

Dual Proposal Zoning

A way forward, on two separate tracks

“We understand that there are inherent conflicts in planning values and priorities that will affect future zoning and development, however, we recognize the responsibility to act on a case-by-case basis and make the best possible decisions as a multi-faceted town government”-2018 Richmond Town Plan

Why 2 proposals?

We went back and forth a few times and put a lot of thought and drafts together, but this was our best foot forward

1. Trying to zone Jolina Court and the upper block into one was difficult
 - a. The math didn't really work
 - b. The circumstances are similar but different
2. One ship won't sink the other
 - a. We know there may be controversy about both proposals but we don't want the outcome of one to determine the outcome of both
 - b. The constituencies are similar but different, we should have focused debates/conversations
3. The selectboard will have a likely easier time deciding whether to put one or both or neither to a town-wide vote
4. We have gathered feedback from public, staff, developers, etc, and it supports two proposals
5. We think this actually expedites the process so we don't spend more time trying to perfect a joint proposal, we can focus on two proposals that function better on their own

Here are the highlights

JOLINA COURT MIXED USE

(3 parcels: BR0125, JC0074, JC0013)

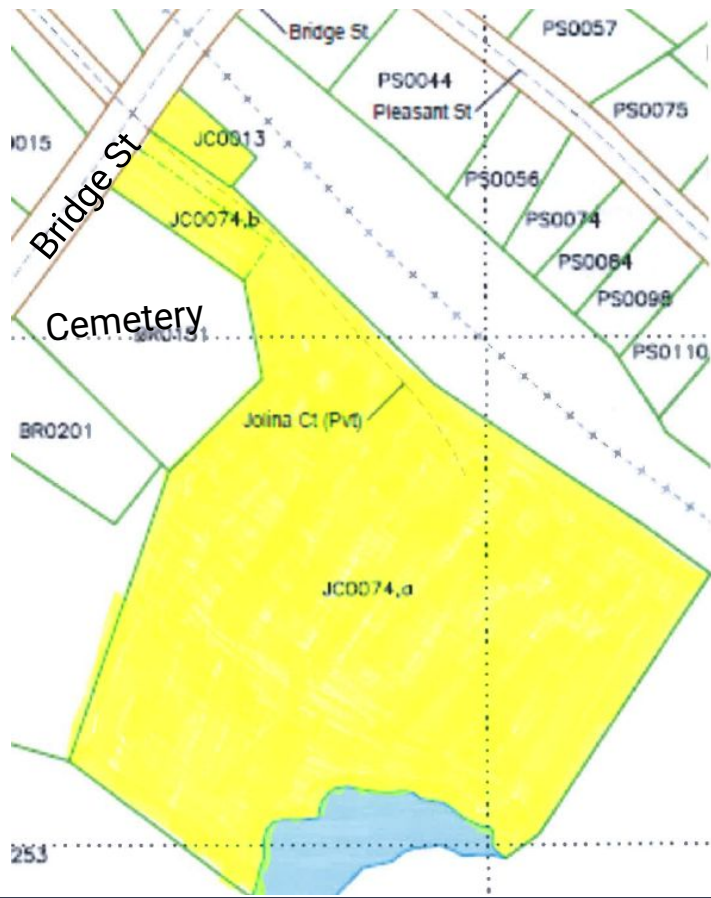
- 10 units per acre base density
- 100% density bonus
- All bonus dwelling units have to be 1bdr or efficiencies
- Gives approximate total of 50-60 units
- Eliminates required 60:40 ratio and replaces it with street-level commercial floor requirement
- Reduces residential parking to 1.5 spaces per dwelling unit, plus a 1 for every 10 adder
- Dwelling unit definition remains 1 home, regardless of bedrooms

VILLAGE DOWNTOWN MIXED USE

- 12 units per acre base density
- 100% density bonus
- All bonus dwelling units have to be 1 bdr or efficiencies
- 39 potential units before bonus, 85 units if all parcels utilized the whole extent of the bonus and met remaining regulations i.e. lot coverage, parking
- Street level commercial, 100% res existing would be grandfathered
- Reduces residential parking to 1.5 spaces per dwelling unit, plus a 1 for every 10 adder
- Dwelling unit definition remains 1 home, regardless of bedrooms

A	B	C	D	E	F	G	H
PARCEL ID	DEVACREAGE (est)	CURRENT DWELLINGS	CURRENT COMM	BUILT OUT under CURRENT regs (res)	BUILT OUT Prop res(10/ac) unrounded	Built Out Base Rounded to nearest whole	Bonus Units +Base Units rounded to whole
FORMULAS:	Acreage w/ no envtl constraints	existing data	existing data	3u/a in VC		F rounded up to nearest whole number	G plus 50% of G
JC0074 (buttermilk)	3	14	2	9	30	30	60
JC0013 (RCK)	0.03	0	2	1	0.3	1	2.00
						31	62

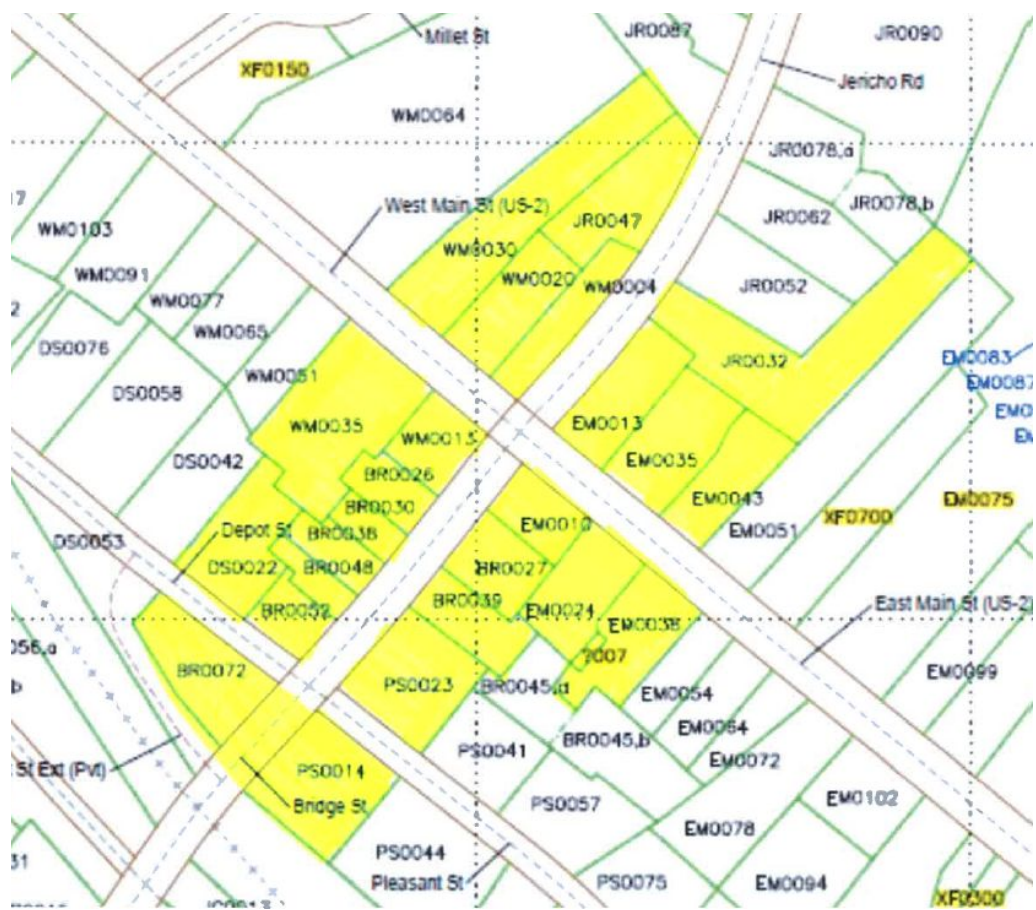
**JC0074 includes BR0125



Jolina Court Mixed-Use District Map

PARCEL ID	DEVACREAGE (est)	CURRENT DWELLINGS	CURRENT COMM	BUILT OUT under CURRENT regs (res)	BUILT OUT Prop res(12/ac) unrounded	BUILD OUT Prop rounded to nearest whole	Net New units after base	Total units with base and Bonus	Net New units after base and bonus	
BR0039 (Toscano)	0.15	0	0	1	1.8	2	2	4	4	
WM0035 (cindys)	0.47	1	2	1	5.64	6	5	12	11	
EM0013 (PT)	0.22	0	2	1	2.64	3	3	6	6	
EM0010 (greensea)	0.14	0	1	1	1.68	2	2	4	4	
WM0004 (ski)	0.187	4	1	1	2.244	2	0	4	0	
JR0047(aps behind ski)	0.32	6	0	1	3.84	4	0	8	2	
WM0030 (dr)	0.5	0	1	1	6	6	6	12	12	
PS0014 (NOFA)	0.3	0	1	1	3.6	4	4	8	8	
BR0072 (dentist)	0.28	0	1	1	3.36	3	3	6	6	
PS0023 (TD BANK)	0.26	0	1	1	3.12	3	3	6	6	
BR0052 (Masonic)	0.11	0	4	1	1.32	1	1	2	2	
WM0013 (cumbys)	0.14	0	1	1	1.68	2	2	4	4	
DS0022 (funeral)	0.26	2	1	1	3.12	3	1	6	4	
JR0032 Telecom	0.24	0	1	1	2.88	3	3	6	6	
EM0035 Apts	0.14	3	0	1	1.68	2	0	4	1	
EM0043	0.2	1	0	1	2.4	2	1	4	3	
EM0038 McKee's	0.28	0	1	1	3.36	3	3	6	6	
EM0024	0.26	6	0	1	3.12	3		6		
WM0020 (apts)	0.23	6	0	1	2.76	3		6		
BR0048 (hair)	0.07	2	2	1	0.84	1		2		
BR0038 (sweet)	0.13	6	2	1	1.56	2		4		
BR0030 (hatchet)	0.07	4	1	1	0.84	1		2		
BR0026 (sunshine)	0.11	2	2	1	1.32	1		2		
** green could be conforming if apts were to fit bonus criteria							51	39	102	85
**red shows continued non conformance										
	pink	has expressed interest	---->		21 units					
	yellow	maybe, no interest known	---->		4 units					
	orange	unlikely, no interest known	---->		60 units					
	gray	not possible with most scenarios	---->		4 parcels could become compliant utilizing the bonus reg					

Density Calculation Table for Village Downtown Mixed-Use District



Village Downtown Mixed-Use District Map

Density Bonuses

Help us achieve town plan goals, and help property owners develop residential units

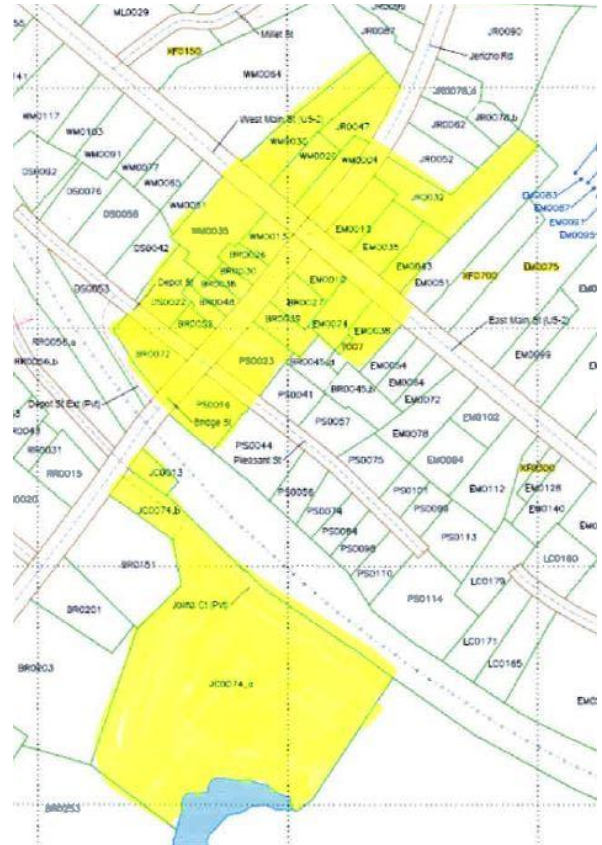
Bonus dwelling units must be 1 bedroom apartments or efficiency apartments

4 Density Bonus Options

1. Affordability- 1 bonus unit for 1 affordable base unit
 - a. Must be perpetual-contract recorded with the town
 - b. Rent calculation monitored by Town, annually
2. Elderly/ADA Accessible-on street or ground floor
 - a. Cannot require an elevator to access
 - b. 1 bonus unit for 2 street level elderly/ADA base units
3. Public Parking
 - a. 1 bonus unit for every 4 perpetually public parking spaces
4. Energy
 - a. Renewable Energy Generation
 - i. 1 bonus unit for every 25 kW

All criteria must be met prior to receiving a CO. These density bonuses cannot be applied to the same base units. If a base unit meets more than one criteria, you have to choose one. I.e. your affordable unit cannot be the same unit as your ADA first floor unit. Example affordability calculation shown below:

Household Size	80% AMI	Monthly Income	Max Rent
1	\$50,350	\$4195	\$1258
2	\$57,550	\$4795	\$1438
3	\$64,750	\$5395	\$1618



Density Bonus Overlay District Map

Benefits

What the property owners get out of this:

- Income generating residential units
- Additional units for going above and beyond
- Mixed-use that is more flexible than existing regulations
- Some properties will gain the opportunity to become conforming with their housing density

What the town gets out of this:

- More housing in general
- More affordable and diverse housing types
- Increase population and population diversity
- Efforts toward Town Plan goals
- Denser, more concentrated development in the village instead of sprawl

Connection to the 2018 Town Plan & ECOS

2018 Richmond Town Plan

The town plan encourages the creation of zoning that offers the opportunity for diverse housing types, mixed uses, higher density, and concentrated development. The 11 visions also tie to these proposals through:

- Affordability
- Community for all ages
- Natural and Working Lands
- Vibrant downtown
- Economic Opportunity
- Mobility

2018 Regional ECOS Plan (CCRPC)

The Chittenden County ECOS plan encourages housing development to increase job growth, increase the vacancy rate, increase supply and thus decrease demand and market prices, preserve land, decrease vehicle transportation, and decrease fossil fuel use. Our proposal:

- Helps achieve the 700 units per year goal
- Creates inclusionary zoning
- Provides pathways to achieving affordability and supply in a multi-beneficial way

So what kind of development are we likely to see?

- Buttermilk will likely occupy building 1 (14 units already approved) and commence work on building 2 within the next year or so
- Approximately 10-20 units will likely commence construction on the upper Bridge St and Main St areas within the next year due to demand that has been waiting for this regulation change
- We expect to permit approximately 5-10 apartments in the village downtown district every year after the first year of effective regulation
- New commercial endeavors in the first floors of the Buttermilk buildings, former Toscano building, and former OneRadish building

Keep in mind...

1. These bonuses are only for 1bdrs and efficiencies=less cars=smaller traffic burden
2. The DRB still has discretion about conditions placed on the developer
3. The parcel still needs to meet parking, lot coverage, building height, and the conditions of the bonus units in order to receive the DRB approval, zoning permits, and certificate of occupancy
4. Developers need capital, and development takes time, these units won't appear overnight
5. Richmond has low existing housing diversity, and very little housing that qualifies as affordable
6. The demand for more housing exists, is economically viable, and supports our desires for diversity, growth, vibrancy, and keeping young people here
7. In order for some of our businesses to thrive, they need more patrons, which means more residents. Right now commercial space is in low demand. This keeps commercial space available without crippling the possibility for residential use

Proposed Adoption Timeline

1. Vote by majority of Planning Commission to move forward as drafted (5/15)
2. 2 informational meetings (5/9, 5/15) -not legally required, but Planning Commission wanted to do this for transparency
3. 1 public hearing (6/10)-legally required
4. Pass onto selectboard (6/17)-legally required
5. Selectboard Hearing (7/15)-legally required
6. Adoption by selectboard majority vote at next selectboard meeting (8/5)-option 1
7. Effective 21 days after adoption (8/26)
8. OR selectboard chooses to go to town wide vote, vote on Election Day (11/5)-option 2
9. OR 5% of the voters (about 170 people) petition the selectboard (due between 8/6 and 8/25) to put it to a vote, vote on Election Day (11/5)-option 3
10. Vote results effective immediately (11/6)

How do we move forward from tonight?

Here are the steps that need to happen:

1. The commission needs to vote to approve and move forward with the legal adoption process on the draft regulations (on 5/15)
2. Jessica needs to package and warn the regulations to the surrounding towns and Richmond residents as required by law
3. Jessica will schedule and prepare for the required public hearing to provide more opportunities for public feedback
4. At the close of the public hearing, the planning commission can decide to hand off the metaphorical baton to the selectboard or make amendments to their proposal

Questions, comments,
concerns from the pc?

Questions, comments,
concerns from public
present?