

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart, Chair
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A.J. LaRosa
Alexandra Zipparo (Alt.)
Vacant (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday September 16, 2014

PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday September 16, 2014 at 5:00 p.m. in Contois Auditorium, Second Floor, City Hall.**

1. **15-0054CA/CU: 711 RIVERSIDE AVENUE (RM, Ward 2) Burlington Housing Authority**
Construct new building for community house with attached one bedroom apartment.
2. **15-0188CA: 7-45 KILBURN STREET (ELM, Ward 5) Kilburn & Gates Industries LLC/Sharon Powers**
Appeal of administrative permit denial to change use of tenancy (AKA 39 Kilburn St) from office to retail. Includes accessory salon.
3. **15-0249CA/CU: 19 FLETCHER PLACE (I, Ward 1) Thomas Edwards/Mike Plagueman**
Convert duplex to triplex, install new parking area at southern portion of property, replace 6 windows with new egress windows.

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Vacant (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday September 2, 2014, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

Present: Brad Rabinowitz, Michael Long (5:09 pm), Missa Aloisi (5:11 pm), Austin Hart (chair), Israel Smith, Jonathan Stevens (Vice Chair)

Staff: Scott Gustin, Ken Lerner, Mary O'Neil

Absent: Nic Anderson, AJ LaRosa, Ali Zipparo

I. Agenda

Amended agenda. Two items to be deferred. There are members in the audience prepared to speak about 415 South Union Street. They are willing to come another time.

II. Communications

Two communications. One for 111 Colchester Ave, three sets of minutes. Accepted.

III. Minutes

Three sets from July 15, August 5 and August 19 for review.

IV. Consent

1. **15-0182HO: 68 PLATTSBURG AVE (RL, Ward 7) Jason Bellinger/Candice Graham**
Conditional use home occupation for piano studio. (Project Manager: Scott Gustin)

The applicants are here. Sworn in. They have received staff report and understand proposed finding and conditions.

No board member objects to treating this as a consent item. No member of the audience here to participate.

J. Stevens –Motion to approve and adopt staff findings and conditions.

B. Rabinowitz seconded.

Vote 5-0-0

Motion Carried

V. Public Hearing

1. **15-0129CA/CU: 1398 NORTH AVENUE (RL, Ward 7) Peter Bessery et al.**
Demolish existing building and construct new two story building with market on ground floor and two residential units on second floor. (Project Manager: Ken Lerner)

Request for deferral to October 7th. No one here to speak on this matter.

J. Stevens – move to grant applicant's request for a continuance.

B. Rabinowitz – Seconded

Vote 6-0-0

Motion Carried

2. **15-0052CA/CU: 415 SOUTH UNION ST (RL, Ward 6) Champlain Housing Trust**
Renovate existing carriage barn at rear to convert to duplex with associated site changes. (Project Manager: Scott Gustin)

Request for deferral to September 16th.

People in the audience agree to come at the specified date. Applicant not present.
 J. Stevens – motion to grant applicant's request for a continuance to September 16.
 B. Rabinowitz seconded
 Vote – 6-0-0
 Motion Carried

VI. Certificate of Appropriateness

1. **14-1321CA/MA: 111 COLCHESTER AVE (I, Ward 1) Fletcher Allen Health Care, Inc.**
 New Inpatient building west of Ambulatory Care Center with associated parking, lighting and landscaping. (Project Manager: Mary O'Neil)

A. Hart recused.

David Keelty, Gail Henderson King, David G. White of White and Burke Real Estate Investment Advisors; Dawn LeBaron; Jason Williams, Sr. Gov. Relations strategist; Jerry Switzer, Morris Switzer Architects, Keith Wagner, Hannah of Wagner Hodgson Landscape Architects; Bill Nedde of Krebs and Lansing; Jack Myers, Stantec. Came in April for Sketch Plan review.

D. LeBaron - re: Master facility plan.

D. Keelty, FAHC - Rooms will be designed for patient privacy. Greater percentage of single patient rooms overall. Sufficient size to bring treatment and diagnostic equipment to bedside that will minimize patient moves to get treatment at another location. Bed replacement cycle 5-50 years presented. Location of site #1 is the under pinning of this process into the next few decades. Area 3 is an endpoint that maximizes the development growth of the cycle, Fletcher Allen partners. Support by patients served in the broader region.

2013 was Technical Review

April 2014 Sketch Plan Review at DAB and DRB. Thank you for that. We have incorporated comments. Met with Ward 1 for NPA. Accomplished in March 2014. Review by DAB in July 2014; 2 meetings with Conservation Board. Met with fire department and building inspector. Had conversations with Emergency Medical Technical support for good information that fed into the design process. Culmination is this submission.

G. Henderson King - presents issues that arose during writing of staff comments – lists items, and how addressed. Parking dimensions approved as part of the Renaissance project; same dimensions proposed today. Lighting plans have been revised and resubmitted. Cut sheet for proposed Bike Racks have been submitted. Have been working with the city arborist, and addressed those issues.

Parking and circulation: only minor changes since April. Major differences – we now have separate entrances for FAHC and UVM parking lots. Now an interconnected sidewalk that connects to FAHC sidewalks and UVM's proposed Green Mt. Walkway. Lighting fixtures all LED, meet lighting standards. Plantings include stormwater and rainwater demands.

J. Stevens – will footprint of new building come over the footprint of dormitory proposed for demolition?

D. Keelty – no, but real close. Makes them non-viable.

G. Henderson King – building places west of Ambulatory Care Center (ACC.) Parking will match existing – no change to number. Bike parking will be provided under the building and out of the weather, within secure location. Minimal views of this building from public roads. Site3 will comply with the ADA.

G. Henderson King illustrates existing conditions and proposed via the projector/screen.

M. Long – parking for ER will still be available?

G. Henderson King – Yes, 49 spaces.

M. Long – footprint over existing building?

D. Keelty – building footprint primarily over existing paved areas.

J. Stevens – No change in motor vehicle traffic?

D. Keelty – No.

J. Stevens – construction crew? How to handle access to the ER? Are you going to get to that?

D. Keelty – I can give you the concept and what we have planned; we will get to that.

Also, we aren't calling it a sky bridge anymore. A connector.

J. Switzer on building design: Gone through a lot of refinements. Refinements: height – approx. 9' taller than existing taller than ACC. Building internal connections with McClure building (connector) and ACC west wing. Sensitive to surrounding community context; Converse Hall. Reflects Fletcher Allen's statement of values. Inviting drop off for Emergency Department under building. Will seek LEED certification. Façade incorporates windows for solar gain. Integrates future vertical expansion. Design is taken from established design themes and is sensitive to adjoining buildings and architecture.

Provides section diagram.

Beds are on level 3-6. Mechanical on level 7. First 2 stores are clearance for emergency vehicles at ER.

4th floor is the connector to McClure wing, one of the intensive care floors.

There will be a platform for vertical expansion in the future.

B. Rabinowitz – where are you going up?

J. Switzer -Building is sized so that it can go up directly above where we are. Most efficient way to add beds in the future.

Maintaining same circulation patterns. Slightly increasing the size of the ER vestibule.

D. Keelty discusses project planning for development. Construction access road on the site – 3 or 4 lanes to accommodate construction traffic and ER traffic. Establish parking in noted location. Parking will be shifted as construction advances. Utility relocation, temporary emergency access for ER, allow ambulance traffic to drop off in noted location. Will line up with trauma suite. Will building the building in 2 phases – Construction to full height; bring ER back when fire marshal accepts sprinkler system activation. South will be built in a singular phase. We will create a single point of access for the project – build a tunnel through the construction site to serve the ER. We will be adjusting parking and have additional security and valet staff to vantage patient access during the project. We will have robust valet services during transition.

J. Switzer continues – 2nd floor. Not occupied. Mechanical access for plumbing risers. Levels 3-6; typical on each floor. Corridor extended from ACC surgical suite. Distance is dramatically shorter than current. Critical to reduce that distance. North elevator for access by staff as appropriate for McClure services. 20 rooms west facing (all single patient rooms) 12 rooms east side of corridor. Support rooms the same for each of the floors. Will rebuild waiting room on third floor in ACC. Upper floors become free standing with the exception of the 4th floor and connector. Seventh floor is mechanical floor. Presents building elevations. Glass curtain wall design. View-sheds presented.

G. Henderson King discusses overall landscape plan.

B. Rabinowitz – will Green Mountain Walkway be on FAHC property?

G. Henderson King – no. Beyond existing dorms. All lighting LED light fixtures. They match those on the respective campuses. 20' poles on UVM's side, 17' poles on Hospital Drive. Under 4 fc per regulations; walkways under 2 fc except as specifically noted where both the walkway and parking lot lighting overlap. Max/Min is 17/1; under regulation requirements. As this facility is open 24 hours a day, we suggest these overage areas be reviewed under the security lighting provision. Exceeds 2 fc at crosswalks and entrance to ER.

For Stormwater: within Centennial watershed, which is an impaired waterway. FAHC is collected and drained to a stormwater pond on the north campus near centennial field. As part of the Stormwater Design for the site, no net increase in sediment load – an expansion of the fore bay at the north campus facility. There will be an inclusion of stormwater rain gardens in the plan. There will need to be stormwater offset, to be addressed off site. We are continuing to work with city stormwater officials here in the city.

B. Rabinowitz – Offset? Stormwater increase?

D. Keelty – the way we are calculating it, we are calculated separate from UVM. There will be an increase in pervious area.

B. Rabinowitz – on your site?

G. Henderson King – UVM gets the benefit.

G. Henderson King – elaborate phasing plan for the Inpatient Building over a three year period. Extensive erosion control plan being developed.

Boundary line adjustment is anticipated to be filed in October of this year. Are working jointing with UVM. Anticipate submitting for state permits this fall. If there are any changes as the design is finalized, we will return for amendments. Building Certificate of Need application will be submitted at the end of September 2014. construction 2015; landscaping until spring of 2019.

B. Rabinowitz – Great project. Light level under your building is not on your plan. What is it.

D. Keelty – we haven't completed the lighting plan. It will be lighter, brighter than the surrounding area. Suitable for ambulance unloading.

B. Rabinowitz – Shepardson?

D. Keelty – goal to take building down when the time is right. Support services. Storage, office space. No plans to renovate the building. Use up the remaining life in the most responsible use possible. No patients.

B. Rabinowitz – no more "follow the blue line"

D. Keelty – we will be crossing that off. (laughter)

B. Rabinowitz – discussion of parking lot dimensions.

G. Henderson King – explanation. References 1984 study. Way under 18' dimension.

D. Keelty – they work for us.

M. Long – width? Short in length and width?

G. Henderson King – yes.

M. Long – Surprised to learn that the shoeboxes were designed by McKim Mead and White. Some historical significance; would staff comment on that?

J. Stevens – UVM will comment on that.

I. Smith – questions about cladding. Thin stone material?

D. Keelty – constructed with standard; finished with cladding system applied on exterior of building allows it to receive 1 ½ stone. Suspends it – slip stone into frame. It looks very much like a block wall. Mechanical fastened. Less expensive. Less load to support it.

M. O'Neil – cautions DRB about limitation of municipal review. Cannot comment on exterior finishes.

I. Smith – We can ask to see...

M. O'Neil – no you can't.

I. Smith – mock ups?

D. Keelty – we have them outside converse Hall; we are still fussing about it. You are welcome to view and comment.

J. Stevens – opens up to the public.

Martha Lang, neighbor. Supports FAHC to accommodate the needs of the city. I am concerned that the expansion of the hospital is only 18' from the dormitories.

J. Stevens – UVM is here to talk about that. They are proposed for demolition.

J. Stevens closes the public hearing 6:18 pm.

2. **14-1320CA: 10 UNIVERSITY PLACE (I, Ward 1) University of Vermont**

Demolition of Chittenden, Buckham, Wills residential complex with redevelopment plans including associated pedestrian amenities, also reconfiguration of existing parking spaces as part of FAHC inpatient building with associated regrading and landscaping.

Lani Ravin, Campus Planning Services from UVM. Rob (last name unknown), Lisa Kingsbury, and Annie Stevens, Vice Provost of student affairs.

L. Ravin – everything illustrated is within the UVM parcel footprint after a boundary line adjustment. Driving factors: UVM housing Master Plan to provide more and better housing on campus. This is the first stage of the housing master plan. We are expediting the demo of CBW to collaborate with FAHC building timeline. We support the staff comments and conditions, with modification of condition #2 that discusses the number of beds elsewhere on campus for staff review and approval. We already have a lease for ___ beds out of 391 beds. This is a variable out of our control. For Juniors and Seniors – we are required to comply with MOU between UVM and City, 2009. Since then we have created more than 400 on campus beds. Also a drop in enrollment of almost 400 students. What was just distributed to you shows those numbers. A drop of almost 800 students who are not looking for off-campus housing since 2009. The UVM has more than complied with the agreement. We report years to the City Council. Our next report will include this issue. In keeping with the spirit and the letter of the MOU, UVM would like to amend condition #2, UVM will provide a memo relative to housing; while we have already provided more than 391 beds, we will continue to pursue replacement of the beds...

J. Stevens – please provide in writing.

B. Rabinowitz – Asked L. Ravin, what you just said, no commitment to housing...

L. Ravin – No, we said we have a commitment for 125 via lease. Part of a better housing plan. We have received proposals for new housing; something we are seriously perusing.

B. Rabinowitz – when would these dorms go down?

L. Ravin – After students leave May 2015 prior to UVM's commencement of construction in August 2015.

B. Rabinowitz – more time for serious negotiations?

L. Ravin – a little more time.

M. Long – you are losing 391 beds. You have replaced 125 beds?

L. Ravin – 125 beds. From 2009, the agreement we are required to comply with, campus count decreased almost 400.

M. Long – you are asking the city to be satisfied for 125 beds?

L. Ravin – we will provide a memo that basically tells you what our situation is.

M. Long – you plan on replacing all 391 beds?

L. Ravin – yes.

J. Stevens – we have to base a permit on set conditions. We may have to ask to defer until we receive your memo.

B. Rabinowitz – part of our deliberative process.

L. Ravin – I would suggest compliance with city's MOU.

K. Lerner – condition would be prior to issuance of a certificate of occupancy that you have come into compliance to replace those beds. Leverage at the end to assure it is done.

L. Ravin – would prefer that we comply in that method, without provisions subject to confidentiality. Memo would address all 391 beds.

B. Rabinowitz – what is the long term approach?

A. Stevens – the long term approach is the housing master plan in place. We have received proposals from several developers to provide more housing on campus. The condition piece that L. Ravin referred to has been complied with. We are talking about Junior and Seniors. I am very confident in this moment. I would not want a condition.

M. Long – Juniors and seniors in these dormitories?

A. Stevens – No, 1st and 2nd year students. But to be held to a condition that we are already currently providing...that is "off" for us.

L. Ravin – we are complying with condition #2. We have already built over 400 new beds. We are offering to give you a memo when we want to pick up a permit to give you an update on these negotiations.

A. Stevens – we are already complying with condition #2.

B. Rabinowitz – We have condition #2 here (in staff report) and Condition #2 in the MOU.

L. Ravin – in staff comments.

B. Rabinowitz – I thought nobody was going to stand up for the shoeboxes. Michael surprised me. I didn't think it would be a loss.

M. Long – when I heard that McKim, Mead and White were the architects, they didn't look like shoeboxes anymore. They designed City Hall. One of the most famous firms in America. It struck me that these "dissed" buildings over the years had a name brand.

S. Gustin – These dorms do fit into the historic box, and famous architect. Under State Statute, we can't go there.

M. Long – we have recognized other buildings because of their architecture.

Scott Gustin – Limitation on Municipal Bylaws – not exempt, but limitation. Location, size, height, building bulk, mass, density of building, loading facilities, parking, loading, landscaping. Not interfere in functionary use. State or community owned institutions.

M. Long – not based on quality, but that UVM owns the campus.

B. Rabinowitz – They could tear down Billings?

Staff nods.

L. Ravin – we are subject to Act 250 review. We are focusing on Converse. Just to give you that perspective.

B. Rabinowitz – Green Mountain Walkway – is that once you do something else on campus, or future as part of this project.

L. Ravin – that area of campus is in flux. Right now, we can say our proposal is to put in the Green Mt. Walkway. Other projects may mature within this timeline and we would have to come back to you with that. It is included within the campus master plan. A very important part of the campus master plan. That is the information I have at this time.

B. Rabinowitz – planting grass?

L. Ravin – not immediately. It will be a construction zone. FAHC will be building their project for the next 3 years. We are going to wait until they are substantially complete so we can complete the landscaping.

B. Rabinowitz – some space. There is plan that shows things exposed for 2 years.

Nothing is going to happen?

L. Ravin – close enough to a construction area that will require completing the condition to complete by 2019.

D. Keilty, FAHC – hard to visualize – when CBW is removed, a construction road will be constructed to allow access to the building and construction. A portion of the CBW site. Trailers, fences, other things we will have to mobilize. We will be fully involved with construction. UVM will not have the opportunity to go back and install landscaping until we are finished.

B. Rabinowitz – part of your Erosion Control plan?

D. Keilty – Yes.

J. Stevens – completion 2019?

D. Keilty – Restorative plantings 2019. In by 2018, hopefully.

J. Stevens – Quadrangle bordered by those dormitories. UVM may have plans for some undeveloped land there?

A. Stevens – Yes.

J. Stevens – not an open quadrangle forever.

L. Ravin – Campus master plan still a land bank for the longer term future. Not going away as an open space.

J. Stevens opens to the public.

Martha Lang – Copy given to Ken Lerner. Opposed to Chittenden, Buckham Willis dormitories. Designed by McKim Mead and White in 1947. Also design Waterman, Grace Coolidge Hall, City Hall, Ira Allen Chapel. Terms of the donation by the Buckham and Wills families January 1948. Has the University contacted the heirs to the estates about their demolition? My interpretation of municipal review differs from the city attorney's. All of the uses listed in the (state) statute have to do with building structure. Needs letter from a licensed civil engineer and comments on the housing plan. They aren't letting anybody know about beds to be provided. Then don't know. Elimination of

parking spaces? Alternatives would be to leave at least one of the buildings in place, and postpone demolition until they have a new dormitory completed.

J. Stevens - invites UVM to respond.

L. Ravin – 89 parking spaces part of FAHC's reconfiguration.

M. Long – no loss of parking?

L. Ravin – no loss.

B. Rabinowitz – competing light fixtures with FAHC?

L. Ravin – we have our own.

M. Long – question about memorandum of 2009. #4 UVM agrees to provide student numbers living off campus to address impacts on neighborhoods.

L. Kingsbury to address that. Planning relations manager. We are in compliance. Every year we do an analysis. Calculate enrollment numbers. Report by October 30. Give number of students living in Burlington; map to illustrate which wards they are in. Students are required to report their addresses.

M. Long – provided to the city?

L. Kingsbury – Not addresses. Just numbers of students in each ward.

M. Long – but the condition states otherwise. Is this as specific as it gets?

L. Kingsbury – Yes, as specific as it gets.

M. Long – that's not what it says.

L. Kingsbury – we work quite closely with the city. We have a crew going out to bring welcome bags to the neighborhoods. Money to Burlington Police Department to help control...so we can address those impacts.

M. Long – but you do have local addresses for the student body?

L. Kingsbury – and ask them to update it at the beginning of each semester.

L. Ravin – and provided to City Council. Specific addresses would be considered a breach of privacy.

J. Stevens closes the public hearing 6:53 pm.

VII. Other Business

VII. Adjournment

Adjourned at 6.54pm.

Deliberative set for Monday 8th a 5pm.

A. Hart - Chair, Development Review Board

Date

Scott Gustin, Senior Planner

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drbb

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Vacant (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday September 16 2014, 5:00 p.m.

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

AGENDA

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**
 1. **15-0054CA/CU: 711 RIVERSIDE AVENUE (RM, Ward 2) Burlington Housing Authority**
Construct new building for community house with attached one bedroom apartment. (Project Manager: Ken Lerner)
 2. **15-0252CA: 79 INDUSTRIAL PARKWAY (ELM, Ward 5) Zoo Holdings LLC**
Construct new addition for trash and recycling enclosure. (Project Manager: Scott Gustin)
- V. **Public Hearing**
 1. **15-0188CA: 7-45 KILBURN STREET (ELM, Ward 5) Kilburn & Gates Industries LLC/Sharon Powers**
Appeal of administrative permit denial to change use of tenancy (AKA 39 Kilburn St) from office to retail. Includes accessory salon. (Project Manager: Ken Lerner)
 2. **15-0249CA/CU: 19 FLETCHER PL (I, Ward 1) Thomas Edwards/Mike Plagueman**
Convert duplex to triplex, install new parking area at southern portion of property, replace 6 windows with new egress windows. (Project Manager: Mary O'Neil)
 3. **15-0052CA/CU: 415 SOUTH UNION ST (RL, Ward 6) Champlain Housing Trust**
Renovate existing carriage barn at rear to convert to duplex with associated site changes. (Project Manager: Scott Gustin) Requested to be deferred to October 7
- VI. **Sketch Plan Review**
 1. **15-0263SP: 66 NORTH AVENUE (RM, Ward 3) Sara Holbrook Community Center**
Sketch plan review to combine three parcels (56, 58 and 66 North Ave), demolish one house, relocate one house, expand community center and construct new attached building for six apartments. (Project Manager: Ken Lerner)
- VII. **Other Business**
- VIII. **Adjournment**

Applications and Plans may be viewed in the Planning and Zoning office, (City Hall, First Floor, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

All staff comments, plans and supporting documents will be available on the Planning and Zoning website at: www.burlingtonvt.gov/pz/drbb/agendas approximately one week before the hearing.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office and Development Review Board is considered public and cannot be kept confidential.

This agenda is distributed to: adjacent property owners of projects before the Development Review Board, Neighborhood Planning Assemblies, City Councilors, City Departments and interested parties. You may direct written comments to the Planning and Zoning Department, at the above address. Inquiries may be made by calling 865-7188. Oral comments may be given at the meeting by any persons on any project listed on the Agenda.

The programs and services of the City of Burlington are accessible to people with disabilities.

Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188

Printed on 100% Recycled Paper

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

M. O'Neil

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: September 16, 2014
RE: ZP15-0249CA/CU; 19 Fletcher Place

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP15-0249CA/CU

Location: 19 Fletcher Place

Zone: I **Ward:** 1

Date application accepted: August 20, 2014

Applicant/ Owner: Plageman, Kirby and Daughters / Lendy II LLC

Request: Convert 2 unit apartment building to 3 units. Utilize existing 2nd curb cut, formalize two parking spaces. Add split rail fencing as parking barrier. Remove sidewalk abutting original driveway; add three egress windows on 1st and 2nd floor for a total of six new windows.



Background:

- Zoning Permit 07-550CA; remove existing porches and rebuild with wood same size. Code requirement will be met with additional rail at 42 inches. Posts shall be maintained, or replaced with similarly turned posts. Approved March 30, 2007.
- Non-Applicability of Zoning Permit Requirements; remove stair landing to repair porch roof leak, and replace as existing. November 2006.

Overview: The applicant has applied to convert the existing two unit residence to three units. The project is sited on a double lot with two existing curb cuts. Attached Dwellings – multi family (3 or more) is a Conditional Use in the Institutional Zone. Exterior alterations include window replacement to meet egress standards, removal of a walkway that parallels the driveway, and expansion of an existing parking area.

Recommendation: Approval, per the following findings and conditions:

I. Findings

Appendix A: Use Table

Attached Dwellings – multi family (3 or more) is a Conditional Use in the Institutional Zone. See Conditional Use review standards, below.

Article 3: Applications, Permits and Project Reviews

Part 5 Conditional Use and Major Impact Review

Section 3.5.6 Review Criteria

(a) Conditional Use Review Standards

1. Capacity of existing or planned community facilities

The addition of a new residential unit within the Institutional Zone will have negligible impacts on community facilities. **Affirmative finding.**

2. The character of the area affected as defined by the purpose or purposes of the zoning district within which the project is located; and specifically stated policies and standards of the municipal development plan;

19 Fletcher Place is currently a two unit dwelling; part of a small residential enclave within the Institutional Zone. This zone “allows for an increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city’s major educational and health care institutions within their respective institutional missions.”

No structural additions are proposed for the existing building to accommodate a third unit, with the exception of window replacement to meet egress codes. The application is supported by the following tenants of the Municipal Development Plan:

- Support the creation of new rental and owner-occupied housing on every parcel of land in Burlington that is zoned for residential development at the number of units allowed by zoning.¹
- Provide a range of housing types that meet the needs and interests of the population. These should include apartments that give students an opportunity to get away from the typical dormitory living situation. Include nearby residents in the planning process.²

Affirmative finding.

3. Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking, travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated;

Fletcher Place is a dead-end street off of Colchester Avenue. No structural additions are proposed for 19 Fletcher Place to accommodate a third unit; the new residence will be established within the existing structure. Existing photos illustrate cars parked in both parking areas. Little if any impact is anticipated in respect to traffic; required parking can be accommodated on-site.

Affirmative finding.

4. Any standards or factors set forth in existing City bylaws and city and state ordinances;

¹ City of Burlington, Vt. 2006 Municipal Development Plan, Housing Plan, Page IX-12.

² Ibid, Page IX-11.

An Erosion Prevention and Sediment Control plan will be required due to the improvements proposed for the 2nd parking area. A state wastewater permit is likely to be required as well.

Affirmative finding as conditioned.

5. The utilization of renewable energy resources;

No part of this application shall prohibit the utilization of renewable energy resources. **Affirmative finding.**

and,

In addition to the General Standards specified above, the DRB;

6. shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible;

The lot can accommodate an additional residential unit; therefore the cumulative impact by this standard may be considered negligible. **Affirmative finding.**

7. in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.

The Functional Family provisions of the ordinance will not apply in the Institutional zone. The parking area on the north is existing; the parking area to be improved, on the south, is located outside the front yard setback. (See Table 4.4.4-1.) **Affirmative finding.**

8. may control the location and number of vehicular access points to the property, including the erection of parking barriers.

Both vehicular access points/curb cuts are existing. **Affirmative finding.**

9. may limit the number, location and size of signs.

No signs are included within the request. Any signage will require a separate sign permit.

Affirmative finding as conditioned.

10. may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

No discernable changes or additions will be made to the structure.

The proposed enlargement of the southerly parking area to accommodate a second vehicle will spur the installation of a split rail fence as both a barrier and screening. This is an existing parking area, so impacts will not be discernably different. The direction to which headlights may

be directed is currently a parking area and stockade fence. No impact to neighboring residences is anticipated. **Affirmative finding.**

11. may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.

No enlargement of the residence for the additional unit is proposed. **Not applicable.**

12. may specify hours of operation and/or construction to reduce the impact on surrounding properties.

The permit will be valid for 2 years from the date of issuance. The applicant proposes the driveway improvement to occur within a short term period from the date of decision. It is unlikely that additional time may be required; however a time extension would be possible. **Affirmative finding.**

13. may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.

This is a statutory requirement for Conditional Use Review. Any future enlargement would be subject to the regulatory provisions in effect at that time. **Affirmative finding as conditioned.**

14. may consider performance standards, should the proposed use merit such review.

This is at the discretion of the DRB.

15. may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

This is also a matter of discretion of the DRB.

Article 4: Zoning Maps and Districts

Section 4.4.4 Institutional District

Table 4.4.4-1 Dimensional Standards and Density

Institutional Zone	Max Intensity 20 du/acre	Max Lot coverage 40%	Building setbacks			Maximum Height 35'
			Front-minimum 15'	Side-10% of lot width Min. 5'	25% of lot depth Min. 20'	
19 Fletcher Place	3 units proposed/.14738 acres = 20.35 units	Proposed 39.94%	15' for improved parking area	5' south	No change	No change

Affirmative finding

Article 5: Citywide General Regulations

Part2: Dimensional Requirements

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2 Required Frontage or Access

19 Fletcher Place has frontage and access on a public road. **Affirmative finding**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.4-1, above.

Section 5.2.4 Buildable Area Calculation

The property is not within the RCO, WRM, RM, WRL, or RL zoning district, nor over 2 acres. Not applicable.

Section 5.2.5 Setbacks

Setbacks required:

Unless otherwise authorized or specified under the district-specific provisions of Article 4, which shall be controlling over these provisions, a setback shall be provided between any proposed structures and/or site features, and the front, side and rear yard property lines as follows:

- 1. Front yard: In order to maintain the existing pattern of development along a given street, both a minimum and maximum front yard setback shall be maintained where required under Article 4.*

The new parking area must meet the required 5' minimum setback from the side property line; and a minimum of 15' from the front property line per Article 4, Table 4.4.4-1, above. The improved parking area now meets these setback requirements. **Affirmative finding.**

Section 5.2.6 Building Height Limits

Not applicable.

Section 5.2.7 Density and Intensity of Development Calculations

- 1. Density Calculation: The total number of dwelling units provided on a development site, or portion of the site where split by a zoning district boundary, shall be divided by the gross site area expressed in acres. In calculating the number of residential units permitted, fractional units of less than five-tenths shall be rounded down to the nearest whole number and fractional units of five-tenths or greater shall be rounded up to the nearest whole number.*

3 units (proposed) / lot size .14738 acres (6420 sq. ft.) = 20.35 units per acre. The intensity of use for the Institutional Zone is 20 units per acre.

Affirmative finding.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

a) Protection of Important Natural Features

There are no significant natural features at the site of the 2nd driveway. The application would formalize the existing parking area, and be constructed to accommodate a 2nd vehicle, meet required setbacks, and provide a parking barrier to the west. **Affirmative finding.**

b) Topographical Alterations

None proposed. Not applicable.

c) Protection of Important Public Views

There are no public views from the site. Not applicable.

d) Protection of Important Cultural Resources

Although the building is listed on the Vermont State Register of Historic Places, the only alterations proposed to the building are replacement windows; something de rigeur to meet code requirements. No other structural alterations are proposed. **Affirmative finding.**

e) Supporting the Use of Renewable Energy Resources

See Section 3.5.6 (a) 5, above.

f) Brownfield Sites

None identified. **Not applicable.**

g) Provide for nature's events

The improved parking area will provide ample space for snow storage at either side.

Affirmative finding.

h) Building Location and Orientation

No change.

i) Vehicular Access

Both curb cuts are existing. No change.

j) Pedestrian access

The applicant proposes the removal of a walkway parallel to the existing driveway. This will discourage any "double loading" of the single car driveway. The 12' driveway width will assure adequate room for pedestrians existing vehicles to access the porch via the side entrance.

A central walkway from the public sidewalk will remain available to access the front porch and multiple entrances. Steps will remain to access the rear stairs beside the existing garage.

Affirmative finding.

k) Accessibility for the handicapped

Not required, but encouraged.

l) Parking and Circulation

One parking space is proposed for the existing driveway; two parking spaces are proposed to be formalized in the area where a one car parking space has been located. As

the front yard setback is met for the improved parking area, required parking has been provided.



Existing conditions: One car parked in the southerly space, and vehicular parking in the driveway (at right.)

Affirmative finding.

m) Landscaping and fences

A split rail fence is proposed to act as a parking barrier at the end of the improved parking area. The walkway area next to the driveway will be returned to grass. **Affirmative finding.**

n) Public plazas and open space

Not applicable.

o) Outdoor lighting

None proposed.

p) Integrate infrastructure into the design.

Not applicable.

Part 3: Architectural Design Standards

(a) Relate development to its environment

1. Massing, height and scale

Not applicable.

2. Roofs and rooflines

Not applicable.

3. Building openings

Not applicable.

(b) Protection of Important Architectural Resources
See Section 6.2.2. (d), above.

(c) Protection of Important Public Views
Not applicable.

(d) Provide an active and inviting street edge
Not applicable.

(e) Quality of materials
The applicant proposes a defined gravel driveway, which has in previously reviewed applications been found preferable to pavement by the stormwater administrator.
Affirmative finding.

(f) Reduce energy utilization
Replacement windows are likely to be more energy efficient, and in that manner, increase the likelihood of energy efficiency. **Affirmative finding.**

(g) Make advertising features complementary to the site
Not applicable.

(h) Integrate infrastructure into the building design
Not applicable.

(i) Make spaces secure and safe
The inclusion of egress windows will move the structure towards great compliance with building and life safety code, per the direction of the building inspector and fire marshal.
Affirmative finding.

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

Multi – unit attached dwelling units. Shared Use districts, 1 parking space / unit.

3 units = 3 parking spaces. One parking space is provided in the driveway; 2 spaces are illustrated on an improved parking area south of the structure; accessible by an existing curb cut. **Affirmative finding** if front yard setback met.

II. Conditions of Approval

1. The applicant is responsible for securing a state wastewater permit, if required.
2. **Prior to release of the zoning permit**, an Erosion Prevention and Sediment Control Plan must be approved by the City stormwater engineer.
3. The area of walkway will be returned to grass.
4. Replacement windows may operate differently than existing; however a strong meeting rail shall be applied on the exterior to visually replicate a double hung window when closed.

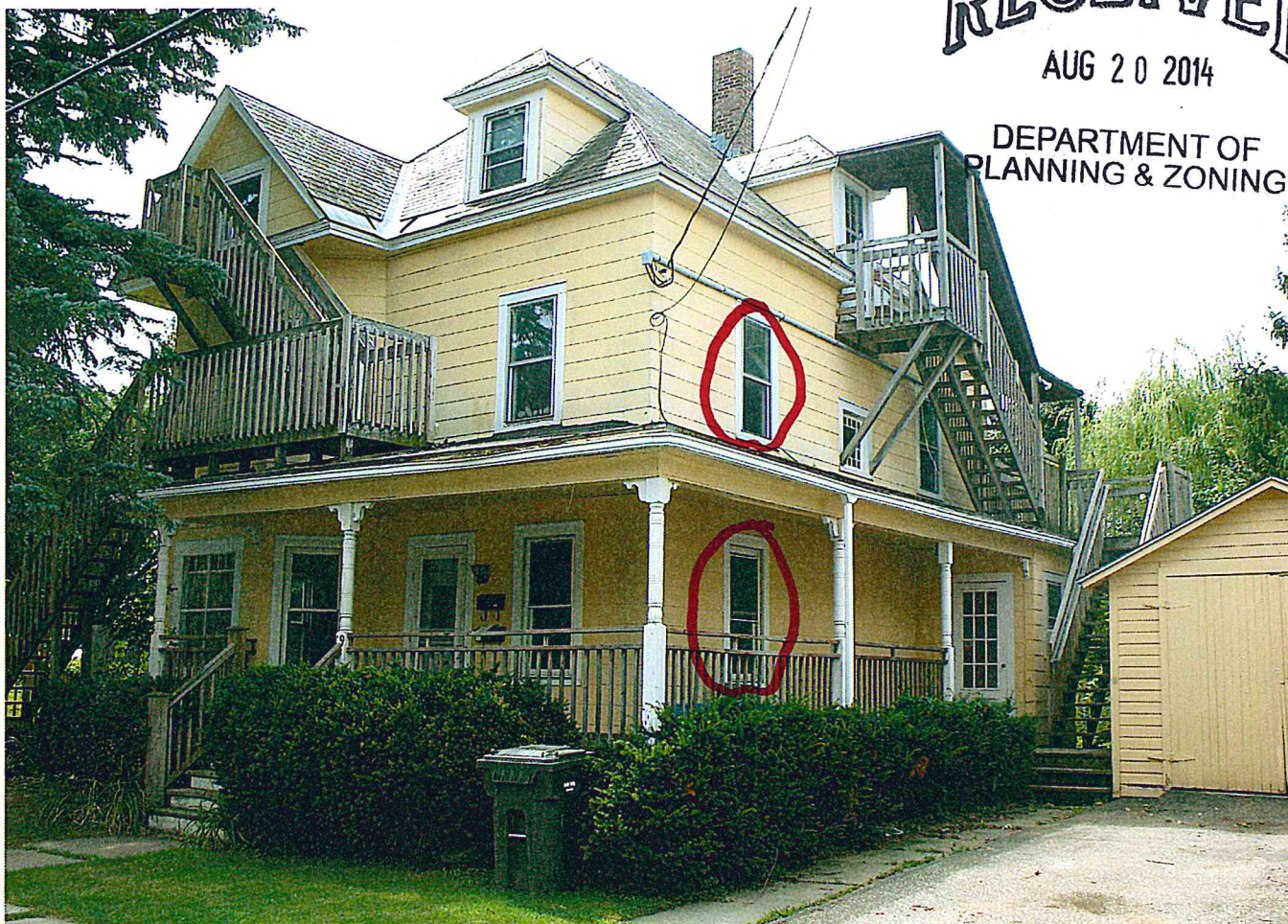
5. The applicant will provide a method of edging the gravel parking area so as to prevent parking lot creep. This shall be provided for staff review and approval prior to release of the zoning permit.
6. All units shall be registered with Minimum Housing, as appropriate.
7. Standard permit conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

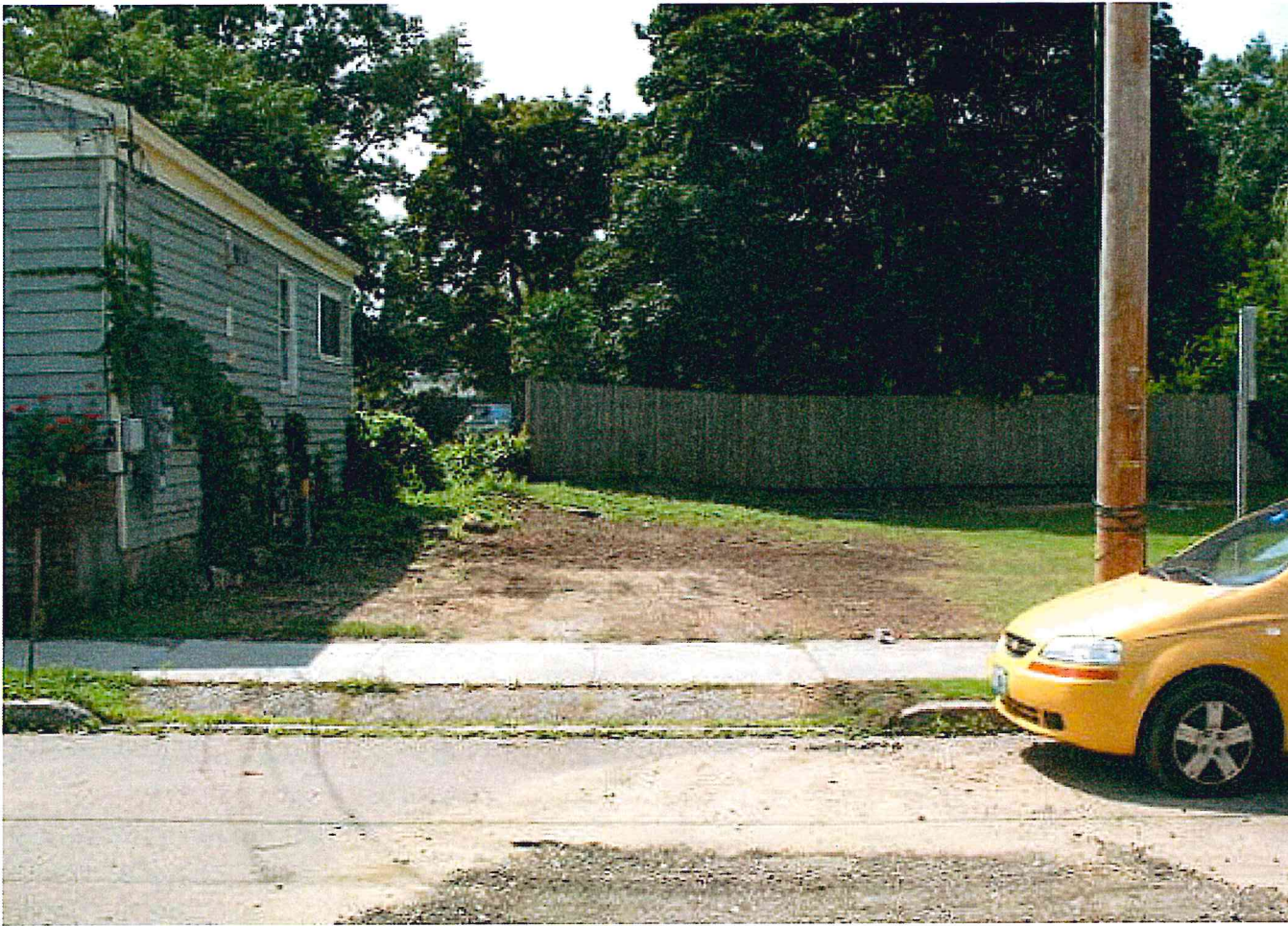
RECEIVED

AUG 20 2014

DEPARTMENT OF
PLANNING & ZONING





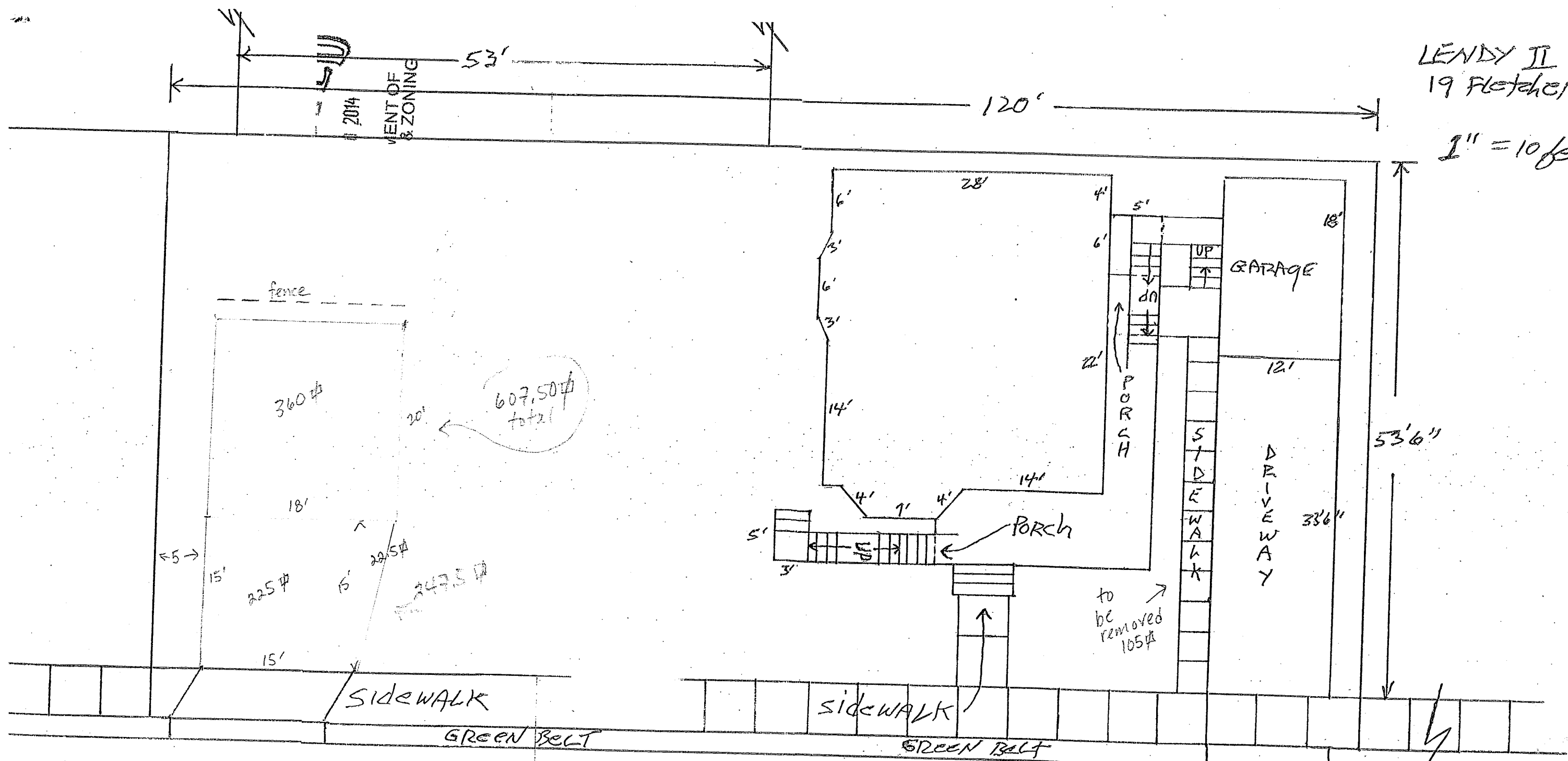


RECEIVED

AUG 20 2014

DEPARTMENT
PLANNING & ZONING





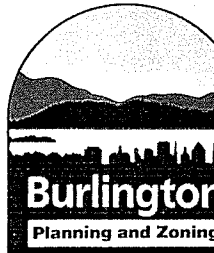
LENDY II LLC
19 Fletcher Pl
1" = 10 feet

FLETCHER PLACE

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Ken Lerner
DATE: September 16, 2014
RE: 15-0054CA/CU, 711 Riverside Avenue

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RM Ward: 2
Date application accepted: July 11, 2014
Applicant/ Owner: Burlington Housing Authority
Request: Conditional use to establish and construct a six bedroom Community House with attached one bedroom apartment.

Background:

- Vacant parcel with no permits on file.
- As parking is proposed to be provided at 693-697 Riverside, an adjacent property in common ownership ZP 15-0053CA was approved to reconfigure and repave existing parking lot.

This application was reviewed by the Design Advisory Board on August 12, 2014. It was approved to refer to the DRB on a 5-0 vote with the following recommendations:

1. Trash/recyclable handling in the garage.
2. The parking spaces to be used for the community house must be dedicated by a permanent legal instrument to assure that they will remain committed to the subject property in perpetuity. Sign to be included designating 2 parking spaces for the project.
3. Utility meter location and screening – preferably on the east side of the building.
4. Written approval of the Erosion Prevention and Sediment Control (EPSC) Plan will need to be obtained from the City Stormwater Administrator.
5. Bicycle parking should be provided to some extent, possibly in the adjacent garage. There are storage rooms in basement that could be used for long-term bike storage, but requires negotiating stairs. No exterior short-term bike racks are shown and should be provided.

Overview: The existing vacant parcel is 0.20 acres in size. It is triangular shaped and located at the intersection of Riverside Avenue and Interval Avenue. The proposal is to construct a new building to be used as a six-bedroom community house as defined in the CDO. As per this definition a community house is a "residential dwelling unit". It will also contain one one caretaker bedroom apartment. Three parking spaces to support the community house are proposed to be

provided at the adjacent parcel, 693-697 Riverside Avenue, owned by Burlington Housing Authority.

Recommendation: Consent approval, per the following findings and conditions:

I. Findings

ARTICLE 3: APPLICATIONS AND REVIEWS

Part 3, Impact fees

As new residential construction, the project is subject to the payment of impact fees based on the new square footage. The final square footage is needed in order to calculate the fee. Note that there may be a waiver allowed under *Sec. 3.3.3(c), Exemptions and Waivers* for affordable housing. **(Affirmative finding as conditioned)**

Part 5, Conditional Use & Major Impact Review:

Note that given the size of the project it is not subject to Major Impact Review, but only to the standard Conditional Use criteria.

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

The construction of the community house in this developed neighborhood will have a small net increase in demand on community facilities. The new building will require a state wastewater permit. Impact fees to mitigate any impacts on facilities based on the new square footage of the residential use are required. **(Affirmative finding as conditioned)**

2. The character of the area affected;

The property is located within the Residential Medium Density zone. This zone is intended primarily for single family homes and multi-family dwellings. Other "Special Use" residential uses are allowable and only a few other nonresidential uses are allowed as permitted or conditional uses in this zone. The community house is allowable as a conditional use in this zone. The area is mostly multi-family residential with some non-residential uses in the vicinity such as the former Benways taxi facility now a maintenance garage, the Boys & Girls Club and the Community Health Center. The project is consistent with Housing Choice place based theme highlighted in the adopted planBTV. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

Traffic patterns will slightly change, adding a few vehicles accessing the adjacent parking lot associated with the community house use. **(Affirmative finding)**

4. Bylaws then in effect;

As proposed and conditioned, the application can be found compliant with applicable bylaws. **(Affirmative finding as conditioned)**

5. Utilization of renewable energy resources;

Nothing within the application will prohibit the use of alternative or renewable energy resources. New construction will be required to meet all current energy efficiency standards. **(Affirmative finding as conditioned)**

6. Cumulative impacts of the proposed use;

As a housing facility to support transition for individuals to independent living, this provides a housing resource as per the Housing Choice theme. Community houses are required by ordinance, based on occupancy, to locate a minimum distance from each other thereby limiting any potential for an adverse cumulative impact. **(Affirmative finding)**

7. in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts. (Not Applicable for a Community House)

8. may control the location and number of vehicular access points to the property, including the erection of parking barriers. Addressed in Sec. 6.2.2 below.

9. may limit the number, location and size of signs. No signage is proposed. Any signage would require a separate permit. Affirmative finding as conditioned. **(Affirmative finding as conditioned)**

10. may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area. There are no specific measures needed as there is a resident manager on site at all times. **(Affirmative finding)**

11. may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use. And 12. may specify hours of operation and/or construction to reduce the impact on surrounding properties. Construction is limited and addressed in conditions of approval. **(Affirmative finding as conditioned)**

13. may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions. This is a requirement under the CDO. **(Affirmative finding as conditioned)**

14. may consider performance standards, should the proposed use merit such review. This is at the discretion of the DRB although given the residential use and the presence of the onsite caretaker none are necessary. **(Affirmative finding)**

15. may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations. Approval of the building inspector and the conditions of approval herein are reasonable requirements that will provide the necessary safeguards. **(Affirmative finding as conditioned)**

ARTICLE 5: CITYWIDE GENERAL REGULATIONS

Sec. 5.4.4 Community House Community houses shall be considered a conditional use in any residential district and subject to all applicable provisions of Art 3, Part 5, and the site and design review standards in Art 6. In addition to conditional use standards, proposals for new community houses shall also comply with the following requirements:

- (a) Density shall not exceed 1 person per two hundred (200) square feet of gross floor area;
- (b) All dimensional standards for the underlying zoning per the requirements of Art. 4 shall be applicable; and,
- (c) The minimum distance (lot line to lot line) between any two community houses shall not exceed the following:

<i>Total Occupancy (beds)</i>	<i>Distance (feet).</i>
<i>6 or less</i>	<i>0</i>
<i>7 – 12</i>	<i>500</i>
<i>13 – 20</i>	<i>1,000</i>
<i>21 or more</i>	<i>1,500</i>

The proposed community house is for six resident clients, thus the distance minimum distance applicable is zero. The findings herein address the conditional use and dimensional requirements of the underlying RM district. **(Affirmative finding as conditioned)**

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property contains no significant natural features: **(Affirmative finding)**

(b) Topographical alterations

The lot is generally flat and will remain so. No significant topographical changes are proposed. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through the subject property, other than insuring that the clear sight triangle at the intersection of Riverside and Intervale avenues remains unobstructed. **(Affirmative finding)**

(d) Protection of important cultural resources

Vacant parcel with no know cultural resources. **(Affirmative finding)**

(e) Supporting the use of alternative energy

No alternative energy measures are included in the development proposal. The new building will have no adverse impacts on alternative energy potential on the subject or neighboring properties. **(Affirmative finding)**

(f) Brownfield sites

The site soils were tested and found to be clean despite previous underground tanks that have been removed. **(Affirmative finding)**

(g) Provide for nature's events

Building entrances are covered to protect occupants from the weather. The proposed building is not large enough to warrant a post-construction stormwater management plan. As required, a construction site erosion prevention and sediment control plan will be provided. That plan is subject to review and approval by the Stormwater Administrator. **(Affirmative finding as conditioned)**

(h) Building location and orientation

The proposed building is located with its primary entrance facing Riverside Avenue. It is consistent with the existing street edge along this portion of Riverside Avenue. Its front entrance is readily identifiable from the street. A secondary entrance is located on the east side to provide access from the adjacent parking. **(Affirmative finding)**

The front façade includes a single pedestrian entryway via a porch with an overhanging roof that includes recessed lighting in the ceiling of the overhang. This entry is recessed from the front face of the building. **(Affirmative finding)**

(i) Vehicular access

There are no curb cuts on the subject parcel. Vehicles associated with the use access the adjacent parking from Intervale Avenue on the 693-697 Riverside property, as previously approved under ZP 15-0053CA. **(Affirmative finding)**

(j) Pedestrian access

The front entry of the proposed community house faces the Riverside Avenue and will be connected to the public sidewalk system with a walkway. A walkway from the adjacent parking provides access, including the access, to a second pedestrian doorway on the east side of the building. **(Affirmative finding)**

(k) Accessibility for the handicapped

Handicap accessibility is evident in this proposal via both the south and east entryways. A handicap parking place is located approximately 20 feet from the east entryway. **(Affirmative finding)**

(l) Parking and circulation

Parking required for the proposed community house = 0.75 spaces (shared use) + 1 (1 bedroom unit) = 1.75 = 2 spaces required. Three spaces on the adjacent property, 693-697 Riverside Ave., are proposed for use by the community house. This adjacent parcel contains a six unit residential building and a maintenance garage. There are nine spaces on that parcel; six are required for the residential unit leaving three spaces available. Two or three spaces to be used for the community

house must be dedicated by a permanent legal instrument to assure that they will remain committed to the subject property in perpetuity. **(Affirmative finding as conditioned)**

Bicycle parking is not required but should nonetheless be provided to some extent. There are storage rooms in the basement that could be used for long-term bike storage, but requires negotiating stairs. No exterior short-term bike racks are shown and should be provided.

(Affirmative finding as conditioned)

(m) Landscaping and fences

Landscaping details have been provided. A stormwater detention area to capture and infiltrate roof runoff into the soil is provided at the west corner of the property. Impervious areas as proposed will total 31% of the property; 40% is the maximum permissible. A patio with pavers is proposed on the north side of the building for use by the occupants. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas or open space are included in this proposal. **(Affirmative finding)**

(o) Outdoor lighting

Outdoor lighting information has been provided. Cut sheets illustrate a down light wall mounted fixture and a recessed fixture under the entry canopies. **(Affirmative finding)**

(p) Integrate infrastructure into the design

Any new utility lines must be buried. Utility meters must be appropriately located on the side of the building and screened. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing of the proposed building with pitched shed roofs is fairly uniform and reads as a modern residential structure. It is 38 ft. wide by 57 ft. deep and two stories high; this is smaller than the adjacent six unit building and other buildings within the immediate area. The proposed building has a variety of exterior cladding – shingles and clapboards with flat pitched rooflines that break up the perceived massing. The building height is 24' to the highest point of the roof. This height is within the maximum allowed. **(Affirmative finding)**

2. Roofs and Rooflines

Pitched flat roofs are proposed. This roof form adds interest to the building design. **(Affirmative finding)**

3. Building Openings

Fenestration details are provided. The window specification sheets identify one-over-one double hung and casement windows. Trim is painted wood. Front and side fiberglass doors with two panels and a $\frac{3}{4}$ top are proposed. Entrances are covered. **(Affirmative finding)**

(b) Protection of important architectural resources

As noted above, the site is vacant and thus there are no architectural resources that are affected. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The proposed community house is located seven feet from the sidewalk and in line with neighboring buildings. Its front entrance is clearly discernible. **(Affirmative finding)**

(e) Quality of materials

Exterior building materials consist of wooden shakes and clapboards and fiberglass windows and doors. Asphalt shingle roofing is proposed. Trim materials are painted wood. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed construction must comply with the city's current energy efficiency requirements. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

Any signs will require approval of a separate sign permit. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design

As noted above, utility meter locations need to be identified and should be located on the side of the building. No exterior mechanical equipment is included in the project plans. Trash handling also needs to be addressed as recommended by the Design Advisory Board. **(Affirmative finding as conditioned)**

(i) Make spaces safe and secure

The new building will be subject to current egress requirements. The basement is proposed to be finished, and egress will be provided by way of two stairways. The building is proposed to be fully sprinklered. **(Affirmative finding as conditioned)**

ARTICLE 8: PARKING

Minimum off-street parking requirements are discussed and calculated above under *Sec. 6.2.2 (l)*. **(Affirmative finding as conditioned)**

Part 2: Bicycle Parking

Table 8.2.5-1 Bicycle Parking Requirements

No bike parking is required but nonetheless should be provided. **(Affirmative finding as conditioned)**

ARTICLE 13 DEFINITIONS

Community House: A community house is a residential dwelling unit where individuals are not handicapped as per the Federal Fair Housing Act but where, due to the particular needs of the resident individuals, a joint living arrangement is necessitated and where the individuals are under sponsorship or care of a public, nonprofit, or for profit agency where the sponsor or

caretaker provides, or arranges for, the provision of varying degrees of personal supervision and/or care in a residential environment, such as a halfway house, a personal care residence, a community transitional facility, or any other such facility that provides such services. The following are not considered community houses: group homes, fraternities, sororities, dormitories, convents, communes, apartments, boarding and rooming houses, tourist homes, and hotels and motels. See Article 5 for specific provisions.

The project is being proposed to operate as a community house as defined herein.

II. Conditions of Approval

1. At least 7 days prior to the issuance of a certificate of occupancy, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the net new square footage of the proposed development.
2. Any signs will require a separate permit.
3. Exterior construction shall be limited Monday-Friday 7:30 am – 6:00 pm. Saturday hours of construction shall be limited to interior work only.
4. Trash/recyclable handling, preferably in the adjacent garage, but must be specified subject to review and approval by staff.
5. **Prior to the release of the zoning permit**, the parking spaces to be used for the community house must be dedicated by a permanent legal instrument, as approved by staff in consultation with the City Attorney, to assure that they will remain committed to the subject property in perpetuity. The specific spaces shall be signed and identified as being dedicated for use by the community house.
6. Any new utility lines must be buried. Utility meter location and screening shall be specified; preferable location is on the east side of the building.
7. **Prior to the release of the zoning permit**, written approval of the Erosion Prevention and Sediment Control (EPSC) Plan will need to be obtained from the City Stormwater Administrator.
8. Weatherized bicycle parking should be provided to some extent in addition to the storage rooms in basement. Exterior short-term bike racks must be provided and are subject to review and approval by staff.
9. Standard Permit Conditions 1-15.

PROPOSED SITE INFORMATION

LOT 693-697

ZONING
RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION
AREA = 15,844 SF (0.364 AC.)
ALLOWABLE DENSITY: 20 DU/AC = 7 UNITS (EXISTING: 6 UNITS)

LOT COVERAGE INFORMATION
EXISTING APARTMENT BUILDING = 2,208 SF
EXISTING GARAGE = 1,149 SF
APPROXIMATE LOT COVERAGE PER 1993 APPROVED SITE PLAN = 7,602 SF / 15,844 SF = 48%
PROPOSED WALKWAYS AND DRIVEWAY = 4,078 SF
PROPOSED LOT COVERAGE = 7,435 SF / 15,844 SF = 47%

PARKING INFORMATION
EXISTING 6 UNIT APARTMENT BUILDING = 6 PARKING SPACES REQUIRED
1 SPACE REQUIRED FOR PROPOSED COMMUNITY HOUSE - 3 SPACES PROVIDED
TOTAL SPACES = 7 SPACES REQUIRED - 9 SPACES PROVIDED (1 IN GARAGE)

SETBACK INFORMATION
FRONT YARD: AVERAGE OF ADJOINING PROPERTIES
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: N/A

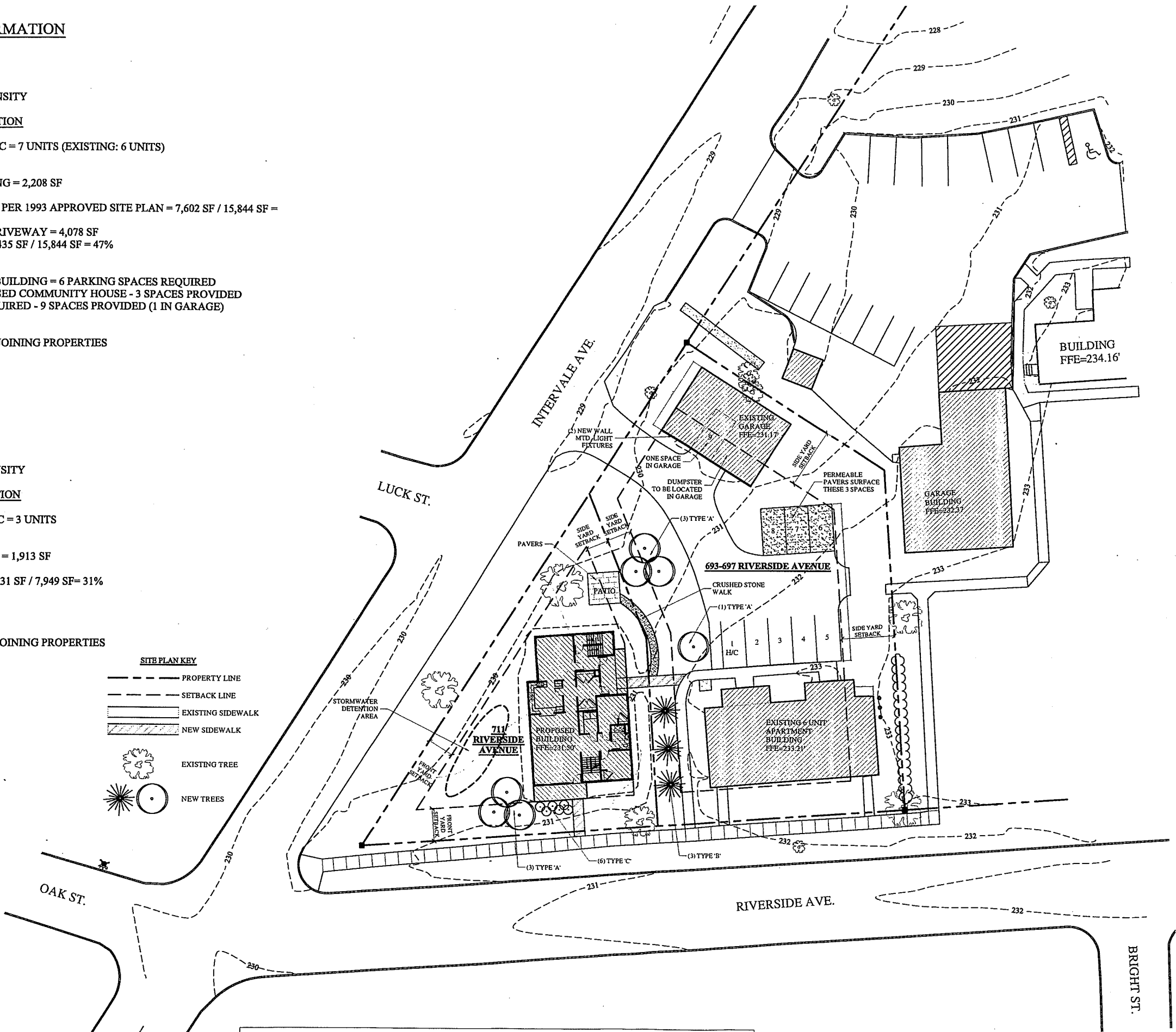
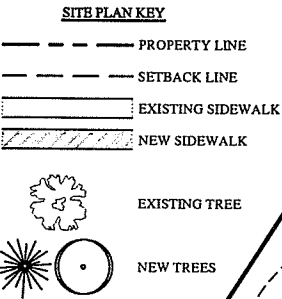
LOT 711

ZONING
RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION
AREA = 7,949 SF (0.182 AC.)
ALLOWABLE DENSITY: 20 DU/AC = 3 UNITS

LOT COVERAGE INFORMATION
PROPOSED COMMUNITY HOUSE = 1,913 SF
PROPOSED WALKWAYS = 518 SF
PROPOSED LOT COVERAGE = 2,431 SF / 7,949 SF = 31% (40% ALLOWABLE)

SETBACK INFORMATION
FRONT YARD: AVERAGE OF ADJOINING PROPERTIES
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: N/A



PLANTING SCHEDULE				
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
A	7	Gleditsia Triacanthos	Shademaster Thornless Honeylocust	1 1/2" to 2" Cal

RECEIVED
JUL 11

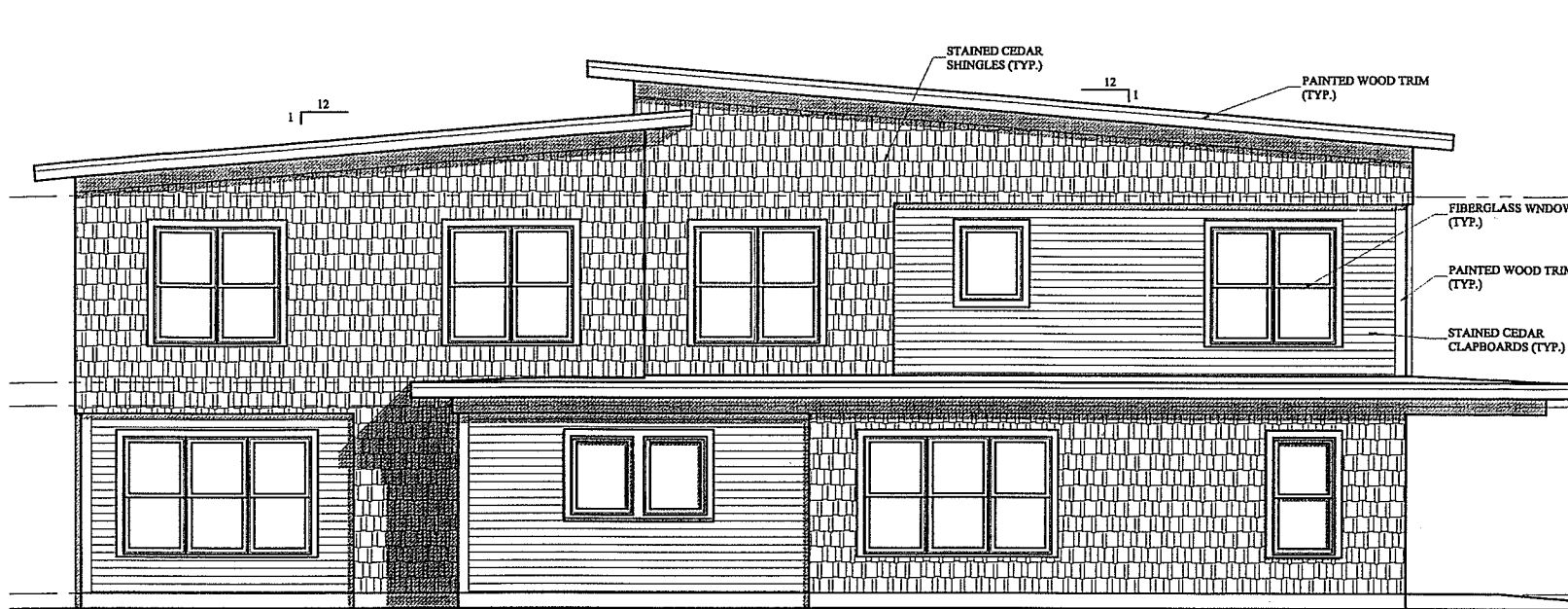
DEPARTMENT OF
PLANNING & ZONING

PERMIT
S
NOT
CONSTRUCTION

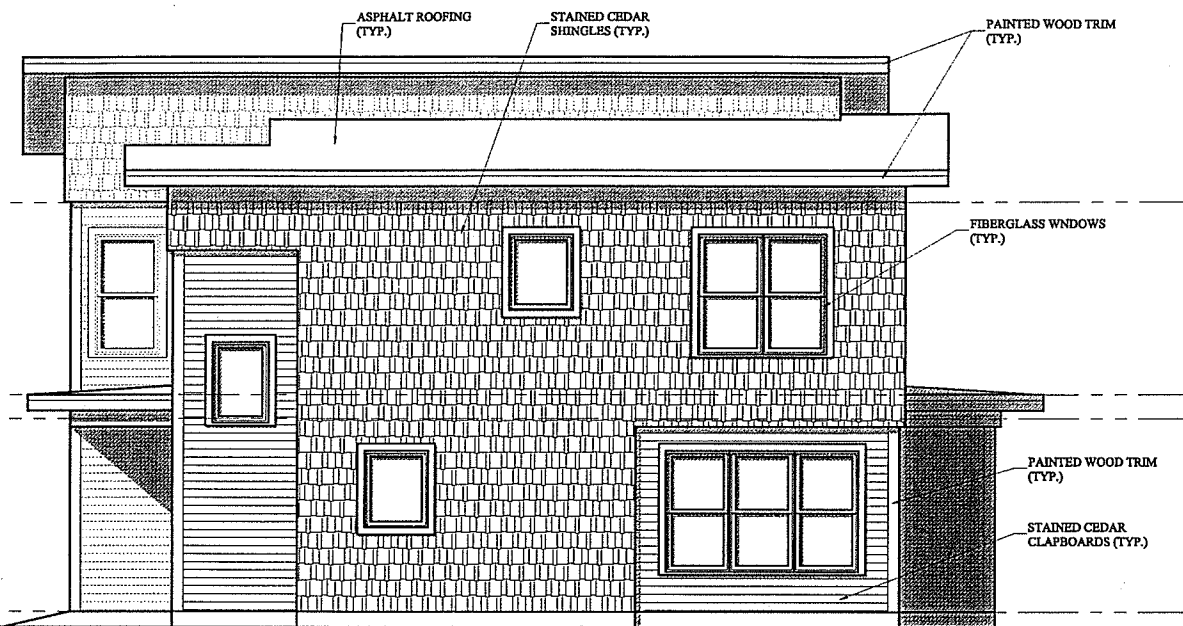
DATE: 7.2.14

REVISIONS

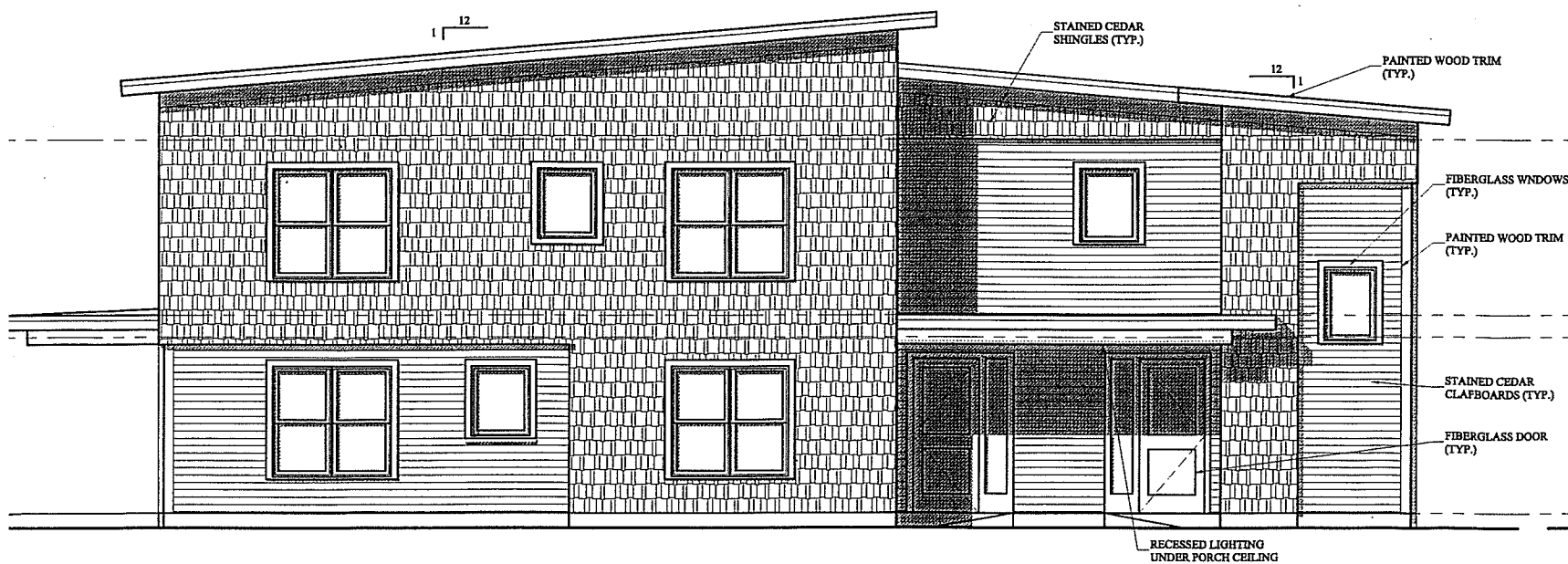
PROPOSED



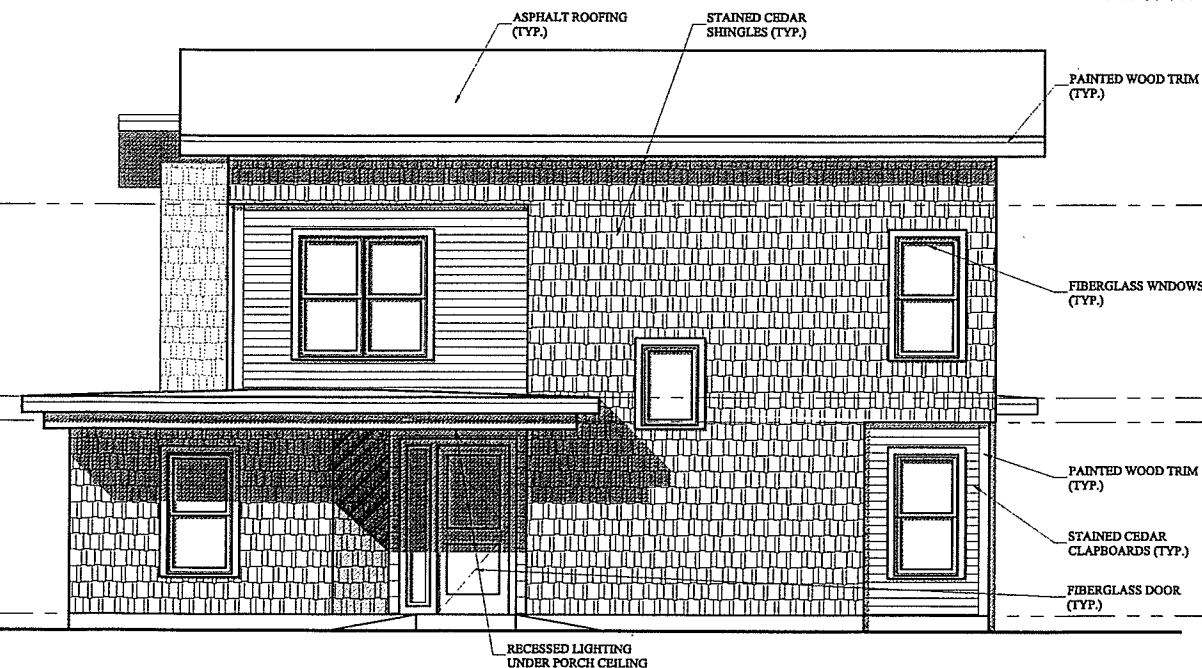
3 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

RECEIVED

JUL 11 2014

DEPARTMENT
PLANNING & ZONING

711 Riverside
Burlington, VT

OWNER:
Burlington Ho
65 Main Street
Burlington, VT

ARCHITECT:
S2 Architectur
5224 Shelburn
Shelburne, VT
Phone: (802) 98

CIVIL ENGINEER:
Summit Engin
1233 Shelburn
South Burling
(802) 658-55

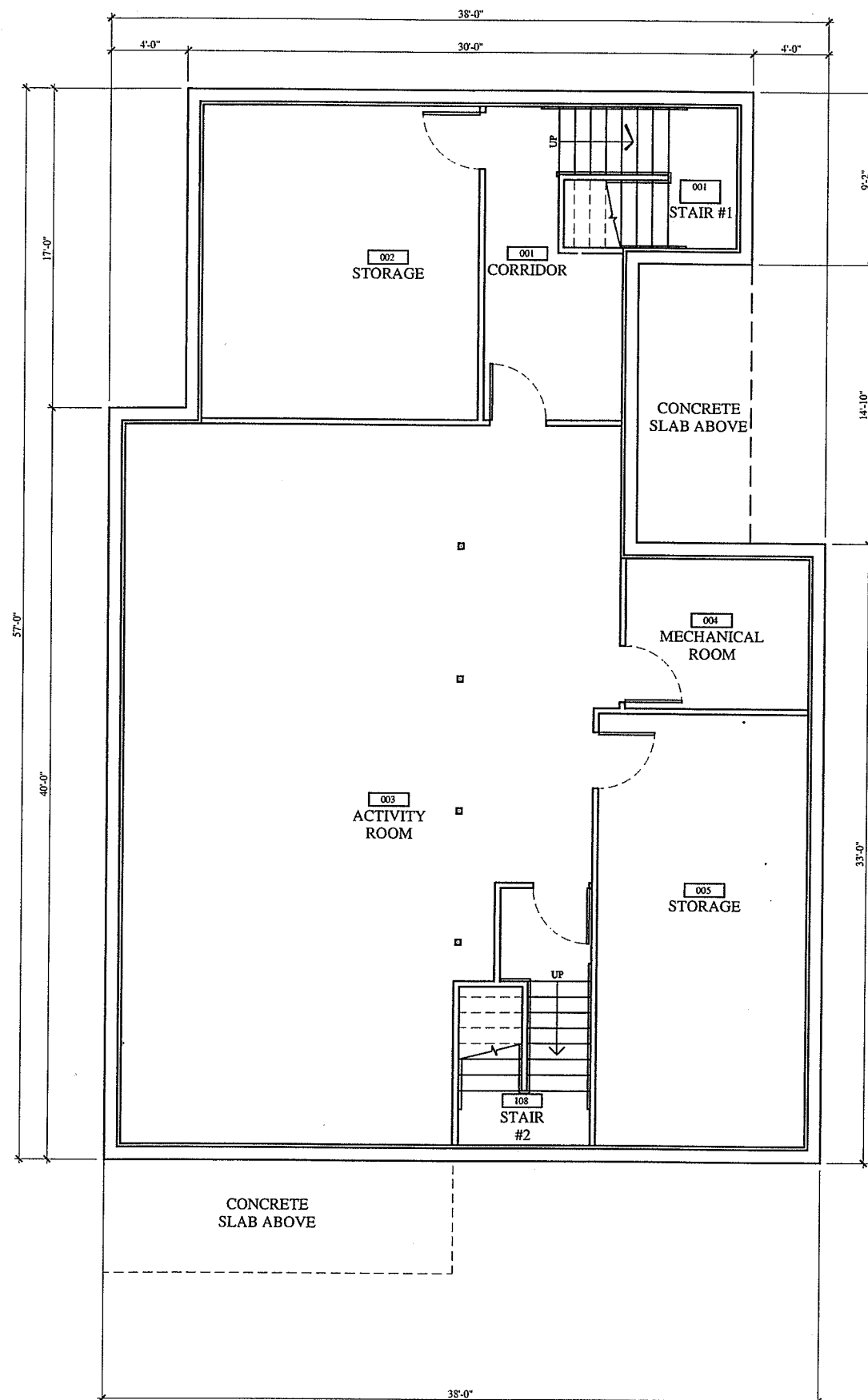
PERMIT

NO
CONSTRUCTION

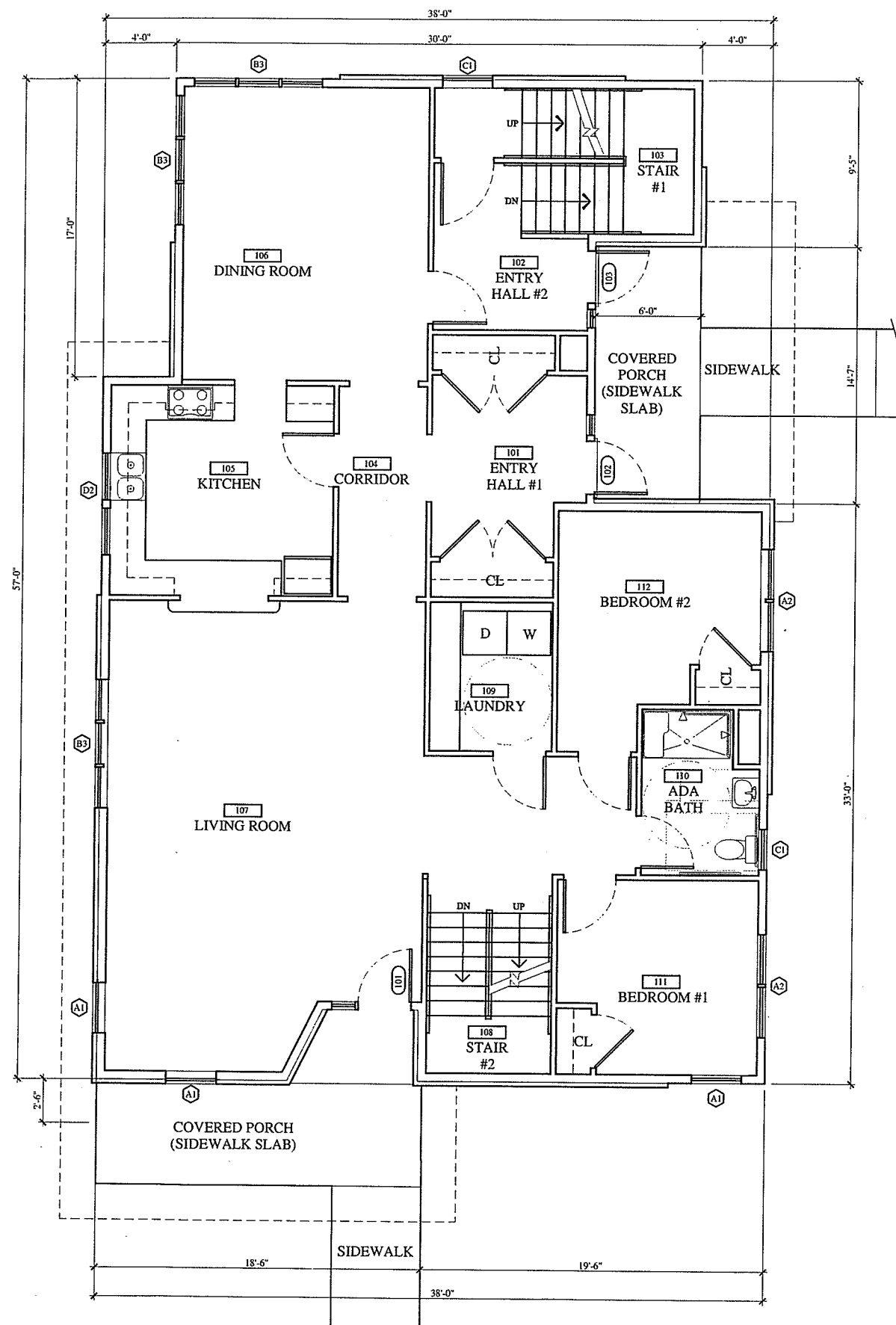
DATE: 7.2.14

REVISIONS

EXTERIOR



1 BASEMENT PLAN



2 FIRST FLOOR PLAN

House
711 Riverside
Burlington, VT

OWNER:
Burlington House
65 Main Street
Burlington, VT

ARCHITECT:
S2 Architecture
5224 Shelburne
Shelburne, VT 0
Phone: (802) 985

CIVIL ENGINEER:
Summit Engineering
1233 Shelburne
South Burlington
(802) 658-5588

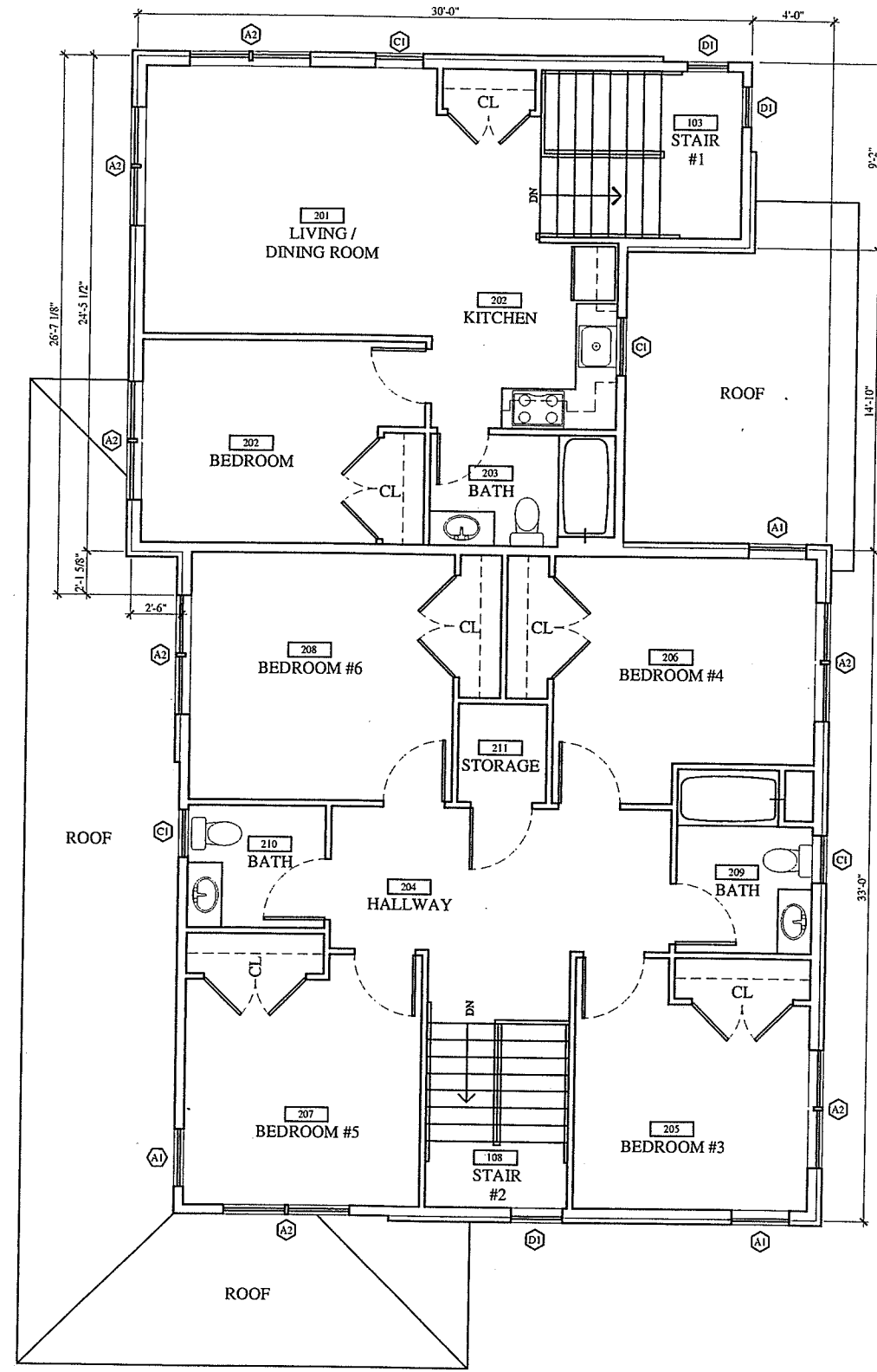
RECEIVED
JUL 11 20
DEPARTMENT
PLANNING & ZONING

PERMIT
S
NO
CONSTRUCTION

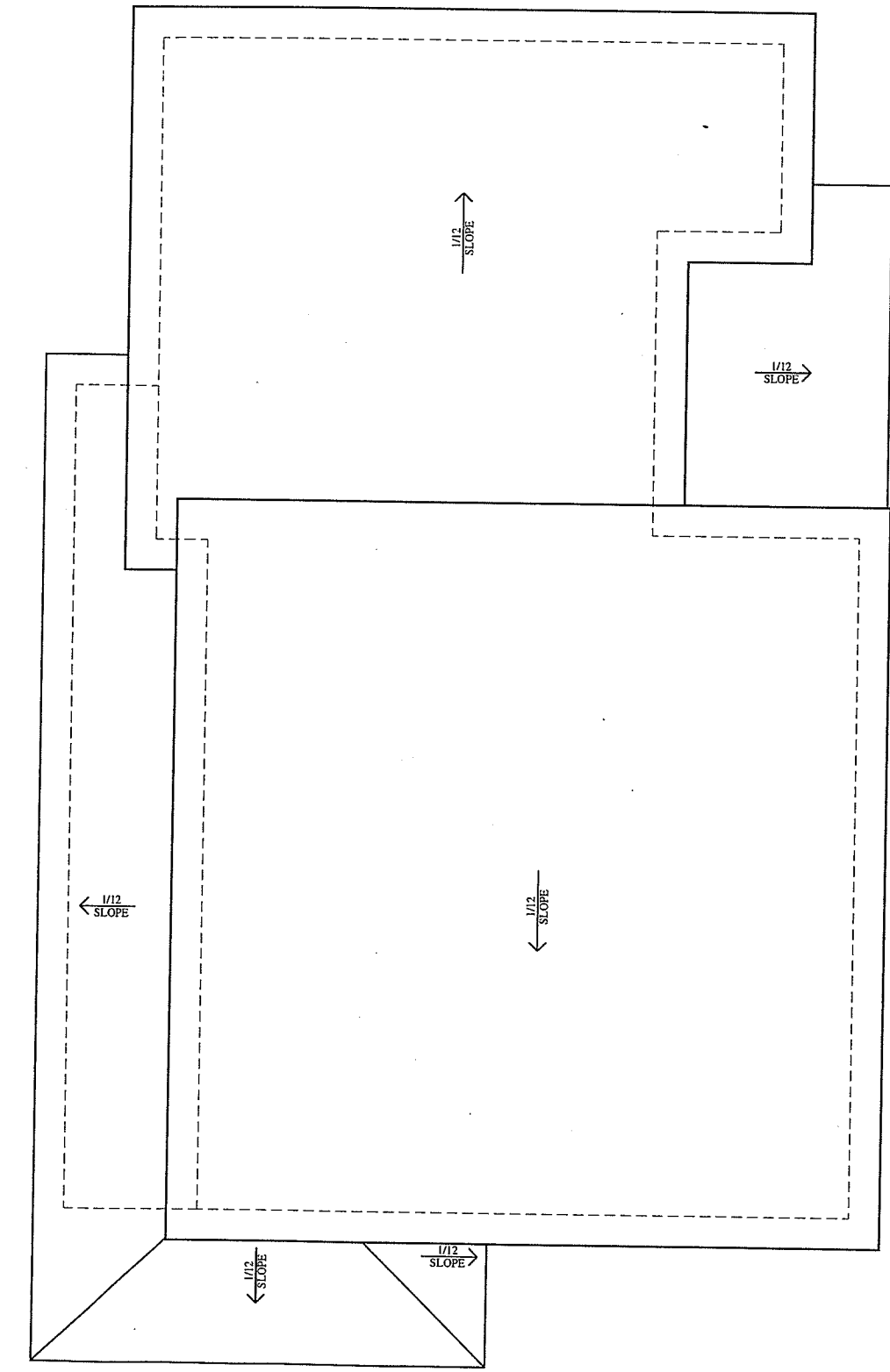
DATE: 7.2.14

REVISIONS

BASEMENT FLOOR PLAN



1 SECOND FLOOR PLAN



2 ROOF PLAN

Hous
711 Riversi
Burlington,

OWNER:
Burlington E
65 Main Stre
Burlington, V

ARCHITE
82 Architect
5224 Shelbur
Shelburne, V
Phone: (802) 5

CIVIL EN
Summit Eng
1333 Shelbur
South Burlin
(802) 658-55

RECEIVED
JUL 11 20
DEPARTMENT
PLANNING & Z

PE
S
NO
CONST

DATE: 7.2.1

REVISIONS

SECOND F
& ROOF PL



VIEW FROM INTERVALE AVE. AND RIVERSIDE AVE. INTERSECTION



VIEW FROM RIVERSIDE AVE. AND BRIGHT STREET INTERSECTION

11005
711 Riverside
Burlington,

OWNER:
Burlington H
65 Main Street
Burlington, V

ARCHITE
S2 Architect
3224 Shelburn
Shelburne, VT
Phone: (802) 99

CIVIL EN
Summit Engi
1233 Shelbur
South Burling
(802) 658-55

RECEIVED
JUL 11 2014
DEPARTMENT
PLANNING & ZON

PE
S
NO
CONST

DATE: 7.2.1

REVISIONS

STREET VI

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin 
DATE: September 16, 2014
RE: 15-0252CA, 79 Industrial Parkway

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. **THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: ELM Ward: 5

Owner/Representative: Rhino Foods

Request: Construct new addition for trash and recycling enclosure.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is seeking approval to construct an enclosure for its existing trash and recycling facilities. Additional paving for turning space into the new enclosure is also proposed. While the proposal is minor in scope, it is about 2,000 sf and, therefore, requires Development Review Board approval.

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 4: Maps & Districts

Sec. 4.4.3, Enterprise Districts:

(a) Purpose

(1) Light Manufacturing (E-LM)

The subject property is located in the E-LM zone which is intended as the primary commercial/industrial center of Burlington. The existing food processing use will remain unchanged. **(Affirmative finding)**

(b) Dimensional Standards & Density

Building FAR will increase slightly from 0.132 to 0.145 with the addition the trash and recycling enclosure. This increase in FAR remains well below the 2.0 FAR limit in this zone.

Lot coverage will increase slightly from 37% to 39.9% but remains under the maximum allowable 80% coverage.

Front and rear yard setbacks remain unchanged. Side yard setbacks are not applicable in the E-LM zone.

Overall building height will remain unchanged and is under the maximum permissible 45' height.
(Affirmative finding)

(c) Permitted & Conditional Uses

The existing food processing use is permitted in the E-LM zone. This use will remain unchanged.
(Affirmative finding)

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.3 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.3 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.3 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.3 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in this proposal appears to constitute a nuisance. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

No new outdoor lighting is proposed. Only interior illumination is proposed. **(Not applicable)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance will result from this proposal, a small project erosion prevention and sediment control plan is required. This plan is subject to review and approval by the Stormwater Administrator. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

Much of the area for the additional pavement for trucks to access the new enclosure is presently mowed lawn. Some trees, however, will also be removed. The extent of tree clearing is not indicated on the site plan and must be. **(Affirmative finding as conditioned)**

(b) Topographical alterations

No significant topographical alterations are proposed. The site is flat and will remain so. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views on or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

The site has no historical significance, nor are there any known archaeological resources. **(Affirmative finding)**

(e) Supporting the use of alternative energy

Alternative energy measures are not incorporated into the project design. Skylights will allow natural sunlight to reach the new enclosure's interior. **(Affirmative finding)**

(f) Brownfield sites

Not applicable.

(g) Provide for nature's events

No new stormwater improvements are proposed. Ample green space remains onsite for infiltration of runoff. The enclosure will protect the trash and recycling facilities from snow, ice, and other harsh weather conditions. **(Affirmative finding)**

(h) Building location and orientation

Building location and orientation will remain unchanged. The enclosure is located on the south side of the building. **(Affirmative finding)**

(i) Vehicular access

Vehicular access to the site will remain unchanged. The existing driveway to the trash and recycling facilities will be expanded and rounded to afford better truck access to the new enclosure. **(Affirmative finding)**

(j) Pedestrian access

Pedestrian access into the building will remain unchanged. **(Affirmative finding)**

(k) Accessibility for the handicapped

Handicap accessibility will remain unchanged. **(Affirmative finding)**

(l) Parking and circulation

Except for the improvements to truck access to the new enclosure noted above, no changes to parking or circulation are proposed. **(Affirmative finding)**

(m) Landscaping and fences

No new landscaping is proposed. The existing building is industrial in nature, and so is the proposed enclosure. The blank façade of the proposed addition that will face the street warrants the installation of some new landscaping to screen it. A mix of shrubs and trees are recommended.

(Affirmative finding as conditioned)

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

The proposed enclosure meets the intent of this criterion. Existing outdoor trash and recycling facilities will be enclosed and integrated into the overall building structure. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed enclosure are consistent with, and subordinate to, the existing primary structure. The industrial building will continue to appear as such, albeit with a small side addition. **(Affirmative finding)**

2. Roofs and Rooflines

The proposed enclosure will have an essentially flat roof. While this roof form varies from the low pitch roof of the existing building, it is acceptable. **(Affirmative finding)**

3. Building Openings

Building openings are limited to two overhead doors and one side pedestrian door. In light of the intended function and industrial nature of the surrounding area, this arrangement is acceptable. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing building is not historic, nor is it eligible for listing on an historic register. The proposed enclosure will have no adverse impact on Burlington's architectural resources.

(Affirmative finding)

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The street edge of the existing building will remain unchanged. The proposed enclosure is not intended to relate to the street edge in any way. **(Affirmative finding)**

(e) Quality of materials

Corrugated steel siding and membrane roofing are proposed for the enclosure. These materials are appropriate for this industrial building. **(Affirmative finding)**

(f) Reduce energy utilization

As noted previously, skylights will allow natural sunlight to illuminate the interior of the new enclosure during daylight hours. **(Affirmative finding)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

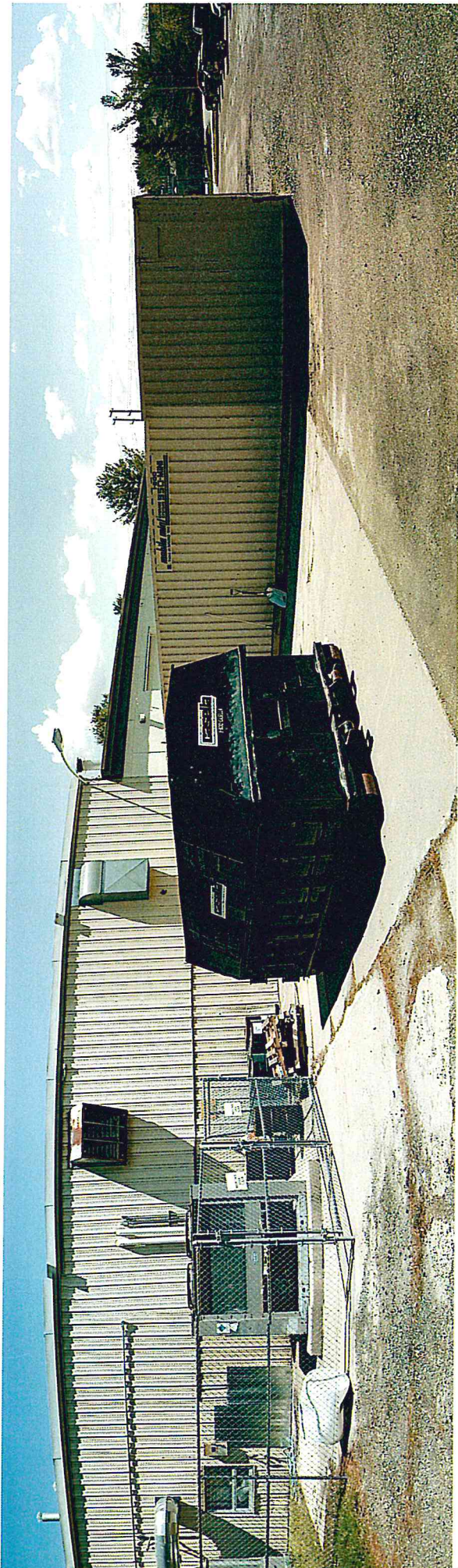
No new mechanical equipment is proposed. The enclosure itself will better integrate infrastructure with the building than existing conditions. **(Affirmative finding)**

(i) Make spaces safe and secure

Emergency vehicle access to the building appears to remain essentially unchanged. Adherence to applicable building codes will be required. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to the release of the zoning permit**, a revised site plan depicting the limits of proposed tree clearing and new landscaping consisting of trees and shrubs alongside the east elevation of the proposed enclosure shall be submitted, subject to staff review and approval.
2. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator.
3. **Prior to issuance of a certificate of occupancy**, the applicant must obtain written certification from the Stormwater Administrator that, among other things, the project EPSC plan as approved has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
4. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current ingress and egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
5. Standard permit conditions 1-15.

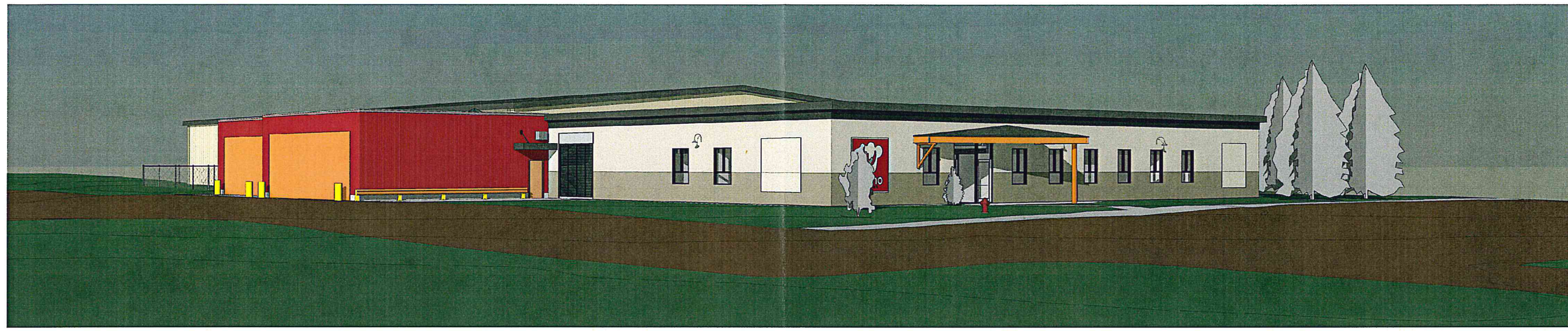




RECEIVED
AUG 20 2014
DEPARTMENT
PLANNING & ZONING

RHINO FOODS

BURLINGTON, VT



8/19/2014 2:49:40 PM
Z:\1408 - RHINO FOODS\01.1 REVIT FILES\01 REVIT CENTRAL FILES\1408 - RHINO FOODS - RECYCLE/TRASH.rvt

ABBREVIATIONS						ARCHITECTURAL SYMBOLS		DRAWING INDEX			
ADD	ADDITIONAL	GA	GAGE	PVC	POLYVINYL CHLORIDE		TITLE LINE	107	ROOM NUMBER	SHEET NO.	DRAWING NAME
A/C	AIR CONDITIONING	GALV	GALVANIZED	GT	QUARRY TILE					A001	COVERSHEET
AT	ACOUSTIC TILE	GC	GENERAL CONTRACTOR				ELEVATION		ELEVATION TAG	A011	PROPOSED SITE PLAN - PHASE 1
ADJ	ADJUSTABLE	GL	GLASS				SECTION MARKER		SPOT ELEVATION	A102	PROPOSED FLOOR PLAN - PHASE 1
AF	ABOVE FINISH FLOOR	GYP	GYPSUM	R	RADIUS, RISER		DETAIL MARKER		PARTITION TYPE	A200	ELEVATIONS - PHASE 1
ALUM	ALUMINUM			RD	ROOF DRAIN, ROAD		DOOR NUMBER		ROOF SLOPE INDICATION	A300	SECTIONS - PHASE 1
APPROX	APPROXIMATE	HLGT	HEIGHT	REINF	REINFORCEMENT		WINDOW TYPE		REVISION	A900	3-D VIEWS - PHASE 1
ARCH	ARCHITECTURAL	HC	HOLLOW CORE	REGD	REQUIRED		COLUMN GRID		NORTH ARROW		
BD	BOARD	HORIZ	HORIZONTAL	REV	REVISION		CENTER LINE				
BLDG	BUILDING	HIC	HANDICAP	RM	ROOM						
BLKG	BLOCKING	HM	HOLLOW METAL	RO	ROUGH OPENING						
BSMT	BASEMENT	HVAC	HEATING, VENTILATION, & A/C								
		ID	INSIDE DIAMETER	S	SOUTH						
CAB	CABINET	IN	INCH	SCH	SCHEDULE						
CER	CERAMIC	INSUL	INSULATION, INSULATED	SCW	SOLD CORE WOOD						
CJ	CONTROL JOINT	INT	INTERIOR	SECT	SECTION						
CL	CLEAR, CLEARANCE	INCL	INCLUDED	SHT	SHEET						
CLG	CEILING			SIM	SIMILAR						
CH	CEILING HEIGHT	JAN, JC	JANITOR'S CLOSET	SL	SLOPE						
CMU	CONCRETE MASONRY UNIT	JT	JOINT	SPEC	SPECIFICATION						
COL	COLUMN			SG	SQUARE						
CONC	CONCRETE	KIT	KITCHEN, KITCHENETTE	STD	STANDARD						
CONST	CONSTRUCTION	LAV	LAVATORY	STL	STEEL						
CONT	CONTINUOUS	LAM	LAMINATE	SUSP	SUSPENDED						
CPT	CARPET			S. STL	STAINLESS STEEL						
CT	CERAMIC TILE	MATL	MATERIAL	T & G	TONGUE AND GROOVE						
		MAX	MAXIMUM	TEL	TELEPHONE						
DET	DETAIL	MDO	MEDIUM DENSITY OVERLAY	TEMP	TEMPORARY						
DIA	DIAMETER	MECH	MECHANICAL	TH, THK	THICK, THICKNESS						
DIM	DIMENSION	MTL	METAL	THRSLD	THRESHOLD						
DN	DOWN	MIN	MINIMUM	TOS	TOP OF STEEL, SLAB						
DS	DOWNSPOUT	MO	MASONRY OPENING	TOW	TOP OF WALL						
DWG	DRAWING			TYP	TYPICAL						
		N	NORTH	UNO	UNLESS NOTED OTHERWISE						
E	EAST	NIC	NOT IN CONTRACT								
EA	EACH	NO	NUMBER	VCT	VINYL COMPOSITION TILE						
ELEC	ELECTRICAL	NOM	NOMINAL	VERT	VERTICAL						
ELEV	ELEVATION, ELEVATOR	NTS	NOT TO SCALE	VEST	VESTIBULE						
EQ	EQUAL			VIF	VERIFY IN FIELD						
EQUIP	EQUIPMENT	OC	ON CENTER	VMC	VINYL WALL COVERING						
EXIST	EXISTING	OD	OUTSIDE DIAMETER								
EXP	EXPANSION	OPNG	OPENING	W	WIDTH, WASTE, WATER, WEST						
		OPP	OPPOSITE	W/	WITH						
FD	FLOOR DRAIN			W/O	WITHOUT						
FF	FINISHED FLOOR	PL	PLATE	WD	WOOD						
FEC	FIRE EXTINGUISHER W/ CABINET	PLYWD	PLYWOOD	WT	WEIGHT						
F. EXT.	FIRE EXTINGUISHER W/O CABINET	PRELIM	PRELIMINARY	WMF	WELDED WIRE FABRIC						
FIN	FINISH			WMM	WELDED WIRE MESH						
FL	FLOOR, FLASHING	PSI	POUNDS PER SQUARE INCH								
FT	FOOT, FEET	PTD	PAINTED								
FTG	FOOTING	P.T.	PRESSURE TREATED								

REVISIONS		
No.	Description	Date
1	Zoning Application Set	8-19-2014

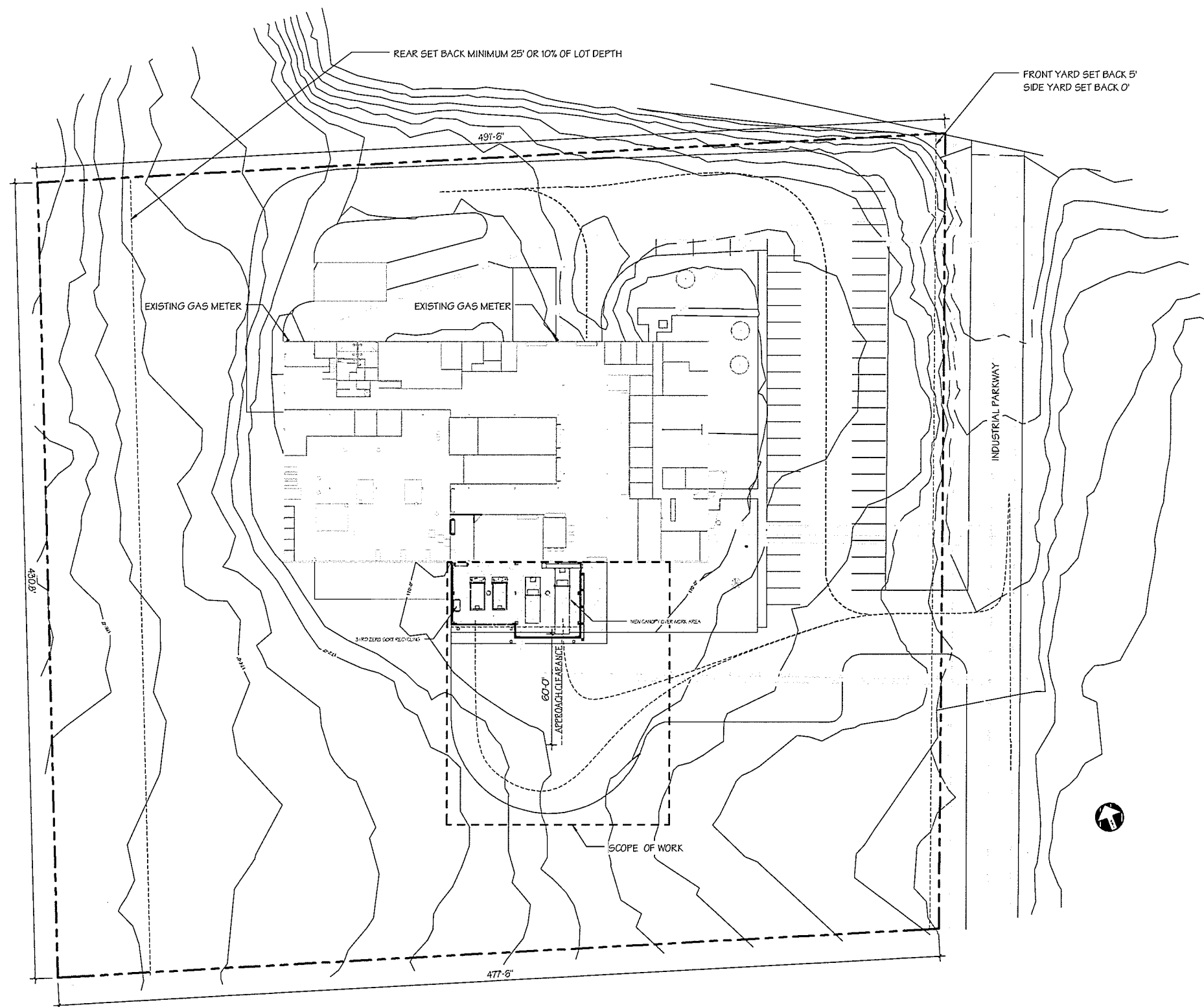


Rabideau Architects

559 Hinesburg Road
Suite 101
Burlington, VT 05403
802.551.0122
R.Architects@vermont.com

RECEIVED
AUG 20 2014

DEPARTMENT OF
PLANNING & ZONING



LOT COVERAGE:

EXISTING:

EXISTING BUILDING:	27,600 SF
PARKING LOT:	43,118 SF
SIDEWALK:	1,609 SF
CONCRETE:	4,781 SF
TOTAL:	77,108 SF

LOT SIZE: 208,543 SF

EXISTING COVERAGE: $(77,108 / 208,543) \times 100 = 37\%$

PROPOSED:

EXISTING BUILDING:	27,600 SF
PARKING LOT:	48,431 SF
SIDEWALK:	1,609 SF
CONCRETE:	2,840 SF
NEW CONSTRUCTION:	2,651 SF
TOTAL:	83,131 SF

LOT SIZE: 208,543 SF

PROPOSED COVERAGE: $(83,131 / 208,543) \times 100 = 40\%$

1 01 PROPOSED SITE PLAN - PHASE 1
1" = 30'-0"

REVISIONS	
No.	Description
1	Zoning Application Set
2	
3	
4	
5	
6	
7	
8	
9	
10	

PRINT DATE:
8/19/2014 2:53:07 PM

PROPOSED SITE PLAN - PHASE 1
SCALE: As Indicated

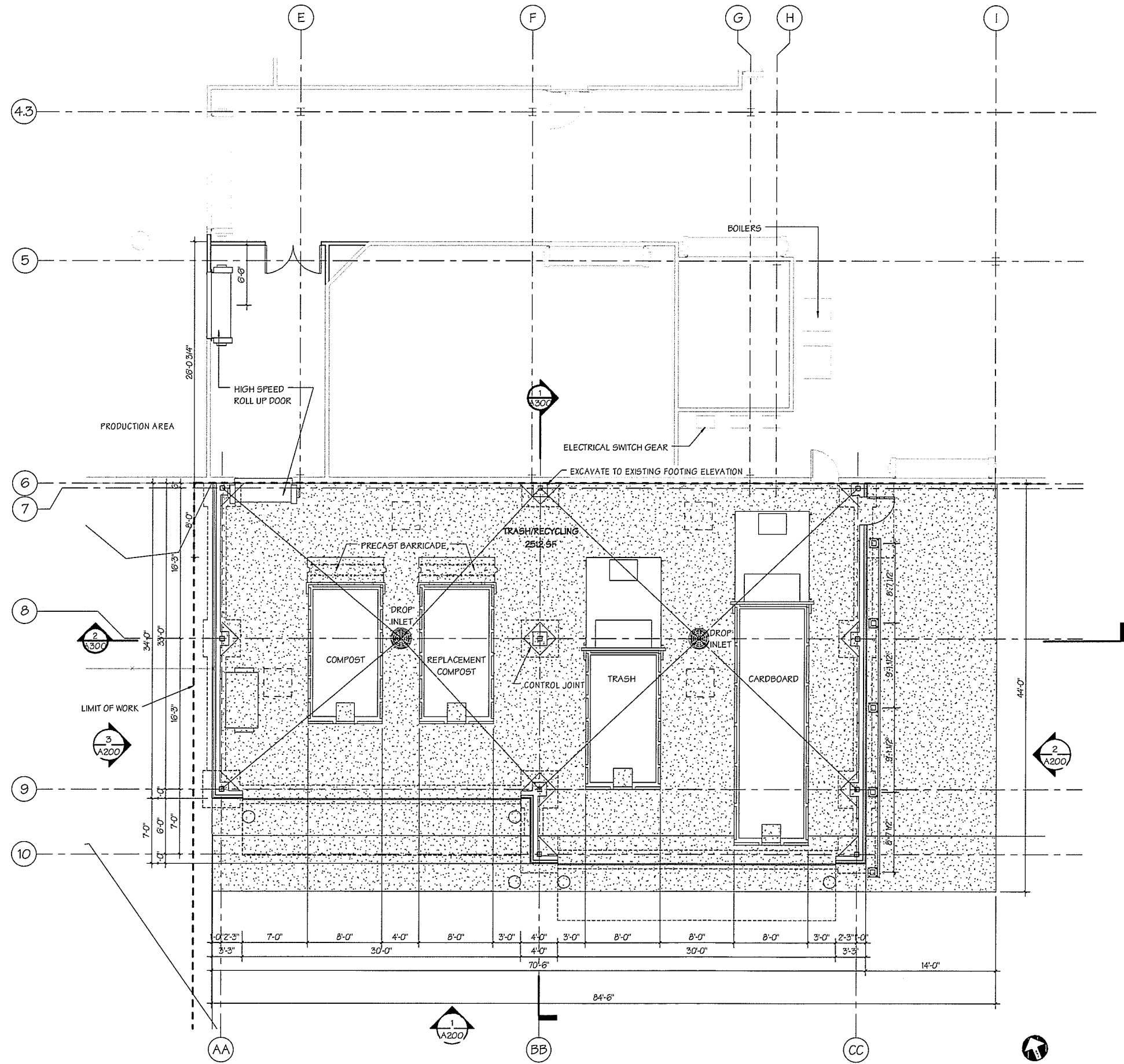
RHINO FOODS

140
SHEET NUMBER

A011

RECEIVED
AUG 20 2014

DEPARTMENT OF
PLANNING & ZONING



1 PROPOSED FIRST FLOOR - PHASE 1
3/16" = 1'-0"

REVISIONS			
No.	Description	Zoning Application Set	Date
1			8-19-2014
2			
3			
4			
5			
6			
7			
8			
9			
10			

PRINT DATE:
8/19/2014 3:46:52 PM

PROPOSED FLOOR PLAN - PHASE 1
SCALE: 3/16" = 1'-0"

RHINO FOODS
BURLINGTON, VT

PROJECT #:
1406

SHEET NUMBER
A102

DATE: 08/19/2014

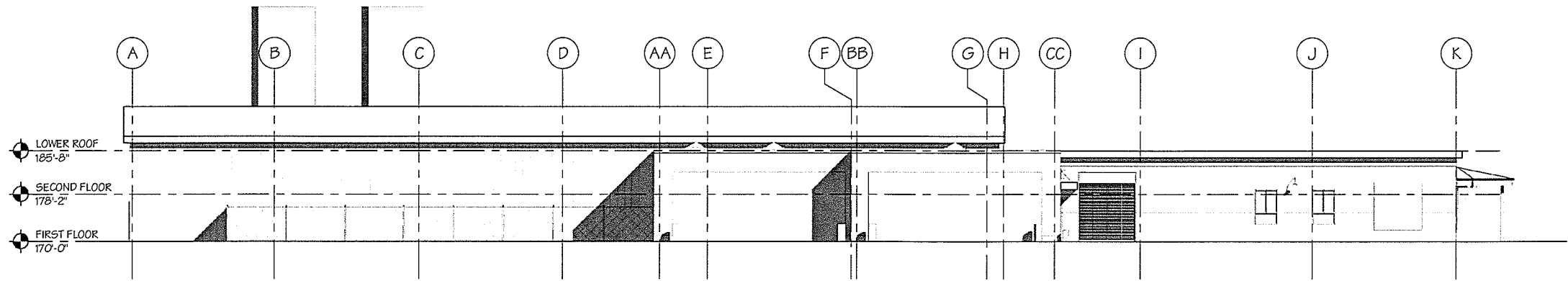
500 Highland Road
Suite 101
Burlington, VT 05402
Rhino Foods
Rhino Foods Architects

Rabideau Architects

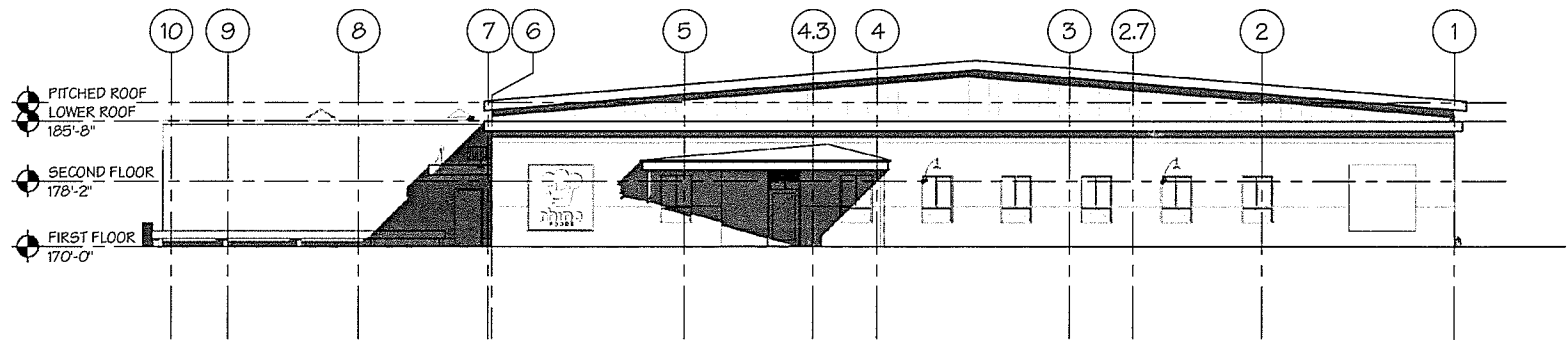
NOT FOR CONSTRUCTION

RECEIVED
AUG 20 2014

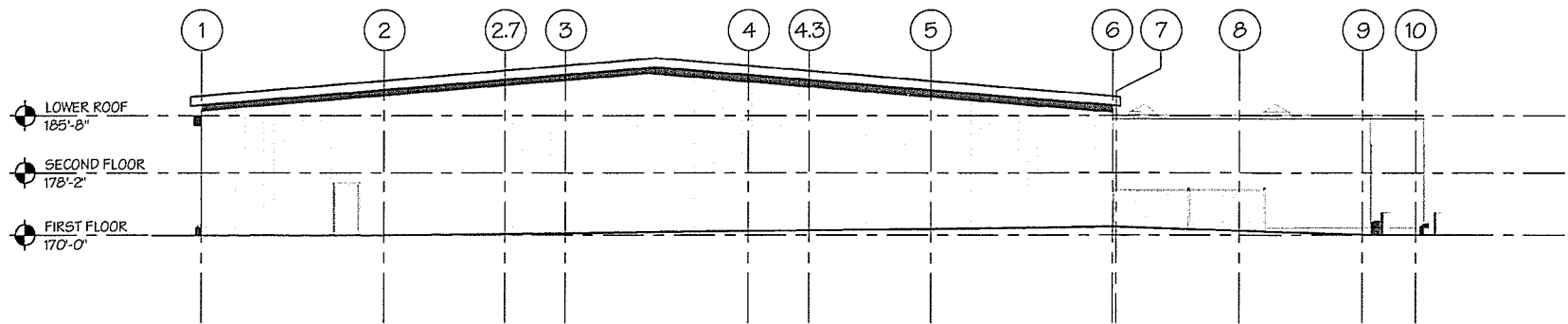
DEPARTMENT OF
PLANNING & ZONING



1 SOUTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"

REVISIONS	
No.	Description
1	Zoning Application Set
2	
3	
4	
5	
6	
7	
8	
9	
10	

PRINT DATE:
8/19/2014 2:55:38 P

ELEVATIONS - PHASE 1
SCALE: 3/32" = 1'-0"

RHINO FOODS

560 Highland Blvd
San Jose, CA 95128
408.485.9272
Rabideau Architects

PROJECT #:

140

SHEET NUMBER

A200

DATE: 08/01/2014

NOT FOR CONSTRUCTION

RECEIVED

AUG 20 2014

DEPARTMENT OF
PLANNING & ZONING

NOT FOR CONSTRUCTION

REVISIONS	
No.	Description
1	8-19-2014
Zoning Application Set	
PRINT DATE:	
8/19/2014 3:45:24 P	

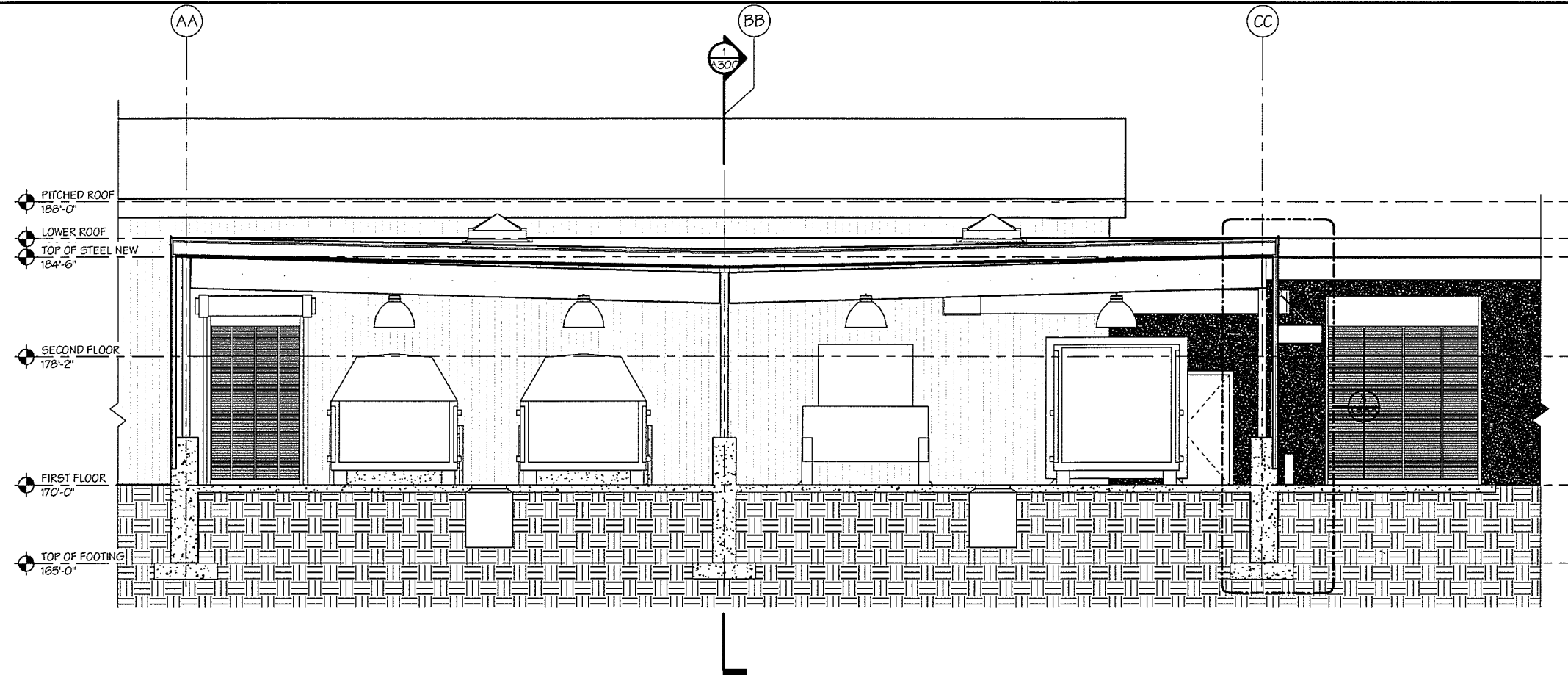
SECTIONS - PHASE 1
SCALE: As indicated

RHINO FOODS

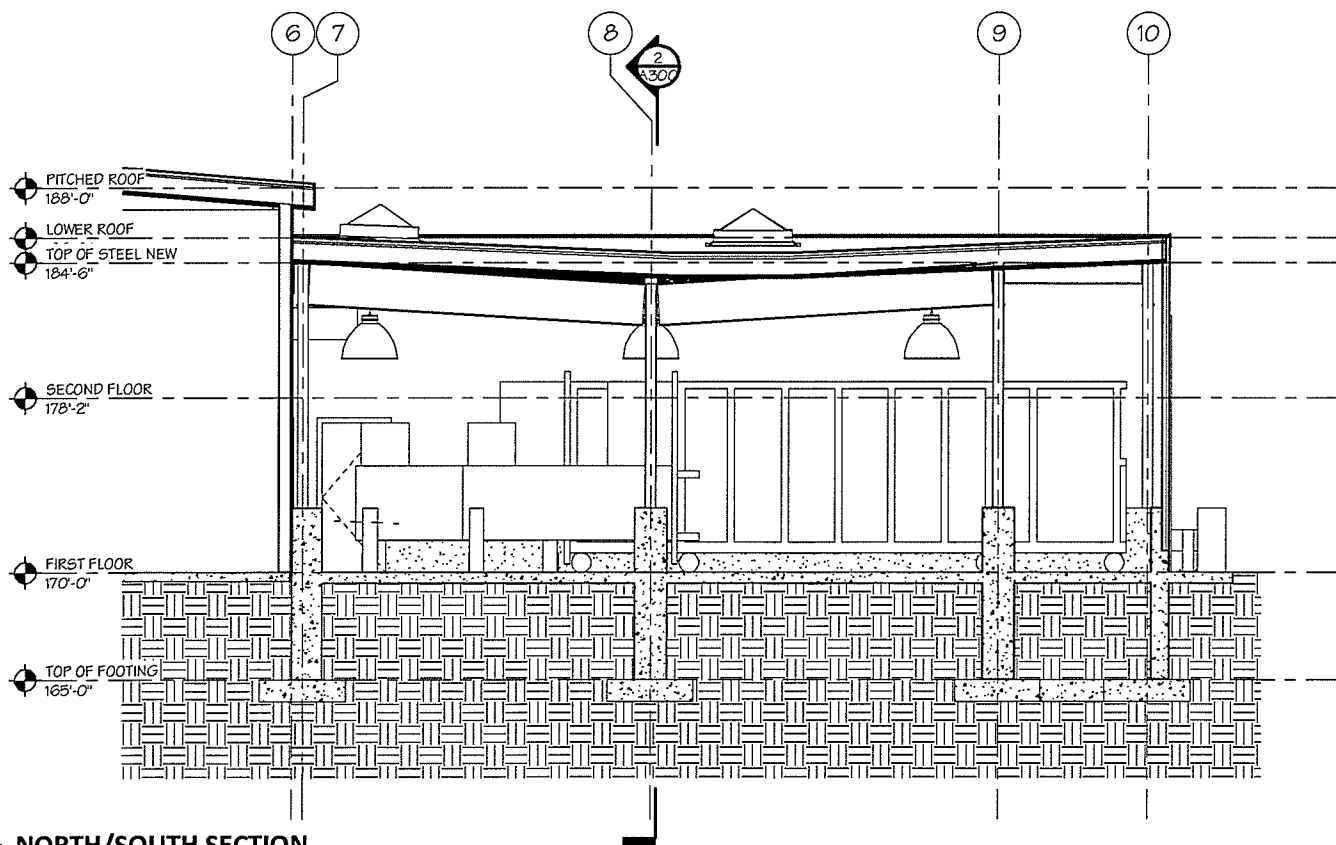
500 Highway 140
South Bay, N.J. 08085
609-882-9272
Rabideau Architects

PROJECT #:
SHEET NUMBER

A300



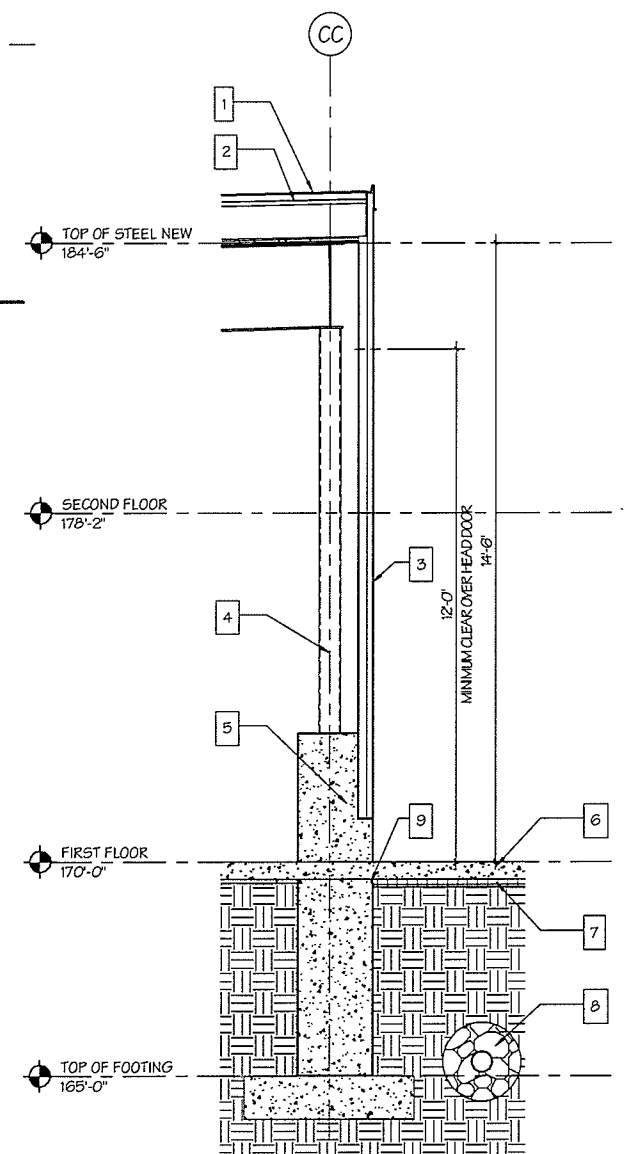
2 EAST/WEST SECTION
1/4" = 1'-0"



1 NORTH/SOUTH SECTION
1/4" = 1'-0"

GENERAL NOTES

- FULLY ADHERED T.P.O. SINGLE PLY MEMBRANE ROOF SYSTEM OVER PROTECTION SHEET OVER ONE LAYER 5/8" THICK DENS-DECK MAT GYPSUM UNDERLAYMENT.
- CORRUGATED STEEL DECK PER STRUCTURAL DRAWINGS
- CORRUGATED GALVALUME EXTERIOR SHEATHING OVER OUT-SET "Z" - GIRTS
- STRUCTURAL STEEL FRAMING PER STRUCTURAL DRAWINGS
- CAST IN PLACE CONCRETE FOUNDATION WALLS X 10" THICK REINF. W/ (2) #5 BARS AT TOP AND BOTTOM OF WALL AND #4 BARS AT 16" O.C. BOTH WAYS.
- 6" THICK CAST IN PLACE CONCRETE SLAB REINFORCED WITH 6 X 6 10 GA. W.W.F. WITH BARRIER ONE ADMIXTURE, OVER 10 MIL REINF. PLASTIC MEMBRANE OVER 12" GRADED AND COMPACTED CRUSHED STONE SUB-BASE OVER UNDISTURBED EARTH OR COMPACTED FILL.
- PROVIDE TWO LAYERS OF 2" THICK MEDIUM DENSITY EXTRUDED POLYSTYRENE, LAID IN A STAGGERED PATTERN UNDER SLAB IF A RADIANT SLAB IS USED. (OPTION)
- 6" DIAMETER SCHEDULE 40 PVC PERFORATED DRAINAGE PIPE BEDDED IN CRUSHED STONE. WRAP DRAIN AND SURROUNDING STONE WITH MIRAFIL FILTER FABRIC PRIOR TO BACKFILLING. SLOPE TO DAYLIGHT OR CONNECT TO STORM SEWER SYSTEM AS GRADE ALLOWS.
- PROVIDE CLOSED CELL FOAM COMPRESSIBLE JOINT FILLER AT PERIMETER OF SLAB. CUT BACK FILLER 1/2" BELOW SLAB THEN FORM SEALANT JOINT WITH BUTYL RUBBER SEALANT.



3 WALL SECTION
1/2" = 1'-0"

RECEIVED

AUG 20 2014

DEPARTMENT OF
PLANNING & ZONING

No.	Zoning Application Set	REVISIONS	
		Description	Date

PRINT DATE:
8/19/2014 2:53:52 P

3-D VIEWS - PHASE 1
SCALE:

RHINO FOODS

500 Highway 1408
South Burlington, VT 05403
802.485.8072
Rabiteau Architects



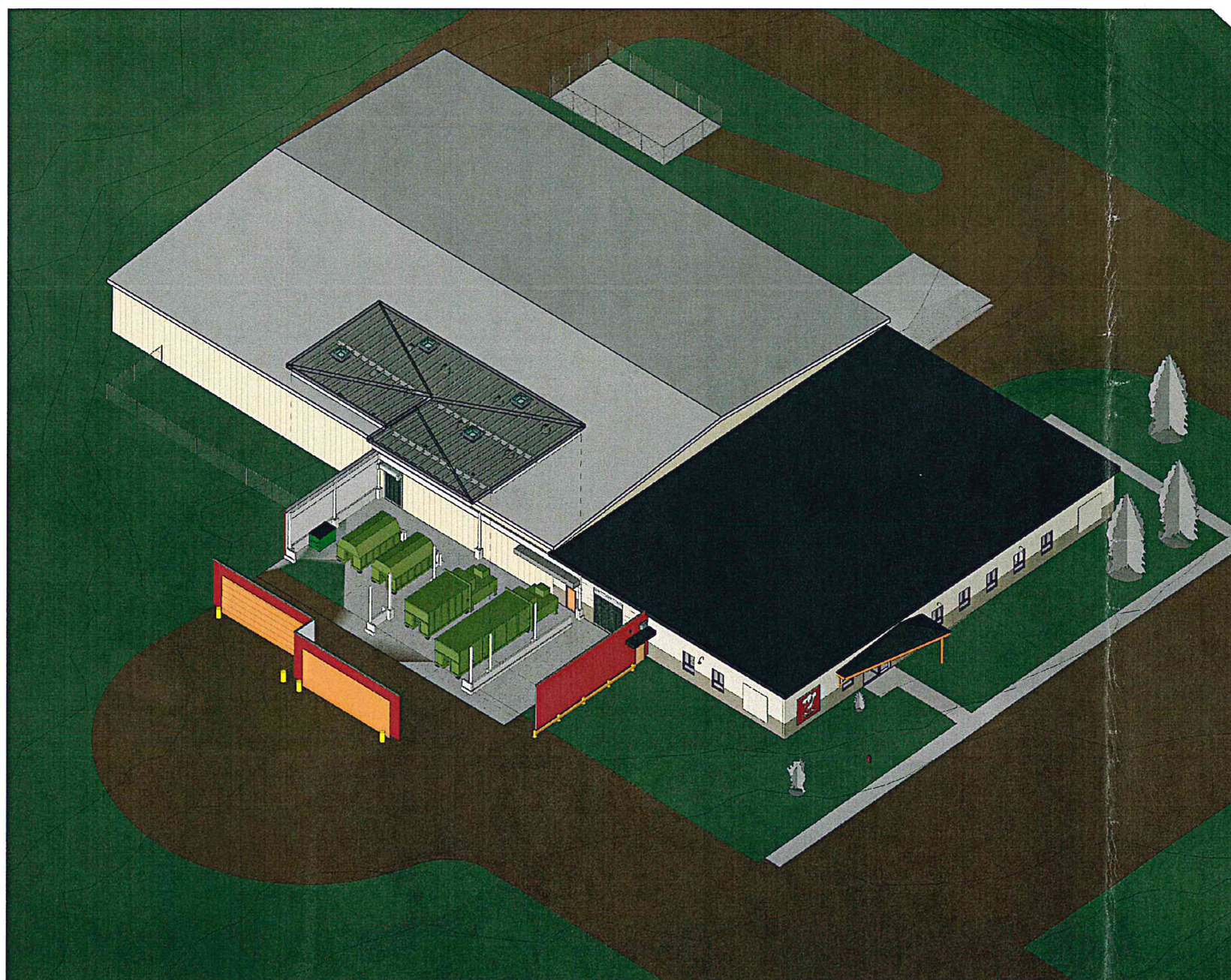
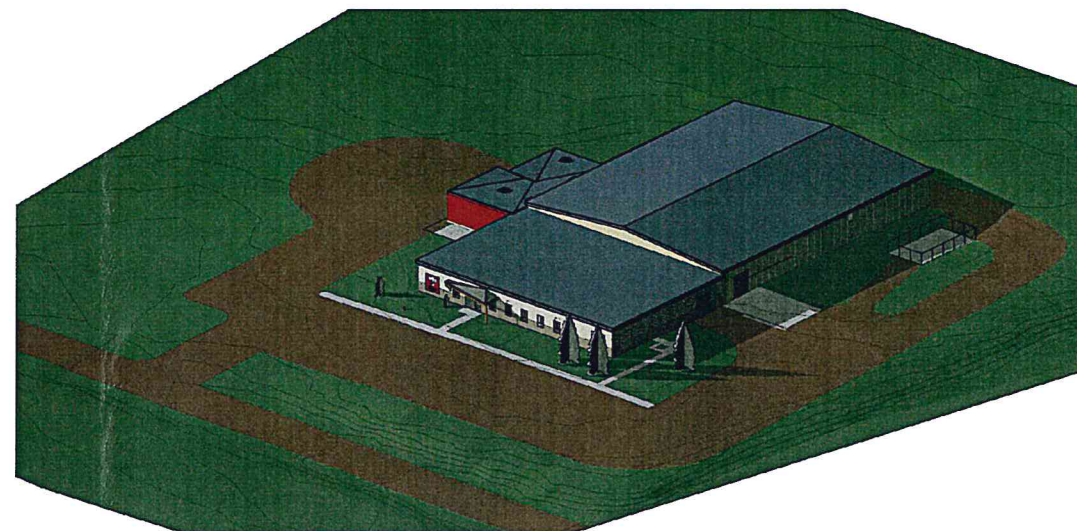
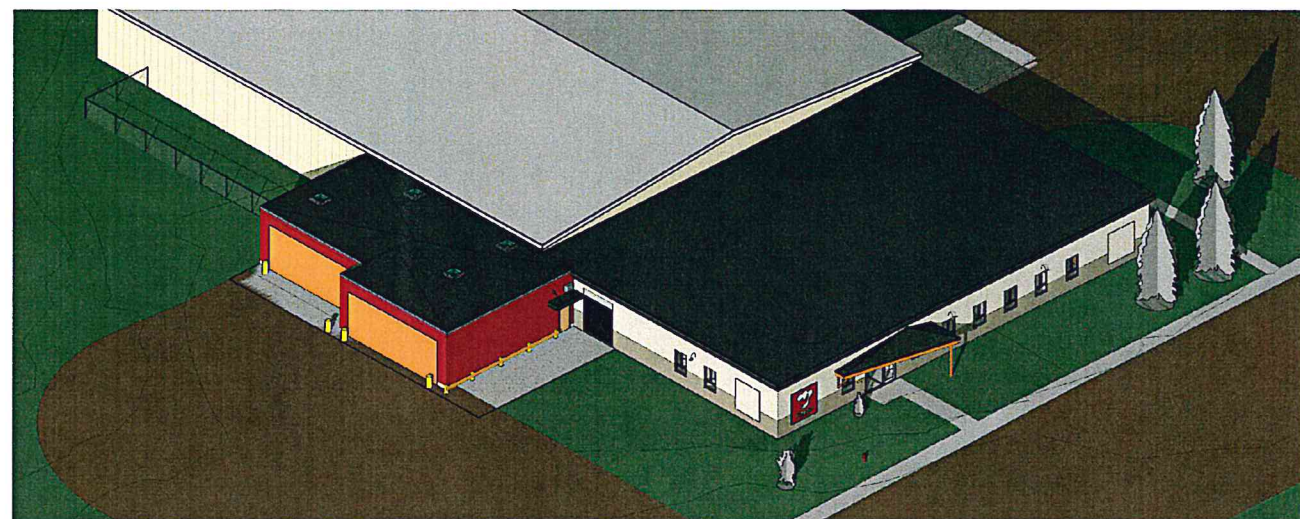
PROJECT #:

140

SHEET NUMBER

A900

DATE: 08/19/2014



NOT FOR CONSTRUCTION

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Ken Lerner *[Signature]*
DATE: September 16, 2014
RE: 15-0236SP; 66 North Avenue

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RM Ward: 3

Owners/Representative: Sara Holbrook Center/Bob Duncan

Request: Sketch plan review to combine three parcels (56, 58 and 66 North Ave), demolish one house, relocate one house, expand community center and construct new attached building for six apartments.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary & Housing Replacement), Article 10 (Subdivision Review),

Background Information:

The applicants propose to combine three parcels (56, 58 and 66 North Ave) into one 20,545 sq. ft. (.472 acre) lot. The 66 North Avenue parcel contains the existing Sara Holbrook Center, and the two residential lots each have a duplex for a total of four units.

The construction work will be to demolish one duplex - 56 North Avenue, relocate the other - 58 North Avenue to a site in the Old North End, and to expand the existing community center and construct new attached building for six apartments for a net total of two new units on site. While not required the applicant has indicated voluntary compliance with the Inclusionary Zoning provisions of the CDO.

The Design Advisory Board will review this project upon formal application.

A Stormwater Management Plan and Erosion Prevention and Sediment Control Plan also will be required to be approved by the City Stormwater Administrator.

Previous zoning actions for these properties are listed below.

- o Zoning Permit 94-395/COA 094-094, rear two story addition to the existing Sara Holbrook community center. Approved April 24, 1994.

- Zoning Permit 01-029; replace existing window sash with new. Proposal includes stucco repairs where necessary. No change in footprint or use. Approved July 2000.



I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

The proposed redevelopment may require additional water and sewer; however, adequate reserve capacity is likely available. Confirmation of available capacity from the Department of Public Works is required. A state wastewater permit may also be required.

2. The character of the area affected;

The subject property is located within the Residential Medium Density (RM) zone. This zone is intended primarily for medium density with single family and attached multi-family development. Single family, duplex and multi-family homes are common in this neighborhood and a wide array of building types and sizes is present. Across North Avenue are residential uses and the non-conforming commercial Starr Press. To the south are mainly residential houses and to the north a residential structure and then the North Street NMU mixed use corridor. While the Sara Holbrook Center, which has been in operation since 1937, is not residential, it is a community center that is allowed as a conditional use in the RM zone to serve the residential development surrounding it.

3. Traffic on roads and highways in the vicinity;

No specific traffic information has been provided; however, the proposal includes shared use of the parking between the residential occupants and the Center. Department of Public Works will need to express any traffic concerns during review of this application.

4. Bylaws then in effect;

The formal project application will be reviewed under all bylaws in effect.

5. Utilization of renewable energy resources;

The proposed development does not specify any renewable energy resources at this time; however, while potential energy saving features are being considered the structure appears not to adversely affect the potential for future utilization.

6. Cumulative impacts of the proposed use;

Nothing in this redevelopment proposal imposes cumulative adverse impacts on the surrounding neighborhood or the city in general.

7. Functional family;

The housing units are subject to occupancy by a family as defined in the CDO.

8. Vehicular access points;

See Sec. 6.2.2 (i).

9. Signs;

See Sec. 6.3.2 (g).

10. Mitigation measures;

The proposed development is not expected to generate any noxious effects such as excessive noise, glare, or emissions.

11. Time limits for construction;

No project phasing plan or extended time frames have been articulated. Unless otherwise indicated project construction will be limited to one phase within the standard 2-year time frame.

12. Hours of operation and construction;

The proposed hours of operation are not noted and need to be as they are limited to 5:30 am to 11:00 PM as per footnote 13 of Appendix A – Use Table. Consistency with other projects within residential neighborhoods requires that construction activity be limited to Monday – Saturday, 7:00 AM – 6:00 PM. No construction activity on Sunday.

13. Future enlargement or alterations;

As with any other project, any future enlargement or alteration to the development will require zoning review under the regulations in effect at that time.

14. Performance standards;

Performance standards relating to outdoor lighting and erosion control will be addressed under Article 5.

15. Conditions and safeguards;

If approved, this project must be conditioned to implement the purposes of the zoning regulations.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(3) Residential Medium Density (RM)

The subject property is located in the RM zone. As noted previously, this zone is primarily intended for single family and attached multi-family development. Parking should be hidden

behind or beneath buildings. The community center is a conditional use as noted in Sec. 3.5.5 above and serves as a valuable amenity to the surrounding residential neighborhood.

(b) Dimensional Standards & Density

Residential density in the RM is 20 units per acre; however with the inclusionary housing bonus density is allowed to increase to 25 units/acre. At combined lot size of 20,545 SF, the allowable density is 12 units. Density is proposed at 6 units plus the non-residential density equivalency of 5.2 units (based on 1500 SF/DU with an area of 7815 sq. ft. for the Center = to 5.2 units) for a total of 11.2 dwelling units. Thus the overall proposed density of 11 units is consistent with the allowable density of 12 units, calculated as per *Sec. 5.2.7 (a) 1*, with 11 units proposed divided by the lot size of .472 = 23.3 units/acre; within the 25 unit density allowed.

Lot coverage is limited to 40% in the RM zone, but may be increased to 48% with inclusionary zoning. However, existing lot coverage exceeds allowable, even with increase; therefore, any new development is limited to not more than existing lot coverage. 66 North Ave = 76%; 58 North Ave = 51%; 56 North Ave = 46%. Total of all properties combined is 62%.

Front: average of two adjacent lots on both sides, +/- 5'; side: 10% of width, minimum 5', maximum 20'; rear: 25% of lot depth, minimum 20', maximum 75'. Setbacks on the proposed building will need to be verified to assure compliance.

The maximum building height in the RM zone is 35'. The proposed building height is not presented and will be needed.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Section 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

This criterion does not apply to property of less than two acres in size.

Sec. 5.2.5, Setbacks

See Section 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Section 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Section 4.4.5 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion.

Sec. 5.5.2, Outdoor Lighting

Outdoor lighting information has not been provided. Fixtures and illumination levels are expected to be included in the permit application.

Sec. 5.5.3, Stormwater and Erosion Control

A stormwater management plan has yet to be provided. A stormwater management plan is subject to approval by the Stormwater Administrator.

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

While subject to Article 10, it is only with regard to lot line adjustments whereby the three existing lots will be combined into a single lot.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of Important Natural Features:

No significant or important natural features exist.

(b) Topographical Alterations:

The site is generally flat and will remain so.

(c) Protection of Important Public Views:

There are no protected views from or through this site.

(d) Protection of Important Cultural Resources:

While the Center has been serving the community since 1937 their existing building is not identified as historic.

The two duplexes are over 50 years old, both being constructed around 1899. While not listed their age makes them eligible for consideration as historic. However, while the massing of the original buildings remains, there have been considerable exterior modifications to both over the years. This application proposes the demolition of one of the structures, with the other being relocated. The new construction will greatly improve the Sara Holbrook Center an important community resource and will provide additional affordable housing. Thus, the loss of these buildings at this location is acceptable due to the greater community benefit resulting from the project

Reference is made to *Sec. 5.4.8*, which needs to address the applicability or non-applicability of that section to these buildings.

(e) Supporting the Use of Renewable Energy Resources:

No renewable energy resources are specified but the applicant is considering adding such resources into the project proposal.

(f) Brownfield Sites:

The property is not identified as a brownfield by the State of Vermont.

(g) Provide for nature's events:

See *Sec. 5.5.3* for stormwater management.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The main entrance is covered by the second and third stories above and includes an internal air lock vestibule. The drop off proposed will allow children the ability to enter the facility without having any distance to negotiate. The applicant should define the method of snow removal and/or storage during winter storm events.

(h) Building Location and Orientation:

The proposed development is an extension of the Sara Holbrook Center footprint. It is oriented toward the street front with a curved entry driveway to provide safe off street drop off. The proposed building will be setback from the existing development pattern and rhythm of structures along the existing streetscape, but given the use and modern design of the building this is acceptable. The mass of the building, surface articulation, fenestration, and building features clues that this is a different use than other smaller scale residential structures along North Avenue. Also with other large structures in the vicinity along North Avenue and North Street this structure is not an anomaly in the overall neighborhood.

(i) Vehicular Access:

Presently, there exists one curb cut and driveway to access the rear parking lot of the Center. There are two driveways, one for each of the duplexes, (Note that both duplex driveways encroach upon their southern neighbors and will be remedied with the project). The applicant is proposing to create a drop-off area off North Avenue that doesn't require backing out to the street. A 13 space parking lot proposed will be accessed under the apartments and is effectively concealed from the street by tucking behind the apartment entry and by the one-story masonry landscaping wall that shields the parking and defines the entry drive.

(j) Pedestrian Access:

An entry court accessed directly from the public sidewalk will provide a direct pedestrian route to the building. Additionally, walkways are proposed along the north side and rear of the building, allowing pedestrian access on the rear of the lot to a play area.

(k) Accessibility for the Handicapped:

The ground floor of the Center portion of the building will be handicap accessible, with a lift to the second floor. The residential units which begin on the second floor do not have an elevator and thus are not handicapped accessible.

(l) Parking and Circulation:

This property is within a Neighborhood parking district. Required parking is 21 spaces based on the following:

$$\begin{aligned} &6 \text{ residential units} \times 2 = 12 \\ &+2795 \text{ sq. ft. community center at } 3.3 \text{ spaces}/1000 = 9 \end{aligned}$$

Total parking provided is 13 spaces, which will require a parking waiver. In order to support the waiver the applicant proposes that the apartment tenants will be required to remove their cars during business hours, which will leave all 13 spaces available for the Center's use. This more than doubles the amount of parking currently available to the Center on its current site.

The 13 space parking is accessed through and under the building and is located at the rear at the southeast portion of the site. The proposed curb cut entry is illustrated at 20 feet wide. This results in a large amount of vehicular circulation space at the south west that should be reduced to the minimum necessary.

(m) Landscaping and Fences:

The project proposes (unspecified) plantings along the front elevation and on the south to screen the parking drop off. Some plantings are shown to the south of the play area in the rear.

Attention must be made for a clear sight triangle to insure safe visibility for drivers exiting the site. The landscaping proposed needs specification.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Four street trees are proposed and are subject to approval by the City Arborist

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

The entry court is proposed alongside and in conjunction with the drop-off vehicular circulation area. In terms of the population served, this entry concept is well suited to both the young (non-drivers) who arrive by foot and those that are dropped off. In terms of service, the Center is intended to provide services to a population that generally does not drive. The entry court represents a public plaza/open space that will allow some congregation and mingling for those served by the community center. The rear, east, play area will provide secondary spaces for the use of the center.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

A shading study may be helpful depending on the ability of the children to use this space.

(o) Outdoor Lighting:

See Sec. 5.5.2.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

No outside storage areas are proposed, nor do the plans show any ground-mounted mechanical equipment, although there is an interior mechanical room. No dedicated loading areas are proposed either. Utilities need to be depicted and all new utility lines must be buried.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be

located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

A trash and recycling room is included within the building

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed design completes the two story portion of the existing building by adding new construction over the existing NW corner one story portion, and extends the existing building to the south to create a skylit circulation courtyard leading to the new multi-purpose/gym space. The new Center entrance is at the west end of the building opens into an entrance lobby. The new structure will reach a height to three full stories. As mentioned, the frontage along North Avenue contains other smaller scale residential structures along North Avenue, but also includes other large structures in the vicinity along North Avenue and North Street. Thus this structure is not an anomaly in the overall neighborhood.

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided.

While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged.

The development includes flat roofs. The current building has a flat roof and the new construction repeats this treatment. While there are few other flat roofs, the ones that exist are on larger non-residential structures – the police station and the “Mermaid” Building at the corner of North Avenue & North Street (two lots away).

Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

No roof top mechanical equipment is identified atop the roof.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or “green” roof technologies (with a clearly articulated maintenance plan) and “gray water” collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

As noted, the rooftop is flat. There are sky lights in the lobby that connects the existing Sara Holbrook building from the new structure. It does not appear that the roof tops will be used.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building.

The primary accesses clearly are identifiable. While there are two entrances, the entrance to the Center must be separate from the entrance to the apartments.

Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

The entrance to the Center is under a canopy and a vestibule will provide safe and comfortable respite from inclement weather. The entrance to the apartments is underneath the building overhang and also includes a vestibule.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Fenestration pattern occurs in even horizontal bands for the second and third story residential units. The arrangement differs for the ground floor space used by the Center.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 6.2.2 (d) above.

(c) Protection of Important Public Views:

Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.

There are no important public views from or through this property. It is not located along an identified view corridor. Important public views along such corridors will be unaffected by this proposal.

(d) Provide an active and inviting street edge:

The proposed development is setback to provide safe drop-off area for children. There is a front plaza that adds interest and provides circulation space. The proposed entry for the Center is a 12 ft. wide opening to the entry doors. This provides an easily identifiable and accessible entry.

Non-residential buildings should provide visual access into the interior of building at the street level through the use of large transparent windows and/or window displays in order to create a dynamic and engaging public streetscape. The use of mirrored, frosted, or tinted glass shall not be permitted along an active pedestrian street-level façade.

The use of the building is not necessarily conducive to needing glass along the entry. The ample entry opening provides clear access to the interior.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Exterior materials will be a combination of masonry, fiber cement panels and lap siding, and fiberglass windows.

(f) Reduce energy utilization: New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. The applicant is exploring green features to include solar PV, a green roof over the enclosed courtyard, permeable paving in the parking area, near passive house standards for the apartments, etc.

(g) Make advertising features complementary to the site: Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 - Signs. The size, location, design, texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.

Section 7.2.2 (b) instructs that *no sign shall be located within three feet of any sidewalk except where such sign is attached to the face of the building at least eight feet above the sidewalk and protruding no more than six inches from the face of the building.*

No sign information has been included with the sketch plan submitted. Further information will be needed from the applicant, which can be assessed during review of the permit and through a separate sign permit.

(h) Integrate infrastructure into the building design:

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

No roof top mechanical equipment is identified atop the roof. As noted there is an interior mechanical room. If any such appurtenances are proposed sufficient information shall be submitted to be able to discern any negative audible impacts to neighboring properties.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

The development will be required to meet all applicable egress standards, and comply with all applicable building and life safety code as defined by the building inspector and the fire marshal.

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

See discussion under Sec. 6.2.2 (l) above.

Sec. 8.1.15, Waivers from Parking Requirements/Parking Management Plans

A 39% parking waiver is needed. A specific parking management plan has not been provided other than stating that the apartment tenants will be required to remove their cars during business hours. Once requested a parking waiver conceptually is acceptable primarily due to the Center's use of alternative modes of transportation, and a demonstrated history of minimal parking needs due to the project supporting youth activities.

Sec. 8.2.5, Bicycle Parking Requirements

Bike parking is not specified. The community center size at 2795 sq. ft. requires 2 short term bike parking spaces (3/5,000 sf) and 0 long term bike parking spaces (1/20,000 sf). These will need to be provided.

Article 9 Inclusionary and Replacement Housing

Sec. 9.1.5 Applicability

(c) An applicant may elect to be subject to the provisions of this article if new units are added to existing units for a total of 5 or more units.

The applicant has proposed to elect to provide for inclusionary units in order to obtain the associated density bonus.

Section 9.1.10 Percentage of Inclusionary Units

The applicant will need to work with the manager of the city's Housing Trust Fund to dedicate the appropriate number of Inclusionary Units, dependent upon the rent of the units. Typically, 15% are offered as IZ units. 15% of 6 = 1 Inclusionary Unit. A letter of compliance will be required from the Housing Trust Fund manager, and to define any reduction in the amount of Impact Fees to be assessed

Part 2: Housing Preservation and Replacement

Sec. 9.2.4 Relocation Requirements; Notice and Relocation Costs

The owner is responsible for providing written notice to vacate the unit due to the owner's intent to demolish/relocate the units. In addition, the owner is responsible for paying the costs of relocation for any tenant(s) displaced from any housing unit demolished or relocated. The costs that are included and the manner in which these costs are paid shall be identical to the relocation services that are required for displaced persons under Section 18-2 of the Burlington Code of Ordinances.

Sec. 9.2.5 Housing Replacement Requirement

In addition to applicable requirements for a conditional use, the DRB shall require, as a condition of approval, that an owner shall replace any housing units that are demolished or converted to a nonresidential use.

An owner shall meet the replacement requirement by creating new housing units pursuant to a plan approved by the DRB. The plan shall be in accordance with the provisions of this Article. Replacement units may be provided by the owner or by the owner's designee fully in any of the following ways:

a. *New Construction. Construction of housing units within a new structure or new addition;*
New units are proposed to be provided onsite.

Sec. 9.2.6 Replacement Unit Requirements

In addition to the foregoing, all replacement units must meet the following requirements:

(a) Each unit shall have at least the same number of bedrooms as the unit being replaced;

(b) These units must be provided within the City of Burlington;

Units being provided on site and in the relocated duplex.

(c) These units must be ready for occupancy within eighteen (18) months of the date on which the conditional use approval is granted;

This will be a condition of approval of the actual zoning permit.

(d) These units must remain assisted housing, as either rental housing or limited equity housing, for a period of not less than ten (10) years from the date of first occupancy;

This is the intent of the owner.

(e) These units must be sold or leased to prospective occupants who qualify as low-income households at the time they first lease or purchase the unit;

This is the intent of the owner.

(f) *These units shall contain at least the same number of accessible units being replaced, or the number of accessible units that may otherwise be required by statute or regulation, or one accessible unit, whichever is greater.*

More units will result from this development than the existing four units, that is, there will be six units on site and one or two additional in the relocated structure.

Article 10: Subdivision Review

Sec. 10.1.5 Lot Line Adjustments

(a) Lot Line Adjustment Submission Requirements:

The applicant will need to submit a lot line adjustment plat for the merger of the three lots into a single parcel.

II. Items for Consideration

1. Setbacks for the proposed lot line adjustment and new construction must be verified for compliance with dimensional requirements.
2. The applicant shall receive written verification of adequate wastewater capacity from the Department of Public Works.
3. Any traffic related information requested by the Department of Public Works shall be provided.
4. An outdoor lighting plan shall be submitted. The lighting plan shall depict all proposed fixture types. The photometric plan shall tabulate for the front, parking and entryway, walkways with minimum, maximum, and average illumination levels tabulated. The same shall be done for the back yard play area if applicable. The number and placement of

lighting fixtures in the photometric plan shall match the number and placement of lighting fixtures in the lighting plan.

5. The applicant shall receive written approval of the proposed street tree(s) from the City Arborist.
6. A landscaping plan needs specification.
7. The applicant shall provide information relative to noise levels generated by any proposed outdoor/rooftop mechanical equipment, subject to staff review and approval.
8. Setbacks on the proposed building will need to be clarified to assure compliance.
9. The maximum building height cannot exceed 35'.
10. At least 2 short term bike parking spaces and some long term bike parking spaces will need to be provided.
11. The applicant should define the method of snow removal and/or storage during winter storm events
12. A detailed parking management plan shall be provided to support the needed parking waiver.
13. An erosion prevention and sediment control plan and the post-construction stormwater management plan shall be provided and receive written approval from the Stormwater Administrator per Chapter 26 of the City Code of Ordinances.
14. The owner is required to pay to the Planning & Zoning Department the impact fee as calculated by staff based on the net new square footage of the proposed development.
15. The project engineer will need to certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification will need to be filed with the Department of Planning & Zoning.
16. Days and hours of construction shall be limited to Monday – Saturday, 7:00 AM – 6:00 PM. No construction activity shall be allowed on Sunday.
17. A State of Vermont wastewater permit may be required.
18. All new utility lines shall be buried.
19. All outdoor signs are separate to review and approval under a separate sign permit.
20. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current ingress and egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
21. It is the applicant's responsibility to comply with all applicable ADA requirements.
22. The applicant will need to submit a lot line adjustment plat for the merger of the three lots into a single parcel.
23. A Certificate of Inclusionary Housing Compliance will be needed.
24. The owner will have to comply with notification and relocation requirements for the displaced tenants in the four units being demolished/relocated. In addition, a zoning permit must be obtained for the lot where the 58 North Avenue building is being relocated to.
25. The relocation of the building at 58 North Avenue to another site will have to occur concurrently with the subject proposal, however, under a separate permit.



Google earth

Google earth

feet
meters

10

5



5 &

56

RECEIVED
AUG 22 2014

DEPARTMENT OF
PLANNING & ZONING

August 20, 2014

ZONING DESCRIPTION

Sara Holbrook Community Center
66 North Avenue
Burlington, VT 05401

The Sara Holbrook Community Center is planning an exciting expansion of its facility located at 66 North Avenue, which will also include six new units of housing. The plan is to annex two properties to its south (58 and 56 North Avenue), combine all three parcels into one larger parcel, so that after removing the buildings on the two annexed properties, will allow for expansion of the Center and the new housing.

A Community Center is a conditional use in this district, and multi-family housing is a permitted use. The Sara Holbrook Community Center (SHCC) is the only use on its current parcel; the other two properties each contain apartments (two units/parcel), for a total of four units. One of the buildings will be moved to another location in the Old North End, and one will be demolished, so the Housing Replacement Ordinance will not apply since more units are being created than eliminated.

The SHCC intends to voluntarily comply with the requirements of Inclusionary Zoning (IZ), even though the construction of six new units (a net increase over existing of only two units) does not automatically trigger the imposition of IZ regulations. Under IZ, unit density increases to 25 units/acre, and lot coverage increases to 48%; however, since the total existing lot coverage on the three parcels is currently 62%, the lot coverage allowance for proposed work is permitted to be as much as the existing. Zoning setbacks for buildings will be adjusted on the new created parcel, and they are determined by averaging the setbacks on two adjacent properties to the north and south. Since the second one to the north is a different zoning district (and a corner lot), the averages have been calculated on one lot to the north and two lots to the south. Therefore, the left (north) side yard setback is 7.6' and the right (south) side yard setback is 13.4'.

The combined parcel size is 20,545 SF, or .472 acres. $.472 \times 25$ yields a total density of 11.79 units. When calculating the allowable square footage for a non-residential use in a residential zone, the zoning ordinance assumes 1500 SF of non-residential use per dwelling unit. Assuming a maximum area of 9300 SF for the Center translates to 6.2 dwelling units; $11.79 \text{ allowable units} - 6.2 = 5.59$, rounded up to six dwelling units. Therefore, up to 9300 SF of total area for SHCC and six dwelling units would be permitted on this parcel, with a maximum lot coverage of 62% and building setbacks as described above (see site plan diagram).

In addition to increased space to serve its clients, there are two significant site plan issues the SHCC would like to address: 1) create a drop-off area off North Avenue that doesn't require backing out to the street and 2) segregating auto traffic from the kids' play area. This proposal accomplishes both of these criteria, as well as adds a multi-purpose/gym space for young children, an art space, an expanded kitchen for lunches as well as center pot-luck dinners, some expanded office space, and a skylit internal courtyard space for inclement weather indoor play and other activities. The six new apartments will be located on floors two and three, with a separate entrance from the street, wrapping around and above the multi-purpose/gym space, partially covering some of the parking that will be accessed from a separate driveway off North Avenue. Total parking being provided is 13 spaces, which will require consideration of a parking variance. The SHCC will require apartment tenants to remove their cars during business hours, which will leave all 13 spaces available for the Center's use, which more than doubles the amount of parking currently available to the SHCC on its current site.

RECEIVED
AUG 22 2014

DEPARTMENT OF
PLANNING & ZONING

August 20, 2014

ZONING SUMMARY

Sara Holbrook Center
66 North Avenue
Burlington, VT 05401

Existing Uses	Community Center, preschool, daycare (66 North Avenue); duplex (each on 56 and 58 North Avenue. Current SF @ 66 North Avenue = 5020 SF (1st = 2732 SF; 2nd = 2288 SF; total = 5020 SF).
Zoning District	Residential Medium Density (RM); with voluntary compliance with Inclusionary Zoning. max density is 25 units/acre (20,545 SF/ 43,560 SF = .472 a X 25 = 11.79 units.
Primary Permitted Uses	Appendix A allows, among others, residential (single detached, duplex, multi-family), assisted living, boarding house (up to 4), etc. See Appendix A, Use Table for full list.
Primary Conditional Uses	With DRB (Development Review Board) approval: Community Center, School, Daycare, multi-family/mixed use). See Appendix A, Use Table for full list.
Lot Size	66 North Ave = 10,335 SF, 58 North Ave = 6542 SF; 56 North Ave = 3668 SF. Total area = 20,545 SF.
Frontage	66 North Ave = 66', 58 North Ave = 33'; 56 North Ave = 38'.
Depth	Varies, lot shapes are irregular.
Use Regulations	Ground floor residential is discouraged (actually not permitted in NAC district), but is specifically banned in NMU. Status of this must be confirmed.
Density	Residential density @ 20 units/acre, increases to 25 units/acre with inclusionary zoning, which is triggered at 5 units. Inclusionary is not necessarily triggered, because we are replacing 4 units, the net number of new units will not be five (5). At combined lot size of 20,545 SF, the allowable density is $20,545/43,560 \times 25 = 11.79$ units, rounded up to 12.
Density equivalent	Non-residential density equivalent is 1500 SF/DU.
Lot Coverage	40%, increased to 48% with inclusionary zoning; however, existing lot coverage exceeds allowable, even with increase; therefore, any new development is limited to not more than existing lot coverage. 66 North Ave = 76%; 58 North Ave = 51%; 56 North Ave = 46%. Total of all properties combined is 62%.
Setbacks	Front: avg of two adjacent lots on both sides, +/- 5'; side: 10% of width, minimum 5 feet; maximum 20'; rear: 25% of lot depth, minimum 20', maximum 75'.
Proposed uses	Community center, school, preschool and 6 units of housing. Max 9300 SF for SHC. 1500 SF per residential living unit = 6.2 units; 11.79 allowable units - 6.2 = 5.59 units, rounded up to 6 units allowable. Therefore, up to 6 residential units and 9300 SF of community center are permitted.

August 20, 2014

DESIGN NARRATIVE

Sara Holbrook Community Center
66 North Avenue
Burlington, VT 05401

The Sara Holbrook Community Center (SHCC) has been serving the Burlington community since 1937, and now requires to make some property improvements and a building expansion to continue to serve our community and clients well into the future. Because this proposed expansion will include the elimination of two housing units (two others being relocated in the neighborhood), the SHCC also desires to not only replace those units but also to add additional housing units (total of 6 units to be constructed, a net increase of 4 more than currently exists). These housing units will serve our community by increasing the number of available rental units, and they will serve to provide a perpetual income stream to the SHCC, an income that will support its programs, building maintenance, and

The program requirements include the addition of a multi-purpose/gym space for pre-middle school kids; modest office expansion; an art space; improved kitchen and food prep area for snacks, lunches and community dinners; vehicle drop-off to the main entrance; a clear separation between the childrens' play space and any vehicular traffic; six apartments; and the maximum parking spaces that can be accommodated on site. The entrance to the SHCC must be separate from the entrance to the apartments. Expansion can include building above the existing building as well as an addition to it.

The proposed design completes the two story portion of the existing building by adding new construction over the existing NW corner one-story portion, and extends the existing building to the south to create a skylit circulation courtyard leading to the new multi-purpose/gym space. The new SHCC entrance is at the west end of the courtyard space, opening to an expanded existing entrance plaza. The new art room faces the street flanking the new entrance. The apartment entry is separate from the SHCC entry, and has its own vestibule and lobby to serve two floors of 3 apartments each on the second and third floors. The 13 space parking lot is entered under the apartments and is effectively concealed from the street by tucking behind the apartment entry and by the one-story masonry landscape wall that shields the parking and defines the entry drive. The massing of the three story apartment section is in keeping with several recent developments in the immediate area, including the Commodore Apartments and the Mermaid Building at the corner of North and North.

The new construction will be a combination of steel and wood framing, with the SHCC portion primarily steel and the apartments primarily wood. Exterior materials will be a combination of masonry, fiber cement panels and lap siding and fiberglass windows. In addition to sustainable materials, we are exploring other green features to include solar PV, a green roof over the enclosed courtyard, permeable paving in the parking area, near passive house standards for the apartments, etc.



VIEW FROM SOUTH WEST

SARA HOLBROOK COMMUNITY CENTER

BURLINGTON, VERMONT

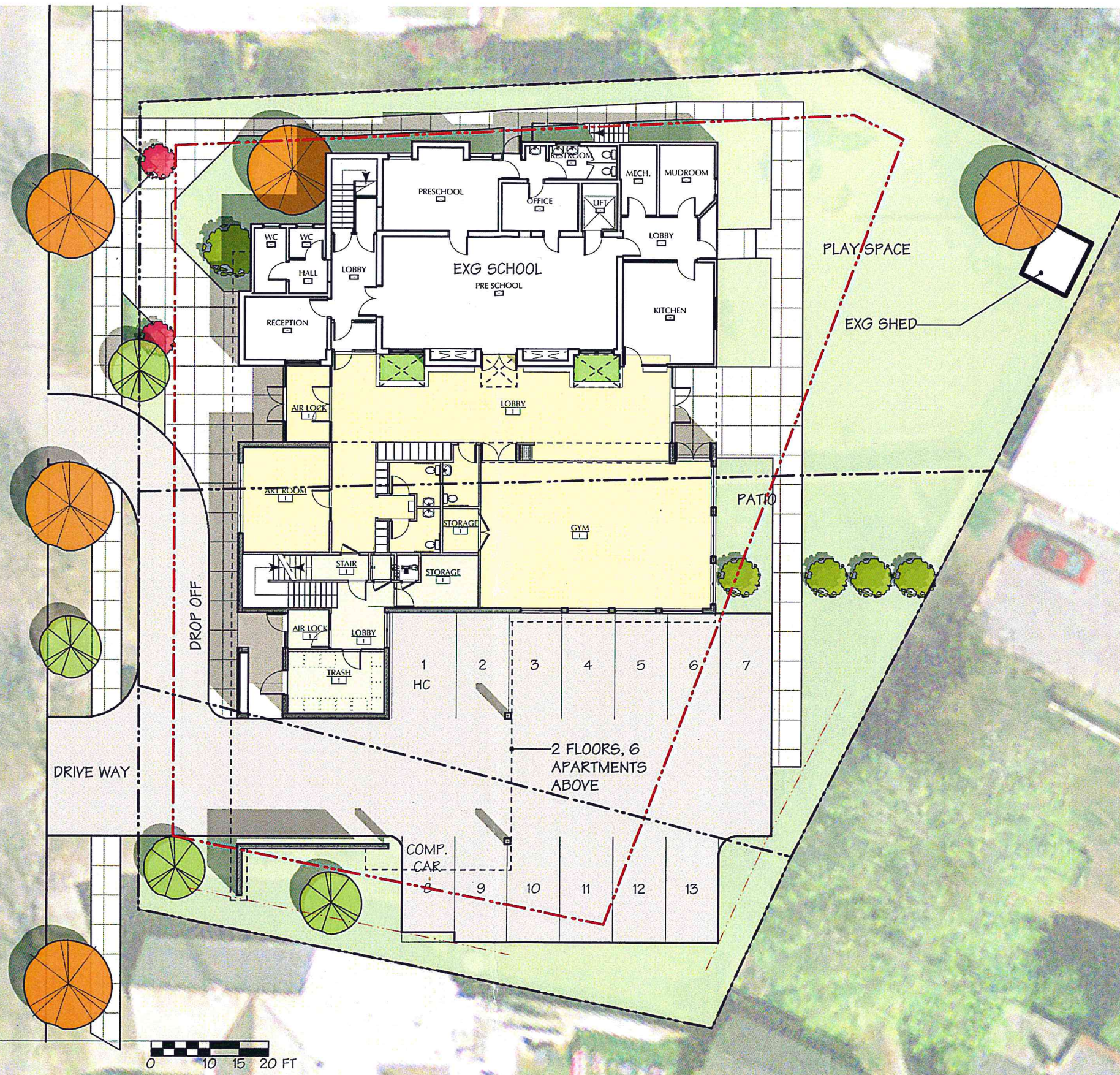
COPYRIGHT © 2014. ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

SCHEMATIC DESIGN

RECEIVED
AUG 22 2014
DEPARTMENT OF
PLANNING & ZONING
Duncan
Wisniewski
ARCHITECTS
255 SOUTH CHAMBERLAIN
BURLINGTON, VT

SARA HOLBROOK COMMUNITY CENTER OPT 4		SFT
PROPOSED SITE		20,544.5
EXG SCHOOL		2,800
PROP ADDITION		2,757
EXG SIDEWALKS		900
PROP SIDEWALKS		1,761
PROP PAVING		4,410
EXG SHED		85
TOTAL AREA		20,544.5
EXISTING LOT COVER		12,810
PROPOSED LOT COVER		12,713
LOT COVER DIFFERENCE		97
LOT COVERAGE PERCENT		62%

NORTH AVE.



SITE PLAN • OPT 4

Scale: 1" = 20 ft

RECEIVED

AUG 22 2014

DEPARTMENT OF
PLANNING & ZONING

SARA HOLBROOK COMMUNITY CENTER

BURLINGTON, VERMONT

COPYRIGHT © 2014. ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

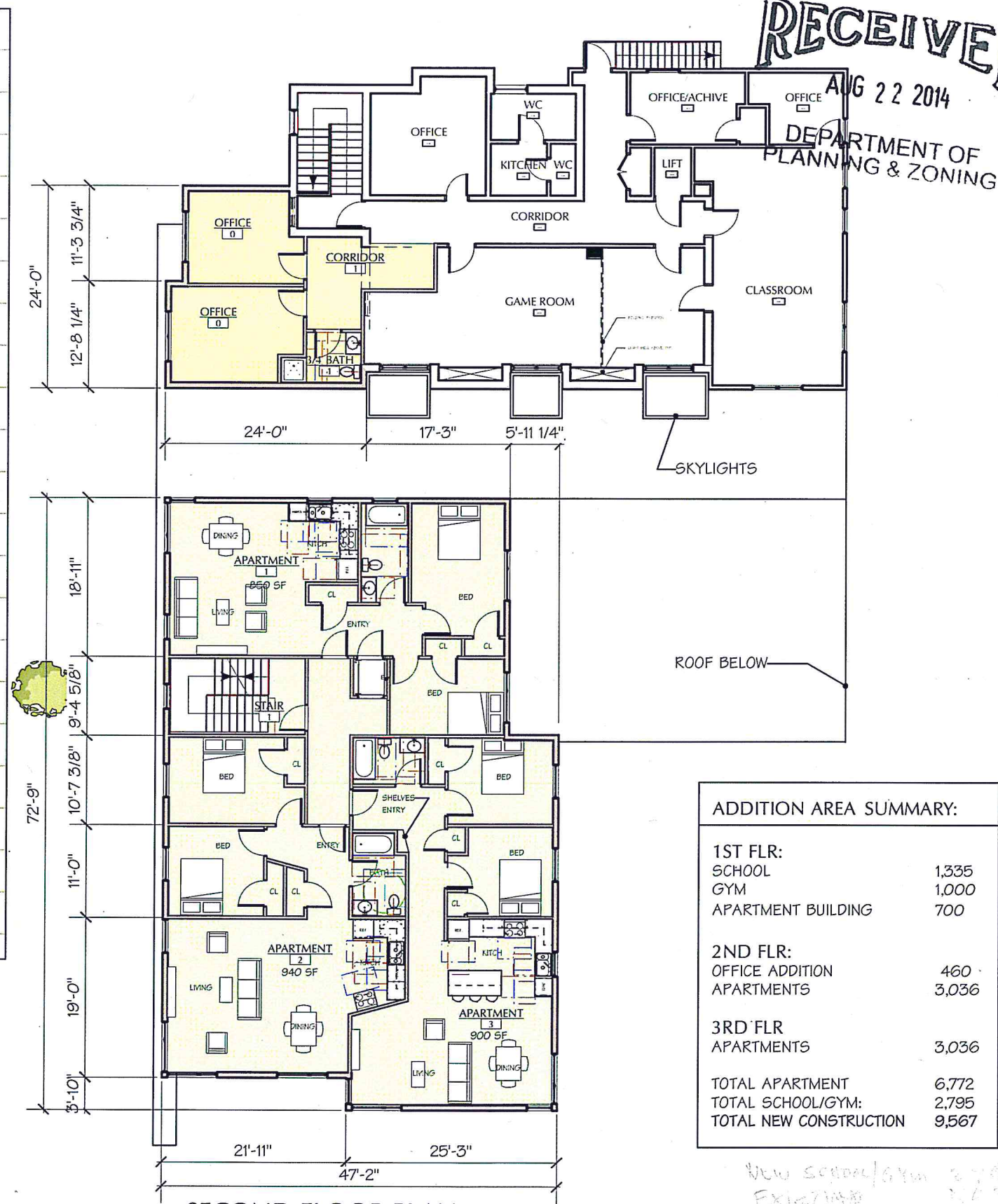
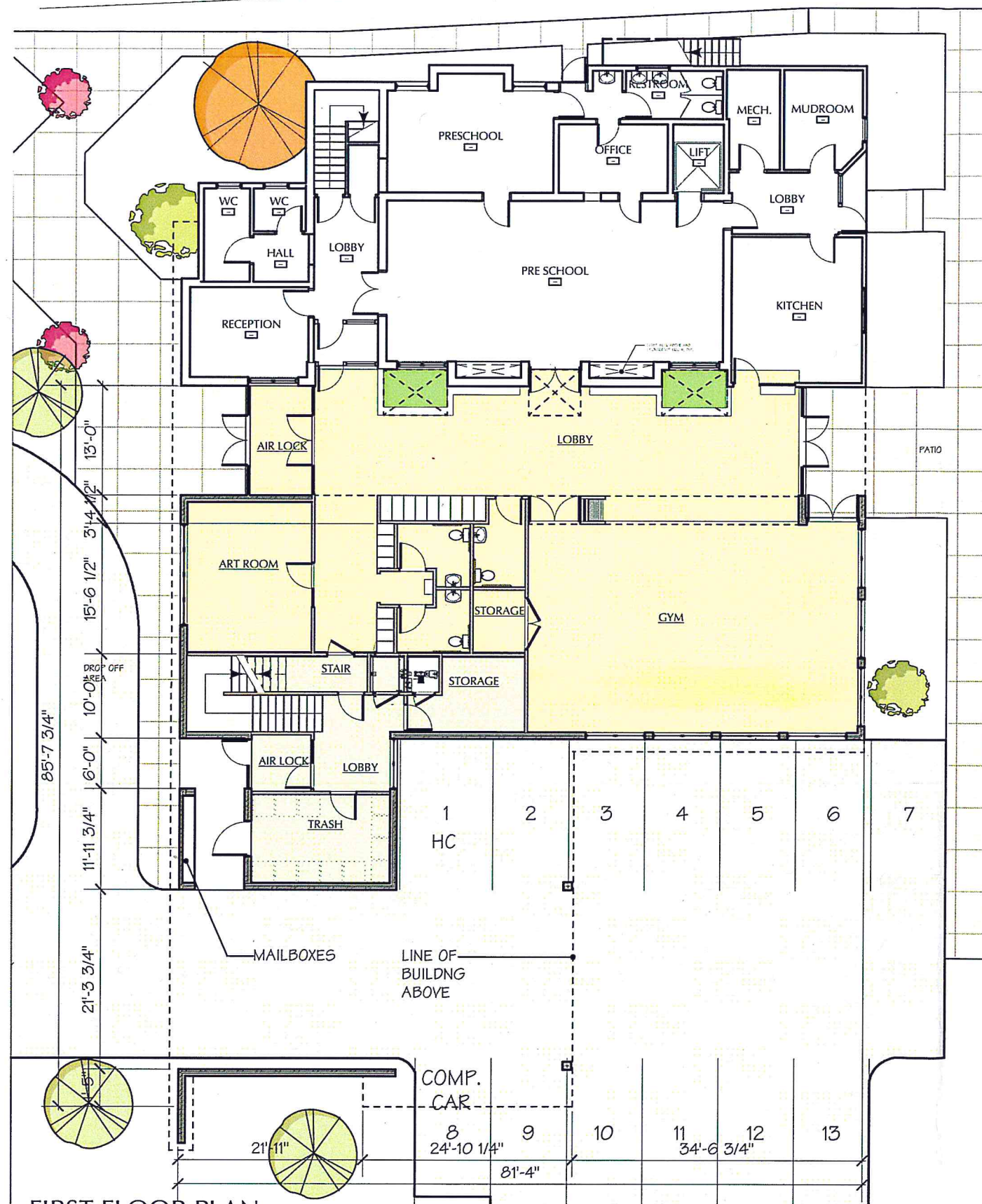
SCHEMATIC DESIGN

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401

DATE: 06/1

L-1



ADDITION AREA SUMMARY:

1ST FLR:	
SCHOOL	1,335
GYM	1,000
APARTMENT BUILDING	700
2ND FLR:	
OFFICE ADDITION	460
APARTMENTS	3,036
3RD FLR:	
APARTMENTS	3,036
TOTAL APARTMENT	6,772
TOTAL SCHOOL/GYM:	2,795
TOTAL NEW CONSTRUCTION	9,567

SARA HOLBROOK COMMUNITY CENTER

BURLINGTON, VERMONT

COPYRIGHT © 2014. ALL RIGHTS RESERVED.
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

SCHEMATIC DESIGN

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
5-288-8811

DATE: 06/11

A-1

RECEIVED

AUG 22 2014

DEPARTMENT OF
PLANNING & ZONING



VIEW FROM WEST

RECEIVED
AUG 22 2014

SARA HOLBROOK COMMUNITY CENTER

BURLINGTON, VERMONT

COPYRIGHT © 2014 ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

SCHEMATIC DESIGN

DEPARTMENT OF
PLANNING & ZONING

Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T. 802.261.0000

DATE: 08/21

A-P

RECEIVED

AUG 22 2014

DEPARTMENT OF
PLANNING & ZONING



VIEW FROM EAST

SARA HOLBROOK COMMUNITY CENTER

BURLINGTON, VERMONT

COPYRIGHT © 2014. ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

SCHEMATIC DESIGN

RECEIVED

AUG 22 2014

DEPARTMENT OF
PLANNING & ZONING

Duncan
Wisniewski

ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401

DATE: 08/2

A-P