

Windy Ridge Housing - Sketch Plan Submission – 09.11.23

PROJECT BRIEF: Champlain Housing Trust (CHT) and Evernorth (EN), two nonprofit corporations dedicated to providing perpetually affordable housing to low-income Vermont residents, are in the process of developing a parcel of land into a new housing community located along Vermont Route 116 and Riggs Road in Hinesburg. The site will include the design and construction of approximately 100 new affordable home ownership and rental units and a commercial building.

The goal for the master plan on this approximately 46 acre parcel between NRG Systems and Champlain Valley Union High School is to support development of affordable, sustainable, and inclusive housing close to the town center. The build out of the overall site will occur in phases and will possibly include a commercial building, new rental housing and new homes for sale.

The parcel is in Hinesburg's Village Northeast District of the Village Growth Area. Phase 1 of the project will consist of the design and construction of approx. 37+/- rental homes located on the southeast portion of the parcel.

Wiemann Lamphere Architects is working for EN for the schematic design work for this initial phase. Maclay Architects has been working on the master plan for the property with CHT and will continue to work with them on the non rental buildings including one 8 unit multifamily building just above the rental component on the Riggs Road side of the ridge.

Engineering Ventures has been involved in the master planning and will continue to collaborate on all aspects of the site development with both teams. An early goal in the master planning was to connect through the site to connect Riggs Road to CVU Road. Additionally, a separate multiuse path has been designed adjacent to the new roadway. Road grades have been designed to be a max of 8% and steep slopes and wetlands will be minimally impacted by this proposed master plan.

List of Drawings Included:

1. Hinesburg Official Map – site location in yellow
2. Sketch Plan Review – Masterplan for developable area

Supporting Documentation:

3. Development area – soils mapping, archeological site
4. Site plan overlay on site constraints mapping
5. Development Density area calculations
6. Site Photos from 2015 submission for reference of the character of the site

Excerpts from zoning regulations, with notes related to Hinesburg zoning bylaws:

5.1.2 Natural Features Protection - Whether the proposal gives due regard to the preservation and protection of existing natural features including:

- Overlook Park as indicated on the Hinesburg Official Map in the town plan is outside of the housing development area.
- Wetlands in the North/NW of the site have been mapped and will be minimally impacted.
- Development on steep slopes has been minimized.

5.1.3 Cultural Features Protection –

- Archeology has been done and results are clear in the studied area where development will happen. Area marked as a potential archeological site at the top of the ridge is not being impacted by the proposed development.

5.1.4 Open Space and Recreation –

- Trails will continue to connect to the hilltop above NRG and new pedestrian paths will connect Route 116 to CVU Road.

5.1.7 Soil Erosion and Storm Water Run-off –

- Storm water collection areas are identified along with stormwater filter sized as tree cells as indicated on the site plan.

5.1.8 Water Supply –

- Proposed connection to the 8-inch water line at Riggs Road to connect to Town water. We understand that the 4-inch water line on the north side of CVU Road would not be sufficient for the Wind Ridge project, (particularly for the necessary fire hydrants).

5.1.9 Wastewater Disposal –

- Proposal is to connect to the Black Rock Haystack Crossing septic system

5.1.11 Municipal Services - Whether the proposed development will place an unreasonable burden on the ability of local governmental units to provide municipal or governmental services and facilities.

5.1.12 Energy Conservation –

- The new development will incorporate renewable technologies (in the form of PV on rooftops) and is looking into the feasibility of using community geothermal heating/cooling for this site through a VGS grant for use of this technology.

5.1.13 Conformance with Town Bylaws and Plan - Whether the proposed development is in compliance with the Hinesburg Town Plan, Zoning Bylaw and other by-laws and regulations or policies then in effect.

- The proposed development will need to be a PUD – outlined below are the specific dimensional standards that would need to be granted variances from the town regulations.

Town Zoning excerpts:

Section 3.7 VILLAGE NORTHEAST DISTRICT

Mixed-use PUDs incorporating compatible light industrial and residential uses, as well as residential PUDs with multifamily residential development are strongly encouraged.

3.7.2 DIMENSIONAL STANDARDS

Min. Resid. Lot Size: 6,000 sq ft
Min. Lot Frontage: 60 ft
Minimum Lot Depth: 100 ft
Min. Front Setback: 10 ft (from ROW edge)
50' (from Rt 116 ROW edge)
Min. Side Setback: 10 ft
Min. Rear Setback: 10 ft
Max. Lot Coverage: 60%
Residential base density*: 3 units/per acre

3.7.5 PERMITTED USES (RESIDENTIAL)

- (1) One-family and two-family dwellings which substantially utilize renewable energy resources such as solar, wind, geothermal or hydrothermal and have low adverse environmental impact.
- (2) Multi-family dwellings of 6 units or less, not to exceed three (3) bedrooms per unit, which substantially utilize renewable energy resources such as solar, wind, geothermal or hydrothermal and have low adverse environmental impact.
- (3) PUDs in accordance with section 4.5 and incorporating substantial utilization of renewable energy resources.

3.7.7 CONDITIONAL USES (RESIDENTIAL) - Being sought for Windy Ridge:

- (1) Multi-family dwellings of more than 6 units, not to exceed three (3) bedrooms per unit, which substantially utilize renewable energy resources such as solar, wind, geothermal or hydrothermal and have low adverse environmental impact.

3.7.8 CONDITIONAL USES (OTHER) - Proposed for Windy Ridge

- (4) Day-care facilities

VARIANCE REQUESTS:

Variances will be sought for residential lot size, as well as parking requirements. Road width is proposed as 20' with a separate multi use path.

- (5) Type, location, and approximate size of existing and proposed roads, buildings, trails, utilities, and open space.

Road grades are targeted at max 8% grades. Road width is proposed as 20 feet with a 10 foot green space and an 8 foot multiuse path connecting Riggs Road to CVU road.

UNIT COUNT

Off Riggs Road - Multifamily Units

- 14 – 3 bedroom units
- 27 – 2 bedroom units
- 2 – 1 bedroom units
- 2 – accessible units

Total of 45 units

Off CVU Road
22 Multifamily Units
8 Single family
1 Duplex
Total of 32 units

Site total: 77 residential units, community center, potential childcare center on CVU road

Lot size variance being sought:

VG-NE requirements

Min Lot size – 6,000 sf

Lot Frontage – 60 ft

Lot Depth – 100 ft

Proposed minimum Lot size – SF homes approx. 60'x70' = 4,200 sf

Parking variance –

Section 5.5 Table 2 – Parking Guidelines for Dwellings, residential units 2 per dwelling unit

Proposed parking provisions:

1.5 per unit in 2+ bedrooms, 1 per unit in one bedroom