

Creamery Development – Masterplan PUD Application
April 2023

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 7 years. The below provides an update and amendment to prior decisions to ensure a Masterplan is comprehensive and coordinated across the several phases.

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 into 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 sidings, windows, bump outs. The enclosed renderings showcase the projected look and feel.
- The 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 achieve both town and state requirements for wetlands, floodplains, utilities, roads etc. We have reviewed the current plans with the Act 250 and ANR team 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 176 parking spaces are projected in the plan and will be used to support the current projected usage with a small surplus.
- The mixed commercial and residential usage achieves the latest Zoning Regulations. All commercial space will be at 'street' level or below.
- Solar Array throughout to offset energy usage to achieve environmental standards.
- Plentiful landscaping throughout is planned. Enclosed landscaping plan and quote provides additional projected details.
- Sidewalks throughout encourage a 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 10-15 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 based on today's factors, together with the town, there might be a need to change the elements to help achieve the Town Plan in terms of driving economic development and opportunity through additional housing.

Additionally, based on the restrictive residential cap for Joline Court, we will be using all the remaining housing units in Building #2. Any future buildings or development will be fully dependent on a signed commercial tenant lease to justify the cost of construction. Therefore, without significant change to residential zoning regulations, no further housing will be provided at the Creamery beyond Building #2.

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	Footprint	Total
Building #1	2 floors commercial and 2 floors residential	4	Less than 35 ft	4,591	18,362
Building #2	1 floor commercial / 3 residential	4	Less than 35 ft	8,000	32,000
Building #3	Commercial only	3	Less than 35 ft	3,760	11,280
Building #4	Commercial only	4	Less than 35 ft	2,100	8,400
Total				18,451	70,042

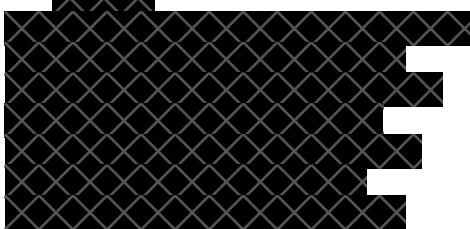
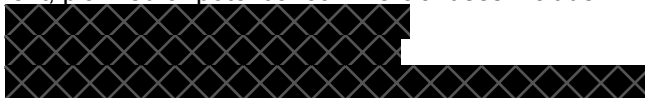
Both Building #2 and #3 are designed to utilize the natural grade of the site to have a 'walk-out' level on the lower levels.

About Commercial Space

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

Below are is the breakdown of current (or past), planned or potential commercial uses of the space. These uses are based on those that have historically shown interest and our parking plans would allow. We urge for approval of these so that we can best attract potential commercial tenants without requiring additional approval which is both costly and timely.

Current, planned or potential commercial uses include:



1. Professional office space
2. Retail Establishment
3. Sports club/health spa

About Residential Units

We will use all current allowable 45 residential units across the development with Building #1 & #2. Future buildings will be reliant on either contracted commercial leases or additional residential units to be allowed by Zoning Regulations.

- The residential units will be at market rental units and some condominium options.

- Units will range from efficiencies to 2 bedrooms.
- Below is our tentative breakdown of how we would use these units.

	Total Units	Efficiency	1 Bed	2Bed
Building #1 (Actual)	14	6	2	6
Building #2	31	14	8	9
Building #3	0	0	0	0
Building #4	0	0	0	0
Total	45	20	10	15

Parking:

- The parking for the development will be managed across the entire development.
- Based on the current projected usage and zoning regulations, we need 165 parking spaces. We have 176 on the plan.
- 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. We are requesting an 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. Please note there might be occasions 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.

Overview of Parking Requirements

	Use	Commercial Parking Required	Residential Parking Required	Total Parking
Building #1	2 floors per Commercial and residential	22	21	43
Building #2	1 floor Commercial / 3 residential	27	44	71
Building #3	Commercial Only	30	0	30
Building #4	Commercial Only	22	0	22
Total		100	65	165
			Included in MasterPlan 2023	176

Residential Parking Requirements

	Total Units	Efficiency	1 Bed	2Bed	3Bed	Residential Parking Requirement
Building #1	14	6	2	6	0	21
Building #2	31	14	8	9	0	44
Building #3	0	0	0	0	0	0
Building #4	0	0	0	0	0	0
Total	45	20	10	15	0	65

Commercial Parking Requirements

(Projected based on current plans)

	Total Commercial SQF	Professional Office (SFGRA)		Sports Club (SFGRA)		Retail Sales (SFGRA)		Commercial Parking Required
	<i>Actual or Footprint less -25%</i>	<i>3.5 per 1000 SFGRA*</i>		<i>5.0 per 1000 SFGRA*</i>		<i>2.5 per 1000 SFGRA*</i>		
Building #1	5,090	5.5	19.3	-		0.9	2.3	21.5
Building #2	7,000	5.5	19.3	1.5	7.5			26.8
Building #3	8,460	8.5	29.6	-		-		29.6
Building #4	6,300	6.3	22.1	-		-		22.1
Total	26,850	90.2		7.5		2.3		99.9

Traffic Impact

The current approved Richmond Zoning Regulations explain that a development greater than 40,000 square feet would need to ‘generate more than 70 vehicle trip ends on adjacent roads during the P.M. peak hour’ (see page 25 of May 2021 regulations). The current existing or project site plan does not achieve that threshold.

Based on a March 2023 study by Wall Consultant Group – see enclosed report – the development both actual and projected use would achieve below the regulations:

- Building 1 and Building 2 is estimated to generate 46 external vehicle trip ends PM peak hour.
- Full proposed project (4 buildings) is estimated to generate 61 external vehicle trip ends PM peak hour.

The engineers also reviewed the traffic study as submitted in 2016 based on the revised usage and latest data from Institute of Transportation Engineers (ITE). The impact to PM trips based on previous approved levels is marginal.

TABLE 5: COMPARISON OF EXTERNAL VEHICLE TRIP GENERATION ESTIMATES FROM FORMER 2016 TO CURRENT LAND DEVELOPMENT PROPOSAL

	AM Peak Hour External Vehicle Trip Ends	PM Peak Hour External Vehicle Trip Ends
2016 Richmond Creamery Traffic Study (11/28/16)	53	57
Current Development Program	63	61
Net Change	+10	+4

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 poles on 3 ft concrete pedestals, for a total height of 15 feet with LED streetlights in the parking area. They will be downcast 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 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.

Attachments Included:

- Master Site Plan
- Elevations for each individual building
- Landscaping Plan
- Landscaping Quote

Property Ownership:

Buttermilk LLC
5430 Waterbury Stowe Rd
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