



May 31, 2013

Alex Weinhausen, Director of Planning and Zoning  
Town of Hinesburg  
10632 Route 116  
Hinesburg, VT 05461

### **Hinesburg Public Safety Facility – Project Narrative**

Dear Alex,

The Public Safety Facilities Building Committee has spent the last year working to develop a comprehensive solution to the public safety facility needs in Hinesburg, and a long-term vision for the development of the Lot 1 parcel into a commons-type resource for the whole Town. The following narrative explains the proposed solution, which is illustrated in the documents submitted to the DRB, including how the proposed building and site design address the Town's review standards.

#### Master Plan

The Master Plan for the Lot 1 site is the result of a lengthy public process to understand and capture the Town of Hinesburg's vision for this community space so that early projects such as the Police Department building do not preclude future uses. The over-arching idea is to create a new Town Commons on the north end of the parcel, which will become a more central feature in the community as the Town grows north and west. The civic Police Department and Fire Department buildings are located around a new quad on the south of the future Town Commons, which helps unify those programs and promotes sharing of resources. The Master Plan starts to generally locate other future community resources such as a bus stop and associated parking, an area for the farmer's market, playgrounds, and a bandstand.

#### Current Police Department Building

The Hinesburg Police Department is currently located in a house on the east end of the Lot 1 site, fairly close to Route 116. There are no definitive plans for this structure after the Police Department moves into their new facility, and no funds were included in the recent bond issue to renovate or improve the structure. Accommodations have been made in the utility planning and design for the new Police Facility to ensure that the building can be functional if and when it is re-occupied.

#### Site Circulation

Our design team has worked closely with the Building Committee to develop safe pedestrian, bike, and vehicle circulation for the new Police Department building, including rework of the existing circulation around the Fire Department. The proposed changes to vehicle circulation were developed with feedback from the Vermont Agency of Transportation. The Committee and the design team considered pedestrian movements, protective curbing, sightlines for vehicular traffic, and vehicle turning movements. Access to the new Police Department building will be universally accessible. New site lighting will provide light levels for pedestrian safety, without over-lighting the site.

### Landscape Design

We have developed the Landscape design of the Police Department site to be functional (in slowing and starting to filter storm water), aesthetically pleasing, and lower maintenance. The planting designs for the Police Department (and the future Fire Department) were developed to accommodate the future development of the Town Commons.

### Utilities

Sewer and water services for the new Police department will be connected directly to the municipal systems. Storm water will be managed with a combination of sheet flows, a structured collection system and a rain garden in the new quad between the new Police Department and the Existing Fire Department. The storm water connects to the Creekside neighborhood's system to the west. Given the accelerated pace of the project, the applications for the water/wastewater and storm water permits have been submitted, but the permits are not yet in hand.

### Architecture

The architecture of the proposed Police Department has been designed to both meet the needs and uses associated with the building, as well as conform to the Village Area Design Guidelines. The scale and massing of the Police Department are compatible with the building stock that exists in the village. The proposed Police Department building maintains the setback found along the west side of Route 116 in the village, and sets the street edge. The building functions are divided into smaller volumes, connecting to a rural Vermont pattern. Each volume has steeper gabled roofs and sheltering porches at entry points.

We look forward to working with the Town's Development Review Board on this project.

Sincerely,



Ashar Nelson, AIA, LEED AP  
Principal - Vermont Integrated Architecture, P.C.  
P.O. Box 862 Middlebury, VT 05753