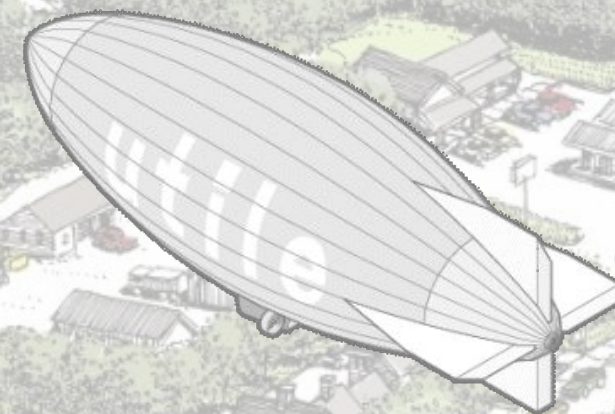


802 Homes Statewide Design Development Feedback

Summer 2026



Overview of Contents

802 Homes Statewide Design Development Feedback
Summer 2026

1. Project Overview & Feedback Summary

- Statewide Visual Preference Survey
- Technical Advisory Group Feedback
- Age-Friendly Housing Workshops (in partnership with AARP)

2. Home Design Goals & Assumptions

3. Overall Themes

4. Home-Specific Feedback

- Railroad Flat
- Four Square
- Back-to-Back
- Side-by-Side
- Paired Starter Home
- Intergenerational Triple Decker
- Village Four
- Narrow Lot
- Stackable
- Townhouse

802 Homes Catalog

Free 1-4 unit Home Designs with Streamlined Permitting

Purpose

Put community-tested home designs with streamlined permitting in the hands of small scale developers to accelerate the timeline from site selection to move-in day.

Goals

- 1. Reduce development costs
- 2. Streamline development review
- 3. Bridge the gap between capabilities of local builders and off-site construction technology
- 4. Empower small scale developers with the tools to create missing middle homes
- 5. Cultivate local support for MMH

Outcomes

10 construction-ready housing plan sets with streamlined permitting + Development-Ready Community Resources

Each set of plans will be designed for both traditional on-site construction, as well as modern, off-site building methods (modular, pod, or panelized systems).



The CASTLETON **Honor Bilt** **\$1,989⁰⁰**

No. 227 Not Cut or Fitted.

At the price quoted we will furnish all the material to build this eight-room house. Price does not include cement, brick or plaster.

First Floor Four nicely arranged rooms on this floor, well lighted, and with plenty of room for furniture.

Second Floor Four bedrooms, bathroom and linen closet on this floor.

Height of Ceilings The basement has concrete floor and is 7 feet from floor to joists. The first floor is 9 feet from floor to ceiling; second floor, 8 feet 6 inches from floor to ceiling.

We furnish our best "Quality Guaranteed" mill work, shown on pages 118 and 119. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color.

Paint for three coats outside, your choice of color. Varnish and wood filler for interior finish. Chicago Design hardware, see page 120.

Built on a concrete block foundation, excavated under the entire house.

Our Guarantee Protects You—Order Your House From This Book. Price Includes Plans and Specifications. For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

OPTIONS

Wood Siding on second story, \$70.00 extra.

Sheet Plaster and Plaster Finish to take the place of wood lath, \$195.00 extra. See page 114.

Oriental Asphalt Shingles, instead of wood shingles, \$22.00 extra.

Fire-Chief Shingle Roll Roofing, Red or Sea Green in color, instead of wood shingles, \$6.00 less.

Floors, Trim, Doors, etc., for living room, dining room, hall, den and stairs, furnished in clear red oak for \$142.00 extra.

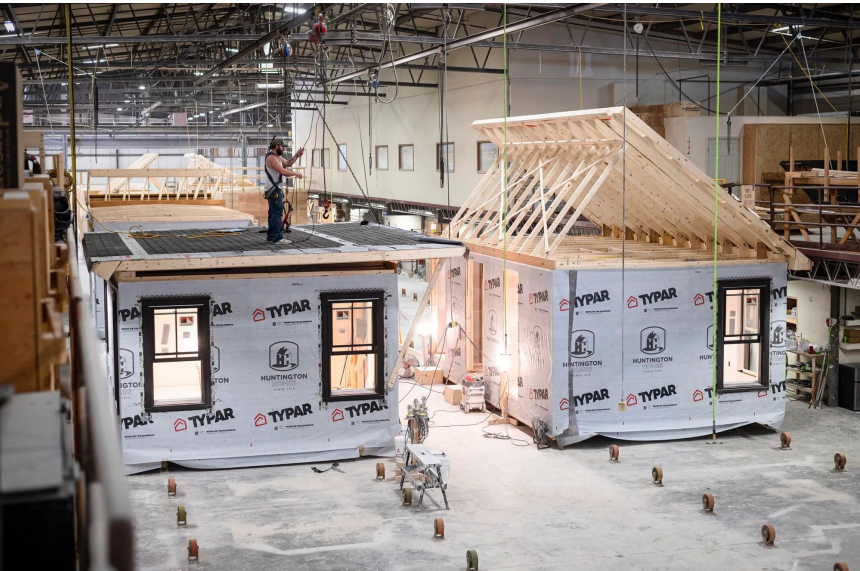
Clear Maple Flooring furnished for kitchen, pantry and bathroom, instead of yellow pine, no extra charge.

Storm Doors and Windows, \$88.00 extra.

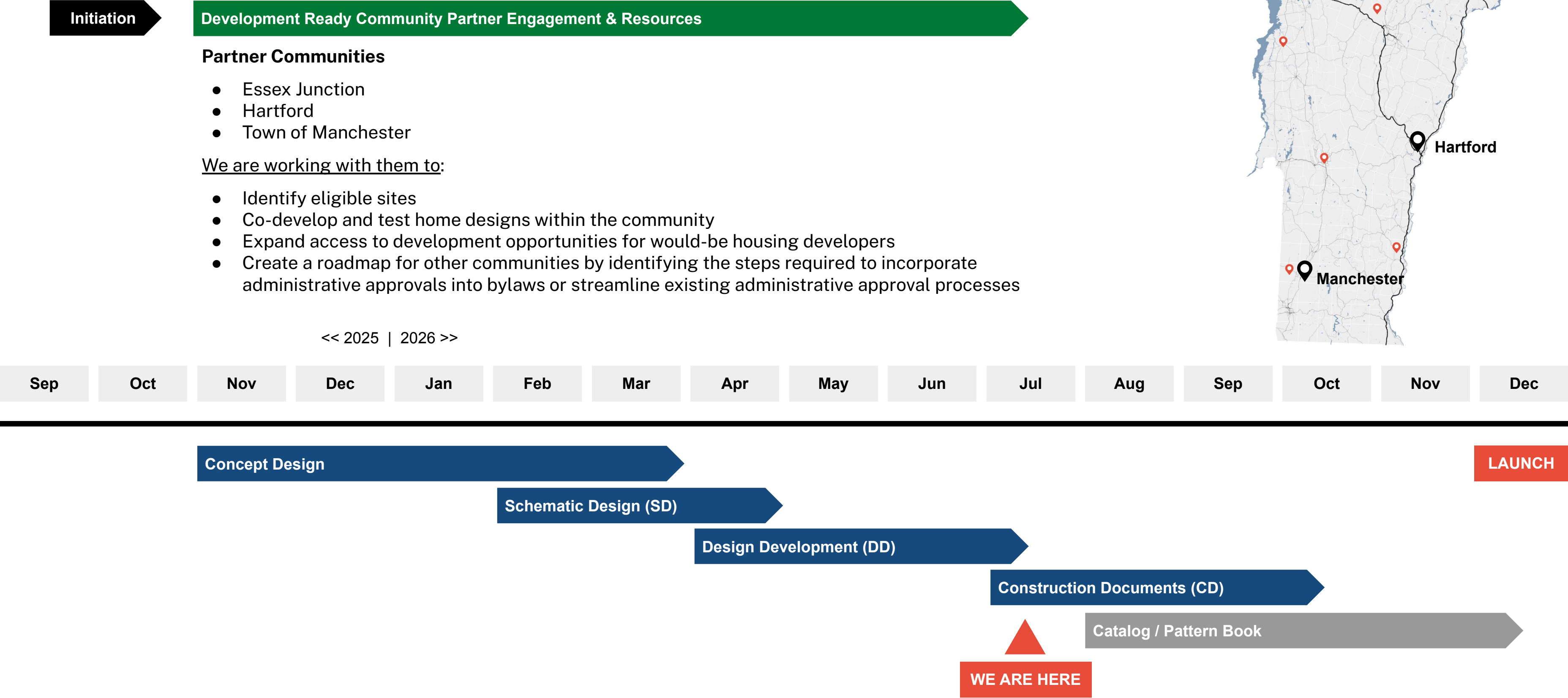
Screen Doors and Windows, black wire, \$60.00 extra; galvanized wire, \$63.00 extra.

If Mantel is not wanted, \$53.00 less.

Should be built on a lot about 35 feet wide.



Project Schedule



Summary of Feedback Mechanisms

Design Development Stage

Statewide Visual Preference Survey

The survey was available online and in printed form for over a month. It focused on how to balance livability, good design that is in keeping with the surrounding neighborhood character, sustainability, and affordability. Respondents provided input on each of the 10 home designs, shared information about their household and housing needs and their perspective on trade-offs.

Available May 13th - June 24th

615 Responses

Notable patterns in terms of who responded:

- **68%** existing homeowners
- **64%** 1-2 person households
- **57%** households that expect to have mobility constraints in the next decade

Income Ranges

- **22%** under \$55,000
- **38%** \$55,000 - \$149,999
- **24%** \$150,00 and over

Technical Advisory Group

A full set of dimensioned and detailed design development stage drawings were distributed via email to design and development professionals for feedback on the more technical aspects of the designs.

Distributed for comment June 8th.

Participants:

- Fire Safety Professionals
- Architects
- Sustainable Design Professionals
- Mechanical, Electrical, and Plumbing (MEP) Designers
- Builders / Off-Site Modular Manufacturers
- Real Estate Developers
- Real Estate Agents

Age-Friendly Housing Workshops

Three workshops held in July of 2026 in-person and virtually via zoom to maximize livability, adaptability and affordability over time in order to support quality of life for older Vermonters looking to age in their communities using these home designs.

IN-PERSON

- Thursday, July 9th, 6:00 - 7:30pm
BCA Studios, Community Room
405 Pine St, Burlington, VT 05401
Participants: ~18 people

VIRTUAL (Zoom)

- Thursday, July 16th, 1:30 - 3:00pm
Participants: ~32 people
- Monday, July 20th, 9:30 - 11:00am
Participants: ~18 people

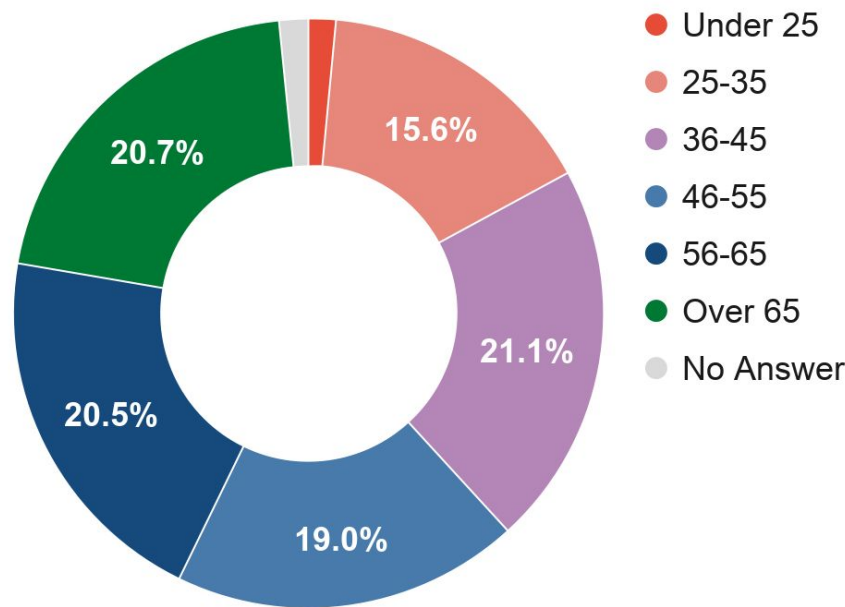
Statewide Survey Response Profile

Design Development Stage

do you anticipate that you or someone in your household will need a home that is accessible for someone with mobility limitations in the next decade?

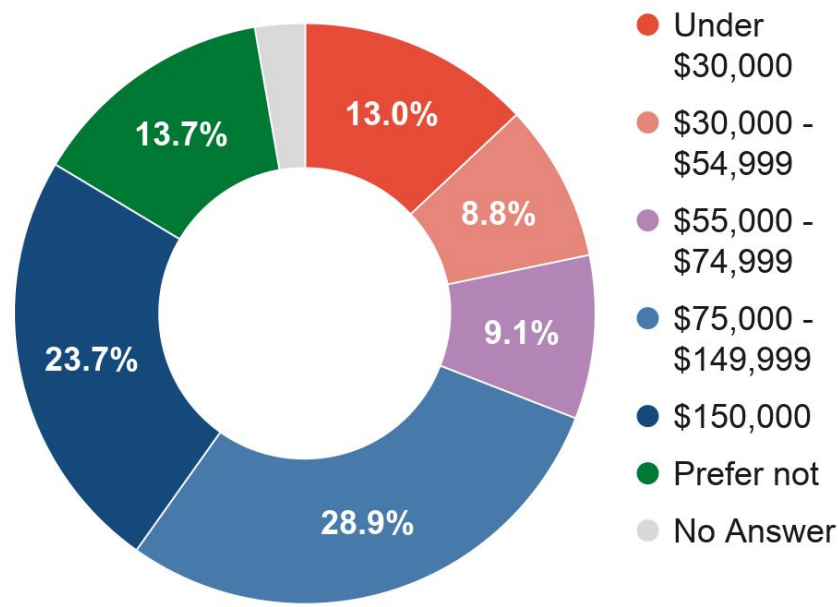
AGE

605 responses



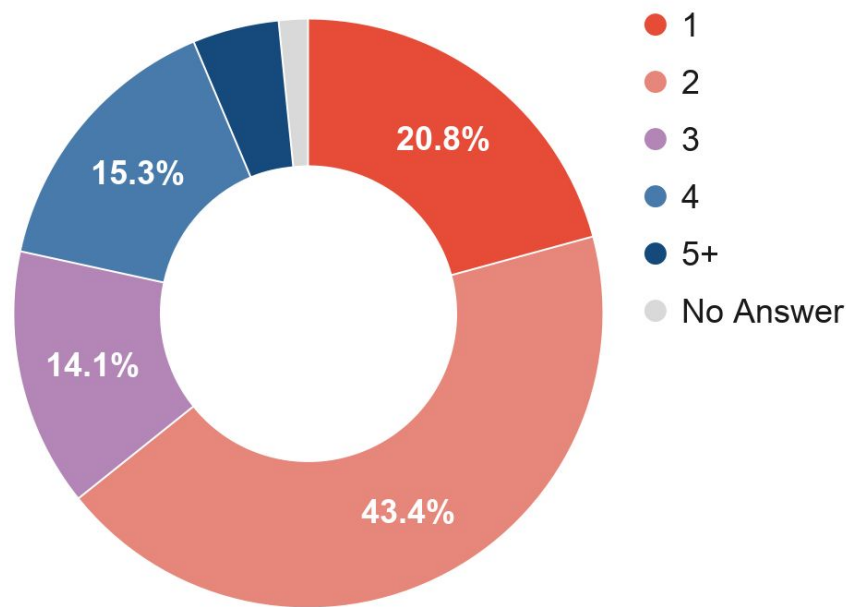
HOUSEHOLD BUDGET

598 responses



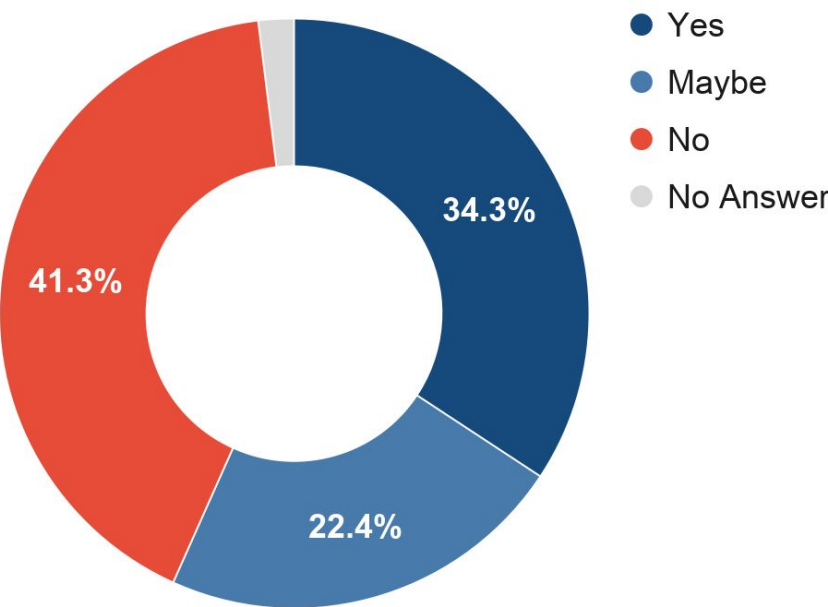
HOUSEHOLD SIZE

605 responses



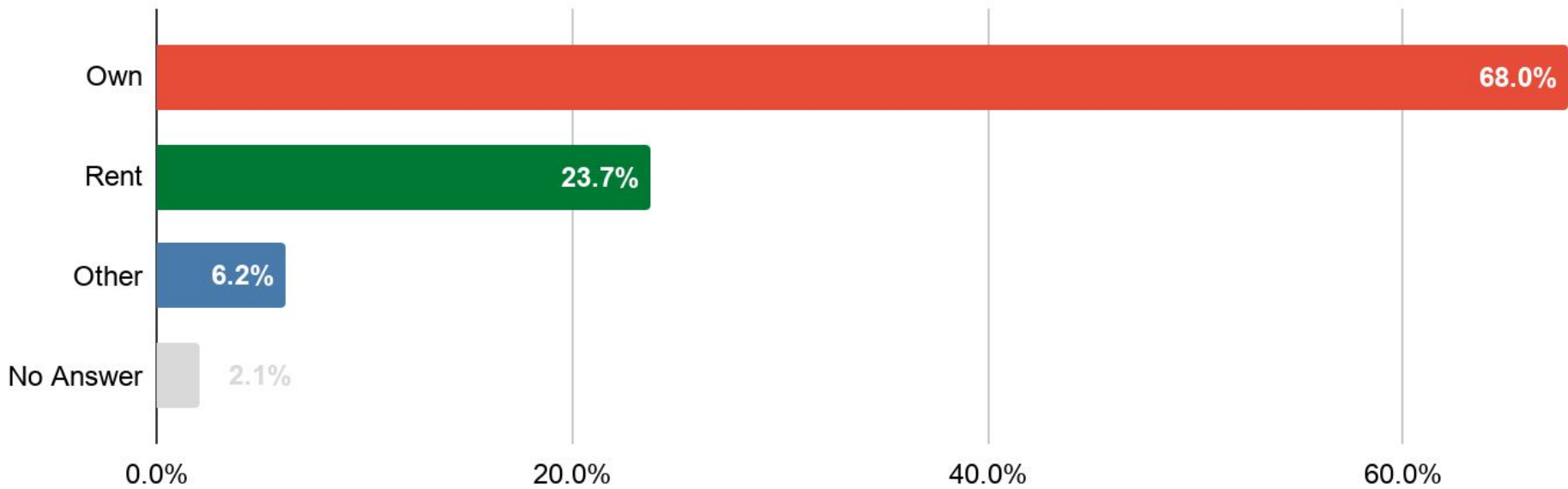
ACCESSIBILITY

603 responses



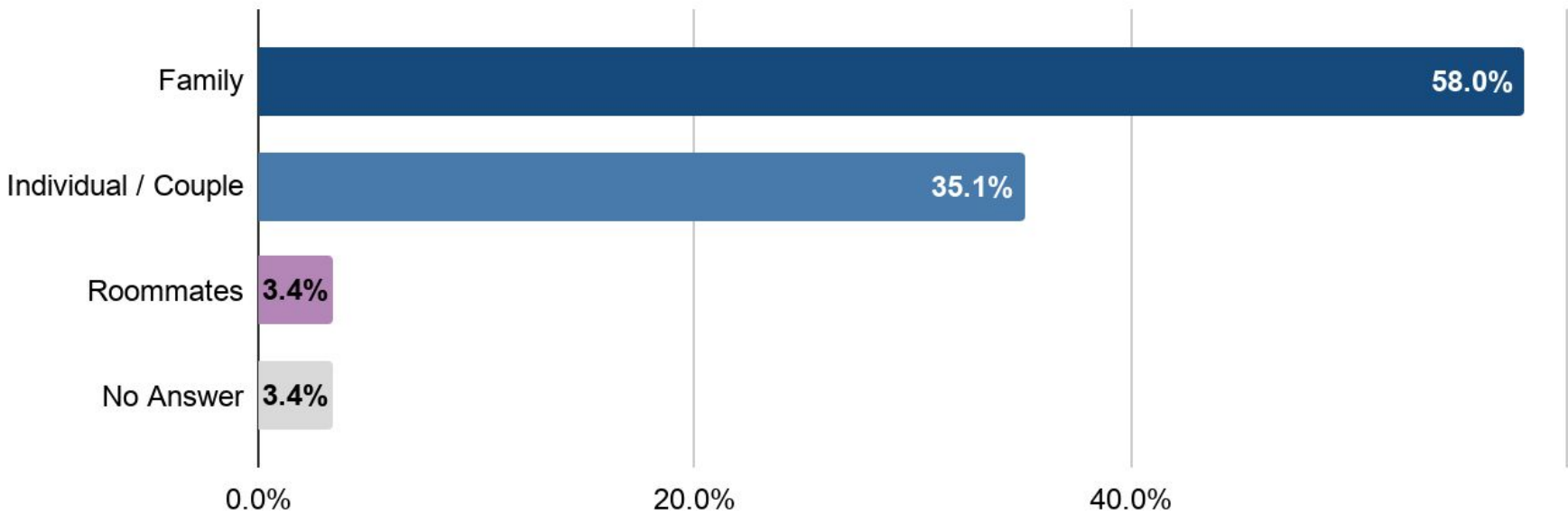
HOUSEHOLD TENURE

597 responses



HOUSEHOLD TYPE

597 responses



Statewide Survey Response Profile

Design Development Stage

do you anticipate that you or someone in your household will need a home that is accessible for someone with mobility limitations in the next decade?

AGE

Groupings for Interpretation:

Young Adult: under 25 (1%)
Adult: 25-55 (56%)
Older Adult: 56 and over (41%)
Unidentified: 1.6%

HOUSEHOLD BUDGET

Groupings for Interpretation:

Low: under \$55,000 (22%)
Mid: \$55,000 - \$149,999 (38%)
High: \$150,00 and over (24%)
Unidentified: 2.8%

HOUSEHOLD SIZE

Groupings for Interpretation:

Small: 1-2 people (64%)
Mid: 3 people (14%)
Large: 4+ people (20%)
Unidentified: 1.6%

ACCESSIBILITY

Groupings for Interpretation:

Within Decade: yes/maybe (57%)
No: no (41%)
Unidentified: 2.0%

HOUSEHOLD TENURE

Groupings for Interpretation:

Owner: own (68%)
Non-Owner: rent/other (30%)
Unidentified: 2.1%

HOUSEHOLD TYPE

Groupings for Interpretation:

Family: 58%
Individual / Couple: 35%
Roommates: 3.4%
Unidentified: 3.4%

NOTE: Demographic questions in the survey were not required, so some people chose not to identify themselves. This is shown as the % unidentified.

Home Design Goals & Assumptions

Mission for Home Designs

1. **Enable Missing-Middle Infill**

Provide a diverse set of homes that fill gaps in current housing production and the stock home design market using building types suitable for infill development in Vermont contexts.

- prioritize vernacular Vermont design norms at the single-family scale (up to 2.5 stories)
- support missing middle housing

2. **Affordable-by-Design**

Create affordable-by-design homes that fill gaps in the market and can be delivered through a variety of on-site and off-site construction approaches.

3. **Demographic Alignment and Flexibility**

Designs that respond to Vermont's changing demographics and diverse needs. This means design for populations for whom the existing aging housing stock is not well suited: Older Vermonters, young single adults, young families with limited budgets, smaller households and others.

Designing for Community

Guiding principles to add housing in established neighborhoods in ways that support community and social connection

It takes more than homes to enable aging with dignity, independence, and choice. The site design and relationships matter too. The home designs have been selected to capture potential infill opportunities in established neighborhoods and reinforce existing development patterns that support community.

- 1. Aligned to environmental and infrastructure capacity.** Served by municipal water and sewer with vehicular access from a public right of way and significant developable area without floodplains, steep slopes, or conservation area.
- 2. Well connected to existing downtowns and village centers.** Located in areas that offer a variety of transportation options, have strong access to critical amenities and services, and support valued existing commercial and civic centers.
- 3. Sufficient developable area to support new housing.** Parcel is vacant or has enough developable area excluding existing buildings, infrastructure, and environmental constraints to support housing.
- 4. Sensitive to existing context and development patterns.** Is responsive to and at home within the scale and pattern of existing development in the immediate neighborhood surrounding the site.
- 5. Balances privacy and community by design.** Allows for reasonable privacy separation between homes while supporting social configuration that promotes interaction and active shared streets.

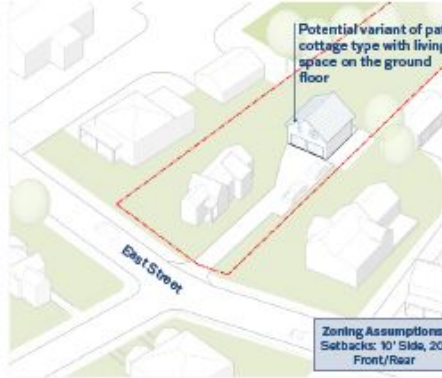
24 West St

We are showing the addition of the "paired-starter home" typology on this lot. In this case, we are also suggesting a potential subdivision.



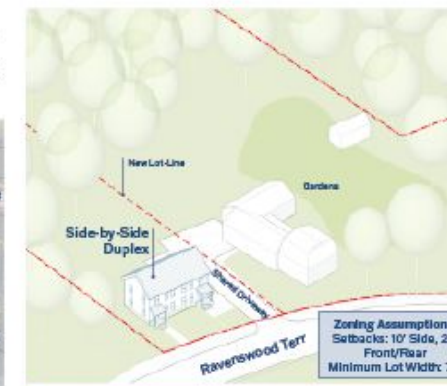
15 East St

We are showing the addition of the "patio-cottage" typology in the rear yard of 15 East Street. In this case the new ADU replaces the existing garage.



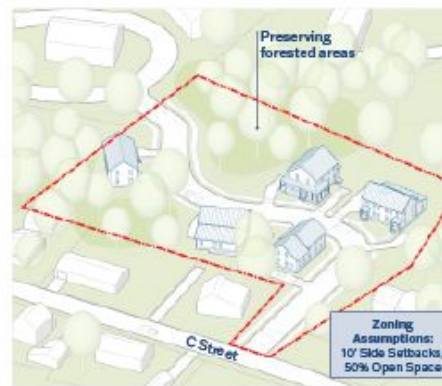
131 Ravenswood Terrace

We are showing the addition of the "side-by-side" duplex on this lot. In this case, due to local zoning regulations the existing parcel would need to be subdivided as indicated below.



75 C Street

This parcel has the potential to host ten homes, and provide a connection from Winston Dr to C St, while preserving the forested area on site utilizing a planned development area zoning path.



AD Main St

Here, we are showing the potential for 48 units with a mix of typologies to meet the needs of a variety of residents. We are also showing the potential for a new central playground and park at the center of the neighborhood.



Depending on the size of the infill opportunity, the home designs in the 802 Homes Catalog can be assembled to create a new neighborhood.



Refer to [Feb. 2026 Design Workshop Boards on DHCD Website](#)
for More Information on Case Studies

Designing for Off-Site Construction

10 Home Designs, each designed two ways. The designs must reflect these constraints!

The designs will be calibrated to **multiple construction methods** to **support the diversity of our local builders** and **varying site constraints**.

Platform Framing (On-Site)

Traditional method used to build homes on-site, often referred to as “stick built”, can work with panelized / Pods construction



/

Panelized (Off-Site)

2D, most commonly used for exterior wall panels, can be finished to variable degrees (pre-insulated, or finished)



/

Pods (Off-Site)

Mid-scale 3D, Bathrooms, Kitchens, Laundry rooms, can be used with panelized systems or a stick built base



OR

Volumetric (Off-Site)

Room-scale 3D, full room size volumes, in some cases electrical and plumbing work can be done in the factory rather than on site



Drawing Set 1

Drawing Set 2

Most Flexible, Least Efficient —————> Least Flexible, Most Efficient

How we narrowed to the current set of 10

1. Mission Alignment

Many other typologies are valuable to Vermonters, but are not a good fit for this program because:

- The housing production market or stock home design market is already providing it
- Another State program is already supporting it
- It is not affordable-by-design due to scale, inefficiency, or mis-alignment with current construction methods
- It is not compatible with off-site construction methods
- Doesn't align with 1-4 unit focus or 2.5 story scale compatibility (focus of this phase, may expand later)

2. Unique Contribution to Variety (both of shapes/sizes + in unit type offerings)

Is not duplicative of any other typologies in terms of the mix of programmatic, demographic, occupancy, and infill site alignment.

Unique contribution to one or both:

- Building and unit mix that meets a wide range of demographic needs
- Dimensional variety that aligns with common infill site conditions
- Has potential for variations that may be created in later phases of this project (i.e. fourplex gets scaled down to duplex for use on smaller sites or to better match developer preference)

3. Design Quality

Unit designs already or have the potential to offer high quality of life with built-in features aligned to liveability and lifestyle preferences for Vermonters.

802 Homes Catalog Designs

Ten home designs under development



Railroad Flat

Single Unit

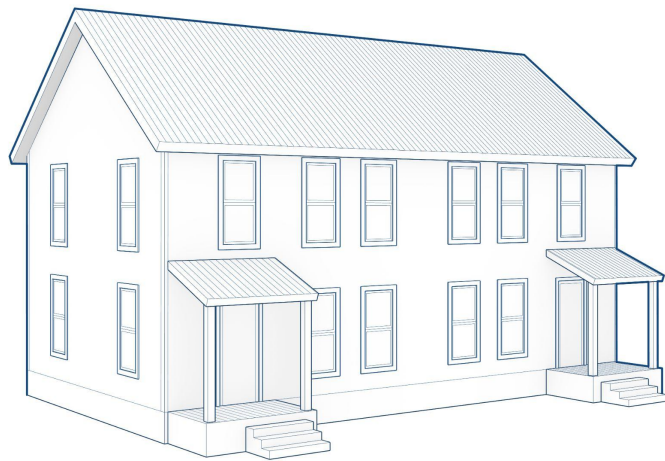


Foursquare



Back-to-Back

Two Units



Side-By-Side



Paired Starter Home



Triple Decker

Two Units



Village Four

Four Units



Narrow Lot



Stackable

Four or More Units



Townhouse

Approach to Accessibility

Core goal:

Create small-scale, well-designed homes that allow people to remain in their communities while living in spaces that are safer, more manageable, and better aligned with their needs over time.

- Ensure homes can be ***easily occupied by people of all ages and abilities*** (first-floor living options, wider doorways, wider hallways, accessible bathrooms, and open plans with easy sightlines)
- Allow ***guests with mobility challenges to comfortably enter and use key spaces*** (bedrooms, common areas, and a kitchen and bathroom on the ground floor)
- Support ***flexible living arrangements over time***, including layouts that can ***accommodate caregivers*** or allow for multigenerational use
- Incorporate ***adaptable features to respond to changing household needs*** without the need for renovation
- Be ***usable by the widest range of people***, without the need for later modification — flexible, adaptable, and inclusive by design rather than retrofit

Approach to Accessibility

Rationale for Accessibility Design Standards Chosen

Why invest in accessibility beyond minimum requirements? Vermont has a large and growing population of older residents in need of accessible units far beyond what the current housing stock can accommodate. Many older Vermonters will need to be able to navigate their home with a walker, and some will require a wheelchair. The square footage required to make kitchens and bathrooms wheelchair compatible from day-one carries a marginal additional cost and impacts some other living areas. If not done on day-one, the cost to retroactively modify these spaces is cost prohibitive for Vermonters hoping to stay in their homes as they age.

Adaptable and Accessible-Entrance Units (4+ Units)

What is an adaptable unit? An adaptable dwelling unit incorporates accessible routes, usable doors, reachable controls, reinforced bathroom walls, and usable kitchens and bathrooms so that occupants with disabilities can use or adapt the unit without major structural renovation.

When is it required?

Vermont Access Rules (2012, amended 2013), Chapter 11 (Act 88):

- 4+ units with an elevator -all dwelling units are adaptable.
- 4+ units without an elevator -all ground-floor dwelling units are adaptable.
- 4+ units containing multistory dwelling units -at least 5% or one unit, whichever is greater, must have an accessible entrance to the primary level, and all must be visitable.
- Ground-floor and townhouse-style combinations must also satisfy the applicable adaptable unit requirements of §11.4(a) or (b).

Federal Fair Housing Act

- Applies to covered multifamily dwellings containing 4+ units.
- In elevator buildings, covered units throughout the building are subject to FHA accessible/adaptable design requirements.
- In non-elevator buildings, covered ground-floor dwelling units are subject to FHA accessible/adaptable design requirements.
- FHA requirements apply to qualifying housing for sale or rent.

Relevant Design Features

No-Step Entries & Thresholds

- Unit Entrance Doors
- Interior Doors -Ground Floor
- Interior Doors -Upper Floor*

Maneuvering Clearances & Supports

- Hallway Widths
- Kitchens and Bathrooms
- Bedrooms*
- In-Wall Blocking
- Countertop Heights*
- Turning Diameters*

Appliances & Fixtures

- Bathing Fixtures*
- Laundry Equipment*
- Environmental and Utility controls/outlets

Visitable Units / Multi Story Dwelling Units (1-3 Units)

Includes 1-3 units and other units required to be visitable by Vermont Chapter 11)

What is a visitable unit? A visitable unit is designed with basic accessibility features on the ground floor so that a person with mobility impairments can easily visit a friend, neighbor, or family member.

When is it required?

Vermont Access Rules (2012, amended 2013), Chapter 11 (Act 88):

- Vermont establishes minimum visitability features for dwelling units not required to be adaptable, subject to Chapter 11 scoping and statutory exemptions.

Relevant Design Features

No-Step Entries & Thresholds

- Unit Entrance Doors*
- Interior Doors -Ground Floor*

Maneuvering Clearances & Supports

- Hallway Widths
- Usable first-floor bathroom
- In-Wall blocking for grab bars
- Larger maneuvering clearances*

Appliances & Fixtures

- Bathing Fixtures*
- Laundry Equipment*
- Environmental and Utility controls/outlets

*** Marks design features meeting enhanced accessibility goals, above minimums where practical**

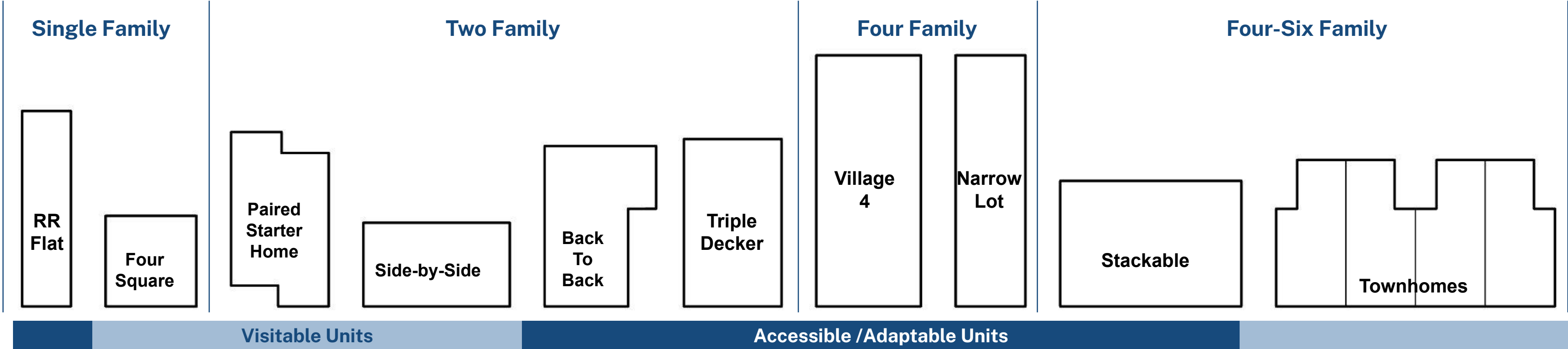
Communication Features: Vision & Hearing Accommodations, where Federally/Publicly Triggered -HUD Section 504-assisted housing and ADA Title II public-entity housing may require dwelling units with hearing/vision communication features, generally 2% of units, but not fewer than one. Applicability depends on project funding, ownership/program structure, and total project unit count; it is not a general 4+ unit Vermont/FHA requirement.

Funding/ownership note: Additional ADA §233, Section 504, or funding-agency accessibility requirements may apply to publicly provided or federally assisted housing. Determine project-specific requirements based on ownership, operation, and funding source. ADA §233 applies to residential facilities otherwise subject to the ADA; it is not a general private-housing scoping rule.

Summary of Types under Development

# of units	Type	Home Design Goals	Infill Site Type	# Stories	# Bedrooms	# Bathrooms	MEP
1	Railroad Flat, Caretaker	Age-in-Place Workforce Housing Starter Home For Sale For Rent	Narrow	1.5	2	2	In-Unit
	Foursquare	Starter Home For Sale For Rent	Wide	2	3	1.5	Basement Attic
2	Paired Starter Home	Starter Home Workforce Housing For Sale For Rent	Narrow	2	2 / 2	1.5 / 1.5	Basement Attic
	Side-by-Side	Workforce Housing Starter Home For Sale For Rent	Wide	2	2 / 2	1.5 / 1.5	In-Unit
	Back-to-Back	Workforce Housing Starter Home Multigenerational For Sale For Rent	Narrow	2	3 / 1	1.5 / 1	In-Unit Basement Attic
	Intergenerational Triple Decker	Age-in-Place Workforce Housing Starter Home Multigenerational For Sale For Rent	Narrow	2.5	2 / 4	1 / 2	In-Unit
4	Village 4	Age-in-Place Workforce Housing Starter Home Multigenerational For Sale For Rent	Narrow	1.5	2 / 2 / 1 / 1	1.5 / 1.5 / 1 / 1	In-Unit
	Narrow Lot	Age-in-Place Workforce Housing For Rent	Narrow	2	stu / 1 / 1 / 1	1 / 1 / 1 / 1	Basement
2-6	Stackable	Age-in-Place Workforce Housing For Rent	Wide	2+	2 / 2 / 2 / 2	1 / 1 / 1 / 1	Basement
	Rowhouse	Starter Home Workforce Housing For Sale For Rent	Narrow	2	3	1.5	In-Unit

All characteristics listed are as of the Statewide Survey. Some of these may change as the design team responds to feedback received.



Approach to Accessibility

Accessible/Adaptable Units

Total # Units

Adaptable and Accessible-Entrance Units

Applicable Law: Vermont Access Rules (2012, amended 2013), Chapter 11 (Act 88); and Federal Fair Housing Act

Items indicated as 'Exceeding' may include enhancements from the ADA Standards for Accessible Design, general accessibility and/or aging-in-place best practices

No-Step Entries & Thresholds

- Unit Entrance Doors
- Interior Doors - Ground Floor
- Interior Doors - Upper Floor

Maneuvering Clearances & Supports

- Hallway Widths
- Kitchens and Bathrooms
- Bedrooms
- In-Wall Blocking

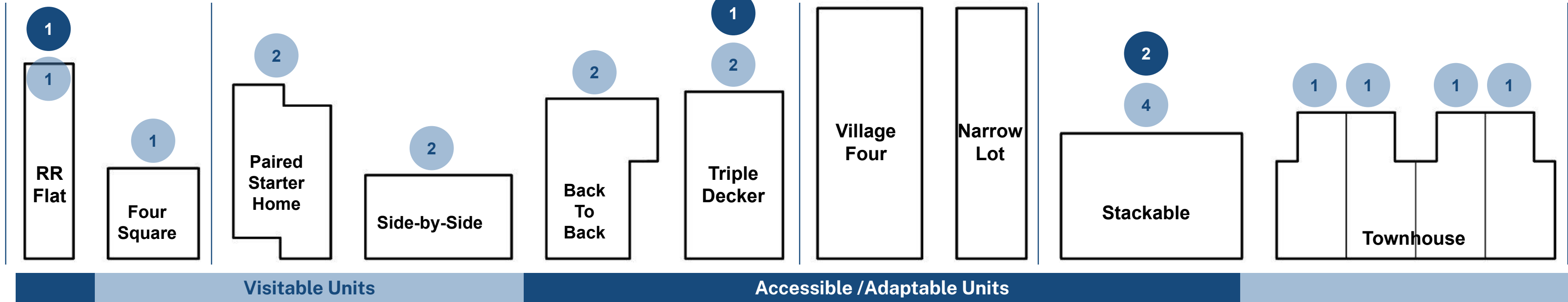
Appliances & Fixtures

- Bathing Fixtures
- Laundry Equipment

Meeting
Meeting / Exceeding
Meeting

Meeting / Exceeding
Meeting / Exceeding
Meeting / Exceeding
Meeting

Exceeding
Exceeding



Visitable Units / Multi Story Dwelling Units

Applicable Law: Vermont Access Rules (2012, amended 2013), Chapter 11 (Act 88); and Federal Fair Housing Act

Items indicated as 'Exceeding' may include enhancements from the applicable laws for fully accessible units (at left), from the ADA Standards for Accessible Design or general best practices

No-Step Entries & Thresholds

- Unit Entrance Doors
- Interior Doors - Ground Floor

Maneuvering Clearances & Supports

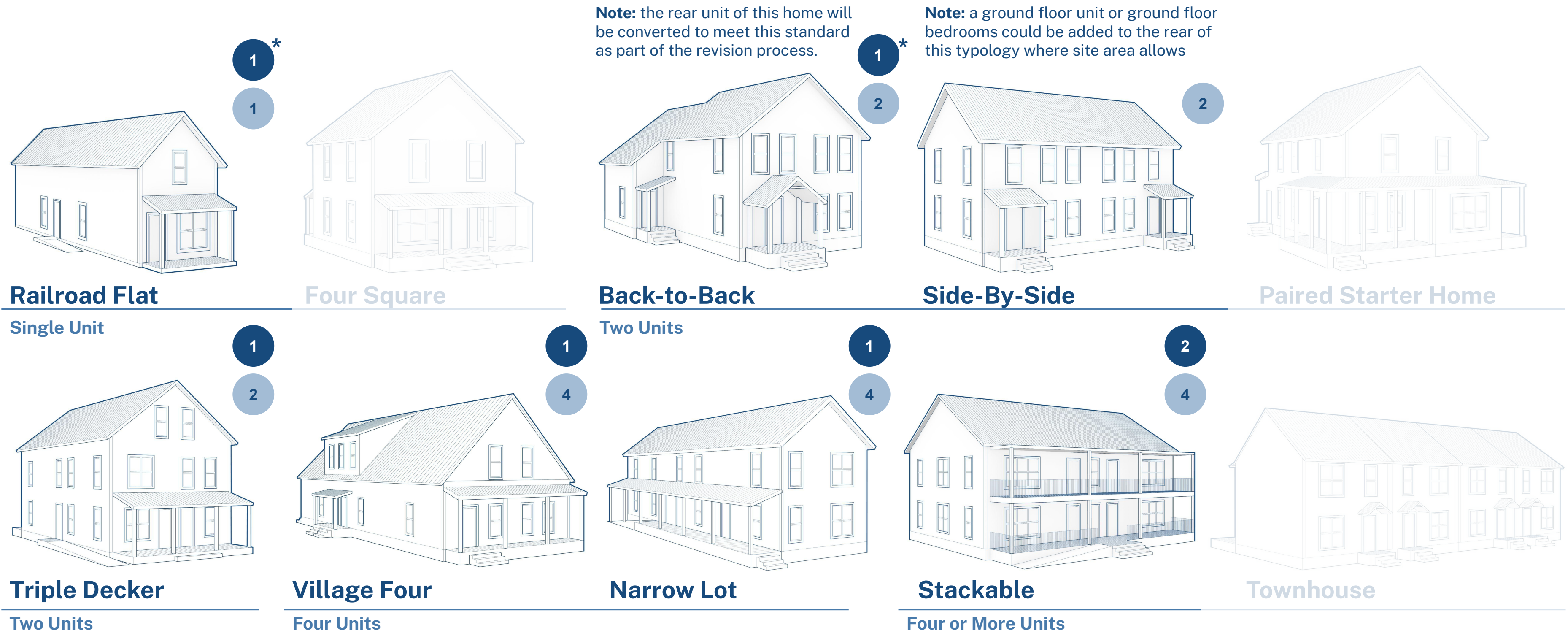
- Hallway Widths
- In-Wall Blocking

Meeting
Exceeding
Exceeding
Meeting

Fully Accessible / Adaptable Units

Homes with at least one fully accessible / adaptable unit
(* or fully accessible/adaptable ground level bedroom, bathroom, and kitchen)

- # # Accessible/Adaptable Units
- # Total # Units



Visitable Units

All homes have visitable units



Railroad Flat

Single Unit

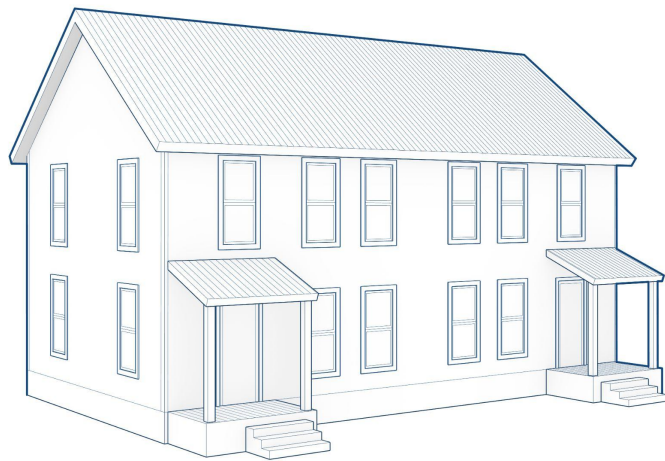


Four Square



Back-to-Back

Two Units



Side-By-Side



Paired Starter Home



Triple Decker

Two Units



Village Four

Four Units



Narrow Lot



Stackable

Four or More Units



Townhouse

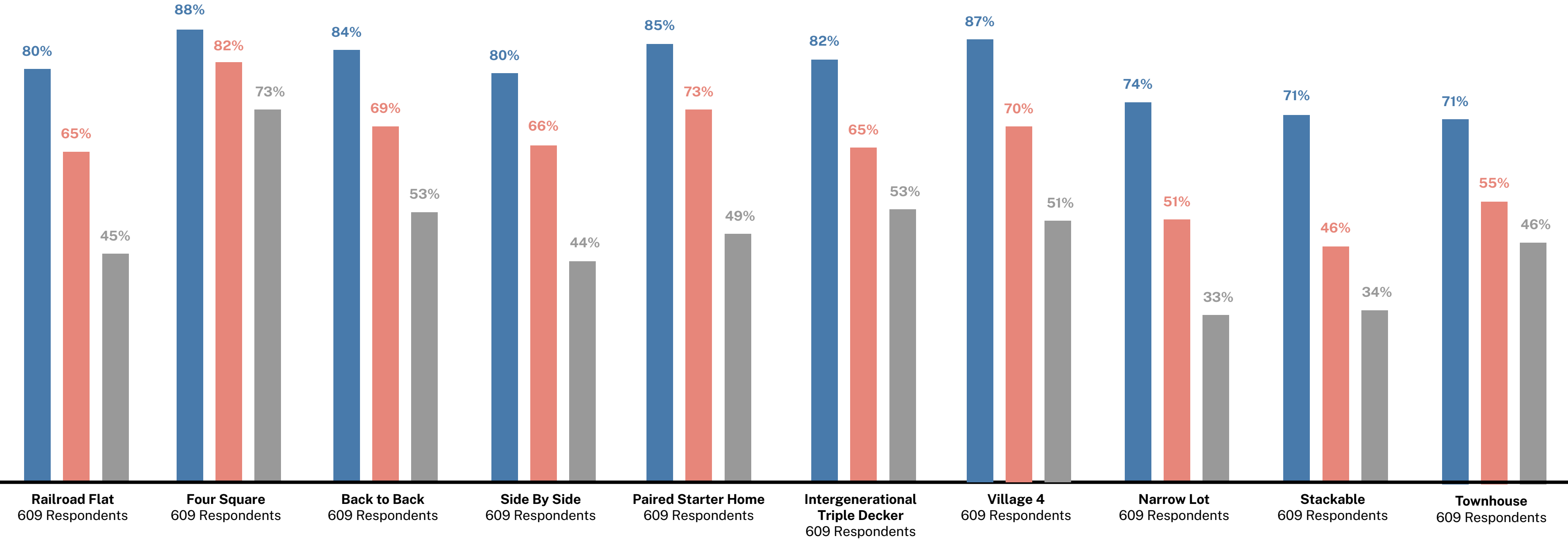
Overall Themes

Overall Home Design Perceptions

The majority of designs are received well by neighbors.
Our biggest area of improvement is liveability.

Neighbor Perceptions
Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.

Livability Perceptions
I would be happy to live in this home design

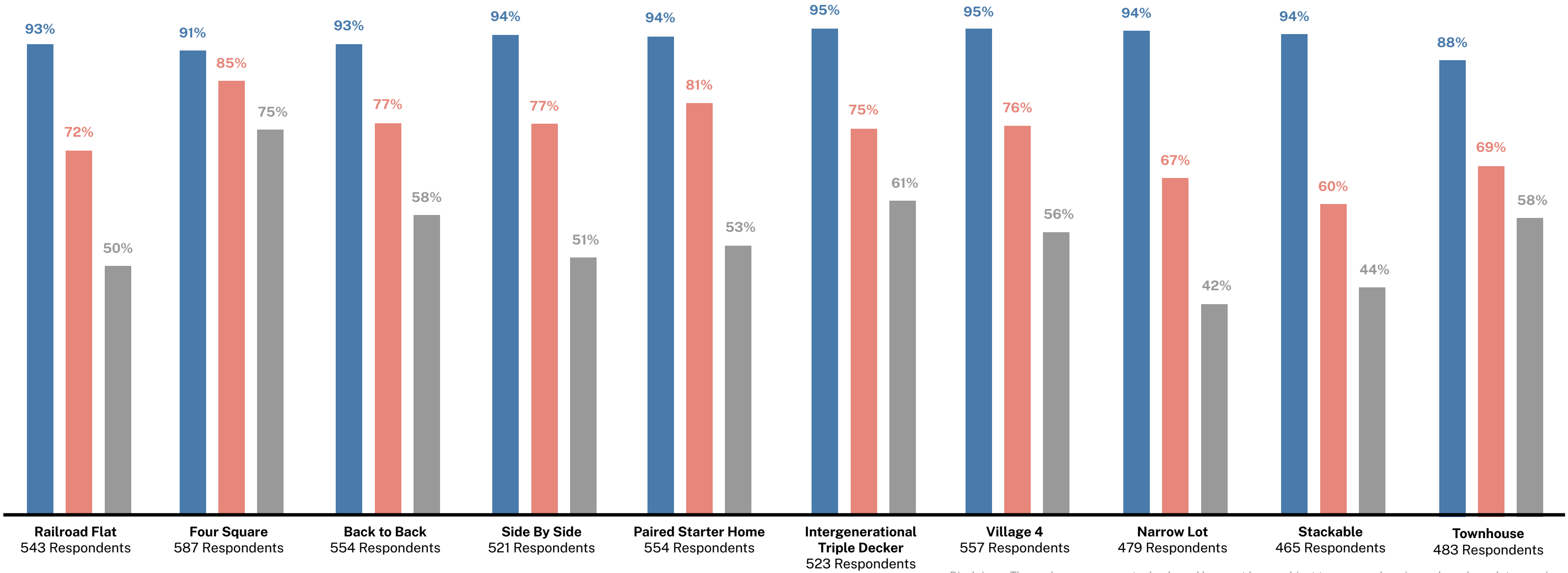


Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

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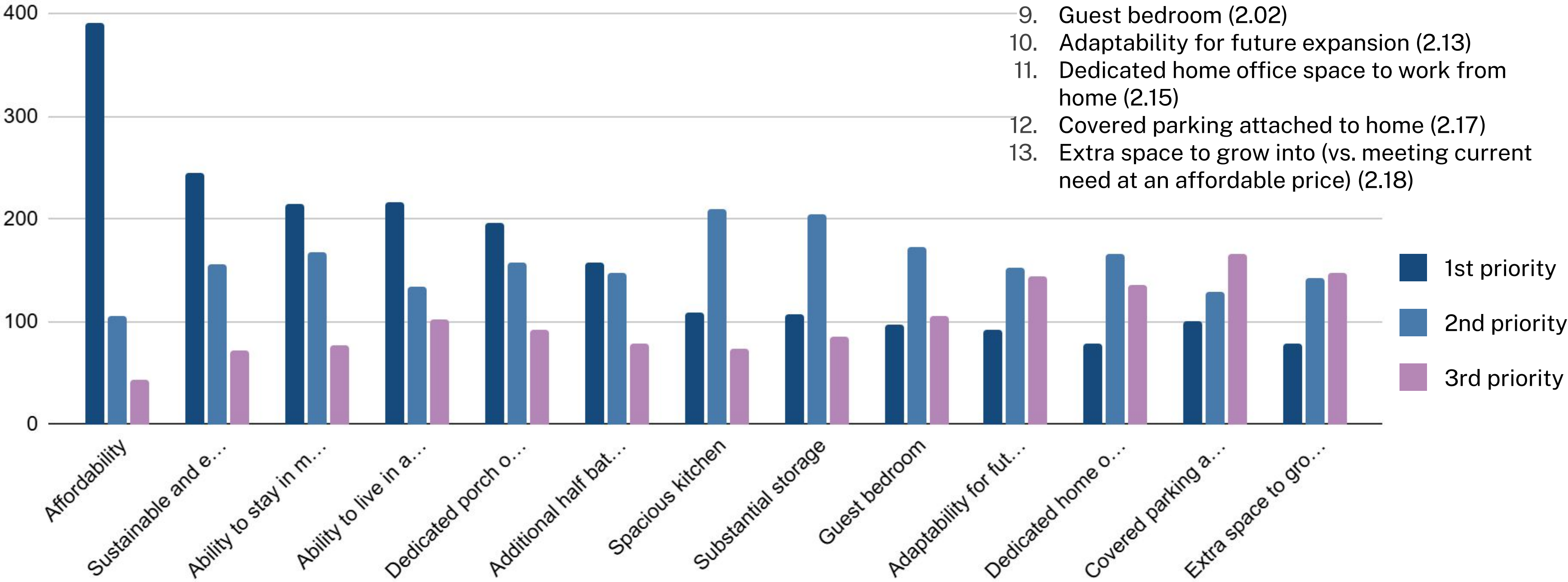


Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Trade-off Ranking

601 responses

When you think about trade-offs between the factors listed below, what are your top priorities?
Please rank your top three from 1 (for most important) to 3 (for least important).



Themes Across all Types

Survey

First Floor Living / Aging in Place: To meet the needs of an aging populations respondents would like to see more types with a ground floor bedroom/bathroom, or a clear path/option to add it in later

Windows / Natural Light: Concern over access to light, especially in narrow typologies

Storage: Closets, pantries, mudrooms, etc for storing seasonal gear

Kitchen Layout: General dislike for galley kitchens, respondents requested more L-shaped kitchen options

Garages: Desire for site-plan thinking about how carports might be integrated across all designs

Noise / Sound Transmission: General concerns where bedrooms of adjacent units have shared walls

Accessibility: Respondents felt that one ADA compliant unit in multi family typologies was doing the bare minimum

Age-Friendly Housing Workshops

- **Ramps:** scrutinize placement to ensure that they are covered and/or not under roof eaves.
- **Stairs & Handrails:** entry stairs should all be “walker width” with handrails, handrails at all stairs and ramps.
- **Pocket Doors:** incorporate where feasible/appropriate for accessibility (accessible bathrooms, visitable powder rooms)
- **Offer Small Single-level Single-Family Unit:** offered on market, can be developed as a variant of the base 10 designs if additional funding becomes available
- **Age-in-Place Bedroom Features:**
 - Single-bedrooms for senior couples who sleep separately
 - Extra clearance at stairs for king beds (note that we’re accommodating queen beds, not kings)
- **Age-in-Place Kitchens:** varied feedback on cabinet placement, counter level, hardware, and layout
- **Future Adaptability & Additions**
 - Accessible Ground Floor Full Bathroom: full accessible bath on ground floor enables future addition of bedroom
 - Pre-Designed Modular Additions: e.g. bedroom, garage/carport, screened-in porch

Themes Across all Types (1 of 2)

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

Off-Site Design Constraints

- 1. **Modular Compatibility:** 13’-9” width frame to frame is ideal / 11’ minimum width due to transportation balancing / 60’ lengths ideal
- 2. **Mechanical (MEP) Closet:** presume location in basement, and where that is not possible, prioritize ground floor placement

Universal Design & Aging in Place

- 3. **Ramps:** review placement to ensure that they are covered and/or not under roof eaves.
- 4. **Stairs & Handrails:** entry stairs should all be “walker width” with handrails, handrails at all stairs and ramps.
- 5. **Pocket Doors:** incorporate where feasible/appropriate for accessibility (accessible bathrooms, visitable powder rooms)
- 6. **Ground Floor Full Bath:** include ground floor full bath where practical for large households and/or future single-story living

What is a Mechanical Closet? This is the area in a home dedicated to critical Mechanical, Electrical and Plumbing (MEP) building systems to make a modern home safe, healthy, and comfortable like a furnace, water heater, and electrical panel.

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

Off-Site Design Constraints

- 1. **Attics:** avoid attic mechanical closets and conditioned attic space.

Universal Design & Aging in Place

- 2. **Offer Small Single-level Single-Family Unit:** developers are already designing and building these, can be developed as a variant of the base 10 designs if additional funding becomes available
- 3. **Deprioritize Wheelchair Compatibility:** remove unnecessary turning diameters to save square footage and cost since walkers are more common than wheelchairs
- 4. **Age-in-Place Bedroom Features:**
 - Single-bedrooms for senior couples who sleep separately
 - Extra clearance at stairs for king beds (note that we’re accommodating queen beds, not kings)
- 5. **Age-in-Place Kitchens:**
 - Limit to only lower cabinets -needs were varied
- 6. **Future Pre-Designed Modular Additions:** (e.g. bedroom, garage/carport, screened-in porch) to be considered for future phases of the project if funding becomes available. This is within what the private market can do efficiently and cost-effectively.

Themes Across all Types (2 of 2)

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

Interior Livability & Design Quality

- 7. **Kitchen Layout:** prioritize L-shaped or islands in lieu of galley-style where possible, ensure practical prep space
- 8. **Entry Sequence:** avoid entering directly into living space, include adequate storage and place to sit where full mudroom isn't feasible
- 9. **Adjacencies:** avoid undesirable relationships (e.g. entering onto bathroom, or bathroom opening to kitchen/dining/living)
- 10. **Furniture Layouts:** ensure the following
 - o Living: standard (7') couch fits, feasible TV placement, etc.
 - o Bedroom: queen and two night stands fits in primary bedroom
- 11. **Storage:** ensure adequate storage for seasonal use (clothes, skis, winter tires), downsizing, and strollers, etc. - add where feasible.
- 12. **Natural Light:** explore ways to increase natural lighting
- 13. **Acoustic Privacy:** reduce sound transmission where possible
- 14. **Porches:** aim for minimum of 5' depth to increase usability

Exterior & Site

- 15. **Detailing:** exterior trim detailing will be developed balancing affordability and aesthetic goals, developer may choose to modify

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

Interior Liveability & Design Quality

- 7. **Mudroom:** Ensure that all types have full mud-rooms.

Exterior & Site

- 8. **Site:** parking/driveway layouts will be site dependent and therefore not standard, the companion design guide can offer ideas.

Home-Specific Feedback

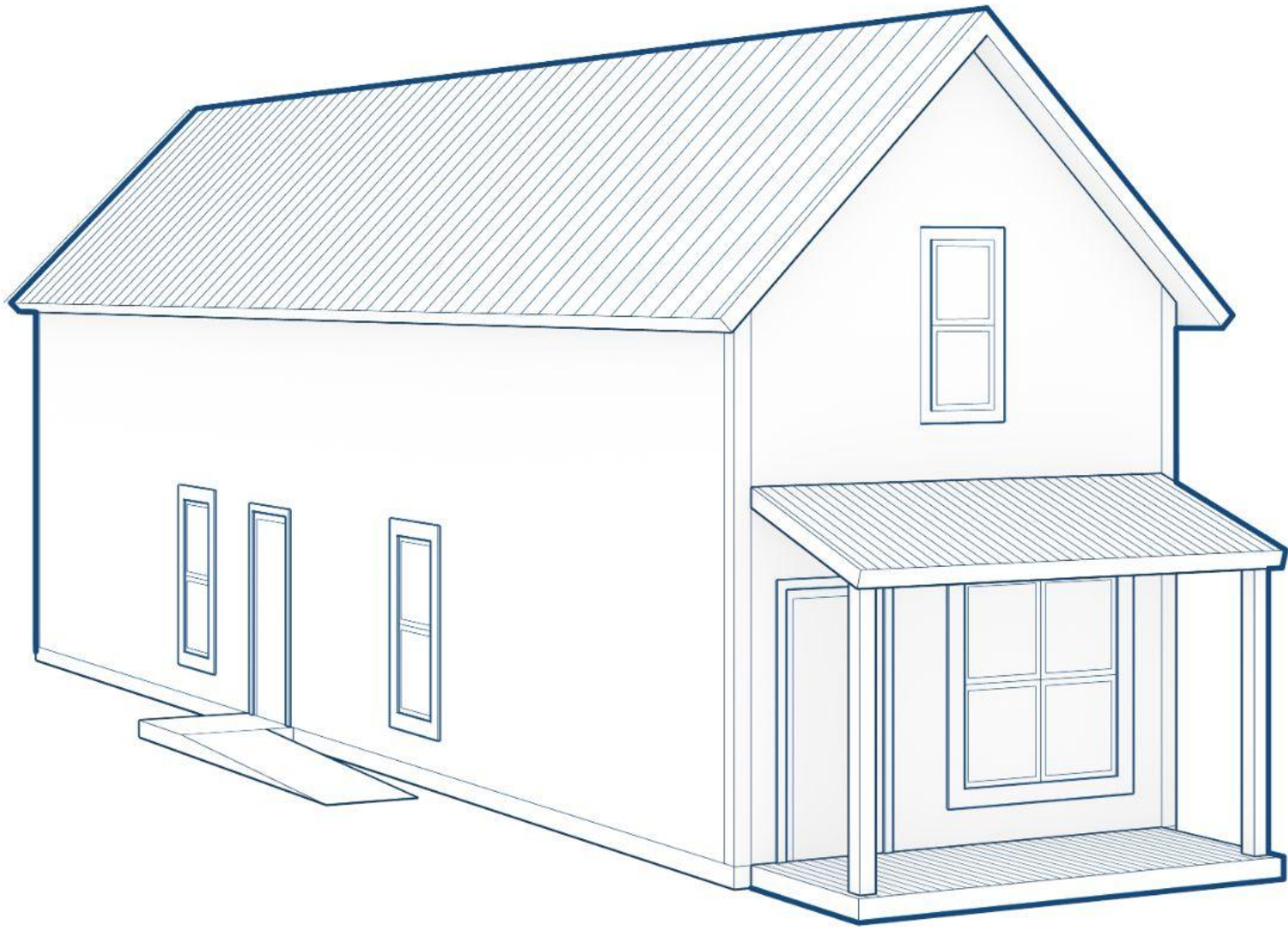
Railroad Flat

Narrow Single Family

# of Units	1
Bedrooms	2
Bathrooms	2
Building Dims	14' x 56'
# of Stories	1.5 stories
Units SF (Net)	981 SF

Key Features:

1. Fully accessible flat
2. Second floor bedroom for caretaker / family
3. Slender dimensions for seniors “downsizing” on their own lots



Franklin Street - Montpelier



Lafountain St - Burlington

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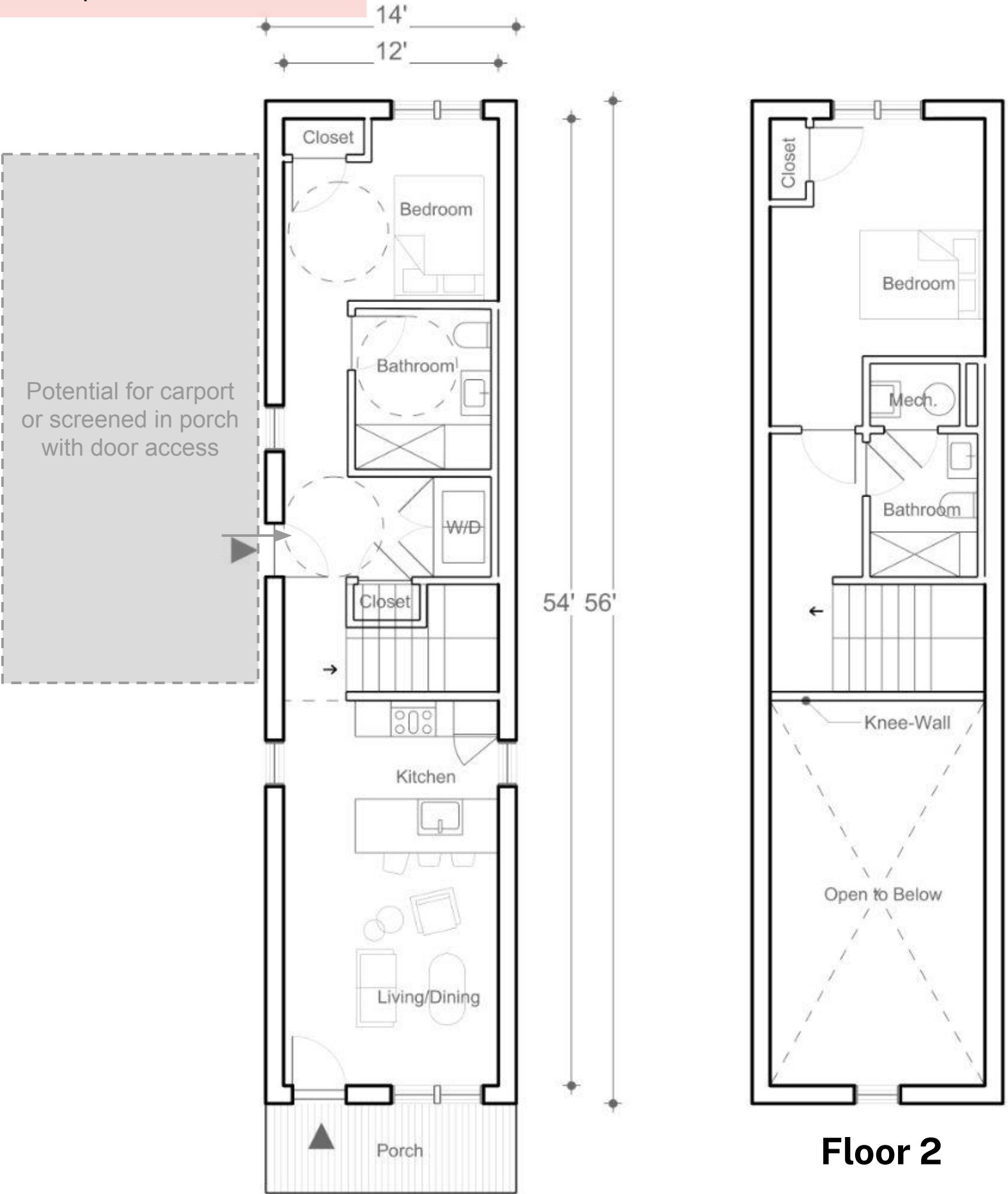
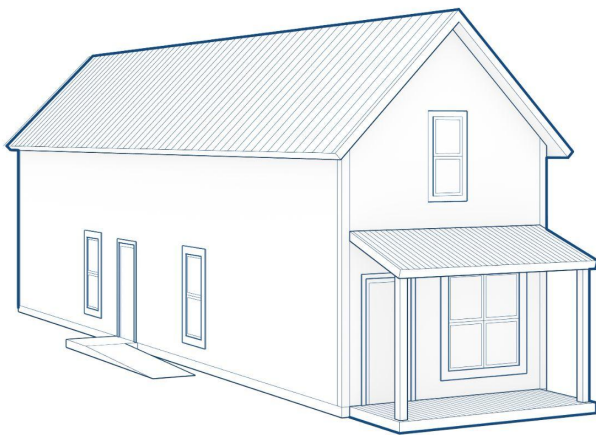
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Floor 1

Floor 2

older Vermonters,
up to 3 person households

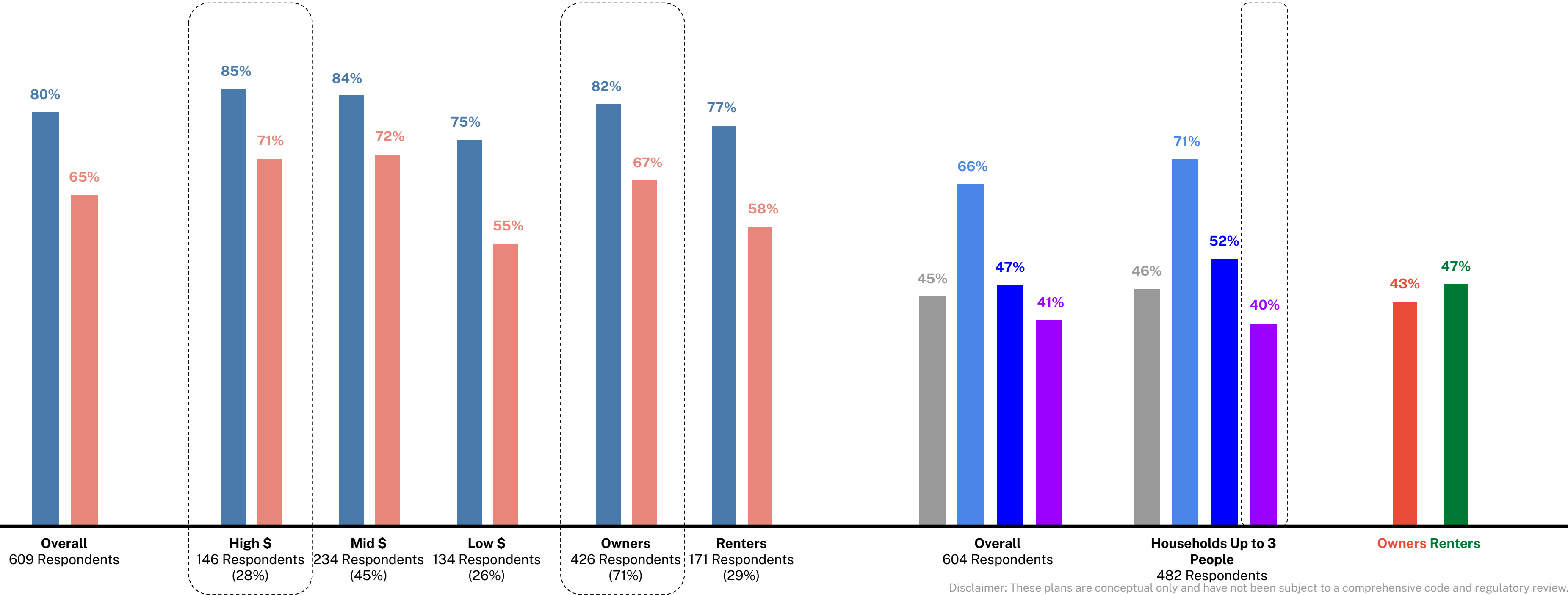
Railroad Flat

Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.

Livability Perceptions: I would be happy to live in this home design

All Ages - 604 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 343 respondents
Older Vermonters (over 55) - 252 respondents

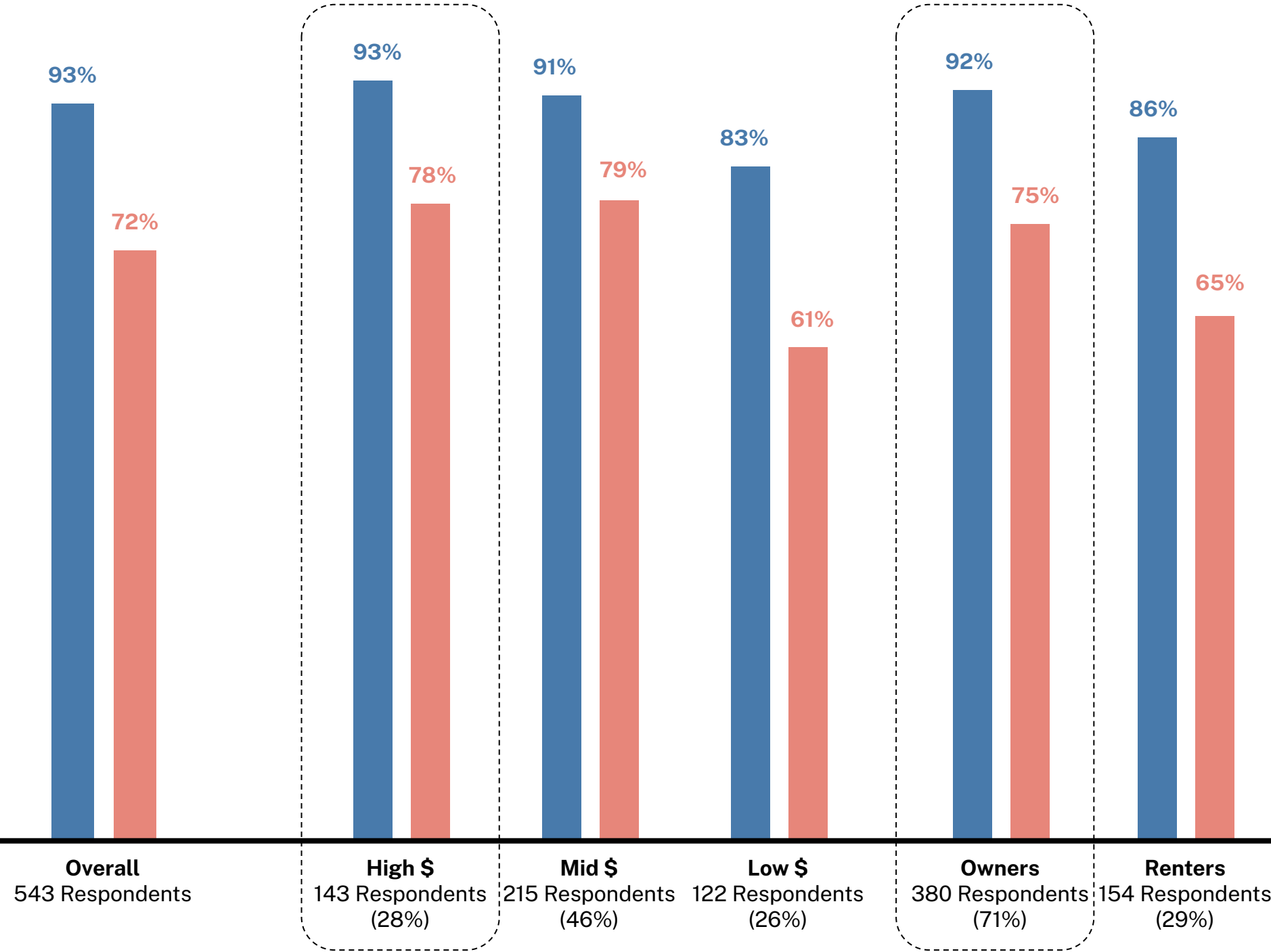


older Vermonters,
up to 3 person households

Railroad Flat

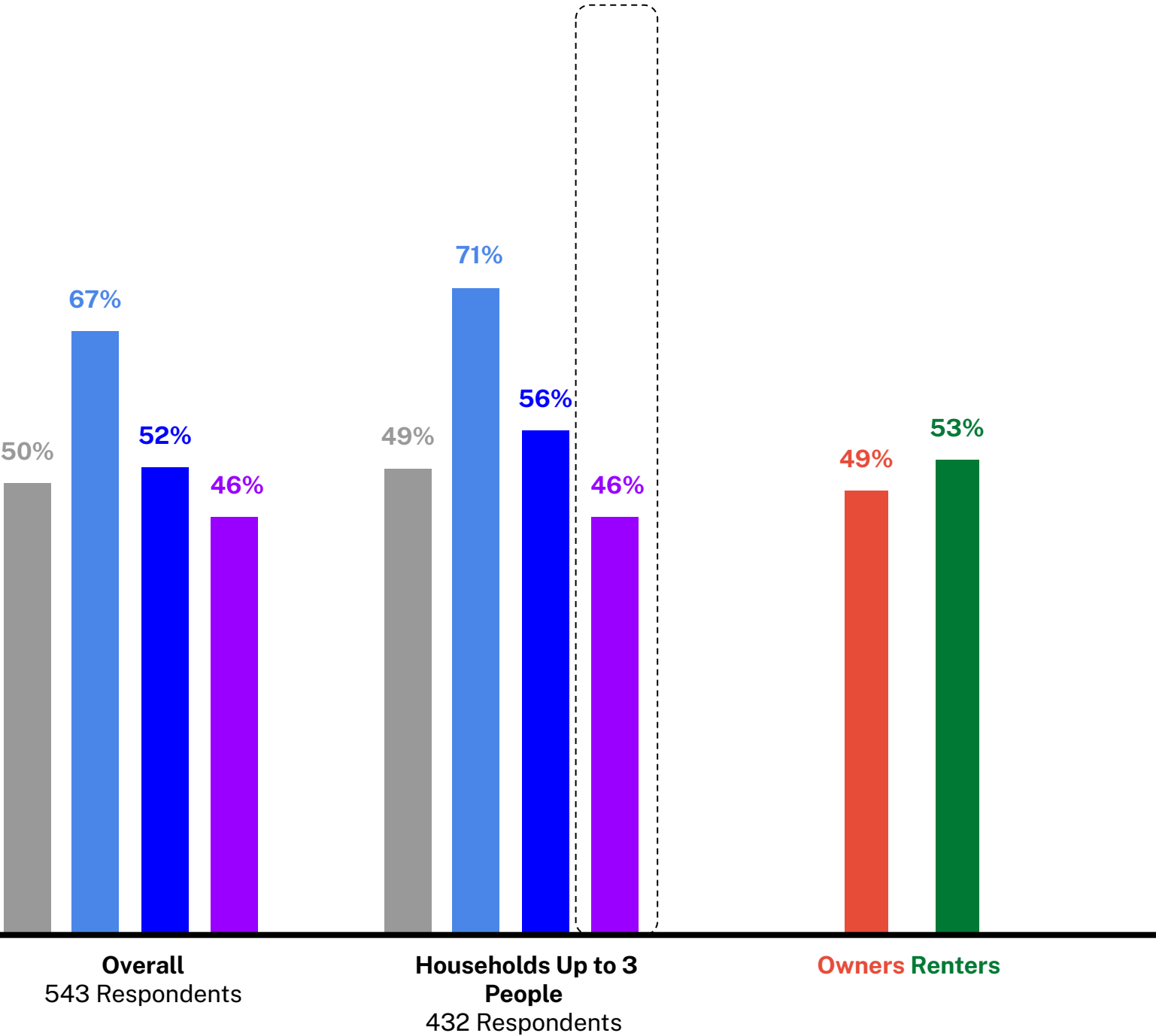
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 543 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 313 respondents
Older Vermonters (over 55) - 219 respondents



Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Railroad Flat

older Vermonters,
up to 3 person households

Overall Survey Themes (360 responses)

Open to Below: Most common critique of the type is the perceived “wasted space” of the high living room ceilings. Suggestions included converting the space to a third bedroom, office, or storage space.

Windows / Light: Concerns over light access especially on the second floor

Proportions: Appearance-related concerns; references made to mobile homes, shotgun shacks, trailers

Accessibility: Concerns about the size / turning radius space in kitchen, tight hallways, and the inaccessible mechanical room location on the second floor.

Covered Entry: Requests to provide covering over the ramp on the side of the home, especially to prevent snow and ice buildup

Survey Feedback from Target Audience (166 responses)

Open to Below: No change

Windows / Light: No change

Proportions: No change

Accessibility: Dropped as compared to the overall pool, more focus on general concerns about covered entries than specific ADA turning radii requirements

Covered Entry: No change

Caretaker Suite Concept: Some comments questioned whether having a caretaker living on a separate floor was practical

Railroad Flat

older Vermonters,
up to 3 person households

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

- Kitchen:** swap for L-shaped kitchen (vs. current galley)
- Second Story & Open To Below:** shrink the “open to below” ground floor vaulted area and add a third bedroom or bonus room on the second floor.
- Universal Design:**
 - Include covered entrances and ramp
 - Incorporate interior pocket doors where feasible on the ground floor, especially in bathroom
- Natural Light:**
 - Add more ground floor and second floor windows on long walls
 - Explore dormer or full second story to create more functional space and allow for windows on long walls on the second story
- Adaptability:**
 - Show conceptual footprint for future covered carport, garage, or screened-in porch, taking into account potential impacts on interior natural light access.
 - Expansion potential with side addition
 - Due to versatile size and use, could be used for post-disaster rapid deployment as a starter home with add-on potential

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

- Changing proportions.** this smaller single-unit home is designed to align with typical side yard and urban infill lot widths and to fit within a single ~14’ volumetric modular unit.
- Alternative Ground Floor Mechanical Room Placement:** the ground floor already has the minimum viable living space, there is not sufficient space to accommodate MEP room on ground floor.
- Version Without Second Story:** This would change both the exterior proportions that align to Vermont vernacular design, would be redundant with products already on the market from volumetric modular and manufactured housing providers, and would be less flexible for multiple household types and stages of life. However, if additional funding becomes available and financing and property tax formulas change, a version with an unfinished second story could be explored.

Four Square

Square Starter Home

# of Units	1
Bedrooms	3
Bathrooms	1.5
Building Dims	26' x 26'
# of Stories	2.5 stories
Unit SF (Net)	1,106 SF

Key Features:

1. Efficient 3 BR house for families
2. Flexible size suitable for both infill and larger multi-property development
3. Opportunities for future expansion along the sides and into the attic



Highland Ave - Manchester



Victory Circle, Hartford VT

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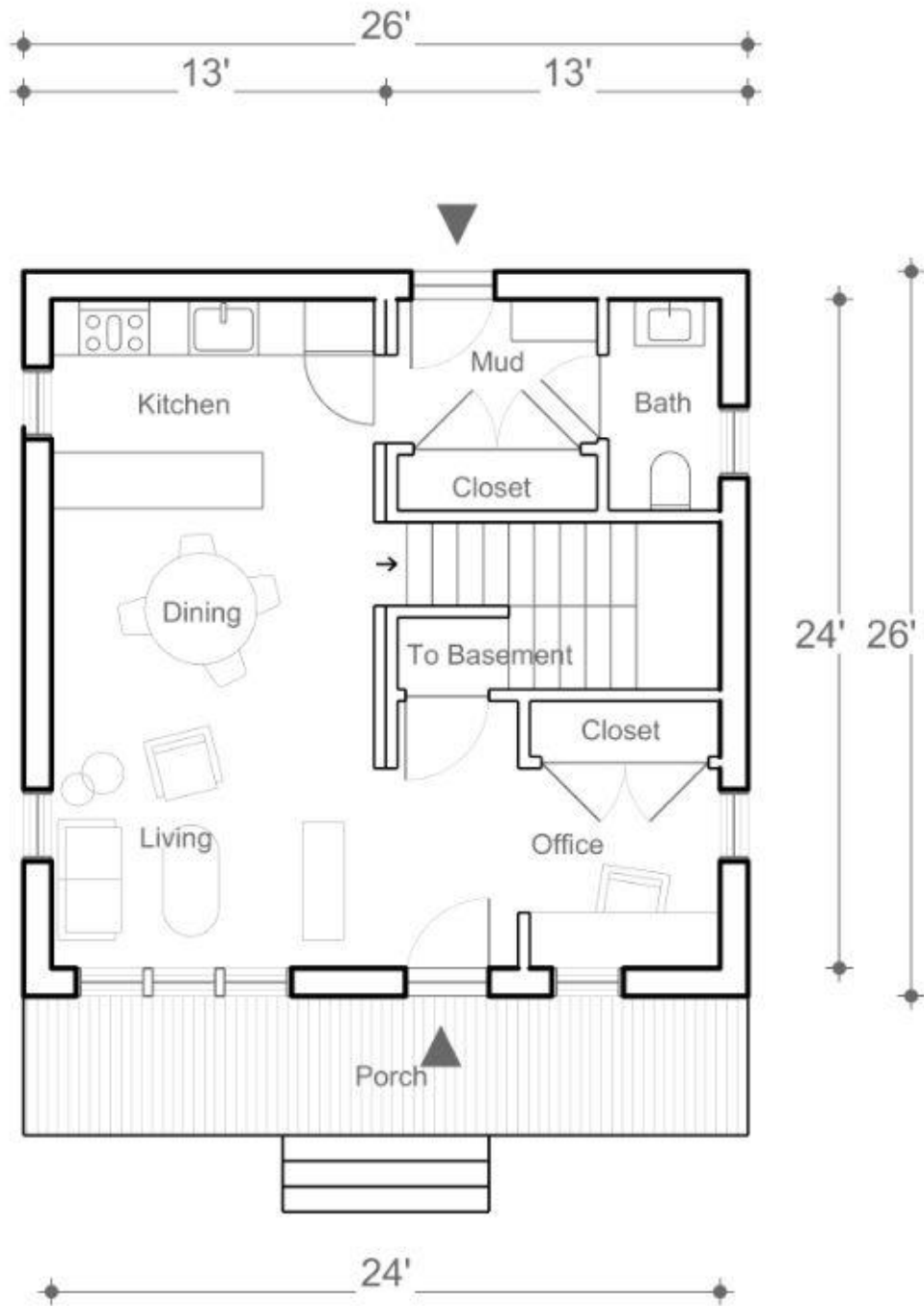
Four Square

Square Starter Home

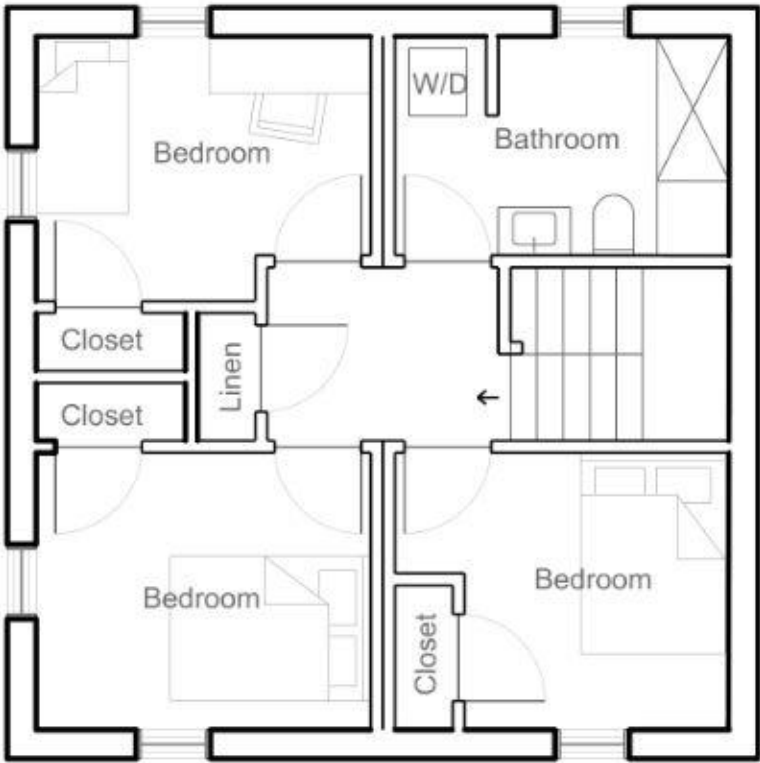
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Floor 1

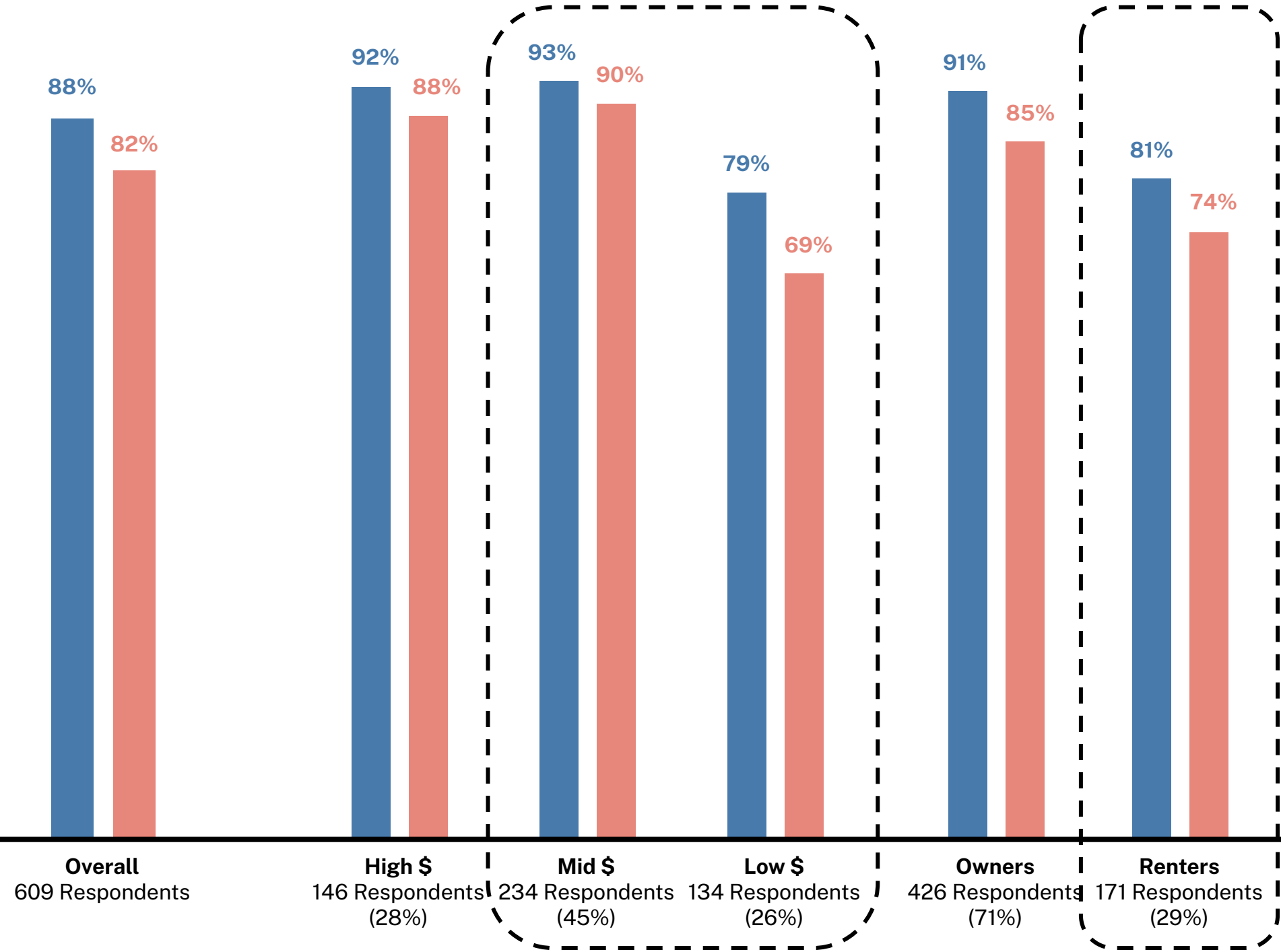


Floor 2

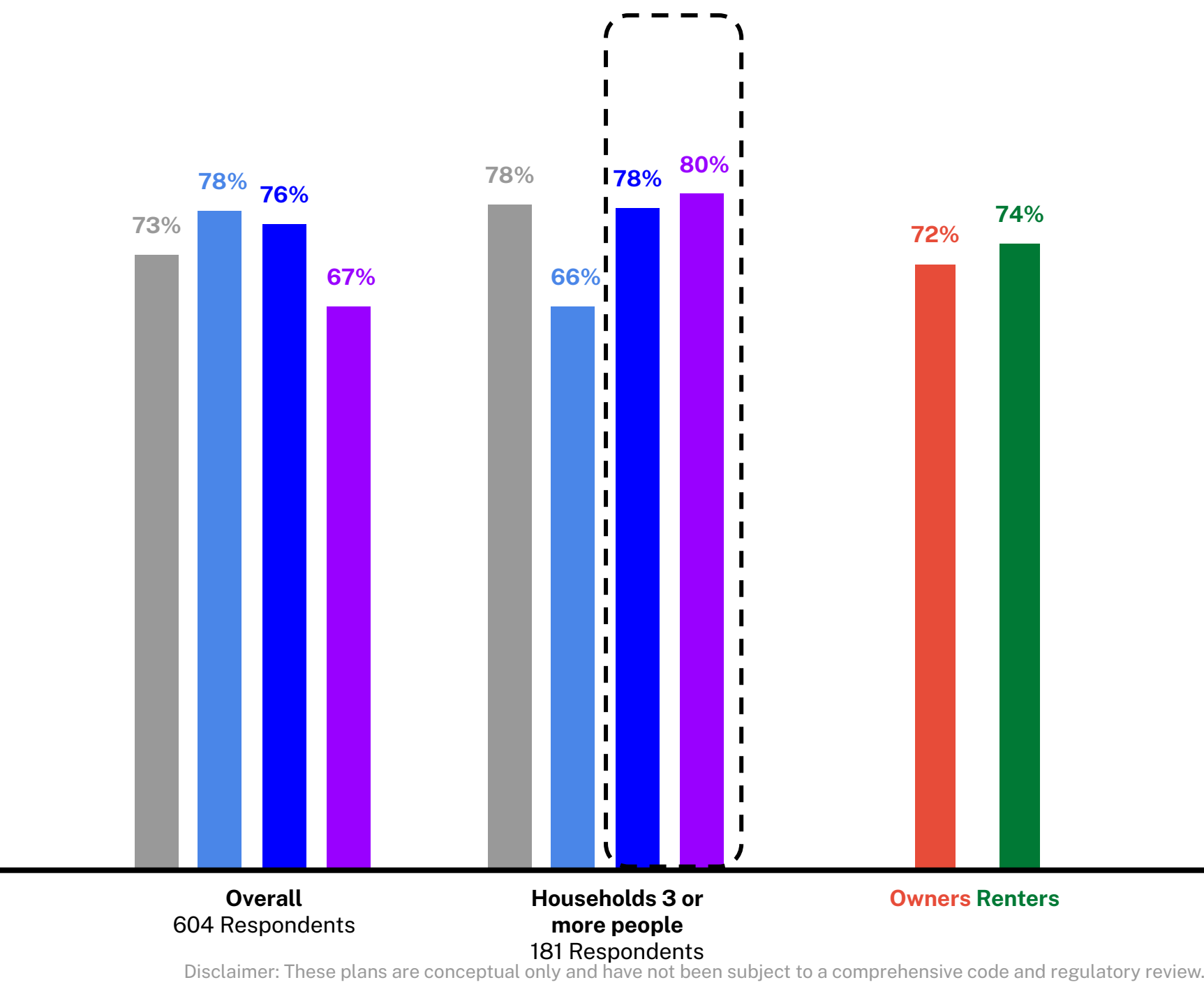
Age 26-55, Income less than 150k, 3+ people

Four Square

Neighbor Perceptions
Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design
All Ages - 604 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 343 respondents
Older Vermonters (over 55) - 252 respondents

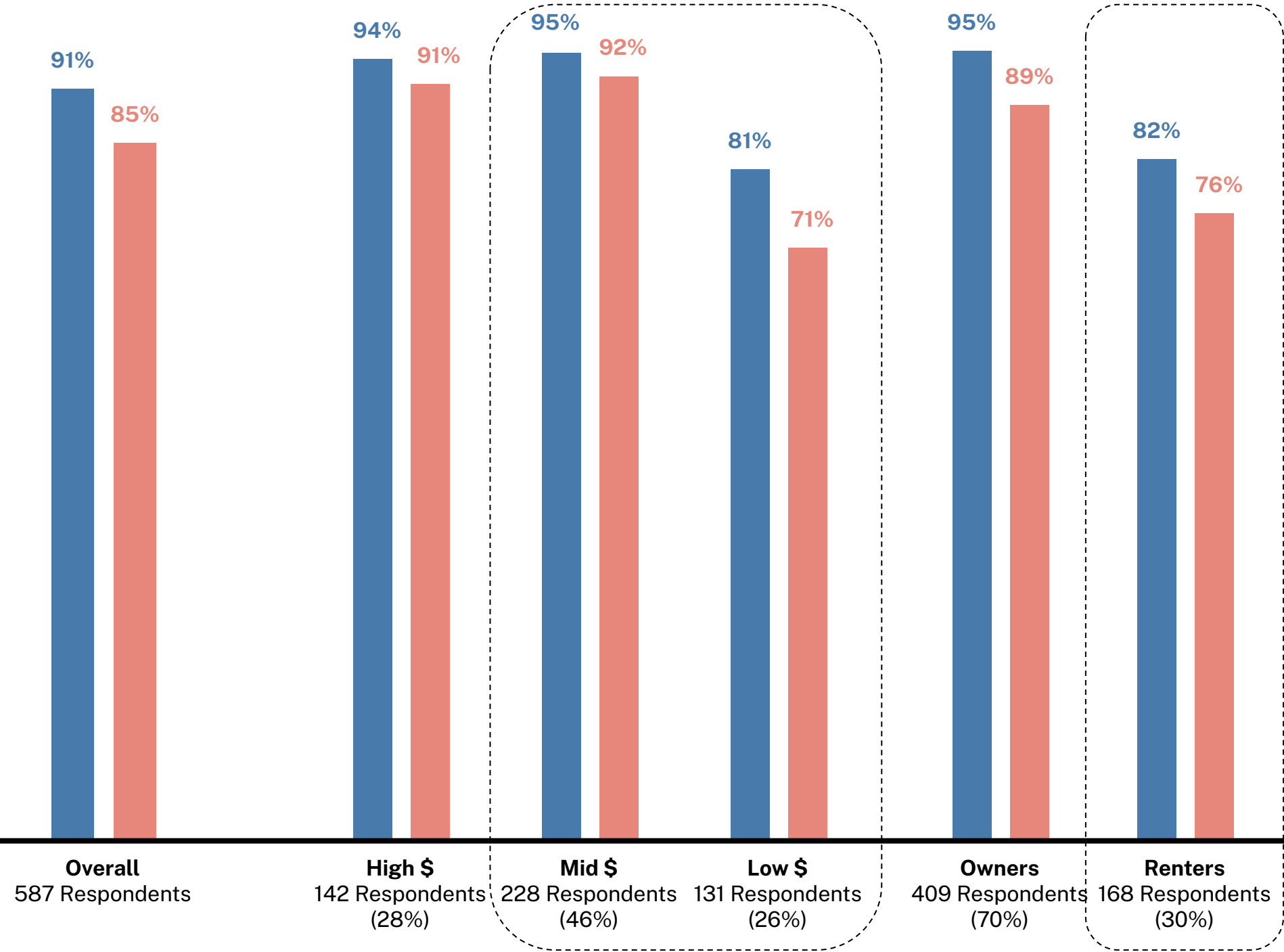


Age 26-55, Income less than 150k, 3+ people

Four Square

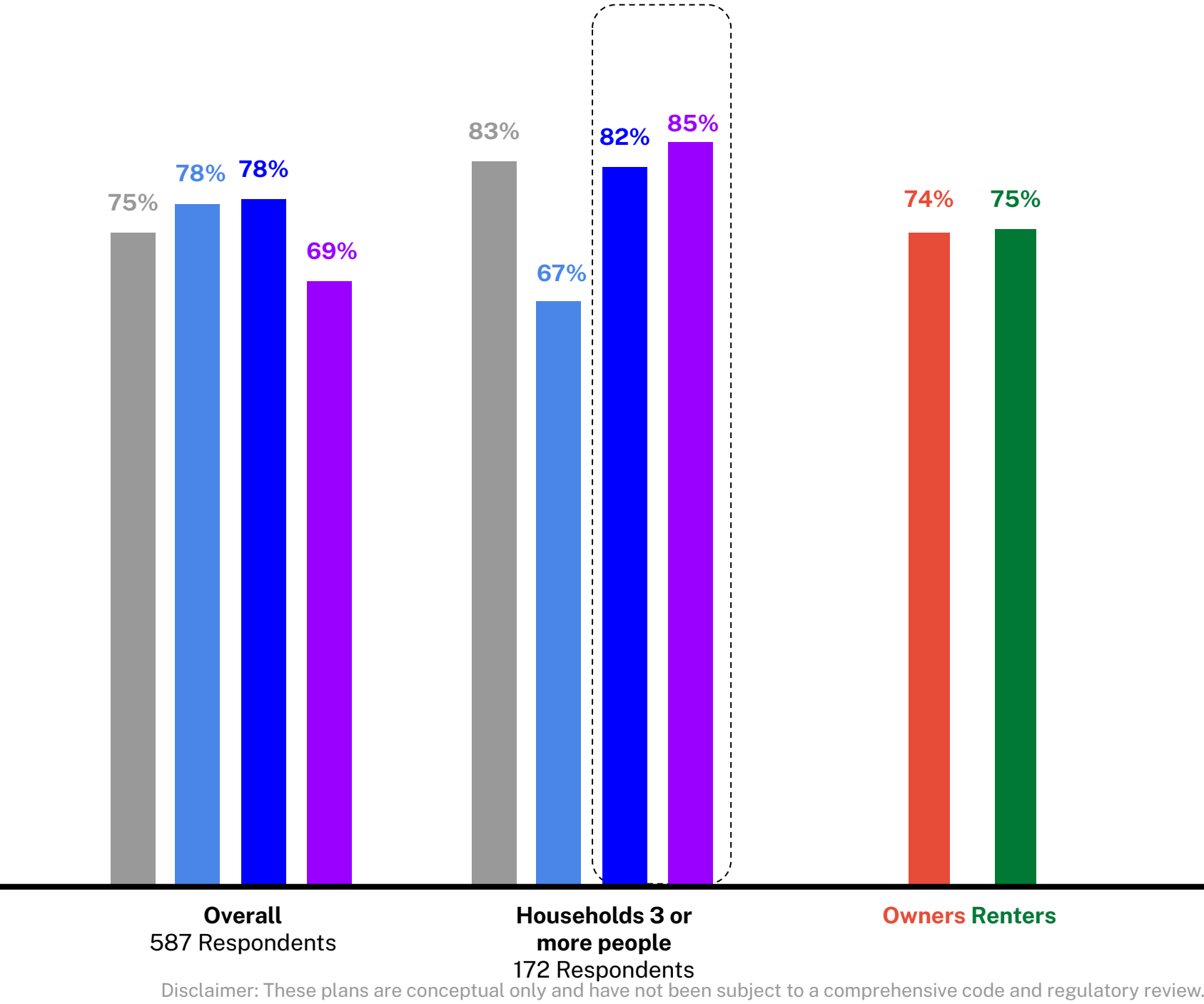
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 587 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 333 respondents
Older Vermonters (over 55) - 243 respondents



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Four Square

Age 26-55, Income
less than 150k, 3+ people

Overall Survey Themes (270 responses)

- Full Bath on First Floor:** Specifically requested for aging-in-place residents, respondents also feel that for a three bedroom home, two full bathrooms would be preferred
- Entry Sequence:** Respondents felt that seeing the basement stair upon entering through the front door is undesirable
- Proportions:** Respondents feel that dormers would make the home more attractive
- Bedroom Size:** Desire for larger bedrooms
- Kitchen Size:** Requests to provide a larger kitchen since this type has three bedrooms

Survey Feedback from Target Audience (32 responses)

- Full Bath on First Floor:** Not mentioned among target demographic
- Entry Sequence:** No change
- Proportions:** No change
- Bedroom Size:** Less concern
- Kitchen Size:** Less concern

Age 26-55, Income
less than 150k, 3+ people

Four Square

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

- 1. **Functionality of Ground Floor Living Areas:**
 - Kitchen/Dining: right size kitchen for 3 bedroom, allow for more flexible larger dining area
- 2. **Entry Experience:**
 - Explore layout options to avoid seeing basement stair upon entry.
 - Update front and rear entry areas to align to presumed programmatic uses and priorities for each. Assume front is a flexible “front hall” room for office and storage use, assume rear is a more minimal mudroom.
- 3. **Adaptability:**
 - Ground Floor Bathing Fixture: explore feasibility of ¾ (or full) bath on the ground floor to support future adaptability to single-story living and additional full bath to accommodate peak use, recognizing trade-offs with mudroom and cost.
 - Unfinished Attic Access: explore structural framing that would allow for future continuation of stair to access unfinished attic as additional storage or living space.

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

- 1. **Proportions/Dormers:** while common/emblematic of this typology, this adds complexity and cost, so will not be included in the base typology but will be considered as a likely future addition or adaptation.
- 2. **Larger Bedrooms:** excessively large bedrooms add cost, the current bedrooms are sized to fit either a queen bed with bedside tables on both sides, or a twin bed with one bedside table.
- 3. **Ground Floor Bedroom:** undermines efficiency of home design from a construction standpoint, but could be considered for a future addition.
- 4. **Attached Garage:** can be added on using standard available standalone garage designs and connected with a covered breezeway or other link. This adds too much cost and limits site compatibility and flexibility of the design.

Back-to-Back Duplex

# of Units	2
Bedrooms	3 / 1
Bathrooms	1.5 / 1
Building Dims	30' x 46'
# of Stories	2 / 1.5
Units SF (Net)	1,131 SF/ 806 SF

Key Features:

1. Rear Unit could have a fully accessible ground floor unit with second floor bedroom for caretaker / family / guest
2. Suitable for infill in single and two family contexts



Arlington Street -Essex Junction



Main St, Essex Junction

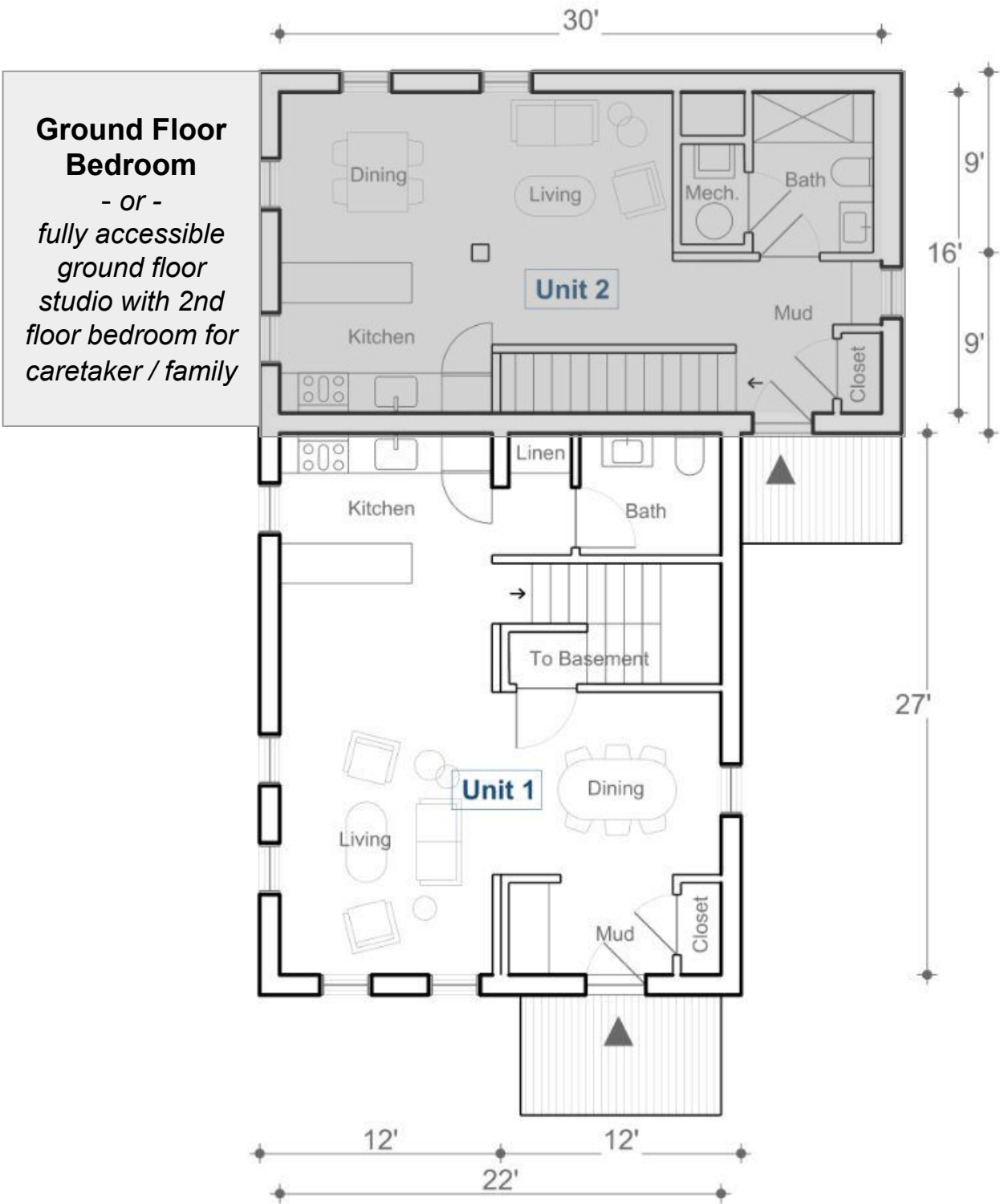
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Back-to-Back Duplex

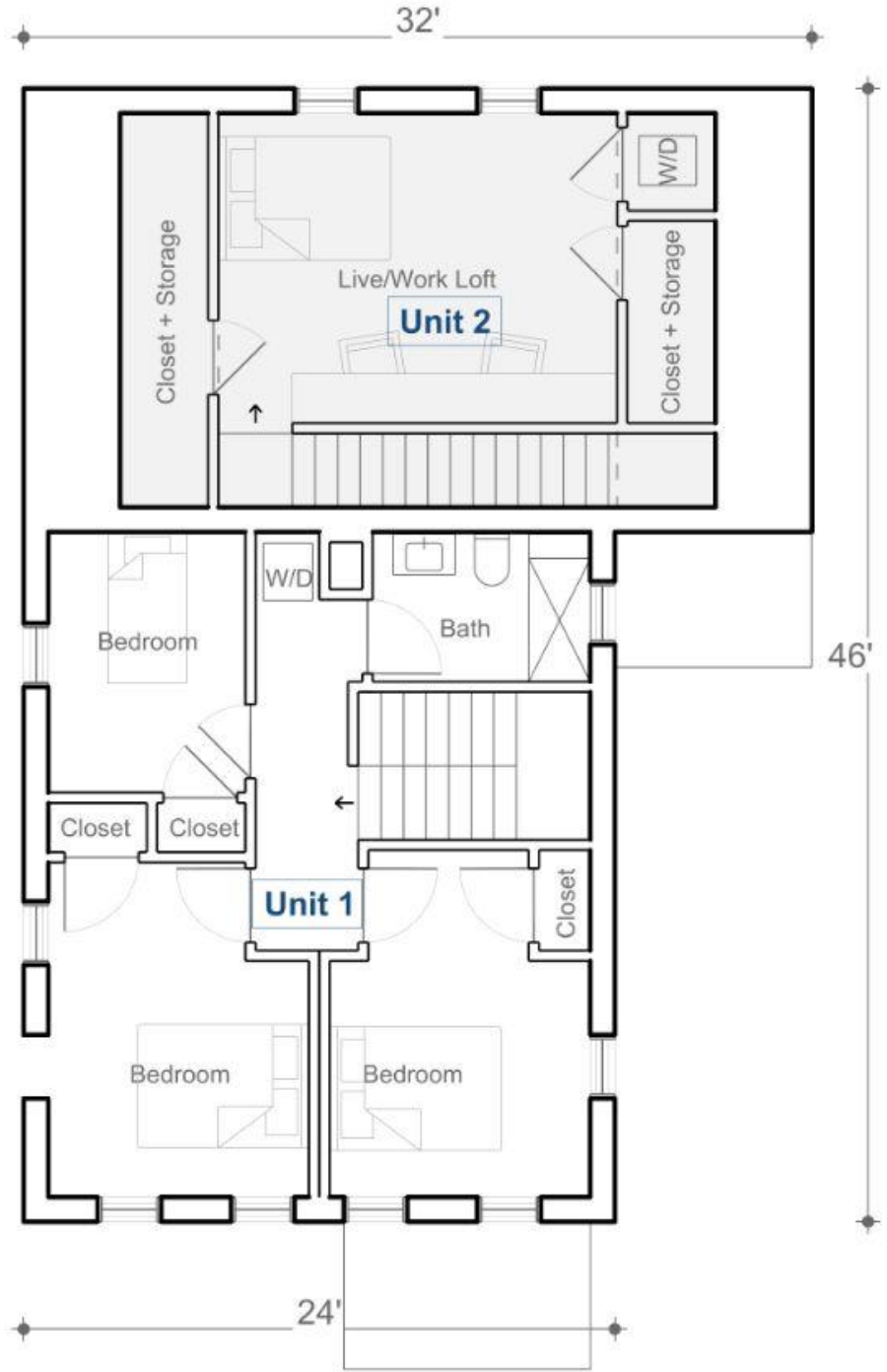
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Floor 1



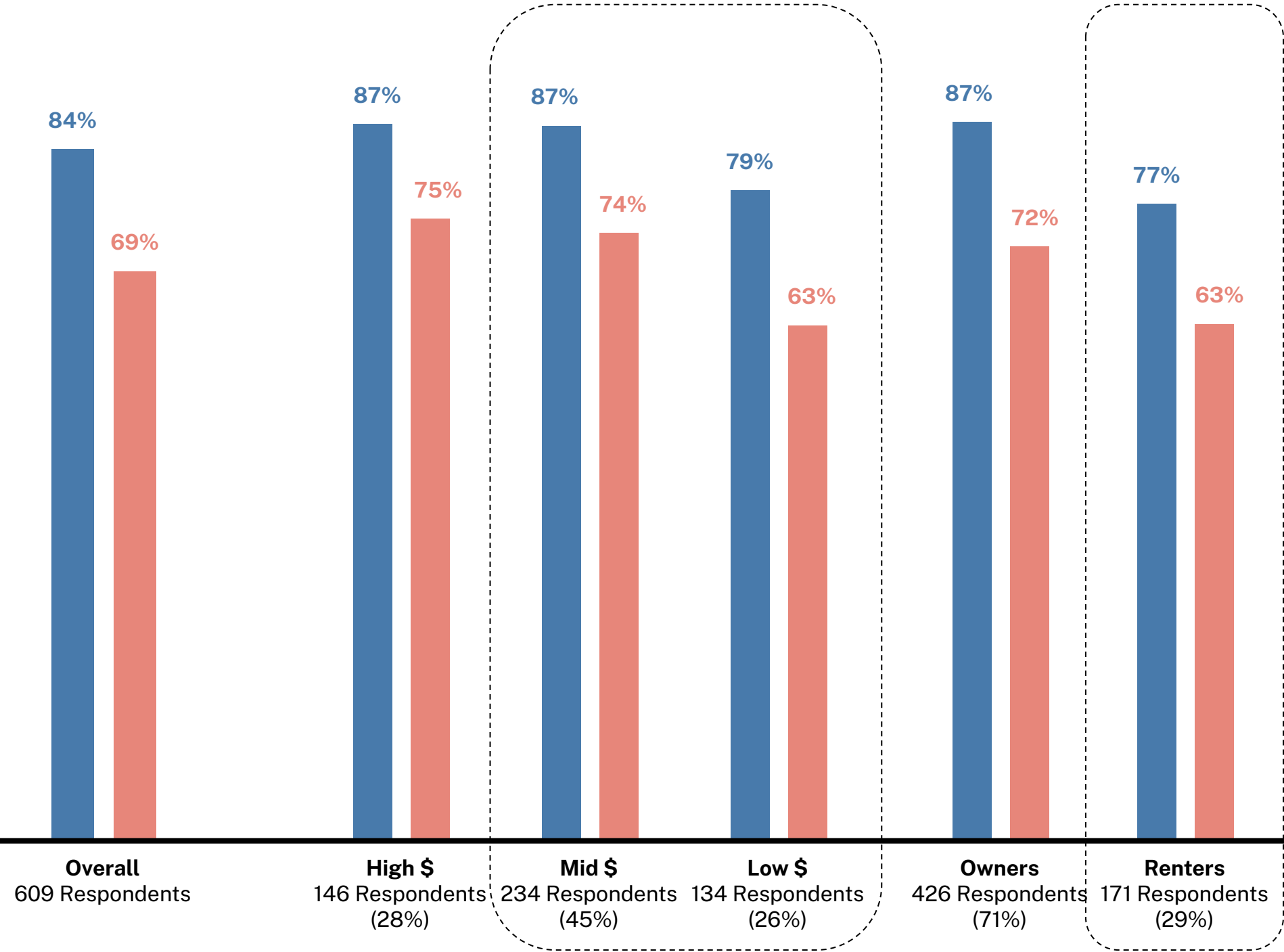
Floor 2

Age 26-55, Income less than 150k, 1-3 people

Back-to-Back

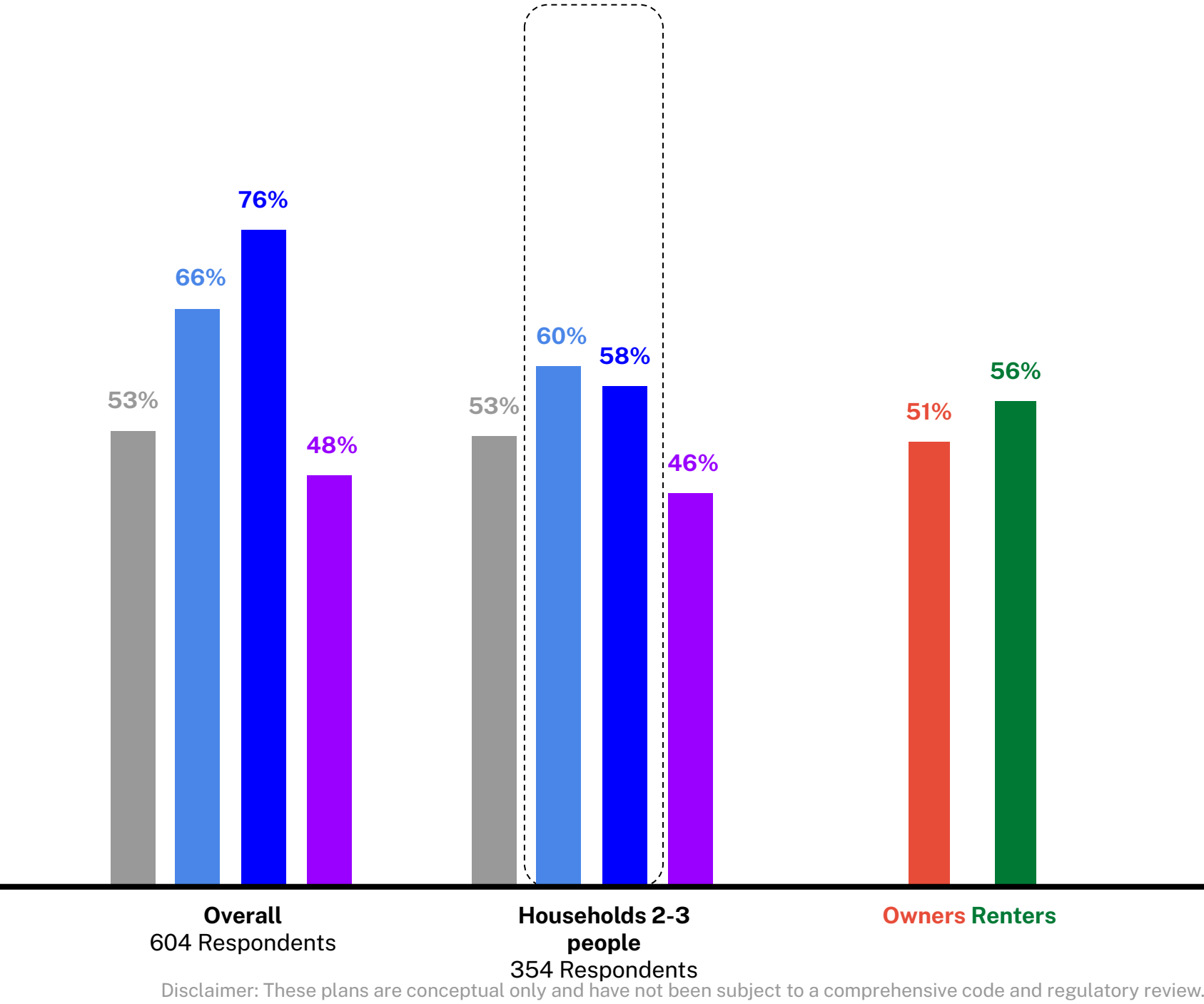
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 604 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 343 respondents
Older Vermonters (over 55) - 252 respondents

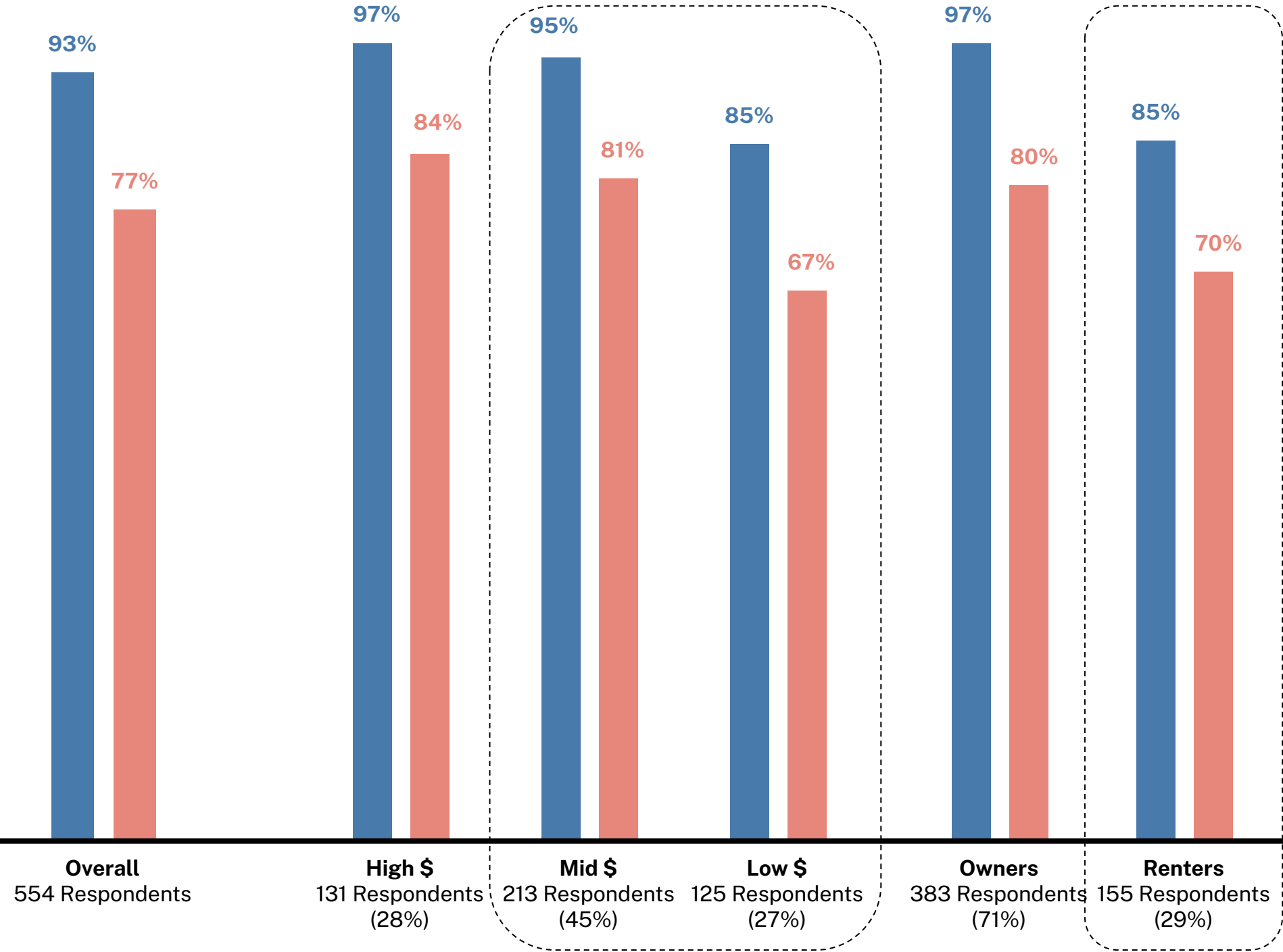


Age 26-55, Income less than 150k, 1-3 people

Back-to-Back

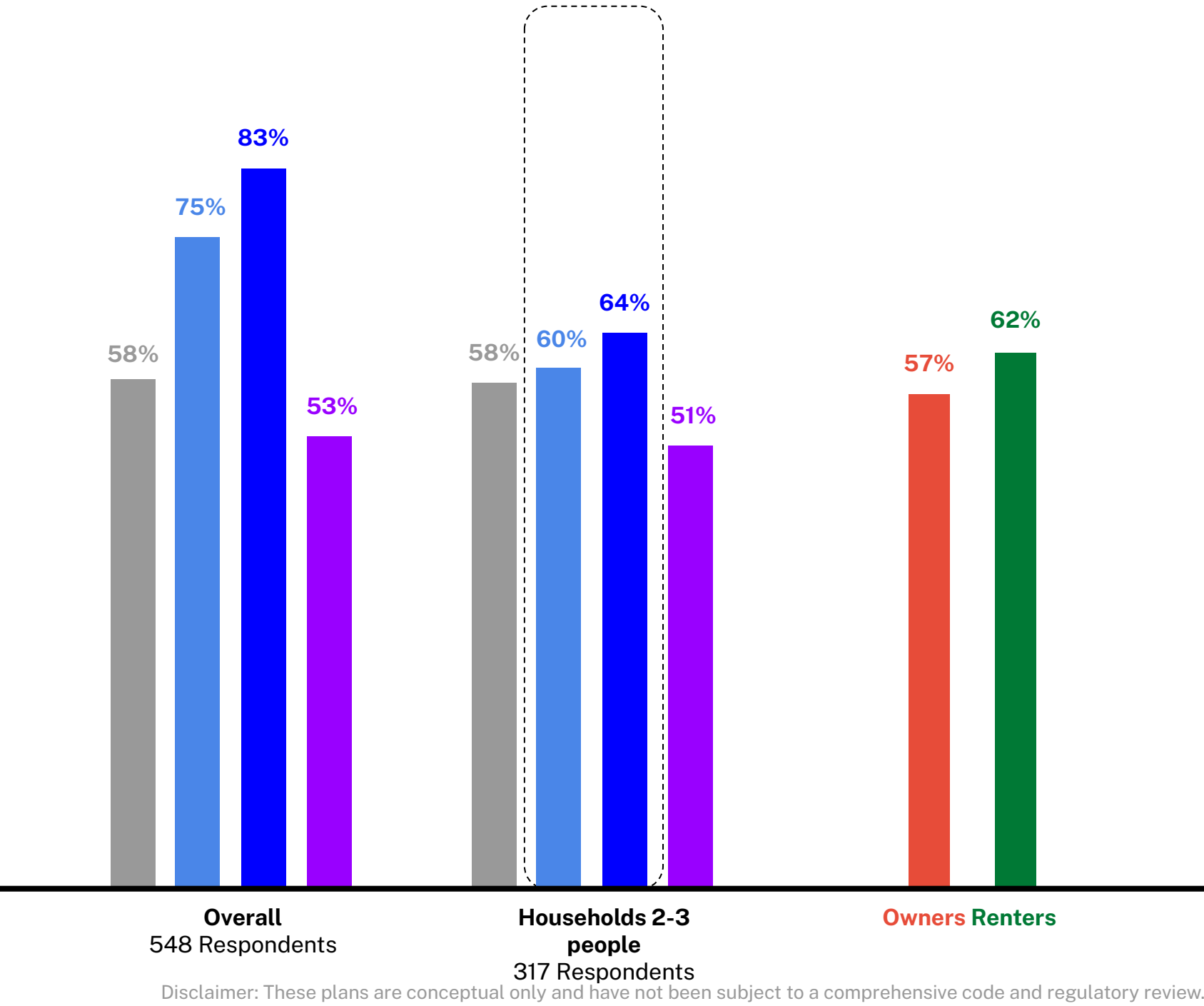
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
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Livability Perceptions: I would be happy to live in this home design

All Ages - 548 respondents
Younger Vermonters (up to 25) - 8 respondents
Adult Vermonters (26-55) - 308 respondents
Older Vermonters (over 55) - 230 respondents



Back-to-Back

Age 26-55, Income
less than 150k, 1-3 people

Overall Survey Themes (276 responses)

Dining Room Location: Concerns of dining room feeling too far from kitchen, and too close to the unit entry

Accessibility of Rear Unit: Respondents note that the plan says that it supports single level living, but isn’t actually accessible

Sound Transmission: Concerns about plumbing noise through shared wall

Kitchen Size: Feel that the kitchen is too small for the three bedroom, front unit

Porch: Desire for a full width porch for the front unit, and more consideration for snow/ice paths at the rear unit entry

Aesthetic: Rear unit feels like an afterthought

Survey Feedback from Target Audience (70 responses)

Dining Room Location: No change, remains top critique

Accessibility of Rear Unit: Increase in comments, mostly with respect to misalignment of design with accessibility claim

Sound Transmission: No change

Kitchen Size: Increased concern

Porch: Increased concern

Aesthetic: Increased concern

Age 26-55, Income
less than 150k, 1-3 people

Back-to-Back

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

- 1. **Both**
 - Massing: explore massing of front and rear units to create roof lines misalignment to feel more like an addition (like the example building) provided the additional roof complexity does not add substantial cost.
 - Acoustic Privacy: address acoustic concerns between units (plumbing)
- 2. **Front Unit**
 - Porch: consider full width and more occupiable porch
 - Entry: scrutinize entry sequence of front unit
 - Kitchen: right size kitchen for 3 bedroom, explore layout that would allow for informal dining in kitchen
 - Program: explore options to allow dining room closer to kitchen
 - Secondary Door: explore strategies to add an additional exterior side door
- 3. **Rear Unit**
 - Porch: redesign to be more mindful of snow fall
 - Make Fully Accessible: redesign rear unit to allow for fully accessible single level living
 - Secondary Door: include doorway to rear to access yard/potential rear porch

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

- 1. **Front Unit**
 - None
- 2. **Rear Unit**
 - None (being fully reconceptualized for accessibility)

Side-by-Side

2 Bed Duplex

# of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Building Dims	42' x 24'
# of Stories	2
Units SF (Net)	805 SF per unit

Key Features:

1. Compact side by side
2. Suitable for village infill and shallow lots
3. Design supports future addition of accessible flat at rear



Grove St, Essex Junction



St Paul Street - Montpelier

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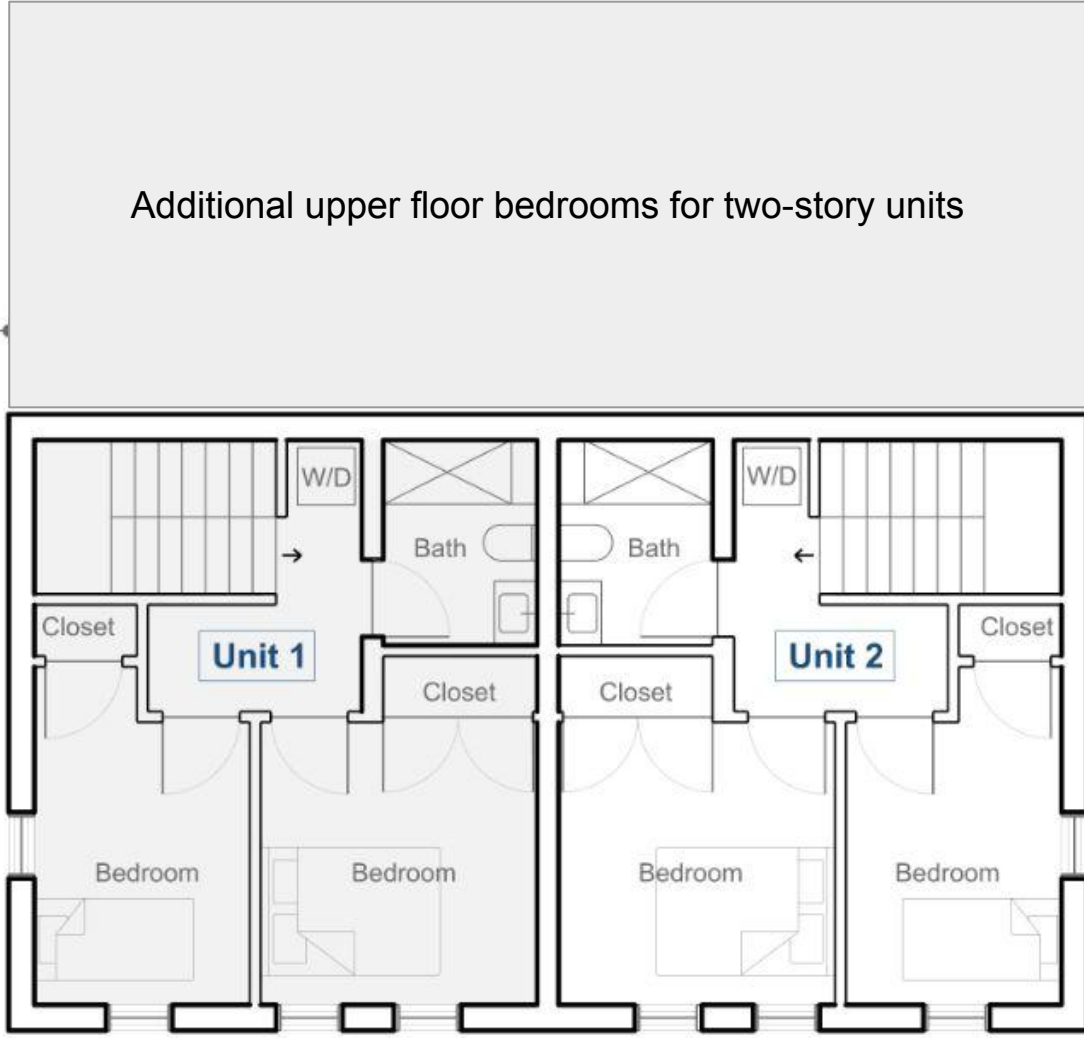
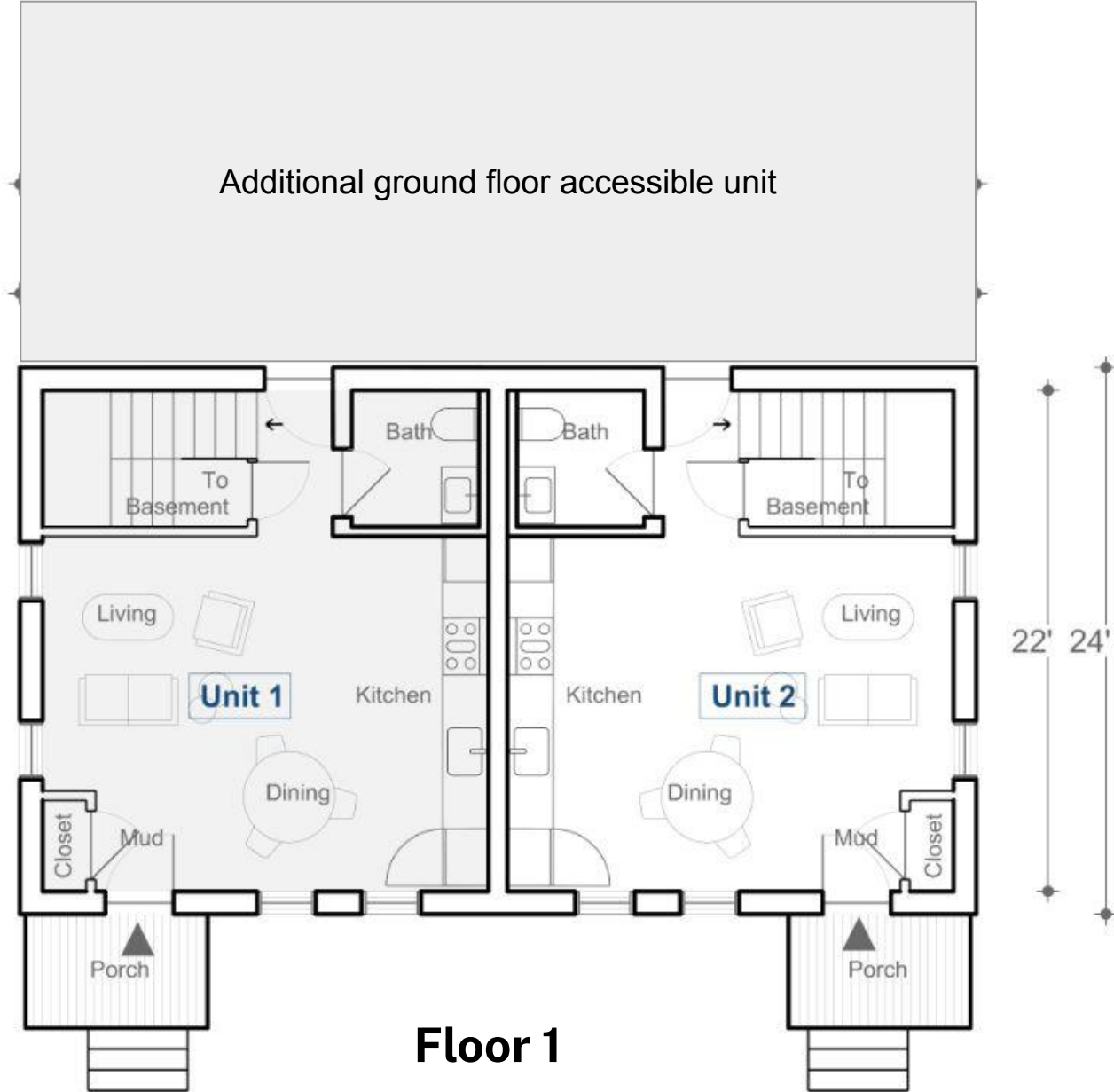
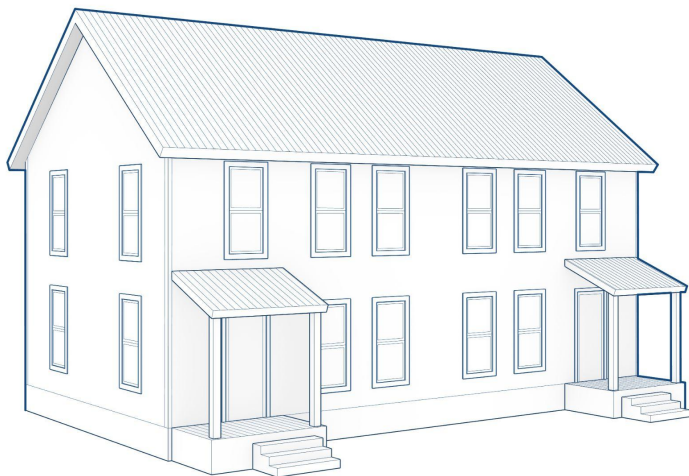
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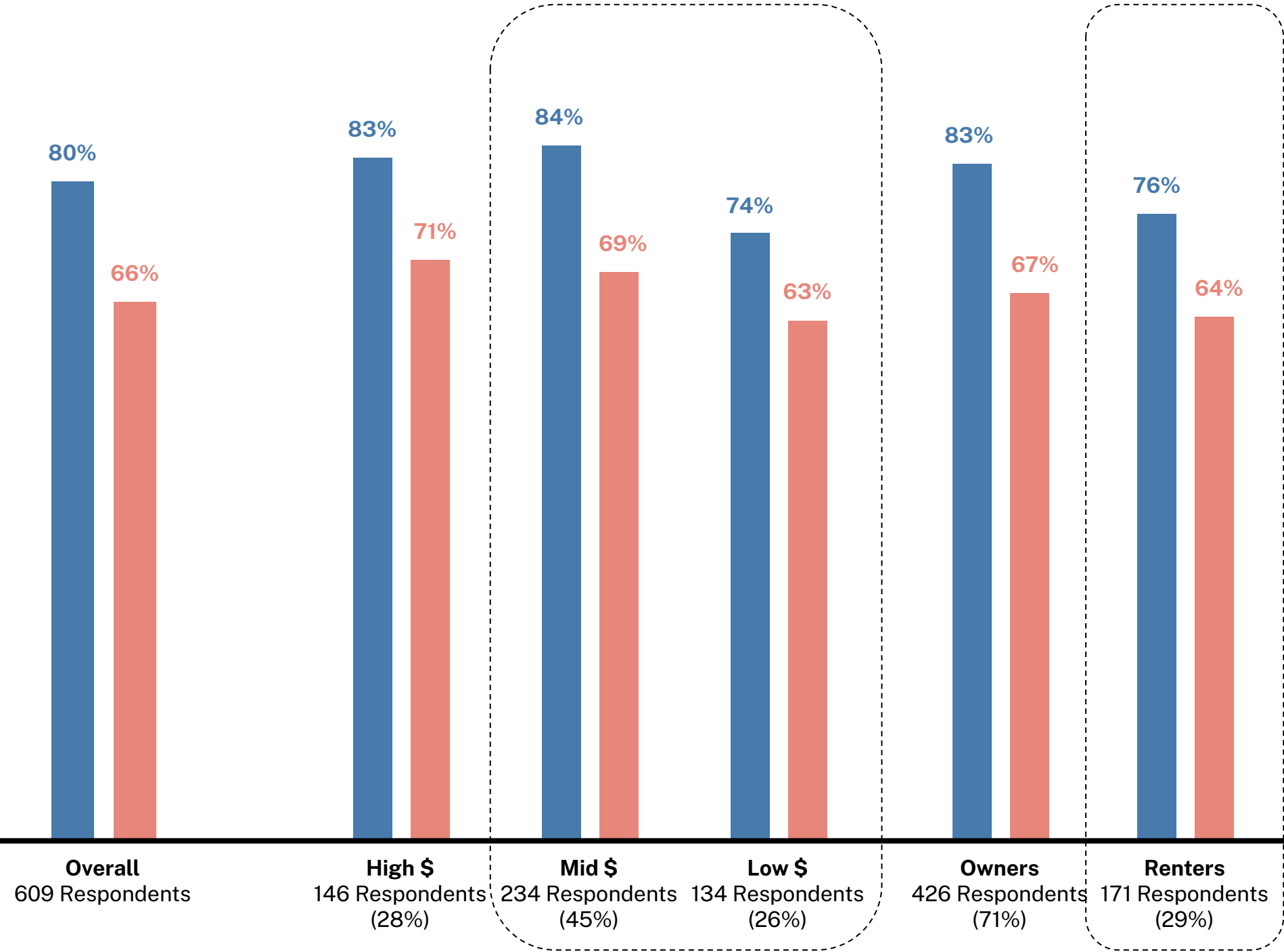


Age 26-55, Income less than 150k, 2-3 people

Side-by-Side

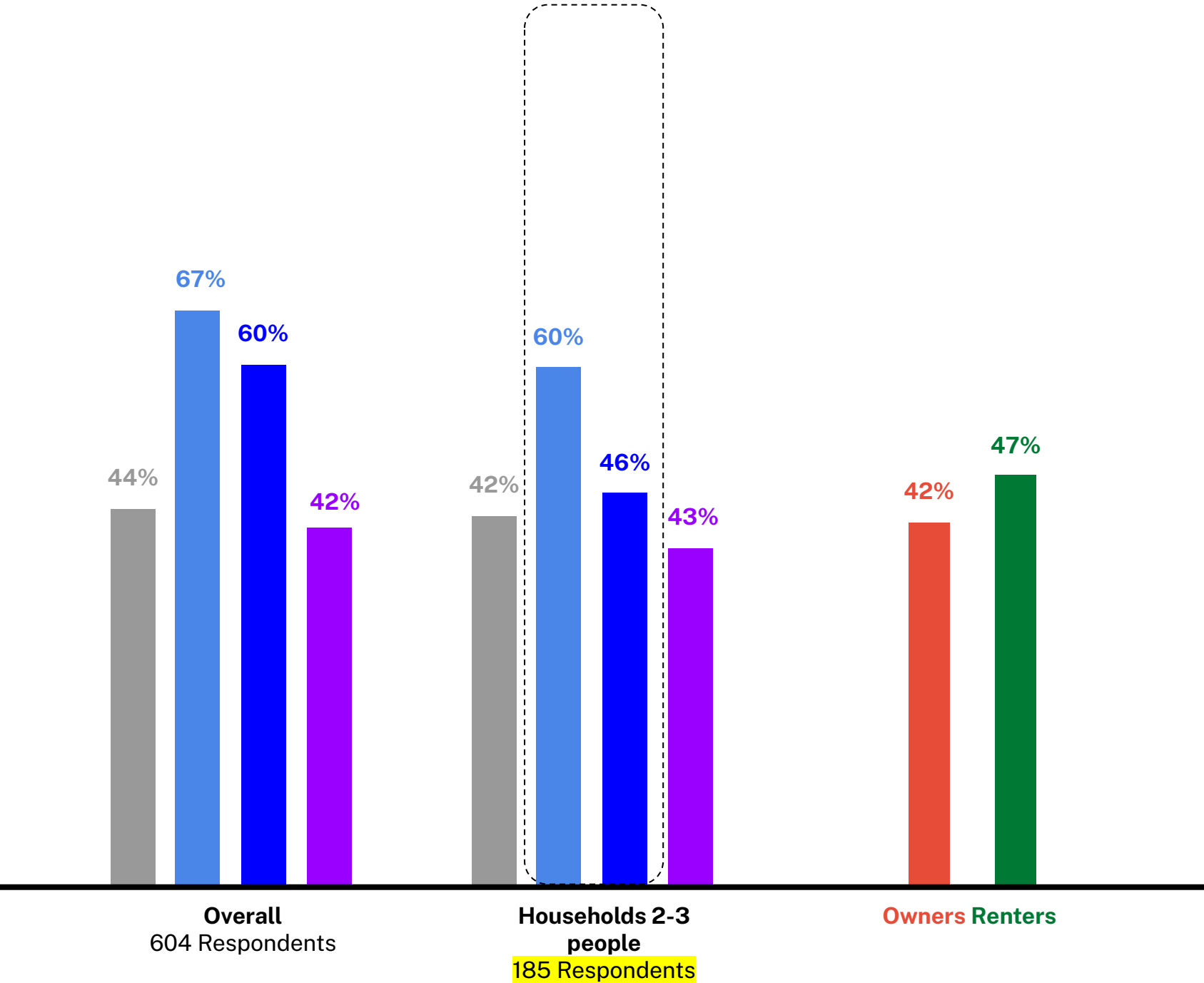
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 604 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 343 respondents
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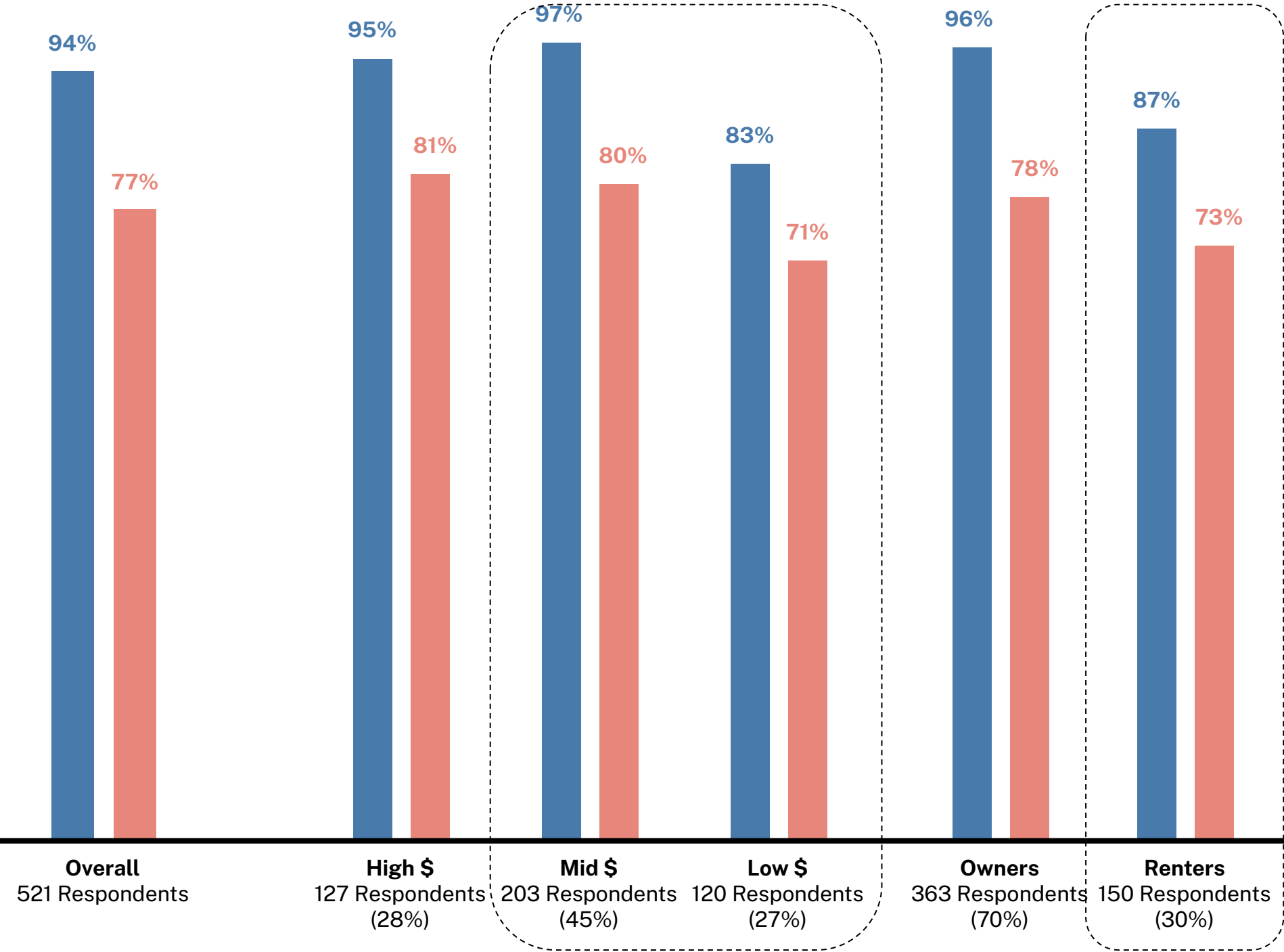


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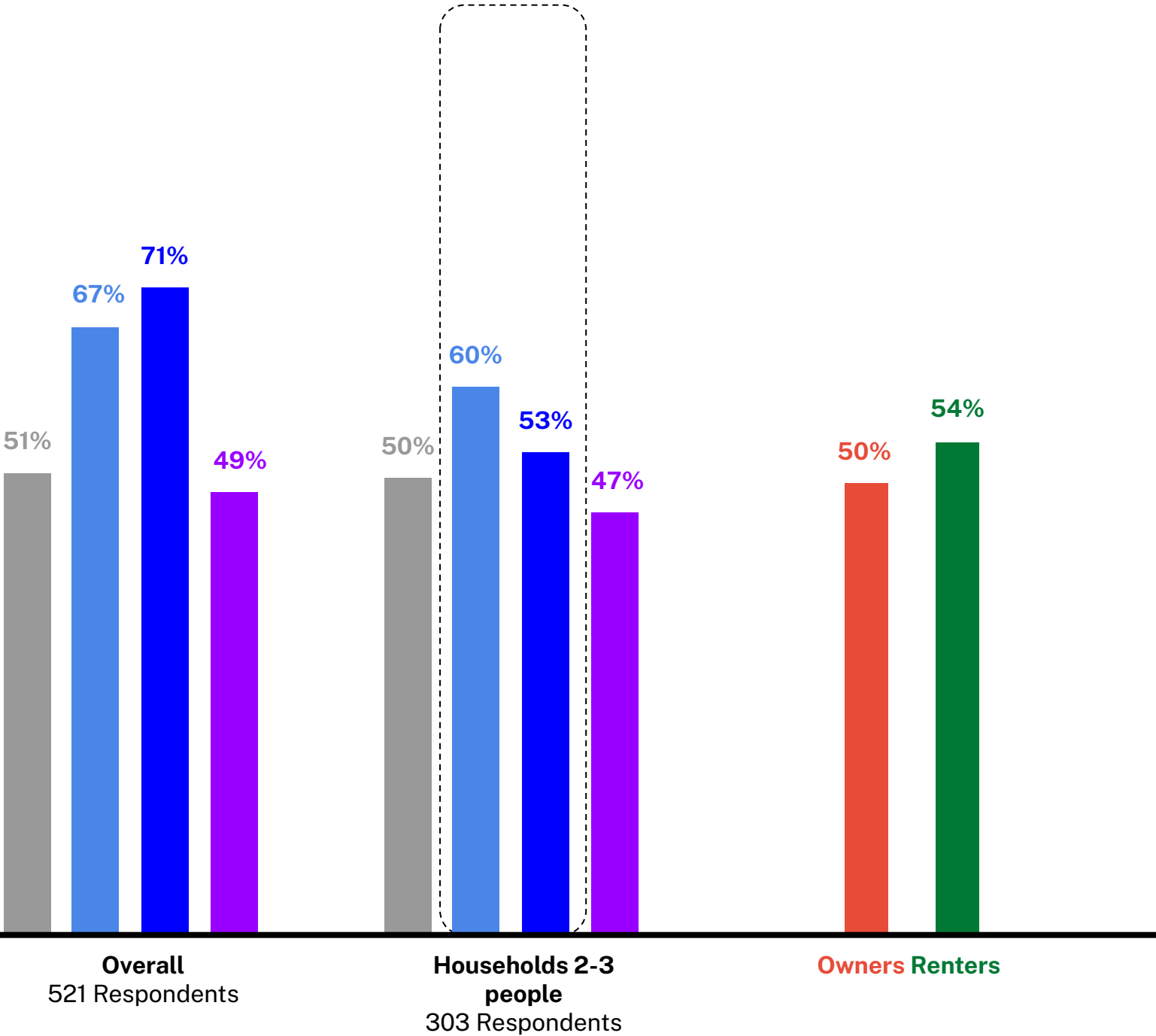
Age 26-55, Income less than 150k, 2-3 people

Side-by-Side

Neighbor Perceptions
Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design
All Ages - 521 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 295 respondents
Older Vermonters (over 55) - 142 respondents



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Side-by-Side

Age 26-55, Income
less than 150k, 2-3 people

Overall Survey Themes (236 responses)

- Porch Usability:** Concern that porches are too narrow, requests for a single, full-width shared porch rather than two small ones
- Open Floor Plan:** Mixed opinions on the shared kitchen/dining/living room
- Accessibility/First Floor Bedroom:** Desire for one of the duplex types to provide an accessible unit
- Kitchen Shape:** Preference for an L-shaped kitchen
- Sound Transmission:** Concerns about noise transmission via party wall

Survey Feedback from Target Audience (42 responses)

- Porch Usability:** No change
- Open Floor Plan:** No change
- Accessibility/First Floor Bedroom:** Increased from 11% overall to 17% of comments in target population
- Kitchen Shape:** No change
- Sound Transmission:** Increased concern

Age 26-55, Income
less than 150k, 2-3 people

Side-by-Side

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

- 1. **Porch:** hold space for a deeper, more occupiable porch, with option to have separate porches or single full-width front porch
- 2. **Programming & L-shaped Kitchen:** revisit the shared kitchen/dining/living arrangement, reconfigure galley to instead have an L-shaped layout. Aim for a relatively open plan with clear zones for different functions with circulation zone through the middle of the home separated living from dining and kitchen.
- 3. **Acoustic Privacy:** ensure unit separations are adequate

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

- 1. **Single-Story Living (Accessible Units):** Accessible units are included in other home designs, but the “backpack” addition potentials for this typology will be kept in mind for future adaptations if additional funding becomes available:
 - Fully Accessible Additional Rear Unit
 - Adding First Floor Bedroom to one or both units
 - Adding First Floor Bedroom and additional second floor bedroom or bonus room above

Paired Starter Home Duplex

# of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Building Dims	28' x 51'
# of Stories	2
Unit SF (Net)	934 SF per unit

Key Features:

1. Traditional side by side duplex that presents as a single family
2. Suitable for narrow lots



Hyde Park Ave - Roslindale (Boston) MA



Hickory St, Rutland VT

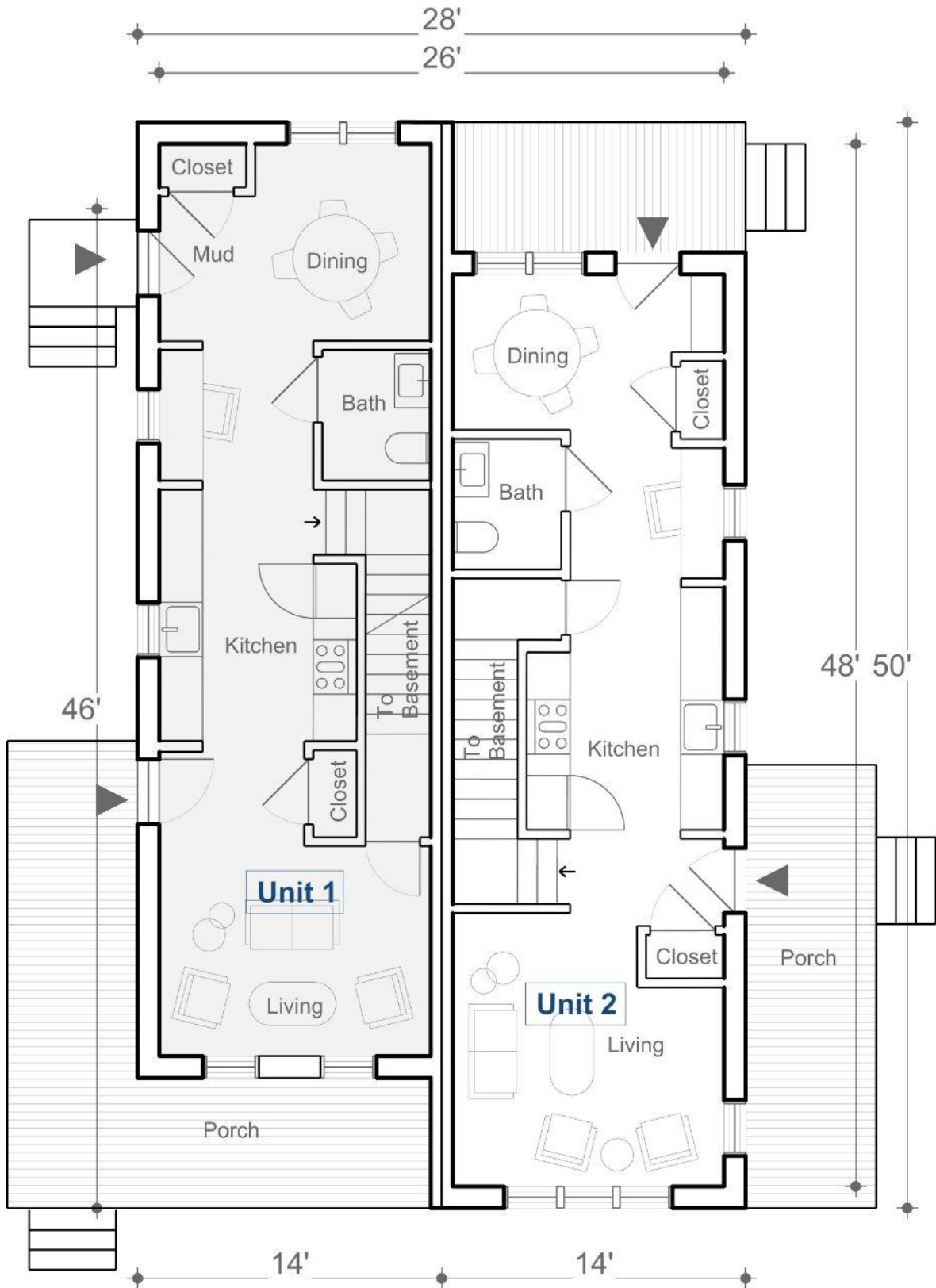
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Paired Starter Home Duplex

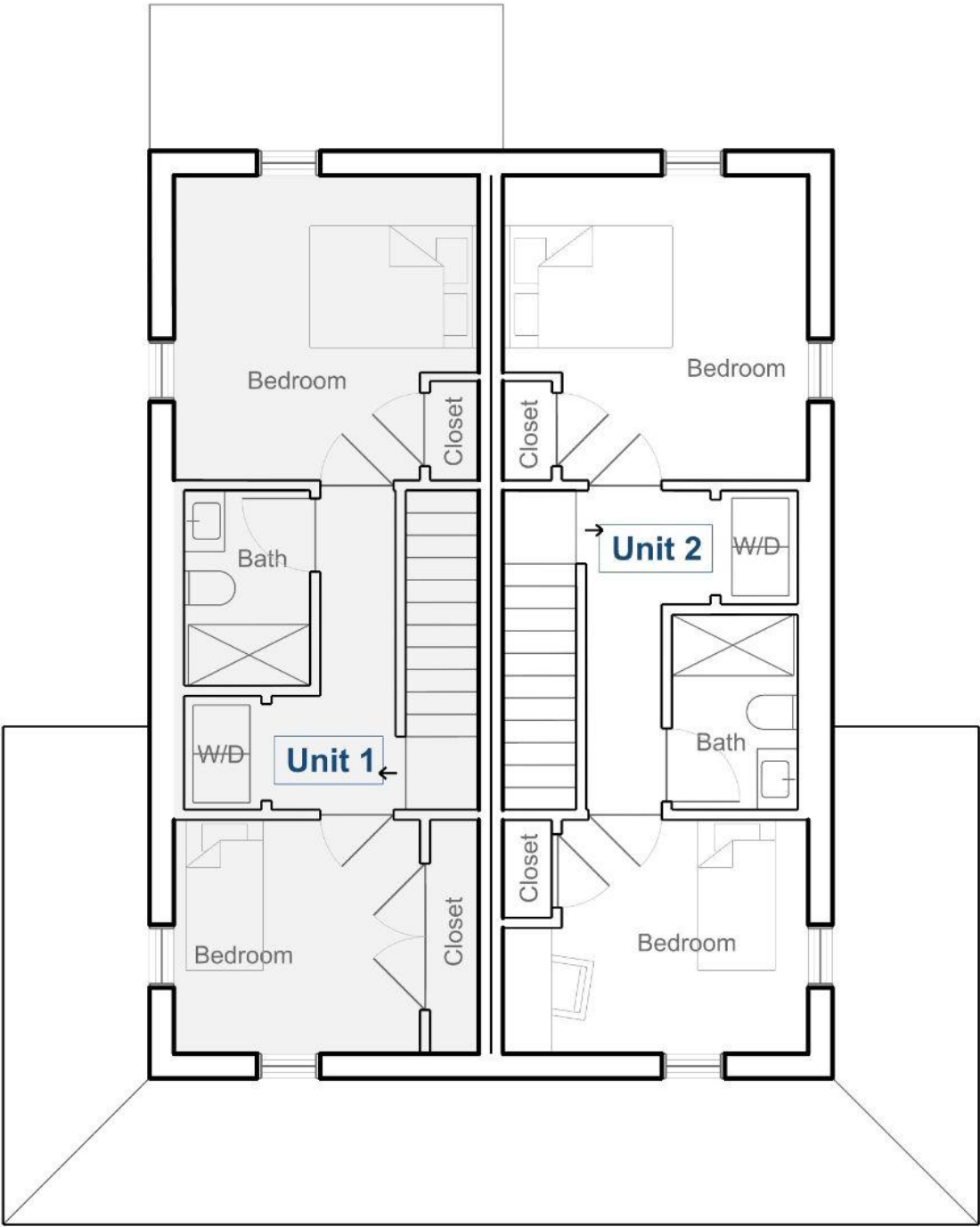
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Bathrooms	1.5 / 1.5
Building Dims	28' x 51'
# of Stories	2
Unit SF (Net)	934 SF per unit

Key Features:

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- 2. Suitable for narrow lots



Floor 1



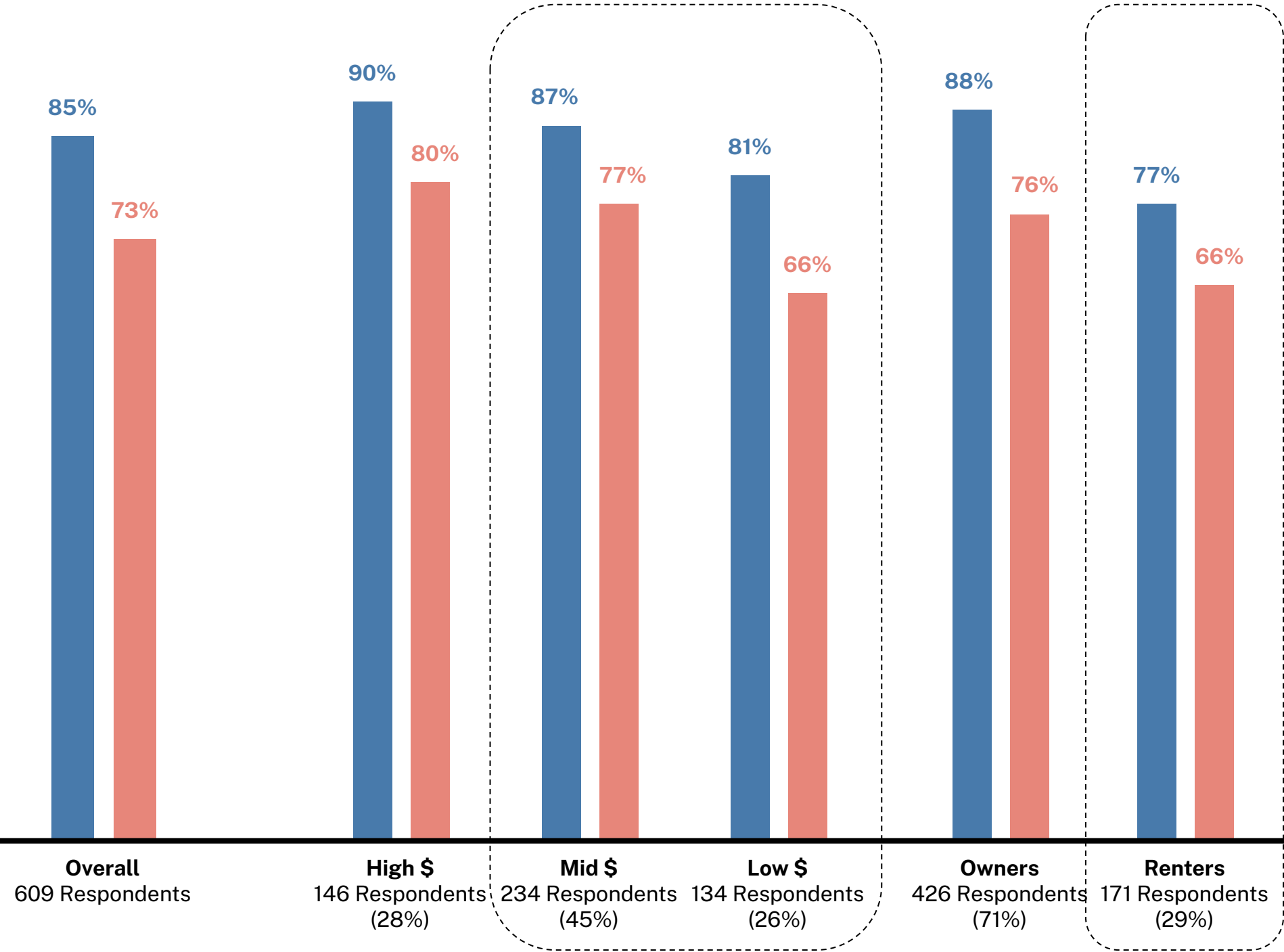
Floor 2

Age 26-55, Income less than 150k, 1-3 people

Paired Starter Home

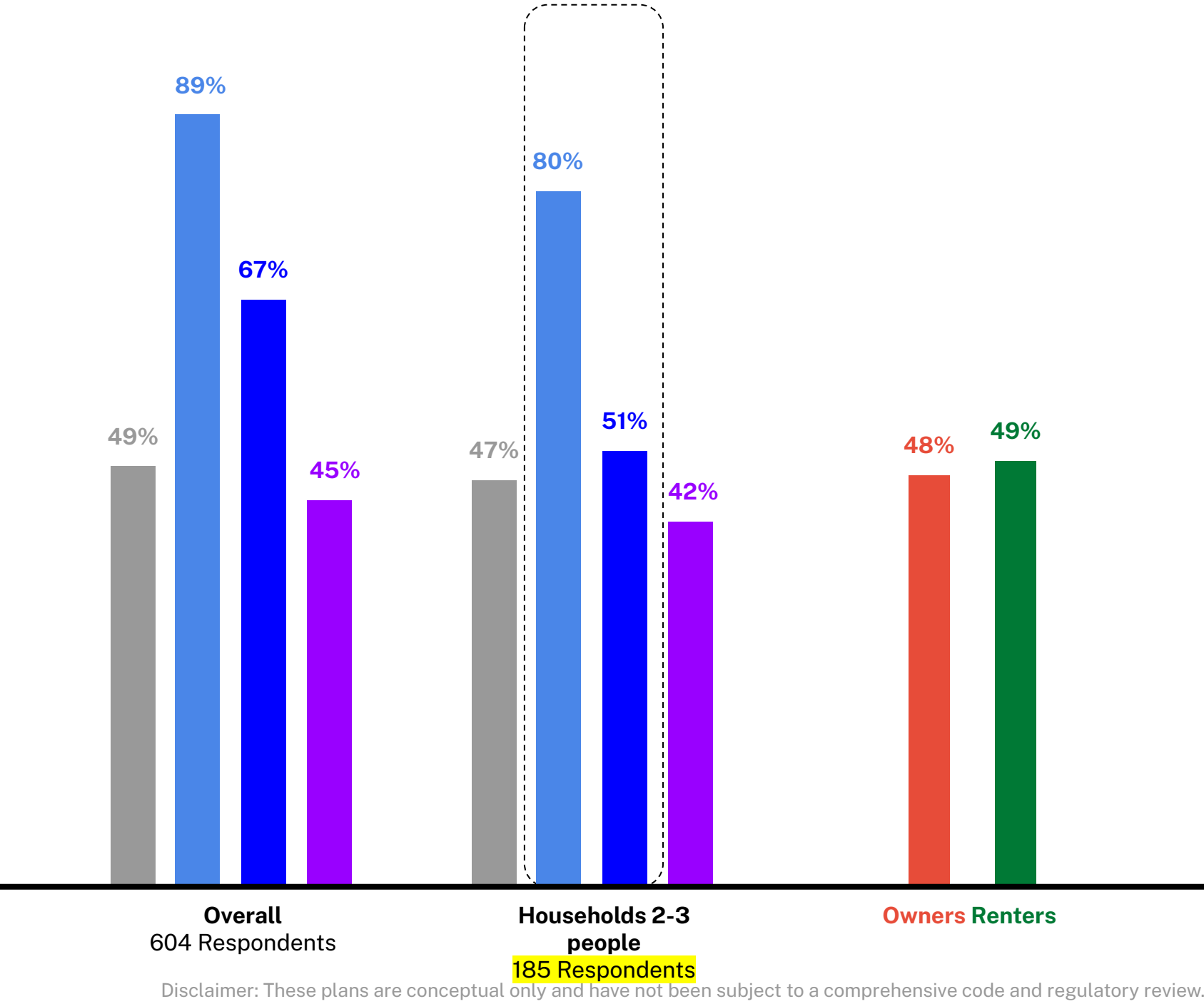
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 604 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 343 respondents
Older Vermonters (over 55) - 252 respondents



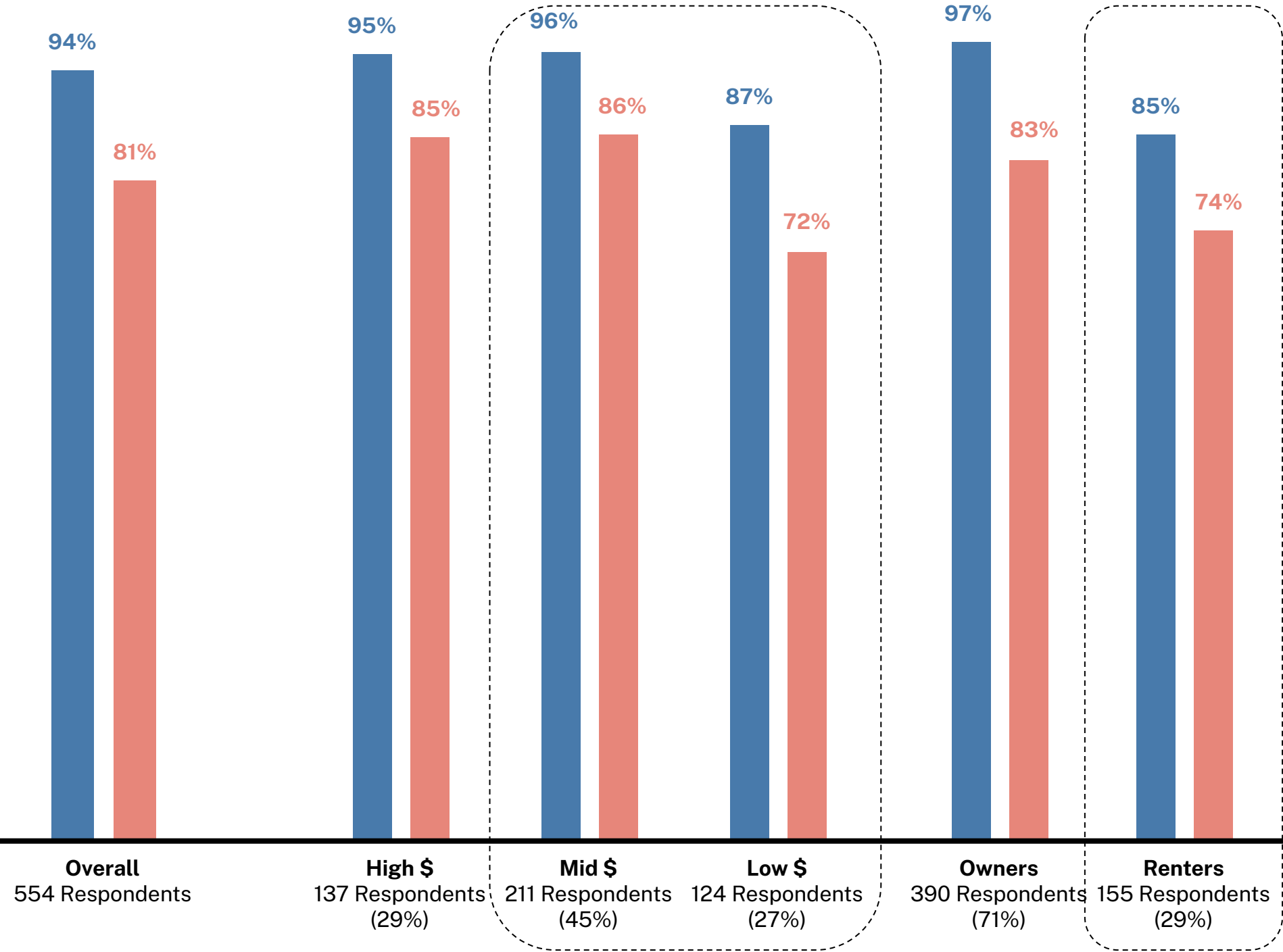
Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Age 26-55, Income less than 150k, 1-3 people

Paired Starter Home

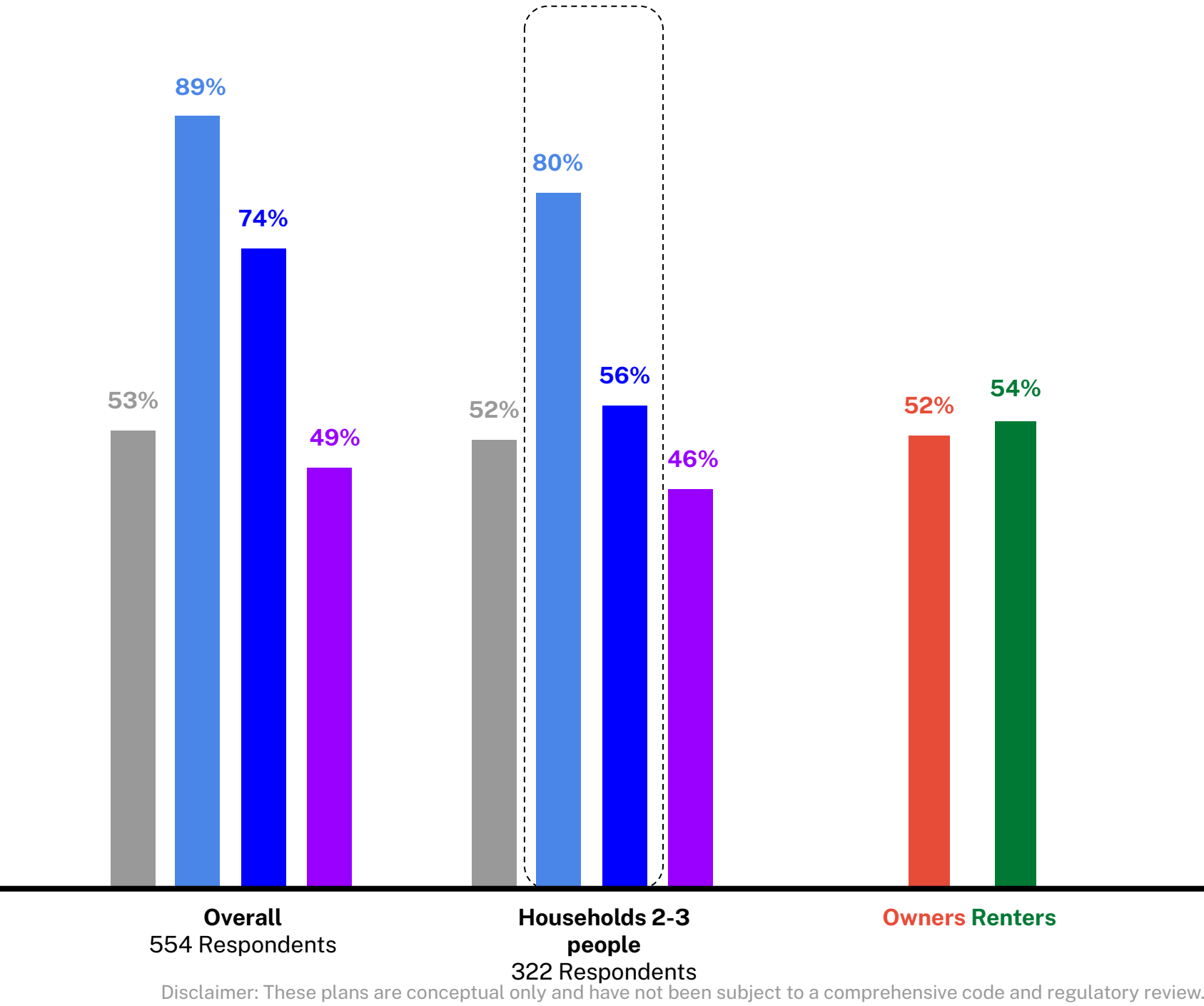
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 554 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 312 respondents
Older Vermonters (over 55) - 231 respondents



Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Paired Starter Home

Age 26-55, Income
less than 150k, 1-3 people

Overall Survey Themes (232 responses)

Kitchen/Dining Layout: Narrow kitchen located too far from the dining room

Sound Transmission: Concerns related to bedrooms sharing a party wall

Accessibility/First Floor Bedroom: Desire for one of the duplex types to provide an accessible unit

Porch Usability: Feeling that wrap around porches are oversized and hard to maintain, while some people wanted larger porches

Storage: Concern that storage space is inadequate, especially for outdoor/seasonal equipment

Survey Feedback from Target Audience (41 responses)

Kitchen/Dining Layout: Increased concern

Sound Transmission: No change

Accessibility/First Floor Bedroom: Increased from 13% overall to 29% of comments in target population

Porch Usability: No change

Storage: Decreased concern

Age 26-55, Income
less than 150k, 1-3 people

Paired Starter Home

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

- 1. **Programming:** explore ways to locate kitchen and dining closer together, explore a version that mirrors the units with no offset to increase if this enables improved program adjacency while preserving modular efficiencies
- 2. **Acoustic Privacy:** ensure unit separations are adequate at bedrooms
- 3. **Storage:** increase storage if possible for seasonal equipment, etc. either within first and second floor plans or through basement access.

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

- 1. **Single-Story Living:** accessible unit or first floor bedroom is not feasible with this typology. Can be kept in mind for future additions and adaptations.
- 2. **Porches:** no alteration due to mixed/conflicting feedback

Intergenerational Triple Decker Duplex

# of Units	2
Bedrooms	2 / 4
Bathrooms	1 / 2
Building Dims	28' x 48'
# of Stories	2.5
Units SF (Net)	1,010 SF / 2,033 SF

Key Features:

1. Fully accessible flat
2. Two accessible bedrooms
3. Overall building design supports multi-generational family occupancy



Hartford Ave -Hartford



Granite St, Barre

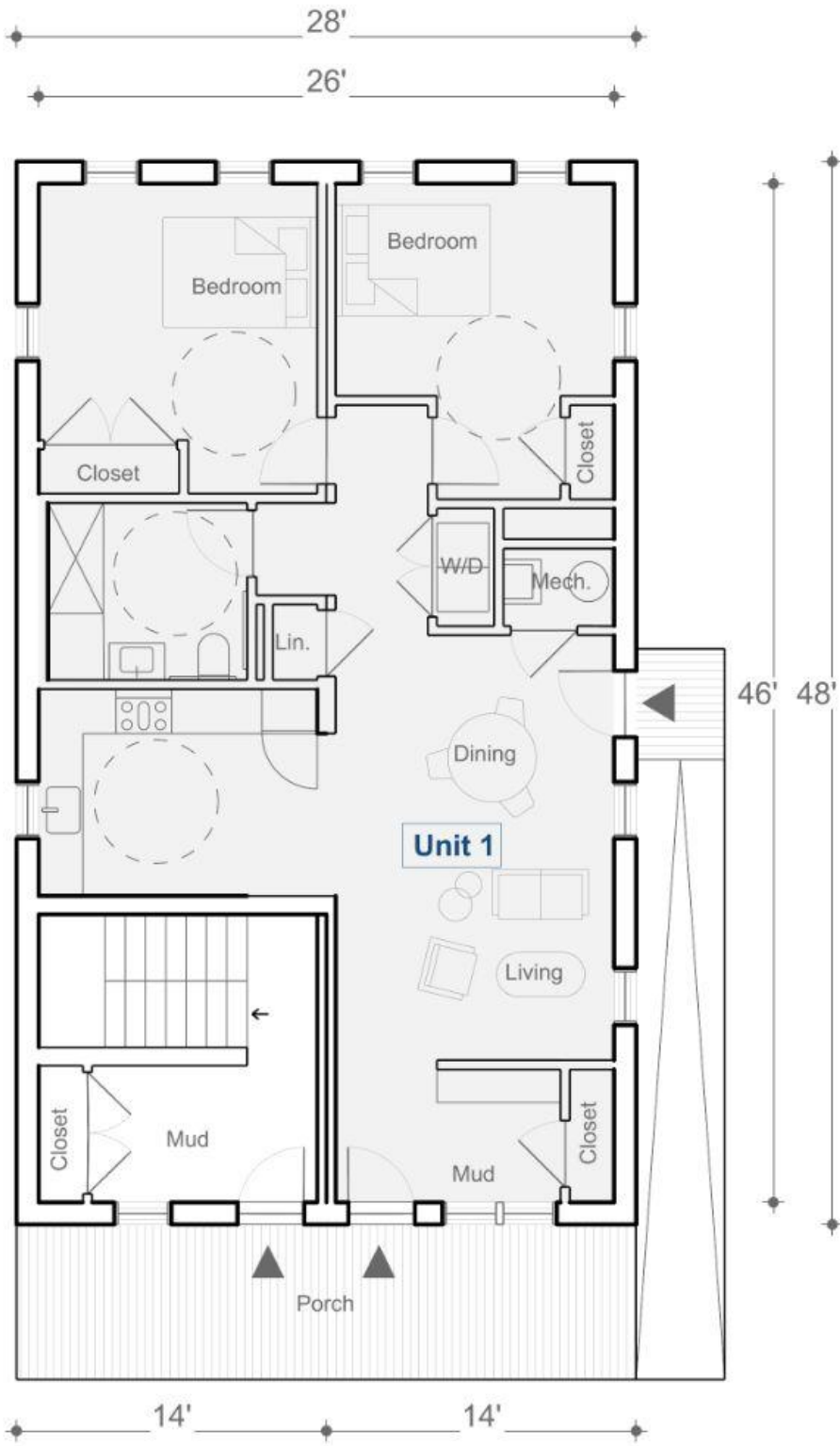
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Intergenerational Triple Decker Duplex

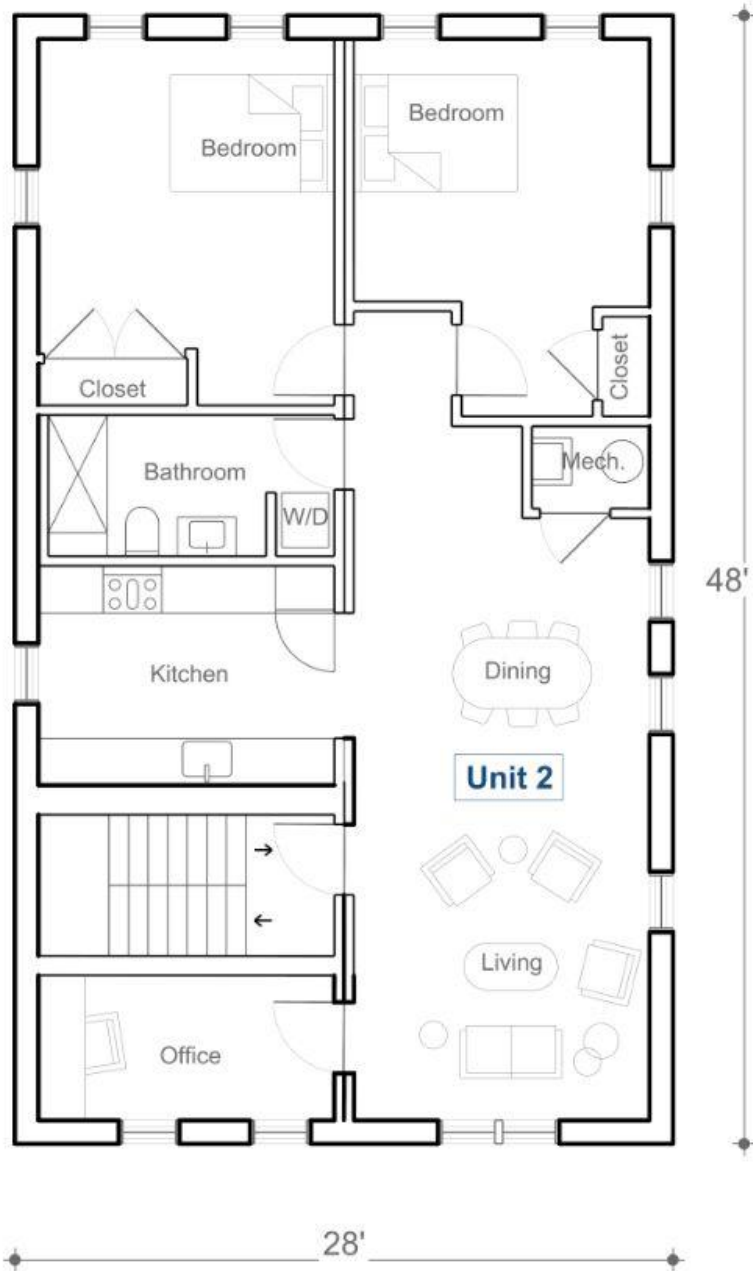
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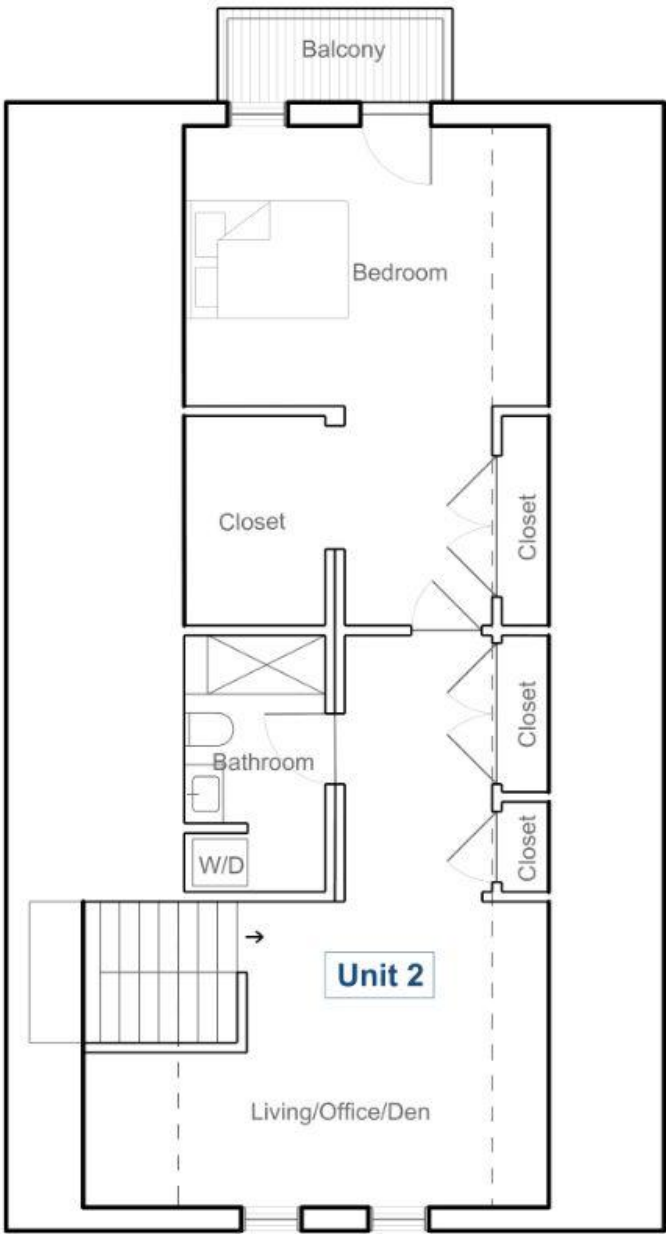
- 1. Fully accessible flat
- 2. Two accessible bedrooms
- 3. Overall building design supports multi-generational family occupancy



Floor 1



Floor 2



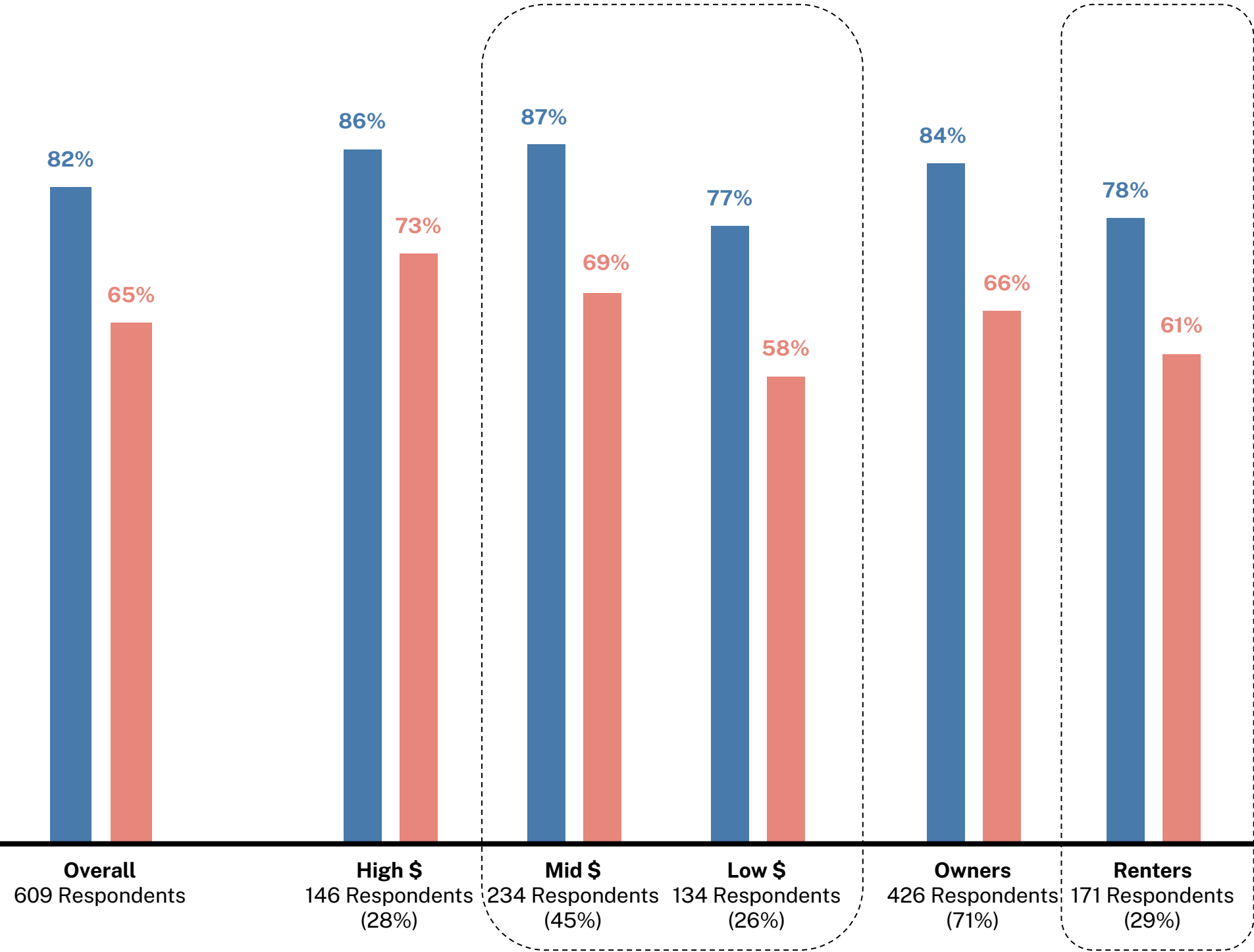
Floor 3

No specific audience due to varied unit types/sizes

Intergenerational Triple Decker

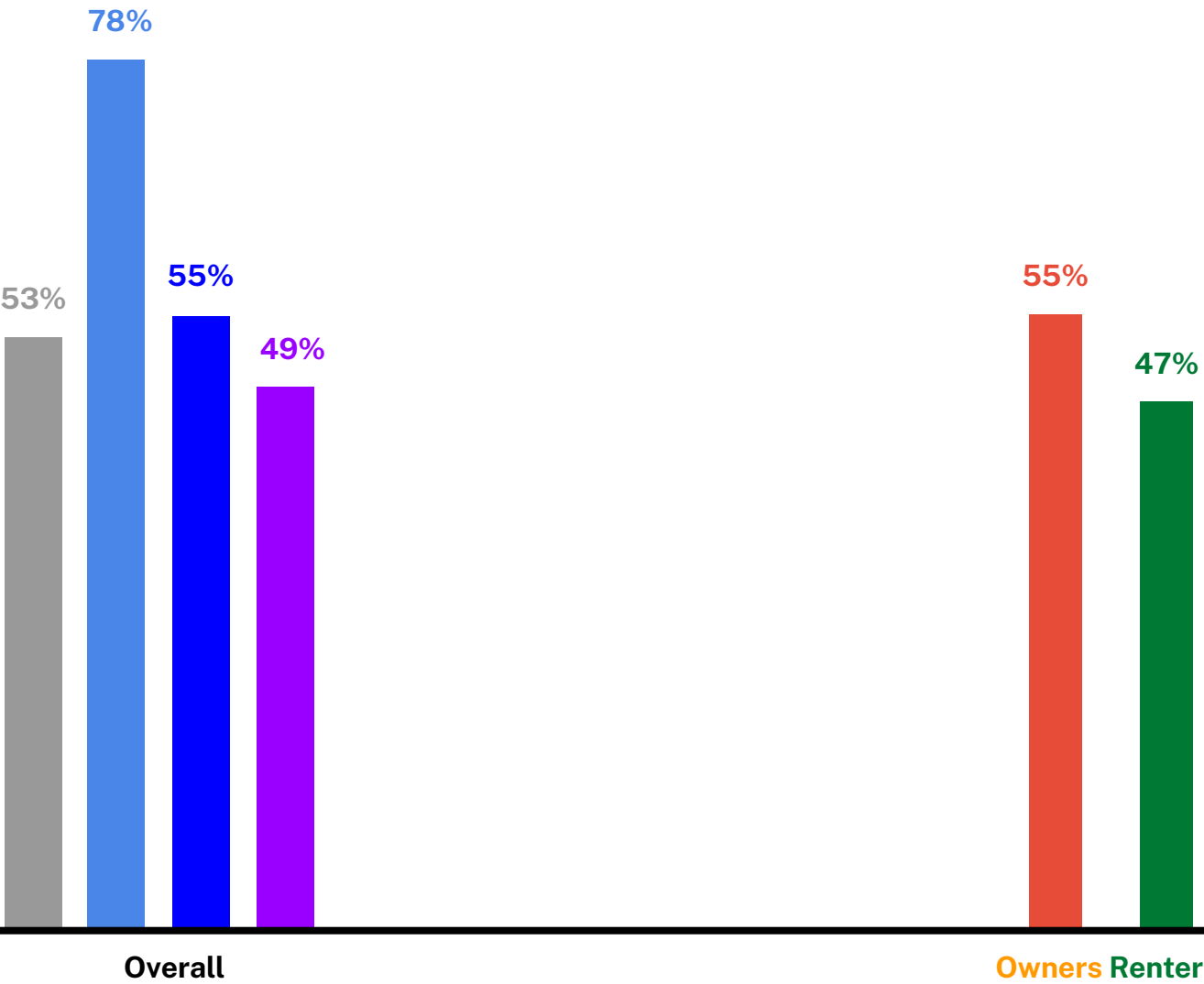
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 604 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 343 respondents
Older Vermonters (over 55) - 252 respondents

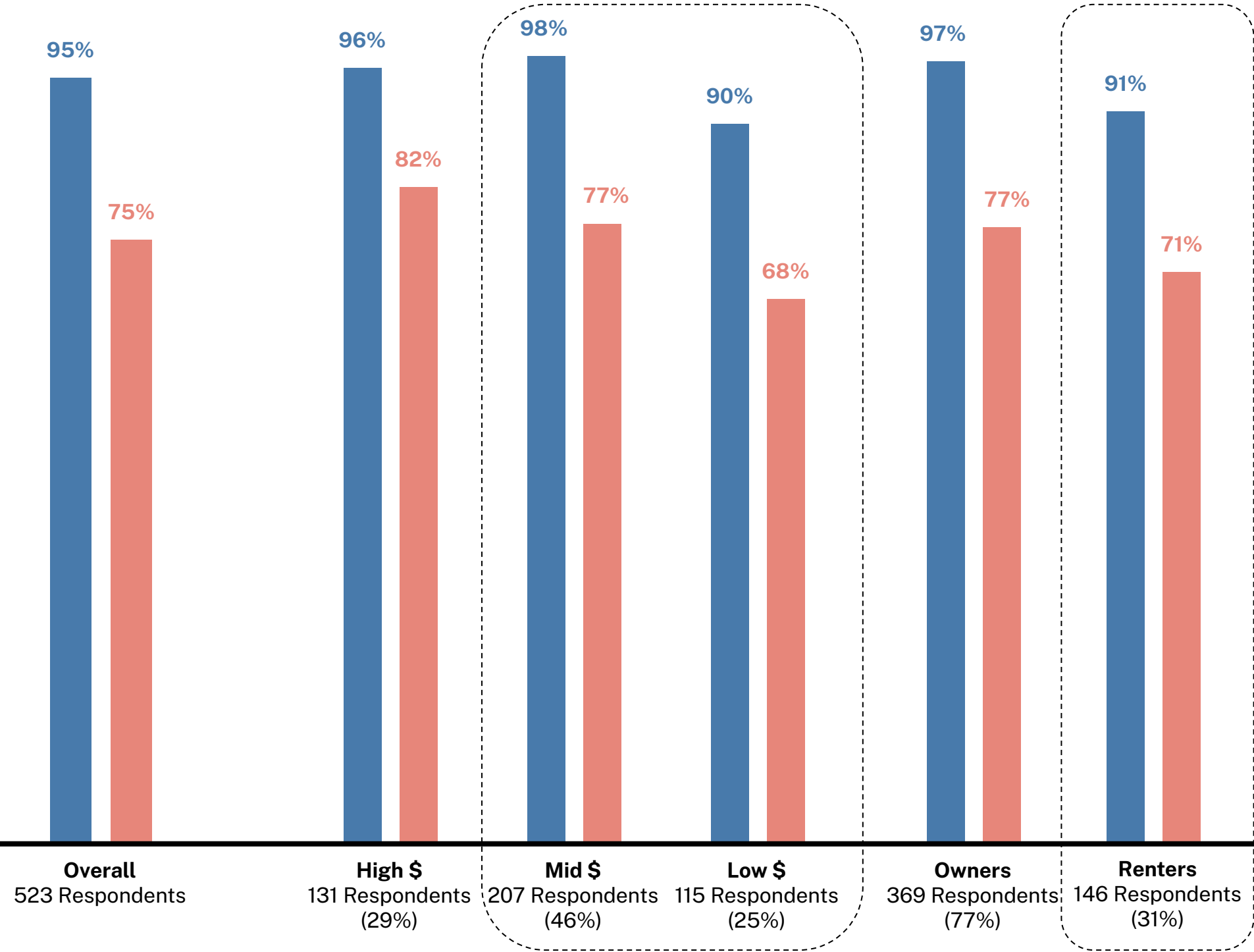


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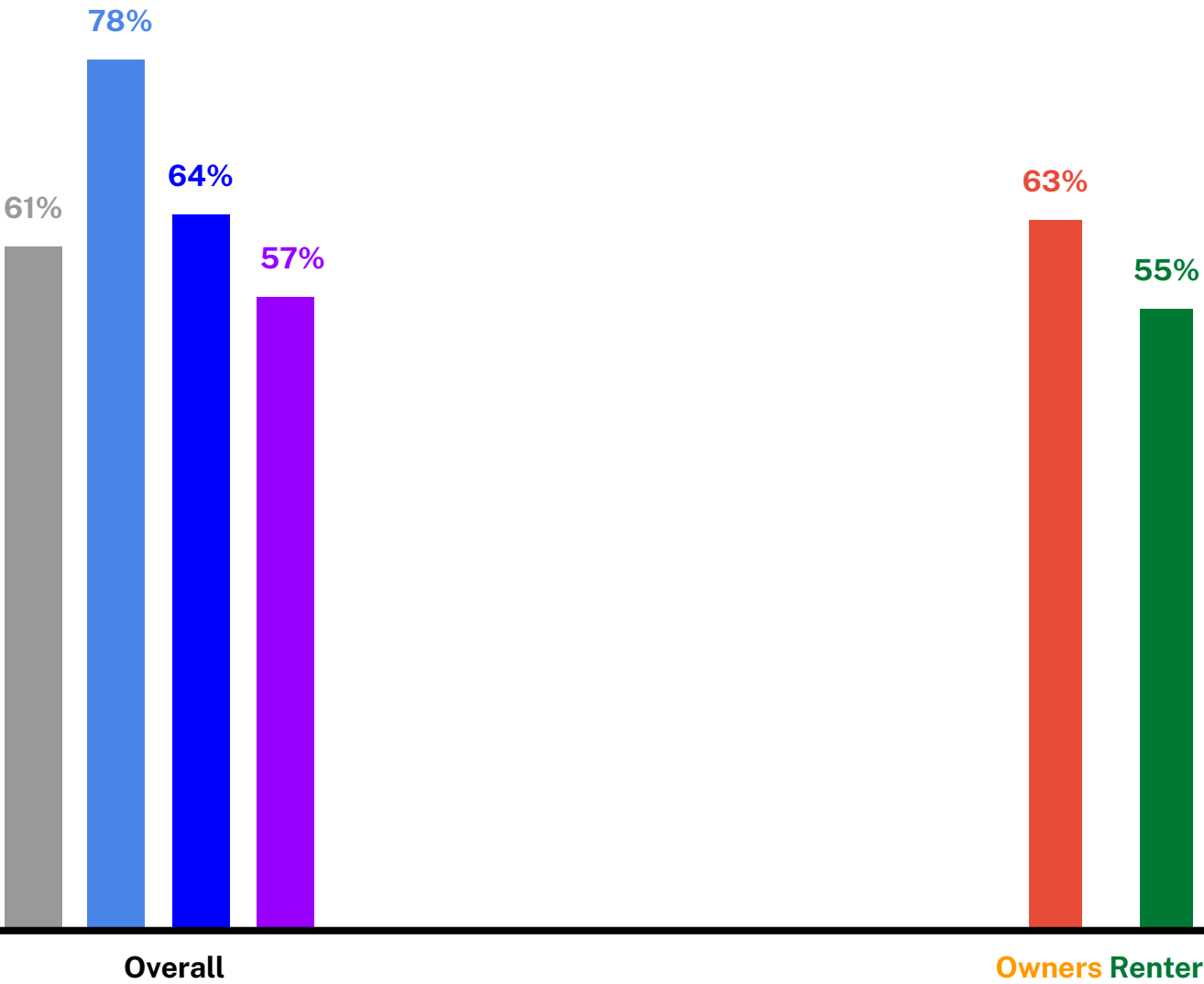
No specific audience due to varied unit types/sizes

Intergenerational Triple Decker

Neighbor Perceptions
Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design
All Ages - 523 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 295 respondents
Older Vermonters (over 55) - 217 respondents



Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

No specific audience due to varied unit types/sizes

Intergenerational Triple Decker

Overall Survey Themes (216 responses)

Height/Scale: Concern that this type won’t fit in in many Vermont neighborhoods

Accessibility: Detailed critiques of turning radii, especially in terms of cramped, vestibule entries

Balconies/Outdoor Space: Desire for balcony space for the upper unit

Sound Transmission: Concerns about noise transmission via stacked bedrooms

Aesthetic: Respondents felt that the type looks too institutional

No specific audience due to varied unit types/sizes

Intergenerational Triple Decker

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

- 1. **Both**
 - Acoustic Privacy: ensure unit separations are adequate at bedrooms
- 2. **Lower Unit**
 - None, other than the above.
- 3. **Upper Unit(s):**
 - Balcony: include usable, not just egress
 - Size & Number of Units: upper unit was considered oversized for many. Convert the third story to be a third unit with a mid-plan dormer for natural light and livability (note: this will have code implications). This will preserve the potential for this third floor unit to function as an extension of the second floor unit if occupants are in need of a larger unit.

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

- 1. **Massing/Aesthetic:** height, scale and proportion concerns reflect the variety of Vermont vernacular and are not sufficient to discard the construction efficiency and utility of this particular unit mix, especially in denser urban communities.
- 2. **Entry Vestibules:** turning radii already meet Fair Housing standards, increasing them would have an outsized impact on the quality of primary living areas.

Village Four

Four-Plex

# of Units	4
Bedrooms	2 / 2 / 1 / 1
Bathrooms	1.5 / 1.5 / 1 / 1
Building Dims	30' x 74'
# of Stories	1.5
Unit SF (Net)	1,066 SF / 964 SF / 665 SF / 665 SF

Key Features:

1. Fully accessible flat
2. Rear unit location provides flexibility for required ramps and proximity to parking
3. Intended for infill conditions, narrow lots.



School Street - Randolph



N Windsor St, South Royalton

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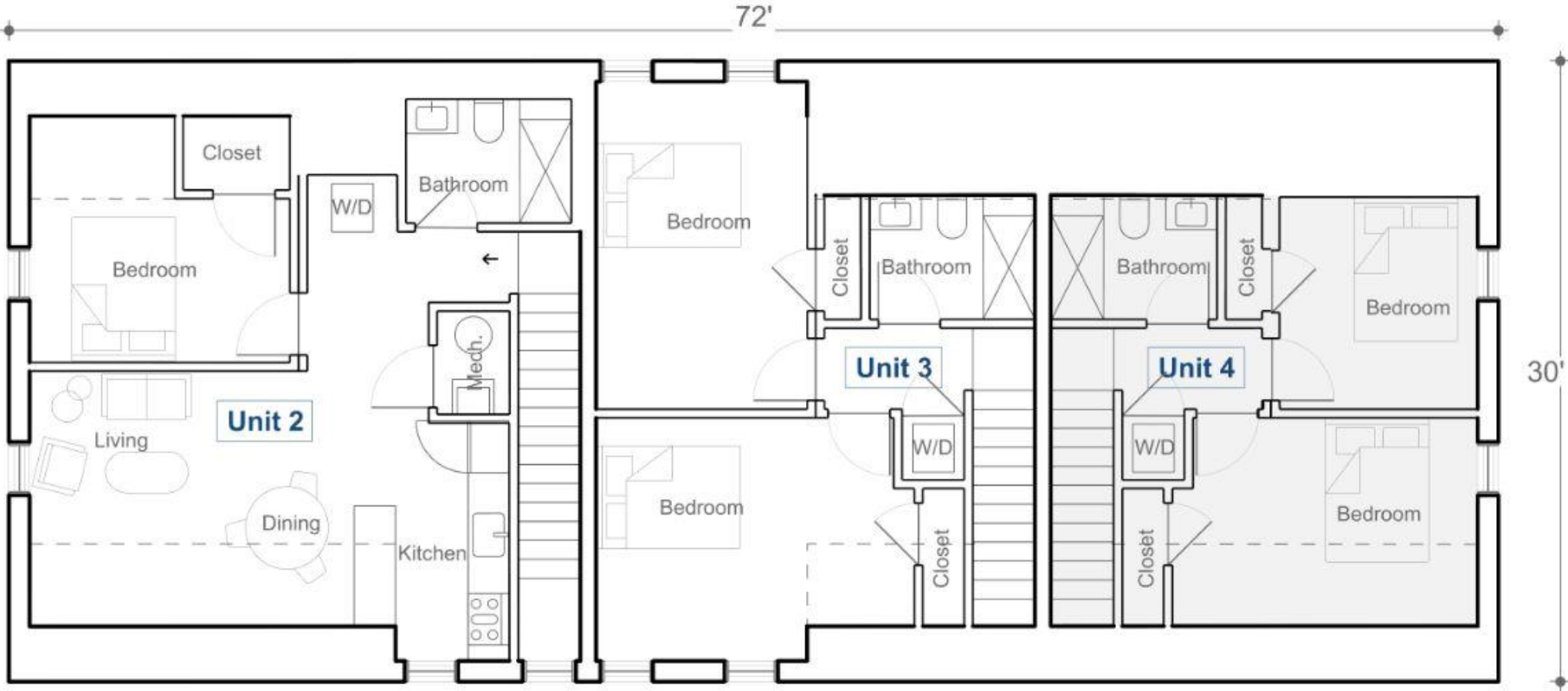
Village Four

Four-Plex

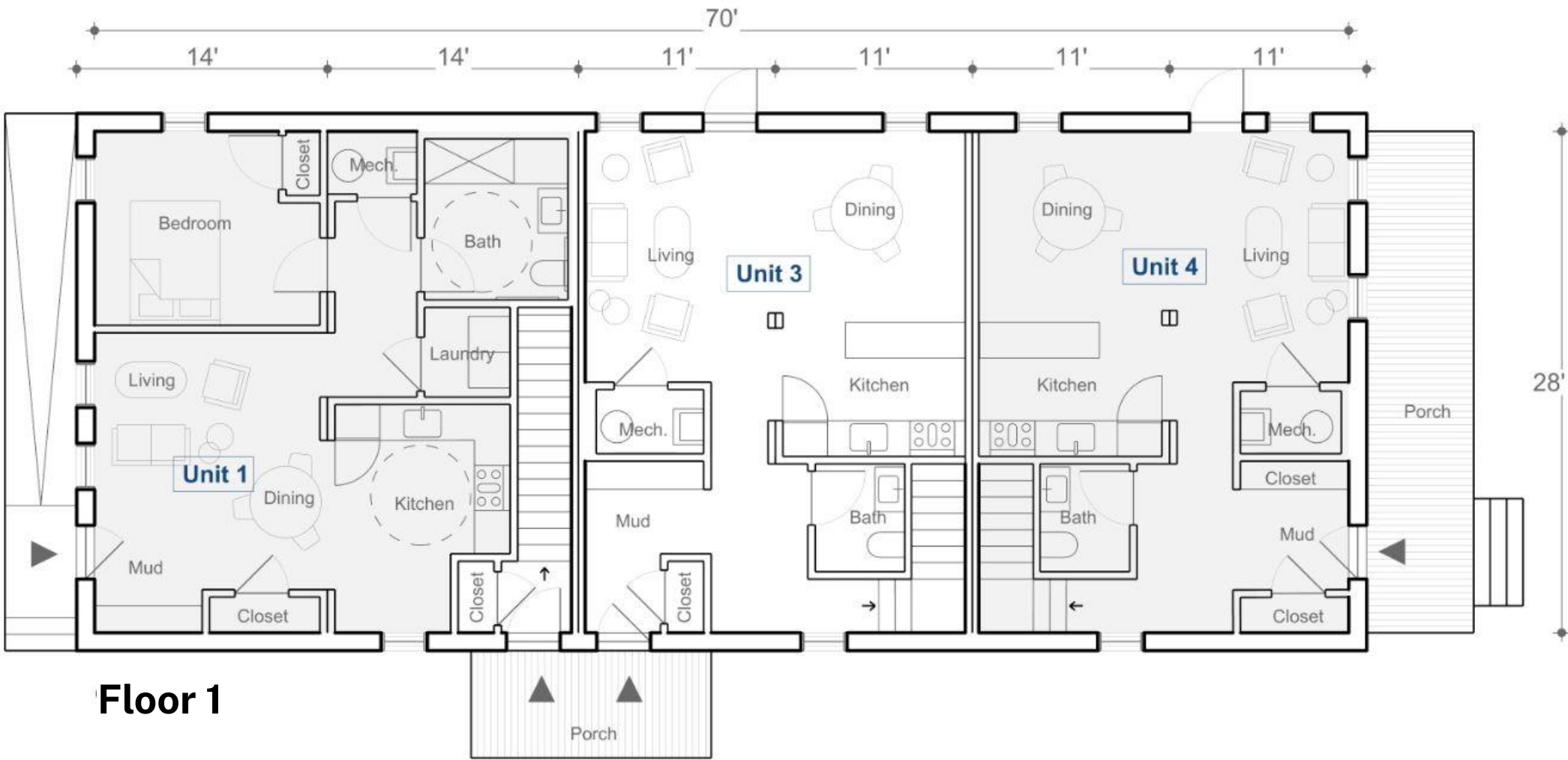
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Floor 2



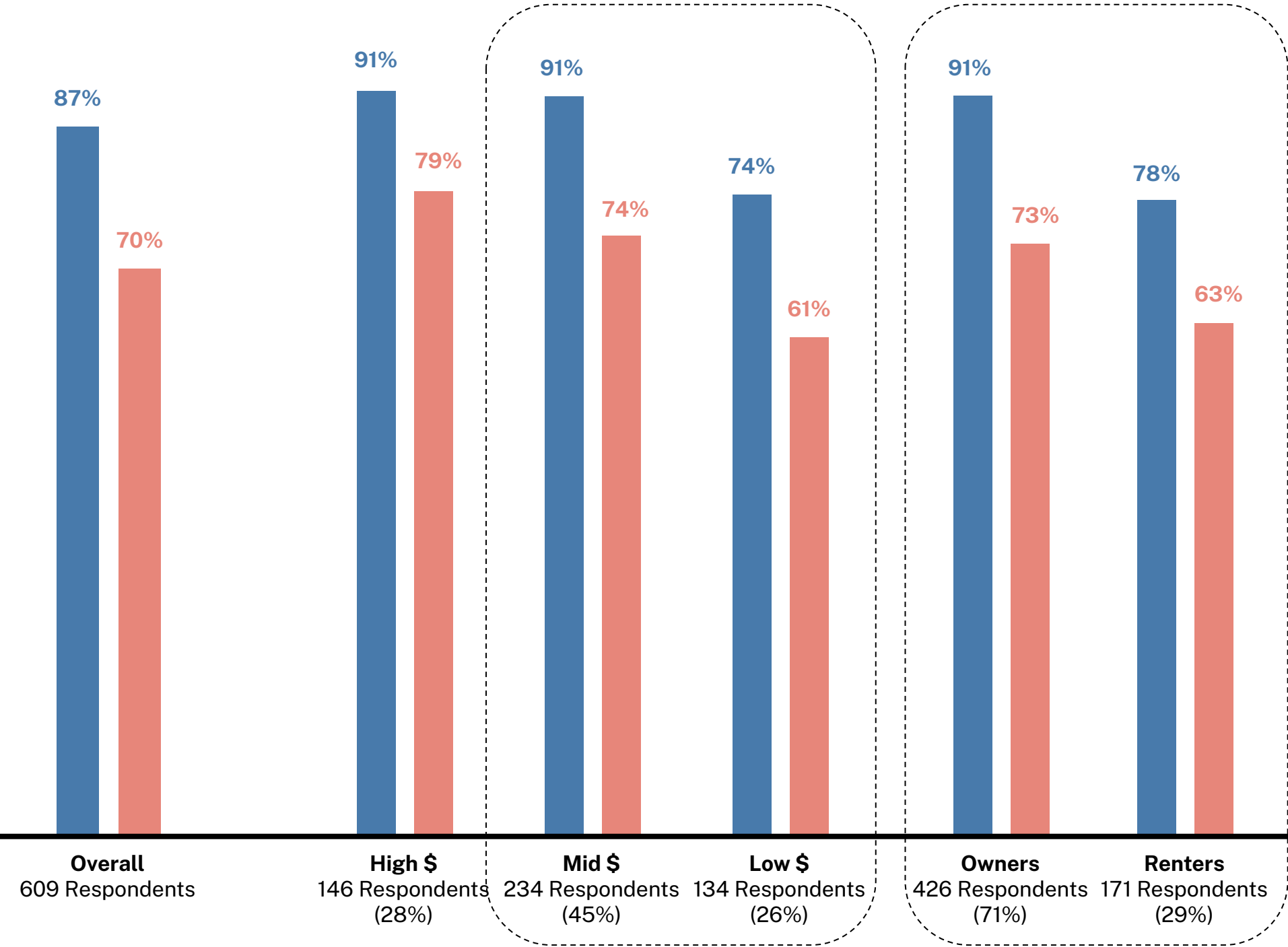
Floor 1

All Ages, Income
less than 150k, 1-3 people

Village Four

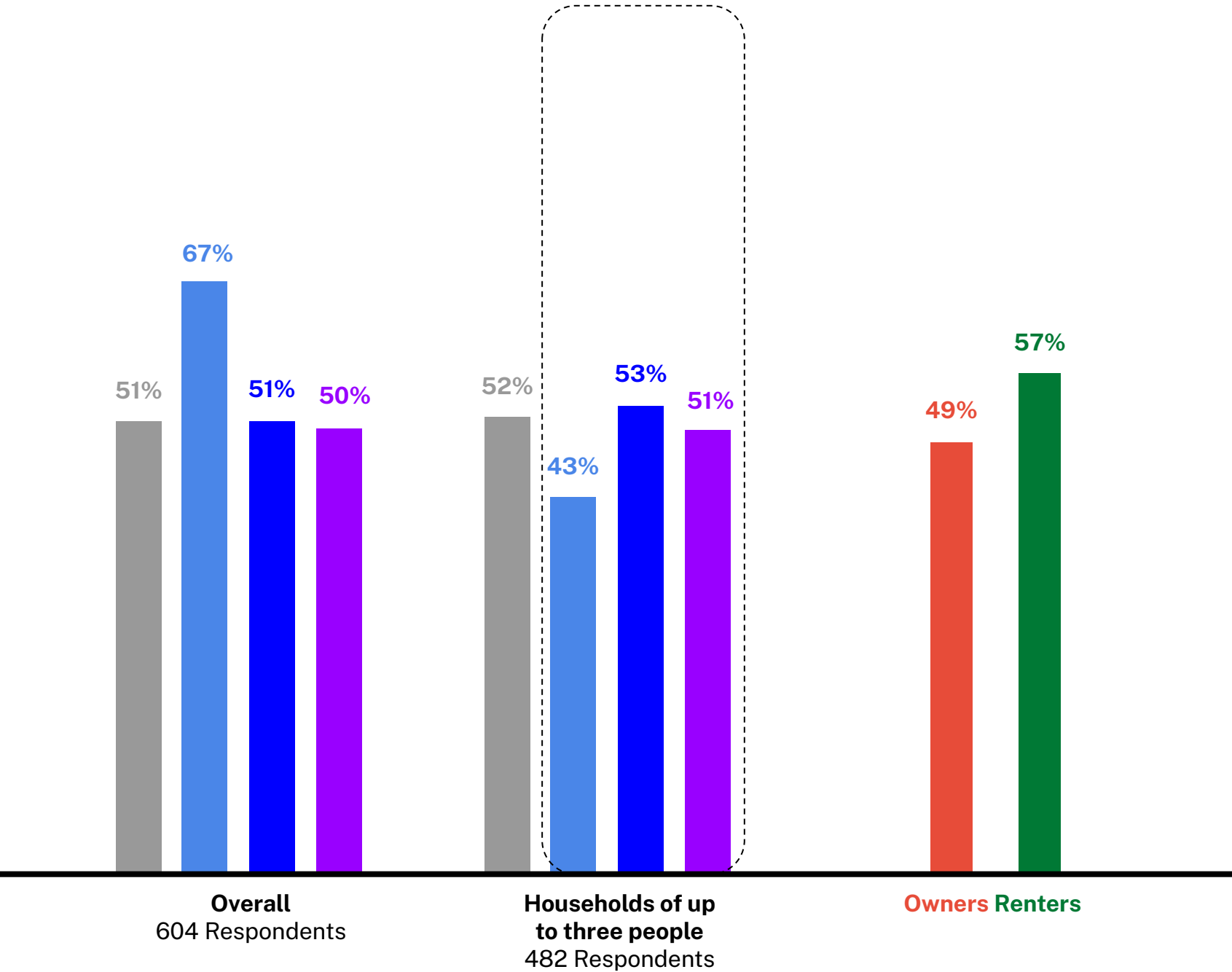
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 604 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 343 respondents
Older Vermonters (over 55) - 252 respondents



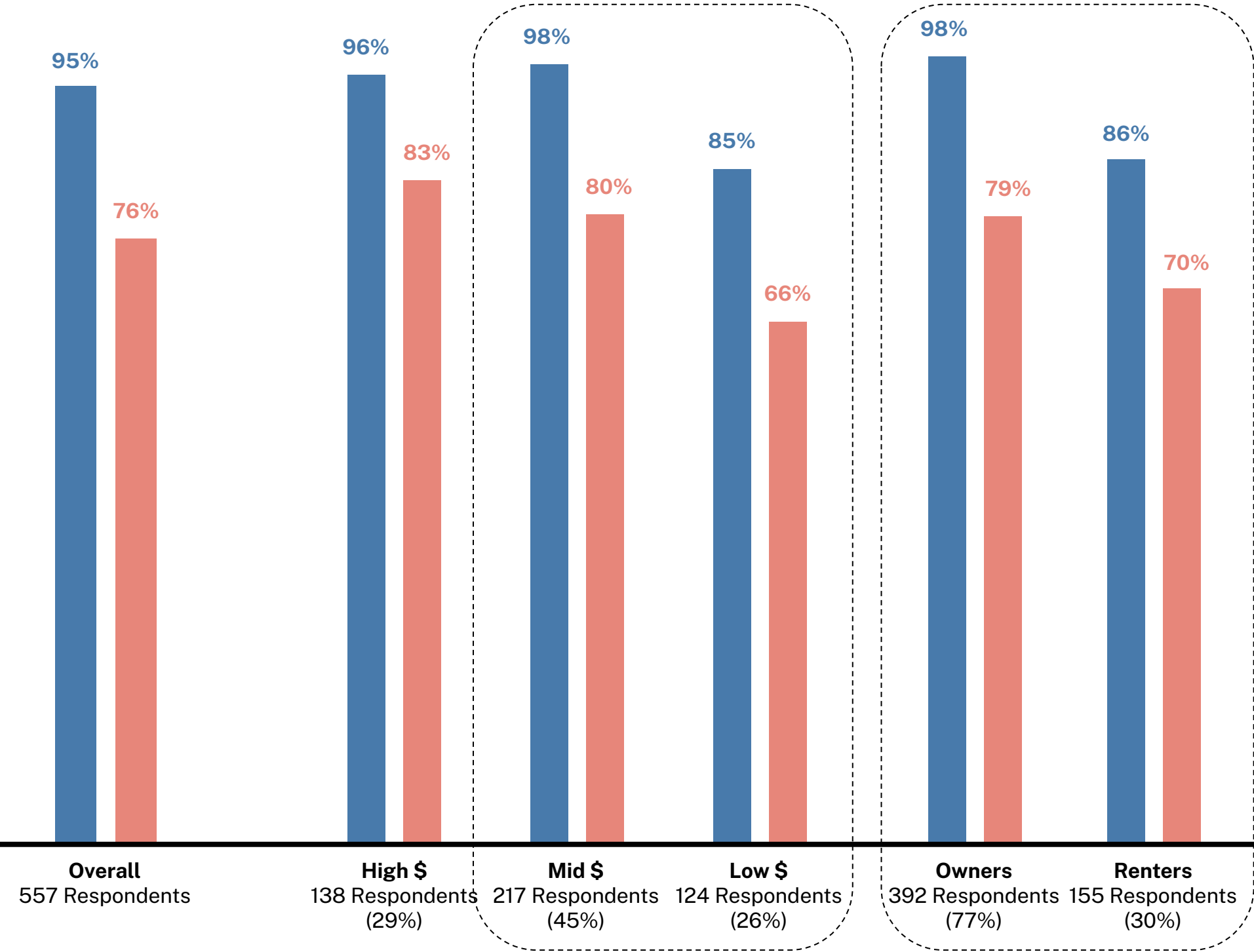
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All Ages, Income
less than 150k, 1-3 people

Village Four

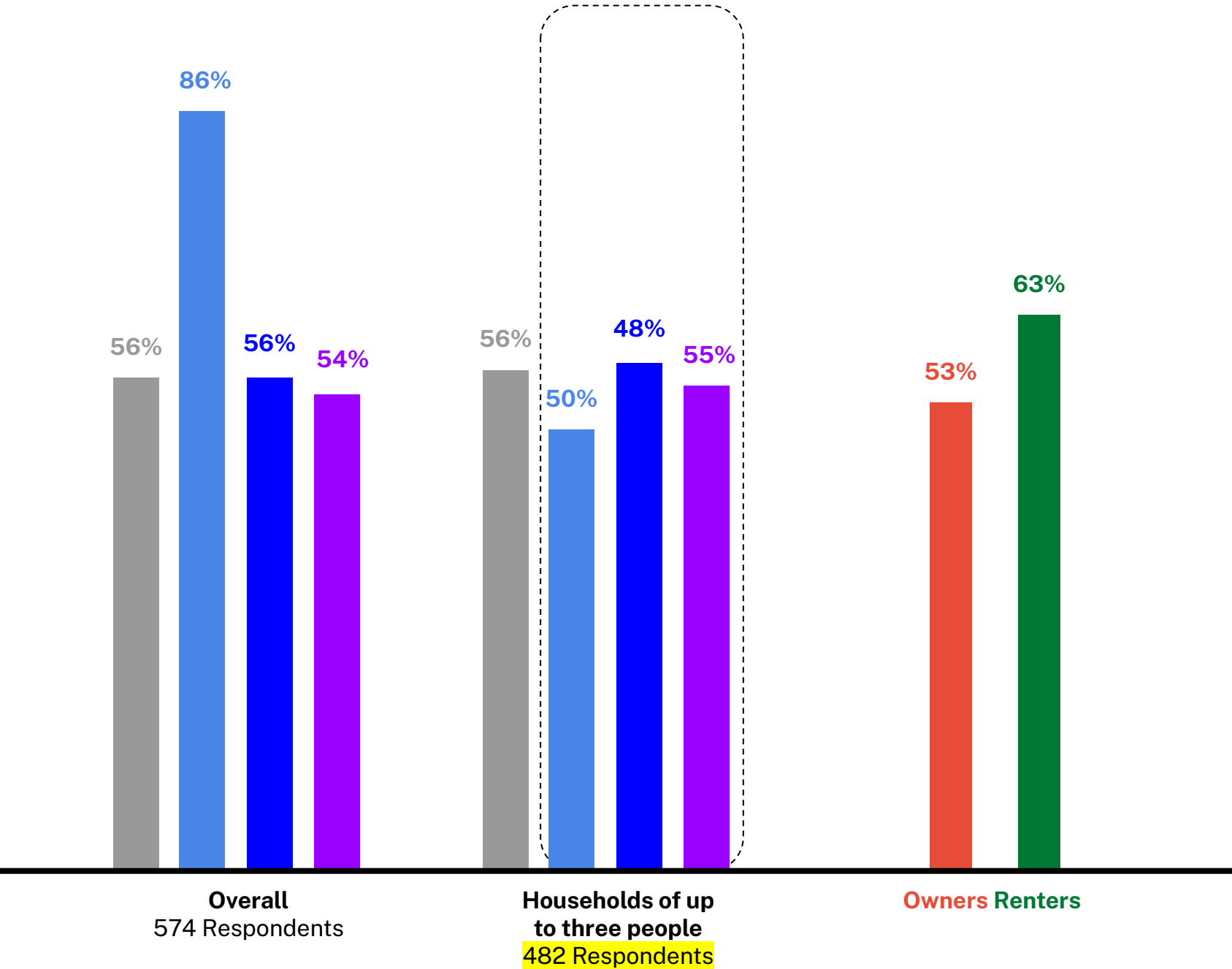
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 557 respondents
Younger Vermonters (up to 25) - 7 respondents
Adult Vermonters (26-55) - 314 respondents
Older Vermonters (over 55) - 234 respondents



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Village Four

All Ages, Income
less than 150k, 1-3 people

Overall Survey Themes (200 responses)

- 1.5 Story / Knee-Walls:** Concerns about low headroom, poor natural light, and limited storage on the second floor
- Interior Unit:** Unit 3 is seen as less desirable since it only has windows on two sides
- Density:** Size/Number of units was raised as a concern
- Porch Usability:** Porches seem too shallow to be usable
- Sound Transmission:** Concerns about noise transmission especially where bedrooms are adjacent to stairway
- Storage:** Flagged as tight for all units

Survey Feedback from Target Audience (108 responses)

- 1.5 Story / Knee-Walls:** No change
- Interior Unit:** No change
- Density:** No change
- Porch Usability:** No change
- Sound Transmission:** No change
- Storage:** No change

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

1. Modular Compatibility

- Explore making the volumetric modular design a full two stories with module seem along the center front to back to better balance construction method constraints with livability of interior spaces.
- Explore ways to reduce length as close to 70’ without compromising livability to address modular transportation

2. Overall

- Acoustic Privacy: ensure unit separations are adequate, especially bedroom and stair adjacencies
- Storage: explore ways to increase for all units
- 2nd Story Natural Light: continue to study ways to increase natural light, aiming for more than one window per bedroom
- 2nd Story Headroom: test for comfortable headroom at second floor, explore offsite-compatible dormer modifications to improve at key areas

3. Unit 1 (Rear Lower) & Unit 2 (Rear Upper)

- None, other than the overall comments above.

4. Unit 3 (Middle)

- Natural Light: revisit windows to ensure enough natural light, especially in ground floor living areas

5. Unit 4 (Front)

- Porch: make deeper to increase functionality

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

1. Overall

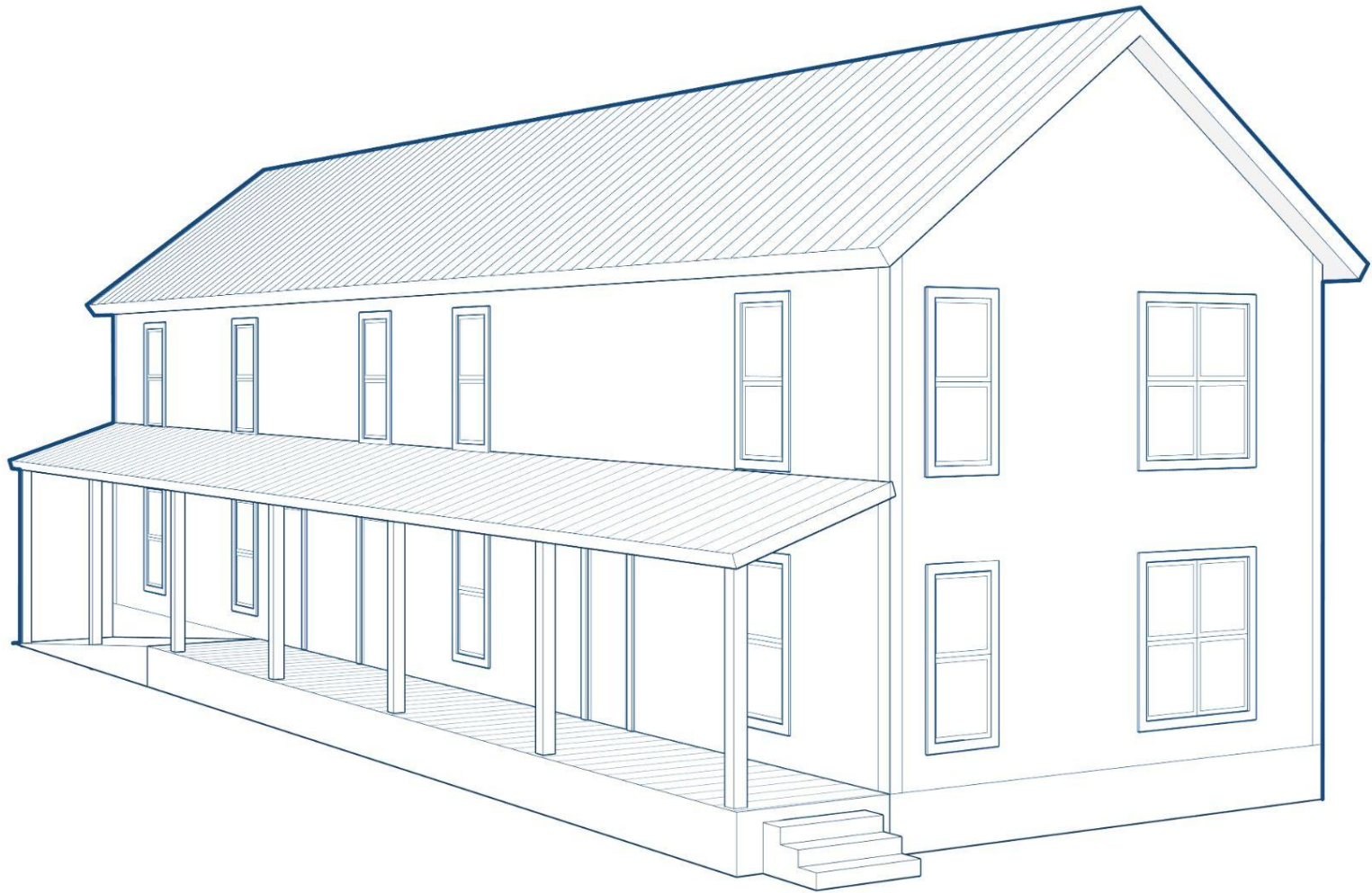
- Larger Unit Sizes: the only way to accommodate this would be to increase the overall footprint which would make this less aligned to infill opportunities, to reduce the number of units, or to increase the dormers which would make it less cost-effective and compatible with offsite construction methods.

Narrow Lot Four-Plex

# of Units	4
Bedrooms	1 / 1 / 1 / studio
Bathrooms	1 / 1 / 1 / 1
Building Dims	20' x 72'
# of Stories	2
Unit SF (Net)	561 SF per unit

Key Features:

1. Fully accessible flat
2. Efficient compact layout, suitable for narrow infill lots
3. Ample front hall/mudroom, ample closet area supports liveability in a studio
4. Accessible unit could be mirrored to create 2 ground floor accessible units



Spring Street - Montpelier



Myrtle St, Bellows Falls

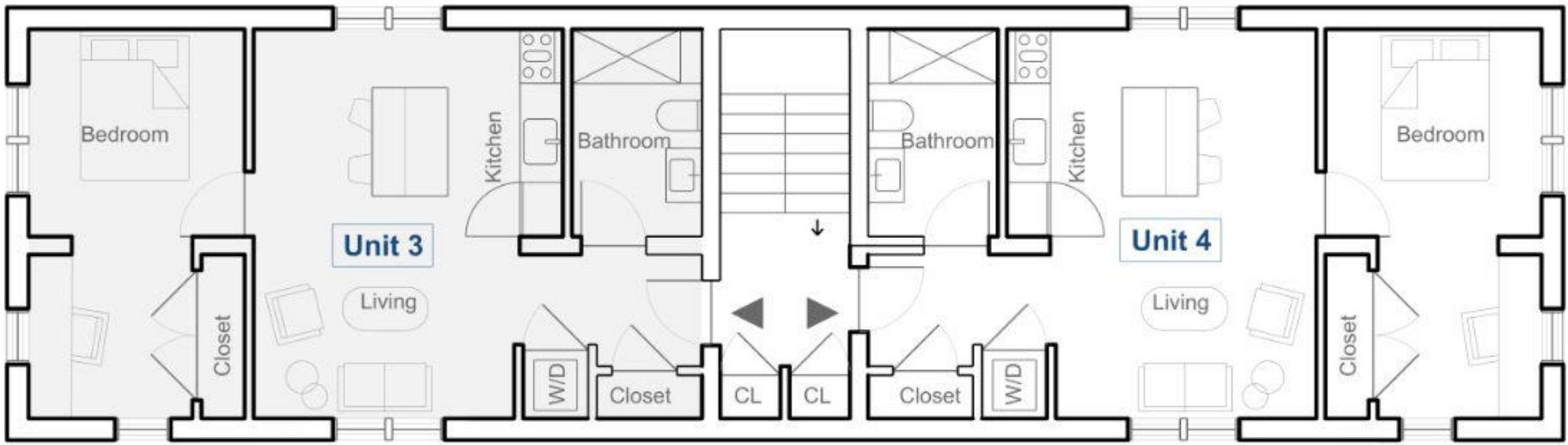
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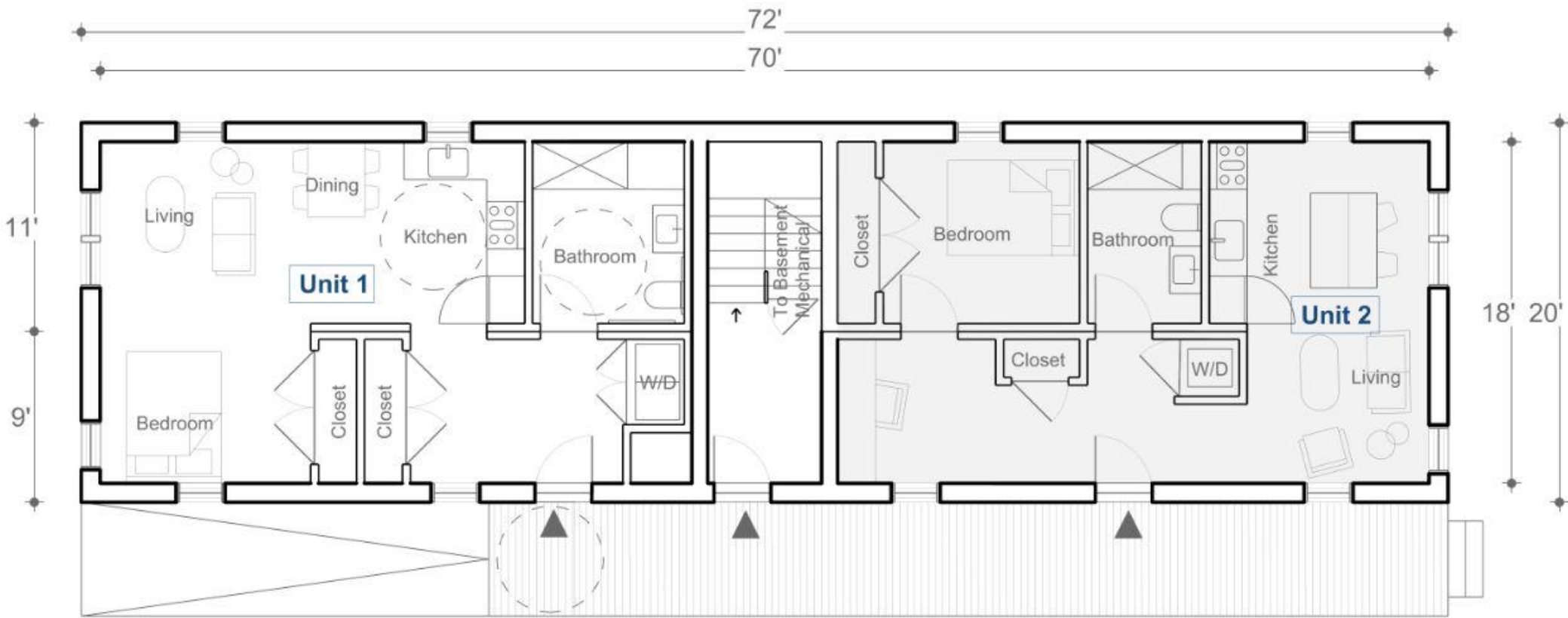
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Floor 2



Floor 1

Narrow Lot

All Ages, Income
less than \$150k, 1-2 people

Neighbor Perceptions

Looks at home in Vermont Neighborhoods.

I would be happy to have this built next to where I live.

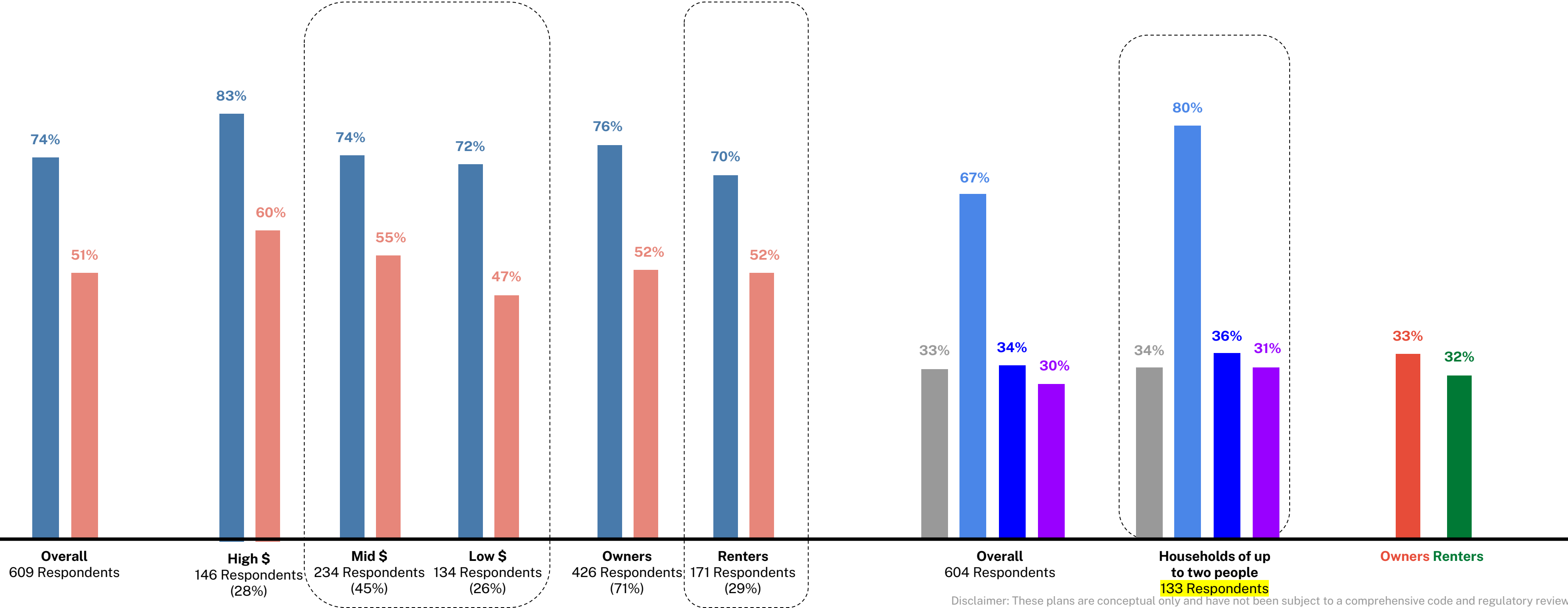
Livability Perceptions: I would be happy to live in this home design

All Ages - 604 respondents

Younger Vermonters (up to 25) - 9 respondents

Adult Vermonters (26-55) - 343 respondents

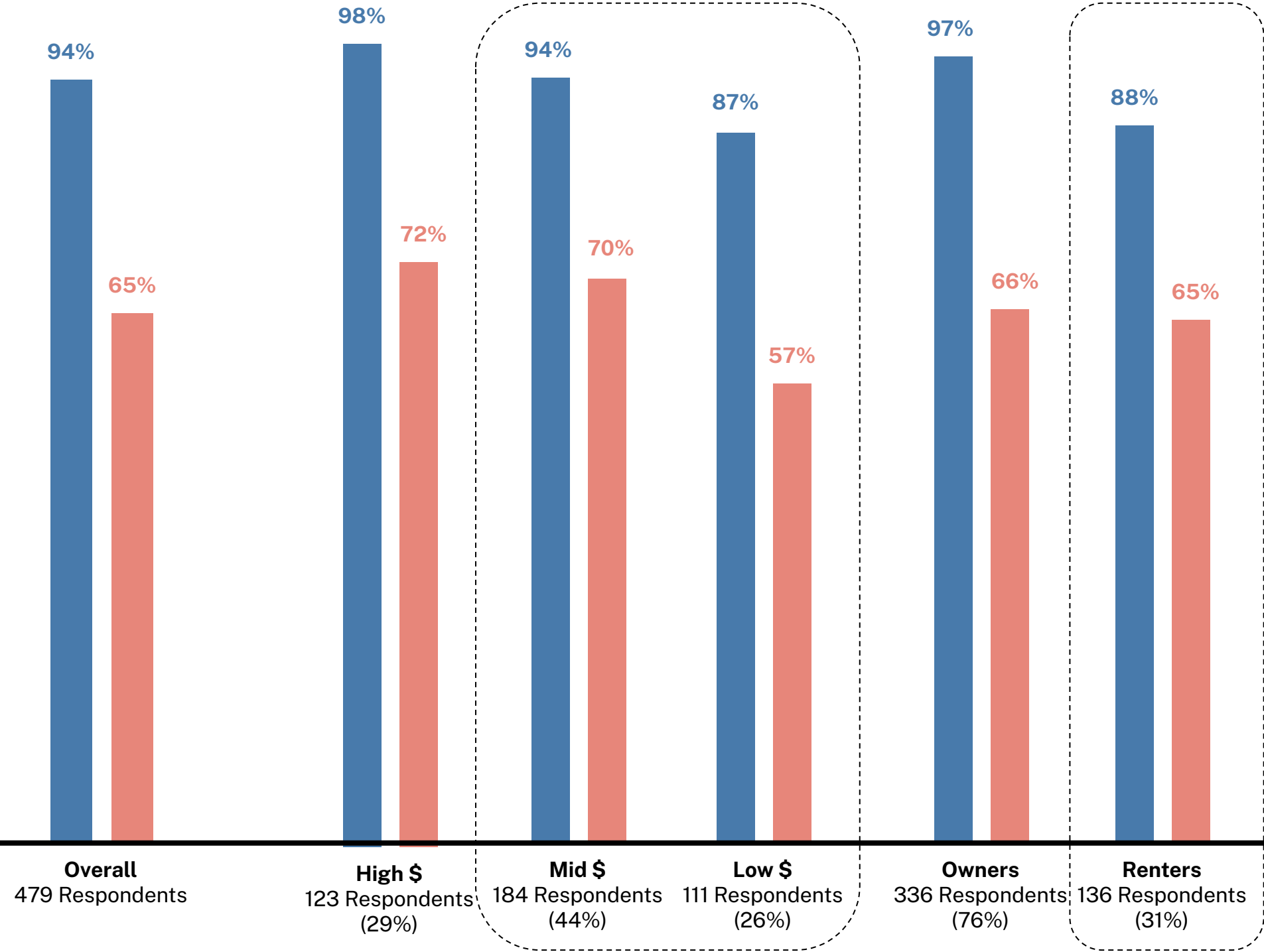
Older Vermonters (over 55) - 252 respondents



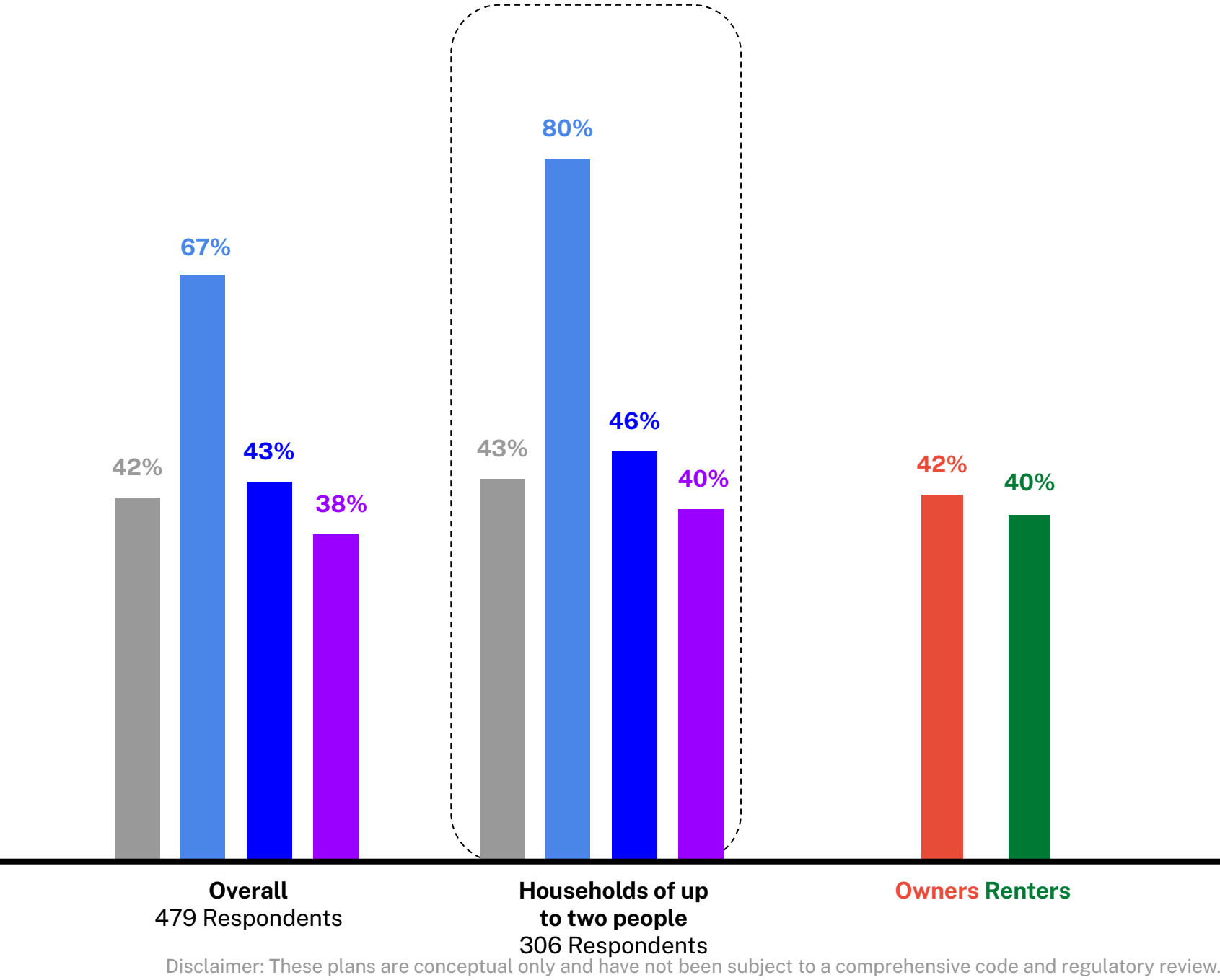
All Ages, Income
less than \$150k, 1-2 people

Narrow Lot

Neighbor Perceptions
Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design
All Ages - 479 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 268 respondents
Older Vermonters (over 55) - 200 respondents



Narrow Lot

All Ages, Income
less than \$150k, 1-2 people

Overall Survey Themes (223 responses)

- Side Facing Entry:** Concerns that without a street facing entry, this home has less curb-appeal
- Kitchen Size:** Kitchens are too small
- Studio Unit Type:** Open bed-space raised as a comfort/livability issue
- Accessibility:** Not enough space in the accessible unit to make the furniture layout work as drawn, the ramp being near the back of the home also may be challenging for siting the building.
- Storage:** General sentiment is that these units don’t have enough space
- Aesthetic:** Negatively charged comments, stating that the repetition makes this home look impersonal, and barracks-like

Survey Feedback from Target Audience (97 responses)

- Side Facing Entry:** No change
- Kitchen Size:** No concern
- Studio Unit Type:** No change
- Accessibility:** Increased concern
- Storage:** Less concern
- Aesthetic:** No change

Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Narrow Lot

All Ages, Income
less than \$150k, 1-2 people

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

- 1. **Modular Compatibility**
 - Align to ~11’ minimum module width and ~62’ depth for modular version, retain 20’ overall width for site-built version
- 2. **Overall**
 - Construction Efficiency: improve alignment/consolidation of plumbing (kitchens/bathrooms) to control construction costs
 - Kitchens: study layout alternatives to optimize functionality
 - Curb Appeal: explore features (likely window composition and detailing and side porch profile details) to add interest and enhance curb appeal in lieu of a street facing entry
- 3. **Accessible Studio Unit**
 - Comfort/Livability: study configurations that enhance comfort/livability of bedroom space relative to living areas
 - Accessibility: scrutinize for improvements to accessibility, and refine the furniture layout to best represent this

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

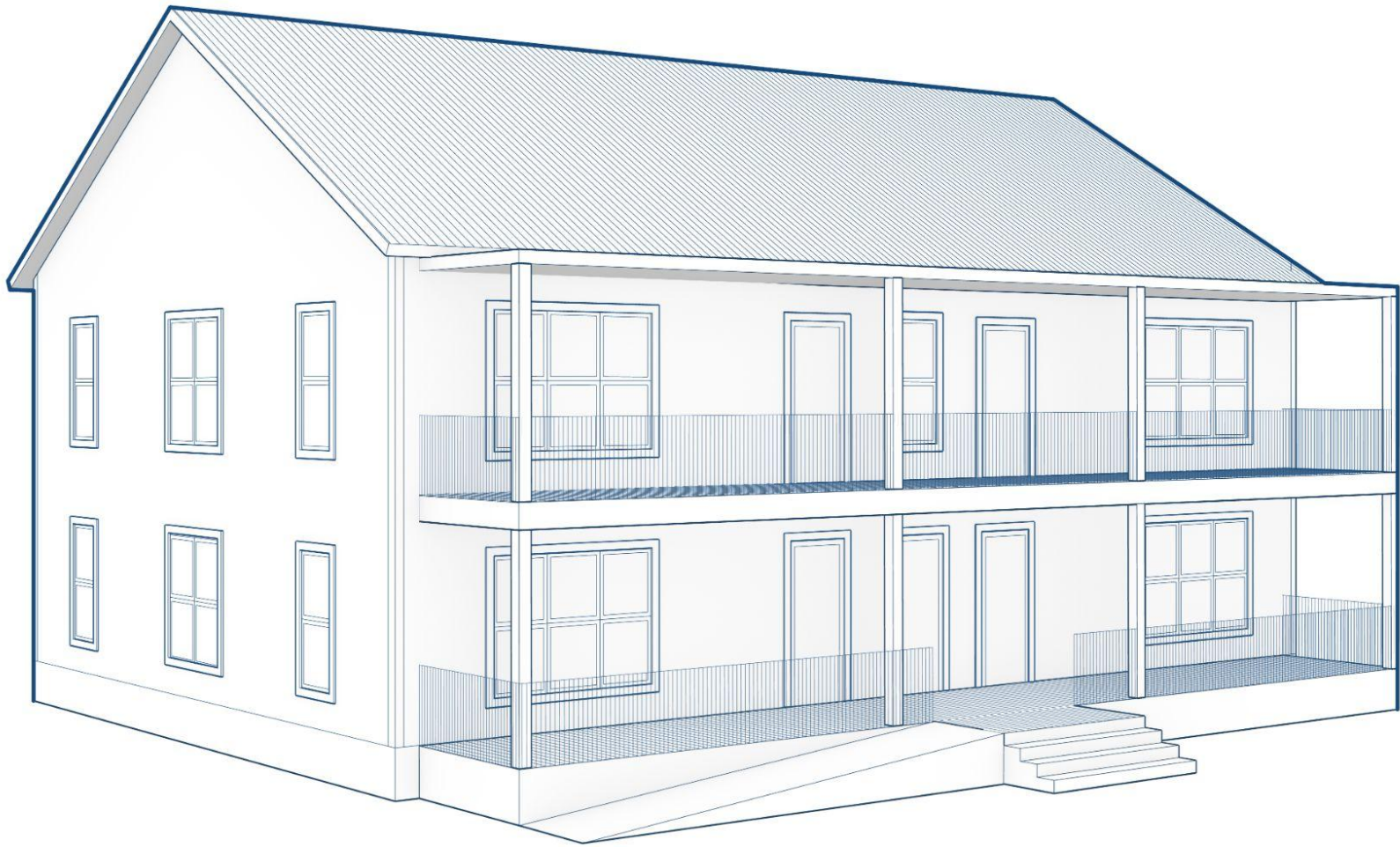
- 1. **Massing/Aesthetic:** height, scale and proportion concerns reflect the variety of Vermont vernacular and are not sufficient to discard the construction efficiency and utility of this particular unit mix, especially in denser urban communities. The width and depth of this design was carefully studied and aligned with common narrow infill conditions in communities with small side setbacks where the majority of the building would not be visible from the street.
- 2. **Front Entry/Porch:** a front facing door and porch would significantly impact the quality of the front ground floor unit by limiting natural light, and decreasing the privacy and functionality of living spaces
- 3. **Increase Unit Sizes:** this typology does not fit on the majority of urban infill lots if it is any deeper than currently shown, meaning that it is not possible to increase unit sizes or include a full one-bedroom that is accessible.
- 4. **Ramp Placement:** this will be site-specific

Stackable Four-Plex

# of Units	4
Bedrooms	2 / 2 / 2 / 2
Bathrooms	1 / 1 / 1 / 1
Building Dims	36' x 56'
# of Stories	2
Unit SF (Net)	746 SF per unit

Key Features:

- Up to two fully accessible units on the ground floor
- Two accessible bedrooms in each unit



W Canal St, Winooski VT



Jefferson St, Barre VT

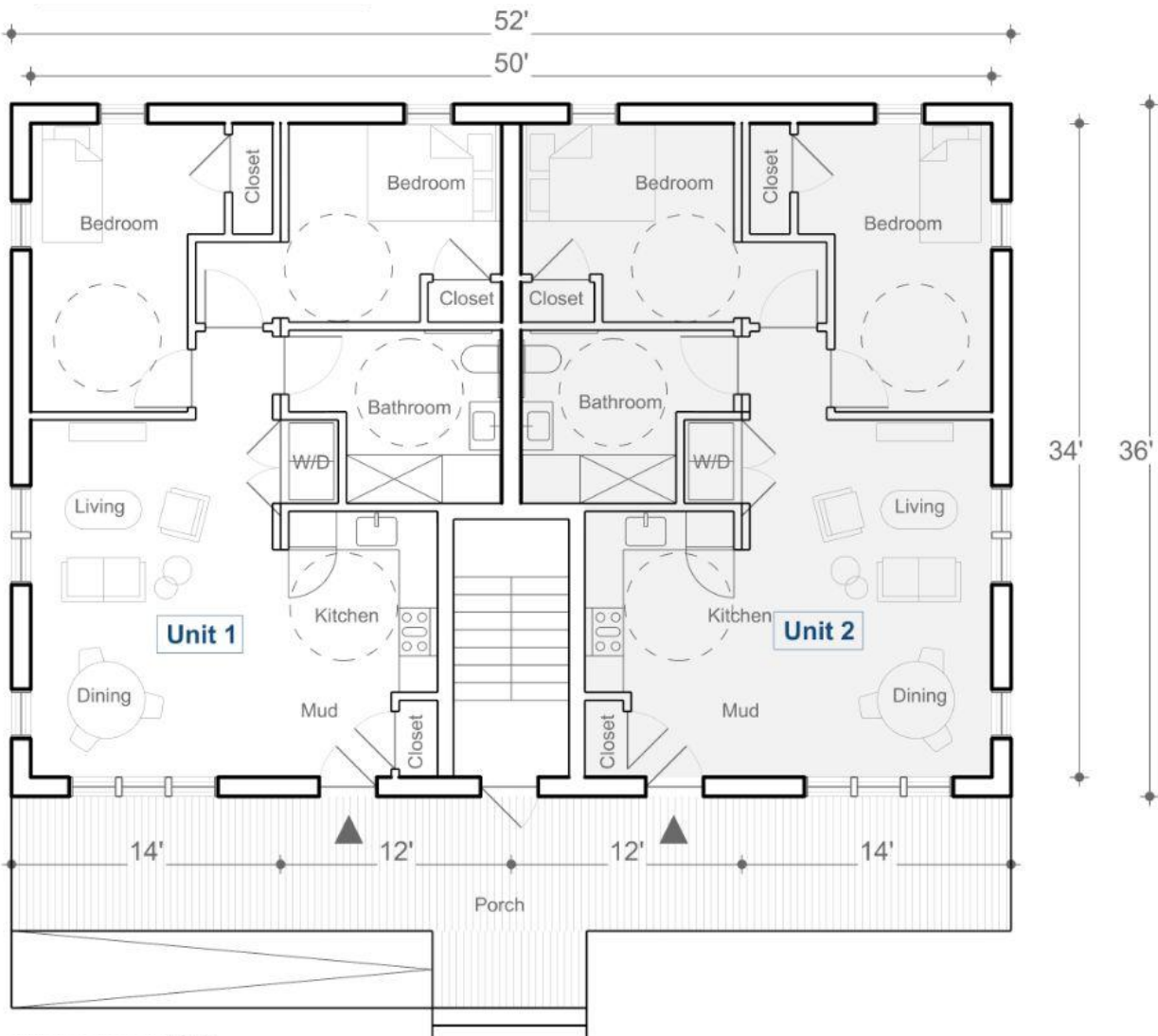
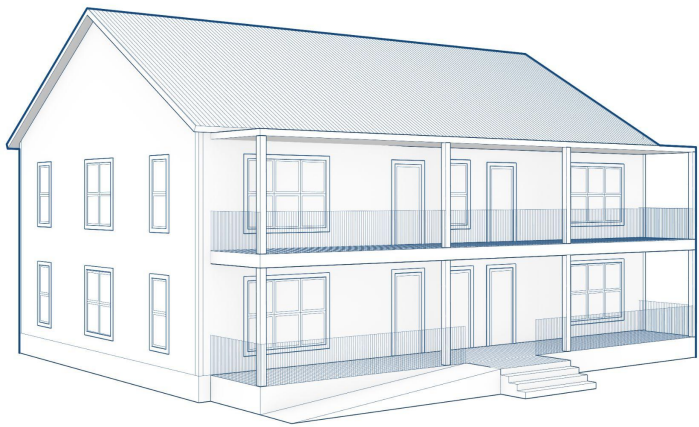
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Stackable Four-Plex

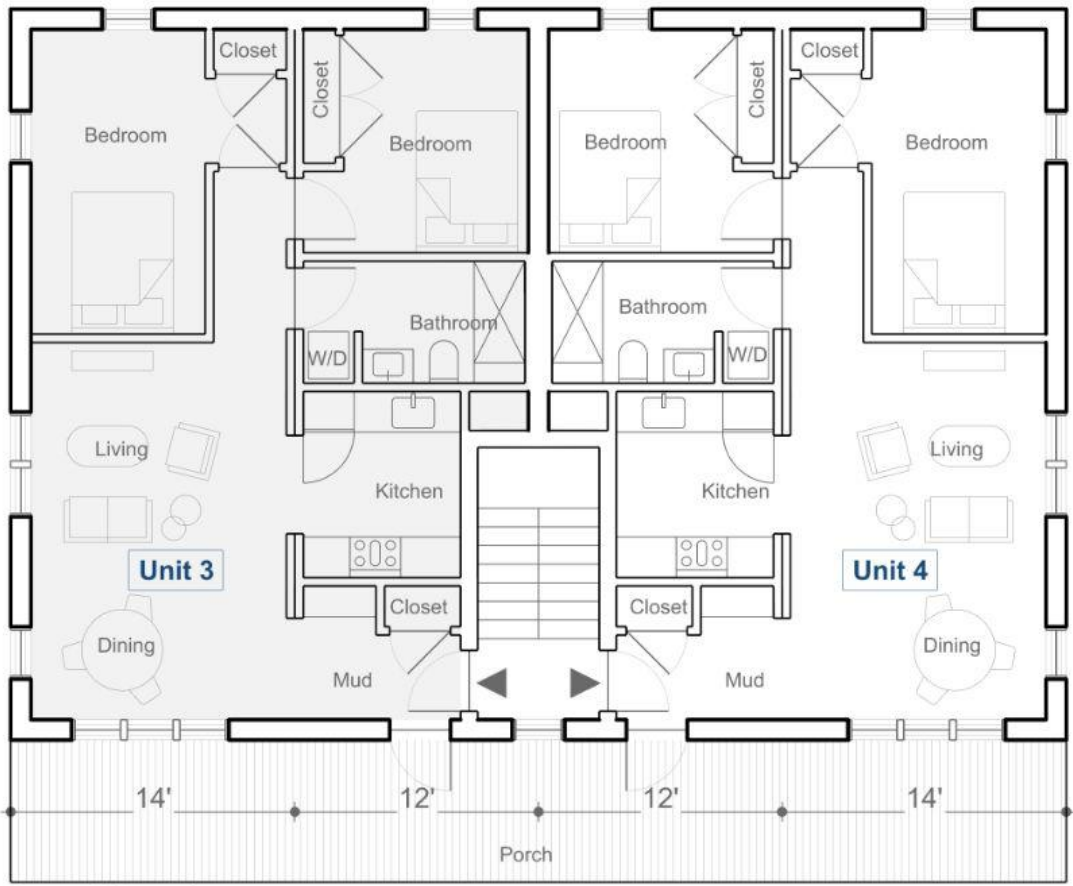
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Key Features:

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- 2. Two accessible bedrooms in each unit



Floor 1



Second floor plan

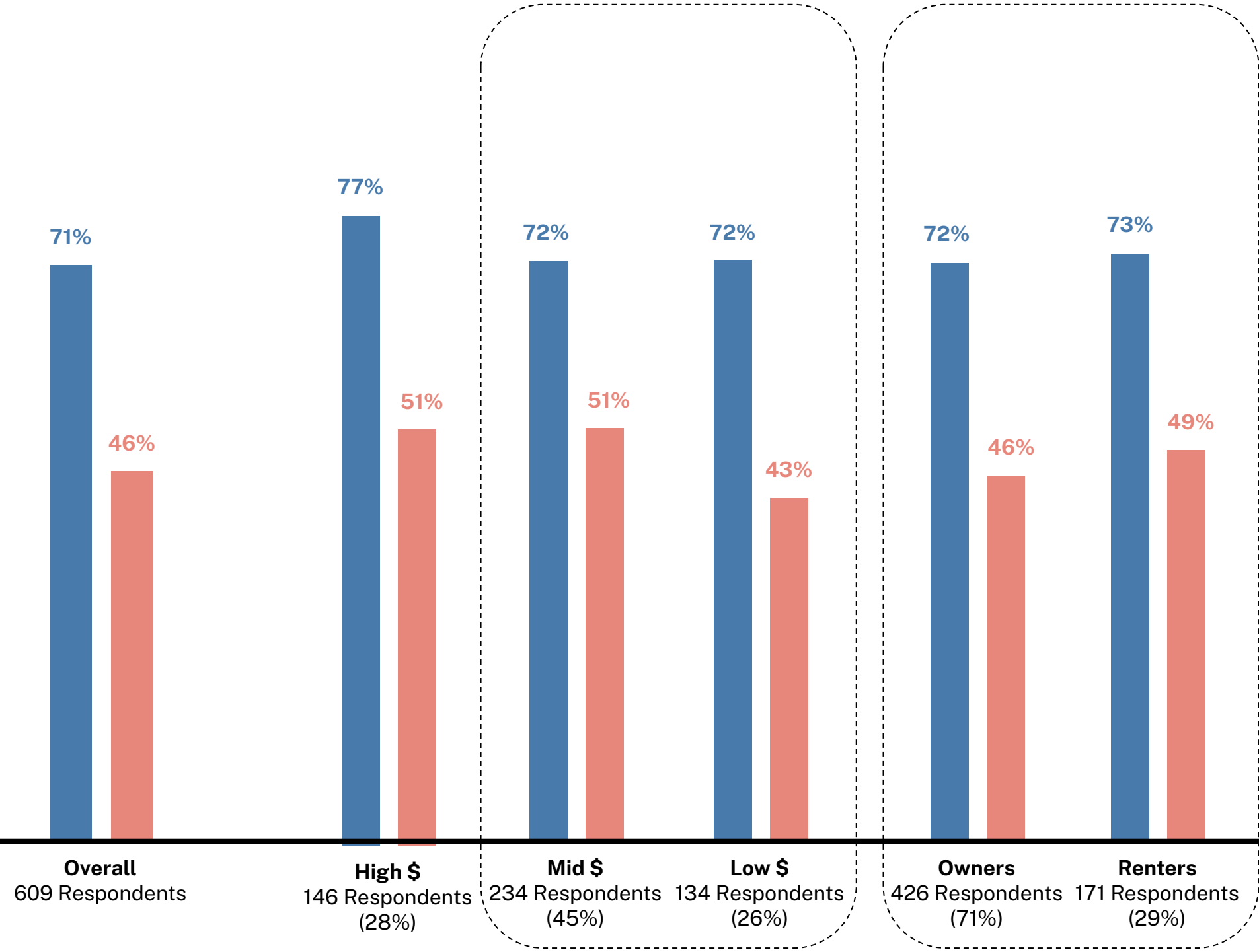
Upper Floors

All ages, Income less than 150k, 1-3 people

Stackable

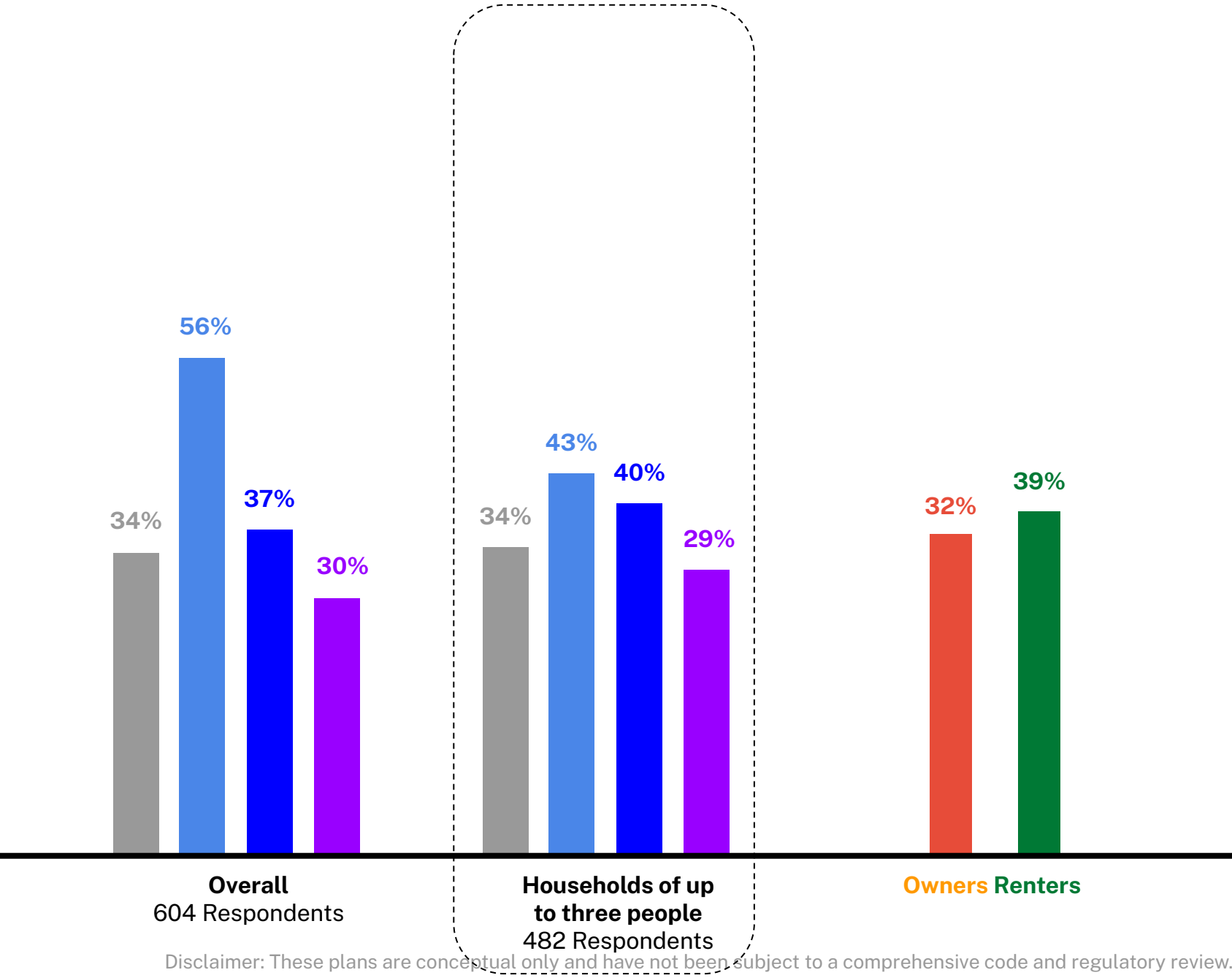
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
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Livability Perceptions: I would be happy to live in this home design

All Ages - 604 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 343 respondents
Older Vermonters (over 55) - 252 respondents



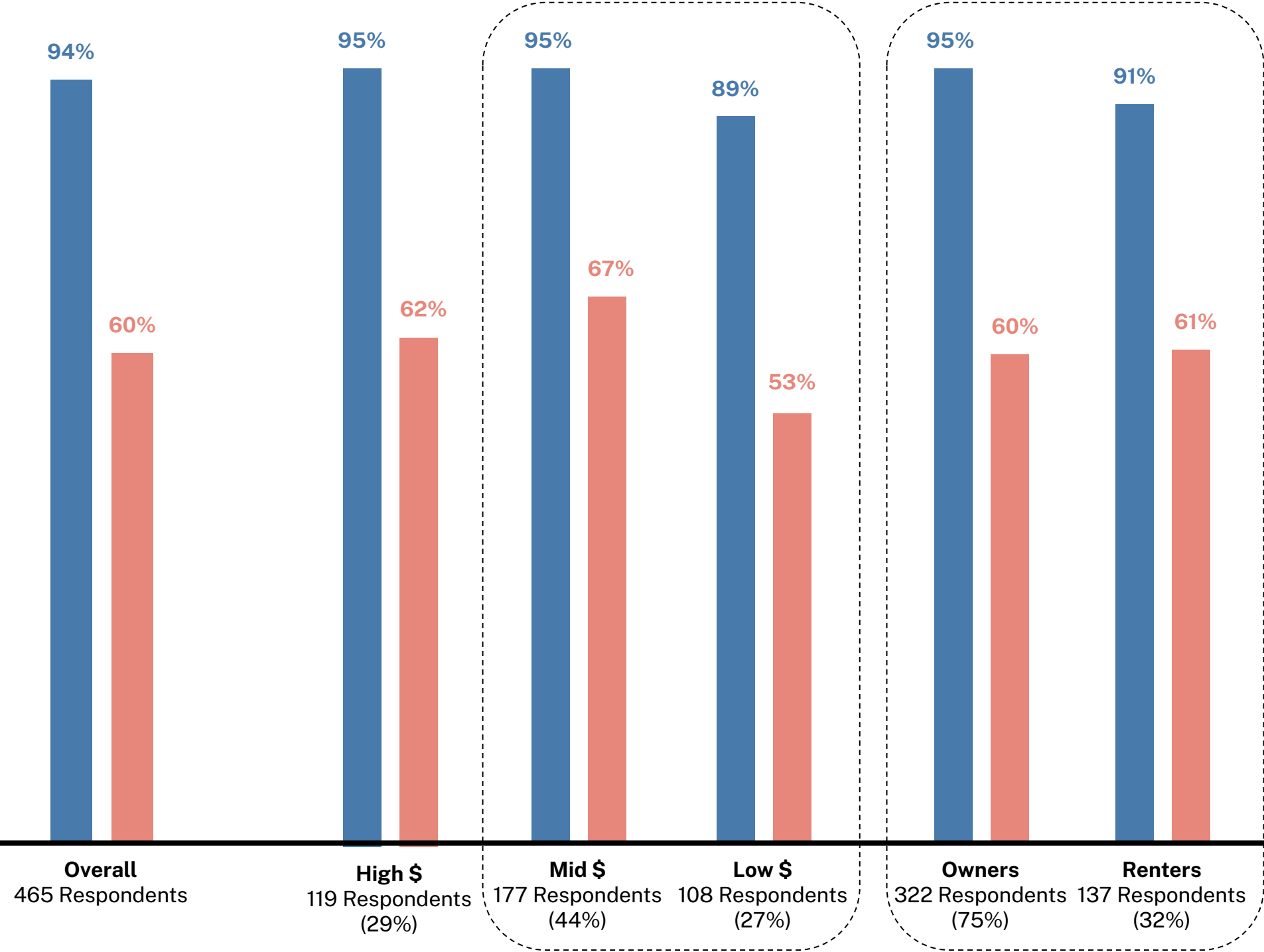
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All ages, Income less than 150k, 1-3 people

Stackable

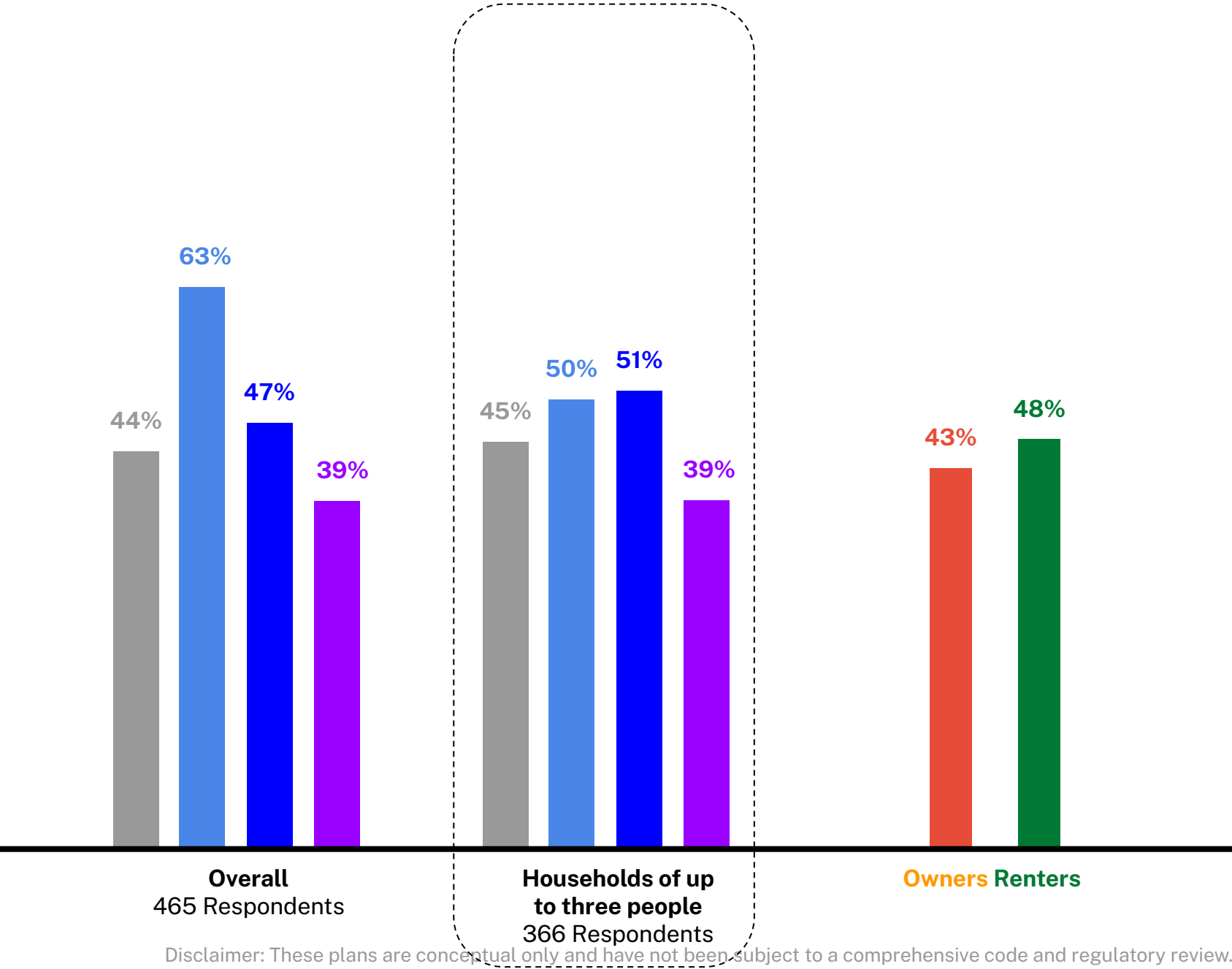
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
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Livability Perceptions: I would be happy to live in this home design

All Ages - 465 respondents
Younger Vermonters (up to 25) - 8 respondents
Adult Vermonters (26-55) - 266 respondents
Older Vermonters (over 55) - 189 respondents



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Stackable

All ages, Income less than 150k, 1-3 people

Overall Survey Themes (202 responses)

Snow Management / Exterior Stair: 180 degree turn to get into Unit 1 at the top of the ramp raises concern, snow management is a concern for the less sloped porch roofs

Shared Porches: Mixed feedback on whether outdoor space would become cluttered storage space or act as an amenity. Requests for private or rear porches instead

Sound Transmission: Lots of concern given stacked bedrooms and living spaces

Aesthetic: Many comments citing that the home looks like a motel

Survey Feedback from Target Audience (53 responses)

Snow Management / Exterior Stair: Increased concern

Shared Porches: Less concern

Sound Transmission: No change

Aesthetic: Less concern

Stackable

All ages, Income less than 150k, 1-3 people

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

- 1. **Front Porch & Roof Configuration:** a variety of issues were raised related to aesthetics, likely clutter, privacy/usability of porches, reduction of interior natural light, snow/ice management, and wheelchair turning radii. Study alternative with single level porch for all four units so the building presents more like a large/grand single-family “manor house”
- 2. **Orientation Adaptability:** allow for side doors and preserve potential for floor plan to be oriented to the street on the short end
- 3. **Acoustic Privacy:** ensure unit separations are adequate, especially with stacked bathrooms and bedrooms
- 4. **Storage:** scrutinize, explore ways to increase

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

- 1. **Small/Dark Kitchens:** deliberately located on interior to align to plumbing efficiencies and prioritize exterior walls for living/dining areas
- 2. **Private Rear Porches/Decks:** given mixed feedback on connected front entry porches, porches are being removed and are not cost-effective to add as a feature on their own.

Townhouse

2+ Unit Aggregated

# of Units	2+
Bedrooms	3
Bathrooms	1.5
Building Dims	20' x 42'
# of Stories	2
Unit SF (Net)	1,232 SF

Key Features:

1. Rear entry brings light into living and dining areas
2. Can be aggregated into groups of four



Conant Square, Brandon VT



Maple St, Burlington VT

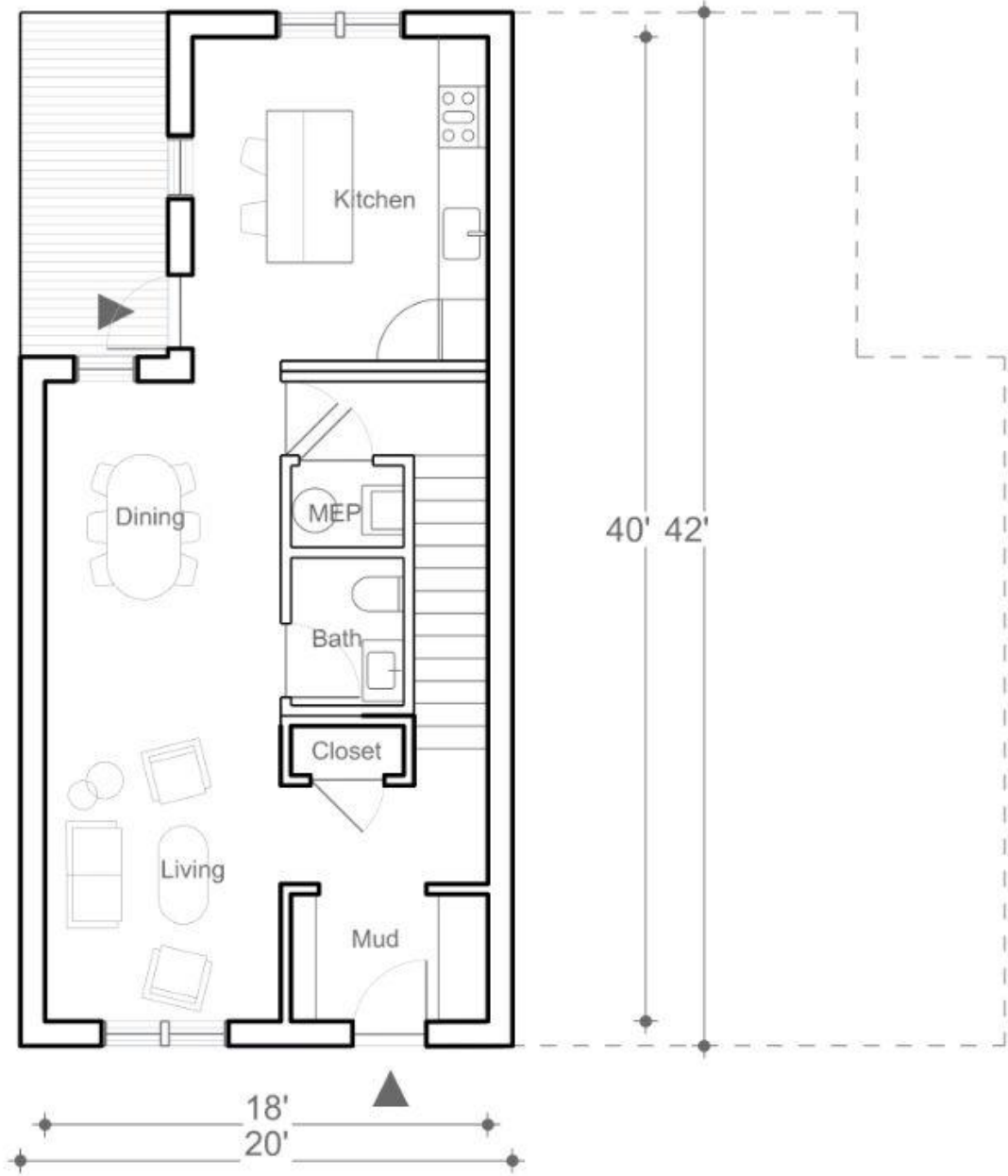
Townhouse

2+ Unit Aggregated

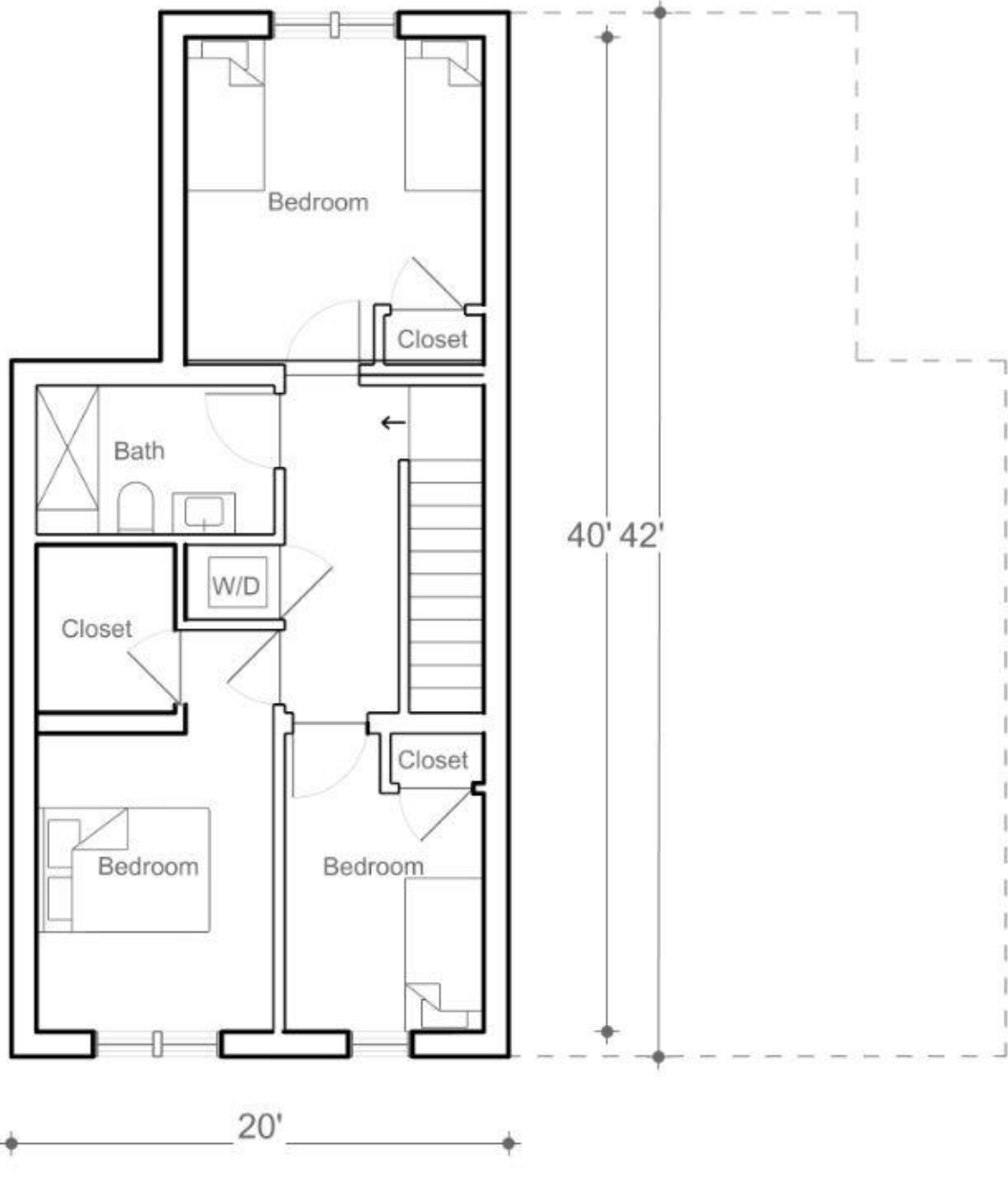
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Key Features:

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Floor 1



Floor 2

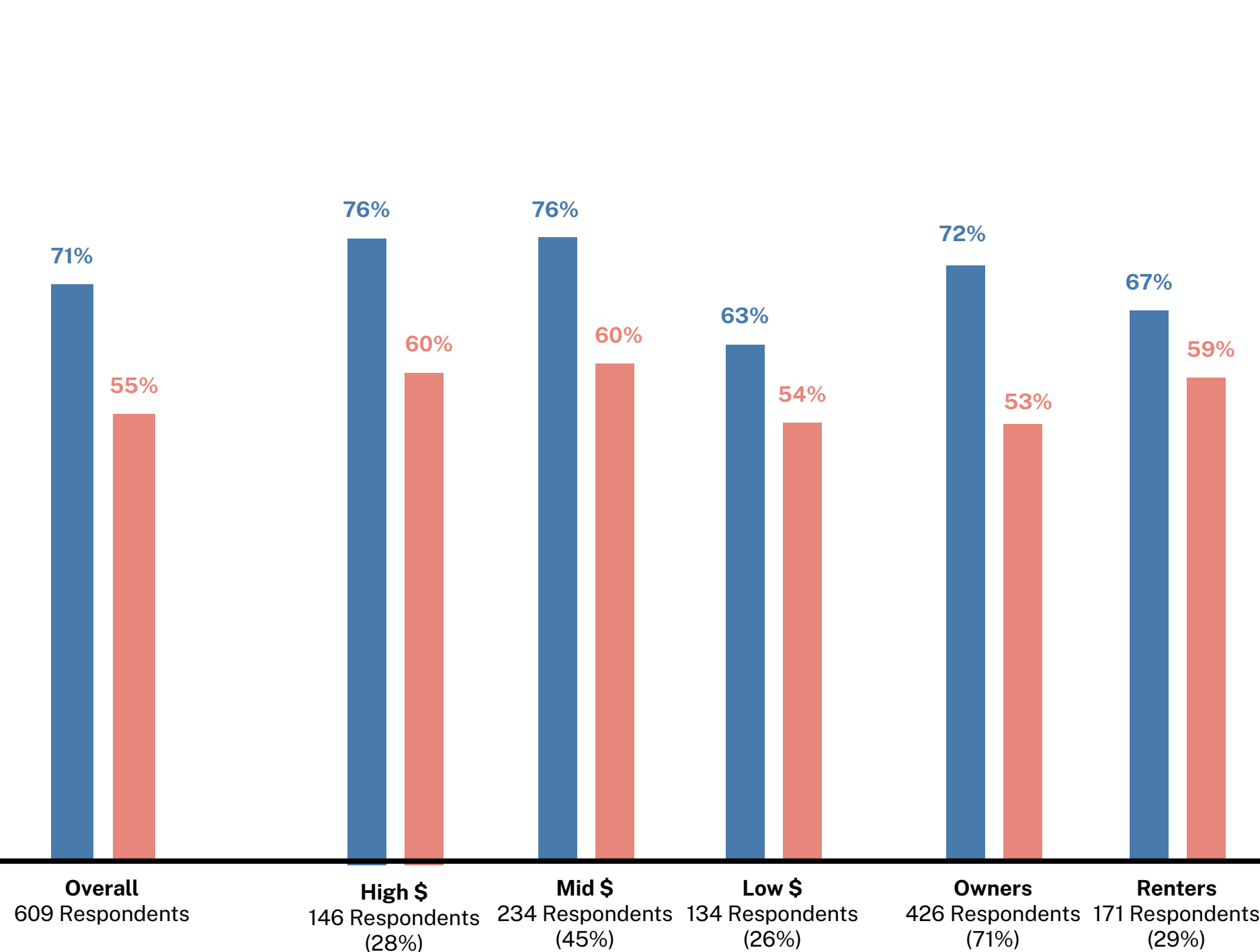


Under 55 years old, no specific income, 2+ people

Townhouse

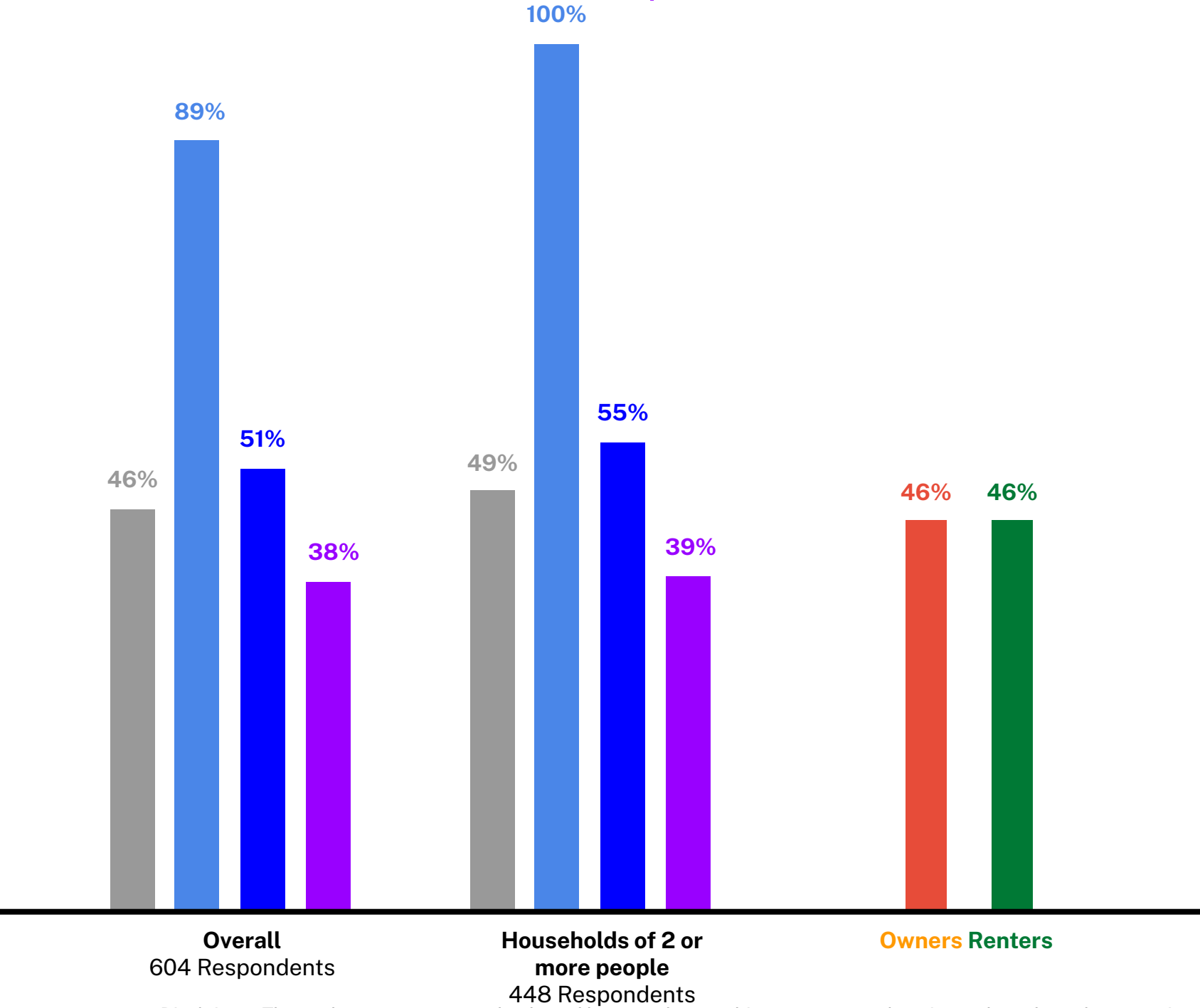
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 604 respondents
Younger Vermonters (up to 25) - 9 respondents
Adult Vermonters (26-55) - 343 respondents
Older Vermonters (over 55) - 252 respondents



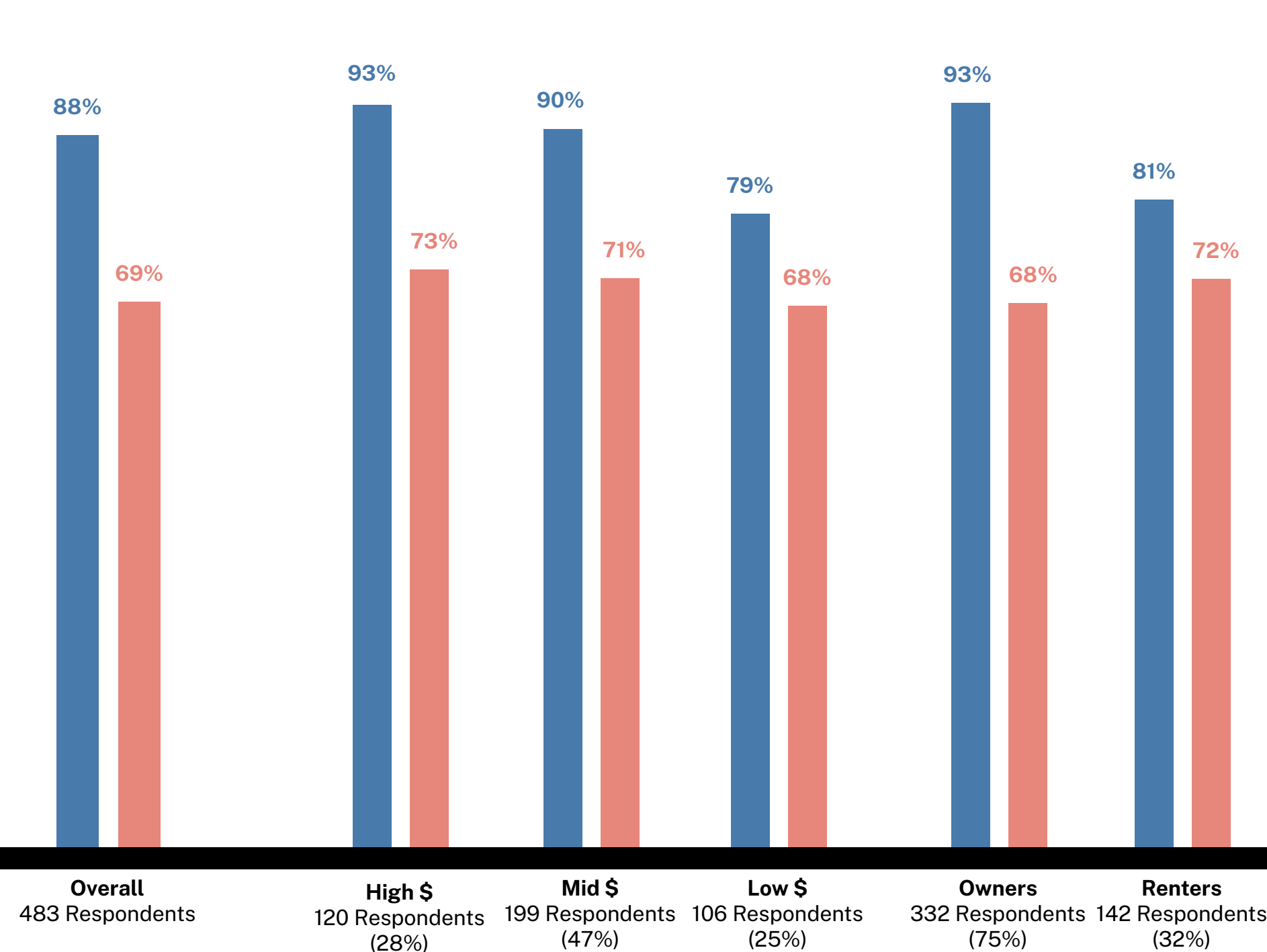
Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Under 55 years old, no specific income, 2+ people

Townhouse

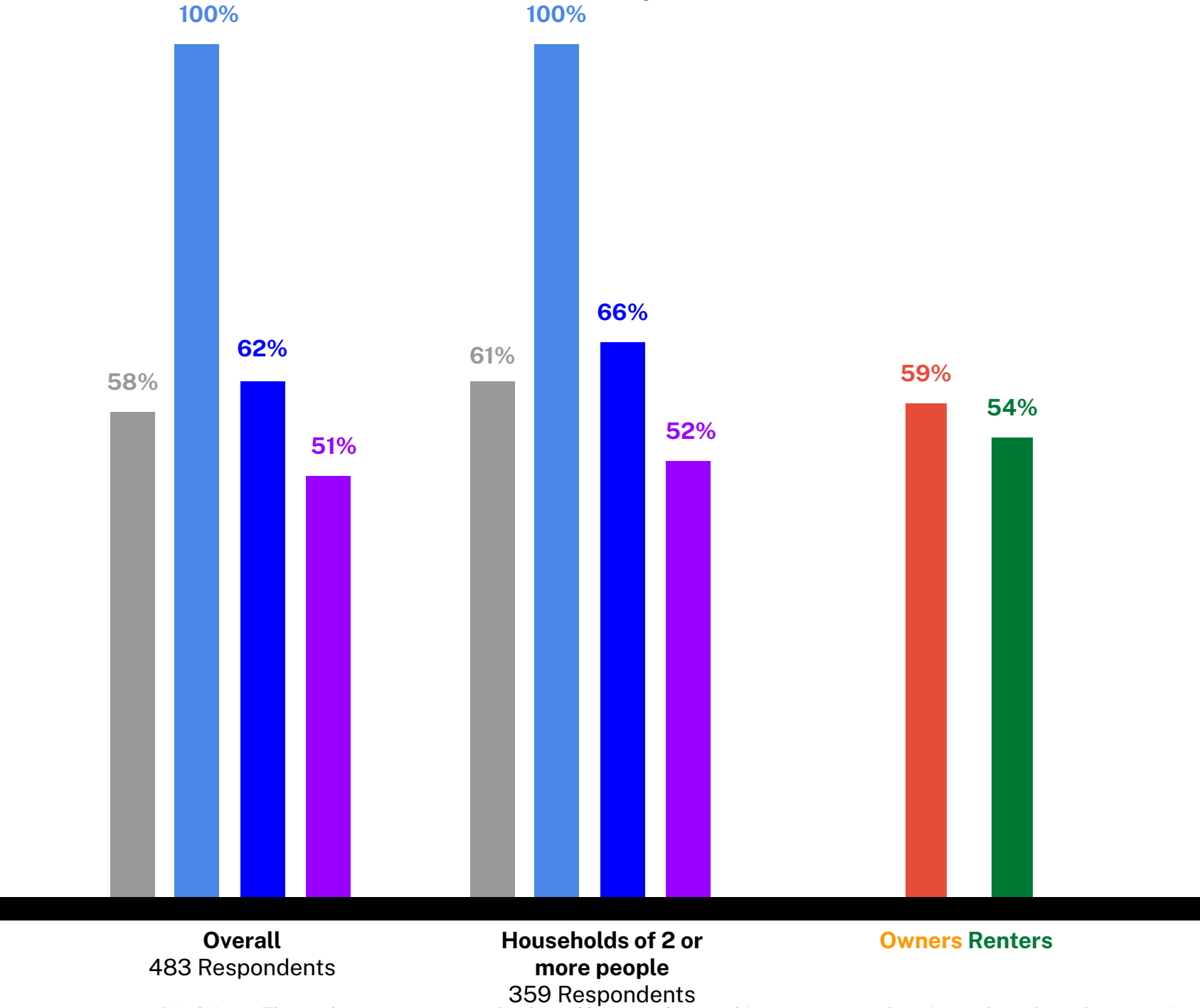
Neighbor Perceptions

Looks at home in Vermont Neighborhoods.
I would be happy to have this built next to where I live.



Livability Perceptions: I would be happy to live in this home design

All Ages - 483 respondents
Younger Vermonters (up to 25) - 8 respondents
Adult Vermonters (26-55) - 284 respondents
Older Vermonters (over 55) - 189 respondents



Townhouse

Under 55 years old, no specific income, 2+ people

Overall Survey Themes (206 responses)

- Accessibility/First Floor Bedroom:** Desire for all types to provide an accessible unit
- Narrow-Feel:** Feedback that some rooms feel like corridors rather than living spaces
- Sound Transmission:** Lots of concern about sound transmission across party walls between units
- Bathroom Count:** For a three bedroom type, respondents would like two full bathrooms, or one full bathroom and a ¾ bathroom
- Siting:** Comments suggest that this type is not appropriate in many more rural settings, also concern that outdoor space is too limited
- Aesthetic:** Requests for various architectural details so that the townhomes don’t feel too uniform or boxy

Survey Feedback from Target Audience (53 responses)

- Accessibility/First Floor Bedroom:** No change
- Narrow-Feel:** No change
- Sound Transmission:** No change
- Bathroom Count:** Increased concern
- Siting:** No concern
- Aesthetic:** No concern

Townhouse

Under 55 years old, no specific income, 2+ people

Recommended Revisions

Why: minimal additional cost, aligns to priorities, increases flexibility

- 1. **Front Porches:** study whether typical infill site conditions can accommodate a deeper usable front porch to offer usable outdoor space for units apart from rear yards.
- 2. **“Hallway Feel” Room Proportions:** this is endemic to the “townhouse” typology, but can be mitigated. Strategies to explore include:
 - Wide, framed openings to break up otherwise contiguous rooms (living/dining)
- 3. **“End of Group” Variant:** explore a variant for the ends of a run of the attached townhomes to compositionally resolve those ends in a way that is more compatible with detached housing types nearby
- 4. **Acoustic Privacy:** ensure unit separations are adequate

Ideas we are not pursuing

Why: exists in the market, not cost effective, too many cascading impacts

- 1. **Single-Story Living:** other types address this, not feasible with this typology. Can be considered for future additions.
- 2. **Usable Outdoor Space:** this will be site dependent, current arrangement preserves options in the rear yard depending on parking configuration, other strategies are incompatible with livability and efficiency of interior spaces.
- 3. **Overly Uniform Aesthetic:** this is endemic to the “townhouse” typology and typically is resolved by the individual customizations of occupants over time (paint color, trim, entryway doors, porches, etc.). Jogs in the building facades and rooflines add complexity, cost, and maintenance challenges.
- 4. **Rural Compatibility:** this is presumed to be a more urban typology, local municipalities can determine where this typology is permissible.
- 5. **Ground Floor Full Bath:** converting ground floor “powder room” to full or ¾ bath on ground floor is not worth the added expense because it would diminish the kitchen size and is not proximate to where a future ground floor bedroom could be added.

Thank You!

