



February 12, 2015

Members of the Hinesburg Development Review Board:

Zoe Wainer  
Dennis Place  
Andrea Bayer  
Kevin Cheney  
Richard Jordan  
John Lyman  
Sarah Murphy  
Greg Waples

Town of Hinesburg  
10632 VT Route 116  
Hinesburg, VT 05461

Dear Members of the Board,

I would like to start by thanking all of the representatives of the Town of Hinesburg for the thoughtful insight and feedback we received over the course of the past 12 months on the proposed Haystack Crossing Project. Given the size and scope of our proposal, working collaboratively is the key to creating a community that we can all be proud of and will be a credit to the Town as a whole for generations to come. At BlackRock we feel strongly that working with the Town on a plan that seeks to fulfill the vision for the Village Northwest District, while balancing a design intended to create a walkable, well functioning, mixed use community, is a goal that we are eager to reach.

There has been extensive discussion and debate regarding the variety of designs that the board and community have reviewed this past year. We feel that the current application plan is one that we stand behind and was created in a manner which addresses the concerns outlined in the August 27, 2014 DRB Sketch Plan decision and further revised with detailed input from both the Town Planner and the Zoning Administrator. However, we recognize the infrastructure challenges that are before the Town based on both current need and consideration of future growth. As illustrated in previous meetings, we recognize this challenge and feel that the most logical approach to a solution will be reached by working with the Town of Hinesburg on a Public Works Infrastructure Development Agreement that is

intended to be a template for addressing the infrastructure growth required to meet the Town's needs through the current development cycle and beyond. This process would involve the Selectboard, Public Works, Town Manager, Planning and Zoning and our development team to create a comprehensive agreement that meets the needs of the community as well as local and state guidelines. We anticipate that this agreement would address the timing, scope and responsibilities for a variety of public infrastructure improvements, which are either impacted by or needed as a result of the development of Haystack Crossing, including roadway intersection improvements, water system upgrades and utility extensions.

An agreement of this type can work for the current need and for our proposed project. However, the greater good for the community will be the template for addressing future development impacts and how to have a plan to mitigate the related expenses of infrastructure development. In order to engage the Town in these discussions, we must first receive a Sketch Plan approval, as there needs to be a "live" project for the municipality to consider an Infrastructure Development Agreement and for all parties understand to what end we are negotiating.

We would respectfully propose the following be considered as possible conditions to a Sketch Plan approval. It would be productive to work together under guidelines set forth by the Board, as opposed to the alternative of moving forward using the courts as a method of obtaining potential approvals. While certainly not meant to be a complete list, here are some suggested conditions:

- Prior to receiving Preliminary Plat approval, the Applicant shall enter into a binding "Public Works Infrastructure Development Agreement" with the Town to address the timing, scope and responsibilities for public infrastructure improvements which are either impacted by or needed as a result of the project, including roadway intersection improvements, water system upgrades and utility extensions.
- Prior to receiving Preliminary Plat approval, the applicant shall provide a phasing plan which corresponds to the timing and scope of the public infrastructure improvements described in the Infrastructure Agreement. The phasing plan should prioritize the initial development of the mixed use and residential portions of the project from "Haystack Crossing Rd" west to the Town Recreation Fields in order to establish a solid foot-hold in the mixed-use nature of the development, the core community green space and access to the planned Recreation Fields.
- The Applicant participating in the planning of and supporting an intersection at VT Route 116 and Riggs Rd, for the purpose of meeting the future traffic needs of the Applicant's later phases, as well as the overall needs of the community and neighboring proposed development projects.

The Board may be considering additional conditions that we are eager to review, however this may serve as a good starting point based on the conversations to date.

The school impact item has been on the forefront of the discussion in recent meetings. Upon review of the report from CSSU, it appears that given the absorption potential at the district (27 per year for 5 years) there is ample room for growth. Given the pace of development we are likely 3-5 years from measurable impact to the schools, with the total available absorption exceeding our estimates for full build out.

In summary, we are very eager to work with the Board, town staff and the community. However, we must proceed in a manner that is in keeping with zoning regulations, local and state process and is legally permissible. We look forward to the discussion on the 17<sup>th</sup> of February and being a key member of the Hinesburg community for years to come.

Best Regards,

A handwritten signature in blue ink, appearing to read 'B. Avery', with a stylized flourish at the end.

Benjamin D. Avery

cc. Alex Weinhagen  
Peter Erb  
Trevor Lashua  
Rocky Martin  
Joe Fallon  
Hinesburg Selectboard