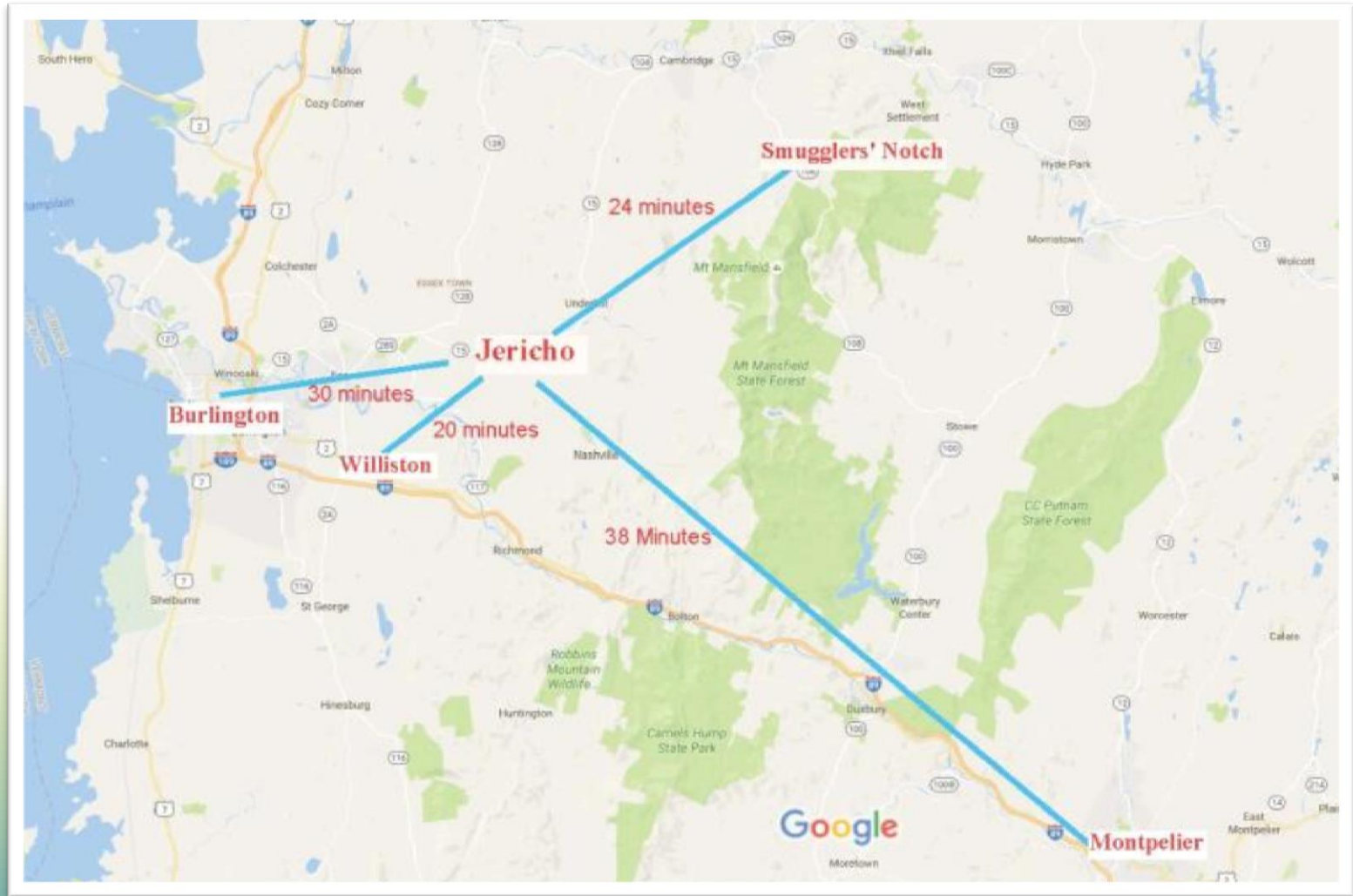


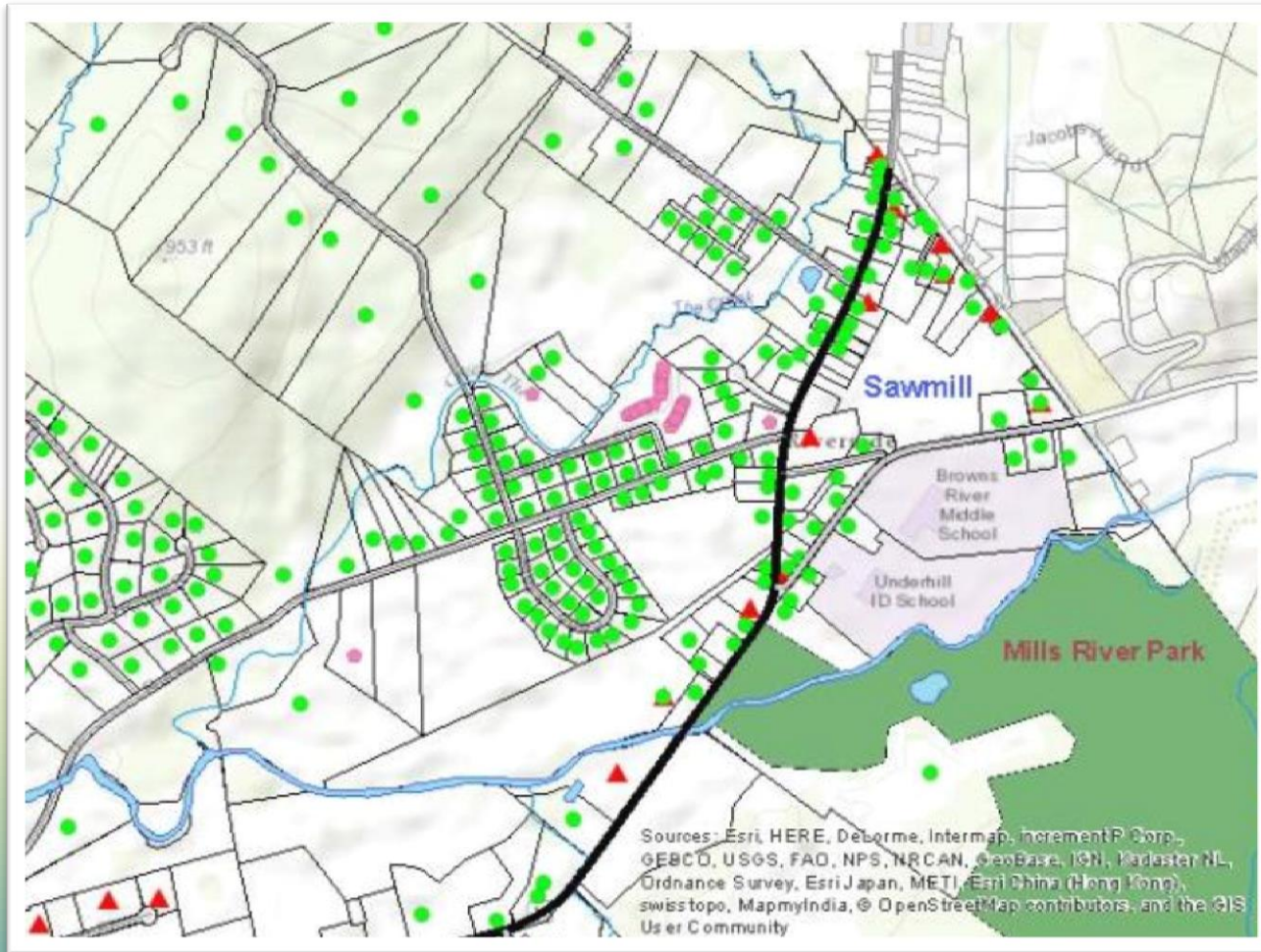
# Future of the Flats! A ‘Think Tank’ to Promote Good Development

Jeremy Matosky (Senior Engineer TCE)  
Katherine Sonnick (Jericho Town Planner)  
David White (White and Burke)  
Lucy Gibson (Dubois & King)

# Regional Context



# Local Context





1982



Picture courtesy of Neil Villeneuve



2005







**AIRSHARK**

<http://www.airshark.io/en/>

October 31, 2016





**AIRSHARK**

[www.airshark.io/en/](http://www.airshark.io/en/)  
October 31, 2016





**AIRSHARK**

[www.airshark.io/en/](http://www.airshark.io/en/)  
October 31, 2016

white + burke  
**VERMONT DEVELOPMENT  
CONFERENCE**





**AIRSHARK**

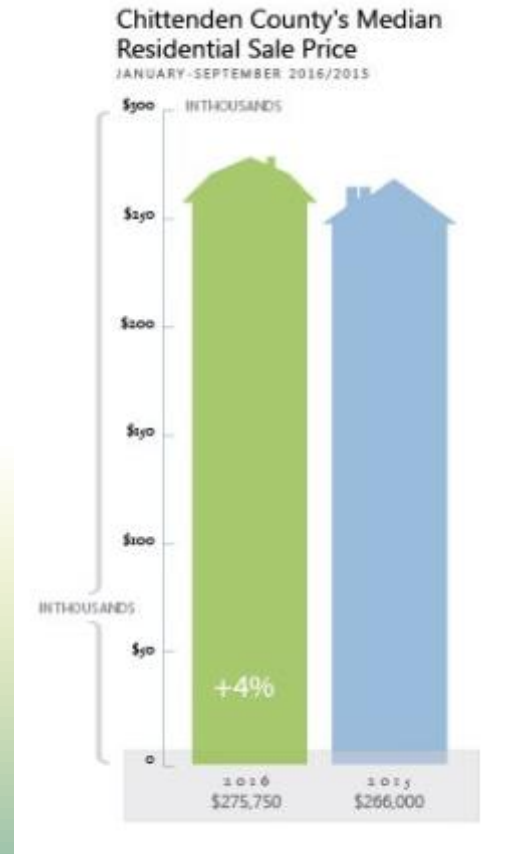
[www.airshark.io/en/](http://www.airshark.io/en/)  
October 31, 2016

white + burke  
**VERMONT DEVELOPMENT  
CONFERENCE**



# Jericho- Census Data

- 5,000 +/- Residents
- 3 Village Centers
- 1,751 households
- The median age  
37 years
- median income  
\$72,500.



Historical population		
Census	Pop.	%±
1790	381	—
1800	728	91.1%
1810	1,185	62.8%
1820	1,219	2.9%
1830	1,654	35.7%
1840	1,684	1.8%
1850	1,837	9.1%
1860	1,669	-9.1%
1870	1,757	5.3%
1880	1,687	-4.0%
1890	1,461	-13.4%
1900	1,373	-6.0%
1910	1,307	-4.8%
1920	1,138	-12.9%
1930	1,091	-4.1%
1940	1,077	-1.3%
1950	1,135	5.4%
1960	1,425	25.6%
1970	2,343	64.4%
1980	3,575	52.6%
1990	4,302	20.3%
2000	5,015	16.6%
2010	5,009	-0.1%
Est. 2014	5,074 <sup>[1]</sup>	1.3%

U.S. Decennial Census<sup>[2]</sup>



# Current Residential Market

## Chittenden County | Residential Market Snapshot by Town

	MEDIAN SALE PRICE	VS 2015	UNITS SOLD	VS 2015	DAYS ON MARKET
<b>All of Chittenden County</b>	<b>\$275,750</b>	<b>4.00%</b>	<b>1404</b>	<b>0.00%</b>	<b>129</b>
Burlington	\$265,000	3.00%	181	-20.00%	111
South Burlington	\$270,800	2.00%	237	0.00%	108
Milton	\$244,000	1.00%	104	11.00%	132
Winooski	\$217,450	1.00%	36	-42.00%	89
Colchester	\$280,000	9.00%	169	1.00%	153
<b>Chittenden South</b>					
Williston	\$315,000	-2.00%	117	16.00%	136
Shelburne	\$456,000	21.00%	84	62.00%	174
Charlotte	\$492,500	19.00%	34	17.00%	166
Hinesburg	\$329,000	23.00%	27	-16.00%	110
St. George	\$357,500	31.00%	6	200.00%	168
<b>Chittenden East</b>					
Bolton	\$170,000	-4.00%	19	46.00%	152
Huntington	\$245,000	16.00%	15	-6.00%	107
Jericho	\$302,000	2.00%	43	-30.00%	123
Richmond	\$290,000	-12.00%	40	29.00%	209
Underhill	\$322,450	9.00%	26	8.00%	149
<b>Chittenden Central</b>					
Essex	\$262,500	-1.00%	253	2.00%	111
Westford	\$285,000	-11.00%	13	8.00%	149

\* Residential includes single family, Condominiums/Townhomes, and mobile homes

Jericho Median Sale is \$302,000 or 9.5% more than County Average

Jericho Median Sale price up 2% over 2015  
43 units sold in 2016 to date, down 30% over last year





# Existing Conditions

- River Road bounds the property to the south, Park Street to the east, Dickenson Street to the west, and Route 15 to the north.
- The site is located approximately 9.5 miles east of the Five Corners, in Essex Junction along Route 15, approximately a 20-minute drive from Interstate 89 Exit 12.
- NRCS Map Unit ( StA ) - Stetson gravelly fine sandy loam 0-5% slopes

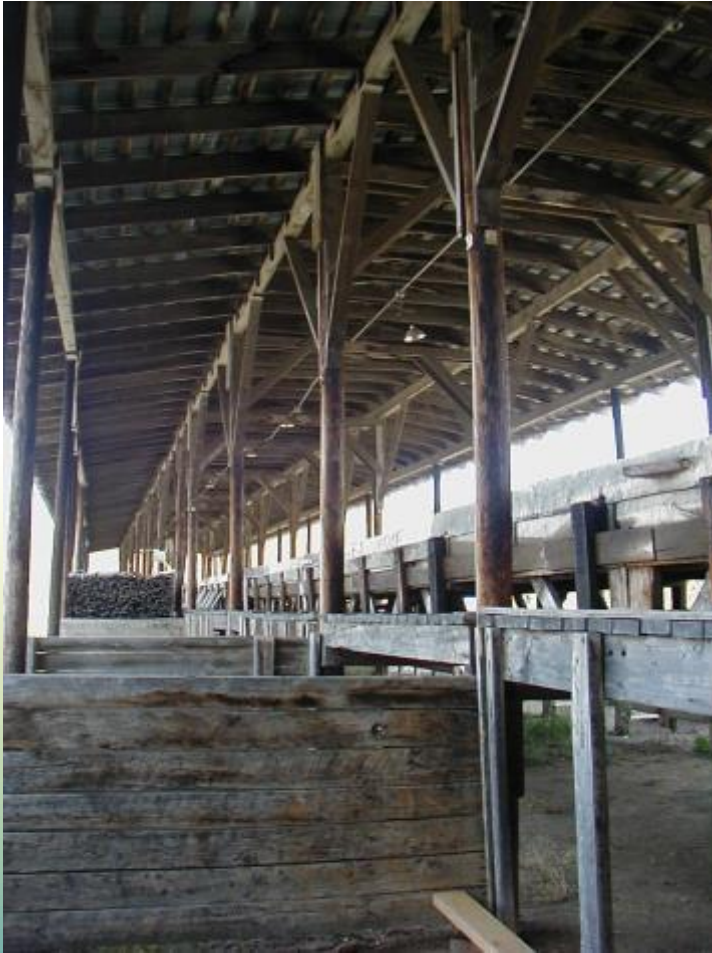


# Site Characteristics



- Relatively Flat
- No Wetlands
- Large Open Area
- Matures trees on periphery
- Magnificent views of Mount Mansfield
- Well drained gravel soils
- Existing mill buildings

# Site Characteristics



- Formerly a sawmill
- Mill shut down in 2002
- 20 acres of developable land
- Existing garage converted to a locally owned market
- Municipal water
- On-site septic and off-site potential for more



# View of Park Street looking East



# Formerly Industrial Use





# Formerly Industrial Use



# On-Site Septic Capacity

- +/- 2.5 acre meadow
- Deep groundwater
- Well drained soils
- Capacity up to 6500 gallons per day (26 units)
- More capacity possible with more study and Indirect Discharge Permitting





# Traffic



- Average of 9,500 vehicles per day on VT 15
- GMTA Commuter Bus (a.m. & p.m.) with a Park & Ride on site
- No high crash locations in area
- Crosswalk to Raceway planned

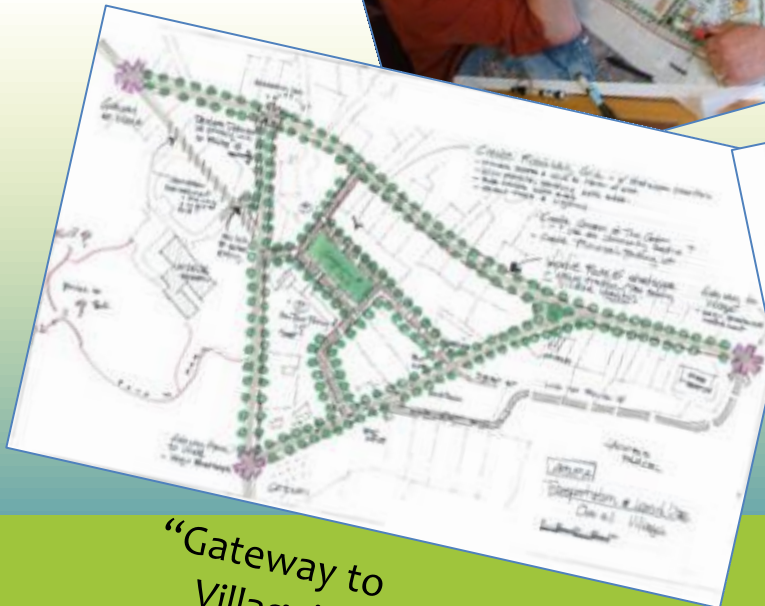


# History of Planning in Jericho 2005-2006 Discussion Series

“Mixed use”



“Village Housing”



“Gateway to Village”



Transportation in & around site



# History of Planning in Jericho

2005 Environmental Assessment Study

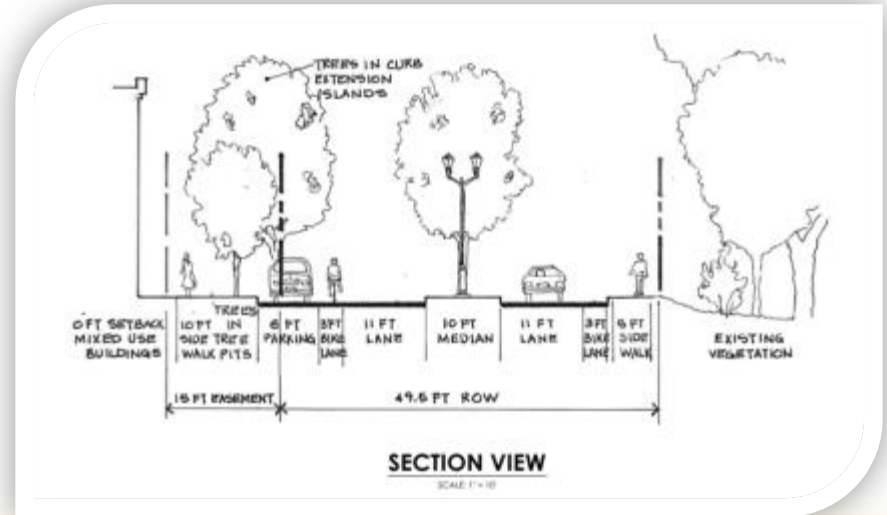
2010 Community Forums

- Master Plan Idea
- Transportation Plan

2010 Village Center Designation

2011/2012 AARP Active Living Workshops

2016-17 Riverside Future Street Network Study - underway



- 2007 Dickenson Street Alternatives Analysis
- 2011 Scoping Report: Dickenson Street Improvements
- 2012 Dickenson Street and Park Street, Road Re-Alignment and Streetscape Plan

# Riverside Character Based Zoning

## finish line: FLATS

TOWN OF JERICO



CHARACTER-BASED ZONING ORDINANCE

FINAL: SUBMITTED 1-13-15

MAP 13.1.2 BOUNDARY MAP



Section 13.1 — General | 3

JERICO REGULATING PLAN





# Conceptual Plan



# Mixed Use Development

## CD4 Neighborhood Center District



**CD4 Neighborhood Center District.** This District consists of a medium density area that has a mix of building types and residential, retail, office and other commercial uses; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has streets with curbs, sidewalks, and street trees that define small to medium blocks.

### Live / Work

Permitted Districts:

CD4



Live-Work: a Mixed Use unit designed to accommodate commercial use and a Residential use. The commercial Function may be anywhere in the unit.

### Small Commercial Building

Permitted Districts:

CD4



Small Commercial Building: a Building having a Shopfront at the ground floor that may be used for Retail, Office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable Character District. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable Character District.

### Shopfront

Permitted Districts:

CD4



A Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and may have an awning that may overlap the Sidewalk to within 2 feet of the Curb. Curb: Retail Frontage.



# Residential Neighborhoods



**Common Yard** Permitted Districts: **CD3** **CD4**



A planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually contiguous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.

**Apartment House** Permitted Districts: **CD4**



Apartment: a Building with an Edgtyard yard type, initially intended for a Residential Principal Use, including multiple attached single-family Dwelling Units. This building type may be designed from the exterior to complement detached single-family houses in certain Character Districts while containing actually several flats on the interior, may be for rent, or for sale as a condominium.

# Development Standards

TABLE 13.3.1.1B CHARACTER DISTRICT STANDARDS/NEIGHBORHOOD CENTER DISTRICT (CD4)

## CD4 Neighborhood Center District



KEY --- Property Line (ROW)

### BUILDING PLACEMENT — PRINCIPAL BLDG

Front Setback/Principal Frontage	3ft min, 20 ft max	(A)
Front Setback/Secondary Frontage	3ft min, 20 ft max	(B)
Side Setback	5 ft min + 20 ft max**	(C)
Rear Setback	greater of 3 ft min or 15 ft from center line of rear alley	(D)
Frontage Bulkout	40% min - 70% max	

\*\* Except 3 ft for common walls of Live/Work, Rowhouses, Duplexes, Small Commercial Buildings and Apartment Houses

### YARD TYPES (see Table 13.4.2)

Edgeward	permitted
Sideyard	permitted
Rearyard (Not synonymous with Backyard)	permitted

### BUILDING & LOT USE

See Section 13.4.11

### LOT OCCUPATION

Lot Width	50 ft min, 70 ft max
Lot Coverage	70% max

### BUILDING FORM-PRINCIPAL BUILDING

Building Height	3 stories max
Ground Floor Height	12 ft min, 25 ft max
Upper Floor Height	8ft min
Facade Glazing	20% min + 70% max**
Roof Type	gable, No gambrel
Roof Pitch	gable: 6:12 min, 12:12 max hip: 3:12 min gambrel: 6:12 min, 50:12 max

\*\* 70% min for shopfront

### BUILDING TYPES ALLOWED

House, Duplex, Rowhouse, Live/Work, Small Commercial Building, Apartment House

TABLE 13.3.1.1B CHARACTER DISTRICT STANDARDS/NEIGHBORHOOD CENTER DISTRICT (CD4)

## CD4 Neighborhood Center District



KEY --- Property Line (ROW) — First Layer — Second Layer — Third Layer

### BUILDING PLACEMENT — OUTBUILDING

Front Setback	Principal Bldg setback +200 ft min	(A)
Side Setback	0 ft min	(B)
Rear Setback	3ft min	(C)

### PARKING

LOCATION	
Third Lot Layer	

### PRIVATE FRONTAGES & ENCROACHMENTS

PRIVATE FRONTAGE TYPES (See Table 13.4.9.1)

Common Yard	not permitted
Pool	permitted
Stoop	permitted
Shopfront	permitted

### ENCROACHMENT OF BUILDING ELEMENTS

Porches, Stoops, and other Elements may encroach the indicated setbacks by the following distances:

Front Setback, Principal Frontage	8ft max
Front Setback, Secondary Frontage	8ft max
Rear Setback	8ft max

Recess for Disabled Persons may encroach any setback by the depth of the Setback.



# Infrastructure



# Municipal Water



- Abundant supply from Jericho-Underhill Water District (JUWD)
- ~52,000 GPD current Avg. Demand
- ~180,000 GPD capacity
- New 8 inch main installed in 2016 to property
- Future loop connection to River Road planned
- Outside Source Protection Area



# On-Site Wastewater 2010 Stone Environmental Report

*Table 1: Site Conditions, Wastewater Treatment Options and Area Needed*

Minimum Site Conditions		Wastewater Treatment and Disposal System Type	Estimated Area Needed** (square feet)
Depth to Seasonal Water Table	Depth to Bedrock		
3.5'+	4.5'+	Conventional	400 - 600
3'	4'	At-Grade*	800 - 3,900
2'-3'	2'-4'	Mound*	3,000 - 3,500
1'-3'	2'-4'	Mound w/curtain drain*	5,000 - 6,000
0.5'	1.5'	Pre-treatment (Filtrate) and Mound	2,600 - 3,500
<0.5'	<1.5'	Not suitable	N/A
		5,000 GPD Cluster	10,000 - 18,000
		10,000 GPD Cluster	20,000 - 40,000

\*If pretreatment is added, the system may be reduced to 1/2 size and changed to a different system type.

\*\*This area is estimated for the constructed leachfield area. The areas are calculated based on a single family residence with soils with a range of percolation rates.

Sources: VT EPRs, Chapter 1, eff. January 2005.; VT IDRs, eff. September 2003.

Path: O:\Proj-05\1570-W Underhill\_Jericho\Reports\Final\Table01\_AreasNeeded.xls

Date/init: 9/27/05, anm

# On-Site Wastewater

*Table 2: Representative Wastewater Flows from Various Buildings*

Building Type	Flow Basis (gpd)	Estimated Units	Estimated Design Flows (gpd)
Restaurant	30-45 / Seat	100 seats	3,000-4,500
Small Commercial Business	15 / Employee	25 employees	375
Laundromat	500 / Machine	10 machines	5,000
Daycare	15-25 / Person	15 persons	225-375
Doctor's Office	35 / Staff member, 10 / Patient	6 employees, 40 patients	610
Hairdressing Salon	10 / Operator, 150 / Chair	5 employees, 3 chairs	500
Gym	10 / Participant, 3 / Spectator	50 participants, 300 spectators	1,400
Swimming Pools	5 / Person	100 persons	500
Residential*	70 / Person	3 bedrooms, 2 persons/bedroom	420

\*Residential flows range from 420 gpd or by bedrooms up to 4 units, to 245 gpd for 20+ units.

Source: VT EPRs, Chapter 1, eff. January 1 2005.

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Date/init: 9/27/05, anm

# Sample Development Flows

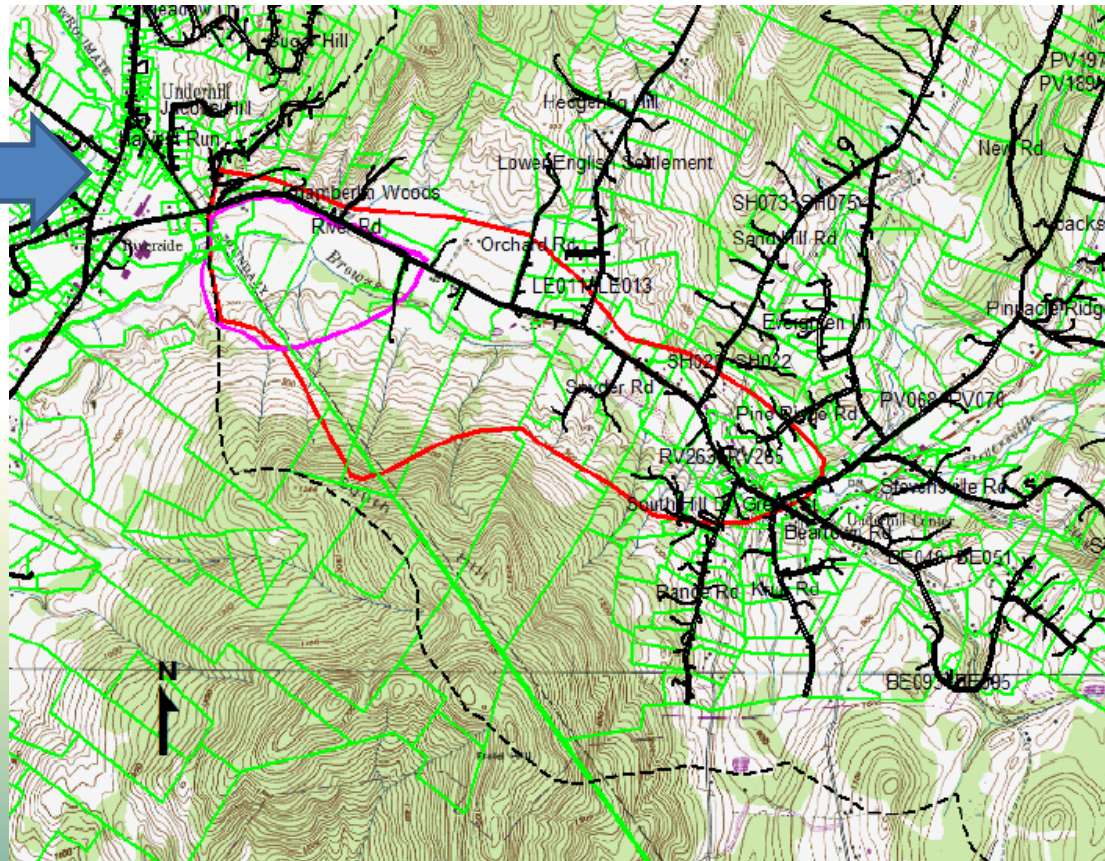
38-40,000 gallons per day

- 100 units of new housing  
~ 24,500 gallons per day
- New Retail / Commercial / Office Activities  
~ 5,000-7,000 gallons per day
- Assisted Living Facility or Similar – 50 units  
~ 5,000 gallons per day
- 50 seat Restaurant  
~ 2500 gallons per day



# JUWD Source Protection Area

Village Area  

# Other Utilities Available

- Vermont Gas – along VT 15
- GMP Electrical substation across the street
- New 3 phase electrical primary installed 2016
- Comcast Cable
- Fairpoint DSL and Telephone

# Recent Development

- Jericho Market opened September 2016
- 18,000 SF store serving a variety of local products
- Locally owned and operated
- “Anchor” for continued redevelopment



Photo Credit: Peak CM



# Jericho Market On-Site Septic



# Village Green – Civic Space



# Break Out Groups

- Market Demand and Uses – David White
- Infrastructure & Utilities – Jeremy Matosky
- Issues & Opportunities – Katherine Sonnick
- Transportation – Lucy Gibson

**Select a Group Reporter!!**