



Town of Hinesburg
Planning & Zoning Department
10632 Route 116, Hinesburg, VT 05461
802-482-2281 (ph) 802-482-5404 (fax)
www.hinesburg.org

MEMORANDUM

TO: Downtown Board

CC: Jacob Hemmerick, VT Department of Housing & Community Development

FROM: Alex Weinhagen, Director of Planning & Zoning, Town of Hinesburg
Cindy Reid, Director of Development, Cathedral Square
Tyler Labrie, Associate Developer, Evernorth

DATE: February 8, 2022

RE: Town of Hinesburg – Neighborhood Development Area Designation Application

Please see the attached materials for the Town of Hinesburg's Neighborhood Development Area (NDA) Designation application. This is a project-specific NDA application for the Kelley's Field property - a 6.5-acre parcel adjacent to Hinesburg's Village Center Designation. The application is being submitted by the Town in collaboration with the property owner/developer – Cathedral Square and Evernorth. The property currently has 24 units of subsidized housing for seniors and the disabled. The owner/developer proposes to add another 24 units of perpetually affordable senior housing – i.e., one and two-bedroom independent living apartments located in a new building. The project is in the permitting process, and obtaining an NDA designation would confer significant benefits by reducing State permitting costs via the Act 250 permit exemption and reduced water/wastewater permit fees. Documents included in this application include:

- This cover letter/memo (two pages).
- NDA application form (nine pages).
- Select Board meeting minutes (1/19/2022) showing authorization for the application (six pages).
- Resolutions (9/22/2021, 10/18/2017) from the regional planning commission regarding confirmation of Hinesburg's municipal plan and planning process (two pages).
- NDA maps (4):
 - Map 1 – Context & Neighborhood Planning Area
 - Map 2 – Resource Areas
 - Map 3 – Kelley's Field Project Site Plan
 - Map 4 – Municipal Sewer & Water Service Area
- Available allocation for municipal sewer and water (two pages).

**** Note** – The application references the Hinesburg Zoning Regulations, Subdivision Regulations, Official Map, and zoning district maps. All of these are available on the Town website (www.hinesburg.org), with specific webpage links provided in the application form.

Primary contact person for the application: Alex Weinhagen, Director of Planning & Zoning, 10632 Route 116, Hinesburg, VT, 05461, 802-482-4209, aweinhagen@hinesburg.org.

Hinesburg has a Village Center Designation Area that the Downtown Board approved on June 24, 2019. The Town is considering applying for a much larger NDA to cover the entire village growth area as defined in the Hinesburg Town Plan and the Chittenden County regional plan. After meeting with DHCD staff, it was determined that regulations for some zoning districts will likely need some revisions to be eligible for NDA designation. However, this is not the case for our core Village Zoning District where the Kelley's Field project is located. As such, a project-specific NDA designation can be accomplished in a timely fashion, in the hopes of making the proposed Kelley's Field II senior housing project even more cost effective.

Cathedral Square and Evernorth have been working collaboratively with the Town for some time in the hopes of expanding the Kelley's Field property, and providing much needed affordable senior housing. As the project works its way through the local-level development review process, we are also discussing the possibility of the Town applying for a Vermont Community Development Program (VCDP) grant to help with project financing. Similar to the support the Town provided to Champlain Housing Trust that helped make 23 perpetually affordable apartments possible in 2016. We expect the Hinesburg Select Board to discuss this possibility in early 2022. As outlined in the Hinesburg Town Plan, the Town is committed to these sorts of public-private partnerships to bolster the supply of affordable housing in the community. Top priority action item 2.1.4 in the Hinesburg Town Plan:

Facilitate public/private partnerships for the creation of affordable, senior, and reasonably priced housing, as well as the upgrading and rehabilitation of existing housing, through State and Federal grants, partnerships with non-profit organizations, or similar means.

SELECTBOARD MEETING DRAFT

January 19, 2022

See pages 3-4 for
NDA application
authorization

Attending the meeting in person; Merrily Lovell, Maggie Gordon, Dennis Place, Joy Dubin Grossman, Todd Odit, James Mangrum, Nick Baker.

Attending the meeting remotely; Phil Pouech, Mike Loner, Anne Sullivan, Kelsey Barklund, Pat Mainer, Kathleen Newton, Scooter MacMillan, Katie, Mike Webb, Tyler Lebrrie, Alex Weinhausen.

Meeting called to order at 7:00 p.m.

Agenda Additions or Deletions

None

Public Comment

None

Selectboard Forum

Phil thanked Todd for all the budgets adjustments he made after the feedback from the last meeting as well as showing the long term debt which he asked for. He addressed the comments about paving Pond Brook Rd stating there is no formal policy on when the Town decides to pave a dirt/gravel road. It might be worth it to develop a policy on what the decision making process is for paving roads.

Approve Minutes of 1/5/22

Maggie moved to approve the minutes from 1/5/22 with any agreed upon changes. Seconded by Phil and approved with 5 yes votes.

Town Forest Committee Interview – Kelsey Barklund

Kelsey said she moved to Hinesburg about a year ago, though she has been a long time user of the Town trails. She became interested in the Town Forest Committee when the Carse property acquisition was a topic. She has attended meetings for the past 4 or 5 months. Pat Mainer said Kelsey will be a good addition to the Committee and has volunteered to work on the new Town Forest Management Plan.

Phil moved to appoint Kelsey Barklund to the Town Forest Committee for a term to end in 2023. Seconded by Maggie and approved with 5 yes votes.

Trails Committee Interview – James Mangrum

James said he has lived in Hinesburg for a little over a year. He has walked all the trails in Town including the Town Forest. He has grown up riding horses and is now getting into mountain biking and understands the discipline of multi-use of the trails. He volunteered with Fellowship of the Wheel this year with their work on maintaining trails. He has attended one committee meeting.

Merrily asked if he has an opinion on horseback riding / pedestrians / and bikes interacting and how compatible it is. James said bikes and horses are not very compatible as the horse could spook so he

thinks the trails need to be separated. Hikers and horses are not a problem sharing a trail. Hikers and bikes on the same trail can be a problem on a downhill as mountain bikes travel at a speed which makes braking a challenge. He feels educating hikers is important.

Maggie moved to appoint James Mangrum to the Trails Committee for a term that expires January 1, 2023. Seconded by Phil and approved with 5 yes votes.

DRB Interview – Michael Webb

Michael is currently on the Energy and Recreation Committees. His professional background is in development and he sees being an alternate on the DRB as a learning opportunity to learn all the things that go into the DRB process.

Merrily asked if he has time for three committees. Michael replied as the alternate position he would be meeting every other month. The bulk of the work on the Energy Committee is complete. Phil said he expects the DRB will be very busy in the future with expanded development and had the same thought as Merrily, he has seen the work Mike W has been involved in and is excited he applied and will leave it up to Mike W how he will fit that time in and learn that critical role.

Phil moved to appoint Michael Webb for the alternate position on the DRB for a term to expire January 1, 2025. Seconded by Maggie.

Merrily said she is not in favor of someone being on three committees and suggested Mike W step off the Energy or Recreation Committee so there is a space for someone else to step forward. She feels it is unrealistic for Mike W to give his all to all three committees. She is appreciative Mike W is willing to do that but feels it is not healthy for him or the Town.

Phil said if Mike W feels he has the time he supports his applying.

Mike L said being in the alternate position it is a good opportunity for someone to learn about the Board without having to participate in every meeting. He supports the nomination.

Merrily said she is not questioning Mike W's ability, but thinks it is good to get different people involved on committees and not one person on three. Maggie looked up the Energy Committee and if Mike W steps down they will not have a quorum.

Dennis said the DRB has some big projects coming along with members on the Board that would likely have to recuse themselves. Mike W may be busier than he anticipates.

The motion passed with Maggie, Dennis, Phil and Mike L voting yes and Merrily voting no.

Consider Approval of Engine #3 Replacement

Nick said the current engine #3 is a mini-pumper with the intention of being able to access narrow driveways and roads.

The purchase being presented to the Board is a similar truck but designed more toward only structure fires. The quote is \$378,779.00 from Desorcie Emergency Products in St. Albans which they have used for a number of years.

Dennis asked if they will give a trade in for the current engine #3. Nick said the Town owns the vehicle so there are options, one is to seek a retail vendor that will post the sale. Typically trading in a used fire truck will only get you bottom dollar. Dennis asked about Compressed Air Foam System (CAFS). Nick said it is not widely used. The three current trucks all have the system. He feels for this replacement truck it is not a good investment.

Merrily asked if this was in the budget. Todd said there is \$100,000 in the current year capital budget, the budget for FY 23 has \$80,000. If ordered now it would not be here till FY 23. The balance could be financed over a three year period. The Town could also choose to use ARPA funds.

Dennis asked if there is an opportunity to negotiate on the price and can we purchase it somewhere else? Nick said a truck can be purchased from a variety of dealers. They decided to go to Desorcie because of the Town's history and service record with them. Nick gave an example of Williston trucks purchased through a different dealer which is in Connecticut so when the truck needs servicing it takes longer for the dealer to get here.

Maggie asked about the comment of servicing narrow roads, how do they know which roads need the smaller truck. Nick said they have an electronic dispatching system that allows information for roads to be input.

Mike asked if the CAFS system could be removed from our current truck and put on a new one. Nick said it can not as basically you build the truck around that system. Mike noted usually a purchase of a large cost has a three bid minimum and suggests we get one or two more bids. Todd said we can do that. The reason, as Nick said, for going to one source is the proximity of service and ease of service. We could do a sealed bid but the same factors would go into the choice of savings vs location.

Phil supports moving forward for a new truck, this has been discussed for the past two or three years. This is a critical vehicle to have as we need to get anywhere at any time in Hinesburg. He understands the relationship with this dealer and that is worth something. He does think it is a good idea to get some more bids. He was curious if should have the CAFS but will trust the Chief on that. He asked if the foam is a source of PFAS contamination. Nick said the foam they use does not contain PFAS, he has records from 10 years and is not aware of any use of it before that.

Selectboard members asked Todd to get one or two other quotes, do not need to be sealed bids.

Nick shared a new proposed logo for the Fire Department. They wanted to update the logo and the new one includes a modified version of the Town seal. He is looking for the approval of the Board to go ahead with use of the new design.

There was discussion on allowing others to see it and get some feedback on it. Is it something that needs a Board vote? This was not on the agenda so there was no notice for people to give input.

This will be on the Feb 2nd agenda.

Consider Approval of Kelley's Field Neighborhood Development Area Application

Alex explained this is connected to a proposed expansion to the Kelley's Field senior housing development. They are looking for approval from the Board in applying to be considered a

109 Neighborhood Development Designation Area. If granted the permitting fees for the project will be
110 reduced. It also helps leverage some grants the Town might apply for.

111 Tyler L, from Evernorth, which is partnering with Cathedral Square on the project explained the project
112 to the Board. There are proposing an additional 24 units of affordable senior housing in a separate
113 building.

114 Dennis recused himself at this time as this project is before the DRB.

115 Merrily asked if there is a possibility of an EV charging station being included. Tyler said they could
116 definitely explore that option as they will also be expanding the parking area.

117 Phil moved to approve the application to designate Kelley's Field for a Neighborhood Development
118 Designation Area. Seconded by Maggie and approved with 4 yes votes.

119 FY 23 Draft Budget Discussion

120 Dennis re-joined the Board at this time.

121 Merrily addressed the proposal to level fund the salary line in the Police Department budget. She said
122 she discussed this with the other Board members who all were in favor of this reduction. Dennis
123 brought up the 4 part time positions in the PD. Todd said for budgeting purposes there are 7.625 full
124 time equivalents. There are 6 full time officers plus 40 hours per week for part time help, plus the
125 admin assistant at 25 hours a week. By the Board level funding the salary line it is instructing the
126 department to work within that dollar amount by adjusting staffing hours. The intention is they would
127 still receive the 3% but the total line is level funded.

128 Todd said he has discussed the change with the Chief.

129 Phil, Dennis, Mike, Maggie and Merrily were all in favor of the adjustment.

130

131 Consider Adopting Local Mask Mandate

132 Merrily pointed out the information Todd put in tonight's packet.

133 Merrily said she received a message from Al and Diane Barber that they are both vaccinated, have
134 booster shots and always wear masks but both have COVID. They are in favor of a mandate.

135 Maggie said she is not in favor, basically we are talking about 3 stores in Town and a good 90/95 % of
136 the people are masked. She does not want to add the burden of enforcing this onto businesses who
137 have struggled the entire year.

138 Merrily liked what Essex has done, there is no enforcement included to the rule. She does not see it as a
139 burden on business, she does not see it as creating more conflict, she sees it as a gesture of support for
140 all the residents who have asked for this.

141 Mike said he agrees with Merrily but he does not see this as having an impact. How will having a
142 mandate make people feel more comfortable knowing it is not going to change anything. It will create
143 conflict between people in public spaces. He feels most people in Town are doing the right thing.

144 Dennis said a relative of his is in favor of a mandate and provided Dennis with information from several
145 businesses around Town that would appreciate a mandate. He sees both sides but is not in favor of a
146 mandate. Merrily pointed out this has no enforcement it is a gesture that is a rule not a mandate.

147 Phil said he sees both sides of this, forcing mask wearing will not change anything. A rule would only be
148 a comfort statement in his opinion.

149 Merrily said we are not forcing anyone to do anything, she sees it as being a comfort gesture. In her
150 view with 9 of 10 messages sent to the Board asking for a mandate and a mandate not doing any harm
151 or creating controversy she is in favor.

152 Anne Sullivan said what is being proposed is fair, scientific, common sense and is right. She does not go
153 anywhere or see anyone. She said the Board needs to pass the rule even if it is not followed, because it
154 needs to be done. She stated she will not vote for members when they run again if they do not take the
155 action of passing this.

156 Mike asked if the Board passes this rule would she go into public places. Anne replied she would not go
157 to any of the places she does not go to now even if the rule is passed.

158 Mike said he would like to take action by sending a letter to the legislature and representatives that they
159 take up a mask mandate at the State level.

160 Merrily moved that the Hinesburg Selectboard pass a rule requiring wearing a face covering indoors in
161 public spaces. Seconded by Phil. Phil asked specifically what rule is Merrily referring to? Merrily said
162 the rule that is titled; Town of Hinesburg Vermont, Rule Requiring Face Coverings Indoors in Public
163 Spaces that is in tonight's packet. Motion voted; Merrily, yes / Phil, no / Mike, no / Maggie, no / Dennis,
164 no. Motion failed.

165

166 Town Manager Update

- 167 • RFP for auditing services was sent out
- 168 • New rule on use of ARPA funds – department heads will be meeting to discuss this
- 169 • No contractor is interested in phase 1 roof work – will continue to monitor any deterioration of
- 170 the structure
- 171 • July 4th fireworks price has doubled
- 172 • Reminder to fly Black Lives Matter flag beginning February

173

174

175 Approve Warrants and Payroll

176 Phil moved to approve the warrants, including payroll, signed by Merrily and Maggie as submitted by
177 the Town Treasurer. Seconded by Maggie and approved with 5 yes votes.

178 Adjourn

179 Maggie moved to adjourn at 9:25 p.m., seconded by Mike and approved with 5 yes votes.

180

181 Respectfully submitted,

182 Valerie Spadaccini, clerk of the Board

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Chittenden County Regional Planning Commission (CCRPC)
Resolution
Determination of Energy Compliance for the 2020 Amendments to the *Hinesburg Town Plan*

WHEREAS, Title 24, V.S.A. §4352 in part states that a municipality that wishes to seek a Determination of Energy Compliance may submit its plan to the Regional Planning Commission, if the regional plan has an affirmative determination of energy compliance; that each review shall include a public hearing; and that the Commission shall issue an affirmative determination of energy compliance if the plan:

1. is consistent with the regional plan;
2. includes an energy element;
3. is consistent with Vermont's energy goals and policies; and
4. meets the standards for issuing a determination of energy compliance included in the State energy plans, as described by the Vermont Department of Public Service in their Energy Planning Standards for Municipal Plans;

WHEREAS, the CCRPC's 2018 *Chittenden County Regional Plan*, entitled the *ECOS Plan*, adopted June 20, 2018, received an affirmative determination of energy compliance on August 9, 2018;

WHEREAS, the CCRPC at its September 19, 2018 meeting approved the *CCRPC Guidelines and Standards for Confirmation of Municipal Planning Processes, Approval of Municipal Plans and Granting Determination of Energy Compliance* dealing with local plans and CCRPC action;

WHEREAS, The Town of Hinesburg, Vermont is a member municipality of this Commission;

WHEREAS, The Town of Hinesburg, Vermont requested CCRPC grant a determination of energy compliance to the 2020 Amendments to the *Hinesburg Town Plan* on September 28, 2020;

WHEREAS, the Planning Advisory Committee warned a public hearing on October 2, 2020 and held a public hearing on October 21, 2020 to review the 2019 Amendments to the *Hinesburg Town Plan* for granting a determination of energy compliance, at the CCRPC offices, located at 110 W. Canal Street, Suite 202, Winooski, Vermont and via Microsoft Teams;

WHEREAS, the CCRPC at its October 18, 2017 meeting approved the *Hinesburg Town Plan* and confirmed the Town of Hinesburg's planning process, and the 2020 amendments to the plan do not nullify that approval and confirmation;

WHEREAS, the Planning Advisory Committee reviewed the records and recommended that the Commission grant an affirmative determination of energy compliance to the 2020 Amendments to the *Hinesburg Town Plan* as meeting the requirements of Title 24, V.S.A. §4352 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes, Approval of Municipal Plans and Granting Determinations of Energy Compliance*, as described in CCRPC's staff review and the minutes of the Planning Advisory Committee, dated October 21, 2020; and

WHEREAS, the Town of Hinesburg Selectboard adopted the 2020 Amendments to the *Hinesburg Town Plan* on July 7, 2021;

NOW, THEREFORE, BE IT RESOLVED BY THE CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION, that, in compliance with Title 24, V.S.A. §4352 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes, Approval of Municipal Plans and Granting Determinations of Energy Compliance*, CCRPC grants an affirmative determination of energy compliance to the 2020 Amendments to the *Hinesburg Town Plan*

Dated at Winooski, this 22nd day of September, 2021.

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION

DocuSigned by:

Catherine McMains

9592E38E9FE44EB

Catherine McMains, Chair

Chittenden County Regional Planning Commission (CCRPC)
Resolution

Hinesburg's Town Plan & Planning Process

WHEREAS, Title 24, V.S.A. § 4350 in part requires that CCRPC shall review the municipal planning process of our member municipalities including review of plans; that each review shall include a public hearing which is noticed as provided in 24 V.S.A. § 4350(b); and that before approving a plan the Commission shall find that it:

1. is consistent with the goals established in Section 4302 of this title;
2. is compatible with its Regional Plan;
3. is compatible with approved plans of other municipalities in the region;
4. contains all the elements included in § 4382(a)(1)-(12) of this Title.

WHEREAS, the CCRPC at its October 19, 2016 meeting approved the *CCRPC Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans* dealing with local plans and CCRPC action; and

WHEREAS, The Town of Hinesburg, Vermont is a member municipality of this Commission; and

WHEREAS, The Town of Hinesburg formally requested CCRPC to approve its 2017 Town Plan and confirm its planning process; and

WHEREAS, The Planning Advisory Committee reviewed the Comprehensive Plan and planning process; and

WHEREAS, the Planning Advisory Committee reviewed the records and recommended that the Commission approve Hinesburg's Town Plan as meeting the requirements of 24 V.S.A. § 4350 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans* and confirms the community's planning process as consistent with Title 24, Chapter 117.

WHEREAS, The Town of Hinesburg Selectboard adopted the 2017 Hinesburg Town Plan at a warned public hearing on September 25, 2017;

WHEREAS, the CCRPC held a warned public hearing at the CCRPC, located at 110 W. Canal Street, Suite 202, Winooski, Vermont to receive comments on the Plan;


NOW, THEREFORE, BE IT RESOLVED BY THE CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION, that, in compliance with 24 V.S.A. § 4350 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans*, CCRPC approves the 2017 Hinesburg Town Plan and the Commission finds that said Plan:

1. is consistent with the goals established in Section 4302 of Title 24;
2. is compatible with the 2013 *Chittenden County Regional Plan, entitled the ECOS Plan*, adopted June 19, 2013;
3. is compatible with the approved plans from other adjacent Chittenden County municipalities; and
4. contains all the elements included in § 4382(a)(1)-(12) and/or is making substantial progress toward attainment of the elements of this subsection;

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION, that, in compliance with 24 V.S.A. § 4350 and the *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans*, CCRPC confirms the Town of Hinesburg's municipal planning process.

Dated at Winooski, this 18th day of October 2017.

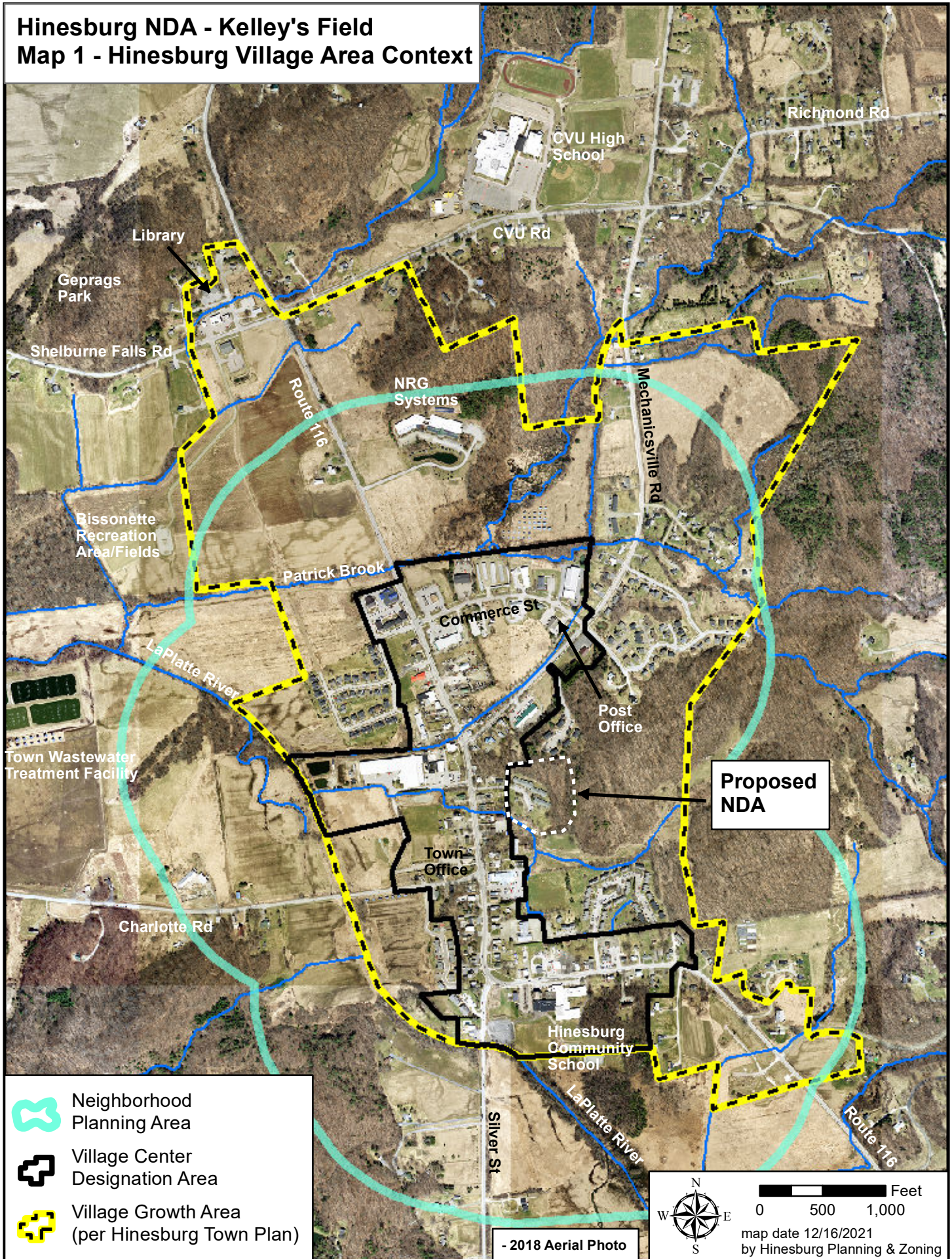
CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION

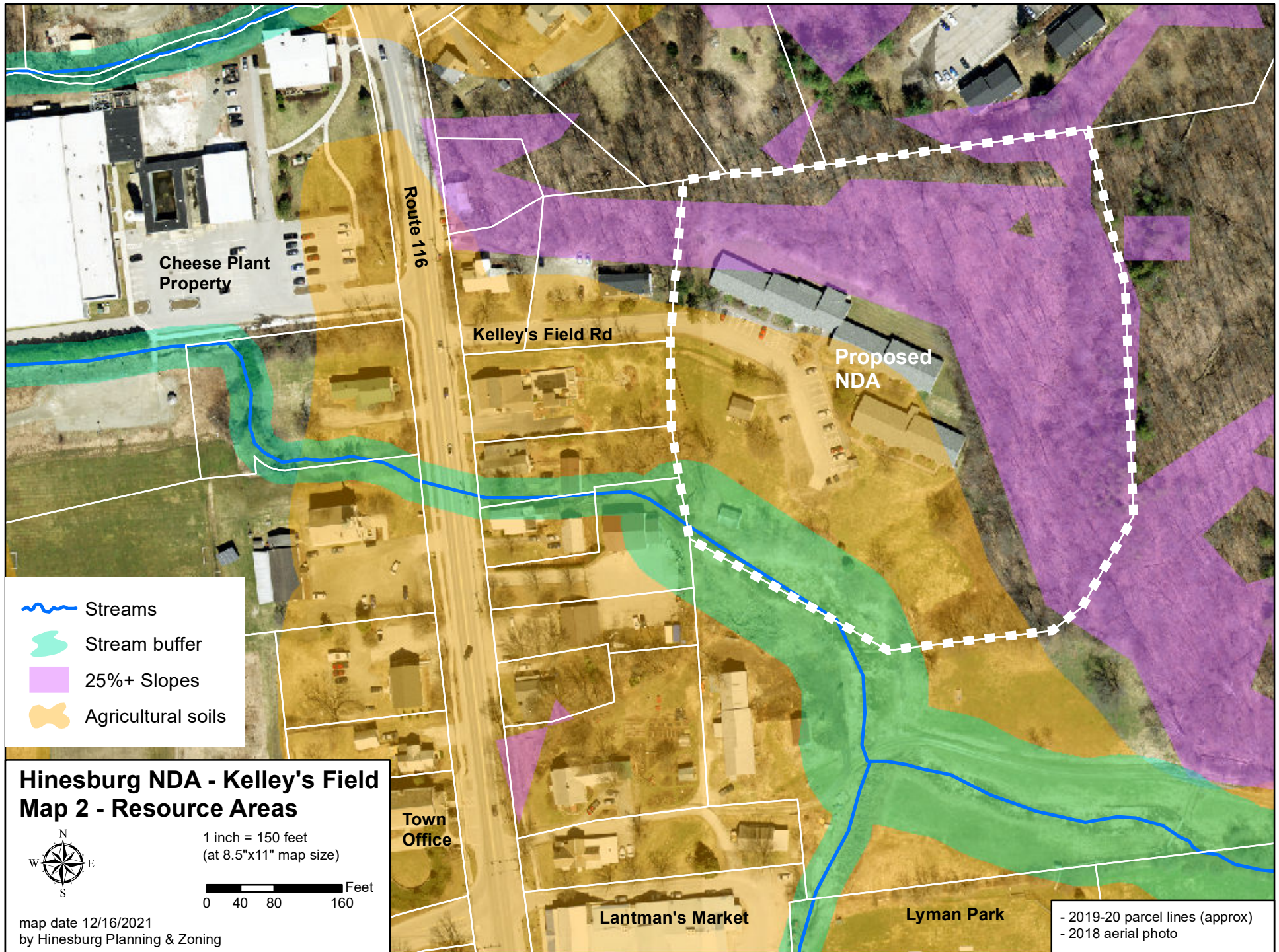


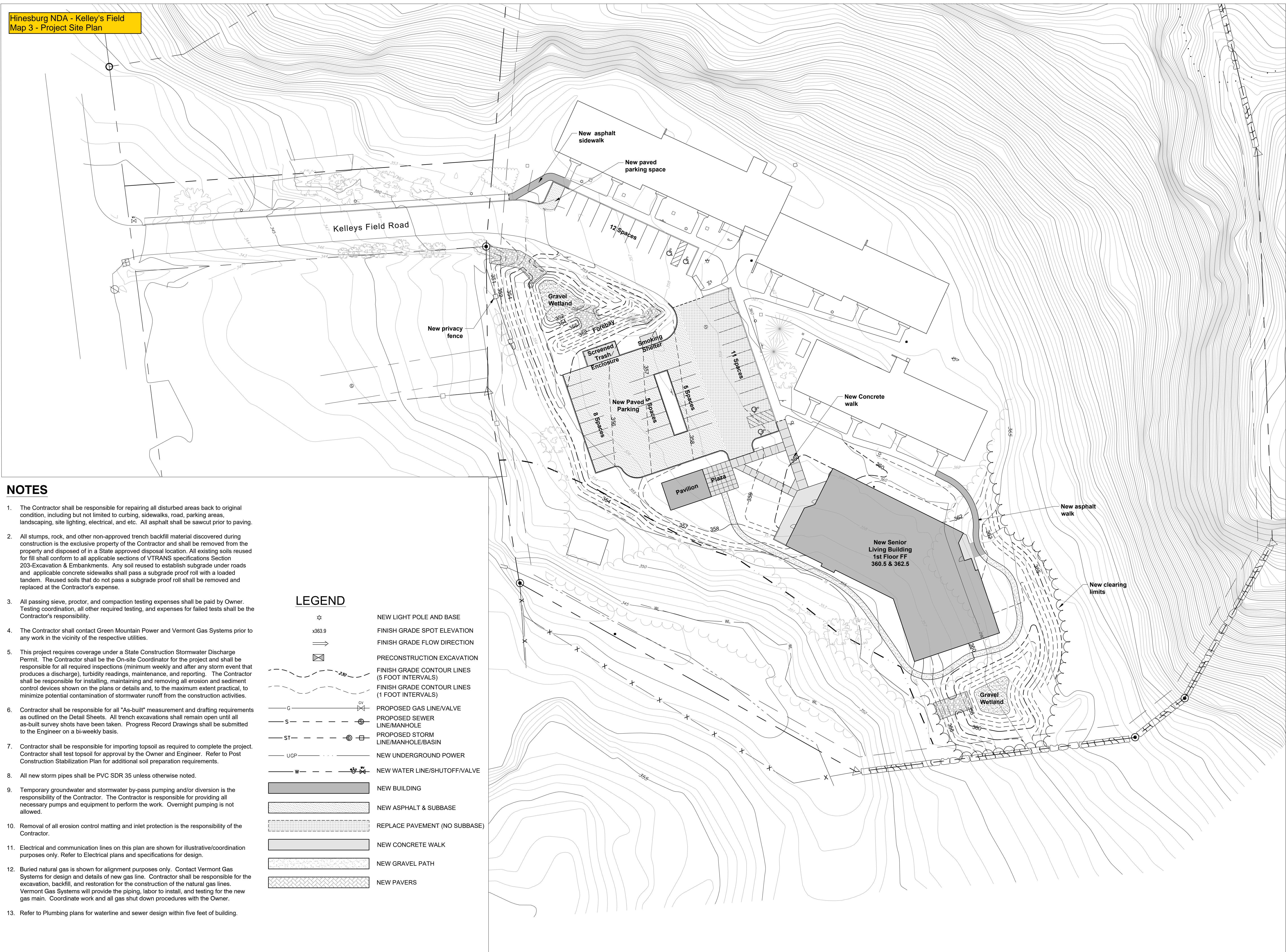
Michael O'Brien, Vice-Chair

Hinesburg NDA - Kelley's Field

Map 1 - Hinesburg Village Area Context





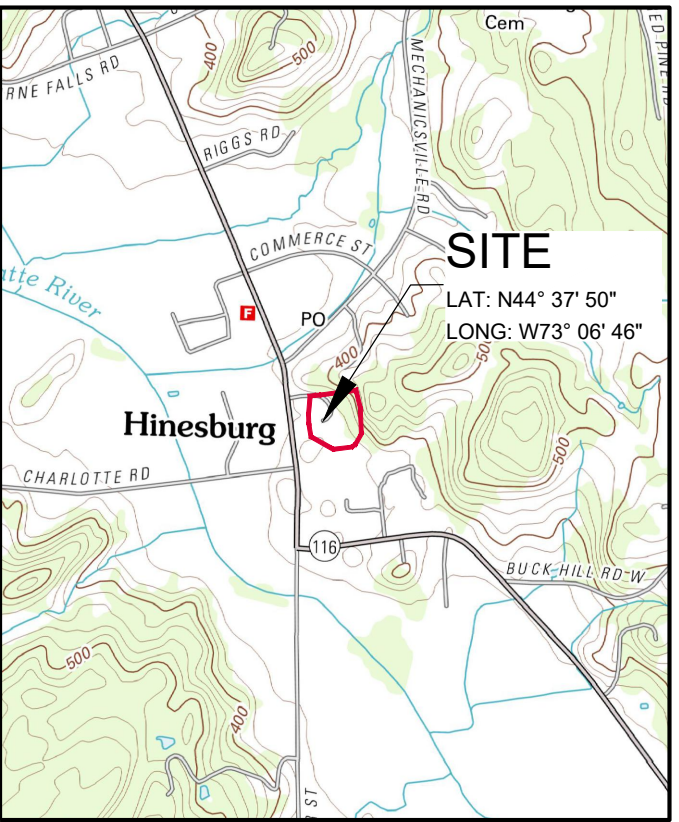


NOTES

- The Contractor shall be responsible for repairing all disturbed areas back to original condition, including but not limited to curbing, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt shall be sawcut prior to paving.
- All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from the property and disposed of in a State approved disposal location. All existing soils reused for fill shall conform to all applicable sections of VTRANS specifications Section 203-Excavation & Embankments. Any soil reused to establish subgrade under roads and applicable concrete sidewalks shall pass a subgrade proof roll with a loaded tandem. Reused soils that do not pass a subgrade proof roll shall be removed and replaced at the Contractor's expense.
- All passing sieve, proctor, and compaction testing expenses shall be paid by Owner. Testing coordination, all other required testing, and expenses for failed tests shall be the Contractor's responsibility.
- The Contractor shall contact Green Mountain Power and Vermont Gas Systems prior to any work in the vicinity of the respective utilities.
- This project requires coverage under a State Construction Stormwater Discharge Permit. The Contractor shall be the On-site Coordinator for the project and shall be responsible for all required inspections (minimum weekly and after any storm event that produces a discharge), turbidity readings, maintenance, and reporting. The Contractor shall be responsible for installing, maintaining and removing all erosion and sediment control devices shown on the plans or details and, to the maximum extent practical, to minimize potential contamination of stormwater runoff from the construction activities.
- Contractor shall be responsible for all "As-built" measurement and drafting requirements as outlined on the Detail Sheets. All trench excavations shall remain open until all as-built survey shots have been taken. Progress Record Drawings shall be submitted to the Engineer on a bi-weekly basis.
- Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for approval by the Owner and Engineer. Refer to Post Construction Stabilization Plan for additional soil preparation requirements.
- All new storm pipes shall be PVC SDR 35 unless otherwise noted.
- Temporary groundwater and stormwater by-pass pumping and/or diversion is the responsibility of the Contractor. The Contractor is responsible for providing all necessary pumps and equipment to perform the work. Overnight pumping is not allowed.
- Removal of all erosion control matting and inlet protection is the responsibility of the Contractor.
- Electrical and communication lines on this plan are shown for illustrative/coordination purposes only. Refer to Electrical plans and specifications for design.
- Buried natural gas is shown for alignment purposes only. Contact Vermont Gas Systems for design and details of new gas line. Contractor shall be responsible for the excavation, backfill, and restoration for the construction of the natural gas lines. Vermont Gas Systems will provide the piping, labor to install, and testing for the new gas main. Coordinate work and all gas shut down procedures with the Owner.
- Refer to Plumbing plans for waterline and sewer design within five feet of building.

LEGEND

| | |
|--|---|
| | NEW LIGHT POLE AND BASE |
| | FINISH GRADE SPOT ELEVATION |
| | FINISH GRADE FLOW DIRECTION |
| | PRECONSTRUCTION EXCAVATION |
| | FINISH GRADE CONTOUR LINES (5 FOOT INTERVALS) |
| | FINISH GRADE CONTOUR LINES (1 FOOT INTERVALS) |
| | PROPOSED GAS LINE/VALVE |
| | PROPOSED SEWER LINE/MANHOLE |
| | PROPOSED STORM LINE/MANHOLE/BASIN |
| | NEW UNDERGROUND POWER |
| | NEW WATER LINE/SHUTOFF/VALVE |
| | NEW BUILDING |
| | NEW ASPHALT & SUBBASE |
| | REPLACE PAVEMENT (NO SUBBASE) |
| | NEW CONCRETE WALK |
| | NEW GRAVEL PATH |
| | NEW PAVERS |



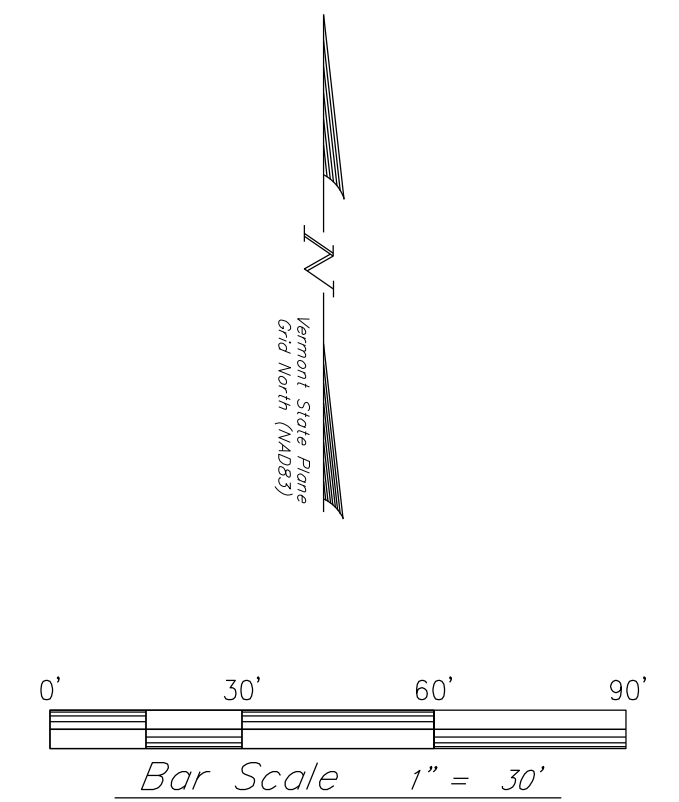
LOCATION MAP
SCALE: 1" = 2,000 FT

KREBS & LANSING
CONSULTING ENGINEERS

164 Main Street, Suite 201
Colchester, Vermont 05446

P: (802) 878-0375
www.krebsandlansing.com

STAMP:



Project:

KELLEY FIELD II

Hinesburg, Vermont

| | |
|-------------|------------|
| Project No. | 21351 |
| Scale | 1"=30' |
| Drawn by | DMR |
| Checked by | |
| Date | 11/22/2021 |

Revisions

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

Drawing Title

Overall Site Plan













Drawing No.

C-1.0

Sewer & Water Town of Hinesburg

(Town Plan, map 10)

Legend

-  Town Water Line
-  Water/Wastewater Service Area
-  Village Growth Area
-  State Hwy
-  Rivers, Streams
-  Class 2 Rd
-  Lake or River
-  Class 3 Rd
-  Parcel Boundary
-  Class 4 Rd
-  Town Boundary
-  Private Rd

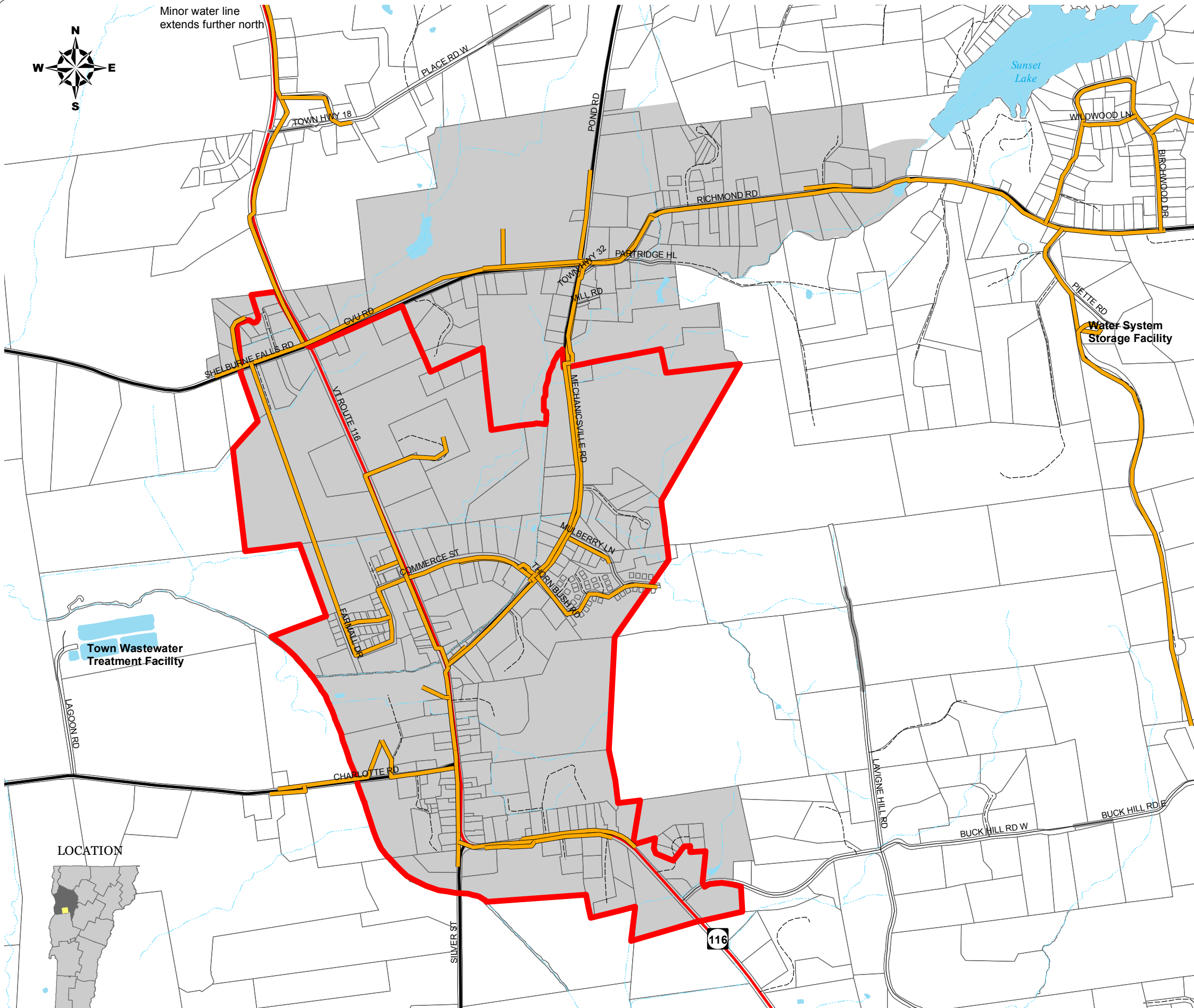
1:13,000 0 1,050 2,100 Feet

Sources:
Town Water Lines - Town (5/26/16)
Service Area - Town (2016)
Roads - E911 Roads with corrections, VCGI (5/1/2016), Town corrections (10/10/2016)
Parcels - 2016 parcels, Town (6/2016)
Surface water - VT Hydrography Dataset (VHD) Carto, VCGI (6/9/2010)

Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.



Minor water line
extends further north



VERMONT

This map is designed to be viewed in color, and is available at www.hinesburg.org

Map date 10/10/2016
by Hinesburg Planning & Zoning

H:\awein\hagen\Files\...map10_sewerwater_101016.mxd

Town of Hinesburg Wastewater Allocation Ordinance

Hinesburg, VT Town Clerk's Office

Received for record 8/5/2021at 11 o'clock 00 minutes AMrecorded in Book Misc Page 169-170Attest: Heather J. Poirer ^{Asst} Town Clerk

Appendix E Annual Allocation Pool Designation Form

Annual Allocation Pool Designations Form

The following **wastewater** allocation pool designation were made and approved by the Board for the period:

August 04, 2021 to August 03, 2022

Permitted Wastewater Flow: 250,000 gallons per day

Actual Wastewater Flow (07/01/20 through 06/31/21): 142,538 gallons per day

Remaining Capacity: 107,462 gallons per day

Approved Wastewater Allocations (unconnected): 29,177 gallons per day

Reserve Capacity: 50,000 gallons per day (WWTF construction constraints)

Allocable capacity: 28,265 gallons per day

Category 1 requirement

Municipal, Educational, Institutional, Special Projects - Minimum of 5,000 Gallons per Day (GPD) or all remaining Uncommitted Reserve Capacity, whichever is less

| Total GPD | Residential | Enterprise |
|-----------|-------------|------------|
| 5,000 | | |

Category 2 requirement

Projects in the village core defined as the Village District, the Commerce Street portion of the Commercial District, Industrial Districts 3 and 4 - Minimum of 5,000 GPD or all remaining Uncommitted Reserve Capacity, whichever is less

| Total GPD | Residential | Enterprise |
|-----------|-------------|------------|
| 10,000 | | |

Category 3

Projects in all other zoning districts of the water service area including Village Northeast, Village Northwest, All remaining Commercial districts, Industrial 5, Residential 1, and Residential 2

| Total GPD | Residential | Enterprise |
|-----------|-------------|------------|
| 13,265 | | |

Or

| District | Total GPD | Residential | Enterprise |
|-------------------|-----------|-------------|------------|
| Village Northeast | | | |
| Village Northwest | | | |
| Commercial | | | |
| Industrial 5 | | | |
| Residential 1 | | | |
| Residential 2 | | | |

Board of Commissioners Chair: Mindy L. Luff

Date: 8/4/21

*Town of Hinesburg Water Use Ordinance***Appendix E Annual Allocation Pool Designations**

Annual Allocation Pool Designations Form

The following **water** allocation pool designation were made and approved by the Board for the period:

August 04, 2021 to August 03, 2022

Net Water Capacity: 215 gallons per minute (GPM)

Water Capacity as gallons per day: $215 \times 900 = 193,500$ gallons per day (GPD)

Actual Water Use (07/01/2020 through 06/30/2021): 133,554 GPD

Remaining Capacity: 59,946 GPD

Approved Water Allocations (unconnected): 33,621 GPD

Reserve: 0 (0%)

Allocable capacity: 26,325 gallons per day

Category 1 requirement

Municipal, Educational, Institutional, Special Projects - Minimum of 5,000 Gallons per Day (GPD) or all remaining Uncommitted Reserve Capacity, whichever is less

| | | |
|-----------|--|--|
| Total GPD | | |
| 7,500 | | |

Category 2 requirement

Projects in the village core defined as the Village District, the Commerce Street portion of the Commercial District, Industrial Districts 3 and 4 - Minimum of 5,000 GPD or all remaining Uncommitted Reserve Capacity, whichever is less

| | | |
|-----------|-------------|------------|
| Total GPD | Residential | Enterprise |
| 10,000 | | |

Category 3

Projects in all other zoning districts of the water service area including Village Northeast, Village Northwest, All remaining Commercial districts, Industrial 5, Residential 1, and Residential 2

| | | |
|-----------|-------------|------------|
| Total GPD | Residential | Enterprise |
| 8,825 | | |

Or

| District | Total GPD | Residential | Enterprise |
|-------------------|-----------|-------------|------------|
| Village Northeast | | | |
| Village Northwest | | | |
| Commercial | | | |
| Industrial 5 | | | |
| Residential 1 | | | |
| Residential 2 | | | |

Board of Commissioners Chair: 

Date: 8/4/21

Application for Neighborhood Development Area (NDA) Designation

Vermont Downtown Development Act

[24 V.S.A. Chapter 76A § 2793e](#)

Municipality: **Town of Hinesburg**
 Application Preparer: **Alex Weinhausen, Town of Hinesburg**
Cindy Reid, Cathedral Square
Tyler Labrie, Evernorth
 Date: **February 8, 2022**

| | |
|-----|---|
| ✓ | Application Overview (see Application Guidelines) |
| ✓ | Cover Letter |
| n/a | (Property Owner Application Only) Notification to Municipality of Intent to Apply |
| ✓ | Responses to Application Requirements below |

Please complete the following form, checking the items that are completed and using a different type style or color to respond to the instructions provided in CAPS. Staff findings (the shaded column) are in draft form and will be finalized when reviewing the completed application.

| ✓ | Application/ Designation Requirements & Applicant Responses | DHCD Staff Findings |
|---|---|--|
| ✓ | 1. Confirmed planning process. Municipality has 1) a duly adopted and unexpired plan, 2) a planning process that is confirmed in accordance with section 4350 of this title, and 3) adopted bylaws and regulations in accordance with sections 4414 , 4418 , and 4442 of Title 24 V.S.A. CCRPC resolutions attached | The applicant included a letter from RPC on confirmation status dated 9/22/21 and current regulations are on-file with DHCD. |
| ✓ | 2. Preapplication meeting. Applicant met with Department staff to review the program requirements and to discuss possible neighborhood development areas on November 8, 2021 | A preapplication meeting with DHCD staff took place. |
| ✓ | 3. NDA location. The proposed NDA is mapped within a neighborhood <u>planning</u> area or a designated growth center. See attached map (map 1) | <p>The proposed NDA and neighborhood planning area are identified on map and the NDA is limited to the <u>neighborhood planning area (growth center) boundary</u>, which extends <u>0.25 miles</u> from the exterior perimeter of the designated New Town or <u>Village Center</u>, 0.5 miles from the exterior perimeter of the designated Downtown or is within a designated growth center.</p> <p>AND IF NOT</p> <p><i>At least 80% and no fewer than 7 members of the Downtown Board reviewing the NDA agree that boundary meets criteria (A)-(D).</i></p> |

| | | |
|---|---|---|
| ✓ | <p>4. Walking distance. The proposed NDA consists of those portions of the neighborhood planning area that are generally within walking distance from the municipality's downtown, village center, or new town center designated under this chapter or from locations within the municipality's growth center designated under this chapter that are planned for higher density development. The proposed NDA is within the existing village core, immediately adjacent to the center of Hinesburg's designated Village Center. It is connected to the village area sidewalk system, and is a short walk to the Town Office and the community grocery store to the south (1000 feet) and the drug store, hardware store, and post office to the north (2000 feet).</p> | <p>The proposed NDA is within a <u>10</u> minute walk of the <u>designated center</u> and planned for higher density development.</p> |
| ✓ | <p>5. Flood hazards. The proposed NDA excludes river corridors, identified flood hazard, and fluvial erosion areas and consists of those portions of the neighborhood planning area that are appropriate for new and infill housing. There are no river corridors, flood hazard areas, or fluvial erosion areas within or adjacent to the proposed NDA.</p> | <p>River corridor, flood hazard and fluvial erosion are identified on map and excluded from the NDA.</p> |
| ✓ | <p>6. Natural resources. The proposed NDA balances local goals for future land use, the availability of land for housing within the neighborhood planning area, and smart growth principals to determine areas most suitable for infill housing by avoiding or minimizing to the extent feasible the inclusion of "important natural resources" as defined in 24 V.S.A. § 2791(14). If an "important natural resource" is included within a proposed NDA, the applicant shall identify the resource, explain why the resource was included, describe any anticipated disturbance to such resource, and describe why the disturbance cannot be avoided or minimized. This project-specific NDA is limited to a 6.5-acre parcel at the center of the neighborhood planning area. As such it exemplifies smart growth principles. The only "important natural resource" included in the proposed NDA is an area of prime agricultural soil – much of which is already developed. See attached resource map (map 2). Similar to the adjacent village center designation area, avoidance of prime agricultural soils is not possible without pushing development to less compact, connected, and walkable locations. The Town's commitment to both sides of the smart growth coin is evident in its Town Plan and land use regulations. Both the Hinesburg Zoning Regulations (sections 2.10 & 5.26) and Subdivision Regulations (section 6.12) protect prime agricultural soils in the more rural zoning districts that cover over 80% of the town.</p> <p>The resource map also shows that portions of the proposed NDA are encumbered by steep slopes (25%+) and a stream buffer area. As a project-specific NDA, the development will not impact this area. The proposed development is designed to</p> | <p>Important natural resources present in the proposed NDA are identified on the map and include: <u>prime agricultural soils</u> and <u>steep slopes</u>, and the NDA boundary feasibly avoids and minimizes disturbance to the resources.</p> |

| | | |
|---|---|---|
| | <p>avoid these areas, and received a subdivision sketch plan approval from the Hinesburg Development Review Board on January 4, 2022 – the first step of a three-step Town review process. See project site map (map 3).</p> <p>Hinesburg’s land use regulations have several provisions to protect these and other sensitive natural resources where this NDA is proposed:</p> <p>Zoning Regulations:</p> <ul style="list-style-type: none"> • Stream setbacks & buffer area restrictions, section 2.5.1, 2.5.2 • Stormwater & erosion control requirements, section 5.27 • Flood hazard area regulations, article 6 <p>Subdivision Regulations:</p> <ul style="list-style-type: none"> • Natural features protection planning standards, section 5.1.2 • Stormwater & erosion control requirements, section 6.6 • Preservation of natural & significant features, section 6.10.6 • Building envelope authorization, section 6.10.7 | |
| ✓ | <p>7. Complete streets. (B) The proposed NDA is served by planned or existing transportation infrastructure that conforms with "complete streets" principles as described under 19 V.S.A. § 309d and establishes pedestrian access directly to the downtown, village center, or new town center. The proposed NDA is served by existing municipally-maintained sidewalk along Route 116, via a connecting privately-maintained sidewalk (250') along Kelley's Field Road.</p> | <p>The proposed NDA is served by an (<input checked="" type="checkbox"/>existing/<input type="checkbox"/>planned) <u>sidewalk network</u>. (For more detail see Complete Streets Checklist below)</p> |
| ✓ | <p>8. Historic resources. (C) The proposed NDA is compatible with and will reinforce the character of adjacent National Register Historic Districts, national or State register historic sites, and other significant cultural and natural resources identified by local or State government. This project-based NDA proposal does not include, nor is adjacent to, any National Register Historic Districts, national or State register historic sites, or other significant cultural and natural resources identified by local or State government.</p> | <p>Historic resources within the proposed NDA are identified on the application's map and the municipal plan includes a statement of policy on the preservation of historic resources.</p> |
| ✓ | <p>9. Wastewater system. The proposed NDA is served by: (A) municipal sewer infrastructure The proposed NDA is served by municipal water and wastewater, and the system has the capacity to serve the Kelley's Field 2 project. See attached</p> | <p><u>Municipal wastewater infrastructure</u> serves or will serve the proposed NDA.</p> |

| | water/wastewater service area map (map 4) and available allocation for fiscal year 2021-2002. The water and wastewater ordinances are available on the Town website at - https://www.hinesburg.org/buildings-facilities/pages/water-works-ordinances-policies | | | | | |
|---|---|--|--|-------------------------|--|---|
| ✓ | <p>10. Residential densities. The municipal bylaws allow minimum net residential densities (densities allowed through the base zoning, not through PUDs or bonuses) within the NDA greater than or equal to four single-family detached dwelling units per acre, exclusive of accessory dwelling units, or no fewer than the average existing density of the surrounding neighborhood, whichever is greater. See the methodology for calculating density on page 10 of the NDA Application Guide. Regulations that adequately regulate the physical form and scale of development may be used to demonstrate compliance with this requirement. The proposed NDA is entirely within the Village Zoning District, which has a base residential density allowance of four dwelling units per acre. Density bonuses allow a maximum residential density of 8.8 dwelling units per acre. Applicants are encouraged to take advantage of density bonuses via an ala carte system of design options (e.g., small unit size, green building certification, renewable energy use, public improvements, affordable housing). Per the calculation protocol outlined in the NDA guide, the existing residential density of the surrounding neighborhood is approximately 6 dwelling units per acre. As an affordable housing development, the Kelley’s Field 2 project will leverage substantial density bonuses, and achieve an overall density of 7.4 dwelling units per acre (existing and proposed homes) – i.e., 48 du / 6.49 acres. This is the density for the entire parcel. Slopes greater than 25%, wetlands, and streams occupy approximately 3 acres. If these areas are taken out of the overall parcel area per the NDA guidelines, the proposed NDA would achieve a higher density of 13.8 dwelling units per acre – i.e., 48 du / 3.39 acres.</p> <table><tr><th colspan="2">NAME ZONING DISTRICT(S) & RESIDENTIAL DENSITY ALLOWED</th></tr><tr><td>Village Zoning District</td><td>Base density: 4 dwelling units per acre Maximum density with bonuses: 8.8 dwelling units per acre</td></tr></table> | NAME ZONING DISTRICT(S) & RESIDENTIAL DENSITY ALLOWED | | Village Zoning District | Base density: 4 dwelling units per acre Maximum density with bonuses: 8.8 dwelling units per acre | <p>Residential densities allowed by the bylaws in the proposed NDA range from <u>4</u> to 8.8 units/acre. These are equal to or greater than the adjacent existing neighborhood densities of <u>6</u> units/acre.</p> |
| NAME ZONING DISTRICT(S) & RESIDENTIAL DENSITY ALLOWED | | | | | | |
| Village Zoning District | Base density: 4 dwelling units per acre Maximum density with bonuses: 8.8 dwelling units per acre | | | | | |
| ✓ | <p>11. Energy conservation. Residents hold a right to utilize household energy conserving devices (such as clotheslines). Hinesburg does not impose any restrictions on the use of energy conserving devices. In fact, section 4.7 of the Zoning Regulations even allows for dimensional (setbacks) and maximum lot coverage requirements for structures providing for energy conservation.</p> | <p>Municipality’s regulations do not prohibit energy saving devices.</p> | | | | |

| | | |
|-----|--|--|
| ✓ | <p>12. Design guidelines. Local bylaws, regulations, and policies applicable to the NDA substantially conform to the neighborhood design guidelines developed by the Department. See checklists below (8 of 10 criteria in each category must be met to qualify for NDA):</p> <p>Complete Streets: 8 of 10 Building and Lot Patterns: 10 of 10 .</p> | <p><u>8</u> of 10 complete street policies and <u>10</u> of 10 pattern policies ensure that all investments contribute to a built environment that enhances the existing neighborhood character and supports pedestrian use; ensure sufficient residential density and building heights; minimize the required lot sizes, setbacks, and parking and street widths; and require conformance with "complete streets" principles, street and pedestrian connectivity, and street trees.</p> |
| ✓ | <p>13. Maps. The application includes ATTACHED map or maps that, at a minimum, identify: See attached maps 1-4, and links to Official Map and Zoning Maps on the Town website. (A) "important natural resources" as defined in 24 V.S.A. § 2791(14);</p> | <p>Maps identifying the proposed NDA boundary and each element are attached.</p> |
| ✓ | (B) existing slopes of 25 percent or steeper; | |
| ✓ | (C) public facilities, including public buildings, public spaces, sewer or water services, roads, sidewalks, paths, transit, parking areas, parks, and schools; | |
| ✓ | (D) planned public facilities, roads, or private development that is permitted but not built; | |
| n/a | (E) National Register Historic Districts, national or State register historic sites, and other significant cultural and natural resources identified by local or State government; | |
| ✓ | (F) designated downtown, village center, new town center, or growth center boundaries as approved under this chapter and their associated neighborhood planning area in accordance with this section; and | |
| ✓ | (G) delineated areas of land appropriate for residential development and redevelopment under the requirements of this section. | |
| | <p>14. Completeness. The application includes the information and analysis required by the Application Guide.</p> | <p>The application is complete and includes the information required by the guidelines.</p> |

Neighborhood Design Checklists

DHCD will total the number of positive (Y) responses for the score at the bottom of the checklist.

| Complete Streets Guidelines | Provisions Adopted by the Municipality? | |
|--|---|---|
| | Y/N | Zoning Regulations, Subdivision Regulations, and Official Map available online at https://www.hinesburg.org/planning-zoning/pages/zoning-and-subdivision-regulations Town Plan available online at https://www.hinesburg.org/planning-zoning/pages/hinesburg-town-plan-maps |
| 1. Require that provisions be made for the extension of the street and pedestrian network into existing streets and adjacent, undeveloped land. | Y | Village Area design standards (Zoning Regulations, 5.22.2) require sidewalks along streets and clearly defined pedestrian walkways through parking areas, between buildings, and from public sidewalks to the site. The same standards discourage dead-end roads unless no other options are feasible. Required of all development in the village growth area zoning districts (including the proposed NDA). Subdivision design standards (Subdivision Regulations, 6.1) require that streets be extended to the boundary lines of the subdivision to coordinate with existing and proposed development on the subject property and adjacent tracts. Applies to projects undergoing subdivision review, which includes the creation of new lots as well as projects with multi-family dwellings or senior housing with more than six dwelling units (per Subdivision definition in Article 9). |
| 2. Existing or planned pedestrian facilities (such as sidewalks/paths) service the proposed NDA. Planned facilities are identified in the municipal plan, official map, other planning document or the capital budget and program. | Y | The proposed NDA is served by an existing sidewalk system. There are no planned community facilities within the proposed NDA, but see the Town's Official Map for context. |
| 3. Require sidewalks or pedestrian facilities for new development, both connecting to buildings on-site and to off-site pedestrian facilities. | Y | Sidewalks and pedestrian facilities required for new development. See answer for #1 above. |
| 4. Have plans or regulations in place that address the need for bike facilities (such as bike paths and lanes or multi-use paths) where appropriate. | Y | Section 5.5.5 of the Zoning Regulations requires a bicycle parking or storage facility for properties with 20 or greater parking spaces. Applies to all new development. Section 6.2.3 of the Subdivision Regulations grants the Development Review Board the ability to require perpetual unobstructed easements to facilitate bicycle access. Applies to projects undergoing subdivision review. |
| 5. Require street trees, lighting and green strips along streets for new developments. | Y | Section 5.22.2 of the Zoning Regulations requires that newly constructed streets include sidewalks and street trees. Applies to all new development. Section 4.3.8 of the Zoning Regulations requires a well-designed landscape plan that includes a mix of |

| | | |
|--|---|--|
| | Y | <p>large canopy trees – both along the street and throughout the project area. This section also requires special attention to the planting area to ensure tree growth/health, and includes a minimum spending requirement as a percentage of the overall construction cost. Applies to developments undergoing site plan review.</p> <p>Section 6.4 of the Subdivision Regulations requires suitable hardwood trees be planted along streets at an interval of no more than 40 feet apart. Section 6.5 of the Subdivision Regulations reiterates the landscape plan provisions noted above in section 4.3.8 of the Zoning Regulations. Applies to projects undergoing subdivision review.</p> <p>Hinesburg's land use regulations do not expressly require green strips or street lighting. However, the adequacy of outdoor lighting is considered as part of site plan review, per section 4.3.4(4) of the Zoning Regulations, and more generally for any development pursuant to the outdoor lighting standards in section 5.29.</p> |
| 6. Require new streets to be as narrow as possible (such as having specifications for travel lanes that are 11 feet wide or narrower). | N | <p>In practice, our Development Review Board does require new streets to be as narrow as possible. Our formal road standards (adopted by the Select Board) have been in flux for several years, but the most recent draft (not yet adopted) indicates a traveled width of 22 feet for village area roads.</p> |
| 7. Regulate and minimize (1,000 feet or less) the length of cul-de-sacs or blocks | N | <p>No specific regulations on this.</p> |
| 8. Require utilities to be placed underground in new developments. | Y | <p>Underground utilities are required for projects undergoing subdivision review, per section 6.9 (Subdivision Regulations).</p> |
| 9. Minimize the required off-street parking spaces. (Requiring two or more off street parking spaces per residential unit is excessive.) | Y | <p>Per section 5.5.4 of the Zoning Regulations, off-street parking requirements are not based on a pre-determined standard, but instead are based on the specific use, predicted parking needs, public and shared parking availability, and other factors – e.g., unique use, overlapping coverage, nearby on-street parking, etc. This section provides the DRB with the authority/responsibility to determine necessary parking based on a project's actual needs.</p> <p>While two parking spaces per dwelling unit is still common practice for many developers, Hinesburg's Development Review Board reviews parking needs on a case-by-case basis, and has approved multiple projects with less parking. The Kelley's Field project (48 dwelling units, existing and proposed) recently received DRB sketch plan approval with a</p> |

| | | |
|----------------------------------|---|---|
| | | plan for 43 parking spaces. The DRB's approval required that the project identify an area that could be developed into five additional parking spaces in the future if needed. Even with this condition, the required parking for project will be one parking space per unit. |
| 10. Allow for on-street parking. | Y | On-street parking is not only allowed but expected. See sections 5.22.2(7), 3.1, 5.5.4 of the Zoning Regulations. |
| TOTAL SCORE (Min 8/10) | 8 | Number of YES responses (completed by DHCD staff) |

| Building and Lot Patterns Guidelines | Provision Adopted by Municipality? | |
|---|---|--|
| | Y/N | Zoning Regulations, Subdivision Regulations, and Official Map available online at https://www.hinesburg.org/planning-zoning/pages/zoning-and-subdivision-regulations Town Plan available online at https://www.hinesburg.org/planning-zoning/pages/hinesburg-town-plan-maps |
| 1. Allow for a mix of housing opportunities (multi-family, duplex, and single-family, etc.) throughout the NDA. | Y | A mix of housing types is allowed in the proposed NDA, which is contained in the Village zoning district. See section 3.5, Zoning Regulations. |
| 2. Allow for small minimum lot sizes, requiring no more than ¼ acre per lot, or sizes similar to the existing small lot sizes in the area if less than ¼ acre. | Y | Per section 3.5.2 (Zoning), the minimum lot size allowance is 6,000 square feet (0.138 acres), which is actually smaller than most existing small lots in the village area. |
| 3. Allow for the adaptive re-use of single family residential buildings to multi-family units | Y | Allowed like any other development. Should dimensional standards or density requirements pose issues, special allowances to facilitate this are included in section 5.14 of the Zoning Regulations. |
| 4. Allow for infill development by minimizing dimensional requirements (whether traditional: lot size, frontage, lot coverage, etc. or form based: building form standards, frontage type standards, etc.). | Y | The proposed NDA is in a zoning district with minimal dimensional requirements – e.g., 6,000 sq ft lot size; 60 feet lot frontage; front/side/rear setbacks 10 feet; 75% maximum lot coverage. See section 3.5 (Zoning). These dimensional and lot coverage requirements can be further reduced/waived for additional flexibility, if a project is proposed as a Planned Unit Development pursuant to section 4.5 (Zoning). In the Village zoning district, section 2.5.5 (Zoning) also specifically allows for multiple uses and/or structures on one lot, and leasing portions of lots, without the need for subdivision. |
| 5. Allow for building heights that enable diverse housing options (at least 3 functional floors). | Y | The maximum building height allowance of 35 feet (measured from average grade to the mid-point of the tallest roofline) definitely allows for diverse housing options, including structures with three functional floors. Section 2.7.1, Zoning. |

| | | |
|---|----|--|
| 6. Require traditional neighborhood design by minimizing building setbacks (conforming to existing building lines if appropriate) or establishing maximum setbacks to prevent new development from being disconnected from the street. | Y | As noted above, required building setbacks are small (generally 10 feet), with additional flexibility for Planned Unit Developments. Village area design standards (section 5.22.2 & 5.22.3, Zoning) also require that buildings relate functionally and visually to the streetscape, and require that garages and other accessory buildings be placed at least 10 feet back from the front property line than the principal structure. Applies to all development. |
| 7. Include provisions that ensure vehicles are not the dominant element facing a street, such as garages that are set back from the front wall of houses, multi-car parking or structured parking entrances that are setback or to the side or rear of buildings. | Y | As noted above, garage placement relative to the street is addressed in section 5.22.3 of the Zoning Regulations. Front yard parking is restricted in section 5.22.2(2), and on-street parking “shall” be utilized when feasible. Applies to all development. |
| 8. Building design and landscaping requirements for building and landscape design that create spaces for pedestrians, such as buildings and trees lining a sidewalk or a green surrounded by buildings. | Y | Addressed specifically in the landscaping standards in section 4.3.8 (Zoning) as part of site plan review and section 6.5 (Subdivision) for subdivision review. Addressed more generally in the building location and streetscape section of the village design standards - section 5.22.2(7) of the Zoning. Provision of public open space addressed for larger projects in section 5.22.5 (Zoning). |
| 9. Include provisions that encourage primary building facades to be oriented to the street (such as requiring primary entrances face the street). | Y | Road-facing facades of all structures require windows. Non-residential and multi-family residential buildings require pedestrian scale architectural features – e.g., prominent entryways, display windows, etc. See section 5.22.3(3), Zoning. |
| 10. Have provisions that minimize curb cuts and reduce their frequency, or other access management provisions that favor pedestrians. | Y | Several sections clearly indicate that pedestrian safety, access, and convenience are favored. Purpose section of the village growth area – section 3.1, Zoning. Village area design standards, purpose statement and specific standards – section 5.22, Zoning. Shared access and curb cut reduction standards are spelled out in sections 5.1.6, 6.1.11, 6.1.12 of the Subdivision Regulations. |
| TOTAL SCORE (Min 8/10) | 10 | Number of YES responses (completed by DHCD staff) |