

To: Bristol Selectboard
From: Samantha Dunn (Evernorth)
RE: Stoney Hill Residential Update
Date: February 18, 2021

Dear Bristol Selectboard,

The Stoney Hill Master Plan envisioned a residential development on the Stoney Hill Site and 15 units of market rate housing have been designed and permitted. Given the current complexities of the real estate market and construction costs Kevin Harper, and Stoney Hill Development, have entered in an Option Agreement with Evernorth, formerly Housing Vermont, to sell the land identified for the residential portion of the Stoney Hill Development. Evernorth (formerly Housing Vermont) and Addison County Community Trust (ACCT) will partner on the development of mixed-income housing on this site. Evernorth and ACCT bring 30+ years of experience in multifamily housing development, access to a range of federal resources, and property management experience to this project. This is a fantastic location for new homes with its proximity to the high school, Bristol Rec facilities, trail network, and downtown Bristol, and we believe it will be very competitive in accessing housing resources.

As stated in Bristol's most recent Town Plan, the number of new housing units has not kept pace with the number of new households, and there is a significant need for new housing units affordable to a wider range of residents. This project, as we envision it, will meet all four of the Town Plan's goals in the Population and Housing section and would implement/achieve many of the proposed policies (see attached).

Goal 1. To increase the supply of available and appropriate and affordable housing that meets the needs of Bristol's population.

Goal 2. To ensure that the Bristol's housing stock provides for all segments of the community.

We envision this project serving a range of households from single seniors, to families with small children, individuals and couples. All ground floor units will be accessible or adaptable (meaning they can be made accessible with minimal effort). In addition, the project will be targeted to a wide range of income types – including several units dedicated to homeless households and several units designated for folks making up to 120% of median income (this is about \$68,000 for an individual and \$97,000 for a family of four). The remainder of the units will be dedicated and affordable to households making up to 60% of the median income (\$34,000 for an individual and \$48,000 for a family of four). The enclosed table outlines the anticipated mix of income levels.

Goal 3. Collaborate with public and private organizations to develop solutions to current housing challenges facing Bristol.

This project will be an important component of the existing Public/Private partnership bringing municipal services, business incubation and mixed-income housing to the growing community of Bristol, VT on the Stoney Hill property. This partnership between the Town of Bristol, private developers, and housing non-profits Addison County Community Trust and Evernorth will mean

that investments in municipal infrastructure and job creation will now be leveraged to serve 15-20 households in a community where there are only nine unrestricted affordable housing units. Evernorth and ACCT are committed to working with the Town and Stoney Hill private developers to ensure a successful project on this site.

Goal 4. Promote innovative and sustainable planning, design and construction of homes in order to achieve energy efficiency goals, reduction in housing costs and minimize environmental impacts.

We are proposing all-electric, high-performance housing which will provide healthy, efficient and environmentally responsible homes connected to transportation, critical services and a wide range of quality-of-life amenities.

We are working with Kevin Harper and the original design team to utilize as much as the planning and design work that has already occurred on the site. Because the units we build are smaller than what was originally proposed we are able to build more units in a similar design.

You will see in the enclosed site plan we are using the rowhouse and duplex footprints but have eliminated the single-family cottages – this design accommodates 20 units. Because the density of the site is currently maxed out with 15 housing units; we would need the Town of Bristol to sell, or donate, some of the adjacent undevelopable adjacent land to the project to achieve the density requirements in the zoning regulations. The enclosed property line adjustment options show two different scenarios in which the project could achieve this 20-unit density.

To make the individual units as efficient as possible, the “rowhouse” structure has been expanded to incorporate community laundry, community gathering space, a property management office and private storage space. This site plan allows us to minimize the road required and take advantage of a large open space on the site. This open space will be able to accommodate community gardens, a covered pavilion, picnic tables and a play structure. Because of the proximity to the Bristol Trail Network, we envision that these amenities will be accessible to the Bristol community via pedestrian access.

We look forward to discussing this project with you at the upcoming Selectboard meeting.

Cc:

Elise Shanbacker, Addison County Community Trust
Valerie Capels, Bristol Town Administrator
Kris Perlee, Bristol Zoning Administrator
Kevin Harper, Stoney Hill Development

Enclosures:

Stoney Hill Residential Anticipated Income Eligibility
Stoney Hill Residential Site Plan & Rendering
Bristol Town Plan Population and Housing Goals & Policies
Property line adjustment options to achieve 20-unit density

Stoney Hill Residential Anticipated Income Eligibility

	50% AMI		60% AMI		"Market" - 120% AMI	
	Annual Income	Hourly Wage	Annual Income	Hourly Wage	Annual Income	Hourly Wage
1 person	\$28,250	\$ 13.58	\$33,900	\$ 16.30	\$67,800	\$ 32.60
2 people	\$32,300	\$ 15.53	\$38,760	\$ 18.63	\$77,520	\$ 37.27
3 people	\$36,350	\$ 17.48	\$43,630	\$ 20.98	\$87,240	\$ 41.94
4 people	\$40,350	\$ 19.40	\$48,420	\$ 23.28	\$96,840	\$ 46.56



AERIAL VIEW - LOOKING SOUTHEAST

STONEY HILL RESIDENCES - SCHEMATIC VIEW

FEBRUARY 18, 2021

P.O. BOX 655, 100 MOUNTAIN RD. STOWE, VT 05672 TEL 802.253.2169 FAX 802.253.2160 www.cushmananddesign.com

Goals and Policies

Goal 1. To increase the supply of available and appropriate and affordable housing that meets the needs of Bristol's population.

Policies:

- Promote changes in municipal infrastructure (septic and water) and regulatory mechanisms that support compact, mixed-use development and increased density in the village center area.
-  Ensure that new and rehabilitated housing development will reinforce and reflect the traditional character and form of Bristol's settlement patterns.
-  Support existing affordable/ subsidized rental housing.
- Support efforts to improve substandard rental housing to comply with state laws for Vermont Fire and Building Safety Codes and standards.
- Support zoning regulations to allow more flexibility in creating accessory dwelling units, duplexes and multi-family units within existing neighborhoods.
- Support efforts to maintain existing mobile home parks and increase the sustainability of these communities.

Goal 2. To ensure that the Bristol's housing stock provides for all segments of the community.

Policies:

-  Support the incorporation of accessible design standards in new and rehabilitated housing to facilitate access for people with disabilities and aging adults.
- Plan for the development of elder housing to meet the needs of the Bristol community.
-  Encourage housing that support aging in place.
-  Support housing projects that are accessible to services, educational and recreational facilities by public and other forms of transportation.

Goal 3. Collaborate with public and private organizations to develop solutions to current housing challenges facing Bristol.

Policies:

- Support the restoration and development of vacant or underused buildings to create new housing through adaptive reuse.
-  Encourage developers and communities to create shared utility infrastructure; and community septic systems and water systems.
-  Support and collaborate with Addison County Community Trust (ACCT), Housing Vermont (HV) and other non-profit, private development and financial organizations that serve our region's housing efforts.
-  Consider the use of public-private partnerships to help reduce the cost of new housing projects.
- Explore the possibility of a 'Housing Trust Fund' to support housing initiatives.



Goal 4. Promote innovative and sustainable planning, design and construction of homes in order to achieve energy efficiency goals, reduction in housing costs and minimize environmental impacts.

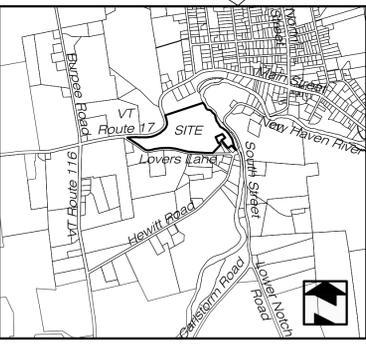
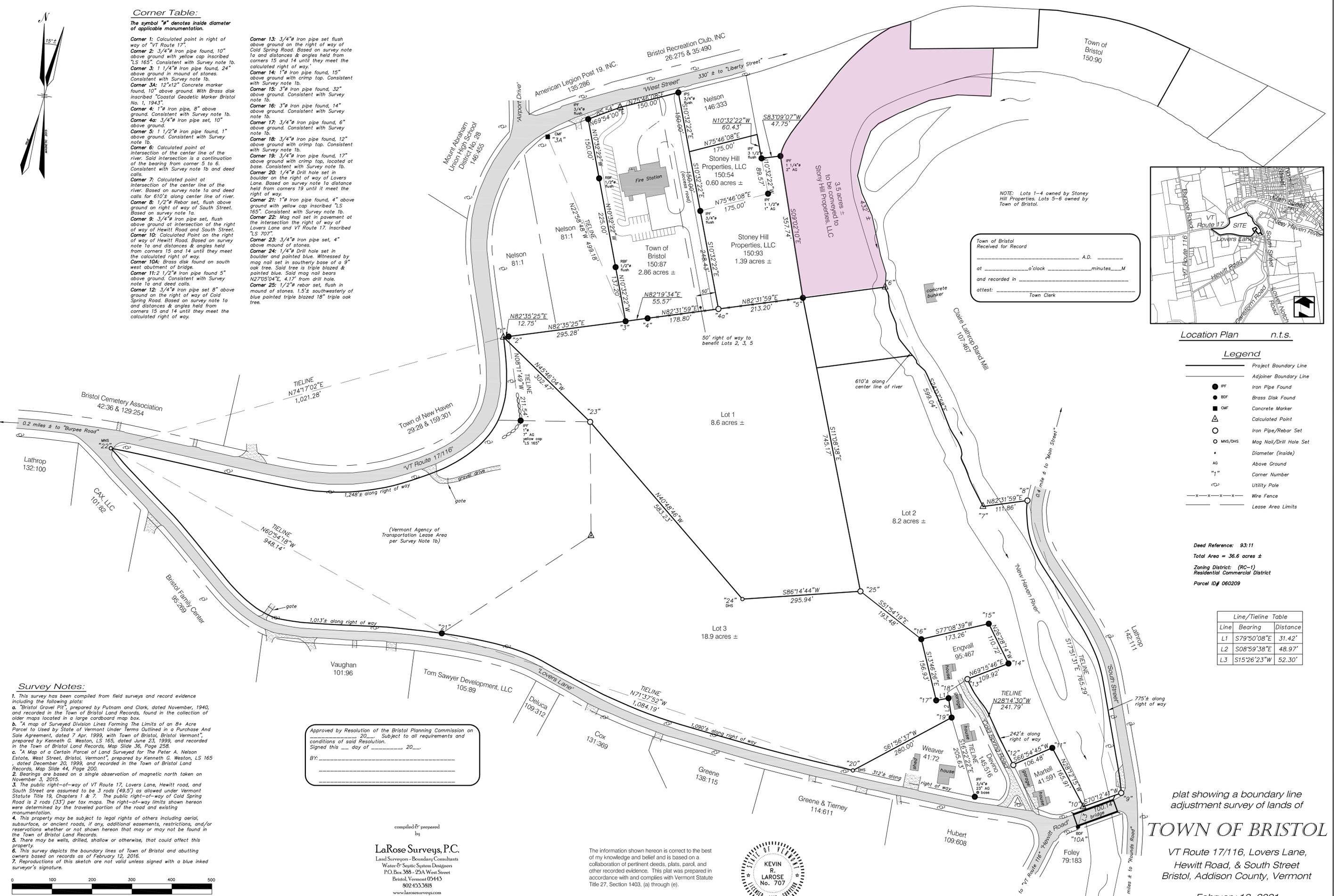
Policies:

- ✓ Encourage housing developers to locate projects in existing village centers, on vacant “infill” lots, close to jobs, public transportation and services.
 - Help residents work towards 2050 energy targets of increased weatherization, conservation and renewable generation.
- ✓ Ensure that all new construction meets Residential Building Energy Standards as required by the State.
- ✓ Encourage the construction of new homes in areas planned for growth, reducing fragmentation of productive or ecologically important farm and forest lands.
- ✓ Support projects that share community resources and responsibilities.

Corner Table:

The symbol "s" denotes inside diameter of applicable monumentation.

- Corner 1: Calculated point in right of way of "VT Route 17".
- Corner 2: 3/4" iron pipe found, 10" above ground with yellow cap inscribed "LS 165". Consistent with Survey note 1b.
- Corner 3: 1 1/4" iron pipe found, 24" above ground in mound of stones. Consistent with Survey note 1b.
- Corner 3A: 12"x12" Concrete marker found, 10" above ground. With Brass disk inscribed "Coastal Geodetic Marker Bristol No. 1, 1943".
- Corner 4: 1" iron pipe, 8" above ground. Consistent with Survey note 1b.
- Corner 4a: 3/4" iron pipe set, 10" above ground.
- Corner 5: 1 1/2" iron pipe found, 1" above ground. Consistent with Survey note 1b.
- Corner 6: Calculated point at intersection of the center line of the river. Said intersection is a continuation of the bearing from corner 5 to 6. Consistent with Survey note 1b and deed calls.
- Corner 7: Calculated point at intersection of the center line of the river. Based on survey note 1a and deed calls for 610'± along center line of river.
- Corner 8: 1/2" Rebar set, flush above ground on right of way of South Street. Based on survey note 1a.
- Corner 9: 3/4" iron pipe set, flush above ground at intersection of the right of way of Hewitt Road and South Street.
- Corner 10: Calculated Point on the right of way of Hewitt Road. Based on survey note 1a and distances & angles held from corners 15 and 14 until they meet the calculated right of way.
- Corner 10A: Brass disk found on south west abutment of bridge.
- Corner 11: 2 1/2" iron pipe found 5" above ground. Consistent with Survey note 1a and deed calls.
- Corner 12: 3/4" iron pipe set 8" above ground on the right of way of Cold Spring Road. Based on survey note 1a and distances & angles held from corners 15 and 14 until they meet the calculated right of way.
- Corner 13: 3/4" iron pipe set flush above ground on the right of way of Cold Spring Road. Based on survey note 1a and distances & angles held from corners 15 and 14 until they meet the calculated right of way.
- Corner 14: 1" iron pipe found, 15" above ground with crimp top. Consistent with Survey note 1b.
- Corner 15: 3" iron pipe found, 32" above ground. Consistent with Survey note 1b.
- Corner 16: 3" iron pipe found, 14" above ground. Consistent with Survey note 1b.
- Corner 17: 3/4" iron pipe found, 6" above ground. Consistent with Survey note 1b.
- Corner 18: 3/4" iron pipe found, 12" above ground with crimp top. Consistent with Survey note 1b.
- Corner 19: 3/4" iron pipe found, 17" above ground with crimp top, located at base. Consistent with Survey note 1b.
- Corner 20: 1/4" Drill hole set in boulder on the right of way of Lovers Lane. Based on survey note 1a distance held from corners 19 until it meet the right of way.
- Corner 21: 1" iron pipe found, 4" above ground with yellow cap inscribed "LS 165". Consistent with Survey note 1b.
- Corner 22: Mag nail set in pavement at the intersection the right of way of Lovers Lane and VT Route 17. Inscribed "LS 707".
- Corner 23: 3/4" iron pipe set, 4" above mound of stones.
- Corner 24: 1/4" Drill hole set in boulder and painted blue. Witnessed by mag nail set in southerly base of a 9" oak tree. Said tree is triple blazed & painted blue. Said mag nail bears N27°05'04"E, 4.17' from drill hole.
- Corner 25: 1/2" rebar set, flush in mound of stones. 1.5'± southwesterly of blue painted triple blazed 9" triple oak tree.



NOTE: Lots 1-4 owned by Stoney Hill Properties, LLC. Lots 5-6 owned by Town of Bristol.

Town of Bristol
Received for Record _____ A.D. _____
at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____ Town Clerk

Location Plan n.t.s.

Legend

- Project Boundary Line
- Adjoiner Boundary Line
- IPF Iron Pipe Found
- BDF Brass Disk Found
- CMF Concrete Marker
- Calculated Point
- IPRS Iron Pipe/Rebar Set
- MNS/DHS Mag Nail/Drill Hole Set
- Diameter (inside)
- AG Above Ground
- "1" Corner Number
- Utility Pole
- x — x — x — Wire Fence
- — — — — Lease Area Limits

Deed Reference: 93:11
Total Area = 36.6 acres ±
Zoning District: (RC-1) Residential Commercial District
Parcel ID# 060209

Line/Tie/line	Bearing	Distance
L1	S79°50'08"E	31.42'
L2	S08°59'38"E	48.97'
L3	S15°26'23"W	52.30'

Survey Notes:

1. This survey has been compiled from field surveys and record evidence including the following plats:
 - a. "Bristol Gravel Pit", prepared by Putnam and Clark, dated November, 1940, and recorded in the Town of Bristol Land Records, found in the collection of older maps located in a large cardboard map box.
 - b. "A Map of Surveyed Division Lines Forming The Limits of an 8+ Acre Parcel to Used by State of Vermont Under Terms Outlined in a Purchase And Sale Agreement, dated 7 Apr. 1999, with Town of Bristol, Bristol Vermont", prepared by Kenneth G. Weston, LS 165, dated June 23, 1999, and recorded in the Town of Bristol Land Records, Map Slide 36, Page 258.
 - c. "A Map of a Certain Parcel of Land Surveyed for The Peter A. Nelson Estate, West Street, Bristol, Vermont", prepared by Kenneth G. Weston, LS 165, dated December 20, 1999, and recorded in the Town of Bristol Land Records, Map Slide 44, Page 200.
2. Bearings are based on a single observation of magnetic north taken on November 3, 2015.
3. The public right-of-way of VT Route 17, Lovers Lane, Hewitt road, and South Street are assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1 & 7. The public right-of-way of Cold Spring Road is 2 rods (33') per tax maps. The right-of-way limits shown hereon were determined by the traveled portion of the road and existing monumentation.
4. This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any, additional easements, restrictions, and/or reservations whether or not shown hereon that may or may not be found in the Town of Bristol Land Records.
5. There may be wells, drilled, shallow or otherwise, that could affect this property.
6. This survey depicts the boundary lines of Town of Bristol and abutting owners based on records as of February 12, 2016.
7. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

Approved by Resolution of the Bristol Planning Commission on _____ 20____ Subject to all requirements and conditions of said Resolution.
Signed this ____ day of _____ 20____
BY: _____

compiled & prepared by
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The information shown hereon is correct to the best of my knowledge and belief and is based on a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, Section 1403. (a) through (e).



Kevin R. LaRose, L.S.

plat showing a boundary line adjustment survey of lands of
TOWN OF BRISTOL
VT Route 17/16, Lovers Lane,
Hewitt Road, & South Street
Bristol, Addison County, Vermont
February 18, 2021



