

February 17, 2015

Mr. Trevor Lashua
Town Administrator
Town of Hinesburg
10632 VT Route 116
Hinesburg, VT 05461

Dear Trevor,

This letter and attached materials are in reference to the upcoming select board agenda item to review a potential density bonus for the Hinesburg Center Phase II project (the ‘HC II’). Specifically, the applicant is requesting a density bonus incentive under section 2.9.2 of the Hinesburg Zoning Regulations, (4) Important Public Spaces & Public Infrastructure. Based on input from the town planning staff, the current proposal is for improvements to the Town Common on the parcel north of the new police station, known as Lot 1.

The HC II is currently under review for sketch plan approval by the Hinesburg Development Review Board (‘DRB’) and will be the final phase of build-out for the David Lyman Property. The HC II will be located north of the Creekside neighborhood and west of the Hinesburg Center Phase I project, which includes the Kinney Drugs buildings and the 5 mixed-use and multi-family building along the north side of Farmall Drive. Both of these projects which were earlier phases on the same property. As is encouraged by the zoning regulations, the applicant is proposing densities higher than the base allowed density, which requires density bonus incentives. Densities for the HC II are based on the overall area of both phases of the Hinesburg Center Project. The following provides an overview of the allowable densities for the property.

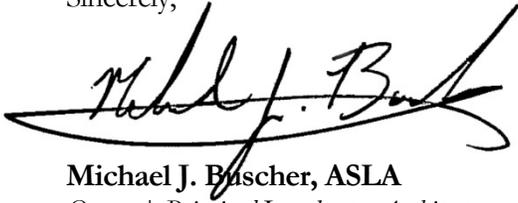
Total Acres	11.47 acres
Base Density (Village Zone, 4 units/acre)	45.88 units
20 % Inclusionary Zoning Bonus	9.18 units
Total Allowable Units without Density Incentives	55.06 units
50 % Density Bonus (One (1) Density Incentive)	22.94 units
Total Allowable Units with One (1) Density Incentive	78 units
75 % Density Bonus (Two (2) Density Incentives)	34.41 units
Total Allowable Units with Two (2) Density Incentives	89.47 units
100 % Density Bonus (Three (3) Density Incentives)	45.88 units
Total Allowable Units with Three (3) Density Incentives	100.94 units

Currently, there are 18 approved units within Phase I. The applicant is working on revisions to the HC II sketch plan to address comments from staff and the DRB, and anticipates a total of 69 proposed units within Phase II for a total of 87 units for both phases. A total of 87 units will require two bonus incentives. For the initial density bonus, the applicant is proposing to utilize the dwelling size incentive. Between 50% to 74% of all units will have smaller livable floor areas than the maximum as dictated in the zoning

regulations; 1,500 sq. ft. for single family homes and 1,200 sq. ft. for multi-family units. Based on recommendations from the Hinesburg Planning Staff, for the second density bonus, a proposal was presented to the DRB to donate funds for the Hinesburg Town Common to construct the playground and a portion of sidewalks connecting the playground to Farmall Drive to achieve a density bonus incentive under Important Public Spaces & Public Infrastructure. This would essentially allow the Project to build 9 of the proposed 69 residential units as part of HC II. Based on Alex Weinhalten's review of the Lot 1 master plan and cost estimate, he estimated approximately \$40,000 would be required, including \$30,000 for the playground and \$10,000 for the connecting sidewalks. However, the applicant would also be willing to have the donation be contributable to any part of the Town Common portion of Lot 1. The attachments to this letter illustrate two scenarios, both of which equate to an approximately \$40,000 contribution.

At this time we are looking for the select board's input and preliminary approval to further investigate utilizing improvements to the Hinesburg Town Common as a density incentive. Further review will be necessary to understand the specifics of a donation. Thank you for your time to review this proposal and we look forward to discussing how the HC II can contribute to the future Hinesburg Town Common.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Buscher". The signature is fluid and cursive, with a long horizontal stroke at the bottom.

Michael J. Buscher, ASLA
Owner | Principal Landscape Architect

Attachments: Lot 1 Master Plan
Town Common Donation: Scenario 1
Town Common Donation: Scenario 2
Lot 1 Master Plan
Hinesburg Town Common – Conceptual Design Estimate

Cc: Hinesburg Planning – Alex Weinhalten & Peter Erb
Brett Grabowski



DATE ISSUED: May 30, 2013

Drawn: AP
 Checked: AP

REVISIONS:

HINESBURG PUBLIC SAFETY FACILITY

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 Hinesburg, Vermont

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MASTER PLAN

LA000



Hinesburg Center II

Village Growth Area Density Bonus / Incentive Option: Important Public Spaces & Public Infrastructure

February 2, 2015

Prepared by T. J. Boyle Associates

SCENARIO 1: Lot 1 – Playground and Walkways

1. Playground – Preliminary Cost Estimate - \$30,000

Example cost for playground

	\$30,000
- 10% contingency	<u>-\$3,000</u>
	\$27,000
- 32% Installation Costs	<u>-\$8,640</u>
	\$18,360
- Surface material	<u>-\$1,000</u>
Total amount available for equipment purchase	\$17,360

The following is a potential scenario based on Playworld Systems equipment and pricing (see attached):

A. Simply Play – play structure: ages 2 – 5	\$4,505
B. Rock-n-Slide – play structure: ages 5 – 12	\$8,972
C. Single Post Swings – free standing: ages 2 – 12	\$1,133
D. Cosmic Warp – Climber: ages 5 – 12	\$1,880
E. Backless Bench – Site Furnishings	\$289
F. <u>Bike Rack – Site Furnishings</u>	<u>\$363</u>
TOTAL	\$17,142

2. Sidewalks to connect with Farmall Drive - \$10,000

311 linear feet of 5-foot wide concrete sidewalk @ \$6 per square foot

1,555 sq. ft. X \$6.00 / sq. ft. = \$9,330



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Product: #PSD-1107-FTD

\$4,505

Ages 2-5

22' 2" x 20' 3"

(6,76m x 6,17m)

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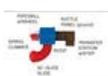
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Simply Play

This playground may be small, but it's tough! And perfect for daycares, places of worship or any small play area.

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Color: Available in select color palette(s)

Weight: 757 lbs (344 kg)

Fall Height: 3' 0" (0,91m)

Size: 10' 2" x 8' 3" x 10' 0" (3,1m x 2,51m x 3,05m)

Capacity: 10

Install Hours: 10

Certifications:

ASTM F1487 EN1176

Prices shown in U.S. Dollars. Prices do not include freight, custom fees, surfacing or installation. Please contact your authorized Playworld Systems Representative for pricing.

We Also Recommend:



PlaySimple®

Tunnel Junction

\$8,972

2-5

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PlaySimple®

Mega Fun Station

\$12,708

2-5

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PSD-1107-FTD

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www.playworldsystems.com

PSD-1107-FTD

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1000 Buffalo Road, Lewisburg, Pa 17837
 phone 570.522.9800 - fax 570.522.3030 - 800.233.8404
 www.playworldsystems.com



Design Number: PSD-1107-FTD
PlaySimple® playscape layout per ASTM F1487-07 / CPSC #325 / CSA Z614-08

Weight:757 lbs (344 kg)	Age Group:2-5 Years
Length:10'2" (3,10 m)	Use Zone L:22'2" (6,75 m)
Width:8'3" (2,52 m)	Use Zone W:20'3" (6,17 m)
Height:10' (3,05 m)	Number of Users:10
Installation Time:5 Hours	Number of Play Events:4

Colors Shown:





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PlaySimple® Rock-N-Slide

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Product: #PSD-1103-FTD

\$8,972

Ages 5-12

30' 6" x 25' 3"
(9,3m x 7,7m)

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Rock-N-Slide

With play budgets being tight, this playground delivers all the benefits of play at an easy-to-afford price. This design offers two fun-filled slides, plus our popular Rock Climber. Parents and caregivers also have clear visibility of all of the children as they play. Order this PlaySimple playground today at www.PlayworldStore.com.

Want to learn more about our [PlaySimple Product Line?](#)

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Color: Available in select color palette(s)

Weight: 1622 lbs (736 kg)

Fall Height: 6' 0" (1,83m)

Size: 18' 6" x 13' 3" x 13' 0" (5,64m x 4,04m x 3,96m)

Capacity: 19

Install Hours: 18

Certifications:

ASTM F1487 EN1176

Prices shown in U.S. Dollars. Prices do not include freight, custom fees, surfacing or installation. Please contact your authorized Playworld Systems Representative for pricing.

We Also Recommend:



PlaySimple®

Lookout Point

\$18,334

5-12

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PlaySimple®

Eagle Summit

\$14,435

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PSD-1103-FTD

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Design Number: PSD-1103
PlaySimple® playscape layout per ASTM F1487-07 / CPSC #325 / CSA Z614-08

Weight:1613 lbs (732 kg)	Age Group:5-12 Years
Length:18'6" (5,64 m)	Use Zone L:30'6" (9,30 m)
Width:13'3" (4,04 m)	Use Zone W:25'3" (7,71 m)
Height:13' (3,96 m)	Number of Users:19
Installation Time:18 Hours	Number of Play Events:7

Colors Shown:



Beige Green





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Product: #SWING-SP8

\$1,133

Ages 2-12

24' 0" x 32' 0"

(7,32m x 9,75m)

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Swings

Single Post Swings

Affordable and easy to install, available in a 2-swing section and optional Add-A-Bay unit, so you can add an extension for an Infant Seat. Features a 5" (12,7cm) O.D. posts and a 3.5" (8,9cm) O.D. top rail. Two black belt swing seats included. Complete with galvanized swing chains.

Want to learn more about our [Playworld Product Line?](#)

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Product details are based on ASTM/CPSC standards.

Download detailed specifications or alternate certifications below.

Product Brochure	Download
ASTM Spec A3	Download
CAD Metric ASTM	Download
CAD Imperial ASTM	Download

Prices shown in U.S. Dollars. Prices do not include freight, custom fees, surfacing or installation. Please contact your authorized Playworld Systems Representative for pricing.

We Also Recommend:



**Swings
Classic Standard Swings**

\$2,578

2-12

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**Swings
Heavy Duty Swings**

\$2,243

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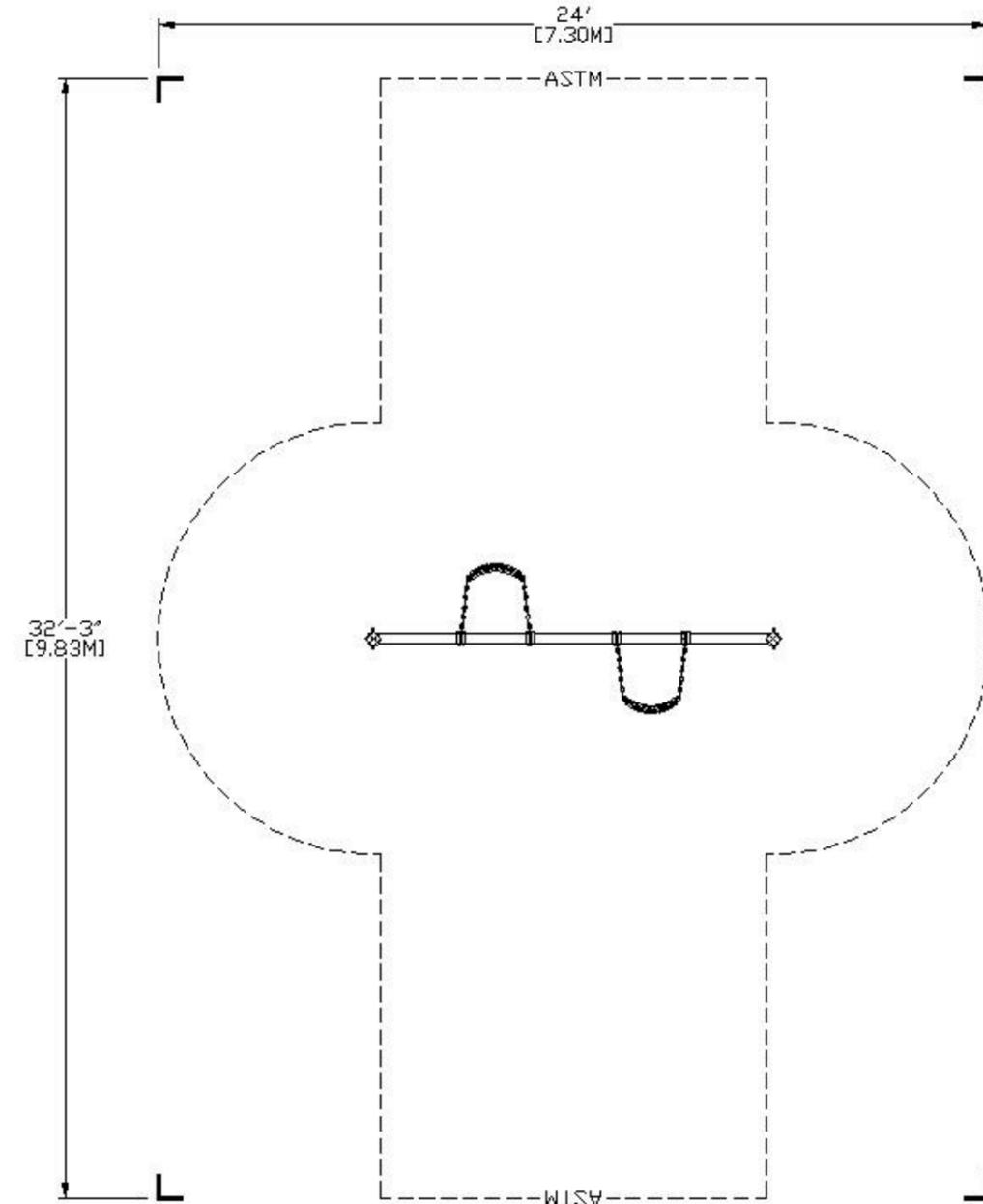
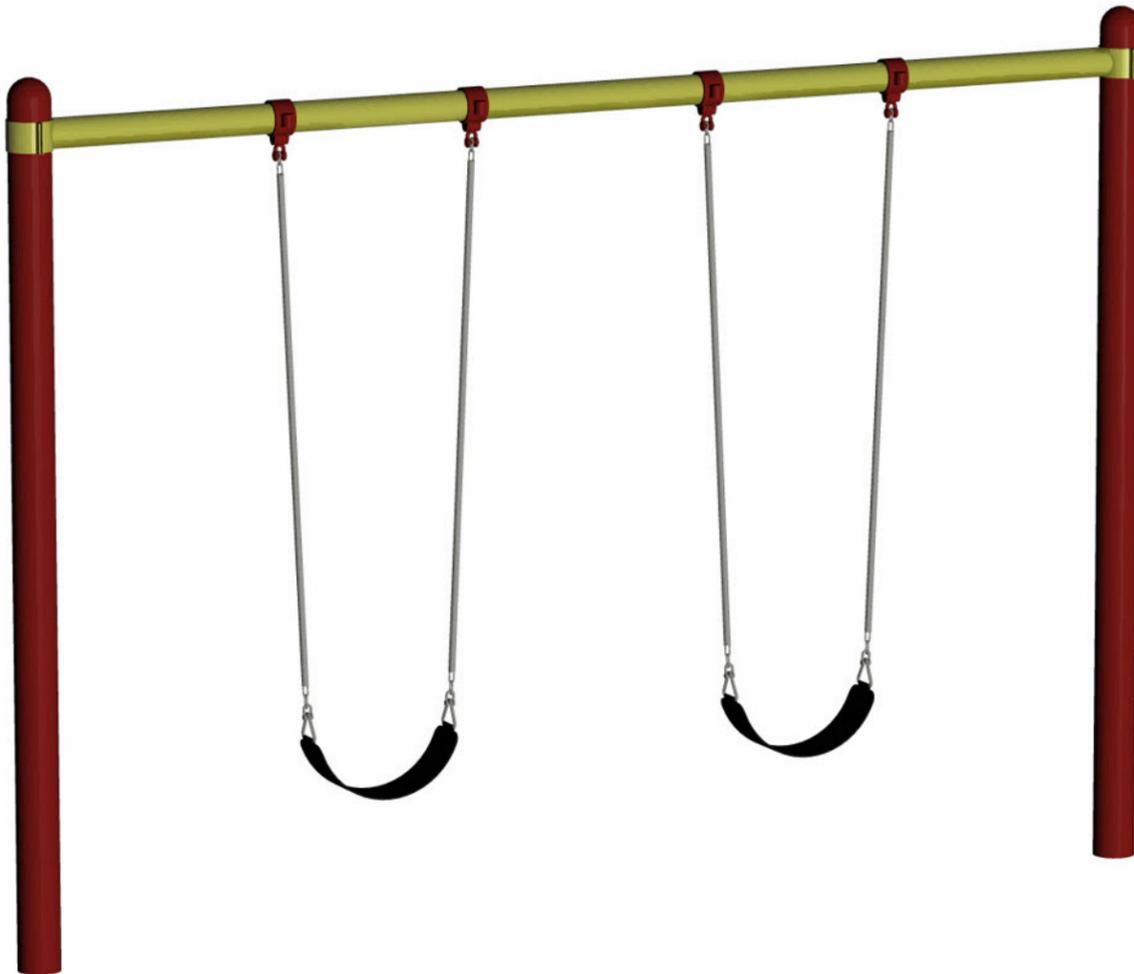
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SWING-SP8

2011 Catalog



Design Number: **SWING-SP8**
 Site Activities playscape layout per ASTM F1487-07 / CPSC #325

Weight:286 lbs (130 kg)	Age Group:5-12 Years
Length:12'-00" (4,27 m)	Use Zone L:24'-00" (7,32 m)
Width:0'-05" (0,13 m)	Use Zone W:32'-05" (9,75 m)
Height:8'-00" (2,44 m)	Number of Users:2
Installation Time: ...2.5 Hours	Number of Play Events:2



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Climbers

Cosmic Warp

Encourages safe risk taking. Fun and challenging, the Cosmic Warp provides children with opportunities to develop coordination and body strength.

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Color: Available in any Playworld Systems color(s)

Weight: 251 lbs (114 kg)

Fall Height: 8' 4" (2,55m)

Size: 11' 6" x 2' 6" x 8' 9" (3,51m x 0,76m x 2,67m)

Capacity: 6

Install Hours: 2

Certifications:

ASTM F1487 EN1176

Prices shown in U.S. Dollars. Prices do not include freight, custom fees, surfacing or installation. Please contact your authorized Playworld Systems Representative for pricing.

Product: #ZZXX0401

\$1,880

Ages 5-12

26' 3" x 19' 3"

(7,99m x 5,88m)

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We Also Recommend:



Climbers

PlayWeb® Lite

\$12,740

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Climbers

PlayWeb® Large

\$27,897

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Benches Essentials Furnishings: Backless Bench

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Product: #ZZXX1422

\$289

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Benches

Essentials Furnishings: Backless Bench

Stainless-steel hardware eliminates rust and corrosion concerns. In-ground mount items listed also available in a surface mount version by adding an 'S' after the item number. Seat and frame are available in any Eco-Armor® color. Image shown is a 6' (1,83m) version with Eco-Armor coated frame. Also available in an 8' (2,40m) version; both versions available with a painted frame.

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Color: Available in any Playworld Systems color(s)

Weight: 50 lbs (23 kg)

Size: 6' 0" x 0' 10" x 1' 6" (1,83m x 0,25m x 0,46m)

Install Hours: 2

Certifications:

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Product: #ZZXX1353

\$363

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Accessories

Family Furnishings: Bike Rack

Easy to install unit features five openings and is made of 2-3/8" O.D. galvanized-steel tubing. Available in your choice of paint colors.

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Color: Available in any Playworld Systems color(s)

Weight: 88 lbs (40 kg)

Size: 6' 6" x 0' 6" x 3' 7" (1,98m x 0,15m x 1,09m)

Install Hours: 1

Certifications:

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Hinesburg Center II

Village Growth Area Density Bonus / Incentive Option: Important Public Spaces & Public Infrastructure

February 2, 2015

Prepared by T. J. Boyle Associates

SCENARIO 2: Town Common Walkways, Site Preparation and Landscaping

1. Town Commons Sidewalk - \$22,800

Approximately 760 linear feet of 5-foot wide concrete sidewalk @ \$6 per square foot
3,800 sq. ft. X \$6.00 / sq. ft. = \$22,800

2. Site Preparation = \$13,000

Finished grading, selective areas within town common
28,000 sq. ft. X \$0.25 / sq. ft. = \$7,000

Fill – imported materials for fine earthwork within town common
100 cu. yd. X \$60.00 / cu. yd. = \$6,000

3. Town Common Landscaping = \$4,000

2-1/2" Shade Trees @ \$200 / Tree + 1.5 installation cost (with materials) = \$500 / Shade Tree
8 Shade Trees X \$500 / Tree = \$4,000



DATE ISSUED: May 30, 2013

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TO: Ashar Nelson, Vermont Integrated Architecture

FROM: Adam Portz, Landscape Architect

CC: File

DATE: 12/03/2012

RE: Hinesburg Town Common – Conceptual Design Estimate

PROJECT # : 12073001

Ashar

This memo will cover and describe the Conceptual Design Estimate for the Town of Hinesburg – Town Common Project. The Conceptual Design Estimate is for Landscape Master Plan Concept B with modifications per review comments from Town Officials.

In general, the Conceptual scope includes the Town Common area, parallel parking along Rt 116, and the parking area behind (west) of the police and fire facilities (refer to attached for reference). We have provided two general conceptual estimates for your consideration; (1) Overall Project (full scope) and (2) Phase 1 Option (minimum start).

Overall Project – Full Scope

Demolition/Deconstruction:	\$60,000
Site Preparation:	\$37,400
Paving and Hardscape:	\$151,800
Site Improvements:	\$68,100
Landscaping:	\$69,400
Water Service:	\$0
Site Drainage and Services:	\$81,750
Electrical Site Services:	\$47,500
subtotal	515,950
General Requirements:	\$15,500
Design Fees:	\$31,000
Contingency:	\$51,600
subtotal	\$98,100
Total Overall Project Costs:	\$614,050

Phase I Option – Minimum Start

Demolition/Deconstruction:	\$10,000
Site Preparation:	\$37,400
Paving and Hardscape:	\$151,800
Landscaping (30% of Overall):	\$20,800
Water Service:	\$0
Site Drainage and Services:	\$81,750
Electrical Site Services (50% of Overall):	\$23,750
subtotal	325,500
General Requirements:	\$9,800
Design Fees:	\$31,000
Contingency:	\$32,600
subtotal	\$73,400
Total Phase I Project Costs:	\$398,900

We look forward to reviewing this Conceptual Estimate in detail during our next series of meetings.

Best Regards.

A handwritten signature in black ink, appearing to read 'AM Portz' with a stylized flourish at the end.

Adam M Portz, ASLA

Attachments

Hinesburg Town Common

Project Area = 112,100 sf (2.6 ac)

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Cost
1.00	Demolition/Deconstruction				
	Relocate existing police station	allow		\$50,000.00	\$50,000.00
	selective demo and hauling	allow		\$10,000.00	\$10,000.00
	Subtotal				\$60,000
2.00	Site Preparation				
	strip and prepare site, parking area portion of project	sf	21450	\$0.50	\$10,725.00
	rough grading, parking area	sf	17350	\$0.50	\$8,675.00
	finished grading, selective areas within town common	sf	28000	\$0.25	\$7,000.00
	erosion control	allow		\$5,000.00	\$5,000.00
	fill - imported materials, for fine earthwork within town common	cy	100	\$60.00	\$6,000.00
	Subtotal				\$37,400.00
3.00	Paving and Hardscape				
	asphalt paving, 4" paving/12" subbase	sf	19,030	\$3.25	\$61,847.50
	concrete sidewalk, 5" w/ 8" subbase	sf	12,386	\$6.00	\$74,316.00
	concrete curbs	lf	1045	\$15.00	\$15,675.00
	Subtotal				\$151,800.00
4.00	Site Improvements				
	bike racks	ea	3	\$1,200.00	\$3,600.00
	benches	ea	9	\$1,500.00	\$13,500.00
	trash/recycling receptables	ea	4	\$1,500.00	\$6,000.00

Hinesburg Town Common

Project Area = 112,100 sf (2.6 ac)

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Cost
	pavilion/stage	allow		\$15,000.00	\$15,000.00
	tot lot playground	allow		\$30,000.00	\$30,000.00
	Subtotal				\$68,100.00
5.00	Landscaping				
	Lawn, topsoil and seed	sf	28,000	\$0.90	\$25,200.00
	trees - decid 3" cal, evergreen 10' ht	ea	36	\$850.00	\$30,600.00
	shrubs	ea	80	\$45.00	\$3,600.00
	misc plantings - perennials, bio swale/rain garden	allow		\$10,000.00	\$10,000.00
	Subtotal				\$69,400.00
6.00	Water - served from hosebib off Police Station	n/a			\$0.00
7.00	Site Drainage and Services				
	Storm - 10"	lf	650	\$85.00	\$55,250.00
	Catch basin	ea	6	\$3,500.00	\$21,000.00
	Manhole	ea	1	\$3,500.00	\$3,500.00
	Connect to existing services	ls		\$2,000.00	\$2,000.00
	Subtotal				\$81,750.00
8.00	Electrical Site Services				
	Town Common Fixture, decorative, LED	ea	7	\$4,500.00	\$31,500.00

Hinesburg Town Common

Project Area = 112,100 sf (2.6 ac)

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Cost
	Parking Lot Fixture, LED	ea	7	\$2,000.00	\$14,000.00
	Electrical feed for pavilion/stage	ls		\$2,000.00	\$2,000.00
	Subtotal				\$47,500.00
	Construction Costs Subtotal				\$515,950.00
9.00	General Requirements	ls	3%		\$15,500.00
	Temporary Facilities - traffic control, signage, etc...				
	Expenses and Reimbursables				
	Protection - temporary fencing, site protection				
	Permits				
10.00	Design Fees	ls	6%		\$31,000.00
11.00	Contingency	ls	10%		\$51,600.00
	Indirect Cost Subtotal				\$98,100.00
	Total Project Costs				\$614,050.00



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DATE ISSUED: 10/26/12

DRAWN: [Name]

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REVISIONS:

LANDSCAPE MASTERPLAN CONCEPT B

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