



## MEMORANDUM

**TO:** East Montpelier Planning Commission

**FROM:** Eric Vorwald, AICP

**DATE:** November 17, 2016

**RE:** **East Montpelier Village Buildout and Growth Projections**

The purpose of this memorandum is to provide information related to buildout analysis and growth projections for the East Montpelier Village Master Plan. Buildout analysis and growth projections are tools that work together and answer two primary questions. These include:

1. What is the maximum development potential based on existing land development regulations?
2. How will changes to existing land development regulations impact the amount, type, and location of future development?

Understanding the differences between a buildout analysis and growth projections will help establish the informational needs to develop adequate and realistic predictions. Below is a summary of a buildout analysis and growth projections including the potential data needs. This information should serve as the basis for discussing these concepts in order to ensure a complete picture of East Montpelier's future development potential is identified.

**Buildout** is the maximum amount of development that could occur in a given geography based on specific land development regulations. A buildout analysis will determine the maximum amount of development that is possible under identified land development regulations and may include residential, non-residential, or mixed use development. Changes to the land development data (such as minimum lot size) will impact the future development potential. The primary factor that is unknown in a buildout analysis is the amount of time that will be needed for the full buildout to occur.

**Growth Projections**, on the other hand, assign a component of timing to a buildout analysis. Many different factors impact the timing of development such as market conditions or infrastructure needs, however, growth projections typically utilize historic trend data to project future conditions. It should be noted that the quality of the growth projections are dependent on the quality of the historic data and is highly variable. Growth projections can be made on a variety of topics that may include location of new development, type of new development (residential, non-residential, or mixed use), population, traffic impacts or infrastructural impacts (water, wastewater, road level of service, etc.) however the time required to process certain projections may outweigh the value of the results.

Certain information is needed in order to determine buildout calculations and growth projections. The following is a list of items that are generally required to perform these analyzes including required information and possible constraints to consider. This includes:

<b>TYPICAL BUILDOUT AND GROWTH PROJECTION DATA NEEDS</b>		
<b>REQUIRED INFORMATION</b>	<b>POTENTIAL CONSTRAINTS</b>	<b>OTHER INFORMATION</b>
Minimum Lot Size	Floodplains	Average Household Size
Maximum Building Height <sup>1</sup>	Wetlands	Ratio of Non-Residential to Residential Development
Maximum Impervious Cover <sup>1</sup>	River Corridors	Average Residential Dwelling Size
Parking Requirements <sup>1</sup>	Existing Development	Average Non-Residential Building Size
Minimum Road Frontage	Conservation Areas	Number of Single Family Residential Dwellings
	Prime Agricultural Soils	Number of Multi-Family Residential Dwellings
	Septic Suitability	
	Buffer Areas	
	Steep Slopes	

Notes:

1. Information needed for non-residential considerations

The planning commission should review the information in this memorandum and determine if there are any data needs that are missing, establish the boundary for the buildout, and decide on characteristics of the subareas where the analysis will be performed. Additionally, considerations should be given to the feedback that was provided at the open house on October 20, 2016 to help refine data needs such as the geographic boundary and minimum lot sizes.