

December 21, 2006

Mr. Kevin Blakeman
1643 Fay Brook Road
Sharon, Vermont 05065

Re: Randolph Parcel Design Review

Dear Mr. Blakeman,

An Upper Valley Housing Coalition Design Review Team consisting of Steve Marion, Linda Wilson, Jeff Goodrich, Neil Husher, and Ned Redpath has reviewed the Application for Support for the construction of nine rental units (with a possibility of some becoming condominiums) in a New England barn style building in Randolph, Vermont. Based on the materials presented, the presentation of Kevin Blakeman, and further discussions, the Team has concluded that **Blakeman's Randolph Development is worthy of the Coalition's highest rating and is "Highly Consistent" with the Coalition's Project Endorsement Guidelines.** A summary of the findings of the Design Review Team is as follows:

Affordability:

The units will most likely be rentals, but if the units sold as condominiums, the estimated \$175,000 price is within the Coalition's guidelines.

Site Selection:

The proposed project will be served by public sewer and will have well water. The site is along the main access corridor to the community, and the local bus service in Randolph has agreed to do custom pickups for residents of the development. These aspects make the project highly consistent with the Coalition's site selection criteria. As multi-family housing is a permitted use on the parcel, Blakeman's development design is consistent with the Coalition's guidelines.

Site Use: The proposal includes nine rental units which will be rented at \$900-\$1000/month, including heat. Since rental unit rates, especially a rate closer to \$900/month, are within the Coalition's affordability criteria, the proposed project is highly consistent in this area.

Project Design: The density of the proposed project is less than allowed, which blends well with the rural character of the town. The building is designed to look like a New England farmhouse and will cover 7500 square feet on 5.81 acres, providing ample open space for gardens and other amenities. The property consists of a combination of an open field and mature trees. The project incorporates energy efficient design aspects, such as insulated concrete, which is also fireproof and soundproof. Each unit will have a garage, and seven of nine units will have ground floor entry from the garage into the building, making it more accessible to older adults and handicapped people.

In summary, the review team concluded that the project will provide greatly needed affordable housing close to the town center and along a major transportation corridor. The Design Review Team was impressed with the layout and appropriate scale of the development. The design is appropriate to rural New England and complies with current use residential zoning. Rental rates close to the \$900 range are affordable to median income area households. Based upon the above findings, the Upper Valley Housing Coalition rates Blakeman's Randolph Development as Highly Consistent with the Endorsement Guidelines.

Sincerely,

Anne S. Duncan Cooley
Executive Director
Upper Valley Housing Coalition