



COMMUNITY EDUCATION

HUGH HUTCHINSON
MICHAEL MATHESON
RILEY FOUSHEE

AGENDA

- 01 Research Process
- 02 “Permit Process” One-Pager
- 03 “Want Happy Neighbors” One-Pager
- 04 Recommendations for Permit Notice
- 05 Recommendations for Pre-Planned ADU Program
- 06 Recommendations for Education/Outreach

RESEARCH PROCESS



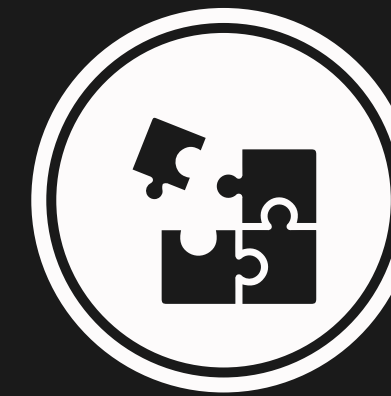
Initial Questions

What concerns do residents have with housing projects in Bristol? How can we address these concerns to ensure that housing projects can be developed without opposition or upsetting local residents?



Objectives

How can we encourage responsible density rather than building as much as possible without foresight? To solve this, we researched best practices for increasing dwelling units in Bristol while maintaining cohesive community relations.



Findings and Results

We developed resources to make the permitting and ADU construction process easier to navigate. We also discovered programs which make the ADU design process more affordable. Additionally, we organized recommendations for effective outreach.

RESOURCES UTILIZED

We consulted literature on various aspects of housing development and community relations in addition to our conversations with several experts.



**ELISE
SHANBACKER**

Executive Director
Addison Housing
Works



AZ LARSEN

Administrator
Bristol Planning
and Zoning



**JOHN
MOYERS**

Commissioner
Bristol Planning
Commission

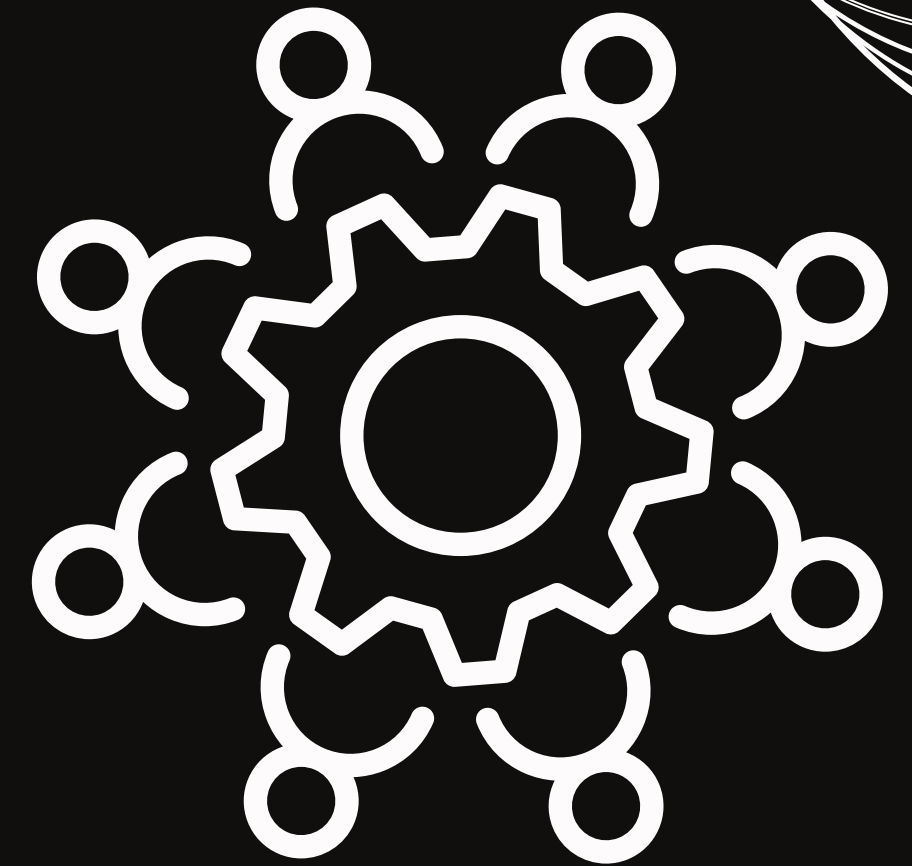


**CHARLES
DILLARD**

Director
Burlington Office
of City Planning

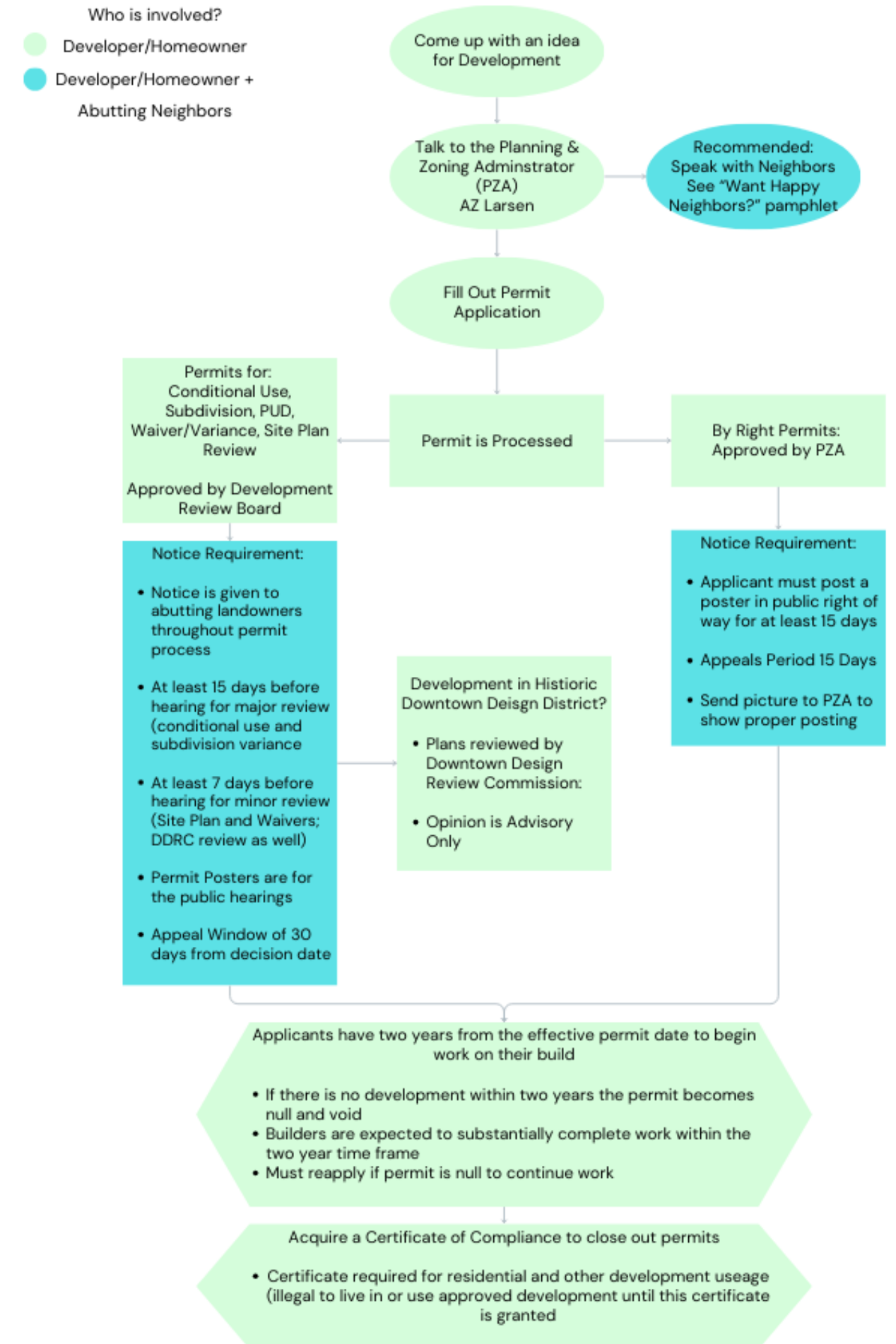
COMMUNITY EDUCATION

- Most public opposition to larger housing developments is situational
- Community education should be conducted in context to larger builds as there will be more responsiveness towards the issue by the public
- Our one-pagers act as educational resources for smaller builds



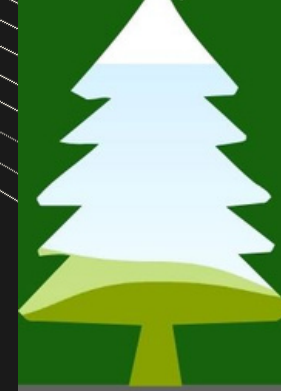
PERMIT PROCESS FLOWSHEET

- Purpose
 - Provide a clear overview of the permitting process
 - Provide a visual representation for home owners of where they are in the process
 - Illustrate where working with neighbors can be helpful



“WANT HAPPY NEIGHBORS?” GUIDE

- Purpose
 - Create a resource for people looking to build an ADU to accompany permitting process
 - Emphasis on the benefits of communication
 - Highlight construction factors not covered by restrictions such as noise and light pollution



WANT TO BUILD AN ADU? WANT HAPPY NEIGHBORS?



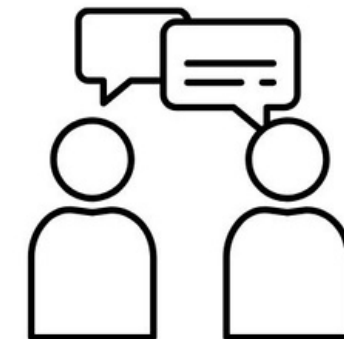
BENEFITS OF CONSULTING YOUR NEIGHBORS



Notifying your neighbors **before and during** the Accessory Dwelling Unit (ADU) process can avoid several possible disruptions to the process.

- **Social:** Proper notification and communication can strengthen the trust between you and your neighbors, improving prospects for future construction plans.
- **Financial:** Complying with the permitting process can prevent civil cases and potentially having to redesign, renovate, or tear down your ADU.

THE CONSULTATION PROCESS



- **Who:** Discuss with any neighbors bordering your property and have sight lines of the ADU, as well as other neighbors who may be affected by construction.
- **When:** Reach out when you have created a clear plan for the ADU, but before construction has started. This avoids the potential of costly changes.
- **Where:** Show your abutting neighbors the planned location for the ADU. This will help visualize the project and the impact it will have on their lives.
- **How:** Be open about your plans and ensure that your neighbor's concerns are addressed.

COMMON CONSIDERATIONS



If you want to build an ADU, there are restrictions set in place by the town focusing on wastewater, size, number of bedrooms, setback, and parking. However, this does not cover other important factors such as:

- **Noise:** Placement of items such as HVAC systems can be used to minimize the increased noise for neighbors.
- **Light:** Floodlights can shine light into surrounding homes, an issue which can be mitigated by using downward-facing lights.
- **Placement:** ADUs have varying setback requirements based on zoning district; however, still consider how the location of the structure on your property will impact your neighbors.
- **Views:** Window placement and height of an ADU can lead to privacy concerns for neighbors. Consider if your ADU will look into your neighbor's home and how intrusive it may be.
- **Landscaping:** Using landscaping techniques such as strategic placement of plants and trees can reduce the visual impact on your neighbor.

PERMIT NOTICE RECOMMENDATIONS

Increase the size of the permit notice to at least 11'x17'.
A yard sign would be most visible, but we understand there might be budgetary constraints.

Require that a copy of the permit is delivered to abutting neighbors. If this is difficult to enforce, the Office for Planning and Zoning could mail copies of the notice instead.

Change Section 324: Posting of Zoning Permits,
To read “within five (5) feet and view from the public right - of - way” instead of the current “within view from the public right - of - way”



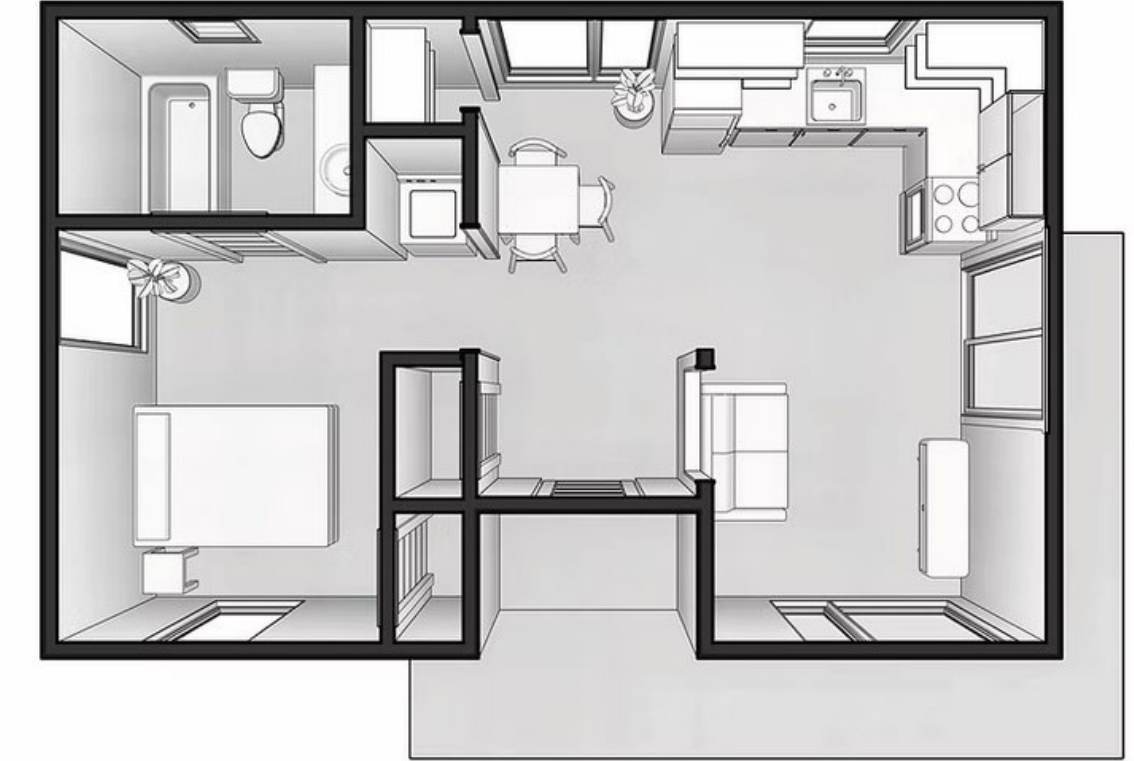


PRE-PLANNED ADU PROGRAM

- This program would set up a website similar to any online - shopping website where potential builders can scroll through design plans for ADUs which fit the character of their area
- The plans are pre - designed by local architecture firms, and fit zoning regulations as well as aesthetic considerations
- Plans available for purchase are pre - approved, expediting the permitting process and save money for homeowners
- A program of this nature could be implemented county or state - wide

EXAMPLE: RALEIGH, NC

- The city has created a “fast track gallery” of 12 pre - approved ADU designs
- The attached diagrams are of “The Dogwood ADU”; the drawing set costs \$750
 - 480 square feet, 28' x 18'
 - Studio, one bedroom and one bath
 - Designed by architect Heather Farrell in partnership with firm Attune Homes





[More Info](#)

Cypress

Contact: Heather Ferrell, Architect

Email: hello@hfa.studio

Phone: 919-225-1221

Plan Set Fee: \$850

City of Raleigh Plan Reference: TYP-037188-2022

The Cypress ADU is designed to fit gracefully within Raleigh's various neighborhoods. It is a simple one bedroom/one bath unit that offers comfortable living in a small footprint. The plan provides daylighted open areas along with adequate space for storage. The private spaces are condensed to one side, while the kitchen/dining/living space opens up to a covered porch. Large windows let in plenty of natural light and allow for cross ventilation. The slab on grade foundation accommodates accessibility and the ability to age in place, yet the design can easily be adapted to meet



[More Info](#)

Dogwood

Contact: Heather Ferrell, Architect

Email: hello@hfa.studio

Phone: 919-225-1221

Plan Set Fee: \$750

City of Raleigh Plan Reference: TYP-037183-2022

The Dogwood ADU is designed to fit gracefully within Raleigh's various neighborhoods. It is a simple studio that offers comfortable living in a small footprint. The plan provides daylighted open areas along with adequate space for storage. To foster an indoor-outdoor connection, the studio provides its inhabitants with an expansive covered porch. Large windows let in plenty of natural light and allow for cross ventilation. The slab on grade foundation accommodates accessibility and the ability to age in place, yet the design can easily be adapted to meet unique client needs and site conditions.

BENEFITS OF PRE PLANNED ADU



- Pre - planned ADU Programs publish architectural plans that can be more cost - effective.
- Currently, creating architectural plans can cost between \$5,000 to \$15,000; pre - approved plans typically sell between \$500 to \$1,500
- This program makes construction cheaper, saves time in the design phase, and is more familiar to planning departments.

- These programs are widely popular in jurisdictions that have implemented them. I.e 30% of new construction in South Bend, IN.
- They can promote designs that maintain character of the neighborhood
- The increased transparency from pre-approved programs builds trust and increases support for developments



[Raleigh Fast Track Gallery](#)

[South Bend Pre-Approved Program](#)

PROPOSED EDUCATION EVENTS

- Focus on small, cost - effective events that accompany appealing activities
 - Thursday Trivia Night at Hogback Brewery (drawing on similar events in Burlington)
 - Setting up tables at large community gatherings such as the Fourth of July parade and Harvest Festival (raffle for free pre-approved design to boost program)
 - In-person and virtual tours of the historical district and successful implementations of ADUs

2ND ANNUAL

4TH OF JULY

★ INDEPENDENCE DAY ★

BATTLE OF THE BANDS

BRISTOL, VERMONT

CASH PRIZE
\$500.

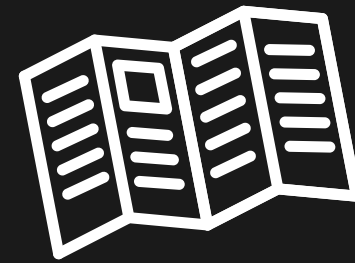
CONTACT ASHLEY SMITH
ASHLEY05443@GMAIL.COM

WWW.BRISTOL4TH.COM

CONCLUSION



Opposition to new builds is often situational rather than endemic. Most people support density and development but want it done responsibly.



Creating and providing informational pamphlets can act as a way of influencing people outside of the regulatory framework.



Increasing density does not have to deteriorate the character of Bristol. Flyers, information campaigns, and the Pre - Planned ADU program could serve to make development in Bristol more community - centered.