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TOWN OF HINESBURG
DRB & ZONING

**Jan Blomstrann
Wind Energy Associates
110 Riggs Road
Hinesburg, Vermont 05461**

January 27, 2015

Mr. Alex Weinhagen, Director of Planning & Zoning
Town Hall
10632 VT Route 116
Hinesburg, Vermont 05461

Re: Sketch Plan Application

Dear Alex:

I'm pleased to transmit to you the materials constituting my application for Sketch Plan Review of a proposed PUD subdivision of my property. The specific documents comprising this submission are enumerated at the conclusion of this letter.

Background

I've operated my business, Renewable NRG Systems, in Hinesburg since 1989. Our firm designs and manufactures world-class measurement technology, primarily for the renewable energy industry. We serve electric utilities, wind-turbine manufacturers, renewable energy developers, research institutes, and government agencies in more than 150 countries around the world.

Originally located in a rental property on Commerce Street, the company outgrew that building and I worked cooperatively with the Town to identify a suitable location for expansion. As a result, I acquired a 9+ acre parcel from Howard Riggs, and in 2004, completed construction of our first building. At the time of its development, it was one of only five LEED Gold certified manufacturing facilities in the world. In 2008 we completed construction of our second building (also LEED Gold certified). Along the way, I also acquired a number of adjoining land parcels, bringing the total area under control to 66+/- acres. I acquired that property without specific plans for its use, but certainly with an eye towards the future. At one point, I contemplated building a residence on a portion of it, and obtained approval from the Town for a three lot residential subdivision in late 2008. To date, I have not built on that subdivision.

Subsequent to 2008, the Town adopted a progressive Plan supportive of smart growth within the Village, together with the zoning tools necessary to support implementation of that Plan. My property comprises the bulk of what is the Village North East Zone. When the Town undertook the Village Visualization Study in 2013, it caught my attention and dovetailed with the evolution of my thinking about my responsibilities as a steward of this property. While I did not intend to be a developer, I was concerned that a passive response on my part to the Town's planning could result one day in a sale of the property to another party whose vision and plans might not result in the best possible outcome. I'd prefer to be more intentional, and through the exercise of sound stewardship, work cooperatively with the community to identify a high quality plan for the property to guide its future.

Planning Process, Community Engagement & Due Diligence

Having concluded by fall 2013 that active engagement to define a plan for the future of the property was the responsible course to take, I consulted with Bill Maclay, the architect who designed the existing (and award winning) Renewable NRG Systems' buildings, about determining a path forward. Bill helped me to assemble a team of first rate, local professionals to begin the process of exploring the opportunities available to us. In addition to Maclay Architects, the team includes SE Group (landscape architecture), Engineering Ventures (civil engineering), VHB (natural resource analysis), Lamoreaux and Dickinson (traffic analysis), UVM Consulting Archaeology Program and Jeffrey Glassberg (project coordination).

The team has undertaken an open, collaborative process to define the opportunities and constraints presented by the property, guided by the articulated precepts of the Town's Plan for the Village Growth Area. Initial technical work focused on confirming development suitability by delineating wetland areas, confirming required and appropriate setbacks, identifying significant scenic, natural, cultural and historic features and gaining a thorough understanding of the neighborhood context, including plans for development of other properties within the Village Growth Area.

Bill led a design charrette in late 2013 in which a number of Hinesburg residents, business owners and officials participated. The ideas derived from that session provided a basis for further discussions and analysis with a range of interested parties. Over the course of calendar 2014, to gain insight and further refine our thinking, we met with and closely listened to neighboring property owners, municipal officials, committees that are advisory to the DRB and Select Board, civic groups and potential "partners" in the future, including residential builders, affordable housing developers, and businesses that would be compatible with our vision for the property.

The results of that planning process, community engagement and due diligence are reflected in the conceptual plans we are submitting to you. I believe they are reflective of sound planning

principles, fully aligned with the Town's vision for the Village Growth Area, and capable of being implemented in phases over a period of time. I am aware of other development proposals that the DRB has considered recently, as well as other proposals that may be on the near term horizon. It would be understandable if there is some development fatigue as a consequence of all those proposals. To further constrain the Town's receptivity, we are mindful of the limited infrastructure capacity available at this time to facilitate development on the scale that is on the radar, including plans for my property. However, I believe that our process, our plan and our promise are different and worthy of the Town's serious consideration now. The issues regarding infrastructure capacity and when our proposed plan could be implemented are secondary, in my opinion, to thoughtful and serious consideration of the ideas we have developed. Our process, our plans, and thus our application have merit today, in order to set the stage for Hinesburg's well-considered tomorrow.

Proposal Overview

The proposed plan for the property is based upon its pedestrian (and bicycle) connectivity to adjacent growth center districts and anticipates a mix of light industrial/manufacturing businesses, office uses and residential neighborhoods. Through proper orientation and deliberate siting, the plan facilitates the use of renewable energy resources, blends in with surrounding topography and mitigates storm water runoff. We anticipate a mixed-use PUD incorporating compatible uses, including a range of residential types and tenures, opportunities for affordable senior and family housing, in styles ranging from multi-unit apartment, multi-unit townhome and single family. We anticipate the creation of a number of planned communities (condominiums) within the property, organized in logical fashion to facilitate prudent phasing, responsible governance and maintenance of common elements and open space, and harmony among the different use types.

Riggs Road would continue to provide the main point of entry for the southern portion of the property, serving industrial, office and residential uses within this portion of the property. Residential development on the northern side of the property would be served by a new access road entering from CVU Road. Connectivity between the northern and southern sections would be facilitated by new public sidewalks as well as expansion of the existing trail network. The roadways are anticipated to remain private, with maintenance performed by the respective associations.

Important natural, scenic and cultural resources will be preserved. Opportunities for business development and job growth will be created. A new neighborhood, easily accessible to all Village amenities, offering the ability to live and work in a dynamic setting, is the potential we see.

In summary form, the major built elements of the plan are as follows (please refer to attached drawing #10 – Masterplan for reference to indicated areas and building types):

Building #	Type	Width (ft)	Length (ft)	Height (ft)	Footprint (SF)	# of stories	Number of Units	Office (SF)	Manu- facturing (SF)	Residential (SF)	total building (SF)
1. Light Industrial / Office											
1A	Office/manufacturing	110	200	24	22000	1 w/ 2 story office		10,000	17,000		27,000
1B	Office/manufacturing	110	200	24	22000	1 w/ 2 story office		10,000	17,000		27,000
1C	Office/manufacturing	80	130		10400	3		20,800	10,400		31,200
2. Campus Center											
2A	Mixed Use/ Office	65	250		16250	3		48,750			48,750
2B	Mixed Use / Office	65	160		10400	3		31,200			31,200
2C	Senior Housing	65	185		12025	3	36			36,075	36,075
2D	Office	65	100	24	6500	2		13,000			13,000
MIXED USE SUBTOTAL SF:								133,750	44,400	36,075	214,225
3. Hillside Residential - Existing Approved Subdivision											
	Custom Single Family	0	0		1100	2	3			6,600	6,600
4. Meadow Residential											
	Large Single Family	0	0		1100	2	5			11,000	11,000
	Small Single Family	24.5	33		808.5	2	11			17,787	17,787
	Duplex	20	28		560	2	12			13,440	13,440
	Meadow Townhome	20	28		560	2	20			22,400	22,400
	South Hill Townhome	20	28		560	2	14			15,680	15,680
RESIDENTIAL SUBTOTAL SF:								101		122,982	86,907
COMMUNITY TOTAL SF:											301,132

Responsiveness to Town Plan and Zoning Requirements

Our proposal is directly responsive to the Town Plan in the following manner:

- It will reinforce a northern gateway into the Village and provide a sense of arrival.
- It will create a truly walkable community, with safe and convenient pedestrian connections to the Village and CVUHS.
- It will facilitate development of the Village Growth Area as Hinesburg’s primary growth center for residential and compatible non-residential uses.
- It will accommodate a mix of uses, with areas suitable for commercial and light industrial development.
- It will maintain undeveloped areas within the Village.

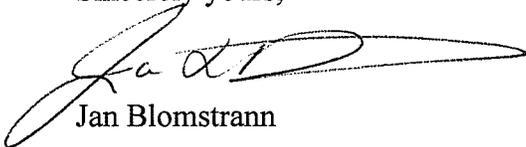
With regard to Zoning Requirements, our submission materials directly address the eight submission requirements enumerated in Section 3.1.1 of the Hinesburg Subdivision Regulations. The conceptual masterplan is directly responsive to the criteria described in Section 3.1.2 of the Subdivision Regulations, and the proposed uses, density and dimensional standards are in conformance with the requirements of Section 3.7 of the Hinesburg Zoning Regulations.

Conclusion

Our team has prepared substantial additional analyses and research regarding the site and we look forward to the opportunity to review the proposal and that work with the DRB. I have been heartened by the response I've received as the team and I have met with various committees and groups. I am excited to engage with the DRB in a meaningful dialogue that informs the future of this key parcel. The Town has a sincere, willing and thoughtful partner in me, and a talented team of design and development professionals at the ready. I look forward to working together with the Town to make great things happen in Hinesburg.

Thank you for your consideration.

Sincerely yours,



Jan Blomstrann

Documents Transmitted Herewith:

- 1) Executed Hinesburg Development Review Board Application Form. Please note that Wind Energy Associates is the registered trade name of the actual property ownership entities under my control: Wind Energy Partners, LLC and POM Revocable Trust. I am the sole owner and duly authorized agent of both entities.
- 2) Check payable to the Town of Hinesburg for \$210.00
- 3) Sketch Plan Submission Drawings dated 1/19/15, comprised of 14 pages. In accordance with our understanding of the submission requirements, I have attached three full size (24 x 36) sets, as well as one color 11 x 17 set. The documents are available in electronic form at the following link:
<https://www.dropbox.com/sh/tjatww5w0p3q799/AAAbGLCx7pm0DneQR1R0ux2ea?dl=0>