



November 20, 2017

Ken Belliveau
Director of Planning & Zoning, Town of Williston
802-878-6704 ext. 2
7900 Williston Road
Williston, VT 05495

Dear Ken,

Thank you for all of your time and efforts in assisting us with this project. We appreciate all of the Staff's efforts and look forward to moving this well thought out project forward and integrating our new neighborhood into the Williston Community.

As you are aware, the plan has a broad mix of housing types, excellent connectivity, public use paths, community recreation features and substantial open space. The following is an updated general overview of the project components, as further described in the attached Discretionary Permit packet:

1. The proposed development density represents a well below maximum residential build out scenario. Residential build out in the RZD district allows up to 3 units per acre. The number of residential dwelling units proposed is in keeping with these density provisions. Furthermore, by reducing to a total of 40 units, we will be utilizing the Metcalf Drive ROW as the exclusive point of access, while creating future ROW provisions for connectivity to the North and the Martell parcel.
2. The proposed street grid ties into the existing infrastructure network, connecting at the pre-established connection point in the South Ridge neighborhood. It should be noted that an agreement has been reached with the abutting landowner and the proposed access road as submitted is compliant with all Town and State regulations regarding to setbacks.
3. We have created a plan of mixed housing types to serve the community across the spectrum. We have allocated for over 25% of the units to be designated affordable then layering in a mix of attached housing and single story "carriage" style housing, that has been particularly attractive to seniors and empty nesters. A third component of mid to large sized single-family homes will include a range of entry-level homes to more traditional larger homes on lots ranging from 1/3 to over 1/2 acres.
4. The project will feature a number of community-based components. Some of these will include a pool and related pocket park. Also, a new section of recreation path,

intended to extend the existing infrastructure to Metcalf and create a provision for future connectivity to the East when additional land becomes available for the path network. The plan also offers some additional features such as a community gardens.

5. Lastly, we will be dedicating nearly 50% of the land to open space, preserving high value wetland areas and a natural area to the North and East designed to preserve the wild features while at the same time offering limited access to the community through the unimproved nature path. It is our intention to have these components be accessible for all community members as a part of the growing path and trail network within the Williston Community.

This plan encompasses many of the components of mixed housing type, affordability and smart growth. It is a design that lends itself to pedestrian access and mobility and we believe it is a natural extension of the existing settlement pattern. We feel that the Northridge community will be an asset to the Williston community as a whole and contribute to easing the ongoing housing shortage across Chittenden County.

We look forward to the coming meetings and bringing this project forward.

Best regards,

A handwritten signature in blue ink, appearing to read 'BA', with a long horizontal flourish extending to the right.

Benjamin Avery
BlackRock Construction