

## Buttermilk thoughts 6.25.22

Here are a few of my current thoughts on the Buttermilk proposal (our conversations are good for stimulating thinking!):

1. The original project conceived of Jolina Court as an extension of the downtown area, with commercial opportunities and upstairs apartments in the traditional village downtown style – so a more urban look seemed ok – this concept represented significant movement away from thinking of the property as an exclusively commercial site (in the tradition of the creamery plant that was there before)
2. If we replace the commercial space with residential units, we are making the area into a neighborhood, and it becomes unacceptable to have large blocks of apartments surrounded by a sea of pavement/parking spaces, with no greenery, street trees, complete sidewalks or other outdoor amenities of any kind for the residents
3. It is not useful to set up the procedures and regulatory apparatus needed to manage only 5 perpetually-affordable units, so I am not in favor of using “affordable housing” as a bargaining chip in this case, if this is the extent of the offer
4. What I would be inclined to exchange for a somewhat higher residential density to help with the housing crisis (possibly moving from 45 to 60 total units) is a master plan that makes this into a desirable place to live, an ASSET, rather than a people ware-housing, 2<sup>nd</sup> class living situation. This would include the following:
  - A vegetated green strip around at least 3 sides of any new building, with shrubs, perennials and/or trees
  - I am ok with reducing the commercial requirement to be only the street-facing (that is Jolina Ct St) side of buildings 2 and 3 ( whatever depth is suitable ) to allow for small neighborhood-friendly venues such as coffee shops, breakfast diners, laundromats, yoga spas on the front side of the buildings ( as an example, check out the shops where Chef’s Corner is off Cornerstone Dr in Williston) – the rest of the depth of the buildings could be residential
  - A defined roadway, with built sidewalks along it leading to Bridge St., bordered with a green buffer strip where possible – it’s not acceptable to be walking through parking lot
  - Pocket green spaces wherever possible in the upper lot, including to the back side of building 1, along the railroad tracks, at the ends of the solar canopy, possible places for outside dining, other areas TBD
  - Green space screening between the Bridge- St-facing side of building 2 and the cemetery
  - For these amenities (and because there would be fewer commercial spaces required), I think we could give up parking spaces, with the spaces that remain as much in back as possible or under the buildings, and shared between the residents and businesses
  - Buttermilk would have to adhere to our new multifamily dwelling standards that we are currently working on
  - Also: A mowed/ dirt walking path around the perimeter of the river corridor portion of the property
  - A designated gardening area for the residents in the river corridor – this would be rototilled, likely would have to be fenced
  - A small, mowed area in the river corridor for the residents to picnic, play etc.
  - Likely would need a gated, emergency access into the town center parking area for emergency vehicles

So, all in all, if it’s going to be a neighborhood, we should have an attractive neighborhood plan for it.

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