

# Exhibit A

## Stonecrop Meadows

### Section 540 Conditional Use - Review Standards:

#### Existing and Planned Community Facilities and Services

In conversations with the Administrative Officer and town officials, we have discussed the availability of existing town infrastructure from Seminary Street Extension. Our Preliminary Plan submission will include detailed utility plans and usage estimates.

**Water and Sewer:** Previous conversations with town officials indicate the Project will not result in an unreasonable burden on the municipality's present or planned water or sewer systems. Prior to our Preliminary Plan submission, we will solicit input from the Wastewater Superintendent and Director of Public Works Operations and incorporate feedback as required to meet Town goals.

**School Impact:** We have not yet had conversations with the School Board or Superintendent.

**Municipal Impact:** We have begun various conversations through the Administrative Officer and Town Planner

**Other Public Investments and Services:** Unknown at this time.

#### Character of the Neighborhood or Area Affected

**No Undue Adverse Impact:** The project is not anticipated to have any undue adverse effect on the character of the neighborhood or surrounding area. Located along Seminary Street Extension just east of Five Corners, the site is immediately adjacent to the Middlebury Downtown and within an expected Neighborhood Development Area (NDA). Per conversations with the town, the NDA designation is expected to be granted by the State early in 2023.

The neighborhood is a logical extension of current settlement patterns, including Buttolph Acres to the south, Washington Street Extension to the west, and Peterson Terrace to the north (see Exhibit D). Means Woods, a 29.4-acre preserved woodland, borders the full length of the site to the east. Seminary Street Extension, a primary transit corridor to downtown Middlebury, runs between the project site and Buttolph Acres, which consists of a mix of single-family homes, townhomes, and rental apartments targeted to families.

**Aesthetics and Historic Sites:** The community is sited and planned to follow smart growth principles of compact, human-scaled, housing development in close proximity to existing

residential, commercial, and civic uses in alignment with the Town Plan and Traditional Neighborhood Development (TND) ordinance.

Enclosed as Exhibit E is a conceptual drawing that outlines potential building types, ranging from duplexes to multi-family buildings. Because of the nature of affordable housing financing and consistent with conversations with the Administrative Officer, building elevations and floor plans won't be prepared until Final Plan/Plat. All building plans and elevations will be consistent with the TND Architectural Standards.

**Natural Resources:** The site is gently rolling and is a combination of current agricultural use and delineated Class II wetlands and their buffers, which will be conserved and preserved. The land includes known easements for a Green Mountain Power transmission line as well as a Town of Middlebury's water main.

Attached to this application as Exhibit B is a subdivision plan including the delineated Class II wetlands and the estimated easement locations. A full survey will be included as part of the Preliminary Plan submission.

We anticipate preparing lighting specification and photometric plans for Preliminary Plan Review with feedback from the DRB and Town Department Chairs.

**Affordable Housing:** This project is a true mixed-income project, including for-sale and rental homes targeting a broad range of income levels, from deep affordability to market rate. As indicated previously in this submission, Middlebury has one of the most acute needs for affordable and workforce housing, which this project is specifically tailored to address.

## Traffic on Roads or Highways in the Vicinity

The proposed plan includes two access points to Seminary Street Extension as well as an additional pedestrian access point across from Valley View Drive, the far terminus of the current Seminary Street Extension sidewalk. These access points can be seen on the attached site plan. A full traffic study will be commissioned after feedback from Town officials has been received and incorporated.

Circulation and parking through the Project are informed by the TND's requirements for streets, (including Yield Streets, Alleys, and Pedestrian Streets). A traffic study will be conducted prior to Preliminary Plan submission.

In addition, we are coordinating with Tri-Valley Transit on the inclusion of a new public transportation stop on their local and regional lines. More information will be provided with our Preliminary Application submission.

## Performance Standards and Other Town Ordinances

Summit Properties is coordinating with the Administrative Officer and town officials to ensure that the project will comply with all performance standards and other specific requirements of the Zoning Ordinance.

## Utilization of Energy Resources

We do not expect the neighborhood to have any undue effect on the utilization of energy resources, including no impact on abutters access to solar energy. We are currently exploring opportunities for alternative energy sources and/or electrification and will implement them as our affordable housing program subsidies and financing allows. Summit's most recently developed communities have achieved Efficiency Vermont's High-Performance Track standards.

## Town Plan Conformance

The community is targeted to accomplish the Town of Middlebury's housing goals as stated in the 2017 Town Plan, namely: (i) encourage a variety of housing opportunities, (ii) utilize smart growth principles, (iii) encourage modestly priced, well-built, sustainable housing that is affordable for moderate-income buyers, and (iv) make housing more sustainable, healthy, and efficient.

**Variety of Housing Types.** The community is designed to provide a variety of housing types, from duplexes through larger multi-family buildings. Specifically, most homes are designed as duplexes and 6-unit townhome buildings, a housing type that is increasingly rare, especially in Addison County.

**Smart Growth Principles.** The community is sited and planned to follow smart growth principles: compact housing development taking advantage of construction and planning efficiencies, bike- and pedestrian-friendly circulation, transit-accessibility via a new public transportation stop on the region's Tri-Valley Transit line, and a range of affordable and moderate income housing-type choices. All pedestrian and amenity spaces will be designed to be accessible. Additionally, the site is on town infrastructure (water and sewer) and within a state-designated Neighborhood Development Area.

**Modest Pricing.** The community is planned to be mixed-income, offering housing targeting a range of AMIs with for sale and rental housing. Importantly, homes will specifically target moderate-income buyers specifically addressed in Middlebury's Town Plan.

**Sustainable, Healthy, Efficient.** The community will build upon Summit's exceptional track record in delivering energy-efficient, high-quality communities. Summit's recent multi-family developments have met or exceeded the standards of Efficiency Vermont's High-Performance Track for Multifamily New Construction, a more stringent standard than code. The affordable multifamily buildings in this community will meet this same standard, and homes will meet

Efficiency Vermont's High-Performance Home standard. The applicants are actively exploring alternative energy resources with Town and utility company support.

## Project Zoning Data:

The Project site is within the Residential-20 ("R-20") zoning district. All residential uses being proposed at this Project are either Permitted Uses or require Site Plan Review. Because this is a major subdivision, it will be reviewed and approved as a PUD in accordance with Section 579 (see Section 623 of the Regulations).

Applicable zoning requirements for the size of this Project under Section 579 include:

**Housing Type:** No single housing type may account for more than 70% of the total number of dwelling units.

The community is being designed specifically to provide a mix of housing types.

**Affordability:** For ownership units, either (i) 15% of units must have a purchase price that does not exceed 85% of purchase price limits established by VHFA or (ii) 20% of units must have a purchase price that does not exceed 90% of purchase price limits established by VHFA. For rental units, at least 20% of units must satisfy the State definition of affordable housing, which is currently rent not exceeding 30% of gross annual income of a household at 80% of the higher of county or statewide median income.

It is Summit's intent and mission to exceed the affordability requirements of the TND. Affordable rental units in the community are expected to include permanent, deeded affordability covenants as required by the Low-Income Housing Tax Credit regulations administered by VHFA.

With respect to home ownership units, Summit Properties has submitted concurrently with this Sketch Plan submission an application to the Vermont Housing Finance Agency for subsidy to construct price-restricted for-sale homes. However, because of current market conditions, even those subsidized homes may not be able to achieve the depth of affordability required by the TND, and thus a waiver may be requested at Preliminary Plan.

The current VHFA 100% purchase price in Addison County for a 2 bedroom unit is \$291,000, putting the 85% limit at \$247,350. Under current market conditions, the projected construction cost of a modest 2-bedroom home is approximately \$450,000. Therefore, the gap between the construction cost of these homes and the restricted sale price at 85% is over \$200,000 per home.

**Density:** TNDs cannot exceed the R-20 zoning maximums.

The parcel is 30+/- acres, which would allow up to 600 homes. We are proposing a maximum of 250 homes.

**Lot Size:** Single and two-unit structures must have minimum lot sizes of 6,000 square feet. All other structures must have minimum lot sizes of 20,000 square feet.

The proposed duplex lots are approximately 2,500-3,000 square feet, meaning each duplex will be built on lots with an aggregate lot size of approximately 5,000-6,000 square feet. We may seek a waiver for a slight reduction in the minimum lot size for two-unit structures.

The proposed 6-unit structure lots are approximately 10,000 square feet. A waiver of the minimum lot size for these structures will be required, as this Project would not be able to accomplish reasonable density targets if lot sizes for any structure of 3 units or more requires 20,000 square feet.

**Lot Coverage:** Single and two-unit structures must satisfy the 40% maximum lot coverage requirement of the R-20 standard. All other lots must not in the aggregate exceed 40% of the coverage of the TND as a whole.

**Lot Frontage:** Per the regulations, single and two-unit structures must have 60 feet of frontage. All other lots must have 100 feet of frontage.

The proposed duplex lots have less frontage than the regulations require as currently designed. We may seek a waiver to allow for the duplexes to be built on two separately owned lots, which would not allow the frontage requirements.

**Setbacks:** Single and two-unit structures must have front setbacks that vary in distances between 10 and 30 feet and side setbacks of a minimum of 10 feet (5 feet for driveways). All other lots must have 20 foot minimum front and side setbacks from property lines (per R-20). Front entry features may encroach up to 5 feet over the front setback. Rear setbacks are waived for lots accessed by alley roads.

As shown on the Conceptual Plan, we are designing homes that are accessed in the rear by alley roads, so rear setbacks will be waived. We do not yet know whether the other setback requirements will present issues and would like to reserve the right to request a waiver at Preliminary Plan submission.

**Stories/Height:** The R-20 district has a 4-story maximum and 55' height maximum. The TND is silent on stories and height. Any potential height waiver requests would be discussed at Preliminary Plan submission.

**Parking:** For each unit, there must be one parking space for the first bedroom and 0.25 parking spaces for each additional bedroom.

We expect to be able to achieve these minimum parking requirements, but we may request a waiver for affordable rental and/or independent senior living buildings as they historically require fewer parking spaces per bedroom.

As this project will be the first to be considered under the new TND bylaw, we can anticipate that there will be other unintended impacts on the development potential of the Regulations. We look forward to working through those details with the Town prior to Preliminary Plan submission and are confident that our Project is being designed with the spirit and intent of the Regulations and the Town Plan.