

Wind Energy Associates
Sketch Plan Application – PUD Narrative

4.5.2 – Applicability

- (1) a PUD project is a prescribed use within the Village North East zoning district.
- (2) The proposed PUD meets the purposes of Section 4.5.1:
 - It reflects innovative and flexible design and development to promote the most appropriate use of land.
 - It helps implement the policies of the Town Plan in accordance with the design standards outlines in the Zoning and Subdivision Regulations.
 - It includes a designed master plan for the entire property and sets aside substantial greenspace.

4.5.5 Application Requirements

- (1) A statement setting forth the nature of all proposed modifications or changes of existing land use and development regulations:

- Town of Hinesburg Road Policy and Standards:

Residential road widths are required to be 22 feet for roads in the Village District. In order to achieve the desired neighborhood feel in the residential areas of the project, we request a reduction of this dimension to 18 feet for two way traffic, and 15 feet is requested for one way traffic. Please see attachment #4 to our letter of 3/31/15.

- (2) A brief summary of the project and how it meets the standards set forth in this section.

- 4.5.6 (1) The project is consistent with the Hinesburg Town Plan and the uses of the site do not differ from the uses allowed in the Village North East zoning district. In conformance with the provisions of the Town Plan, the proposed project will:

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

- 4.5.6 (2) The project is an efficient and unified treatment of the development possibilities of the site. The master plan does anticipate and describe a full build out of the property.

We suggest that the elements of the application originally submitted 1/27/15, as well as the additional materials submitted along herewith on 3/31/15 are directly responsive to these requirements.

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 drawing #10 – Master plan 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

4.5.6 (3) As/if applicable.

4.5.6 (4) In the Village Growth Area zoning districts, projects are encouraged to build to the maximum allowed density.

The master plan as submitted illustrates a thoughtful build out plan for the property, mindful of its carrying capacity and site limitations and reflective of the intent to develop a great place to live and work.

No density bonuses are proposed. Please see our density analysis at drawing #7 of our initial submittal.

4.5.6 (5) N/A.

4.5.6 (6) N/A

4.5.6 (7) Within the Village Growth Area, two or more parcels within the same zoning district may be combined for review as a PUD. The total development density may be concentrated on specific parcels or portions thereof in order to promote the

most appropriate use of the land. Such PUDs shall include an integrated master plan that includes all of the involved parcels.

The proposed master plan (see drawing #10 of our original submittal) includes all of the involved parcels under control of the applicant. The proposed subdivision plan (see drawing #4 of our original submittal) provides a thoughtful legal template to accomplish the master plan. 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. The proposed lot boundaries have been established to accommodate these outcomes, and, to address the concerns of financing sources, including secondary market residential financing sources (e.g. FNMA) so as to ensure that the project can be implemented as planned.

4.5.6 (8) Two or more contiguous parcels under ownership or control of the applicant may be combined for review as a PUD.....

Please see our response to 4.5.6 (7) above.

4.5.6 (9) Provisions shall be made for preservation of greenspace and/or creation of suitable community facilities as prescribed in section 4.5.7. PUD greenspace in this district shall constitute no less than 10% of the parcel area. The area proposed for this should be generally identified on one of the plans.

Please see attachment #2 of this 3/31/15 submittal which generally identifies more than 35 acres of greenspace, comprising over 50% of the total parcel area. Greenspace includes fragile features, community gardens, play areas, gathering areas, forested land, open space, and pathways.

The applicant has met with the Trails Committee and the Conservation Committee and is prepared to discuss with the DRB suitable means to provide for the preservation of those greenspaces as part of the PUD approval.

4.5.6 (10) The minimum setback requirements for the district in which the project is located shall apply to the periphery of the development, with the exception of front yard setback requirements, which may be modified at the discretion of the DRB.

The proposed sketch plan document does not require any changes to the lot dimensional standards or setbacks. As proposed, a series of planned communities would be declared on each of lots 1, 3, 8 and 9 (i.e. each would be an individual "condominium project"). Individual building pad sites within each such planned community may include limited

common elements in areas immediately adjacent (e.g. as depicted on lot 9, the yard area around each home would comprise a limited common element for the exclusive use that homeowner).

The proposed building setbacks are 50' from the ROW along Route 116, which was determined to be 33' from the centerline based on an email dated 10/15/14 from Randy Snelling at the VT Agency of Transportation, and will be maintained. The setbacks along CVU road conform to the ROW, with no changes requested.