

**Creamery Development – Masterplan PUD Application**  
*January 2021*

**Cover Letter**

**Overview:**

The enclosed application is for the masterplan of the Creamery Planned Unit Development located on Jolina Court. This application is intended to formalize the multi-phased development that due to historical zoning and regulations challenges had been presented piecemeal to the Selectboard and the DRB over the past 5 years (e.g. Interim Zoning, lack of Town Plan etc). On that point, we will also use the opportunity to update and amend prior decisions so that the Masterplan is comprehensive and coordinated across the several phases.

Plus, the goal of this masterplan is to provide additional tools to market the commercial rental units in existing building and for future buildings. We believe that having the masterplan with pre-approved usages will reduce complexities and time for potential tenants.

**Highlights of Masterplan Proposal:**

- Master site plan includes four buildings that range in size and location spaced throughout the development to maximize circulation, greenspace and function.
- All buildings will be designed similar to the style and form as current Building #1. Please note we do not intend to replicate the brick front façade as that was designed to integrate onto the historic look of Bridge street but all other elements will be similar to ensure continuity. The interior buildings will use a range of different siding, copious windows, bump outs. The enclosed renderings showcase the projected look and feel.
- Current application matches prior approvals and as built for Building #1 and almost identical for the permit for Building #2. We are requesting minor amendments to our March 2018 for Building #2 approval to best achieve the multi-phased development.
- The site plans achieves both town and state requirements for wetlands, floodplains, utilities, roads etc. Our site engineer has prepared and vetted to ensure the adequate infrastructure required by the State is achieved. Of course, all plans will be subject to State review for stormwater, wetlands, Act 250 and beyond.
- A total of 168 parking spots is being provided which includes a surplus of spaces required by zoning for the current projected usage.
- The mixed commercial and residential usage achieves the latest Zoning Regulations. All commercial will be at least be at 'street' level.
- Solar Array throughout to offset energy usage to achieve environmental standards.
- Plentiful landscaping throughout is planned - including community garden. Enclosed landscaping plan and quote provides additional projected details.
- Sidewalks throughout to encourage safe, enjoyable, walking environment to extend the downtown community.

**Important note:**

This masterplan is based on current market conditions with current zoning regulations. As per the phasing plan provided, this development will take up to 10 years to complete and in that time the needs of the community and the regulations could change. So, it is important to point out that although this is our intent and goal based on today's factors, we highlight that together with the town we might want different things in the future or different opportunities might arise. Regardless, our goal will remain to help achieve the Town Plan in terms of driving economic development and opportunity through additional housing and commercial space.

**Building Breakdown and Projected Usage**

Below provides a table of how each building will be broken down in terms of height, square ft and usage.

	Use	# of Floors	Building Height	Foot Print	Total
<b>Building #1</b>	2 floors commercial and 2 floors residential	4	Less than 35 ft	4,591	<b>18,362</b>
<b>Building #2</b>	1 floor commercial / 3 residential	4	Less than 35 ft	8,000	<b>32,000</b>
<b>Building #3</b>	Commercial only	3	Less than 35 ft	3,250	<b>9,750</b>
<b>Building #4</b>	1 floor commercial / 3 residential	4	Less than 35 ft	2,750	<b>11,000</b>
<b>Total</b>				<b>18,591</b>	<b>71,112</b>

Both Building #2 and #3 are designed to utilize the natural grade of the site to have a 'walk-out' level on the lower levels.

### About Commercial Space

All commercial will be located on 'street' level to be in accordance with zoning regulations. Or additional space in the buildings as needed by commercial tenants.

Current projected commercial uses for the site include:

- Artists/Crafts studio
- Fitness Facility
- Office, Professional
- Office, Medical
- Sports Club / Health Spa
- Laundromat
- Retail business
- Personal Services
- Center Based Child Care Facility
- Commercial Multi-Use
- Catering Service
- Food Processing Establishment
- Educational Facility
- Light Manufacturing
- Health Care Services
- Pharmacy
- Pub
- Recreational facility
- Research laboratory
- Restaurant
- Religious use
- State- or community-owned and operated institutions and facilities
- Tavern
- Veterinary Clinics
- Wholesale trade

### About Residential Units

- We will use all current allowable 45 residential units across the development. *Due to local and state housing shortages, there is significant need for more than the 45 units that was arbitrarily set in 2015. We are in full support of changing the outdated housing caps especially for the walkable village downtown.*
- The residential units will be rental units with a potential for a condominium option. They will be a mix of at market and could include affordable housing *if possible*.
- They will range for efficiencies to 3 bedrooms based on the market interest and demand. Our goal is to provide a range of product to attract a diverse community.
- The allocation of units throughout the development is based on the community need and the market factors. For example, right not the lack of supply in housing and a massive oversupply of commercial, encourages more residential units in Building #2. However, if the market changes or we find a large commercial tenant, we would shift to less residential and more commercial.
- Therefore, our request is to allow the allocated 45 units across the development to enable progress. We have already used 14 units in our first building. That means there is 31 units to be used throughout the remaining buildings. Please note that any final allocation of units will be included in future permits – state and local - and specific building applications. This is a requested amendment from our permit from May 2018.
- Below is our tentative breakdown of how we would use these units.

	Apartment Units	Efficiency	1 Bed	2Bed	3Bed
<b>Building #1</b>	14	6	2	6	-
<b>Building #2</b>	25	10	10	5	-
<b>Building #3</b>	0	-	-	-	-

<b>Building #4</b>	6	-	2	3	1
<b>Total</b>	<b>45</b>	<b>16</b>	<b>14</b>	<b>14</b>	<b>1</b>

**Parking:**

- The parking for the development will be managed across the entire development.
- Based on the current expected usage and zoning regulations, we need 145 parking spaces. Our proposed site plans contain 168 spaces. These additional spaces will be used to provide flexibility to potential commercial tenants (for higher parking burden users) or different residential unit sizes. If the final usage does that require these spaces, we will amend our plans.
- Please note we will provide the required amount of accessible handicap parking for every building.
- The parking and roads will be paved throughout the development expect for any area in the floodplain that is not allowed to be paved. We will use stay mat or similar as required for our stormwater permit. Labels on the site plan on the location and delineation of paving versus permeable surfaces (stay mat) have been included. We are requesting another amendment to the timeline of the paving. Construction equipment ruin paving and we would request that we delay paving until after the completion of the final building. This will prevent waste of asphalt and funding. Please note there might be occasion where paving is recommended partially or in full prior to the finalization of the final building – for example installation of solar requirements, construction equipment access, installing sub levels of paving etc.
- Below is a DRAFT parking allocation per building and use based on current Zoning Parking Requirements. The commercial use is based on 3.5 per 1000 sq to 5 per 1000 sq usages.

	Use	Commercial Parking Requirement	Residential Parking Requirement	Total Parking Requirement
<b>Building #1</b>	2 floors per commercial and residential	19	21	<b>40</b>
<b>Building #2</b>	1 floor commercial / 3 residential	22	35	<b>57</b>
<b>Building #3</b>	Commercial Only	27	0	<b>27</b>
<b>Building #4</b>	1 floor commercial / 3 residential	8	13	<b>20</b>
<b>Total</b>		<b>76</b>	<b>69</b>	<b>145</b>

**Adequate pedestrian circulation.**

We have sidewalks throughout the development – explicitly around all buildings and access to parking. These sidewalks will help encourage walking to the downtown and town center.

**Lighting**

There will be 12ft pole mounted LED street lights in the parking area. They will down-cast and shielded, energy efficient as specified. A timer will be used.

The exterior of the buildings will contain a similar down-cast and shielded, energy efficient lights at each of the exterior doors.

**Road works**

The private road will achieve the Richmond Public Improvements Standards and Specifications. We will work with the town engineer to finalize plans and achieve standards.

**Environmentally Sustainable Development**

The aim of the development is to be a fully Net Zero building utilizing the latest environmentally sustainable building principles and products. To achieve this, we will be using integrated solar options including solar covered parking, panels on roof tops and geothermal.

**Landscaping**

Please review the landscaping plan and quote as provided. The plans include native, salt resistant and well-located shrubs, trees, perennials throughout the development. We will utilize varieties that are already apparent around Building #1 including, lilacs,

maples, hydrangea, grasses etc. Additionally, we are hoping to install a community garden with the support of the Peet Farm to provide a resource for our tenants and the community at wide.

The landscaping will be maintained by the management group or via subcontractors when and as needed.

Please note as landscaping is the final element of a construction, we will likely need to update plans or specifics over the next decade to correspond with final building permits and plans. But our intentions have been provided.

### **Phasing Plan**

Please see separately provided document.

### **Adjoining Property Owners**

1. JC 0013 Abae and Hunsdoerfer (Blue Seal Feeds)
2. NX 0048 Central Vermont Properties (Railroad)
3. JC 0200 Peet... and et al.
4. BR 0253 Dwire
5. BR 0203 Town of Richmond
6. BR 0201 Richmond Free Library
7. 7. BR 0151 Town of Richmond Cemetery
8. RR 0056 Daniel and Lola Noyes (Richmond Market)

### **Attachments Included:**

- Master Site Plan
- Elevations for each individual building
- Landscaping Plan
- Landscaping Quote by Phase
- Phasing Plan

### **Property Ownership:**

Buttermilk LLC  
5430 Waterbury Stowe Rd  
Waterbury Center, Vermont 05677

Brendan O'Reilly –brendan@gristmillbuilders.com  
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