

November 01, 2023

Terry Hass  
Assistant Zoning Administrator  
City of Essex Junction  
2 Lincoln Street  
Essex Junction, VT 05452

Re: 17 Park Street – Proposed Mixed Use Commercial and Residential Building

Dear Terry,

The property owner of 17 Park Street is proposing a new mixed use commercial and residential building on the existing lot which is currently an unused multi-unit commercial building. The new building will have 2 commercial spaces on the first floor and 52 dwelling units on the upper stories. The 52 residential dwelling units will be a combination of studio units, single bedroom units, and double bedroom units. Most of the units are studio apartments. We have attached plans to help illustrate the proposed project, those plans are:

- Overall Property Plan C-0.00
- Existing condition plan C-0.01
- Preliminary Sketch Site Plan C-1.00
- Preliminary Architectural Drawings/Renderings

The project will provide 20% affordability in the units to allow for the fifth floor of the building. The projects breakdown for interior space will consist of the following:

**First Floor Commercial:**

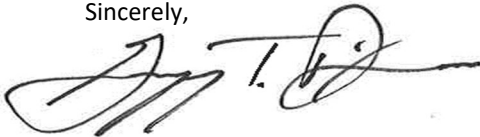
- Commercial Space – Suite 1 = ±3,361 s.f. and Suite 2= ±2,416 s.f.

**Upper Floors Residential:** {20% Affordable}

- Efficiency Studio Apartments – 12 Units
- Studio Apartments – 27 Units
- Single Bedroom Apartments – 6 Units
- Double Bedroom Apartments – 7 Units

Thank you for your time reviewing the project. We look forward to your review and input. Please reach out if there are any additional comments, questions, or concerns.

Sincerely,



Greg Dixon, P.E.  
Krebs and Lansing Consulting Engineers, Inc.