

**HOUSING – ALL TYPES**

- Housing should be connected to public transit and the bike path
- Mixed use homes, smaller than the huge expensive homes that are often built. 1200-2000 sq. ft.
- Being clear about what “affordable” means
- Dense rental housing (i.e. Burlington Co-Housing)
- Inclusive of people with a variety of economic backgrounds and accessible to people with disabilities
- Look at Champlain Housing Trust model – new project in Hinesburg
- Look at “Agrihoods” (example: ARIADenver) – built in phases with large mix of housing product, agricultural uses, and commercial area.
- Connect to Sabins Pasture – make sure housing product types complement one another.
- City put requirements about % of affordable units
- Include transitional housing units
- Do not include single family home lots- stop urban sprawl
- Not easily walkable
- In addition to townhomes, there could be apartments over the shops (like the French block). There is room for small park-like green spaces and bike/pedestrian paths. I believe there are better locations for the rec center that and would strongly support housing-centered development.
- City should own and manage all housing for a number of years to insure all warranties have been met and operations are well established. Then, condo.

**RECREATION OPTIONS**

- playgrounds, walking trails and sledding hills
- cross country skiing

- space used for soccer fields and a park for kiddos- a public park that parents can access all day long – not enough flat fields/pieces of City land
- YMCA type facility. Both for Athletics and daycare
- The definition of recreation to be broadened beyond sports. I would like to see a flourishing arts program included in the recreation center. Most people acknowledge that the population is aging and the arts are something for all ages.
- An indoor swimming pool for young adults, senior citizens and for children who are in physical therapy due to sports injury (like Stowe)
- Montpelier as a recreation center – this site as a connector of many existing rec opps and adding therapeutic pools, etc.

## ENVIRONMENTAL PROTECTION

- Minimal new development, primarily close to Routes 2 and 302. Oppose the residential development in the current open spaces and woods, except those areas adjacent to existing roadways, buildings, and the parking lot. Maintain recreational uses (trails for walking, hiking, mountain biking, cross country skiing; as well as playground, sliding hill, etc.) and a community garden/orchard, and preserve its natural habitats. Plus indoor recreational area by the Hub, another non profit, or the City.
- Natural habitat inventory for flora and fauna before decisions made. Protect natural features where appropriate.
- Permit people to enjoy natural features of the land until future development.
- Ensure housing is energy efficient. Maybe district heat?
- Paramount to start this process with a comprehensive site analysis that includes its current status for building, the extent of its current wildlife, and an understanding of its provenance.

## POOL FACILITY

- Folks have reiterated their desire for an indoor pool
- Include a pool in the Rec Facility- quoted the Burlington Y as an example
- Look at revenue streams from competitive swim events as funding mechanism

## QUESTIONS ABOUT THE HUB;

- I would have asked how much memberships will cost and where those monies will go - directly to The Hub or a percentage to the City.

## AGRICULTURAL OPTIONS

- Lease options for long-term use by farmers, specific request was for fruit tree farming
- Include community farm plots

## OTHER

- Reusing the property as an elementary and middle school campus with trail network, and UES and MSMS be repurposed as affordable housing and/or daycare?
- Facility for temporary classroom /academic space while all the schools in Montpelier undergo hazmat remediation - which is inevitable once school building testing starts in the SOV. PCBs, lead in water, etc. will be found in all the schools. Eventually this facility can serve as a community center - or converted to more housing.
- Do Not: subdivide the parcel into individual single family home building lots; no more suburban sprawl! subdivide and sell to a developer to create housing - this parcel is being paid for by the people of Montpelier and the City needs to maintain control to serve the people of Montpelier.

## RETAIL

- Include some street level retail options for the development

## PROCESS

- Hold several meetings held at the land with tours of it if possible
- Involve the Norwich School of Architecture in the planning
- You described a geological study and utility capacity assessment but nothing about all the environmental analysis, design and permitting that will run into many thousands of dollars (and consume all that time that we regularly accused of mismanaging). Deer yards, wetlands, etc., and storm water alone could break the bank with design, permit and operational costs. This on top of civil, landscape and architectural consulting costs and talking big money. Act 250 will lead into hefty legal costs too. All of this may be a good negotiating point for the purchase as you begin to tally the costs. Got to be in the 1/4 million range at the least barring No appeals and competent

consultants who know what the all-powerful regulatory people want. At least no railroads up there or anything historical.

- Several participants last night voiced an issue that I now believe might well supersede the imagining and voicing of our individual dreams: The need for a site analysis... Once we have a handle on the assets and limitations the Elks Club land offers, then we may all be in a better position to realistically construct our dreams.
- Present an overview of constraints & opportunities. Hold listening sessions. Form a coalition. Draft a plan and disseminate widely, giving adequate time for feedback. Incorporate into final plan.
- The agenda was arguably a good example of putting the cart before the horse. The horse being an analysis of the site and its capacity to deliver any of the goodies in the cart. I think we will need to contract with a "horse" if you will, to do that work, as it is too much to ask of the city planners.
- The City will need an excellent design team of architects and engineers. Design will provide all solutions to the technical and program needs of the project that gets decided on. The City will need a very experienced clerk or owner's representative in order to manage the process.