HINESBURG VILLAGE VISUALIZATION PROJECT

BUILD OUT SCENARIO

The village visualization project presents a hypothetical build-out scenario for the Northwest Village Growth district. The intent was to create a visualization to understand potential future development under current zoning regulations.

This visualization depicts the maximum build-out potential under Hinesburg's current zoning regulations. This is not a proposed development project.

This project is funded in part by a Municipal Planning Grant, awarded by the Department of Economic, Housing and Community Development.

Hinesburg
VERMONT

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EXISTING CONDITIONS & ANALYSIS

Hinesburg
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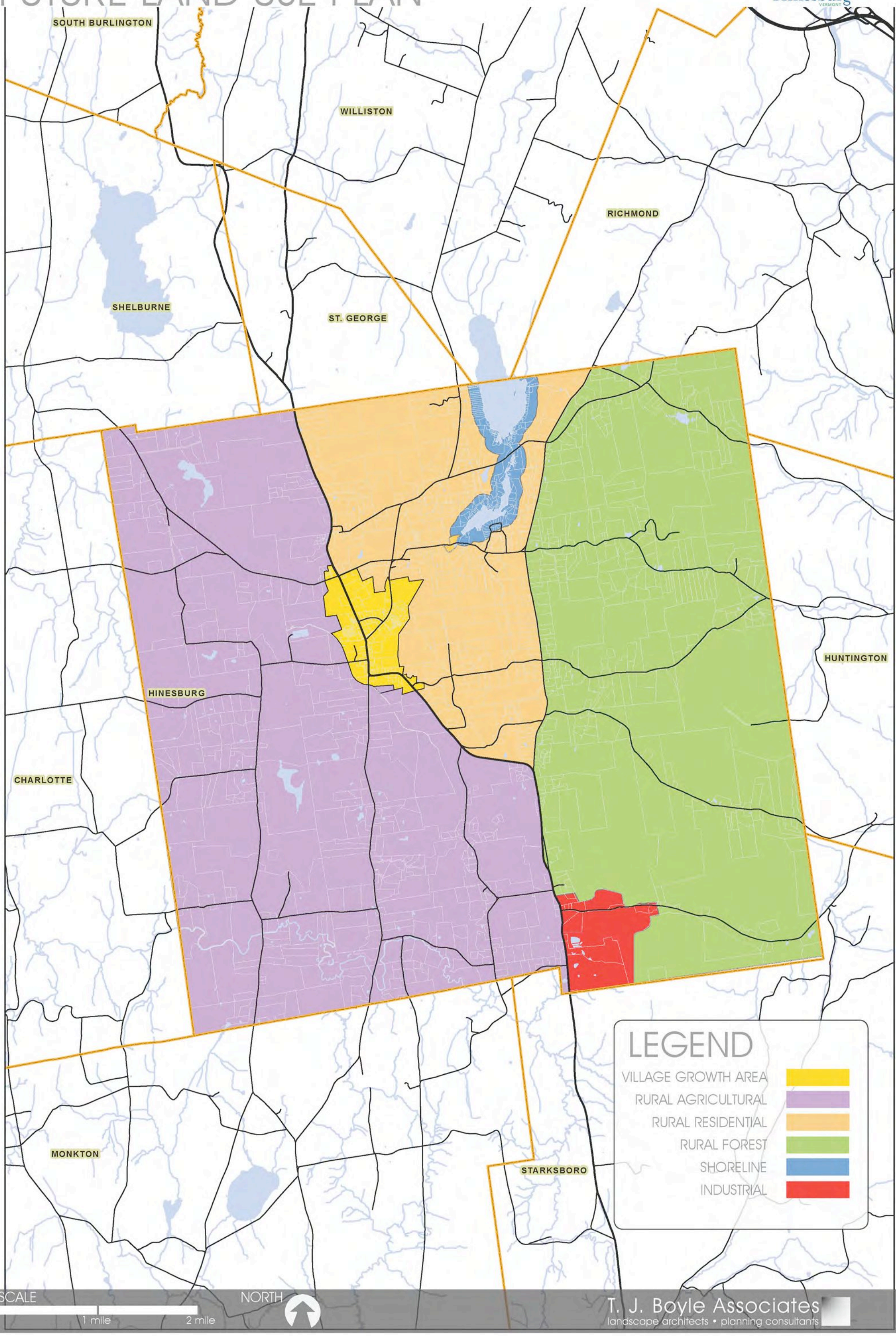
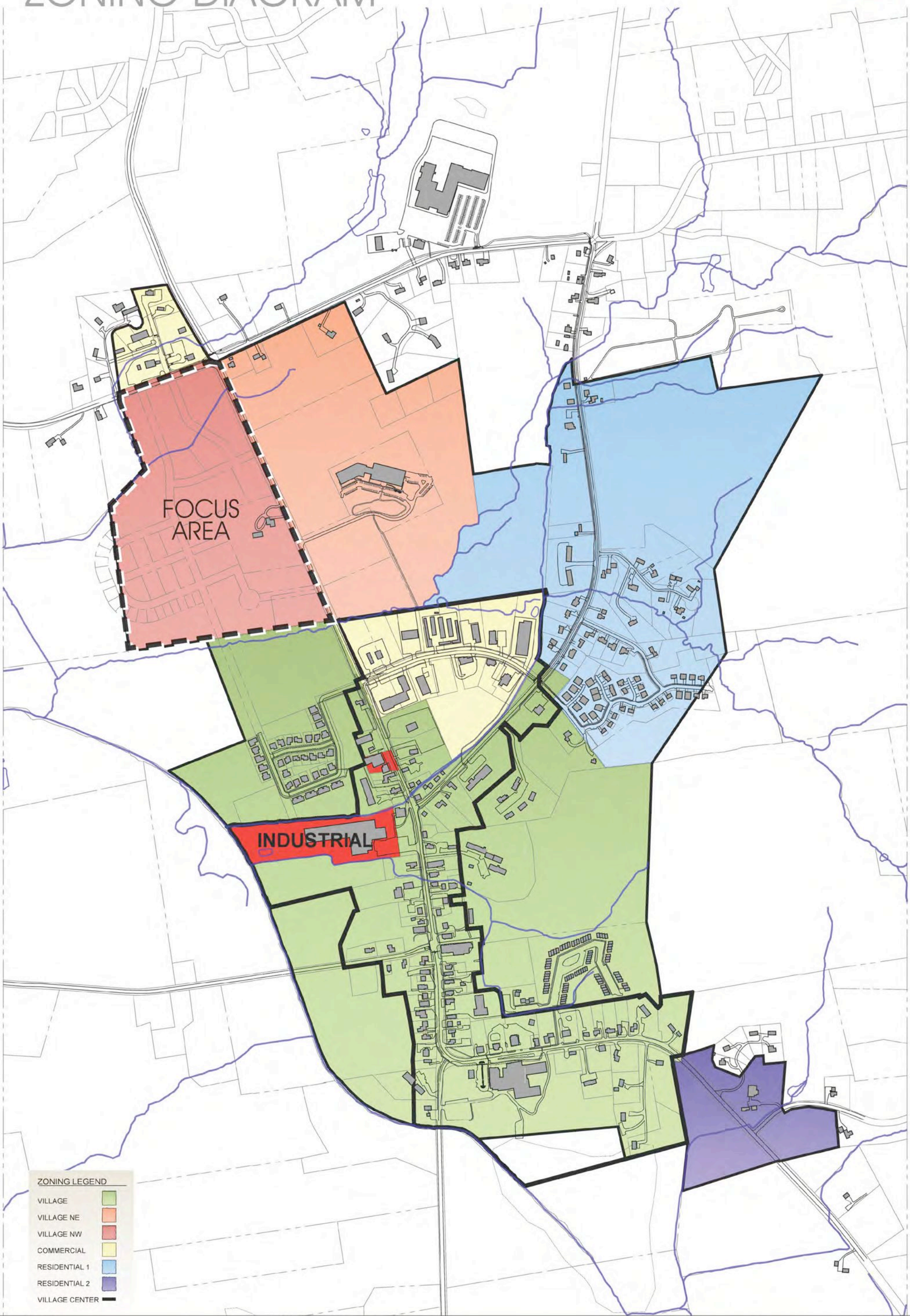
HINESBURG VILLAGE VISUALIZATION PROJECT

FUTURE LAND USE PLAN



HINESBURG VILLAGE VISUALIZATION PROJECT

ZONING DIAGRAM



SCALE 200' 400'

NORTH

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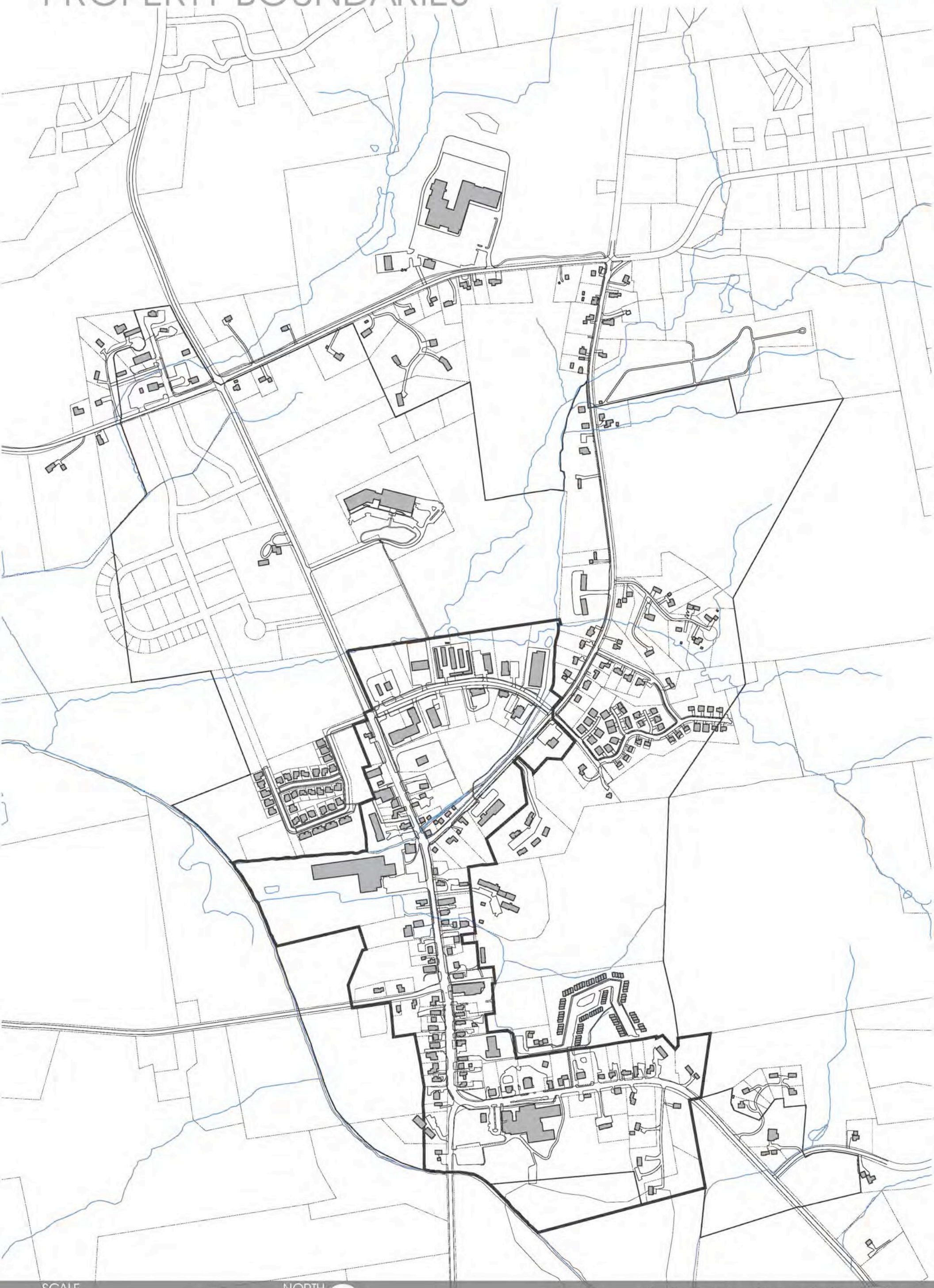
HINESBURG VILLAGE VISUALIZATION PROJECT

PROPERTY BOUNDARIES

Hinesburg



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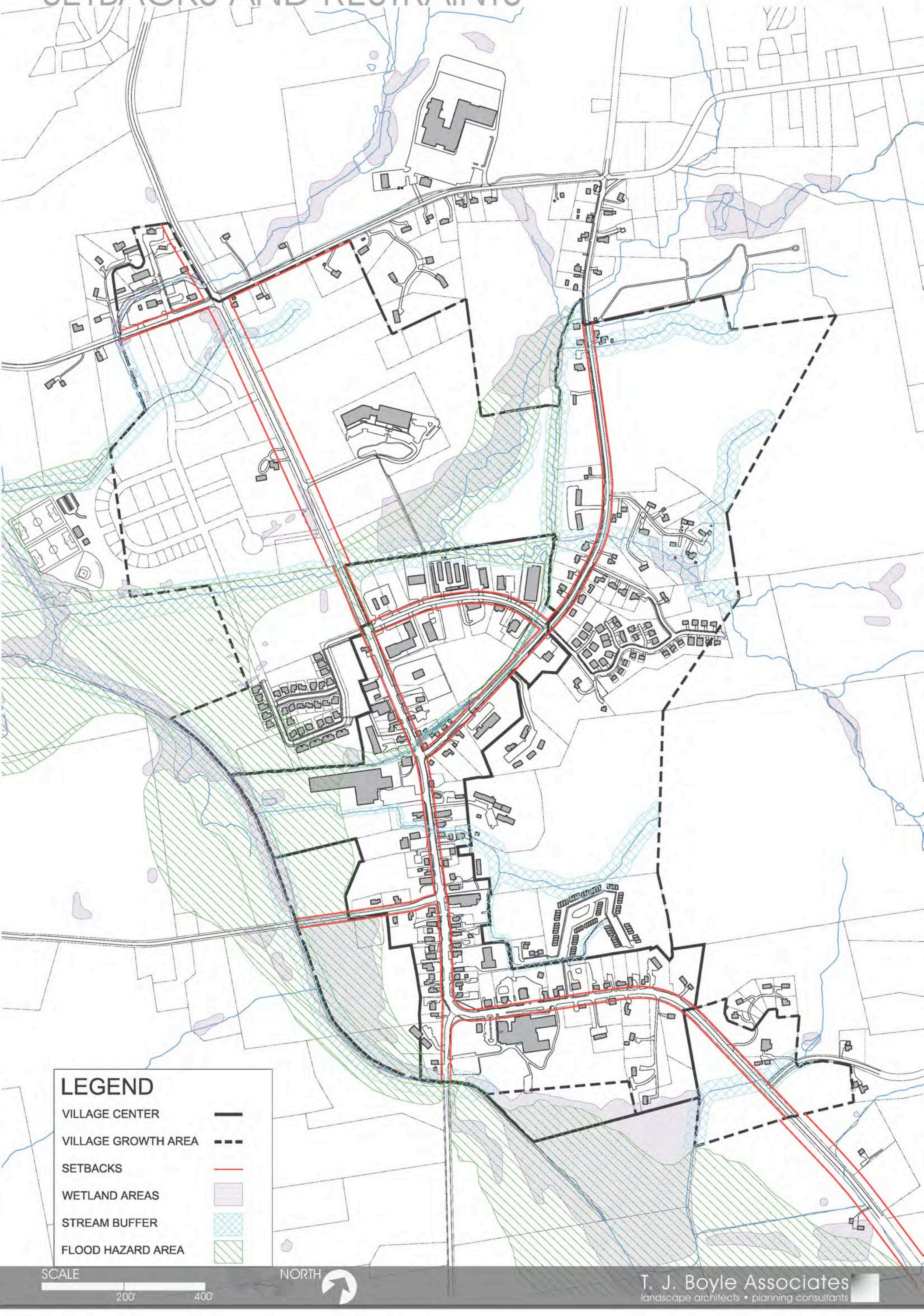
HINESBURG VILLAGE VISUALIZATION PROJECT

SETBACKS AND RESTRAINTS



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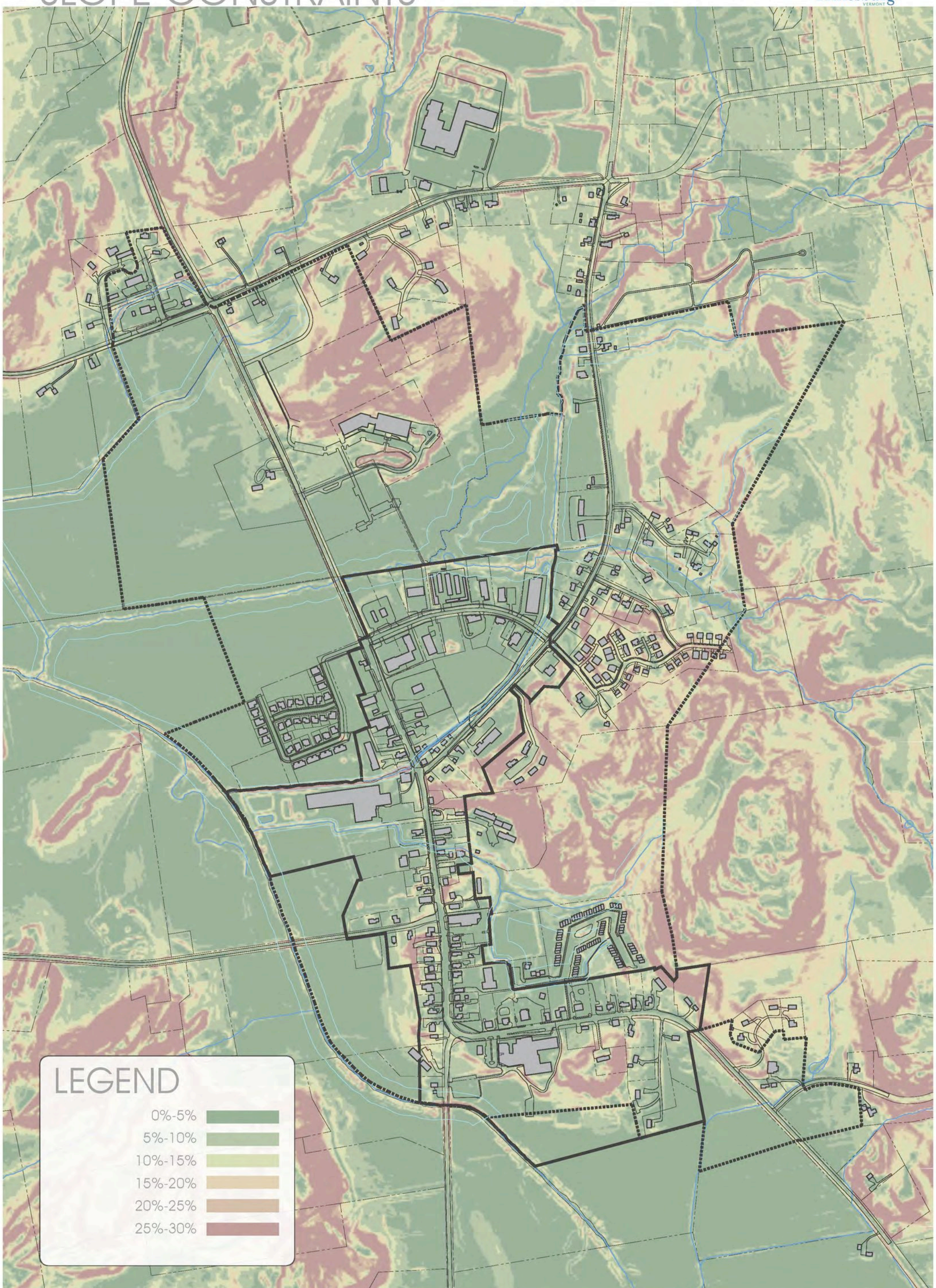
HINESBURG VILLAGE VISUALIZATION PROJECT

SLOPE CONSTRAINTS



SCALE

200' 400'

NORTH

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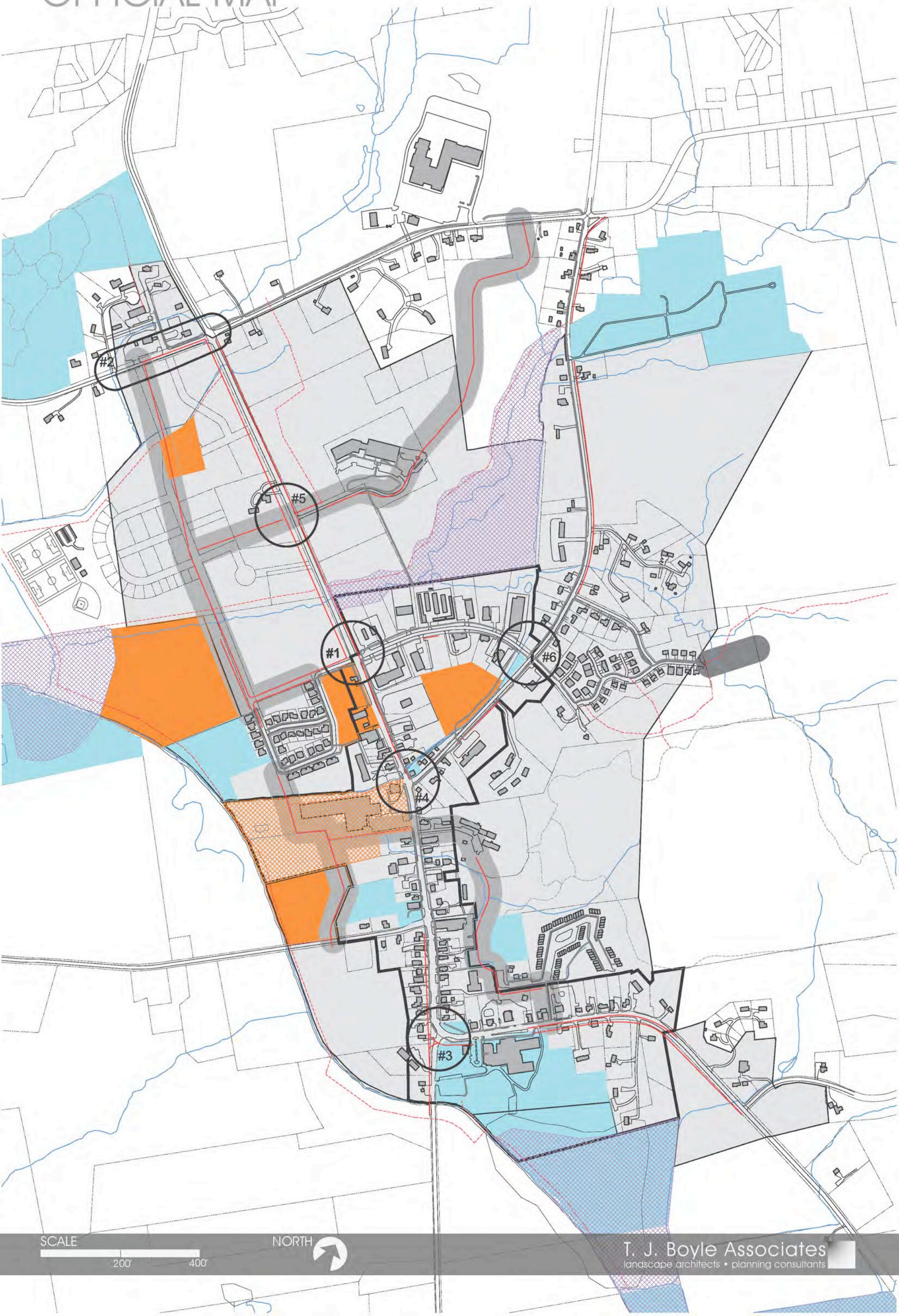
HINESBURG VILLAGE VISUALIZATION PROJECT

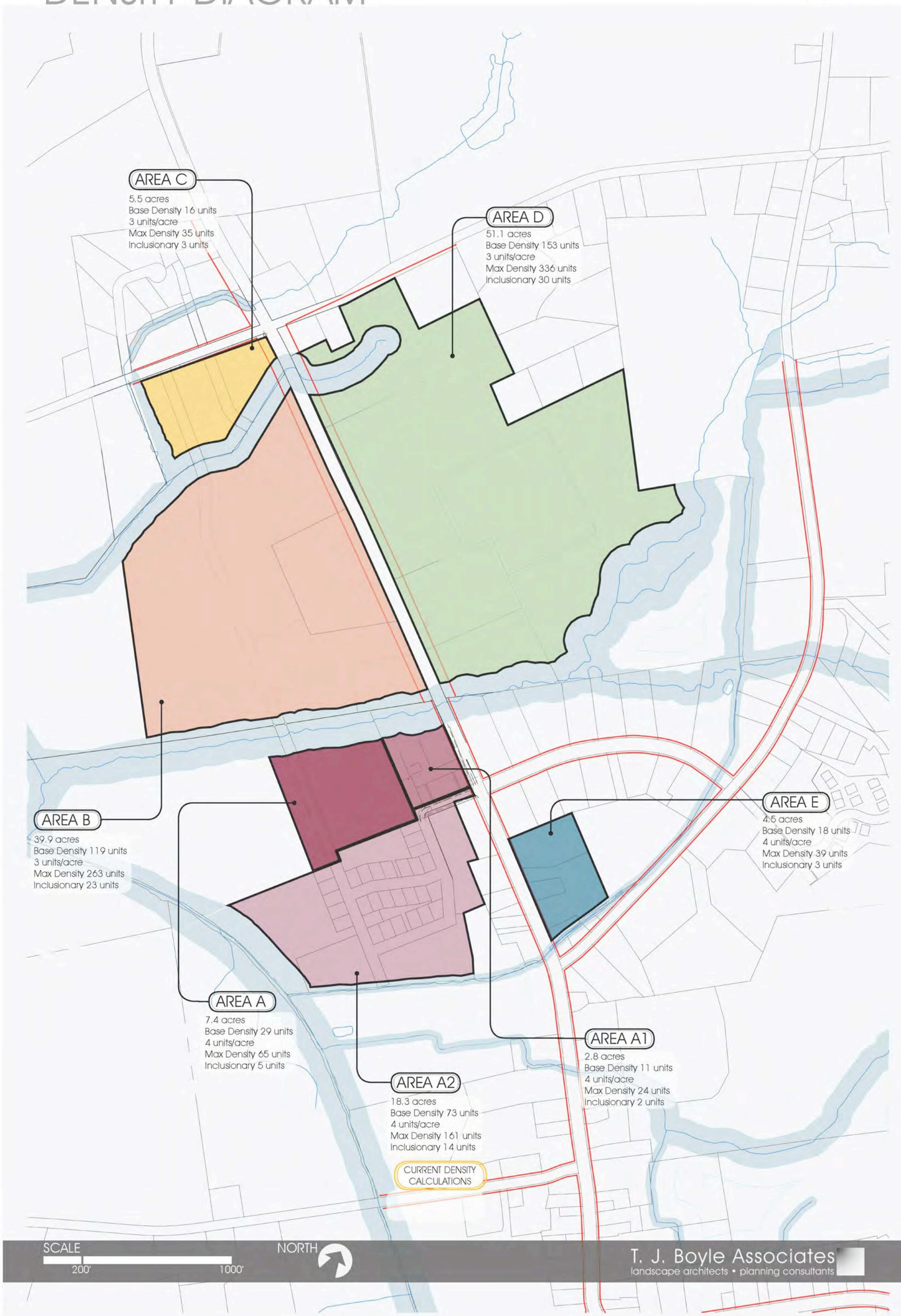
OFFICIAL MAP



HINESBURG VILLAGE VISUALIZATION PROJECT

DENSITY DIAGRAM

Hinesburg
VERMONT



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CONCEPT DIAGRAMMING

Hinesburg
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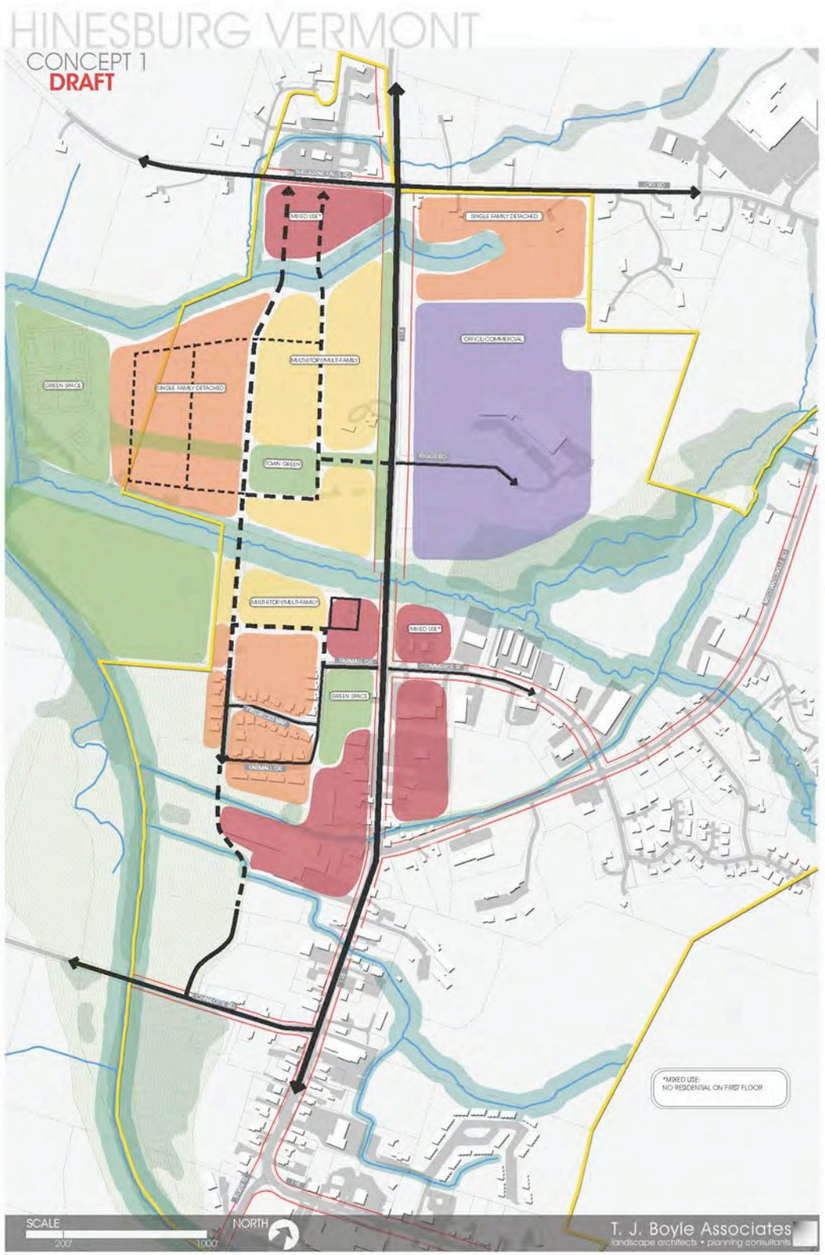
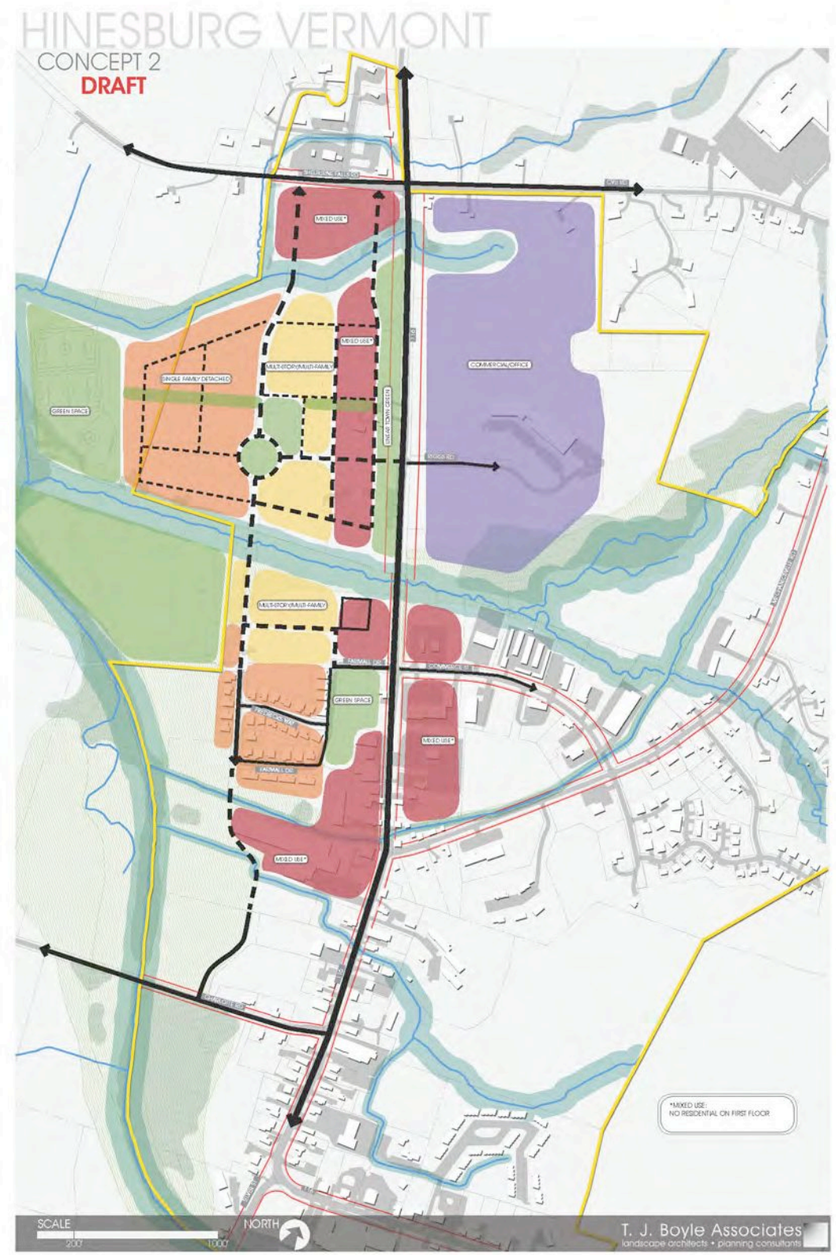
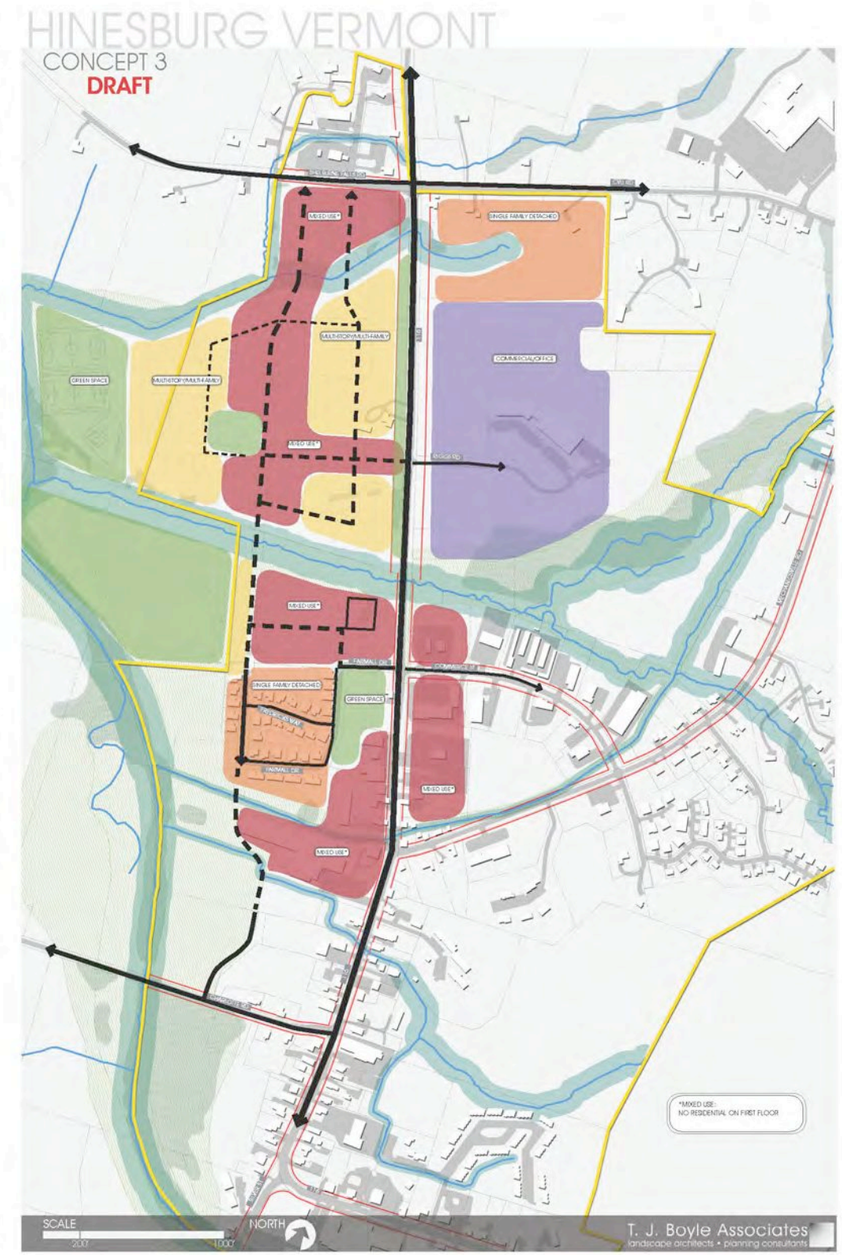
CONCEPT DIAGRAMMING



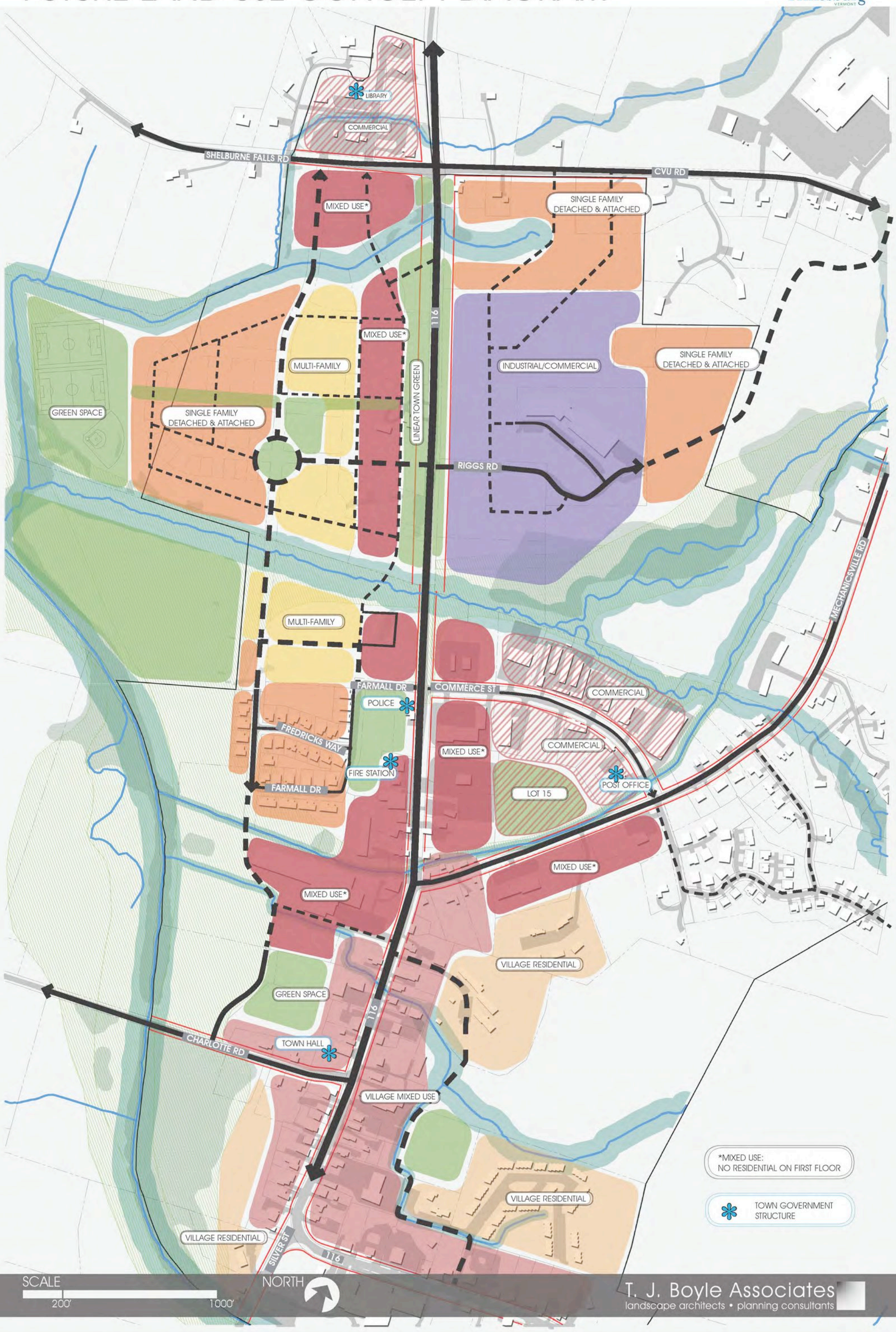




HINESBURG VILLAGE VISUALIZATION PROJECT

FUTURE LAND USE CONCEPT DIAGRAM

Hinesburg VERMONT



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FOCUS AREA

Hinesburg
VERMONT

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HINESBURG VILLAGE VISUALIZATION PROJECT

EXISTING CONDITIONS

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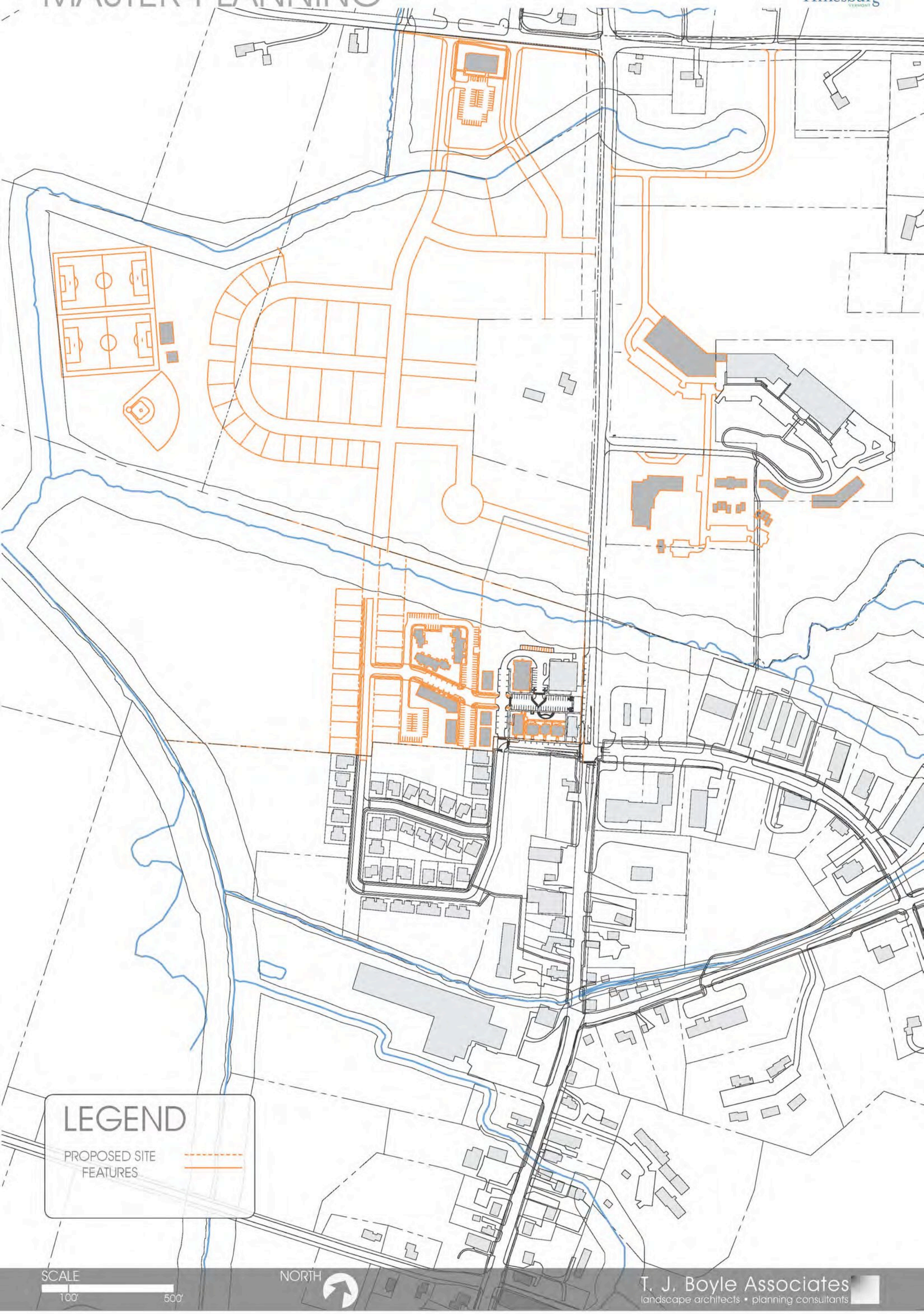
HINESBURG VILLAGE VISUALIZATION PROJECT

MASTER-PLANNING



HINESBURG VILLAGE VISUALIZATION PROJECT

BUILD OUT SCENARIO

Hinesburg

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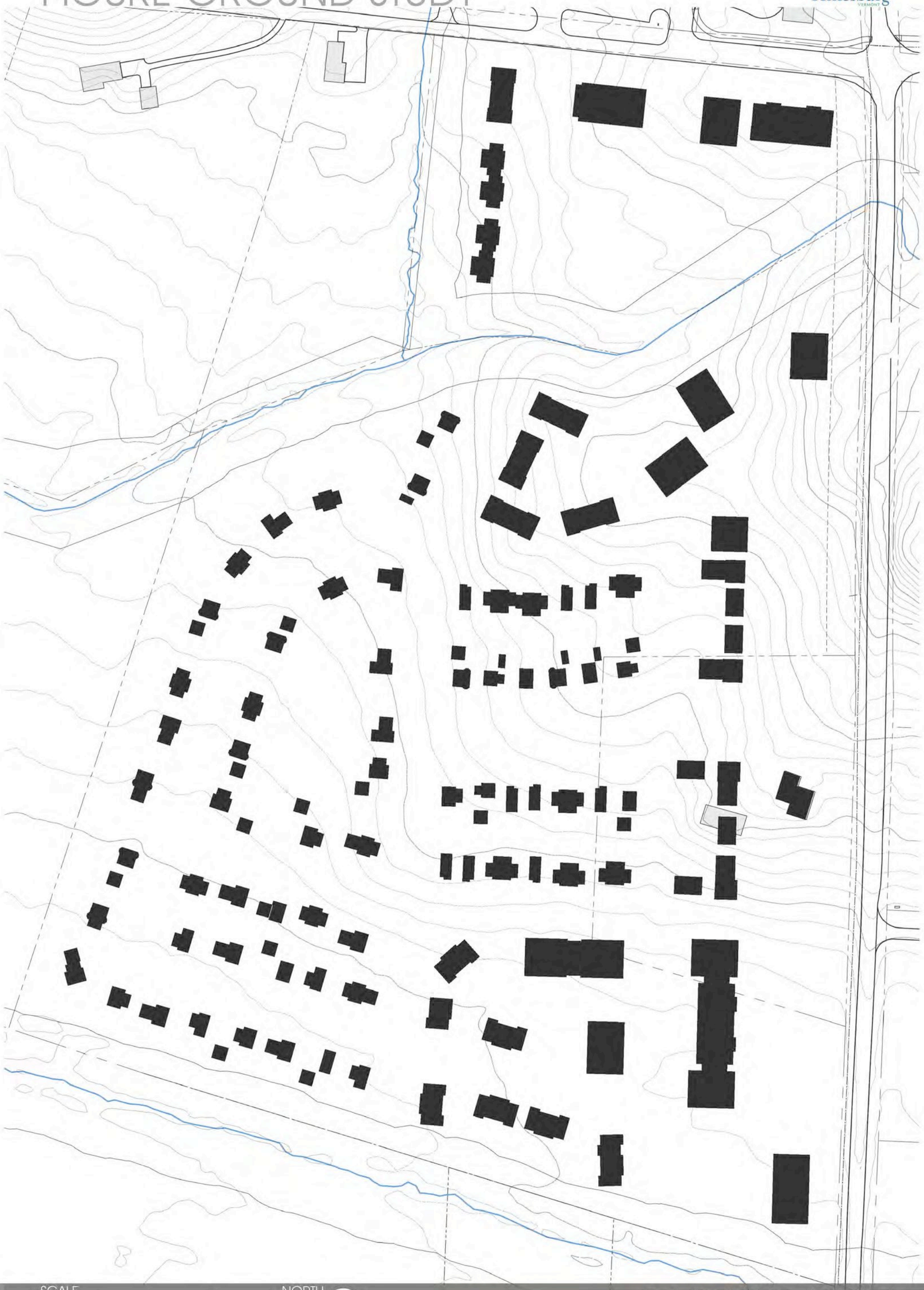
HINESBURG VILLAGE VISUALIZATION PROJECT

FIGURE-GROUND STUDY

Hinesburg
VERMONT



SCALE
150' 300'

NORTH

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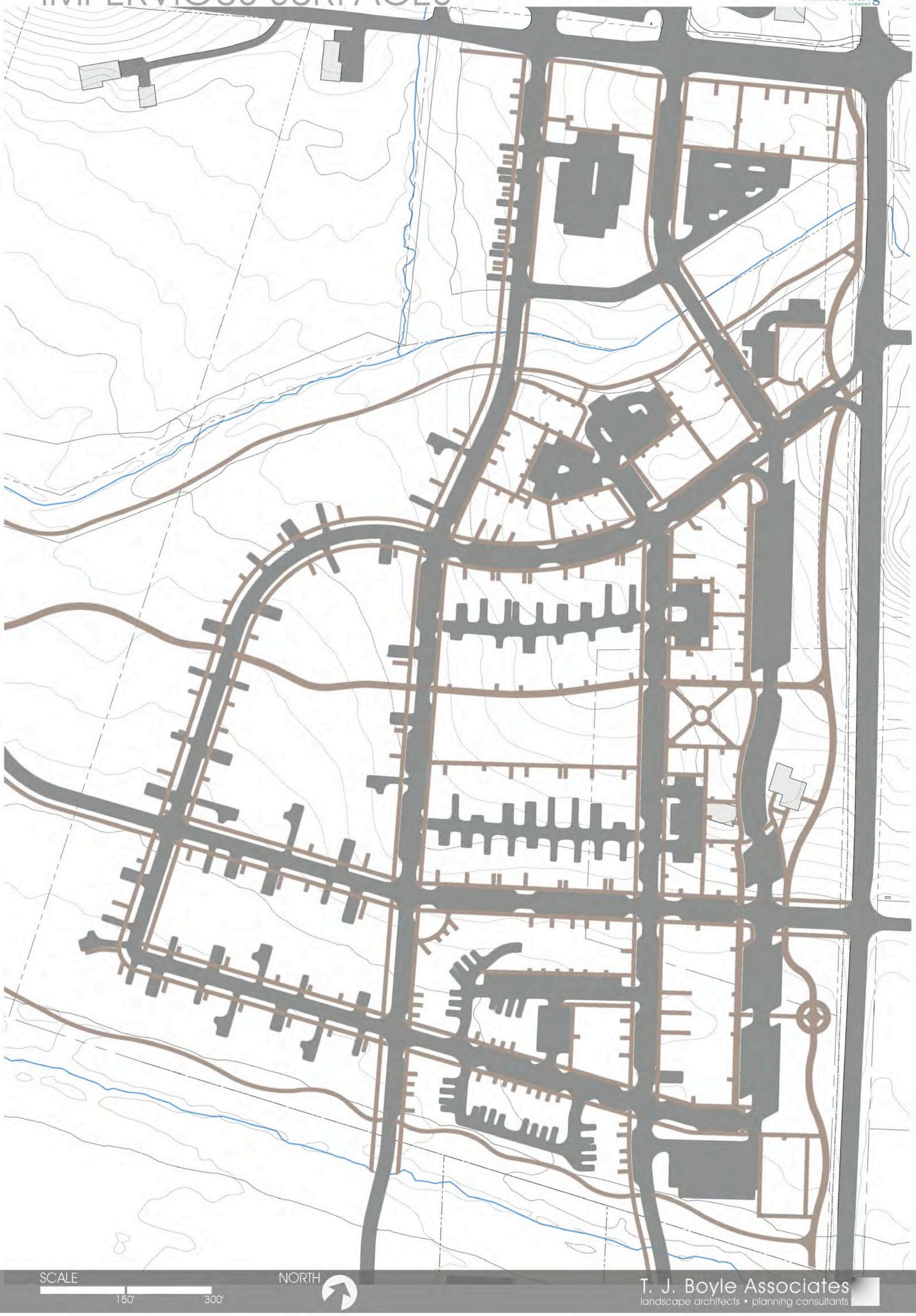
HINESBURG VILLAGE VISUALIZATION PROJECT

IMPERVIOUS SURFACES

Hinesburg
VERMONT



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HINESBURG VILLAGE VISUALIZATION PROJECT

OPEN SPACE

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HINESBURG VILLAGE VISUALIZATION PROJECT

RENDERED PLAN

Hinesburg
VERMONT

HINESBURG VILLAGE VISUALIZATION PROJECT

PARKING CALCULATIONS

Hinesburg VERMONT

PARKING
on-street =non delineated
on-street = 243
off-street = 271
garage & drive way = 216
underground garage = 82
main street = 122

PARKING TOTAL = 934

10 units in a multi-story multi-family building
on-street = 14

G AREA

COMMERCIAL: 8,340 SF

commercial structures
on-street = 18
off-street = 45

COMMERCIAL: 14,740 SF

8 single family duplex units
1 garage/1 drive (min) per unit (typ.) = 16

commercial structure
on-street = 10
off-street = 18

COMMERCIAL: 5,360 SF

72 multi-story multi-family building units
on-street (delineated) = 36
off-street (delineated) = 72

B AREA

A AREA

F AREA

D AREA

32 single family detached/duplex units
1 garage/1 drive (min) per unit (typ.) = 64
on-street = 60

59 apartment building units
on-street = 38
off-street = 95
main street = 125

40 single family detached units
1 garage/1 drive (min) per unit (typ.) = 80
on-street = non delineated
on-street = 13

COMMERCIAL: 25,400 SF

E AREA

46 multi-family multi-story building units
1 garage/1 drive (min) per attached unit = 22
on-street = 35
off-street = 45
underground garage = 30

C AREA

COMMERCIAL: 20,000 SF

COMMERCIAL: 31,400 SF

47 single family attached units
1 garage/1 drive (min) per unit = 34
on-street = 16

commercial structure
on-street (delineated) = 3
off-street (delineated) = 45

COMMERCIAL FOOTAGE TOTAL: 105,240 SF

SCALE 200' 1000'

NORTH

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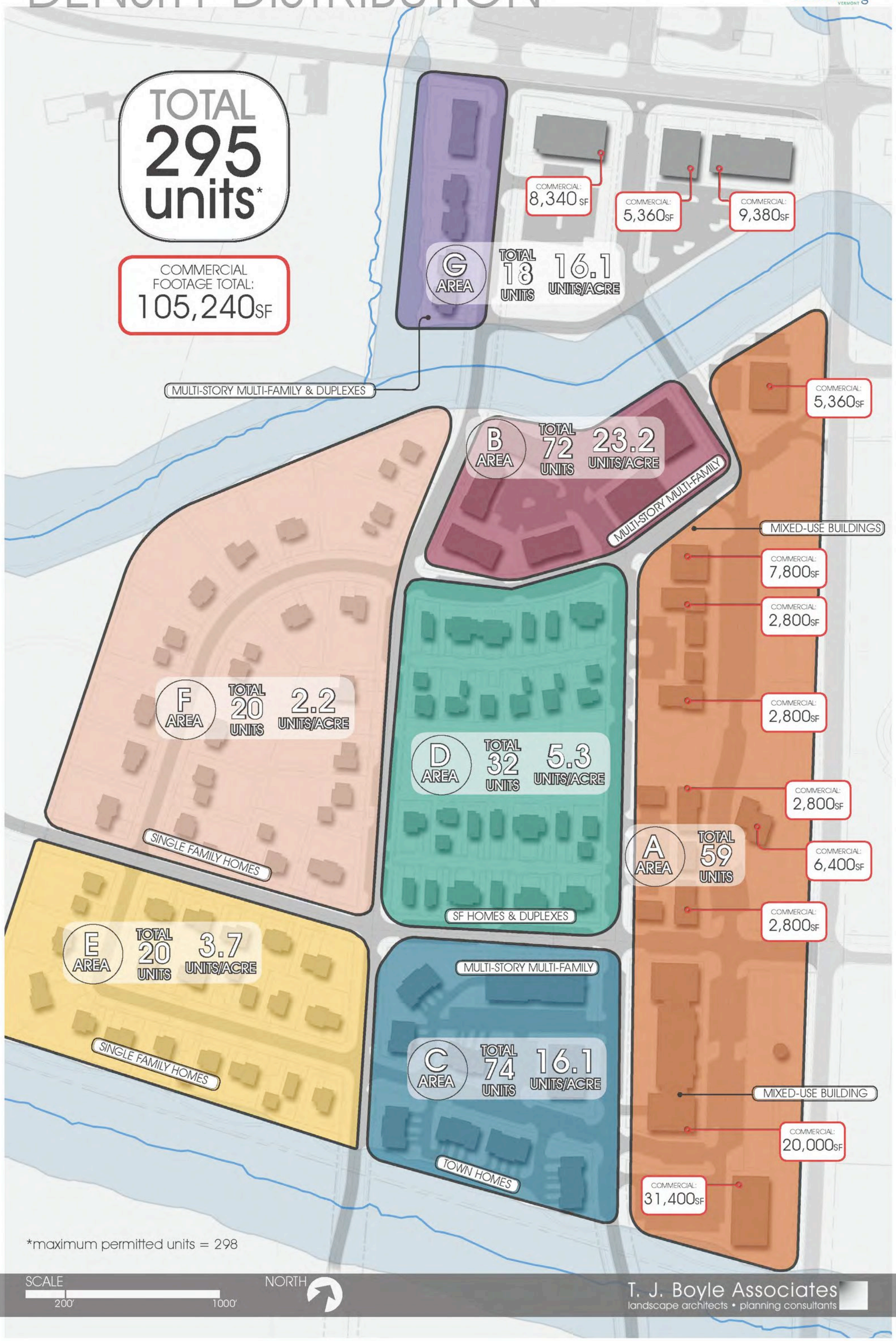
HINESBURG VILLAGE VISUALIZATION PROJECT

DENSITY DISTRIBUTION

Hinesburg VERMONT



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TOTAL SITE CALCULATIONS

Total Area	**51 acres**
Greenspace	
Total Public Open Space (not including yard space)	27.2 acres
Total Active Greenspace (Central Town Green, Linear Green, Rec Fields)	22.7 acres
Total Passive Green Space (Stream Buffers)	4.5 acres
New Hardscaping	
Total New Road Length	1.98 miles
Total New Road Area	11.5 acres
Total New Sidewalk Area	1.9 acres
Total Impervious Surface Area (Structures, Paving)	21.4 acres
Total Units	
Maximum Total Possible Permitted Units	298 units
Total Number of New Dwelling Units	295 units
Total Square Footage of Building Footprints	250,054 sq ft
Total Square Footage of Non-Residential Building Space (Commercial)	105,240 sq ft
Total Parking	
Total Recommended Parking	**825**
On-Street	243
Off-Street	271
Garage and Driveway	216
Underground Garage	82
Main Street Angled Parking	122
Total Number of Parking Spaces	**934**

AREA A - High Density Mixed Use Multi-Family and Commercial

Total Area	**6.95 acres**
Density	**8.4 units/acre***
Residential Units	
Multi-Family Units	59 units
Commercial Sq Footage	**82,160 sq ft**
Recommended Parking Calculations	
Residential (1.5 spaces per unit)	89
Commercial (4 spaces per 1000 sf)	328
Total Recommended Parking	**417**
Actual Parking	
On-Street	38
Off-Street	95
Main Street	125
Underground Garage	52
Total	**310**
Shared Parking Waiver	**26%**

*note density calculation does not included commercial units

AREA B - High Density Multi-Family Residential

Total Area	**3.1 acres**
Density	**23.2 units/acre**
Residential Units	
Multi-Family Units	72 units
Commercial Sq Footage	**0 sq ft**
Recommended Parking Calculations	
Residential (1.5 spaces per unit)	108
Commercial (4 spaces per 1000 sf)	0
Total Recommended Parking	**108**
Actual Parking	
On-Street	36
Off-Street	72
Total	**108**
Shared Parking Waiver	**0%**

AREA C - High Density Single Family Attached and Multi-Family

Total Area	**4.56 acres**
Density	**16.1 units/acre**
Residential Units	
Single Family Attached Townhouse Units	28 units
Multi-Family Units	46 units
Total Residential Units	**74 units**
Commercial Sq Footage	**0 sq ft**
Recommended Parking Calculations	
Single Family Attached Residential (2 spaces per unit)	56
Multi-Family Residential (1.5 spaces per unit)	69
Commercial (4 spaces per 1000 sf)	0
Total Recommended Parking	**125**
Actual Parking	
On-Street	51
Off-Street	45
Off-Street Garage & Driveway	56
Underground Garage	30
Total	**182**
Shared Parking Waiver	**Excess Parking**

AREA D - Medium Density Single Family Detached and Duplex	
Total Area	5.99 acres
Density	5.3 units/acre
Residential Units	
Single Family Attached Duplex Units	14 units
Single Family Detached Units	18 units
Total Residential Units	**32 units**
Commercial Sq Footage	0 sq ft
Recommended Parking Calculations	
Residential (2 spaces per unit)	64
Commercial (4 spaces per 1000 sf)	0
Total Recommended Parking	**64**
Actual Parking	
On-Street	60
Off-Street Garage & Driveway	64
Total	**124**
Shared Parking Waiver	**Excess Parking**

AREA E - Medium Density Single Family Detached	
Total Area	5.42 acres
Density	3.7 units/acre
Residential Units	
Single Family Detached Units	20 units
Total Residential Units	**20 units**
Commercial Sq Footage	0 sq ft
Recommended Parking Calculations	
Residential (2 spaces per unit)	40
Commercial (4 spaces per 1000 sf)	0
Total Recommended Parking	**40**
Actual Parking	
On-Street	0
Off-Street Garage & Driveway	40
Total	**40**
Shared Parking Waiver	**0%**

AREA F - Low Density Single Family Detached	
Total Area	**9.07 acres**
Density	**2.2 units/acre**
Residential Units	
Single Family Detached Units	20 units
Total Residential Units	**20 units**
Commercial Sq Footage	0 sq ft
Recommended Parking Calculations	
Residential (2 spaces per unit)	40
Commercial (4 spaces per 1000 sf)	0
Total Recommended Parking	**40**
Actual Parking	
On-Street	13
Off-Street Garage & Driveway	40
Total	**53**
Shared Parking Waiver	**Excess Parking**

AREA G - Medium Density Mixed Use Duplex, Multi-Family and Commercial	
Total Area	**5.27 acres**
Density	**2.2 units/acre**
Residential Units	
Single Family Attached Duplex Units	8
Multi-Family Units	10 units
Total Residential Units	**18 units**
Commercial Sq Footage	**0 sq ft**
Recommended Parking Calculations	
Single Family Attached Residential (2 spaces per unit)	16
Multi-Family Residential (1.5 spaces per unit)	15
Commercial (4 spaces per 1000 sf)	0
Total Recommended Parking	**31**
Actual Parking	
On-Street	14
Off-Street Garage & Driveway	16
Total	**30**
Shared Parking Waiver	**3%**

*note density calculation does not included commercial units

BUILDING NAMES & FOOTPRINTS

Hinesburg
VERMONT

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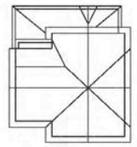
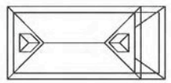
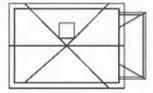
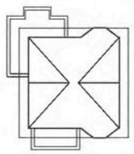
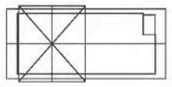
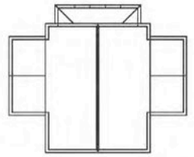
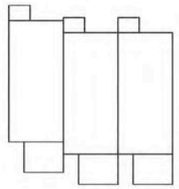
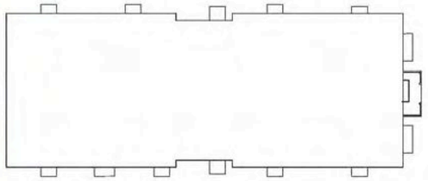
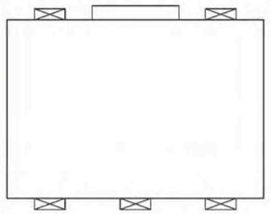
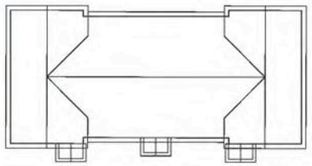
NAME	IMAGE	PLAN	SF
SF Detached #1			838
SF Detached #2			800
SF Detached #3			845
SF Detached #4			950
SF Detached #5			882

NAME	IMAGE	PLAN	SF
SF Attached #1 Duplex			660
SF Attached #2 Townhouse			720
Multi Family #1			1150
Multi Family #2			5,900
Multi Family #3			4,030

BUILDING TYPES

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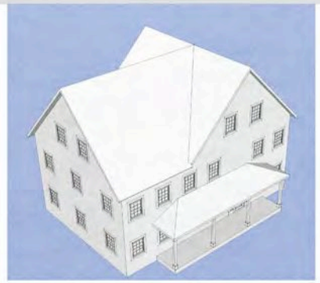
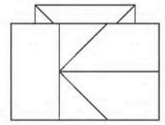
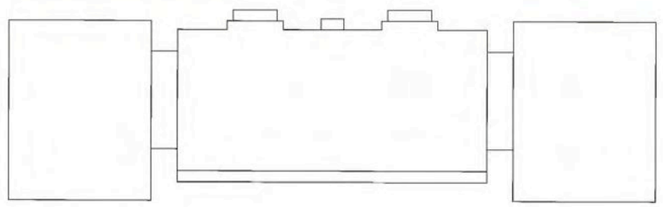
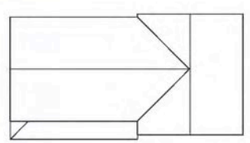
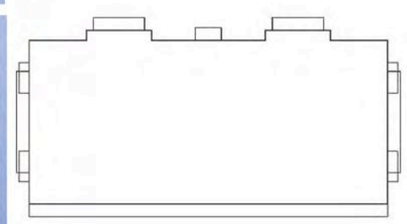
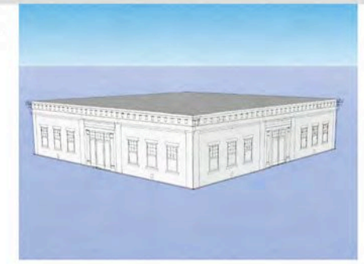
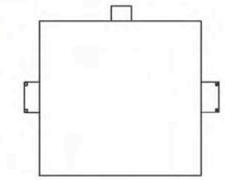
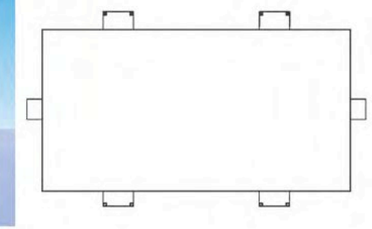
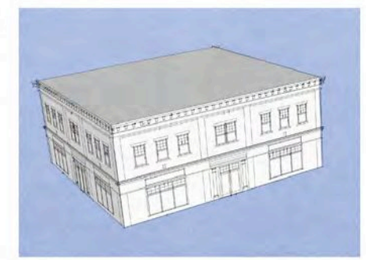
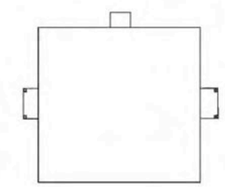
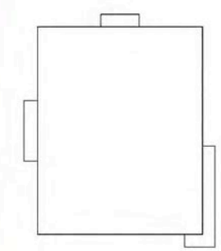
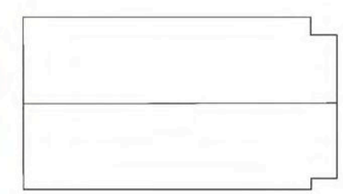
NAME	IMAGE	PLAN	SF
Multi Family #4			1,530
Mixed Use #1			21,190
Mixed Use #2			2,830
Commercial #1			9,390

NAME	IMAGE	PLAN	SF
Commercial #2			7,800
Commercial #3			15,700
Commercial #4			7,800
Commercial #5			5,360
Commercial #6			8,340

BUILDING TYPES

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SIMULATED STILLS

Hinesburg
VERMONT

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Overall aerial view of proposed build-out

Aerial view facing northwest of overall development scenario

View along internal town green

South-facing aerial view, mixed-use area in front

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View of Area A, mixed use area with commercial and residential structures

View of long linear green in mixed-use Area A

View of the three story multi-family buildings in Area B

View of Area B with three story residential buildings

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Area C, with single family attached units (townhouses)

View of the three story multi-family building in Area C

Ground view of Area D with a single-family detached unit

An aerial view of Area E, single family detached at 3.7 units per acre

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An aerial view of Area F, made up of single-family detached units

A single-family detached unit with a garage in Area F

An aerial view of Area G, looking at the commercial units

In Area G, a mixed-use area, looking at residential units

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This project was possible thanks to the help of the Hinesburg Village Steering Committee, the Hinesburg Planning and Zoning Department, and key stakeholder participants, including landowners and community members.

For more information, visit:
www.hinesburg.org

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