

Vienna Courts

Transitional Housing- A perfect fit

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Zoning Tabulation

	Current, Allowed or Required	RM2 By-Right	Proposed
Zoning:	T-Transitional Zone	RM2	RM2
Land Use	<i>Current:</i> Light Office <i>Future:</i> Mixed Use	Multi-family	Multi-family
Lot Size:	Minimum:12,500 ft2 Actual: 72,135 ft2	minimum 8,000 ft2/ actual 72,135 ft2	minimum 8,000 ft2/ actual 72,135 ft2
Density Max:	N/A	1 unit per 2,000 ft2 of lot area =36 units	30 units
Height:	35' max plus Parapets and mechanical equipment	35' max plus parapets and mechanical equipment	typical 25-28' All inclusive
Stories:	2.5	3 plus roof top amenities	2 (no rooftop amenities proposed)
Parking:	1:200 only in the rear of the building	2 per unit except for Townhouses which requires 2.2 per unit	60 spaces (2 per unit) location per plan
Visitor Parking:	none required	none required	15 spaces (.5 per unit)
Lot Coverage¹: 25%	Max 25%	Max 25%	Max 68%
Open Space:	none required	none required	30% As contemplated in Zoning rewrite (need clarification of definition)
Setbacks:² Front-Side-Rear	30-15-35 matches most restrictive residential zone	35-15-35	20-15-20

¹ Lot coverage exceptions have been made on most transitional development projects under the current code.

² Similar setback modifications were approved for the police station, the town homes next to Town hall and the town homes under construction on Park St. In addition we will be increasing the side setback along the rear of the Church Street single family homes. We also request a reduction of setbacks between buildings but in no instance less than required by the building code.

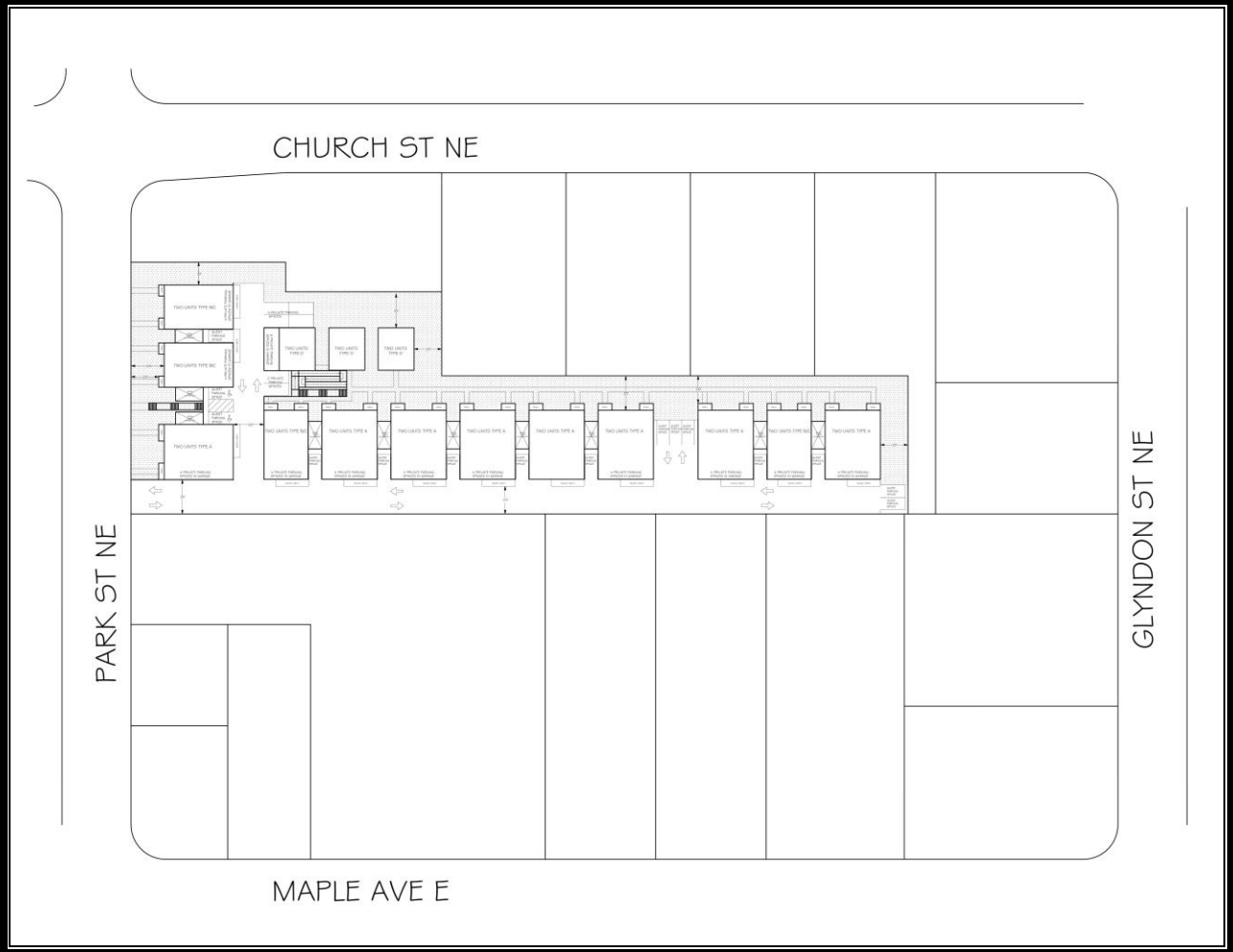
Project Description

We have entered into a contract with the property owners at Vienna Courts. During our study period we are exploring a rezoning to provide an alternative housing option ideally located in immediate proximity to our Town's Pedestrian Commercial Zone.

Our concept is a residential scale one floor living in a walk-able community. We will pursue 15 individual buildings that will minimize the bulk and height of the project. This project works because of the nature of the land and its relationship to surrounding properties. The natural grade of this property slopes downward from the single family homes to the commercial district. This grade allows us to limit the building height along residential properties to 25-28' These buildings will create a bulk plane that will eliminate the view of commercial buildings on Maple Avenue accomplishing a good transition.

Additional thoughts... The Comprehensive Plan also designates the 135 Park Street property as mixed use for its future land use. We are in discussions with the owner of that property to join us in the proposed rezoning. Inclusion of that property has many benefits including complete undergrounding of the utilities to the far side of the intersection, an opportunity to recreate the existing architecture, relocate the homes to the proper distance from the street, provide additional alternative housing units in town, and beautify a aging area with hometown charm that we believe will be loved by the community.

Conceptual Site Plan



Park Street Elevations



Cottage Elevations



Alternative Conceptual Site Plan

