



CIVIL ENGINEERING ASSOCIATES, INC.

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October 1, 2014

Mr. Alex Weinhagen & Mr. Peter Erb
Planning & Zoning Office
Town of Hinesburg Offices
10632 VT Route 116
Hinesburg VT 05461

**Re: Haystack Crossing
Sketch Plan Application by Blackrock Construction, LLC**

Dear Gentlemen:

In light of the issues brought forward in the Development Review Board's denial of the original Sketch Plan application, the applicant has modified the plans to address the issues brought forth through this process. We appreciate the time and efforts that you most recently have provided in reviewing the opportunities to bring the plans more into alignment with the goals of the DRB.

In support of bringing the project forward, we have attached a copy of the DRB's sketch plan Conclusions and have provided embedded narrative to enable the DRB to better understand how their concerns have been addressed.

For the purposes of enabling this application to stand on its own merits, we are resubmitting much of the same information that supported the original application and have enclosed a Sketch Plan application for the proposed project. We have outlined below the general features and goals of the project.

General Information

Haystack Crossing is a planned mixed-use development located at "Ballard's Corners" on the Northerly edge of the Village of Hinesburg. The design is a smart growth, mixed-use neighborhood oriented project, with a particular focus on walkability and community recreation space.

The parcel is 84 acres in size with roughly half of the property proposed to be preserved as an open space component. Stewardship of the open land has yet to be determined, but the applicant is open to management by the Town of Hinesburg or by a third party conservation organization. A portion of the open space is also being proposed as a photovoltaic electric generation facility, which will be permitted separately.

With regard to active open space, approximately 8.3 acres of the property will be conveyed to the Town of Hinesburg in support of the creation of recreation fields for the enjoyment of all members of the community.

SKETCH PLAN APPLICATION

The applicant retained T.J. Boyle & Associates to develop the land planning and to prepare a rendering of the proposed project (See attached sheet C-100). This plan depicts the various components of the project in more detail than that outlined on the Master Plan sheets.

The plans sheets that support this application include:

- L-100a Haystack Crossing Sketch Plan – Color Rendering
- L-100 Sketch Plan
- L-101 Commercial Space Distribution Plan
- L-102 Aerial Context Plan
- L-103 Open Space Overlay Plan
- C1.0 - Existing Conditions Plan
- MP1.0 – Land Use Plan
- MP2.0 – Natural Resources Plan
- SM1.0 – Soils Map

The specific submittal requirements and the location of the supporting information is outlined below:

- Name and address of the owner of record (located on Sheet C1.0 – Existing Conditions Plan).
- Name of owners of record of adjoining properties (located on Sheet C1.0).
- Boundaries and area of all contiguous land belonging to owner of record and the proposed subdivision. (located on Sheet C1.0).
- Existing and proposed layout of property lines; type and location of existing and proposed restrictions on land, such as easements, covenants and any land that is enrolled in the Current Use Program. (located on Sheet L-100).
- Type, location, and approximate size of existing and proposed roads, buildings, trails, utilities, and open space. (located on Sheet L-100).
- Approximate delineation identifying site features and constraints to development such as woodlands, agricultural lands, steep slopes, ledge outcrops, and any significant natural resources including streams, wetlands, flood plains and springs, and identification of any significant scenic, cultural or historic features (C1.0).
- Date, true north arrow and scale (numerical and graphic) (C1.0 and L-100)
- Location map, showing relation of proposed subdivision to adjacent property and surrounding area (Sheet C1.0)

Project Components

Within the framework depicted in the Master Plan for the project, the basic components of the proposed community are depicted on the "Haystack Crossing Sketch Plan" developed by TJ Boyle & Associates and is summarized as follows:

Housing

- Seventy (70) single family homes. The mix of home types will have three levels, ranging from smaller "carriage" or "cottage" style homes up to full size 4 bedroom homes on standard lots. Proposed breakdown as follows:
 - 17 Small "Carriage" style homes (1200-1500 sq ft)
 - 22 Medium homes (1400-1900 sq ft)
 - 31 Large homes (1800-2400 sq ft)
- Forty (40), single family attached (townhouse, duplex). These would be targeted at a lower price point to meet the needs of entry-level buyers or retirees looking to downsize and to be located in a village setting.
 - 28 Townhomes in a "4 units per building" configuration
 - 12 "Back-to-Back" Townhomes within a single building configuration
- One Hundred Fifteen (115) Multi-family units in a variety of configurations including one, two and three bedroom flats as well as two level "townhouse" designs. These would be spread between traditional apartment buildings and mixed use buildings (commercial on the lower levels). A total of 11 buildings with multi-family units are shown, with unit counts as low as 3 units per building, with a maximum of building size of 40 units per building. A full break down of these buildings is included on Sheet L-100 within the table of uses.

Senior Housing

- 56 Units of Congregate Housing in which residents have their own living quarters, but also share common dining, recreational, support and other facilities.

Commercial and Light Industrial

- A mix of commercial and light industrial buildings are shown throughout the development. Sheet L-101 provides an illustration of the distribution of commercial / light industrial uses. These uses are broken down into four categories:
 - 23,010 sq ft of "designated commercial". This is commercial space distributed between 7 mixed-use buildings.
 - 10,200 sq ft of "potential commercial". This is additional space within several mixed-use and multi-family buildings to could be either residential or commercial space.
 - 10,000 sq ft of "senior support". The senior congregate housing building will require a certain amount of commercial space to support the residents. This includes commercial kitchens, medical support space, and other areas with employees.

- 17,756 sq ft of "Commercial / Light Industrial". Two stand-alone buildings are shown which will be dedicated to either commercial or light industrial use.

Recreation and Open Space

- Working in conjunction with the Town to help facilitate the creation of two (2) soccer/lacrosse fields, a baseball diamond and related parking and infrastructure. The current layout reflects the latest recommendations from the Town's consultant, Lamoureaux & Dickenson, regarding layout of the proposed fields and their relationship to the archaeological resources located in the vicinity.
- Preservation of open space for public use both within the developed area of the project as well as the undeveloped lands to the Easterly portion of the parcel
- Creating of pedestrian connectivity throughout the project with sidewalks, walking paths and a potential nature trail.

Infrastructure

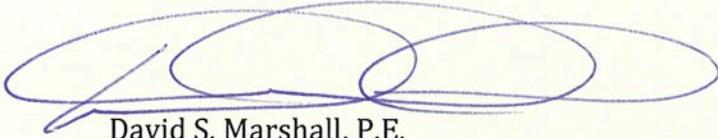
- The project will be supported not only with the public roads and circulation components depicted in the Master Plan, but also with a series of "alleys" which are intended to create rear access for small and middle size homes that otherwise front closely on public streets or green space areas.
- Buildings located west of the primary gravity sewer conveyance line will have their wastewater collected and conveyed to a new duplex pump station located near the primary stormwater management facility. Flows will then be pumped up to the main conveyance line.
- Water Supply will be phased in based upon the available capacity of municipal water.
- All utilities will be located underground in coordination with GMP, VT Gas Systems, FairPoint Communications, Comcast Cable and Town of Hinesburg Installation standards.
- The following street widths are proposed for the project.

Street Name	ROW	Two Lanes	2 Lane + Parking One Side	2 Lane + Parking Two Sides
Haystack Crossing	60	24	32	40
West Run Road	50	24	32	NA
Recreation Field Road	52	24	32	NA
Riggs Road Extension	60	24	32	40
East Side Road	60	24	32	NA
NE Connector Road	52	24	32	NA
Alfalfa Lane	60	24	32	NA

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This completes our summary of the proposed project. If you should have any questions, please feel free to contact Ben Avery or myself at dmarshall@cea-vt.com or 864-2323 x310.

Respectfully,



David S. Marshall, P.E.
Project Engineer

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Enclosures

- Application
- Application Fee (\$210)
- DRB Conclusions and Response Summary
- Plan Set (Three Full size and one 11x17)
 - L-100a Haystack Crossing Sketch Plan – Color Rendering
 - L-100 Sketch Plan
 - L-101 Commercial Space Distribution Plan
 - L-102 Aerial Context Plan
 - L-103 Open Space Overlay Plan
 - C1.0 - Existing Conditions Plan
 - MP1.0 – Land Use Plan
 - MP2.0 – Natural Resources Plan
 - SM1.0 – Soils Map
- PDFs of All Documents on CD

Cc: (all w/ enclosures and 11x17 plans) A. Hergenrother, T. Hergenrother, B. Avery, M. Buscher, CEA File 13127.00