



O'Brien Brothers

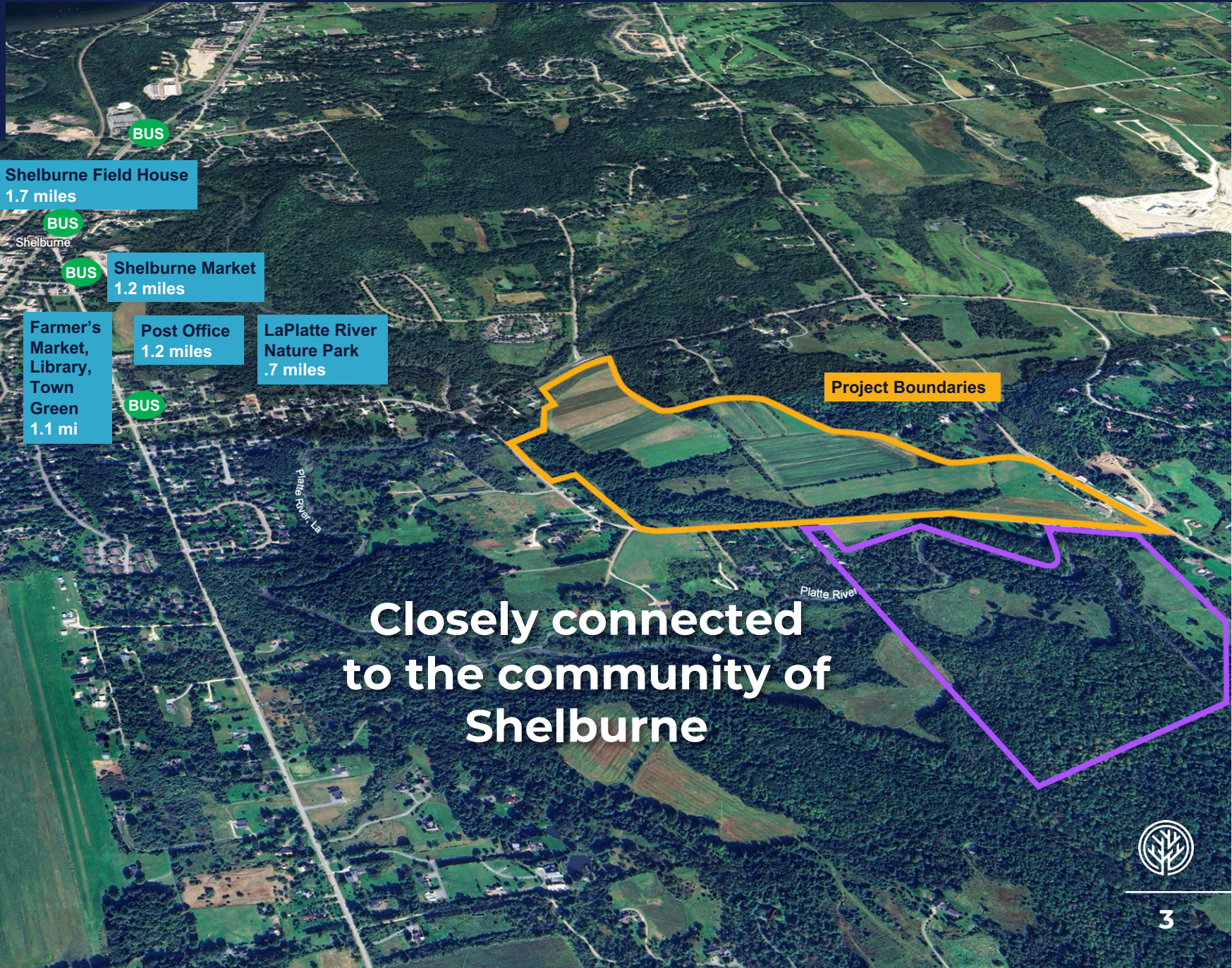
Building Community
Since 1958

Overview

- **The Property**
- **Development Planning & Key Considerations**
- **Past Success: Hillside East Imagery**
- **Conceptual Site Plan & Key Characteristics**
- **Next Steps: Process and Milestones**



The Property



Shelburne Dog Park

Shelburne Community School
1.8 miles

Shelburne Field House
1.7 miles

Shelburne Market
1.2 miles

Shelburne Museum
1.1 miles

Farmer's Market,
Library,
Town Green
1.1 mi

Post Office
1.2 miles

LaPlatte River
Nature Park
.7 miles

Project Boundaries

Shelburne Vineyard
1.1 miles

Folino's Pizza
1.1 miles

Vermont Day
School
1.5 miles

VT Teddy
Bear Factory
1.5 miles

Closely connected
to the community of
Shelburne



Development Principles



Quality



Connectivity



Inclusivity



Well-being



Environment



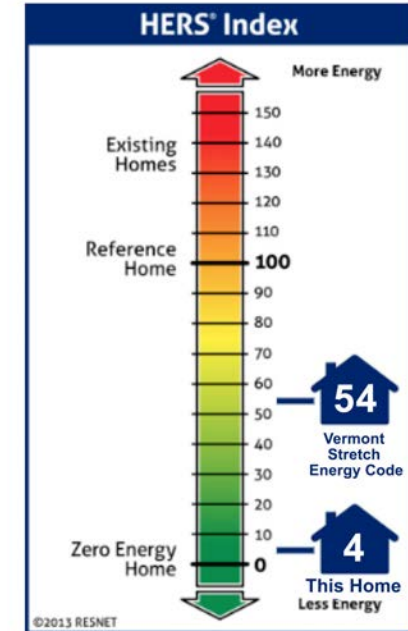
Quality/Efficiency



Home:
291 Leo Lane
South Burlington, VT 05403
Builder:
O'Brien Eastview, LLC

This home meets or exceeds the criteria of the following:

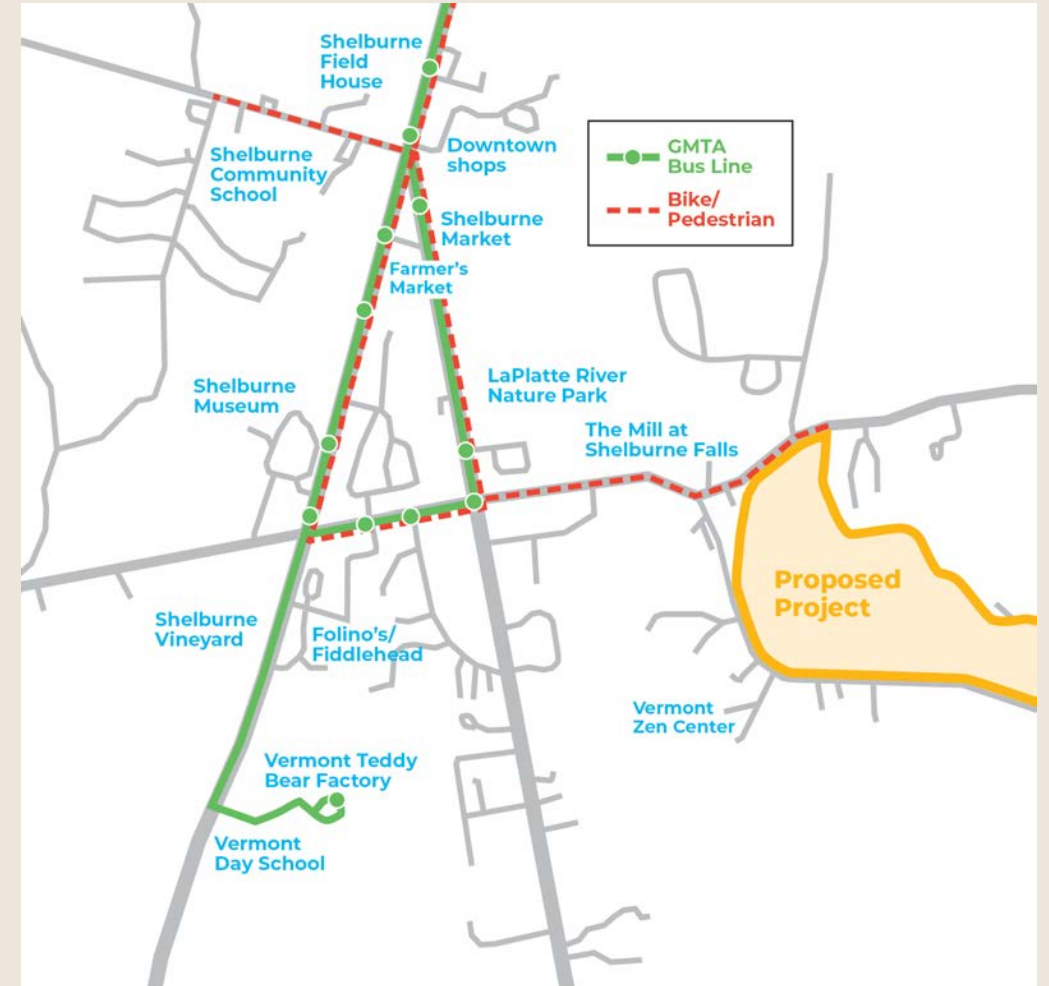
- ENERGY STAR v3.2
- ENERGY STAR v3.1
- ENERGY STAR v3
- 2021 International Energy Conservation Code
- 2018 International Energy Conservation Code





Connected

- Expanded pedestrian infrastructure
- Proximate to employment centers
- Creates additional connectivity
- Extends nature paths, trails, and parks
- Short walk/bike to existing bus routes
- Expands bike path network
- Enhances safe roadways ethos



Inclusive

- Access to a broad spectrum of community members
- Diverse housing types: flats, cottages, single-family, townhomes, single-level living
- Diverse home sizes and price points
- Affordable housing per community standards



Well-being

- Rec paths and walking trails, natural areas, and parks and playgrounds encourage activity and promote physical *and* mental health
- Abundance of natural light
- First floor owner suites provide age-in-place opportunities
- Multi-generational housing
- EPA Indoor AirPlus certified
- A human-scaled, anti-sprawl approach to neighborhood design





Environment

- Clustered development
- Shared open spaces
- Preservation of key resources
- Perpetually conserved areas for enjoyment of the broader community
- Identify and avoid sensitive areas
- Locate near existing development patterns
- No fossil-fuel infrastructure, zero carbon emissions





Our Principles at Work





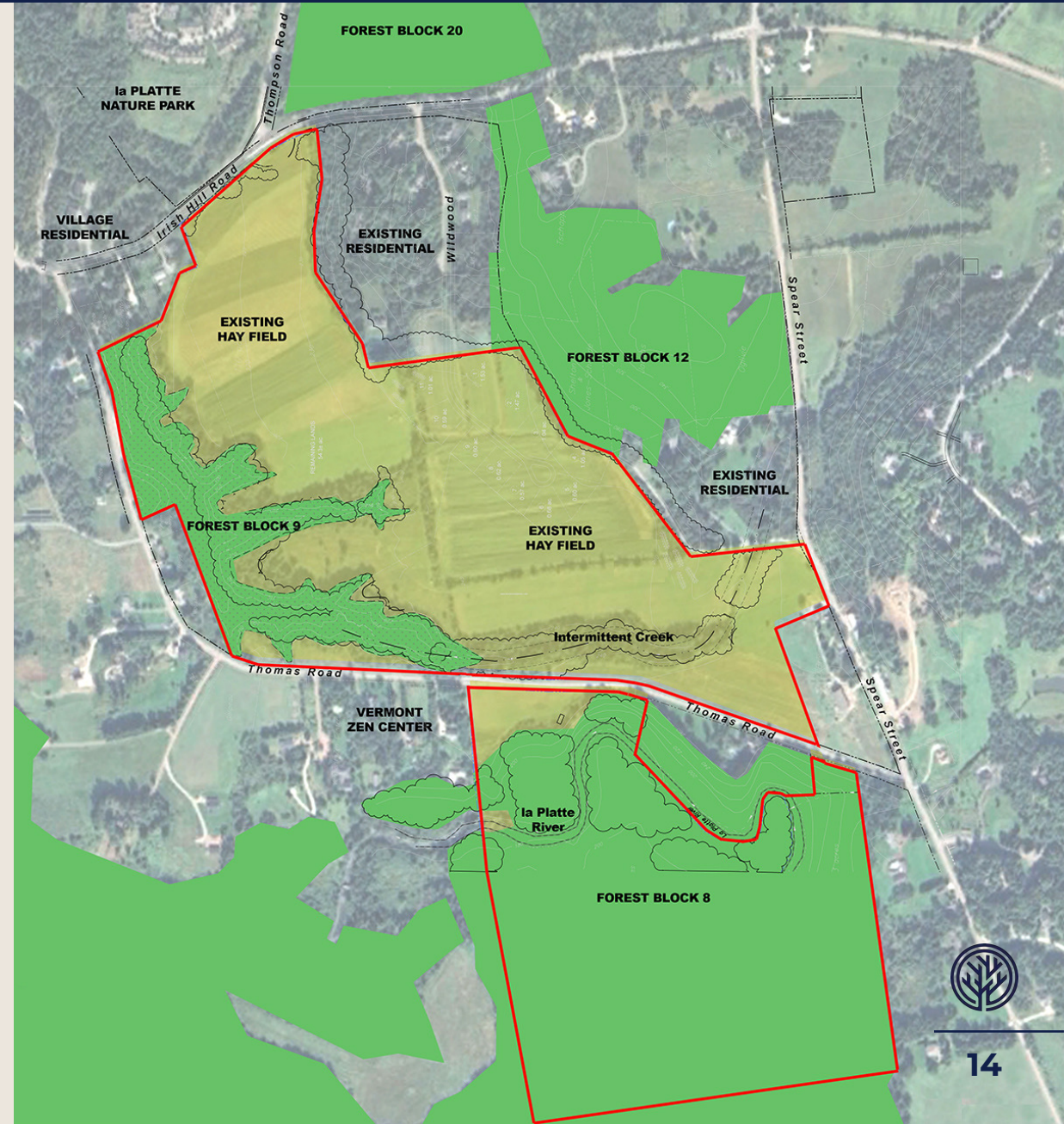


Shelburne Concept Plan



Environment

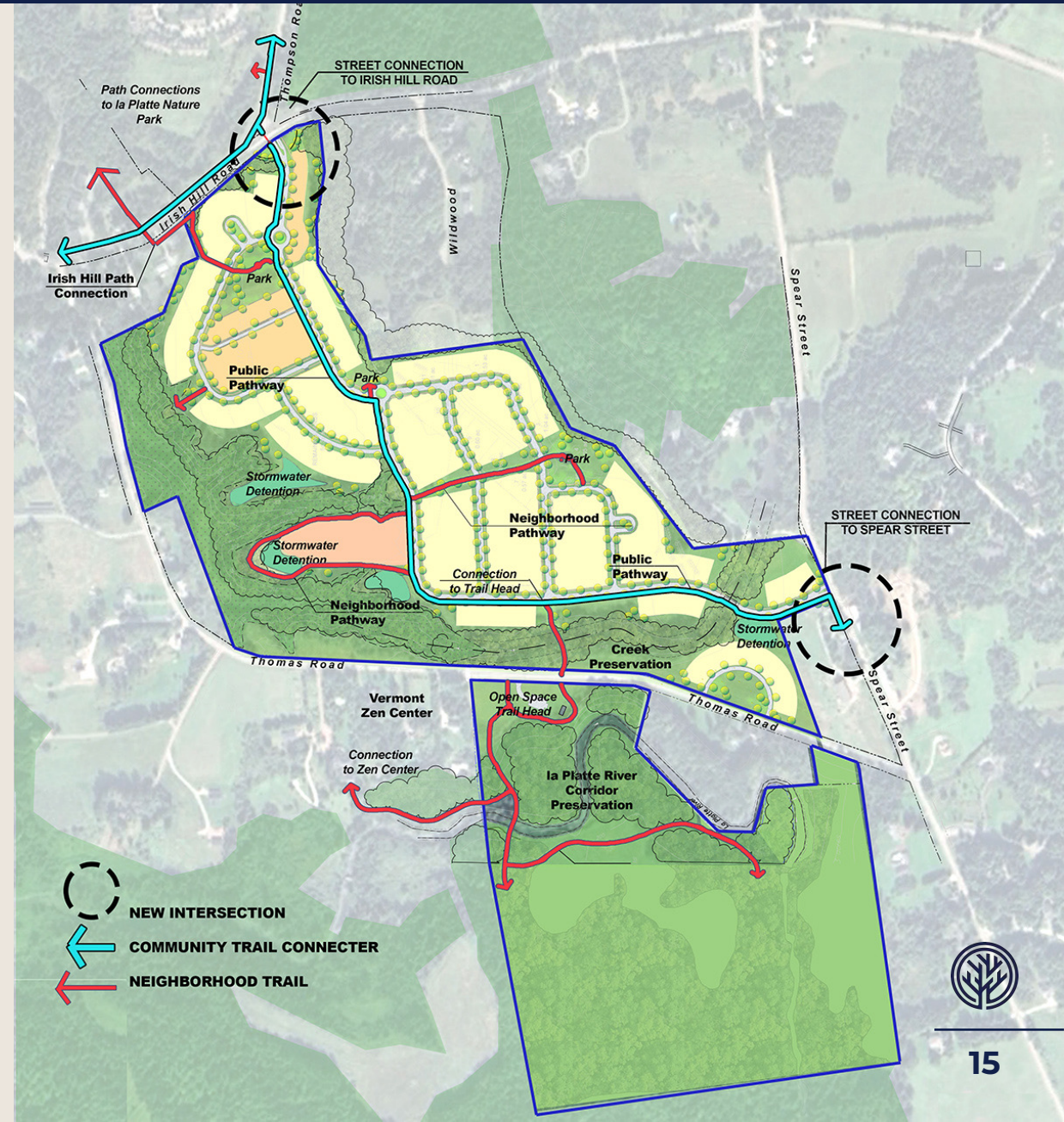
- Forest blocks and resource areas in town plan are conserved *and* avoided
- Professional analysis and inventory of natural resources
- Development focused in open fields
- River corridor avoided and conserved
- **66% of project land conserved or set aside as open space**





Connected

- Extend recreation path from Irish Hill to Spear Street
- Connect LaPlatte trails to new conservation area and Zen Center
- Internal pedestrian-scaled road and sidewalk network
- Off-street connections to school, bus, post office, grocery, and library





Well-being

- Multiple programmed park spaces
- Internal walking and trail network
- Paved and natural paths
- Conservation areas
- First-floor living, multi-generational housing, age-in-place opportunities
- Easy access to services and community





Inclusive

- Wide range of housing types to suit a variety of needs and prices
- Alley-loaded homes
- Detached rear garages
- Traditional single-family options
- Townhomes/Rowhomes/Flats
- Affordable housing, as defined by local ordinances
- Apartments and multi-family living opportunities



Cottages



Townhomes



Attached Homes



Single Family Homes



Single Family Homes



Single Family Homes





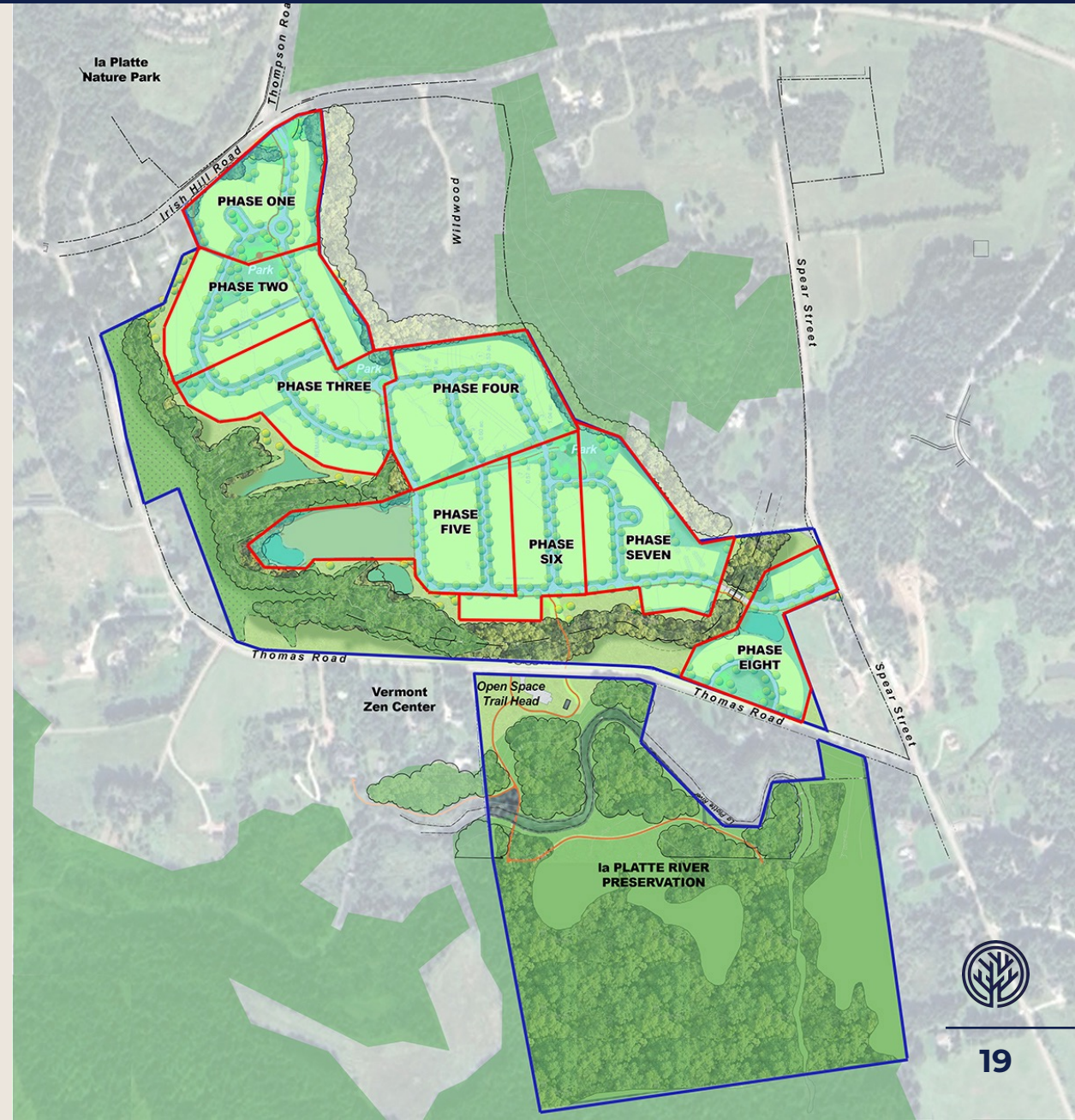
Quality / Efficiency

- All homes *Energy Star* certified
- US Department of Energy *Zero Energy Ready Home* rated
- EPA *Indoor Air Plus*
- All-electric, no carbon emissions
- EV infrastructure
- Built for the present *and* for the future



A Phased Approach

- Local market, trade labor shortages govern buildout
- Seasonality also impedes the pace of construction
- Our team anticipates a seven- to ten-year buildout of this neighborhood





Next Steps

Next Steps

STEP

1

Selectboard votes to extend the sewer service area to include the property

STEP

2

Planning Commission draft zoning regulations

This will grant Act 47 required minimum density, within a detailed and extensive public process

STEP

3

Community Feedback on Draft Regulations

Extensive public process that has already begun

STEP

4

Selectboard Ratification of Zoning Regulations

STEP

5

Collaboration with Community Stakeholders

Housing, Natural Resources, Bike and Ped, Parks and Rec, Energy Committee, Etc.

STEP

6

Project Permit Submission

Compliant with newly adopted zoning regulations and inclusive of community feedback

STEP

7

Public Permitting Process

Opportunity for additional public comment

STEP

8

Project Start



Detailed analysis to avoid undue impacts for:

- Municipal services
- Ecological features
- Traffic
- Archeology
- Development context
- Natural Resources
- Aesthetic character
- Water supply
- Wastewater
- Air pollution
- Transportation
- Utility capacity
- Habitat
- River and Stream
- Many more...



Conclusion

Shelburne needs more housing to meet its current and future needs and a diverse range of housing types strengthens the community.

Building new housing and protecting the environment are compatible goals. O'Brien Brothers are committed to creating walkable, human-scaled neighborhoods that accommodate people of various socioeconomic backgrounds and life stages, and are leaders in developing the first 100% fossil-fuel-free, climate-resilient, microgrid neighborhood in Vermont.

We are committed to benefiting the community, neighbors, and environment, by adding high-quality, energy-efficient, climate-resilient housing near the village, connected by pedestrian and bicycle paths.

This property complies with Act 47. But more importantly, this project aligns with Shelburne's goals, and O'Brien Brothers are the ideal developers to execute it.





O'Brien Brothers

Building Community
Since 1958