

May 6, 2019

Robin Pierce, Community Development Director
Village of Essex Junction
2 Lincoln Street
Essex Junction, VT 05452

RE: 9 & 11 Park Street - Conceptual Site Plan Review

Dear Robin:

We are writing on behalf of 11 Park Street, LLC to request a Conceptual Plan approval involving the redevelopment of the above referenced property.

Project Description

The project involves the removal of the existing buildings on the site and the construction of a four-story mixed-use building fronting on Park Street with an attached parking deck behind it. The building will have 9,000± sq. ft. of commercial space on the ground floor and 50 studio apartments on the upper floors.

Lighting

New post-mounted street lights are shown on the proposed site plan. The luminaires and posts will be similar to those used at 4 Pearl Street. We will prepare a lighting plan in accordance with Section 704 of the Village Land Development Code and will submit detailed lighting calculations and fixture catalog cut sheets at Final Site Plan Review.

Landscaping

A conceptual landscaping plan is also shown on the proposed site plan. Proposed landscaping includes street trees along Park Street and Park Terrace, and trees, shrubs and flowers within the parking lot islands. A detailed landscaping plan with cost estimate will be prepared plan in accordance with Section 719 of the Village Land Development Code and submitted at Final Site Plan Review.

Site Access

This parcel currently has three curb cuts, two on Park Street and another on Park Terrace. This Project includes eliminating the two on Park Street, and reconfiguring the one on Park Terrace to be a 24' wide two-way curb cut with 5' radii curbs. As shown on the proposed site plan, the reconfigured Park Terrace curb cut will be the only remaining ingress and egress for the project site. It will also provide access to the rear parcel.

Traffic Generation

The 10th Edition of the ITE Trip Generation Manual was used to estimate the peak hour weekday trip generation from the proposed uses. The resulting estimates are shown in the following table.

LAND-USE DESCRIPTION	ITE L.U.C.	SIZE	UNITS	-- AM PEAK HOUR --			-- PM PEAK HOUR --		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
MULTI-FAMILY HOUSING (MID-RISE)*	221	50	UNITS	1	9	10	6	3	9
GENERAL OFFICE BUILDING	710	3,000	SQ. FT.	3	0	3	1	3	4
APPAREL STORE	876	3,000	SQ. FT.	2	1	3	6	6	12
COPY, PRINT, AND EXPRESS SHIP STORE	920	1,000	SQ. FT.	2	1	3	3	4	7
FAST CASUAL RESTAURANT	930	2,000	SQ. FT.	3	1	4	15	13	28
TOTALS				11	12	23	31	29	60
* Dense Mixed-Use Urban				VTE/HOUR			VTE/HOUR		

Water and Wastewater Flows

Water and wastewater design flows for this Project were estimated based on the 2019 Vermont Wastewater System and Potable Water Supply Rules. The following summarizes the anticipated design flows:

Water Design Flows

50 studio (1 bedroom) apartments	7,000 gpd	(50 apt. x 2 residents/apt. x 70 gpd/person)
2,000 sf restaurant (16 seats)	522 gpd	(16 seats x 27 gpd/seat + 6 employees x 15 gpd/person)
7,000 sf commercial space	<u>300 gpd</u>	(20 employees x 15 gpd/person)
Total	7,822 gpd	

Wastewater Design Flows

50 studio apartments	7,000 gpd	(50 apt. x 2 residents/apt. x 70 gpd/person)
2,000 sf restaurant (16 seats)	522 gpd	(16 seats x 27 gpd/seat + 6 employees x 15 gpd/person)
7,000 sf commercial space	<u>300 gpd</u>	(20 employees x 15 gpd/person)
Total	7,822 gpd	

Stormwater

There is no existing stormwater system for this largely impervious site, as the stormwater sheets across the existing gravel drives and onto the adjacent streets. This Project will increase the impervious area from approximately 71% to approximately 94%. For stormwater permitting purposes, this Project and the Handy's Hotels & Rentals, LLC project will be considered parts of a common development. As such, the stormwater runoff from the Handy development will be collected and treated through the proposed new system on this project. Our office conducted soil borings and infiltration tests at the site on May 1, 2017. Based on those tests, we anticipate that subsurface infiltration will be implemented with the new stormwater design. The Conceptual Plan includes the basics of the proposed new stormwater system improvements, but subsequent design drawings will develop the details of the stormwater

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improvements proposed.

State Permits

The Project will require a Stormwater Discharge permit, an amendment to the existing Wastewater System and Potable Water Supply permit, and a Potable Water System Permit to Construct (for the proposed water main and fire hydrant relocation). It will also require a Construction General Permit for erosion prevention and sediment control during construction.

Application Documents

As required by the Development Application, we have enclosed the following for your review:

- Two (2) full size copies of plans;
- One (1) PDF copy of the plans;
- One copy each of the completed Development Application & the Conceptual Plan Checklist.

Please feel free to call our office with any questions.

Sincerely,

Doug Henson L.S.

c: Brett Grabowski, Milot Real Estate

Development Application

SP# _____

Planned Development:	Minor _____	Minimal _____	Major _____
Conceptual _____	Preliminary _____	Final _____	
Site Plan: Minor _____	Major _____	Conceptual <u>X</u>	Final _____
Subdivision: Sketch _____	Preliminary _____	Final _____	Variance: _____ Conditional Use: _____

Property description (address) for application 9 - 11 Park Street

General Information

Applicant 11 Park Street, LLC. Day Phone# 343-3292

Address 32 Seymour Street, Williston, VT 05495

Owner of Record (attach affidavit if not applicant)

Name same as Applicant Day Phone# _____

Address _____

Applicant's agents

Name Lamoureux & Dickinson (Doug Henson, L.S.) Day Phone# 878-4450

Address 14 Morse Drive, Essex, VT 05452

Property information

Zoning District VC Current Use Res / Comm Tax Map# 28 Lot# 35 Lot size sf 34,443

Other Information

Street frontage (public or private) 374 feet Proposed number of stories & height 4 stories (51.5')

Estimated completion date 12-01-2020 Landscape cost \$ 20,000

Proposed Parking Spaces 107 Required spaces 0

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 24,410 plus proposed (sq .ft.) 7,870 equals 32,280 total sq .ft. divided by 34,443 lot s.f. equals 93.7 percent lot coverage

Submit two (2) full size copies, a PDF copy, GIS and supportive documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete attach two (2) full size copies and eight (8) 18" x 24" copies of your proposal, forty-five (45) days prior to a scheduled meeting. Applications that are not complete cannot be accepted for review.

Briefly describe your proposal (attach separate sheet if necessary) As described in the attached narrative, this project proposes to remove the existing residential building and the two existing commercial buildings, to construct a new 9,830 sf four-story mixed-use building and to remove the two existing curb cuts along Park Street.

Describe all waiver requests (if applicable) None at this time

I certify that the information on this application is true and correct. I agree to abide by all the rules and regulations as specified in the land development code and any conditions placed upon approval of this application. In accordance with the *Essex Junction Trustees Policy for Funding Engineer Plan Review and Inspections*, the applicant by signing this form agrees to pay for the actual cost of engineering plan review and construction inspections by the Village Engineer.


Applicant

5-6-19
Date

Land Owner (if different)

Date

Staff Action

Date received _____

Meeting date: _____

Commission /Board Action Approved _____ Denied _____ Date: _____

Other approvals /conditions _____

**** Fee based on s.f. of improved area per current Fee Schedule**

Staff Signature

Date

Fee Amount _____ **

Fee Verified _____

CHECKLIST – CONCEPTUAL PLAN

Applicant	Staff	
<u> X </u>	<u> </u>	The project name, address and legal description; name, address and telephone number of the developer and project design professionals.
<u> X </u>	<u> </u>	The approximate location of proposed land uses including the number of dwelling units and/or the number, type and typical square footage of non-residential buildings, and total square footage of the project.
<u> X </u>	<u> </u>	The proposed height and number of stories of each building.
<u> X </u>	<u> </u>	A sketch of a typical structure.
<u> X </u>	<u> </u>	The approximate location of proposed roads, parking areas, sidewalks, bikeways, fire lanes and other proposed circulation elements and patterns.
<u> X </u>	<u> </u>	A landscape concept showing typical planting schemes, types of planting materials and general locations of major landscaping items such as berms, ponds, retaining walls or other man-made improvements.
<u> X </u>	<u> </u>	The approximate location and size of proposed curb cuts on public or private streets, and the size and type of all interior curb cuts.
<u> N/A </u>	<u> </u>	The approximate location and size of common improvements, common open space and lands to be dedicated to public ownership.
<u> X </u>	<u> </u>	An estimate or projected use of public infrastructure, including a preliminary statement regarding traffic, sewer and water demand impacts.
<u> X </u>	<u> </u>	Information on surrounding properties, including land uses, zoning, ownership and traffic patterns.
<u> X </u>	<u> </u>	The height, size, location and typical sketches of proposed signs and fencing, if any.
<u> X </u>	<u> </u>	A preliminary analysis of drainage proposals, including a topographical map of the project area.
<u> X </u>	<u> </u>	An indication of proposed setbacks and minimum distances between proposed structures.
<u> N/A </u>	<u> </u>	A written request for any waivers to any standards contained in this Code along with a justification for the request.
<u> </u>	<u> </u>	Any other information deemed pertinent to the review of the specific Conceptual Plan.