

Creamery Development – Masterplan PUD Application

June 29th, 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 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.
- All uses submitted in the application adhere to both traffic and parking regulations.
- 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 Jolina 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	4	Less than 35 ft	3,760	11,280
Building #4	1 floor commercial / 3 residential	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 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.

Commercial uses include:

- Research laboratory
- Office, Professional
- Commercial Multi-Use
- Fitness Facility or Sports Club / Health Spa
- Retail business or sales
- Personal Services
- Health Care Services
- Wholesale trade
- Artists/Crafts studio
- Office, Medical
- Personal Services

All commercial uses as identified in the Jolina Court Regulation adhere to both Traffic and Parking Regulation:

- The ITE LUC uses included in the Traffic Study are comprehensive categories (as recommended by the engineer) but cover all smaller subcategories requested in the uses (Please note it actually includes restaurants and other uses as well). Please refer to page 2-3 of the Traffic Study for use definitions.
- The Parking Table (section 6.1) in the Regulations employs a separate list of uses to determine parking impact and these do not fully line up with the Jolina Court uses. And some uses are not defined so its impossible to evaluate the consistency. For example, Research Laboratory, Commercial Multi-Use, Health Care Services, Wholesale trade, Artists/Crafts studio, Office, Medical are all Jolina Court uses but not included in the table. In these cases, we used 'Office, Professional' at 3.5 spaces per square foot as a higher burden to ensure compliance.

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	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.
- A required amount of accessible handicap parking for every building is provided.
- 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.
- As stipulated above section, when Jolina Court Uses were not represented in the Parking Table in the regulations (for 6 of the uses), we used the higher burden ‘Office, Professional’ at 3.5 spaces per square foot to ensure compliance to parking.

	Use	Commercial Parking Requirement	Residential Parking Requirement	Total Parking Requirement
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 Master Plan 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 <i>Actual or Footprint less -25%</i>	Professional Office (SFGRA)		Sports Club (SFGRA)		Retail Sales (SFGRA)		Commercial Parking Required
		3.5 per 1000 SFGRA*		5.0 per 1000 SFGRA*		2.5 per 1000 SFGRA*		
Building #1	5,090	5.5	19.3	-		0.9	2.3	22
Building #2	7,000	5.5	19.3	1.5	7.5			27
Building #3	8,460	8.5	29.6	-		-		30
Building #4	6,300	6.3	22.1	-		-		22
Total	26,850		90.2		7.5		2.3	100

Traffic Impact:

The Richmond Zoning Regulations states 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). This site plan does not surpass that threshold.

Based on a March 2023 study by Wall Consultant Group – see enclosed report – the development both actual and projected use will be below this regulation:

- 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 used the list of Jolina Court Uses to best determine the ITC LUC category that best represented the planned uses. As mentioned above, those smaller uses defined by the JC regulations are included in the larger categories of ITE LUC 712 – Small Office Building & ITE LUC 710 General Office Building. The breakdowns and the definitions are provided in the attached study for reference.

Also, we asked the WCG engineers to review 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.

	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.

A time and motion sensor will be added to Building 1 and 2. Time will be set to turn off at 11:00 pm daily. Their use will enhance security for tenants and reduce nighttime light pollution.

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.

Lot:

The Paving plan will consist of three parts, first being the parking in front under the solar canopy of Building #2 and the loop road including spaces to the east terminating before the Phase IV lot. The Lower lot above Phase IV building and the lot to the north and east of Phase III building will be completed after completion of the buildings in the final two phases.

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. Solar canopy for Building 2 is optional.

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.

Community garden is noted as future/optional on the plan for Phases 3 and 4.

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

The landscaping phasing per the plan will be two parts, the first being around Building #2 and the second comprised of plantings around Building #3.

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.

Erosion Plan:

The erosion plan has been submitted by Grenier Engineering and complies with all state standards.

Stormwater Control Plan:

The stormwater control plan has been submitted by Grenier Engineering and complies with all state standards for stormwater control and mitigation. All storm water and civil engineering plans have been prepared for the future State of Vermont Act 250 approval.

These plans are reflective of multiple meetings and guidelines with the State of Vermont ANR Department.

Attachments Included:

- Master Site Plan 04.17.2023
 - Stormwater Plan 05.23.23
- Erosion Plan
- Elevations for each individual building
- Landscaping Plan L1.0 03.29.23
- Landscaping Maintenance Plan
- Fire Department Letter
- Final Subdivision Application

- Visual Rendering A2.2 04.17.23
- Building Color Scheme A2.2 from Wilson Architects
- Building Height Calculations A3.3 06.17.23
- Construction Plans from Engineering Ventures 11.16.22
- Site Lighting E1.1 03.29.23
- EPSC Details 06.08.23
- EPSC Plan Phase 2 06.08.23
- Floor Plans 04.04.23
- Landscape Estimate from Ambler Design 04.04.23
- Lighting Information
- Town of Richmond Engineers Review Letter

Property Ownership:

Buttermilk LLC
5430 Waterbury Stowe Rd
Waterbury Center, Vermont 05677