

## HINESBURG CENTER – PHASE II

December 9, 2016

The following narrative discusses proposed development plans for Phase II of the Hinesburg Center Project (referred to as “Hinesburg Center II” or the “Project”). The narrative is meant to best portray the Project’s design intention and features. We appreciate the time and efforts you are taking in reviewing this project.

### PROJECT NARRATIVE

Hinesburg Center II is a planned expansion of the existing Hinesburg Center Phase I, a mixed-use development at Vermont Route 116 and Farmall Drive in the Village of Hinesburg. This application represents a revision to the previously proposed sketch plan for Hinesburg Center II, which received approval from the Hinesburg Development Review Board on April 27, 2015. Hinesburg Center II will be the second phase of what is now anticipated to be three separate phases to complete that full anticipated buildout. The remainder of the buildout is represented as future development on the overall master plan for the Project parcel. Hinesburg Center II is bound by Patrick Brook and the associated stream buffer to the north, the Creekside neighborhood to the South, and Hinesburg Center I to the east. The Project is bordered to the west by the growth boundary for the village area, although the Project parcel continues into the agricultural zone. Currently the parcel is maintained as an open hay field.

Hinesburg Center I & II are both located within the Village District of the Village Growth Area. The Village Growth Area zoning and subdivision regulations were adopted in 2009 to encourage a denser and expanded village area. The Hinesburg Town Plan and Zoning Regulations portray a vision for the Village Growth Area that includes “a vibrant mix of commercial, residential and civic activities in a compact, pedestrian oriented village that is recognizable as the Town’s social and economic center.” (Zoning Regulations at 15) For the Project site, the regulations specifically included the following statement, “A mix of residential and non-residential (including retail) uses are envisioned for the northwest portion of this district (west of Route 116), which is currently undeveloped. Development proposals in this area should be consistent with this mixed-use vision, which is typical for the existing village core as a whole.” (Zoning Regulations at 21)

The proposed Hinesburg Center II design is a smart growth, mixed-use neighborhood, with a focus on walkability. The project contains varied densities and housing types, as well as a range of ground-floor retail or office spaces. Residential densities for the Project are calculated off the entire Project, including Phase I, which consists of 11.47 acres and are as follows:

### Density Calculations

Project Area: 499,620 SF = 11.47 Acres

Base Density (Village Zone, 4 units per acre): 45.88 Units

20% affordable density bonus: 9.18 Units

55.06 units (Base + Affordable Bonus)

0% Density Bonus 0 + 55.06 = 55 Potential Total Units

50% Density Bonus 22.94 + 55.06 = 78 Potential Total Units

75% Density Bonus  $34.41 + 55.06 = 89$  Potential Total Units  
100% Density Bonus  $45.88 + 55.06 = 100$  Potential Total Units

Hinesburg Center I = 18 Units  
Hinesburg Center II = 82 Maximum Residential Units

Of the total potential residential density, 18 units are planned or have been constructed as part of Hinesburg Center I, which leaves a maximum of 82 potential residential units (with all density bonuses) for the remainder of the Hinesburg Center parcel. The current proposal for phase II includes 22 residential units and 6,000 square feet of commercial space. The residential units offer options for everyone from first time home buyers, to families looking for a traditional 3-4 bedroom home. The project includes:

**8 Single Family Residential Units**

8 Traditional Lots: +/- 0.15 acre lots, 3-4 bedroom homes, similar to lots in Creekside

**13 Single Family Attached Units**

8 Townhouses with common parking (1,000 – 1,800 SF)

**43 Multi-Family Units**

2 – 3 Unit Mixed-Use Buildings with Residential on 2<sup>nd</sup> Floor

The proposed number of residential units for phase II, combined with the 18 units in phase I will be 40 units, and will not require utilization of density bonuses.

The Project includes 6,000 square feet of commercial space, which will be divided between 2 buildings, each with approximately 3,000 square feet of ground floor commercial space. Commercial space, as envisioned, will support local and cottage style retail and office uses. Commercial spaces will be oriented to the streets and serve as a balance to the currently permitted commercial uses in Hinesburg Center Phase I.

The Project design evokes a traditional Vermont village. The streets are laid out to reflect a tradition grid network, like many Vermont towns. Emphasis has been put on the streetscape design, which includes buildings set relatively close to the street and to one another, front porches, sidewalks on both sides of the road and on-street parking. Off-street parking and an alleyway are hidden within the interior of the central blocks. Designated on-street parking will reinforce the traditional village aesthetic and satisfy parking demands, while avoiding large parking lots. 57 proposed parking spaces are shown throughout the Project, including 24 off-street and 33 designated on-street parking spaces.

The Project will have multiple access points to connect with the larger village area. There are two proposed road connections with Farmall Drive; at the intersection with Kaileys Way and at the existing northwest terminus of Farmall Drive. The layout also anticipates future connections with the final Hinesburg Center build-out, which will include a connection through the existing parking area with Hinesburg Center I and a future road crossing over Patrick Brook to the Haystack Crossing Project to the north. The connection to the north will satisfy the official map requirement for the future ‘West Side Road’, and will ultimately allow access directly between Shelburne Falls Road and Charlotte Road, without accessing Route 116.

The plan also accommodates access to open space, further west of the Project. A series of open common spaces are provided interior to the development. These spaces are provided mostly for the residents and users of the Project and include space for community gardens, benches and seating areas, common barbeque grills and tables, and general passive recreational use. The Project is also adjacent to the proposed Hinesburg Town Common, a large open green along the north side of the Creekside neighborhood, and is within very close proximity to the planned Bissonette Recreational Facility.

Hinesburg Center II fills the void of unused space between Creekside and Hinesburg I. The project supports Hinesburg's stated objective of encouraging town density in the Village Growth Area, to ensure Hinesburg maintains its traditional town center feel.