

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

AJ LaRosa
Caitlin Halpert
Geoff Hand
Sean McKenzie
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Evan Gould, (Alternate)
Vacant, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 1, 2023, 5:00 PM

PUBLIC HEARING NOTICE

Hybrid & In Person (at 645 Pine Street) Meeting

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

Webinar ID: 832 2569 6227

Passcode: 969186

Telephone: US +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or
+1 253 215 8782 or +1 346 248 7799

1. ZP-23-284; 266 College Street (FD5, Ward 8E) Giri Burlington Property, LLC / 266 Greencastle, LLC

Proposed renovation of existing building to construct a 6-story addition with rental housing and two levels of parking below street grade.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections 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 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/dpi/dr/ agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

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AGENDA

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+1 253 215 8782 or +1 346 248 7799

- I. Agenda**
- II. Communications**
- III. Minutes**
- IV. Consent**

- 1. ZP-23-305; 339 Pine Street (E-LM, Ward 5S) City DPW / Andrew Jope**
Continuation of use of temporary modular training/office space in storage yard. (Project Manager, Scott Gustin)

V. Public Hearing

- 1. ZP-23-284; 266 College Street (FD5, Ward 8E) Giri Burlington Property, LLC / 266 Greencastle, LLC**
Major Impact Review of proposed renovation of existing building to construct a 6-story addition with rental housing and two levels of parking below street grade. (Project Manager, Mary O'Neil)

VI. Certificate of Appropriateness

- 1. ZP-23-199; 160 Flynn Avenue (E-LM, Ward 5S) The Switchback Beerworks, Inc. / Tyler Barnard**
Building renovations to accommodate new tap room including the construction of a new patio area, sidewalks, parking, and stormwater improvements. (Project Manager, Garret King)
- 2. ZP-23-250; 180 Flynn Avenue (E-LM, Ward 5S) LJC, Inc. / CO LCT Company / Tyler Barnard**
Site modifications including reconstruction of parking lot and stormwater improvements associated with ZP-23-199. (Project Manager, Garret King)

VII. Adjournment

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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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Ted Miles, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: August 1, 2023
RE: ZP-23-305; 339 Pine Street

=====

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: 5S

Owner/Applicant: City of Burlington / Andrew Jope

Request: Continuation of use of modular training/office building in storage yard.

Applicable Regulations:

Article 2 (Administrative Mechanisms), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is seeking approval to retain a previously approved modular building in the existing storage yard for ReSOURCE at 339 Pine Street. The subject modular training/office building was originally approved by the Development Review Board on February 20, 2018 for a period of 5 years. That approval has now expired. The applicant is seeking re-approval as a permanent structure. The building is approximately 1,500 sf. While relatively small, its size of greater than 500 sf requires review and approval by the Development Review Board.

Previous zoning actions for this property are noted below.

12/22/21, Approval to install new garage door
1/12/21, Approval for replacement windows
10/30/20, Approval to install shipping container
5/29/19, Approval to install access ramp
2/27/18, Approval of outdoor signs
2/20/18, Approval of temporary (5 years) modular office trailer
2/7/18, Approval of 4 replacement overhead doors
6/20/08, Approval to replace existing gate and add a new gate
4/5/07, Approval to replace freestanding sign for Recycle North
11/15/06, Approval to install concrete pad, wooden fence, and metal chimney
5/15/06, Approval to install steel sculpture
8/13/04, Approval for freestanding sign for Recycle North
6/18/04, Approval for wooden privacy fence with chain link gates

5/29/04, Approval for continued use of the site for recycling drop off center
5/13/04, Approval for new fence
3/19/04, Approval for new parallel sign
8/1/03, Approval to new parallel sign
8/6/01, Approval for new freestanding and parallel signs
6/15/01, Approval to establish new additional uses including recycling, storage, construction materials recycling and refurbishment for 3 years
3/19/96, Approval for freestanding sign
1/14/94, Approval to extend fencing
11/3/92, Approval to construct 1 story storage building
9/11/90, Approval to pave 50' X 105' area and to install 8' chain link fence
9/11/90, Approval to construct temporary salt bunker

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

I. Findings

Article 2: Administrative Mechanisms

Sec. 2.7.8, Withhold Permit:

Most prior zoning permits for the property have their required certificate of occupancy. One zoning permit, ZP-19-315, for an access ramp, has expired and lacks its required certificate of occupancy. Per this criterion, this zoning permit must be closed out with a certificate of occupancy prior to issuance of a certificate of occupancy for this new permit. **(Affirmative finding as conditioned)**

Article 3: Applications, Permits, and Project Reviews

Part 3: Impact Fees

Sec. 3.3.2, Applicability

Given the transition from a temporary to a permanent building, impact fees will be due as set forth and calculated by the Impact Fee Administrative Regulations based on the total gross square footage of the building. Based on FY '23 rates, the 1,500 sf building entails an impact fee of \$2,106. **(Affirmative finding as conditioned)**

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 property is presently used for municipal street department functions, storage, and ReSOURCE functions. The building provides additional functional space for ReSOURCE. **(Affirmative finding)**

(b) Dimensional Standards & Density

Including the subject modular building, total building area onsite is 18,548 sf. Total FAR is well below the maximum permissible 2.0 on this 140,700 sf lot.

Lot coverage remains unchanged.

The building complies with the minimum required 5' front yard setback and 10% of lot depth rear yard setback. Side yard setbacks are not applicable in the E-LM zone.

Building height is less than 15' and is under the maximum permissible 45' height. **(Affirmative finding)**

(c) Permitted & Conditional Uses

ReSOURCE is engaged in waste management, repair, and recycling and related training programs. The use is permitted in the E-LM zone and 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 the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

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

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

Nothing about the site will change. No site work is proposed, nor will any areas be impacted. The modular building provides ancillary space for use by ReSOURCE. The building is easily accessed from existing parking onsite and helps to screen the exterior storage behind it. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

The structure is a very basic modular building. It is a single story in height and is clad in vinyl siding with vinyl windows and asphalt shingle roofing. The two doorways are simple and clearly apparent. It offers no street presence, nor does it need to, given its placement and purpose.

(Affirmative finding)

II. Conditions of Approval

1. Prior to release of the zoning permit, impact fees in the amount of \$2,106. shall be paid to the Dept. of Permitting & Inspections based on the gross floor area of the building.
2. It is the applicant's responsibility to comply with all applicable ADA requirements.
3. Per Sec. 2.7.8, all prior zoning permits that have expired without certificates of occupancy must be closed out with final certificates of occupancy **prior to issuance of a certificate of occupancy** for this new zoning permit.
4. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
5. Any signage will require a separate sign permit.
6. Standard Conditions 1-14.



←
STORE
A Program of ReSource

YouthBuild
A Program of ReSource

YouthBuild
A Program of ReSource

Re

YouthBuild
A Program of ReSource

Re

- ELEVATION NOTES (TYP.)**
- 1.) SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
 - 2.) HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE TO BE DESIGNED AND SIZED AS REQUIRED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL
 - 3.) FOUNDATION ELEVATION SHALL BE PROVIDED (B) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 2.15 SQ. FT. OF THE FLOOR AREA, AND AN 8" x 24" VENTILATION SPACE ACCESS, SITE ESTABLISHED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL

- NOTE -

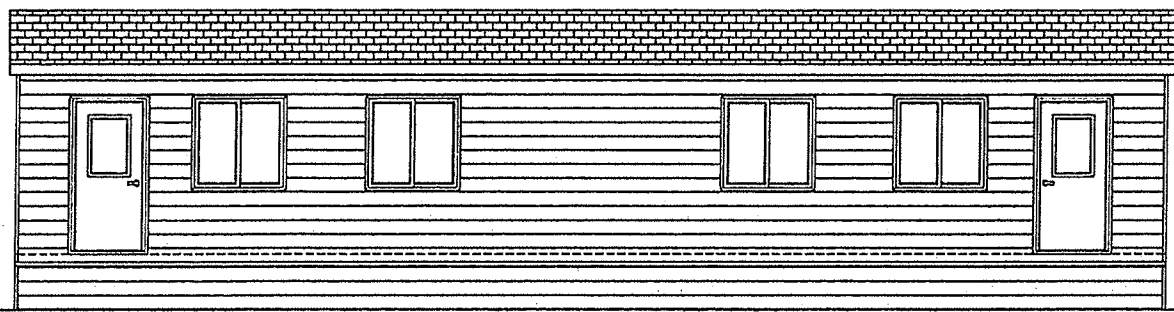
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

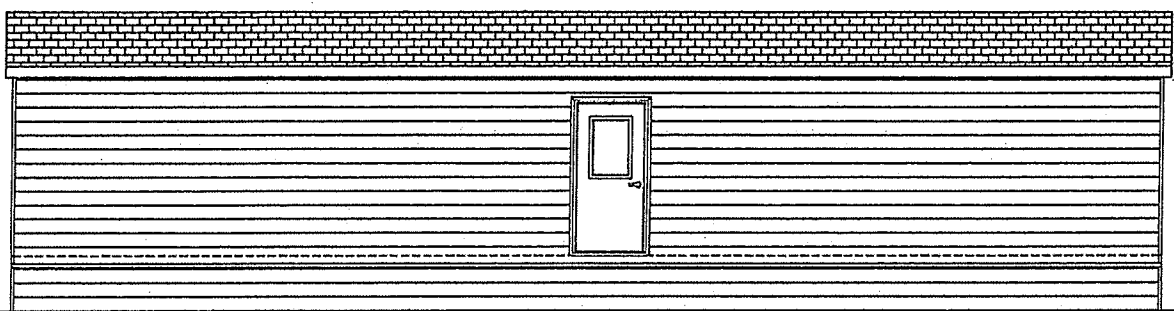
SIGNED: *[Signature]* DATE: *2/20/18*

Planning & Zoning Department
GWINOZ & GWINOZ
Burlington, Vermont

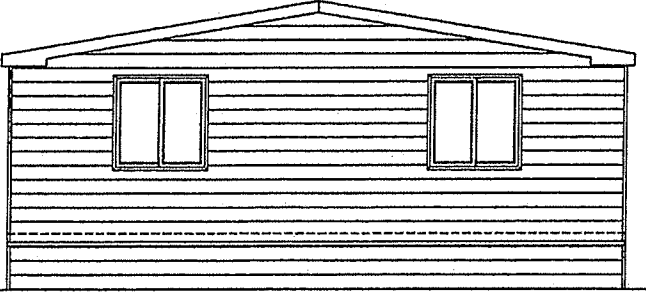
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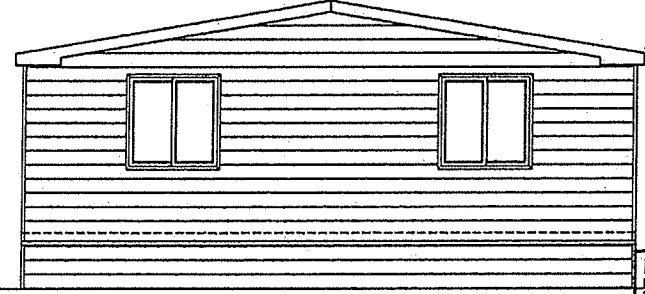
REAR ELEVATION
SCALE: 3/16"=1'-0"



FRONT ELEVATION
SCALE: 3/16"=1'-0"

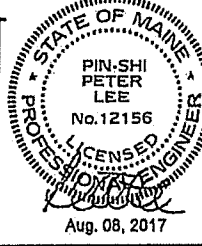


RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

PETER LEE, P.E. M.S.
ENGINEERING INTERNATIONAL, INC.
ENGINEER: PETER LEE, P.E., M.S.
CONSULTING ENGINEER
23329 CENTURY DRIVE
ELKHART, IN 46514



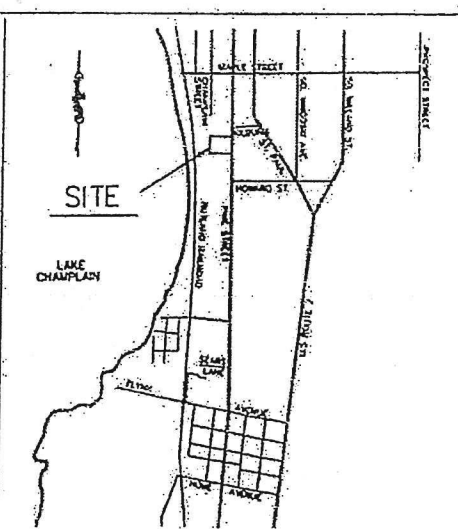
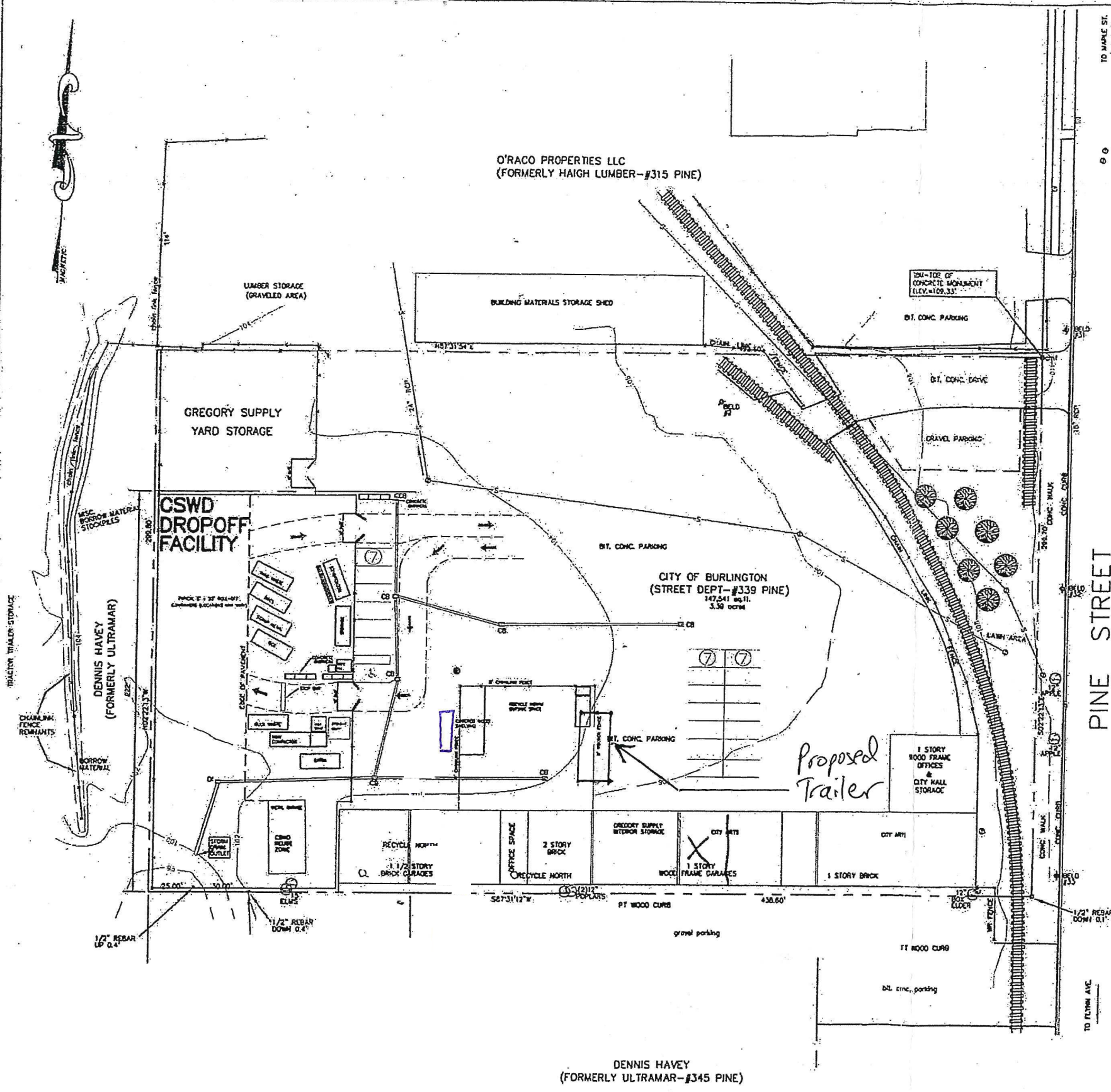
SCHIAVI LEASING
DAVID CURRIER
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX:
WWW.VANGUARDMODULAR.COM

SERIAL #: 1520 A/B
OCCUP: E
DRAWING #: VGM-2017-0005

EXTERIOR ELEVATIONS

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Drawing Date: 8-3-2017	Project:
Drawn By: J.L.B.	Sheet: A1
Scale: 3/16"=1'-0"	



LOCATION PLAN
NTS

LEGEND

- PROJECT BOUNDARY
- LINE OF EASEMENT
- CONCRETE MONUMENT
- REBAR
- CONTOUR LINE (USGS DATUM)
- SEWER LINE/MANHOLE
- STORM DRAIN/CATCH BASIN
- RAILROAD
- EDGE OF GRAVEL
- TREE
- LIGHT POLE

- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS
REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION.
ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE
FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

HULBERT
PLUMBING
SUPPLY
SIGNED:

DATE: 2/20/18

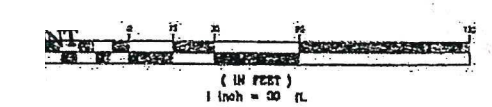
Planning & Zoning Department
Burlington, Vermont

RECEIVED
JAN 22 2018
DEPARTMENT OF
PLANNING & ZONING

- For trailer placement only.

NOTE:

EXISTING FEATURES SHOWN HEREON TAKEN FROM A TOPOGRAPHIC
SURVEY BY LAMOREUX & DICKINSON TITLED "CITY OF BURLINGTON
STREET DEPARTMENT 339 PINE STREET - BURLINGTON, VT - BASE
PLAN", PROJECT 99122, SHEET NUMBER 1, DATED 9-18-99.



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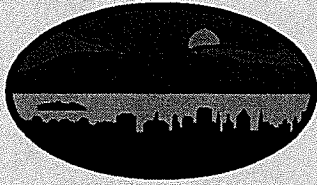
NO.	DATE	REVISION	ENG/DWG.
1	5/25/01	NEW CSWD LOCATION	X
2	9/27/01	SITE CHANGES	X
3	3/28/04	SITE CHANGES	X
4	5/18/04	ADDITIONS PER PAZ REVIEW	X

BURLINGTON STREET DEPT.
SITE REUSE PLAN

PINE STREET, BURLINGTON, VERMONT

AREA PLAN

DATE	2/16/01	PROJ. NO.	E11-41
ENG. BY	KS	DRWN. BY	RG
CHKD. BY	JR	DRWG. NO.	S1
SHEET 1 OF 1			



ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 01/22/2018

Appeal Expiration Date: 03/22/2018

Project Location: 339 PINE STREET

District: ELM

Owner: City Of Burlington - Department of Public Works

Ward: 5S

Address: 645 PINE ST
BURLINGTON VT 05401

Tax ID: 049-2-019-000

Project Type: Commercial - Other Project Type

Project Description: Placement of temporary modular training/office space in storage yard.

Construction Cost:	\$90,675.00	Lot Size (Sq Ft):	140,700
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	94.30	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	94.30	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 18-0639CA

Decision By: Development Review Board

Level of Review: 2

Decision: Approved

See Conditions of Approval

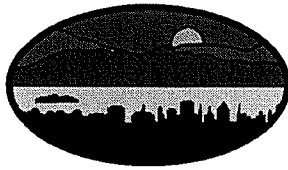
Decision Date: February 20, 2018

Project File: NA

Zoning Administrative Officer

An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division until 4 pm on March 22, 2018.

Fee Type	Amount	Paid in Full	Balance Due: \$210.09
Application Fee(s):	\$230.44	Yes	Date Paid: <u>2/23/18</u>
Development Review Fee:	\$271.00	No	Check # <u>9032</u> <u>PO \$50</u>
Impact Fee:	Not Applicable		<u>Credit \$60.9</u>
Building Permit Required:	Yes		
Permit Received by:			Date: <u>2/23/18</u>
RSN: 346202	149 Church Street Burlington, Vermont 05401-8415		



City of
Burlington, Vermont
149 Church Street

Zoning Permit - COA Level II – Conditions of Approval

ZP #: 18-0639CA

Tax ID: 049-2-019-000

Issue Date: February 20, 2018

Decision: Approved

Property Address: 339 PINE STREET

Description: Placement of temporary modular training/office space in storage yard.

Project Permit Conditions:

1. The temporary building included in this approval shall be removed within 5 years of the date of this approval, and the site shall be restored to its previous condition.
2. If any new outdoor lighting is proposed, it must be depicted on the project plans, and a lighting fixture cutsheet shall be provided, subject to staff review and approval under the standards of Sec. 5.5.2.
3. It is the applicant's responsibility to comply with all applicable ADA requirements.
4. Per Sec. 2.7.8, all prior zoning permits that have expired without certificates of occupancy must be closed out with final certificates of occupancy **prior to issuance of a certificate of occupancy** for this new zoning permit.
5. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required.
6. Any signage will require a separate sign permit.
7. Standard Conditions 1-15.

Vermont Commercial Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. For more information, see http://publicservice.vermont.gov/energy_efficiency.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below.
2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **February 20, 2019**. The owner shall complete the approved project and

obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **February 20, 2020**, or be subject to enforcement actions.

These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

3. **Unified Certificate of Occupancy (UCO):** It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

If the project is partially completed, meets “prior to issuance of a UCO” conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain a certificate of occupancy** places the property in violation of the CDO and is subject to enforcement

In addition, **Failure to obtain a UCO within the time limits above is subject to** “after the fact” fees ranging from \$75 - \$1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.
6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.
8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.
9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and

subject to compliance with the terms and conditions of this permit.

10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars (\$200) per day, municipal tickets, and/or additional permitting fees.
11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City. If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.
13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.
14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.
15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

SURVEY NOTES

- 1. EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HERE ARE BASED ON A 1996 SURVEY BY KREBS AND LANSING CONSULTING ENGINEERS.
- 2. BOUNDARY LINES DEPICTED ARE APPROXIMATE AND BASED ON A 1996 SURVEY BY KREBS AND LANSING CONSULTING ENGINEERS. THIS IS NOT A BOUNDARY SURVEY.
- 3. NORTH ORIENTATION IS REFERENCED TO APPROXIMATE VERMONT GRID NORTH.

GENERAL NOTES

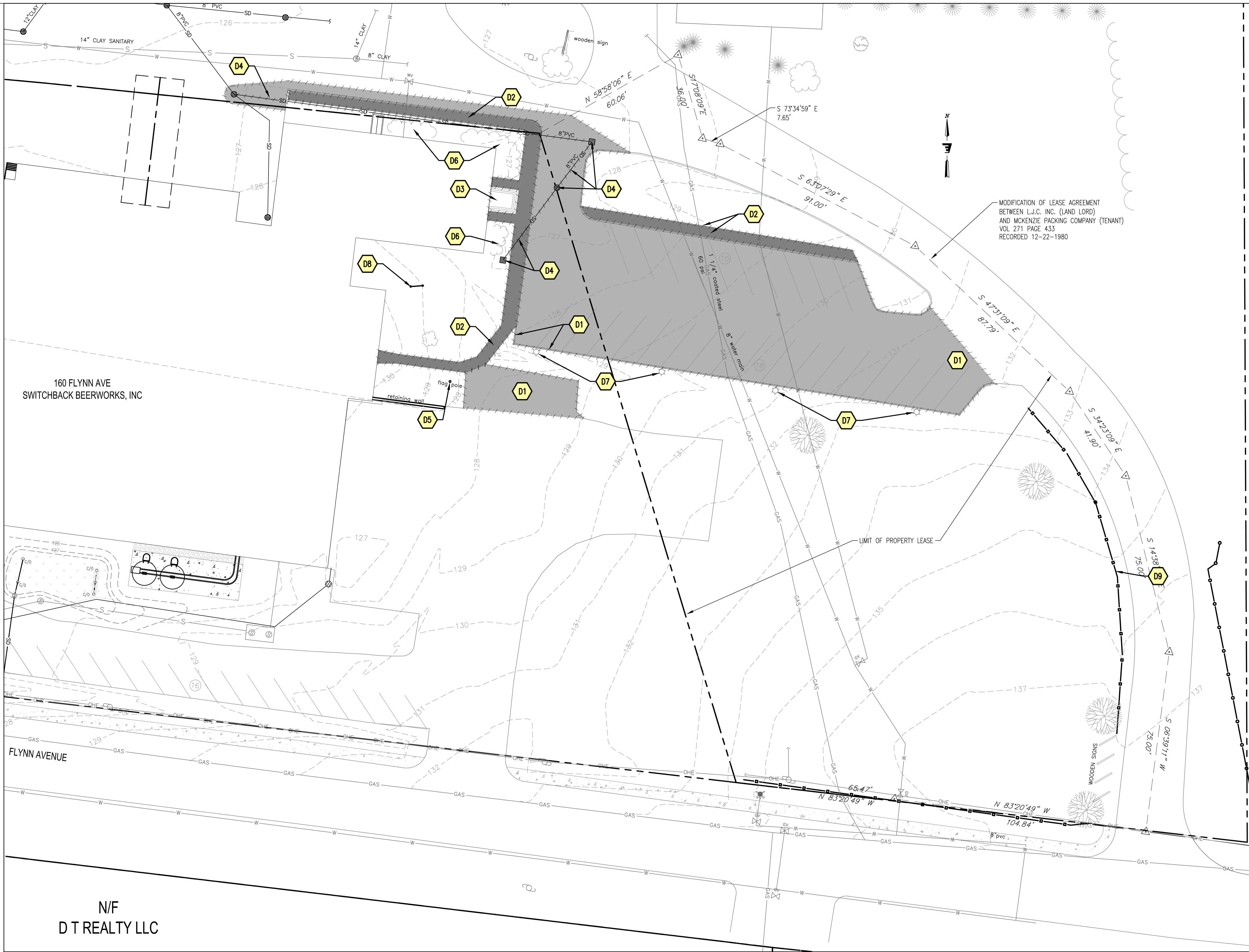
- 1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER.
- 2. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 48 HOURS PRIOR TO DIGGING, DRILLING OR BLASTING.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS IN CRITICAL AREAS.
- 4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- 5. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE. ROOTS ENCOUNTERED OR TREES NOT INTENDED FOR REMOVAL ARE TO BE NEATLY PRUNED.
- 6. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- 7. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A VERMONT LICENSED LAND SURVEYOR.
- 8. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- 10. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE. THIS MAY REQUIRE BYPASS PUMPING FOR SANITARY SEWERS.
- 11. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS AS NOTED ON THE DRAWINGS AND SPECIFICATIONS.
- 12. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS/HER REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.

DEMOLITION NOTES

- 1. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL CONVENE A MEETING WITH THE PROJECT OWNER, PROJECT ENGINEER, OWNER AND LESSEES, CONTRACTOR AND REPRESENTATIVES TO REVIEW LIMITS AND SCHEDULE OF DEMOLITION AND CONSTRUCTION AND TO ENSURE CONTINUED ACCESS AND UTILITY SERVICE TO ADJACENT RESIDENTS.
- 2. ALL DEMOLITION ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. EXCESS OR UNSUITABLE SOIL SHALL BE REMOVED FROM THE SITE. PROJECT CONTRACTOR TO PROVIDE LIST FOR OWNER'S REVIEW FOR SALVAGED EQUIPMENT ETC. FOR OWNER TO RECLAIM.
- 3. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING OR REPLACING ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION TO PRE-CONSTRUCTION CONDITION OR BETTER.
- 4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA NOT ONLY DURING DEMOLITION PROCEDURES, BUT FOR THE DURATION OF CONSTRUCTION.
- 5. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
- 6. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES AND SITE LIGHTING NOT INDICATED FOR REMOVAL DURING CONSTRUCTION.
- 7. ALL EXISTING UTILITIES, FENCING AND SITE FEATURES SHOWN WITH CROSS HATCHING (- / / / / -) ARE TO BE REMOVED (MH, CB, PIPE, ETC).
- 8. SEED AND MULCH ALL RESULTING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN WHERE NO WORK IS ANTICIPATED WITHIN 48 HOURS.
- 9. REFER TO DEMOLITION SPECIFICATIONS AND BID INSTRUCTIONS FOR SALVAGE AND ADDITIONAL WORK ITEMS. CONTRACTOR SHALL COORDINATE PHASING AND DEMOLITION OF THOSE ITEMS WITH OTHER TRADES.

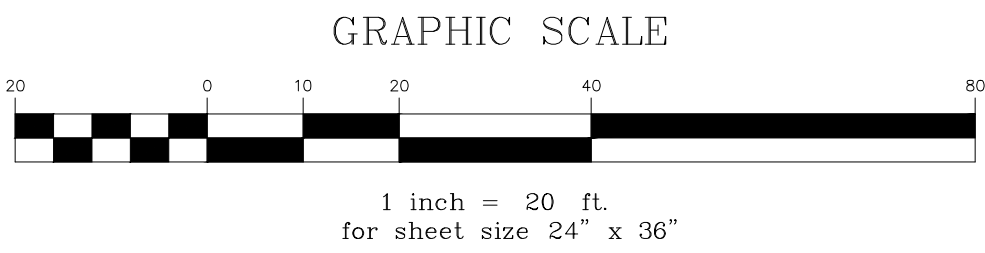
DEMOLITION SCHEDULE

- D1 REMOVE EXISTING PAVEMENT, CURBING, AND SUBBASE
- D2 REMOVE EXISTING CONCRETE SIDEWALK, CURBING, AND SUBBASE
- D3 REMOVE EXISTING STAIRS AND FOOTINGS
- D4 REMOVE EXISTING STORMWATER STRUCTURES AND PIPING
- D5 RELOCATE EXISTING FLAG POLE
- D6 REMOVE EXISTING TREES AND PLANTINGS
- D7 RELOCATE EXISTING LIGHT POLES AT OWNER DISCRETION
- D8 REMOVE EXISTING FREE-STANDING SIGN
- D9 REMOVE EXISTING WOODEN FENCE



LEGEND

EXISTING FEATURES	PROPOSED FEATURES	EXISTING FEATURES	PROPOSED FEATURES	EXISTING FEATURES	PROPOSED FEATURES	EXISTING FEATURES	PROPOSED FEATURES	EXISTING FEATURES	PROPOSED FEATURES
C/O	CLEAN OUT	MH	MANHOLE	CB	CATCH BASIN	SMH	STORM MANHOLE	TS&V	TAPPING SLEEVE AND VALVE
GV	GATE VALVE	WSO	WATER SHUT OFF	LP	LIGHT POLE	UPP	UTILITY POWER POLE	S	SIGN
SE	SPOT ELEVATION	T	TREE	SP	SURVEY POINT	H	HANDICAP SYMBOL	WC	WATERCOURSE
TL	TREELINE	F	FENCE	C	CONTOUR	PL	PROPERTY LINE	EOP	EDGE OF PAVEMENT
SSL	SANITARY SEWER LINE	SL	STORM LINE	WL	WATER LINE	UE	UNDERGROUND ELECTRIC	OHE	OVERHEAD ELECTRIC
UT	UNDERGROUND TELEPHONE	FD	FOUNDATION DRAIN	ROW	RIGHT-OF-WAY LINE	S	SETBACK	LL	LEASE LIMIT



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444 Union Street, Springfield, VT 05156 • 916.549.5414

SWITCHBACK
BREWING

VERMONT

BURLINGTON

NO.	DATE	REVISION

DATE: APRIL 12, 2024
SCALE: As Noted
PROJECT NO: 220448
DRAWN BY: TB
CHECKED BY: PB

SHEET TITLE:
EXISTING
CONDITIONS AND
DEMOLITION PLAN

SHEET NUMBER:

100% BID SET
4/12/2023

C1.10

- C1** PROPOSED CONCRETE SIDEWALK
- C2** PROPOSED FENCE
- C3** PROPOSED RETAINING WALL
SEE DETAIL SHEET C4.1 SITE DETAILS
- C4** PROPOSED STAMPED CONCRETE SURFACE
- C5** NEW PAVEMENT AND SUBBASE
- C6** PAVEMENT MARKINGS (TYP)
- C7** ADA PARKING SIGNS
- C8** PROPOSED ELECTRICAL CONDUIT
- C9** INSTALL CONCRETE CURBING
- C10** (S) DOUBLE-PARKING INVERTED U BIKE RACKS
- C11** PROPOSED LAMP POST
- C12** PROPOSED SIGN
- C13** PROPOSED CONCRETE STAIRS
SEE SHEET C4.1 SITE DETAILS
- C14** RIVER STONE ALONG DRIP EDGE OF ROOF
- C15** FROST-PROTECTED EXTERIOR SLAB
REFER TO STRUCTURAL PLANS

160 FLYNN AVE
SWITCHBACK BEERWORKS, INC

MODIFICATION OF LEASE AGREEMENT
BETWEEN L.J.C. INC. (LAND LORD)
AND MCKENZIE PACKING COMPANY (TENANT)
VOL. 271 PAGE 433
RECORDED 12-22-1980

N/F
DT REALTY LLC

GRAPHIC SCALE

1 inch = 20 ft.
for sheet size 24" x 36"

LEGEND

EXISTING FEATURES		PROPOSED FEATURES		EXISTING FEATURES		PROPOSED FEATURES		EXISTING FEATURES		PROPOSED FEATURES	
	CLEAN OUT			WATER SHUT OFF			WATERCOURSE		WATER LINE		
	MANHOLE			LIGHT POLE			TREELINE		UNDERGROUND ELECTRIC		
	CATCH BASIN			UTILITY POWER POLE			FENCE		OVERHEAD ELECTRIC		
	STORM MANHOLE			SIGN			CONTOUR		UNDERGROUND TELEPHONE		
	TAPPING SLEEVE AND VALVE			SPOT ELEVATION			PROPERTY LINE		ROOF DRAIN		
	GATE VALVE			TREE			EDGE OF PAVEMENT		FOUNDATION DRAIN		
				SURVEY POINT			SANITARY SEWER LINE		RIGHT-OF-WAY LINE		
				HANDICAP SYMBOL			STORM LINE		SETBACK		



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 414 Union Street, Rochester, NY 12305 • 518-630-9814
www.engineeringventures.com

SWITCHBACK BREWING

**SWITCHBACK
BREWING**

BURLINGTON VERMONT

DATE:	REVISION:
DATE:	APRIL 12, 2011
	SCALE:
	As Noted
	PROJECT NO:
	22048
DRAWN BY:	CHECKED BY:
TB	PB
EET	
FILE:	

TE LAYOUT PLAN

EET
/MBER:

100% BID SET
4/12/2023

C2 10



STORMWATER UTILITY SCHEDULE

ST1	PROPOSED GRAVEL WETLAND SEE SHEET C4.2 GRAVEL WETLAND DETAILS	ST9	48 LF 12" PVC PIPE MIN SLOPE 1%
ST2	4-FT ID CATCH BASIN WITH CURB INLET PAVEMENT INV: 128.50 8" PVC INV OUT: 127.00 SUMP INV: 123.00	ST10	4-FT ID CATCH BASIN RIM: 126.90 12" PVC (ST8) INV IN: 123.57 12" PVC (ST11) OUT: 123.47
ST3	43 LF 8" PVC PIPE MIN SLOPE 1%	ST11	42 LF 12" PVC PIPE MIN SLOPE 1%
ST4	6" PVC YARD DRAIN	ST12	27 LF 8" PVC PIPE (INCLUDE 45 DEGREE BEND) MIN SLOPE 1%
ST5	22 LF 6" PVC PIPE MIN SLOPE 1%	ST13	4-FT ID CATCH BASIN RIM: 126.75 6" PVC (ST5D) INV IN: 123.05 12" PVC (ST11) INV IN: 123.05 8" PVC (ST12) INV IN: 123.05 12" PVC (ST14) OUT: 122.95
ST6	37 LF 6" PVC PIPE MIN SLOPE 1%	ST14	130 LF 12" PVC PIPE MIN SLOPE 1%
ST5C	27 LF 6" PVC PIPE MIN SLOPE 1%	ST15	EXISTING CATCH BASIN RIM: 127.00 EXISTING INV IN: 121.65 (VF) EXISTING INV OUT: 121.55 (VF) NEW 12" PVC (ST14) IN: 121.65
ST5D	21 LF 6" PVC PIPE MIN SLOPE 1%	ST16	6" DEEP CONSTRUCTED GRASS SWALE
ST6	24 LF 4" PVC PIPE MIN SLOPE 1%	ST17	6" PVC UNDERDRAIN
ST7	PROPOSED TRENCH DRAIN		
ST8	4-FT ID CATCH BASIN RIM: 128.00 6" PVC INV IN: 124.18 6" PVC INV IN: 124.18 4" PVC INV IN: 124.18 12" PVC OUT: 124.08		

ELECTRIC UTILITY SCHEDULE

E1	PROPOSED 2" ELECTRICAL CONDUIT
E2	PROPOSED LAMP POST

LEGEND

EXISTING FEATURES	PROPOSED FEATURES	EXISTING FEATURES	PROPOSED FEATURES	EXISTING FEATURES	PROPOSED FEATURES	EXISTING FEATURES	PROPOSED FEATURES
C/O	CLEAN OUT	C/O	WATER SHUT OFF	W	WATER COURSE	W	WATER LINE
⊙	MANHOLE	⊙	LIGHT POLE	UGE	TREELINE	UGE	UNDERGROUND ELECTRIC
⊕	CATCH BASIN	⊕	UTILITY POWER POLE	OHE	FENCE	OHE	OVERHEAD ELECTRIC
⊙	STORM MANHOLE	⊙	SIGN	UT	CONTOUR	UT	UNDERGROUND TELEPHONE
⊗	TAPPING SLEEVE AND VALVE	+100.00	SPOT ELEVATION	RD	PROPERTY LINE	RD	ROOF DRAIN
⊗	GATE VALVE	⊙	TREE	FD	EDGE OF PAVEMENT	FD	FOUNDATION DRAIN
		⊙	SURVEY POINT	SD	SANITARY SEWER LINE	SD	RIGHT-OF-WAY LINE
		⊙	HANDICAP SYMBOL		STORM LINE		SETBACK



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SWITCHBACK
BREWING
BURLINGTON VERMONT

NO.	DATE	REVISION

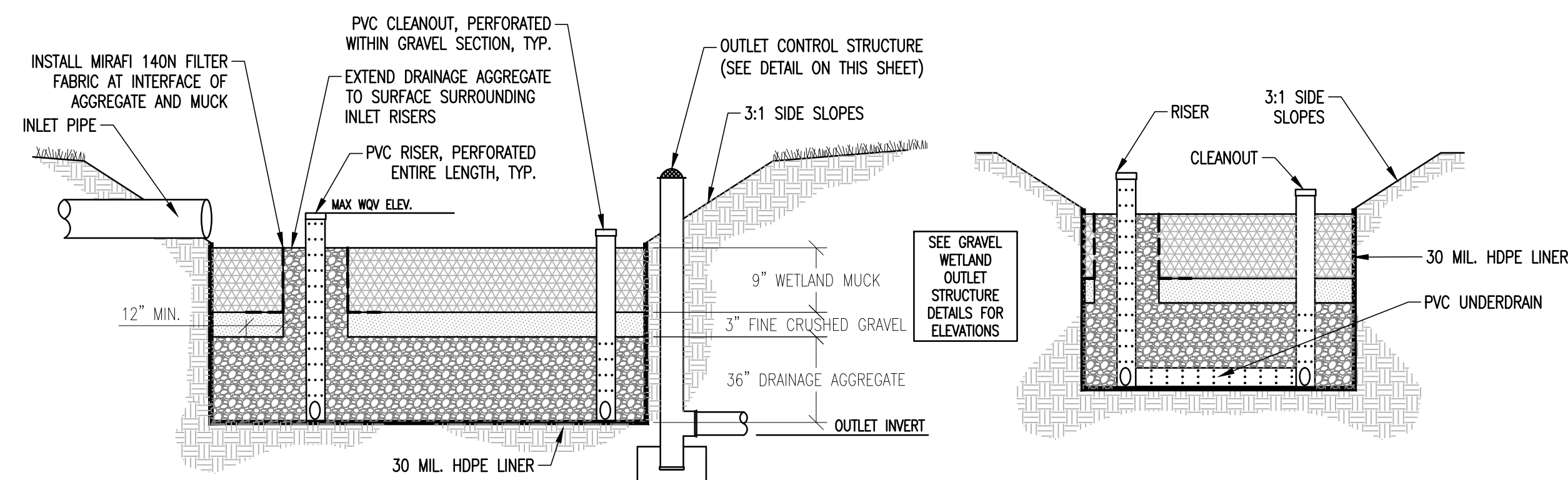
DATE: APRIL 12, 2024
SCALE: As Noted
PROJECT NO: 22048
DRAWN BY: TB
CHECKED BY: PR
SHEET TITLE:

Grading and
Utility Plan

SHEET NUMBER:

C2.20

100% BID SET
4/12/2023



GRAVEL WETLAND SOIL SPECIFICATION

1. WETLAND SOIL SHALL BE FINE-GRAINED, WORKABLE SOIL, FREE OF REFUSE, ROOTS, STONES, BRUSH, WEEDS, HAZARDOUS WASTES, OR OTHER MATERIAL THAT WOULD BE DETRIMENTAL TO THE PROPER DEVELOPMENT OF PLANT GROWTH. THIS MATERIAL IS TO BE BLENDED FROM GRANULAR AND ORGANIC MATERIALS AS INDICATED BELOW. WETLAND SOIL SHALL MEET THE REQUIREMENTS AS INDICATED BELOW. ANY BLENDED MATERIAL THAT IS STOCKPILED ON SITE SHALL BE LOCATED HIGH AND DRY, PROTECTED FROM PRECIPITATION, AND PREVENTED FROM MINGLING WITH STORMWATER RUNOFF. THE PROPOSED PARTICLE SIZE DISTRIBUTION (PSD) FOR WETLAND SOIL IS PROVIDED BELOW AND REFLECTS A POORLY DRAINED SOIL WITH A MEDIAN PARTICLE SIZE (D50) OF 0.15 MM AND IS A CLAY OR SILT LOAM IN THE USDA SOIL TEXTURAL TRIANGLE. THIS WILL ALLOW FOR POTENTIAL TO EMPLOY APPROPRIATE ON-SITE EXCAVATED MATERIALS INTO SELECT SOIL MIXES. ON-SITE MATERIALS SHOULD BE EVALUATED BY THE ENGINEER TO ENSURE APPLICABILITY.
2. THE PLACEMENT OF WETLAND SOIL SHALL OCCUR SUCH THAT THE WETLAND PLANTINGS CAN BE INSTALLED IMMEDIATELY THEREAFTER, OR AS

SOON AS PRACTICABLE, AS APPROVED BY THE ENGINEER AND LANDSCAPE ARCHITECT.

3. WETLAND SOIL IN AN UNWORKABLE CONDITION DUE TO EXCESSIVE MOISTURE, FROST OR OTHER CONDITIONS SHALL NOT BE PLACED UNTIL IT IS SUITABLE FOR SPREADING. WETLAND SOIL SHALL BE PLACED ON THE DESIGNATED AREA AND SPREAD TO THE SPECIFIED THICKNESS. AFTER THE WETLAND SOIL IS SPREAD, ALL LARGE STIFF CLODS, ROCKS, ROOTS AND OTHER FOREIGN MATTER SHALL BE CLEARED AND DISPOSED OF BY THE CONTRACTOR SO THAT THE FINISHED SURFACE IS READY FOR PLANTING.

A. GRANULAR SOIL SHALL BE GUARANTEED CLEAN FILL MATERIAL OBTAINED FROM A COMMERCIAL SAND AND GRAVEL PIT, NOT ORIGINATING FROM RECONSTITUTED OR RECYCLED PAVEMENT MATERIALS. THE GRANULAR SOIL PORTION SHALL CONSTITUTE 80% - 85% OF THE MIXTURE BY VOLUME, AND SHALL HAVE THE FOLLOWING GRADATION:

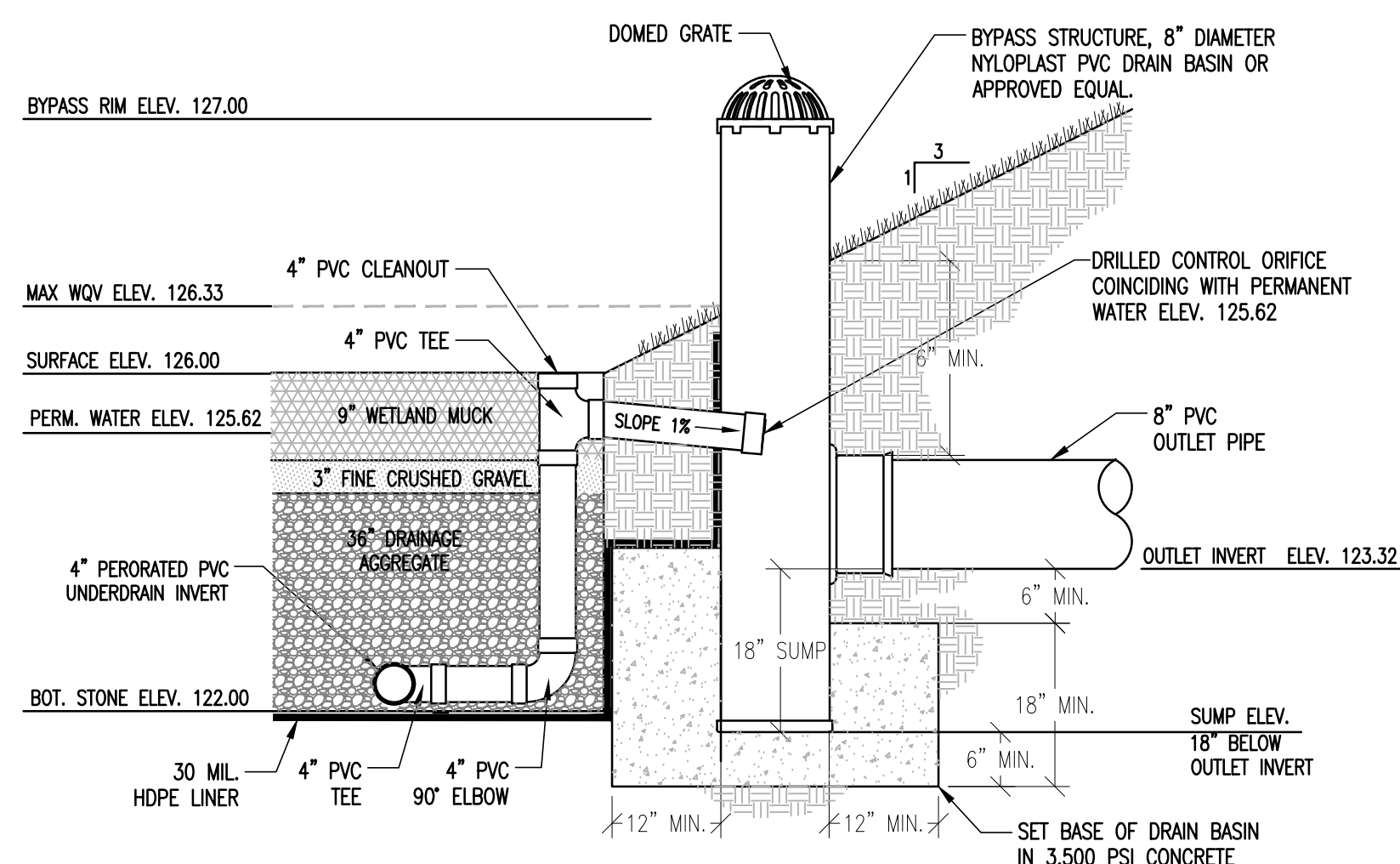
SI	PERCENT PASSING BY WEIGHT
0.5	100 ±10.0
NO. 10	90-75 ±5.0
NO. 100	40-50 ±5.0
NO. 200	25-35 ±5.0

- B. THE ORGANIC PORTION SHALL CONSTITUTE 15%-20% OF THE MIXTURE, AND BE COMPRISED OF WELL PULVERIZED AND COMPOSTED LEAF MULCH.
- C. THE SURFACE INFILTRATION RATES OF THE GRAVEL WETLAND SOIL SHOULD BE SIMILAR TO A LOW HYDRAULIC CONDUCTIVITY WETLAND SOIL (0.1-0.01 FT/DAY = 3.5x10⁻⁵ CM/SEC TO 3.5x10⁻⁶ CM/SEC)
- D. SALINITY (ELECTRICAL CONDUCTIVITY) SHALL BE LESS THAN 0.1 S/M AS DETERMINED BY A 1:2 (BY VOLUME) SOIL TO WATER MIX. SALINITY TEST SAMPLES SHALL NOT BE oven dried.
- E. THE pH OF THE WETLAND SOIL SHALL BE NOT LESS THAN 6.0 OR GREATER THAN 7.0.

- NOTES:**
1. FOR TREATMENT AREA ELEVATIONS, REFER TO GRAVEL WETLAND OUTLET STRUCTURE DETAIL ON THIS SHEET.
 2. REFER TO LANDSCAPING PLAN FOR PLANT SPECIES, PLANT LOCATIONS, SOURCES OF PLANT MATERIAL, AND ANY REQUIRED SOIL AMENDMENTS. NO WOODY VEGETATION GREATER THAN 2-INCHES IN DIAMETER SHALL BE PLANTED OR ALLOWED TO GROW ON THE DAM, WITHIN 15-FEET OF THE DAM OR THE TOE OF EMBANKMENT, OR WITHIN 25-FEET OF A PRINCIPAL SPILLWAY OUTLET.
 - 3.

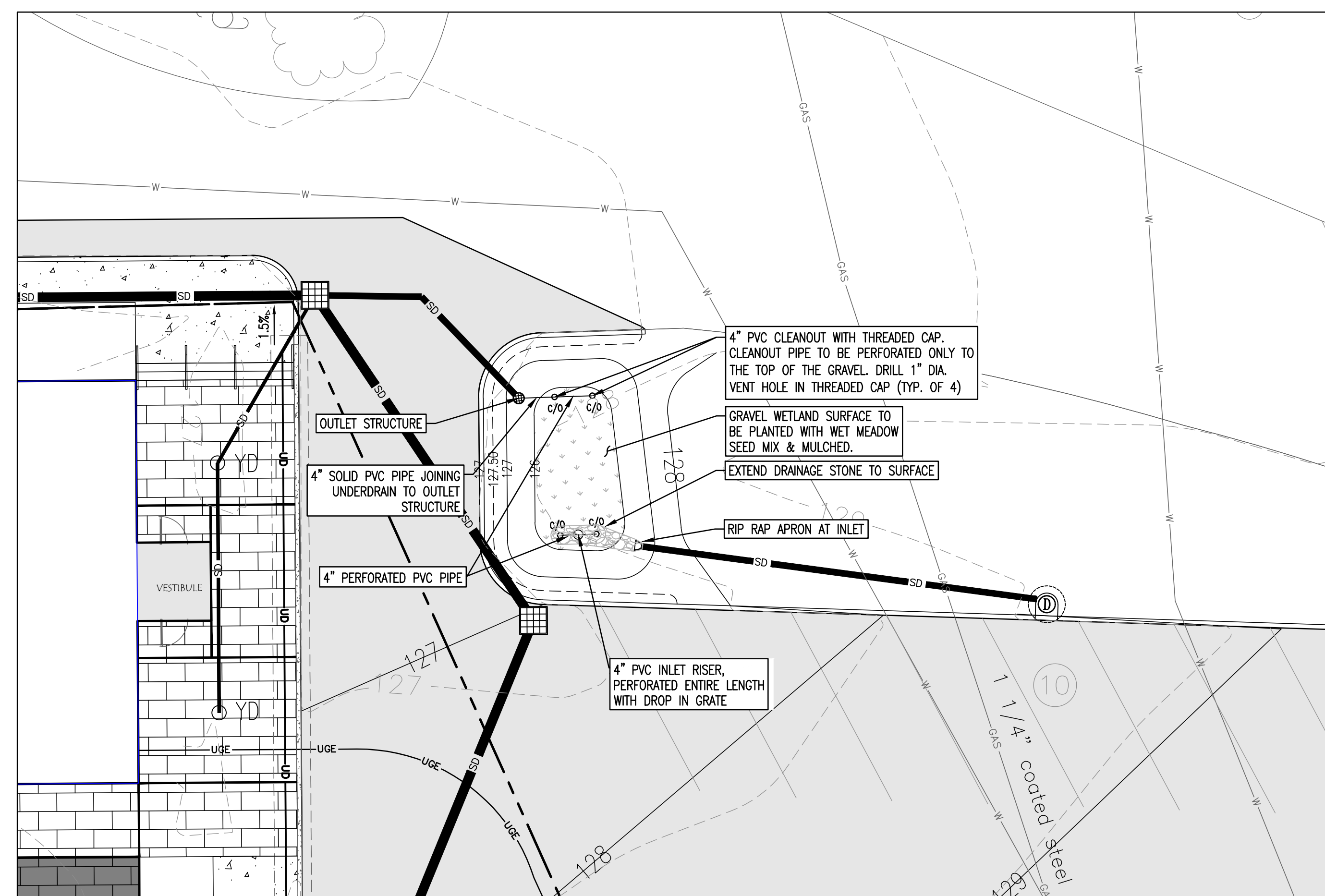
TYPICAL GRAVEL WETLAND DETAIL

SCALE: NONE



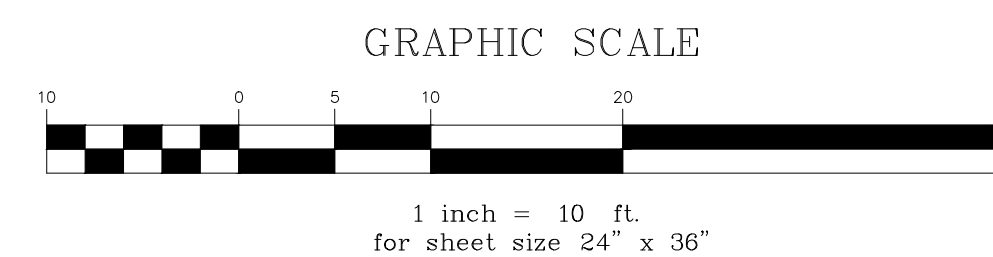
TYPICAL OUTLET STRUCTURE DETAIL

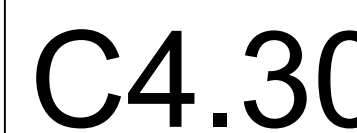
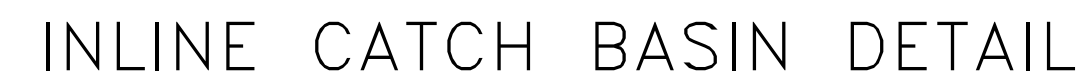
SCALE: NONE



GRAVEL WETLAND OVERVIEW

NOT TO SCALE





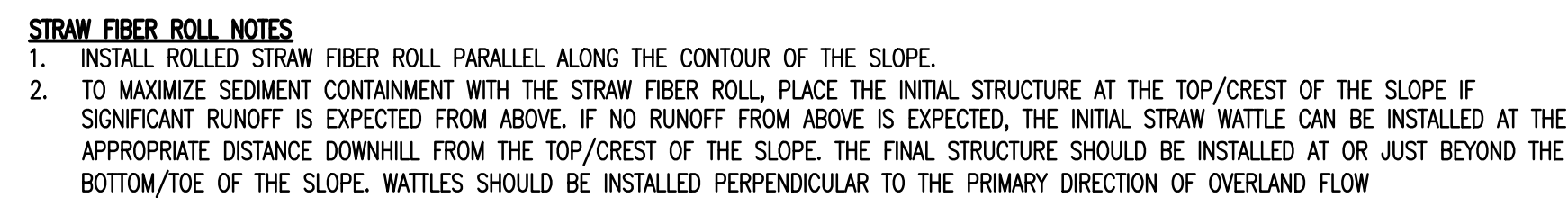


Diagram illustrating the construction of a drop inlet with grate and filter fabric. The diagram shows a cross-section of the inlet structure. A 4" diameter geotextile tube filled with 1/2" stone is positioned around the grate. The filter fabric is wrapped around the grate. Sediment laden runoff enters from the left. A drop inlet with grate is shown. A sump is created to collect and dispose of sediment. Notes specify that the contractor must clean after every storm, replace the barrier if it becomes clogged, and remove sediment from the drainage area when it has been adequately stabilized.

Labels and Notes:

- PROVIDE EXTRA FILTER FABRIC TO BE USED FOR FILTER FABRIC REMOVAL
- 4" DIA. GEOTEXTILE TUBE FILLED WITH 1/2" STONE. TUBE SHALL BE LONG ENOUGH TO SURROUND THE GRATE OR BUTT AGAINST THE CURB
- FILTER FABRIC WRAPPED AROUND GRATE
- DROP INLET WITH GRATE
- SEDIMENT LADEN RUNOFF
- CREATE SUMP TO COLLECT AND DISPOSE OF SEDIMENT
- NOTES:
 - CONTRACTOR TO CLEAN AFTER EVERY STORM. IF THE BARRIER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PASSES FILTERED WATER, THE SEDIMENT SHALL BE REMOVED AND THE BARRIER SHALL BE REPLACED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - THE FABRIC SHALL BE REMOVED WHEN THE DRAINAGE AREA HAS BEEN ADEQUATELY STABILIZED.

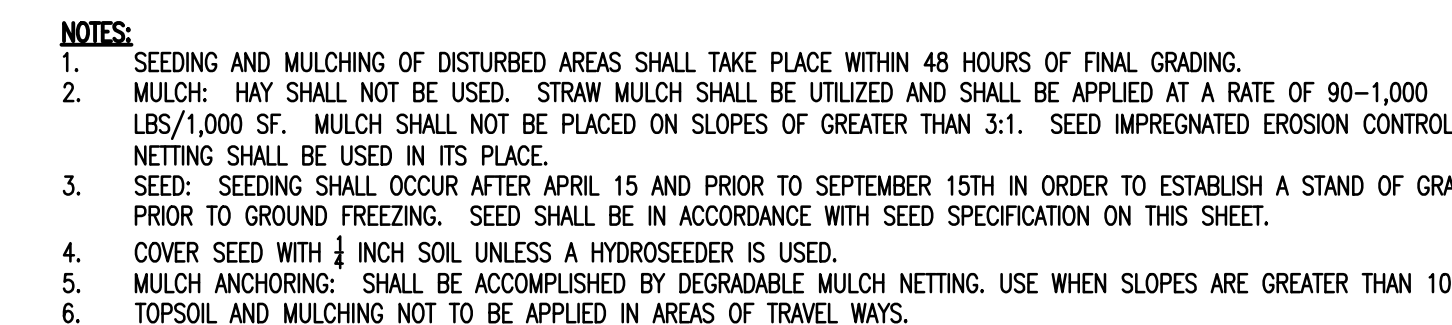
ORANGE MESH PERIMETER FENCE
 MESH SIZE: 1 1/2" x 1 1/2"
 USE MESH TENAX SNOW GUARD
 FENCE OR APPROVED EQUAL

4'-0" HIGH FENCE

10'-0" O.C. MAX.

6" MIN.

NOT TO SCALE 4



MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWN SLOPE

TAMP SOIL OVER MAT/BLANKET

6'-0" (5m) 2% Slope

3'-0"

12"

MIN. 4" OVERLAP

6"

1-1/2"

12"

1-1/2"

STAPLES

12"

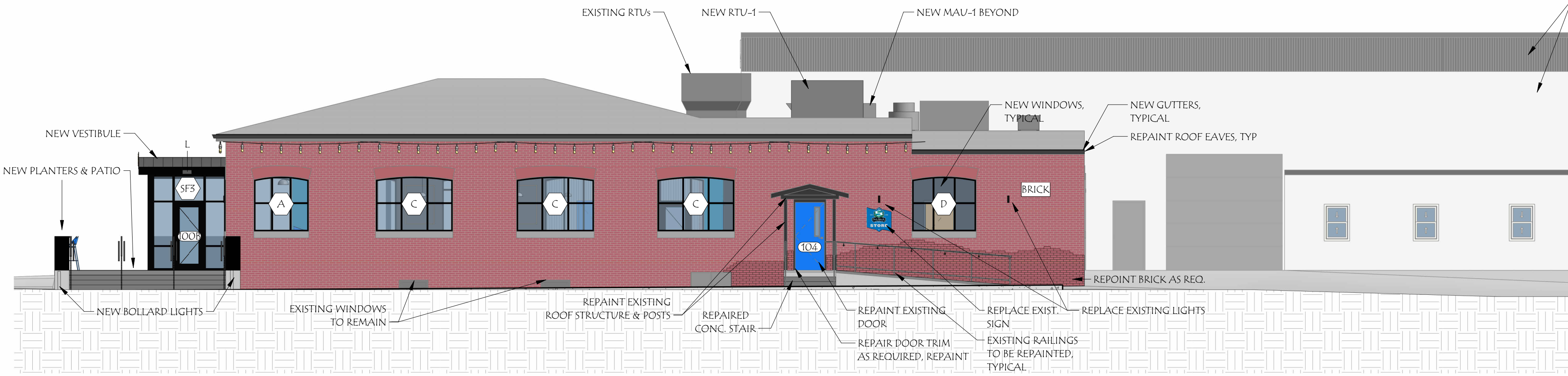
BIONET S150BN OR APPROVED EQUAL

BERM

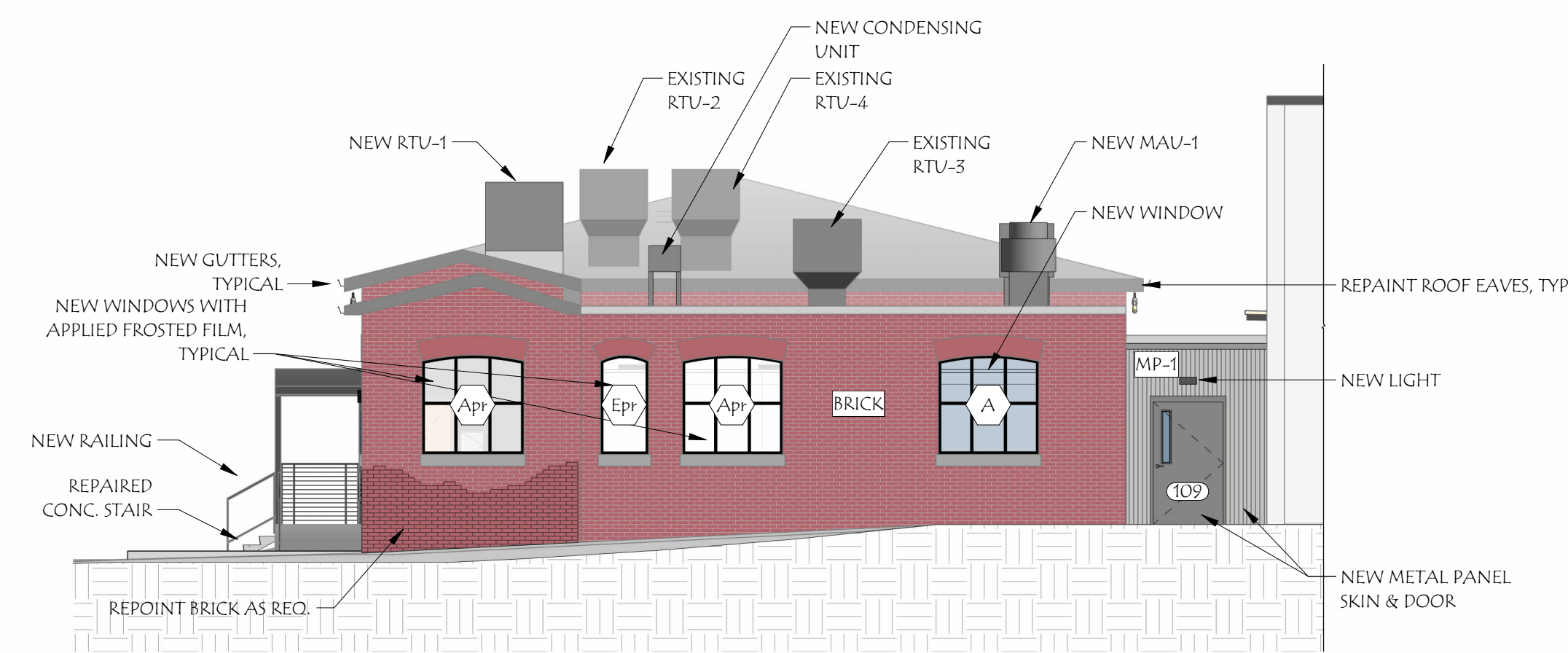
NOT TO SCALE 6

3. THE PERIOD BETWEEN NOVEMBER 1ST AND APRIL 15TH IS CONSIDERED THE "WINTER CONSTRUCTION PERIOD." IF SOILS WILL BE EXPOSED AFTER NOVEMBER 1ST, A PLAN FOR WINTER CONSTRUCTION SHOULD BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER ON OR BEFORE OCTOBER 1ST. THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL IS INSTALLED PRIOR TO THE SOIL FREEZING. AN INSPECTION WILL BE REQUIRED IF THE PROJECT IS COMPLETED DURING THE WINTER MONTHS TO ENSURE THE SITE IS SECURED FOR THE REMAINDER OF THE SEASON.
6. DURING THE WINTER CONSTRUCTION SEASON, ANY NEW DISTURBANCE MUST BE STABILIZED (TEMPORARY OR FINAL) AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
 - A. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN 24 HOURS AND NO PRECIPITATION IS FORECAST DURING THAT PERIOD.
 - B. WORK IS OCCURRING WITHIN A SELF-CONTAINED EXCAVATION, 2-FEET OR MORE IN DEPTH.
7. IN NO CASE SHALL SOIL BE EXPOSED FOR MORE THAN 14 DAY WITHOUT BEING STABILIZED.
8. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITHIN 48 HOURS OF FINAL GRADING.
9. THE PERMITS OF THE SITE AND ALL BMPs SHALL BE INSPECTED AT THE END OF EACH WORK DAY TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE. IF SEDIMENT HAS TRAVELED BEYOND THE PROJECT LIMITS, IT SHALL BE RELOCATED IN AN UPGRADED AREA ON SITE AT THE END OF EACH WORK DAY.
10. ALL STABILIZATION INVOLVING SEEDING IS TO BE COMPLETED BY SEPTEMBER 15TH.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION OF THE ADJACENT ROADWAYS FOR OFF-SITE TRACKING OF SOIL MATERIALS. SOIL, STONE, AND DEBRIS FOUND LEAVING THE SITE ARE TO BE REMOVED (WHEN FEASIBLE) AND WEEPING AT THE EDGE OF EACH CONSTRUCTION DAY, OR MORE FREQUENTLY WHEN NEEDED TO PREVENT IMPACTS TO ADJACENT ROADS AND SIDEWALKS.
12. IF DETERMINING IS REQUIRED FOR CONSTRUCTION, THE CONTRACTOR MUST UTILIZE SEDIMENT FILTER BAGS (OR ALTERNATE APPROVED BY THE ENGINEER) TO PREVENT DISCHARGE OF SEDIMENT-LADEN WATER OFF SITE.
13. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGERING SHALL BE PLACED ONSITE IN A LOCATION TO BE APPROVED OF BY THE OWNER AND/OR THE ENGINEER USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
14. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION. SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PROTECT THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.
15. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL MATTING INSTALLED TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. MATTING SHALL BE BIOGRADABLE WITH A 12 MONTH LONGEVITY, 5500LB AS MANUFACTURED OR APPROVED EQUIVALENT. INSTALL MATTING OVER MULCHED SLOPES SO THAT ALL PARTS ARE IN CONTACT WITH THE SOIL AND MULCH. PIN MATTING WITH WIRE STAPLES 3 FEET C/U. TO ENSURE CONTACT WITH SOIL SURFACE. THE SLOPE SURFACES SHOULD BE LEFT SLIGHTLY ROUGHENED AND NOT SMOOTH. IF LARGE AMOUNTS OF OFFSITE WATER WILL BE DRAINER OVER THESE SLOPES, TEMPORARY VEGETATION SHALL BE INSTALLED UP SLOPE UNTIL THE SLOPE DISSECTION IS FIRMLY ESTABLISHED.

1. Prevent erosion and the transport of sediment off lot, onto the public streets and sidewalks, into the municipal stormwater system, and/or into waters of the state. Earthier material hauled offsite by way of a dump truck or other method must be placed in a container or containerized.
2. Prevent parking of any construction or construction related vehicles on city owned green space. Damage to green space shall be immediately repaired.
3. Take any and all steps necessary to abate erosion and to clean up all resulting sediment deposited, discharged or found to exist off lot, on city streets and sidewalks, and/or in the city stormwater system;
4. Utilize silt fence, sediment traps, sediment basins, and/or other measures, and perform requisite cleanup of resulting sedimentation. This may include, but is not limited to, daily sweeping of streets and sidewalks and installing stormwater management devices.
5. Any area of revegetation must exhibit survival of a minimum of seventy-five (75) percent of the cover crop throughout the year immediately following revegetation. Revegetation must be repeated in subsequent years until the minimum seventy-five (75) percent survival for one (1) year is achieved.



3 NORTH
A2.01 / 1/8" = 1'-0"



4 WEST
A2.01 / 1/8" = 1'-0"

MATERIALS SCHEDULE					
MARK	DESCRIPTION	SPEC SECTION	MANUFACTURER	MODEL	COLOR
BRICK	RED BRICK		EXISTING TO REMAIN	EXISTING TO REMAIN	RED
MP-1	CORRUGATED METAL PANEL		MATCH EXISTING	MATCH EXISTING	MATCH EXISTING TAPROOF

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PLUG MIX		
COMMON NAME	SCIENTIFIC NAME	QUANTITY
Purple Dome New England Aster	Aster n-a 'Purple Dome'	40
PowWow Wild Berry Echinacea	Echinacea pur. 'PowWow' 'Wild Berry'	10
Goldsturm Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	40
Celandine Poppy	Stylaphorum diphyllum	40
Prairie Dropseed	Sporobolus heterolepis	30

PLANT SCHEDULE			
COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY
TREES			
Heritage River Birch (R)	Betula nigra 'Heritage'	10-12'	1
Red Sunset Red Maple	Acer rubrum 'Red Sunset'	2.5"	3
Royal Star Magnolia	Magnolia stellata 'Royal Star'		3
SHRUBS			
Golden Duchess Eastern Hemlock	Tsuga canadensis 'MonKinn' PP #25,503	3 gal	3
Green Velvet Boxwood	Buxus 'Green Velvet'	18-24"	11
Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 gal	3
Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	3 gal	8
Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	3 gal	4
HERBACEOUS			
Bridal Veil® Astilbe	Astilbe x arendsii 'Bridal Veil'	1 gal	9
Plum Pudding Coral Bells	Heuchera x 'Plum Pudding'	1 gal	14
Happy Returns Daylily	Hemoerocallis 'Happy Returns'	1 gal	22
Purple Love Grass	Eragrostis spectabilis		20
Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire' P.P.# 11643	1 gal	17
Little Bluestem	Schizachyrium scoparium	#1	38

Wiemann
Lamphere

ARCHITECTS

525 Hercules Drive
Suite Two
Colchester, VT 05446
802.655.5020
802.622.6567
wiemannlamphere.com

DI STEFANO
LANDSCAPING

SWITCHBACK
BREWING

VERMONT

BURLINGTON

NO. DATE: REVISION:

DATE: APRIL 12, 2025
SCALE: 1/8" = 1'-0"
PROJECT NO: 2022051

DRAWN BY: TJC
CHECKED BY: TJC

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L1.00



ALL FIBERGLASS FLUSH DOORS

All Fiberglass Composite Doors offer a lightweight, economical solution for demanding environments

Special-Lite® All Fiberglass Composite Flush Doors include five models that are constructed with pultruded FRP stiles and rails, and factory bonded face sheets for durability. All models are identical with the exception of the FRP face sheet texture: AF-200 smooth, AF-217 pebble grain, AF-219 rustic wood grain, AF-219-1 contemporary wood grain, and AF-220 sandstone texture.

Install this door in a Special-Lite® FRP Frame for a long lasting, easy to clean interior or exterior entrance. Our All Fiberglass doors and frames are rust, rot, and corrosion resistant, even in the most demanding environments.

Features & Benefits

- Pultruded FRP stile and rail construction with mitered, bracketed corners and bonded face sheets for durability.
- Choice of smooth, pebble grain, sandstone texture, rustic wood grain, or contemporary wood grain. Door edges and FRP lite kits are painted to match face sheet color. Class A face sheets are available on some door models. Contact Special-Lite for details.
- Choice of two core materials: 2LB./ft.³ EPS (expanded polystyrene) or polypropylene honeycomb.
- Pultruded fiberglass lite kits for 1/4", 5/8", or 1" glazing provide functionality and design flexibility with a clam shell design. Aluminum or EPDM lite kits are also available.
- Fiberglass louvers are available for use in doors or walls. AF Composite Doors are also compatible with Special-Lite's aluminum louvers.
- See color charts for large color selection for AF-217/220 through-colored UV-stabilized face sheets, and also the AF-200 painted face sheets. Choose a stain color for the AF-219 Rustic Wood Grain or AF-219-1 Contemporary Wood Grain Doors. All models available in custom colors.
- All AF Composite Door models are available in singles or pairs. Refer to website for maximum door size.
- Florida Building Code and TDI approved on certain models. Contact Special-Lite for details.



Hardware Compatibility:

Compatible with most standard industry hardware, with exceptions noted below. Pultruded fiberglass center posts, mullions, and thresholds are also available.

Surface hardware must be through bolted.

Hardware Limitations:

SL-301 Adjustable Bottom Brush not compatible.



All Fiberglass Composite Doors are FDA/USDA compliant

FRP Door & Frame Models

Door Model	Face Sheet
AF-200	Smooth FRP
AF-217	SpecLite3® Pebble Grain FRP
AF-219	Rustic Wood Grain FRP
AF-219-1	Contemporary Wood Grain FRP
AF-220	Sandstone Textured FRP

Frame Model	Wall Thickness	Depth	Face	Head
AF-250 Pultruded Framing	3/16"	5-3/4" (immediate door frame only)	2"	2" or 4"
AF-150 Pultruded Framing	1/4"	5-3/4", 6-3/4", 7-3/4", 8-3/4", 4-1/2" - 12" (factory adjustable frame)	2"	2" or 4"

Composite Door Details

Composite

Curries offers a complete line of composite type hollow metal doors in face sheet gauges ranging from 20 to 14. All Curries 607 and 707 Series doors are insulated as standard with fully bonded, durable polystyrene (optional polyurethane) cores.

The 727 Series Temperature Rise doors offer the maximum in fire and life safety as they feature either 250°F (121°C) or 450°F (232°C) ratings. Fire ratings are available from 20 minutes through 3 hours.

Curries composite type doors have been tested to out-perform all test criteria available for physical endurance. The combined durability and variety of options available make these doors a popular choice for any application.



607 Series

- Insulated Polystyrene Core
- 1-3/4 Inches Thick
- 18 Gauge Top & Bottom Channels
- 20 or 18 Gauge Face Skins
- Available sizes from 2068 to 4070
- Fire Rated up to 3 Hours
- Rugged Perimeter Channel Construction

707 Series

- Available with Embossed Panels
- Insulated Polystyrene and Honeycomb Core (optional Polyurethane Core)
- 1-3/8 or 1-3/4 Inches Thick
- Polystyrene R-Factor - 6.37
- Polyurethane R-Factor - 10.04
- 16 Gauge Top & Bottom Channels
- 20, 18, 16 or 14 Gauge Face Skins
- Fire Rated up to 3 Hours
- Rugged Perimeter Channel Construction
- Sizes from 2068 to 50100
- Versatile and Dependable

727 Series

- Temperature Rise Rated (250 degrees)
- 1-3/4 Inches Thick
- 12 Gauge Top Channel
- 16 Gauge Bottom Channel
- Mineral Fire Door Core
- 18 or 16 Gauge Face Skins
- Fire Rated up to 3 Hours
- Sizes from 2068 to 4080
- Rugged Perimeter Channel Construction

737 Series

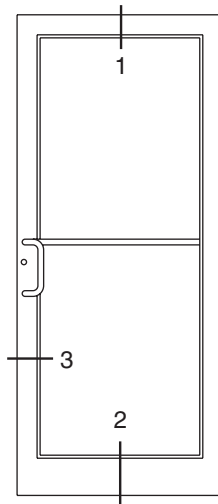
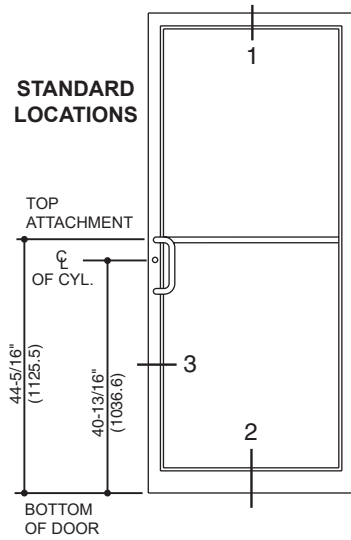
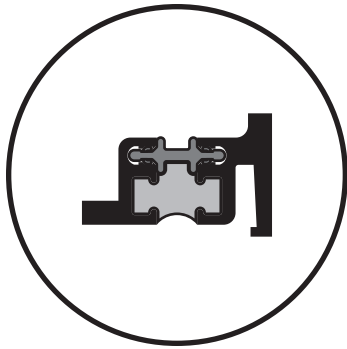
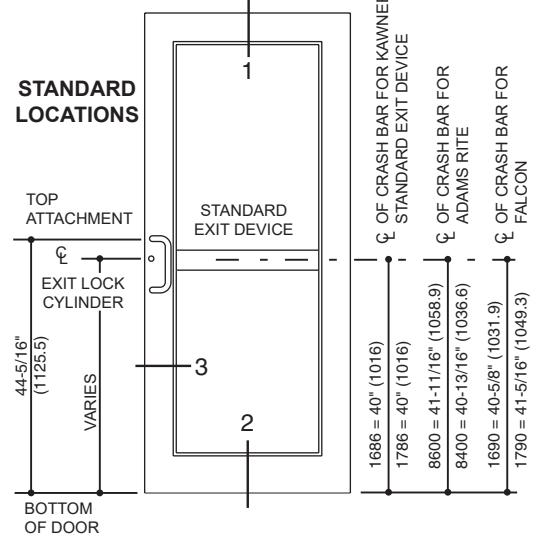
- Bullet Resistant up to Level 8
- 1-7/8 Inches Thick
- 16 Gauge Top & Bottom Channels
- Polystyrene Core
- 16 or 14 Gauge Bullet Resistant Plated Face Skin
- Fire Rated up to 3 Hours
- Sizes up to 40100 Max
- Rugged Perimeter Channel Construction

Additional information and CAD details are available at www.kawneer.com

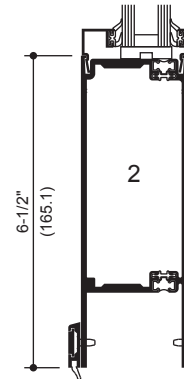
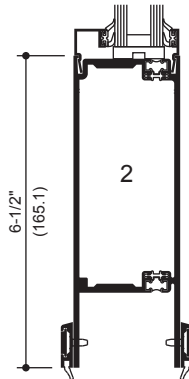
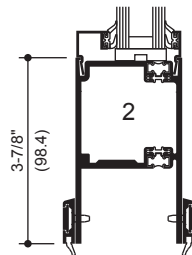
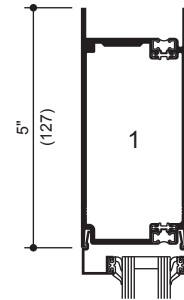
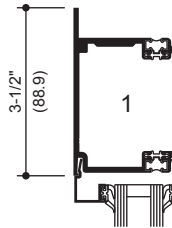
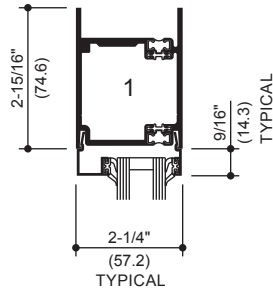
250T NARROW STILE

350T MEDIUM STILE

500T WIDE STILE

STANDARD
LOCATIONSSTANDARD
LOCATIONS

IsoPour® THERMAL BREAK

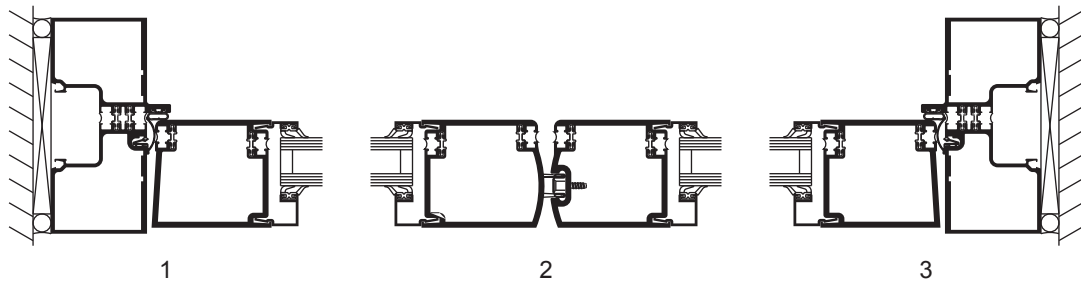
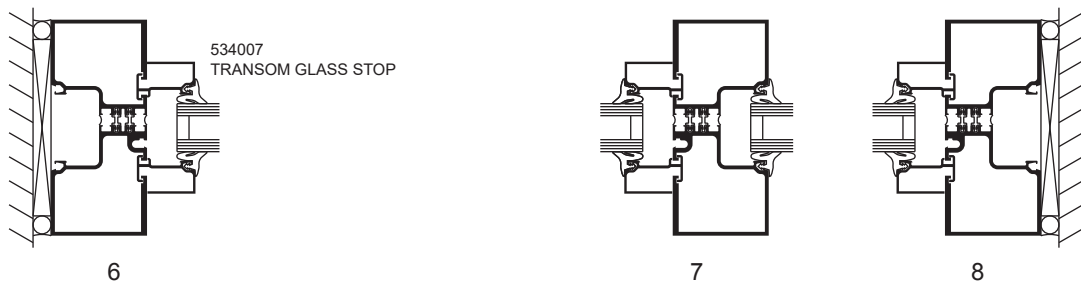
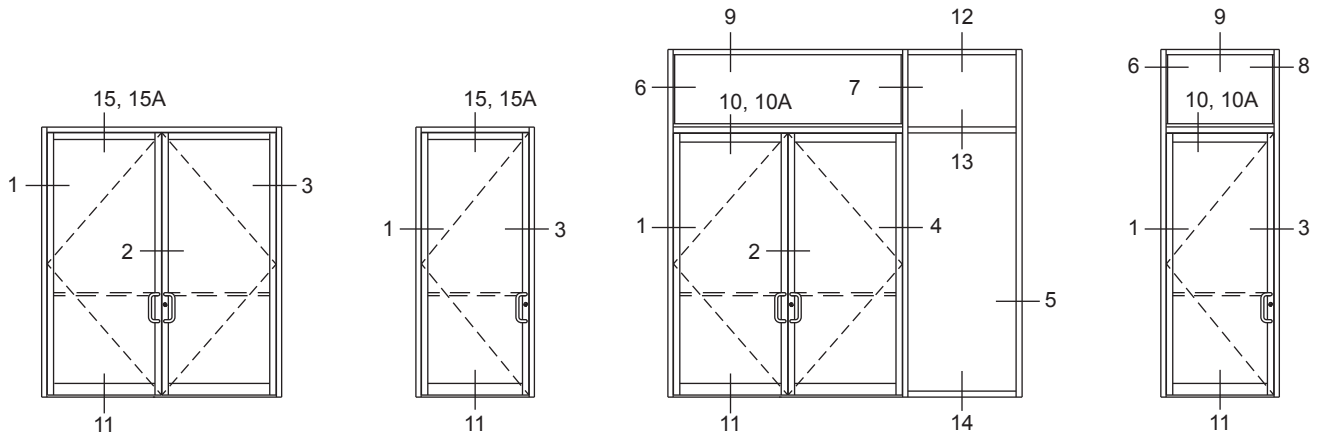
250T NARROW STILE
SINGLE ACTING350T MEDIUM STILE
SINGLE ACTING500T WIDE STILE
SINGLE ACTING

Note: 1-1/2" (38.1) Triple Insulating Glass Unit infill available.

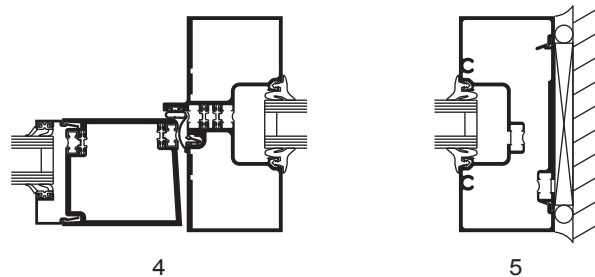
Additional information and CAD details are available at www.kawneer.com

NOTE:

1. SERIES 250T NARROW STILE DOORS ARE DETAILED, MEDIUM STILE 350T DOORS AND WIDE STILE 500T DOORS ALSO MAY BE USED.
2. TRIFAB® VERSAGLAZE® 451T CENTER, 2" x 4-1/2" (50.8 x 114.3) FRAMING IS DETAILED WITH THE DOORS FOR REFERENCE. OTHER KAWNEER FRAMING SERIES OR CURTAIN WALL SYSTEMS MAY BE USED.



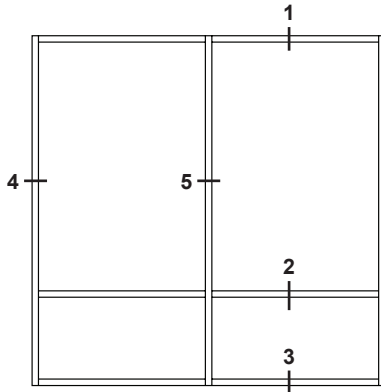
SINGLE ACTING DOORS



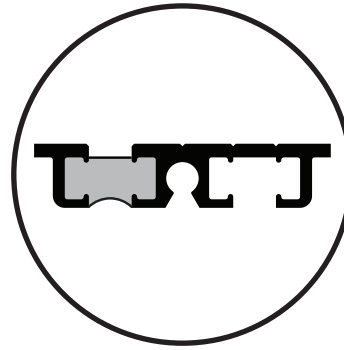
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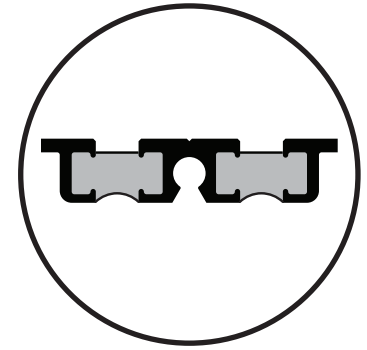
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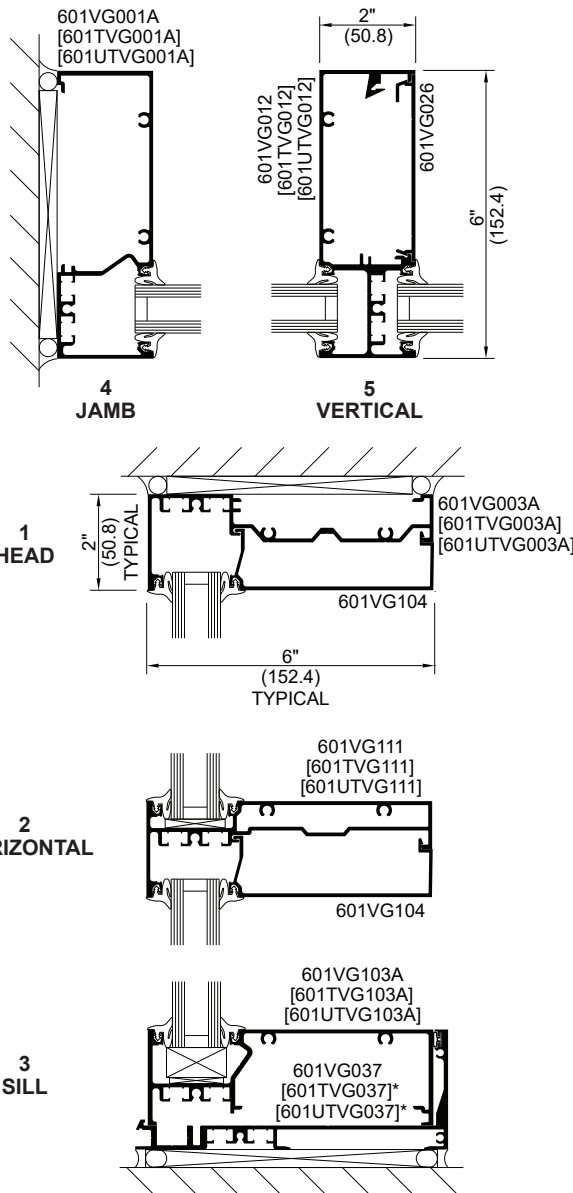


Trifab® VG 601T IsoLock®
Thermal Break
Part Number Prefix: [601TVG...]



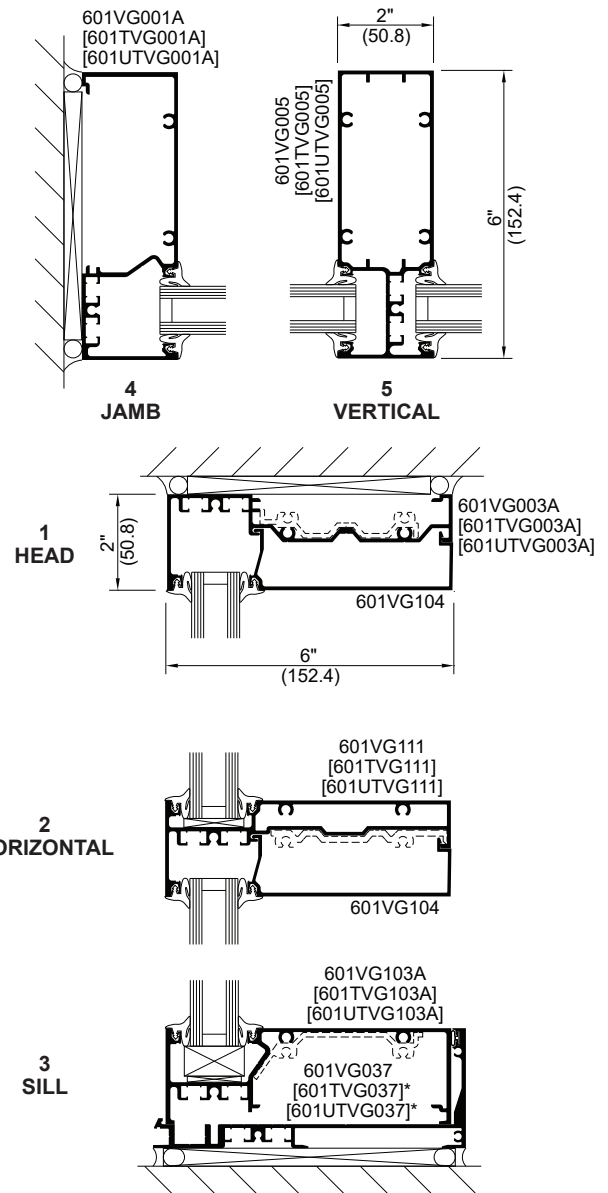
Trifab® VG 601UT Dual IsoLock®
Thermal Break
Part Number Prefix: [601UTVG...]

SCREW SPLINE



* HP Sill Flashing shown with optional gasket.

SHEAR BLOCK

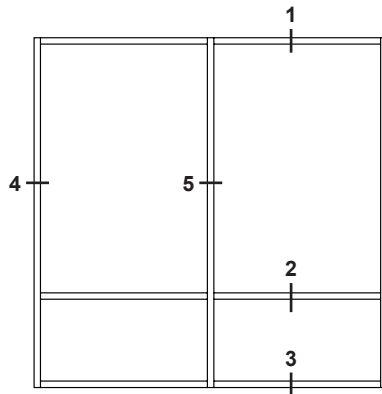


* HP Sill Flashing shown with optional gasket.

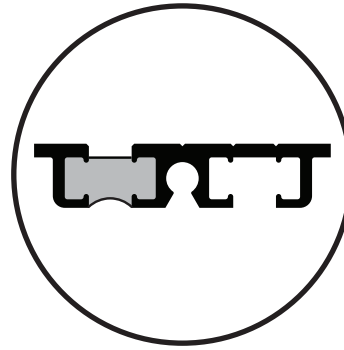
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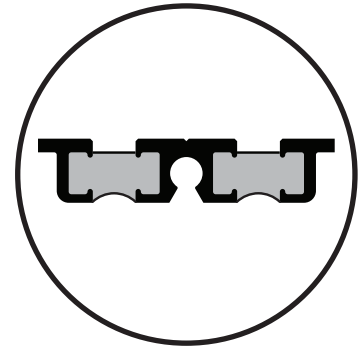
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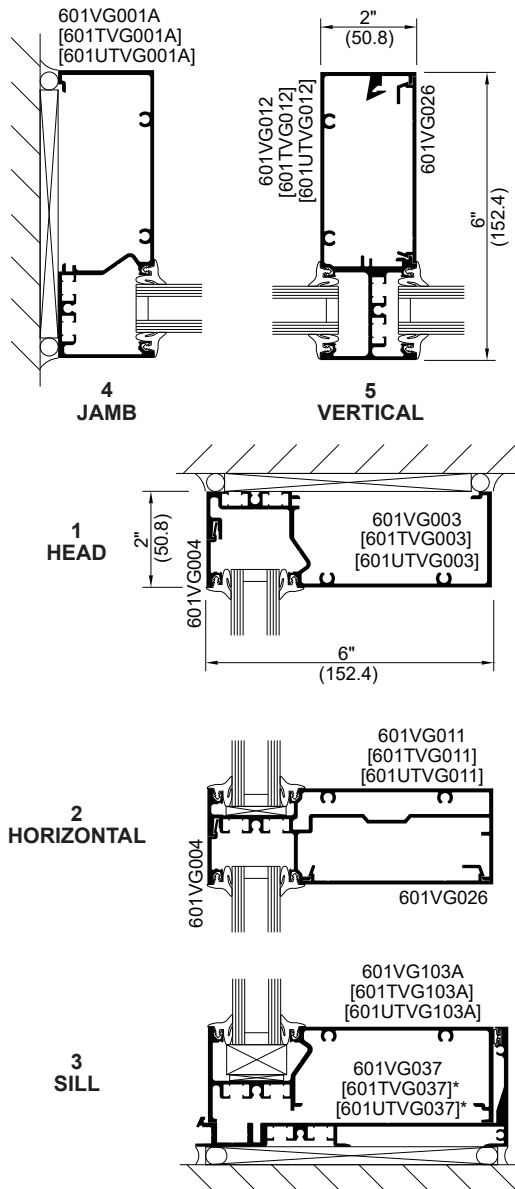


Trifab® VG 601T IsoLock®
Thermal Break
Part Number Prefix: [601TVG...]



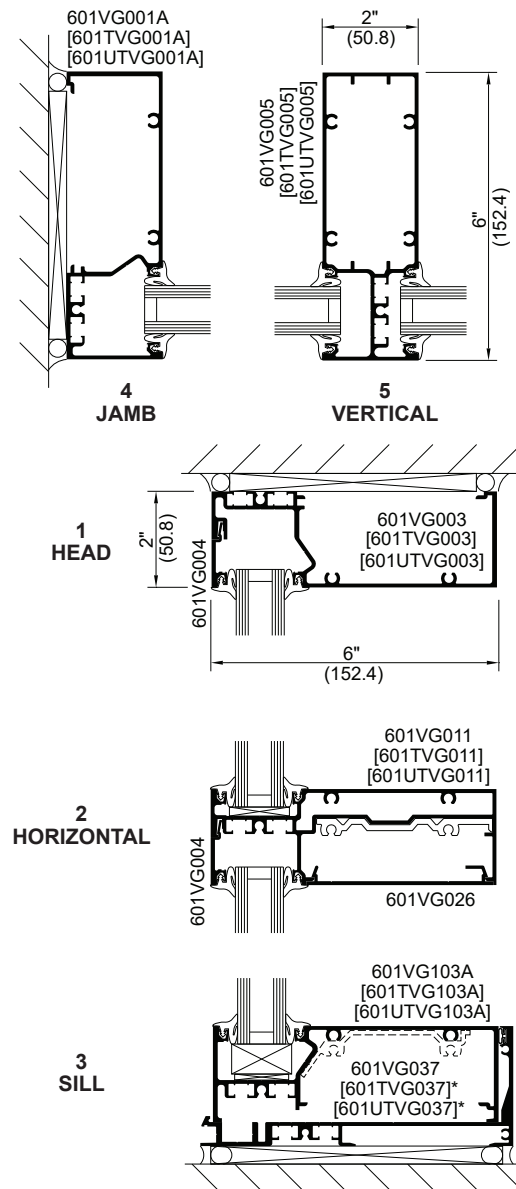
Trifab® VG 601UT Dual IsoLock®
Thermal Break
Part Number Prefix: [601UTVG...]

SCREW SPLINE



* HP Sill Flashing shown with optional gasket.

SHEAR BLOCK



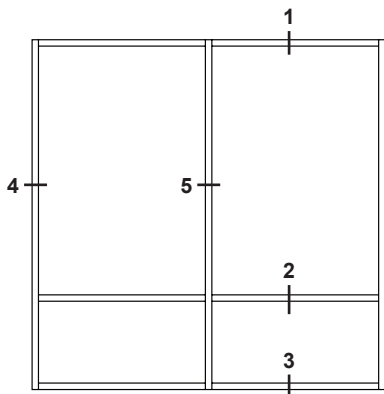
* HP Sill Flashing shown with optional gasket.

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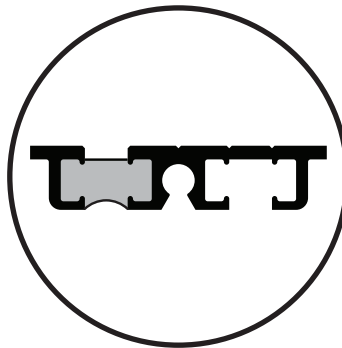
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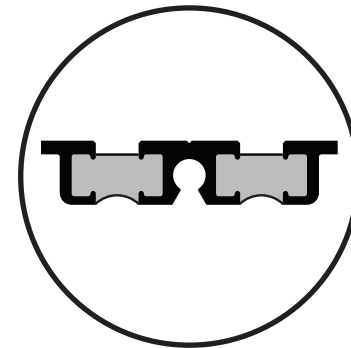
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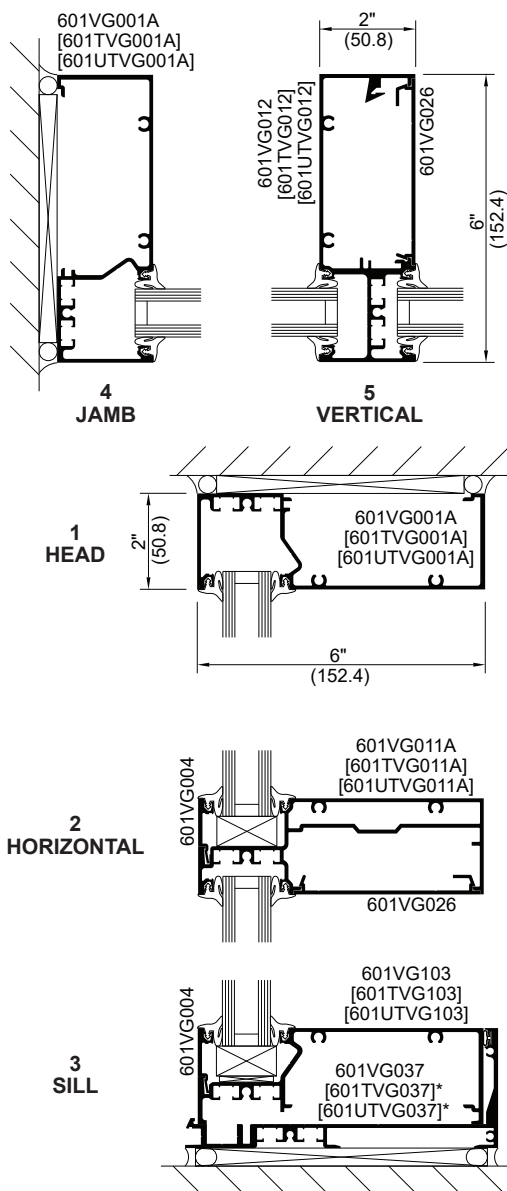


Trifab® VG 601T IsoLock®
Thermal Break
Part Number Prefix: [601TVG...]



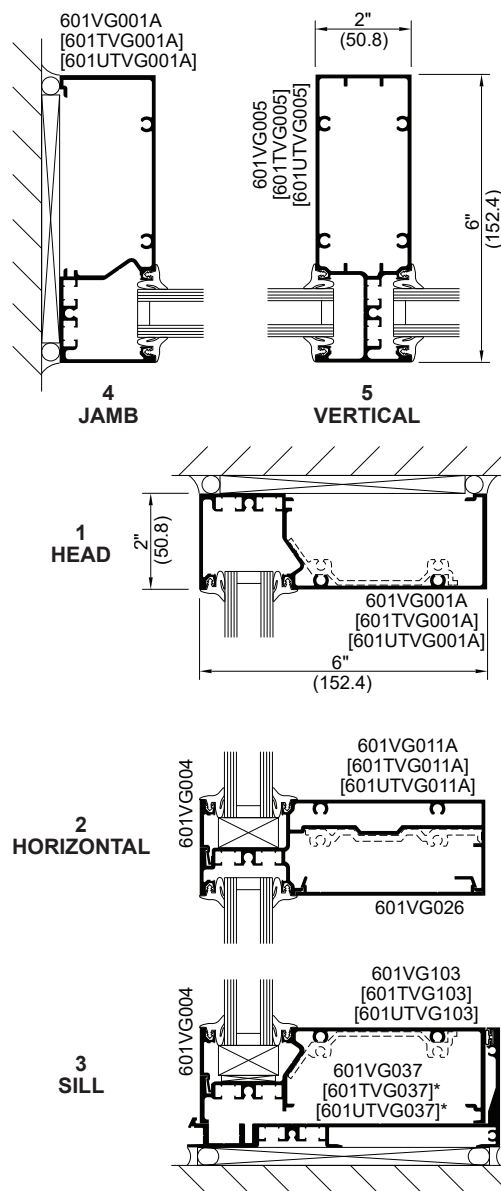
Trifab® VG 601UT Dual IsoLock®
Thermal Break
Part Number Prefix: [601UTVG...]

SCREW SPLINE



* HP Sill Flashing shown with optional gasket.

SHEAR BLOCK



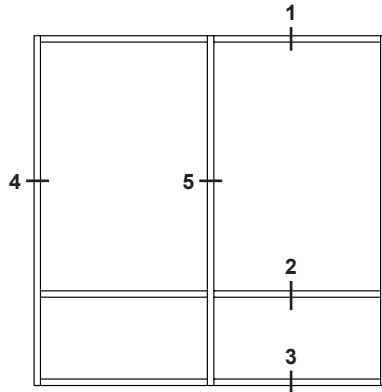
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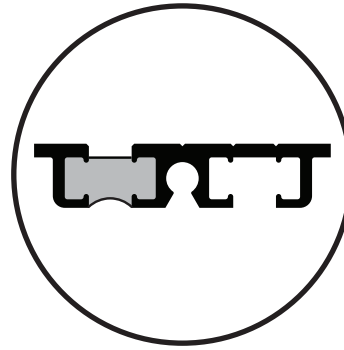
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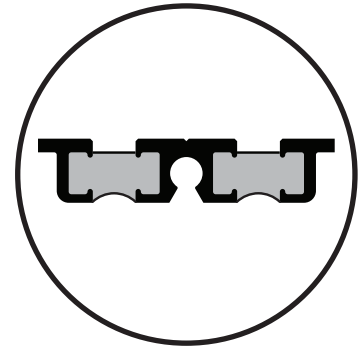
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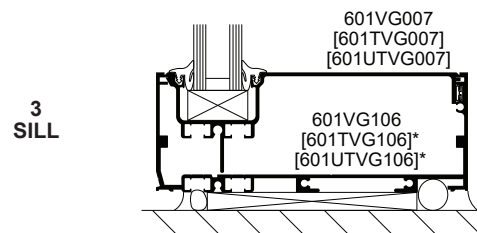
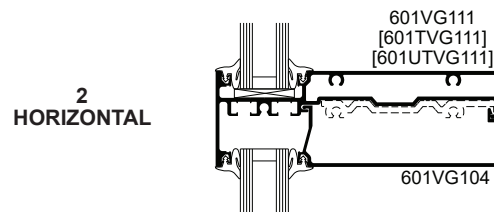
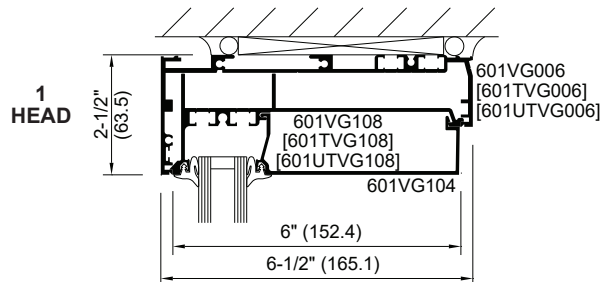
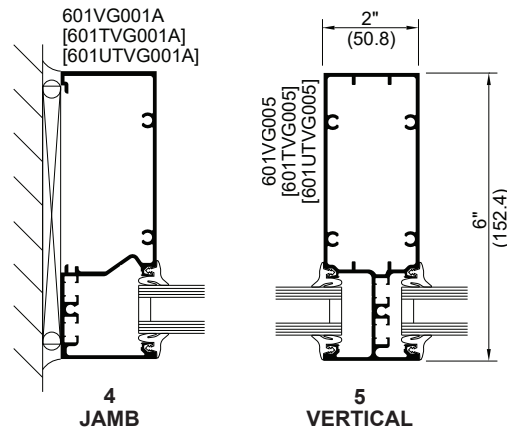


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Thermal Break
Part Number Prefix: [601TVG...]



Trifab® VG 601UT Dual IsoLock®
Thermal Break
Part Number Prefix: [601UTVG...]

STICK (STANDARD)

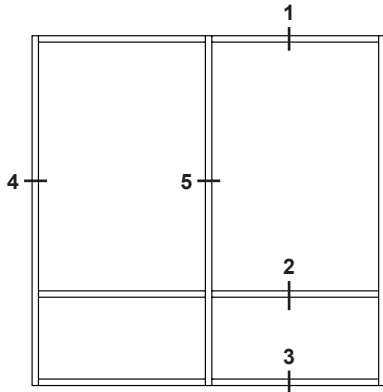


* Sill Receptor shown with optional gasket.

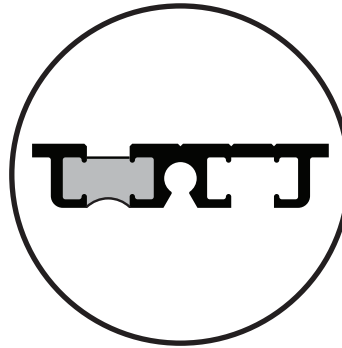
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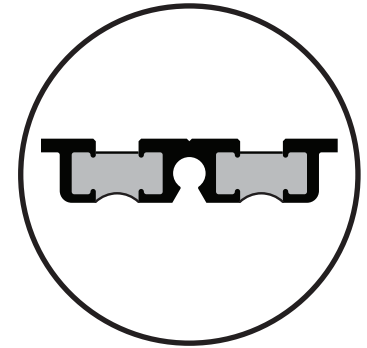
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ELEVATION IS NUMBER KEYED TO DETAILS

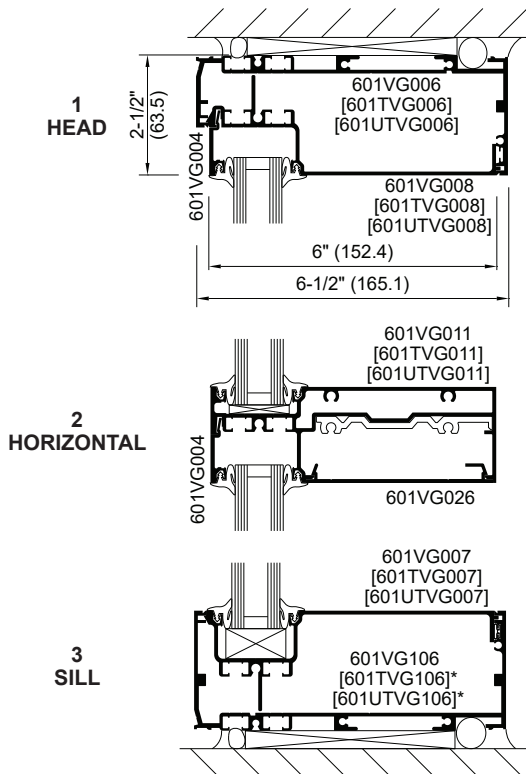
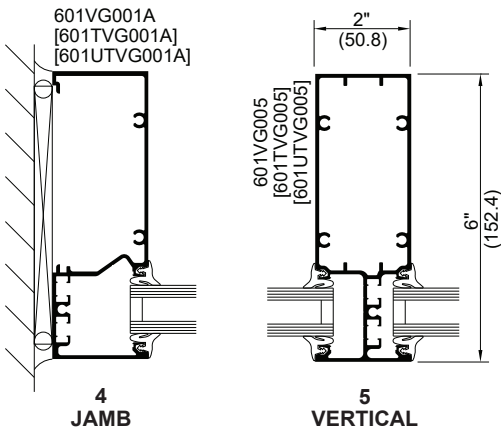


Trifab® VG 601T IsoLock®
Thermal Break
Part Number Prefix: [601TVG...]



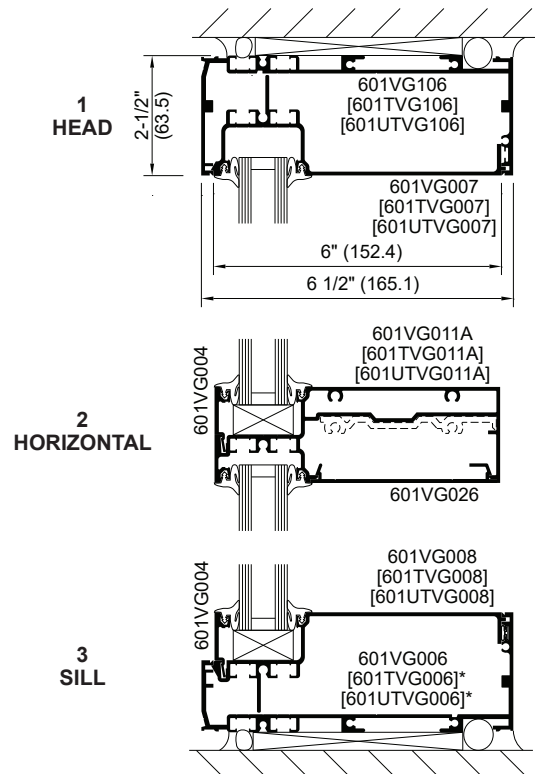
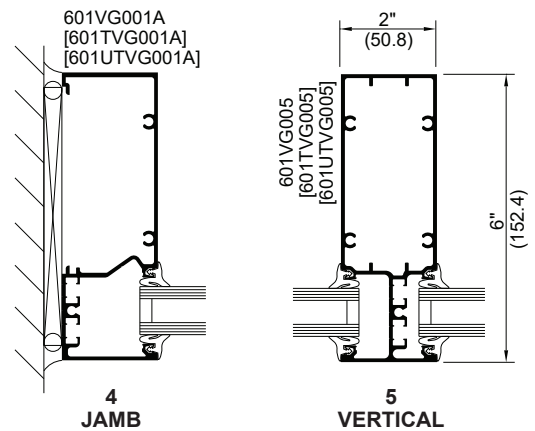
Trifab® VG 601UT Dual IsoLock®
Thermal Break
Part Number Prefix: [601UTVG...]

STICK (STANDARD) STOPS DOWN



* Sill Receptor shown with optional gasket.

STICK (STANDARD) STOPS UP

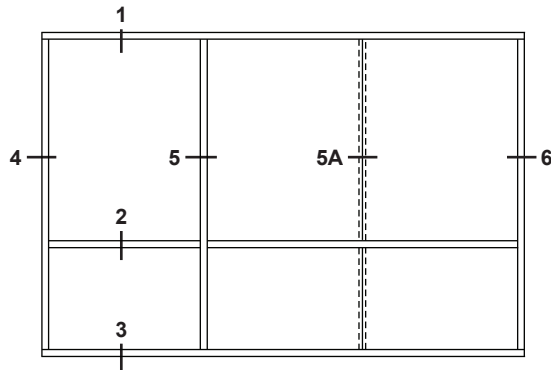


* Sill Receptor shown with optional gasket.

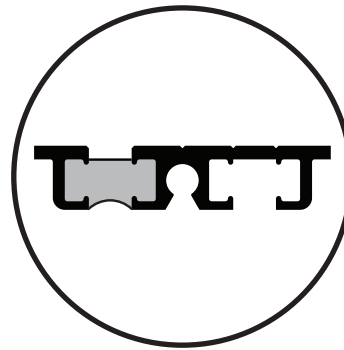
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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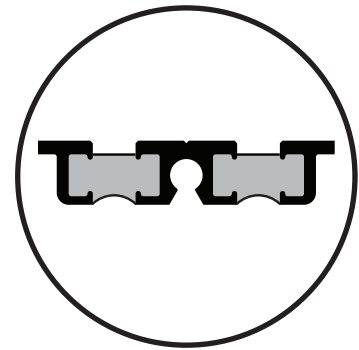
Additional information and CAD details are available at www.kawneer.com



ELEVATION IS NUMBER KEYED TO DETAILS

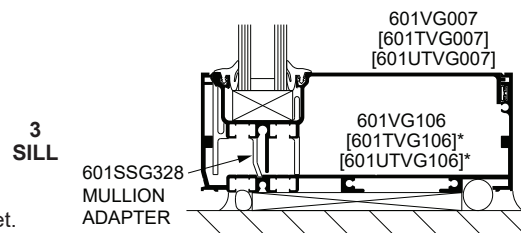
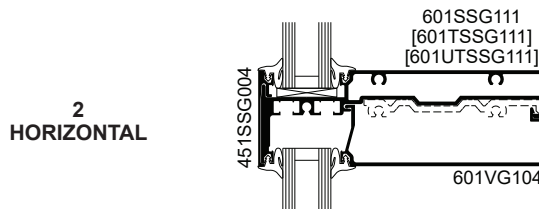
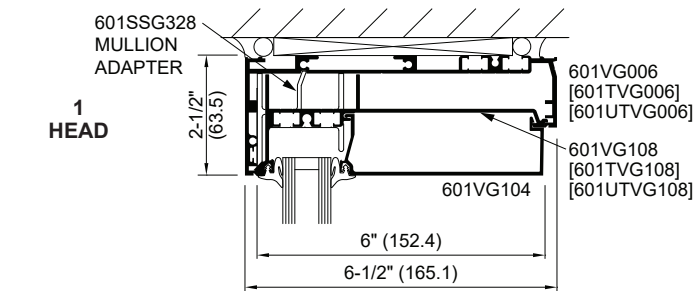
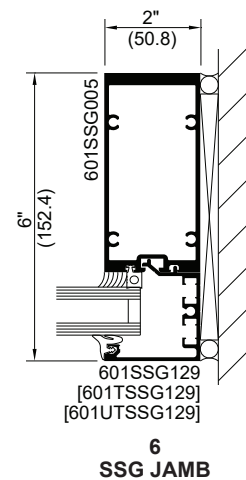
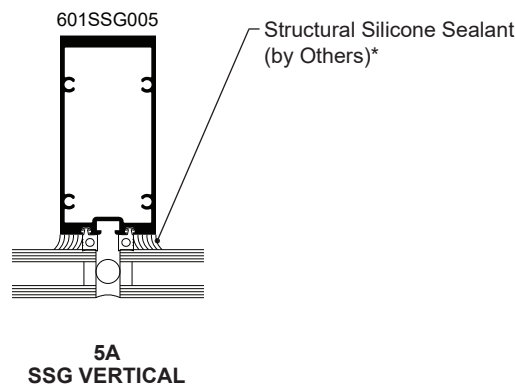
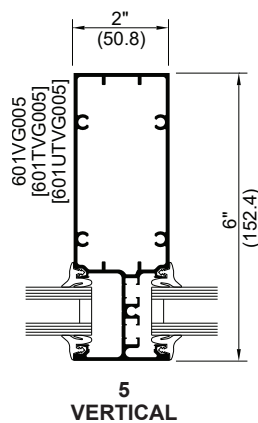
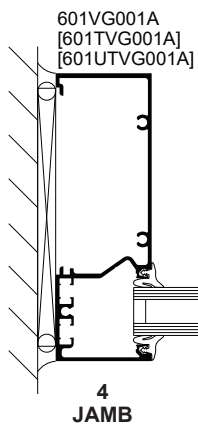


Trifab® VG 601T IsoLock®
Thermal Break
Part Number Prefix: [601TVG...]



Trifab® VG 601UT Dual IsoLock®
Thermal Break
Part Number Prefix: [601UTVG...]

STANDARD STICK (INSIDE GLAZED) STANDARD RECEPTOR ADAPTED SSG



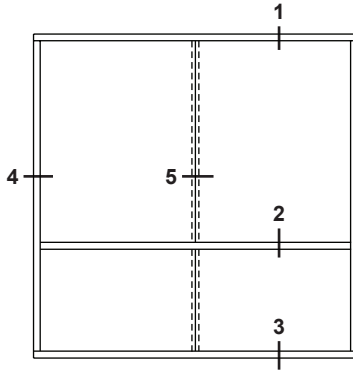
* Sill Receptor shown with optional gasket.

* **INSTALLER NOTE:** Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

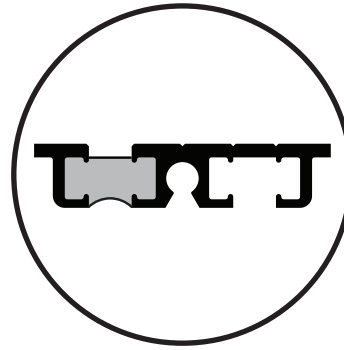
Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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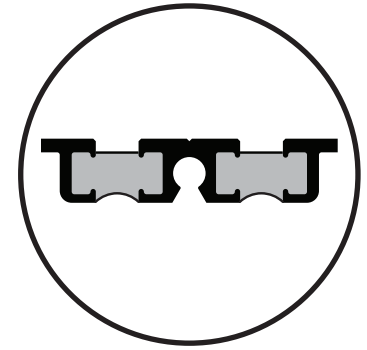
Additional information and CAD details are available at www.kawneer.com



ELEVATION IS NUMBER KEYED TO DETAILS

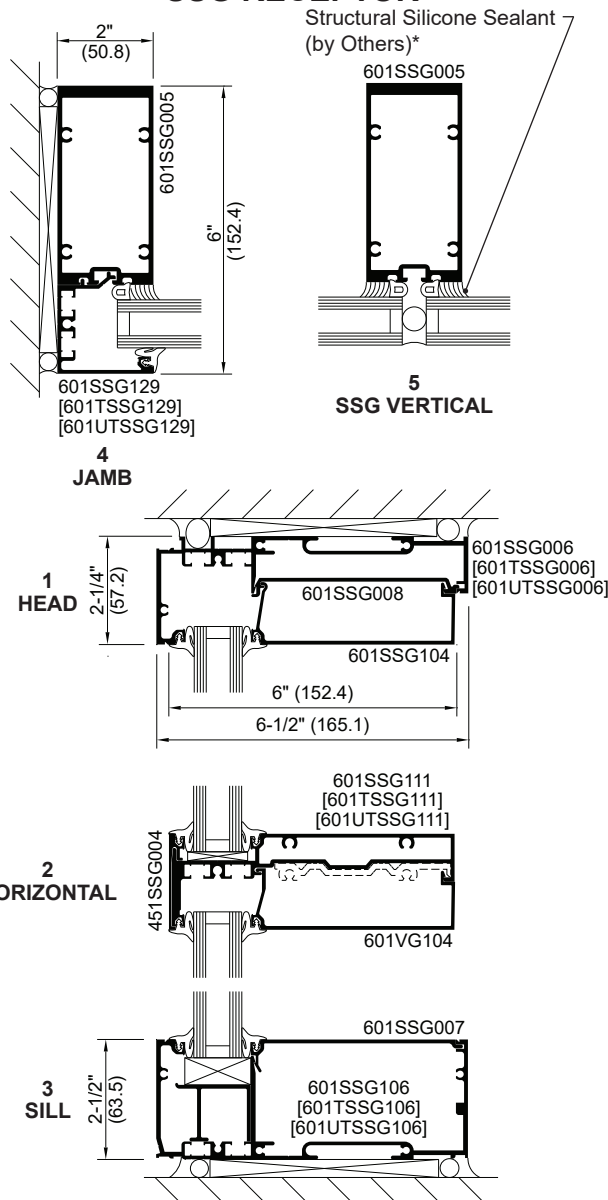


Trifab® VG 601T IsoLock®
Thermal Break
Part Number Prefix: [601TVG...]

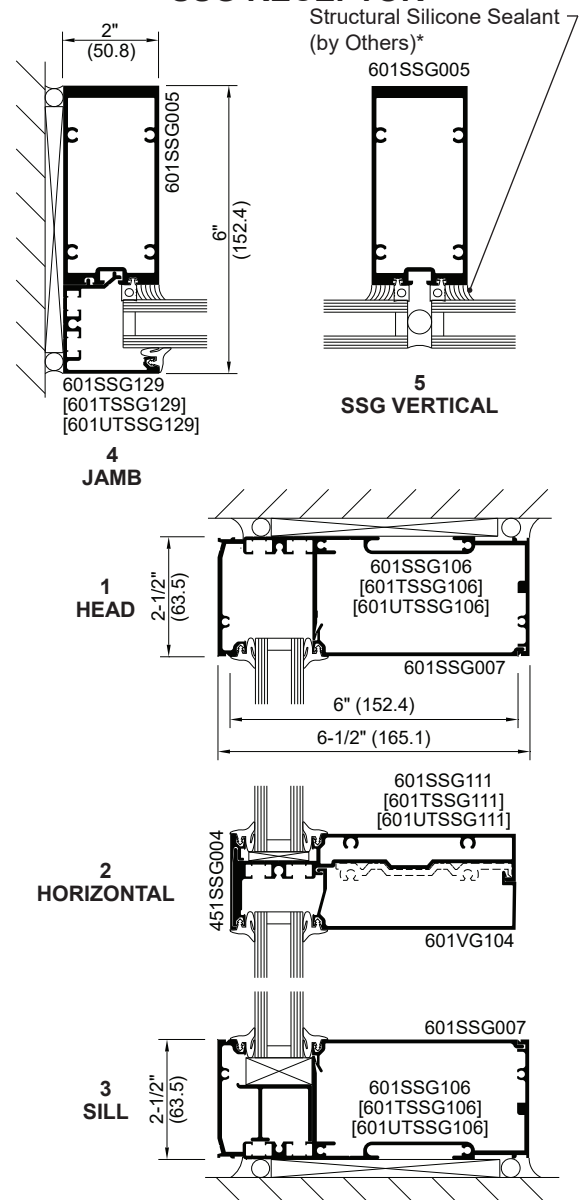


Trifab® VG 601UT Dual IsoLock®
Thermal Break
Part Number Prefix: [601UTVG...]

STICK (INSIDE GLAZED) SSG RECEPTOR



STICK (OUTSIDE GLAZED) SSG RECEPTOR



* **INSTALLER NOTE:** Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

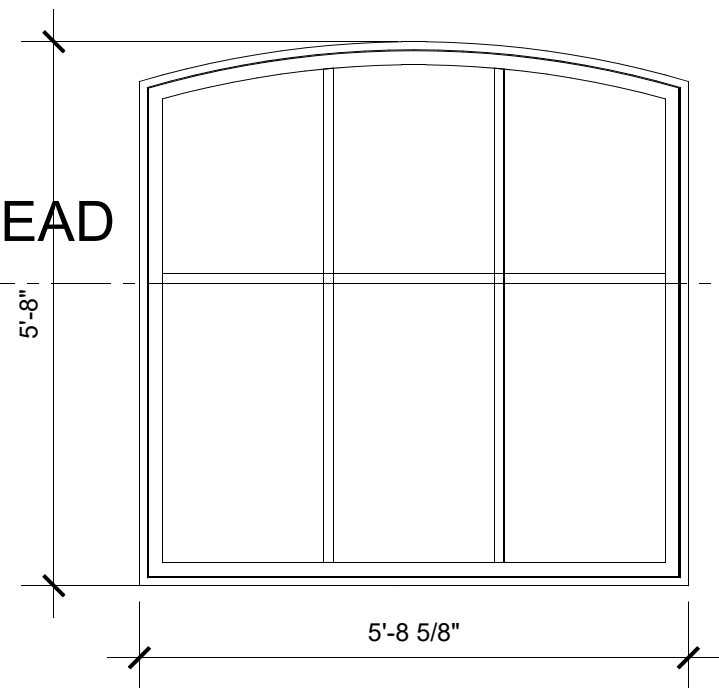


EXISTING CONDITIONS WITH KEYED LOCATIONS

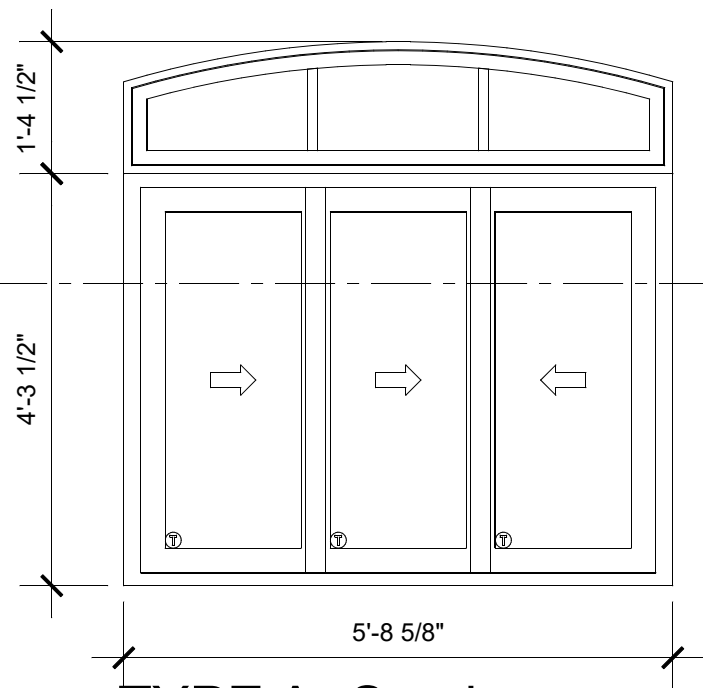
Switchback Brewery

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ALIGNMENT WITH
FRONT ENTRY DOOR HEAD

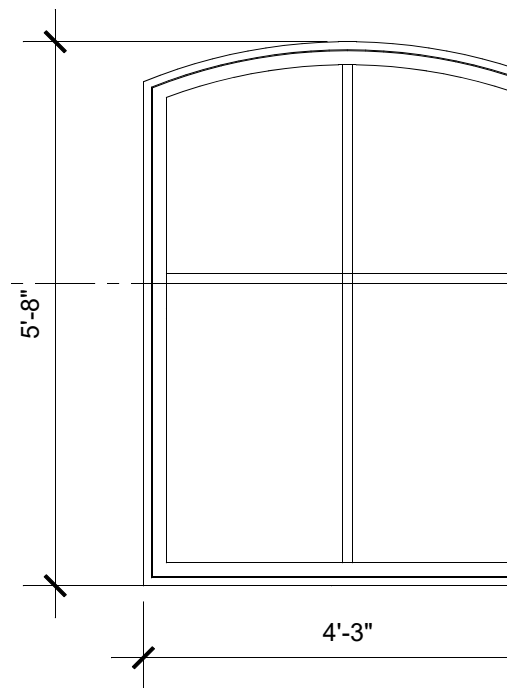


TYPE A

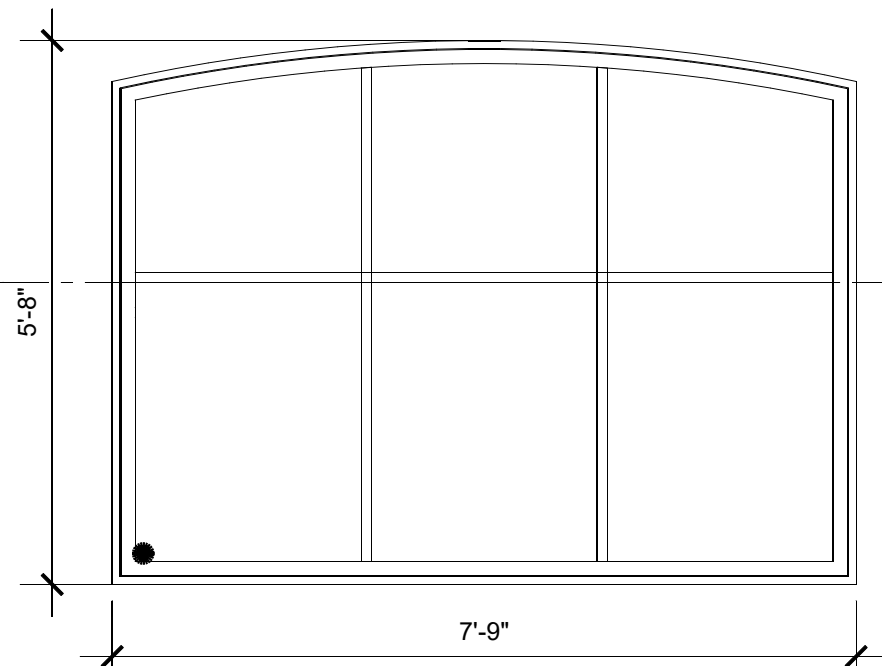


TYPE A- Serving

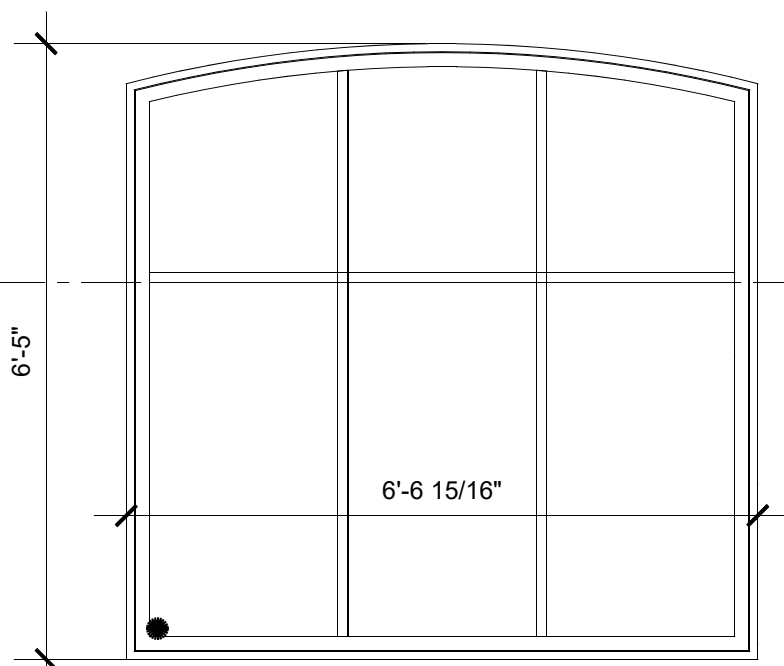
Multislide Counter Door
51.5" is Minimum Height



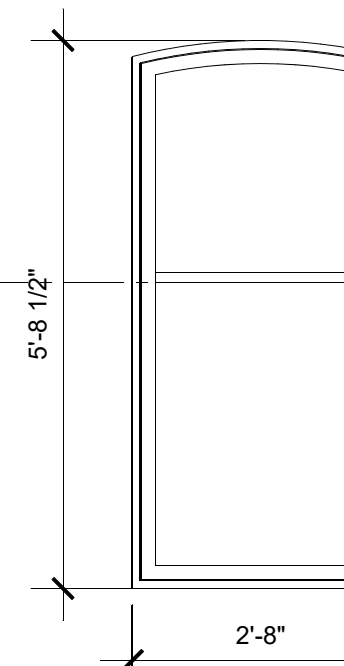
TYPE B



TYPE C



TYPE D



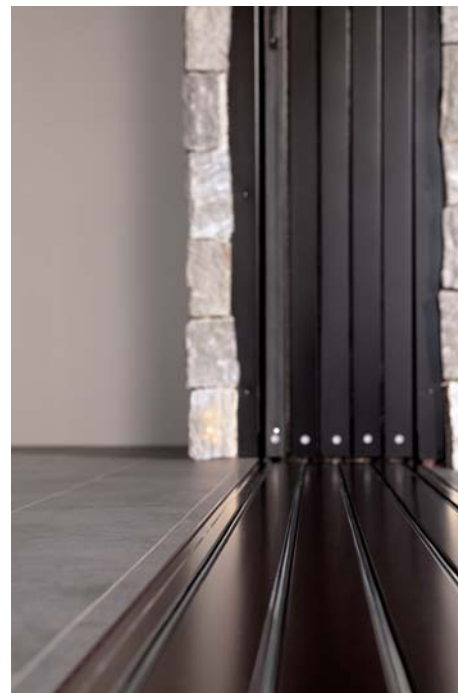
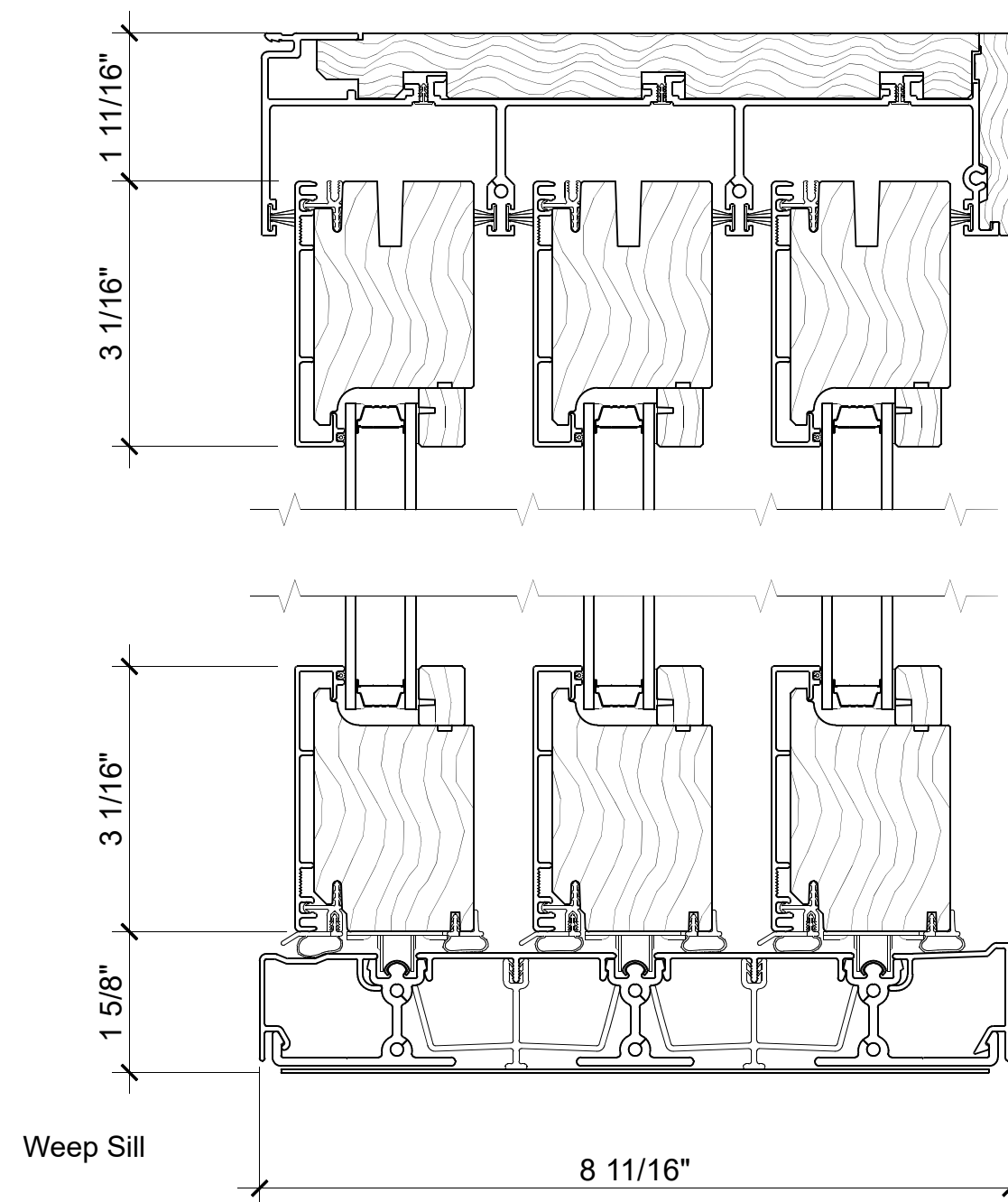
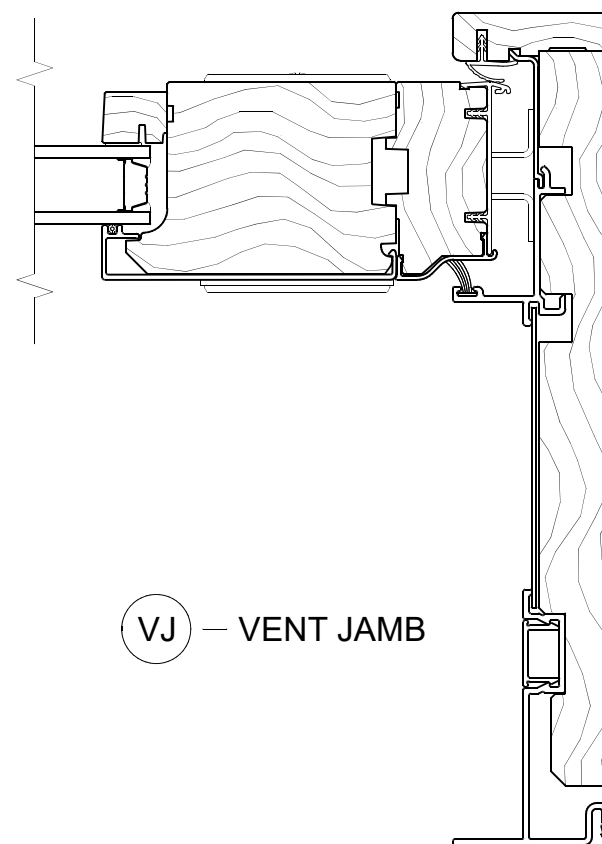
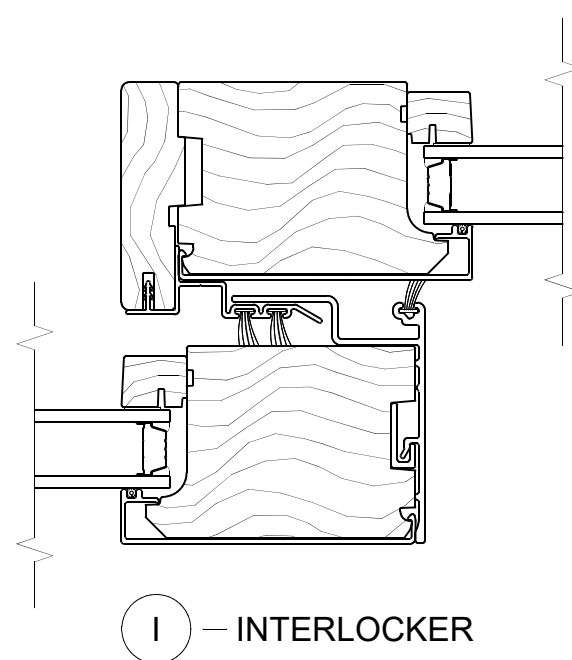
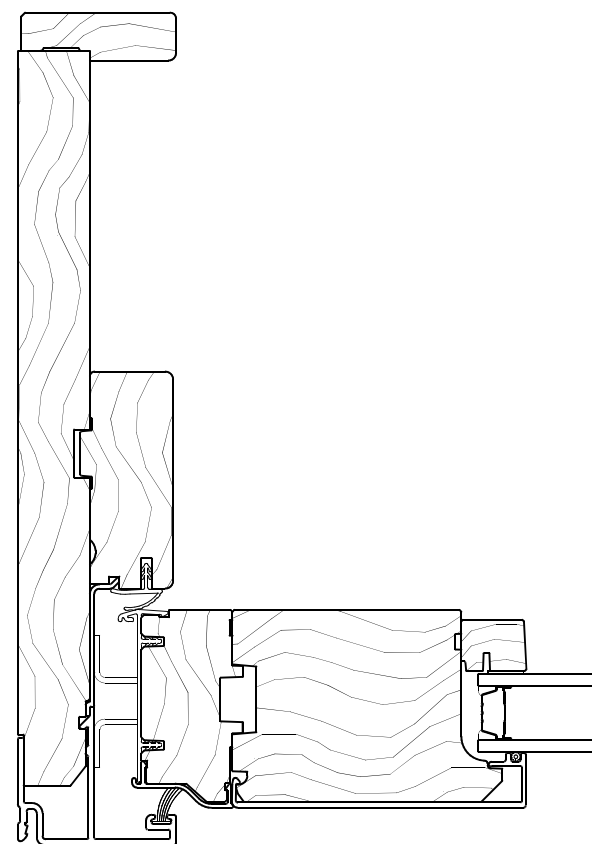
TYPE E

approximate front
door height

approximate floor line

Switchback Brewery

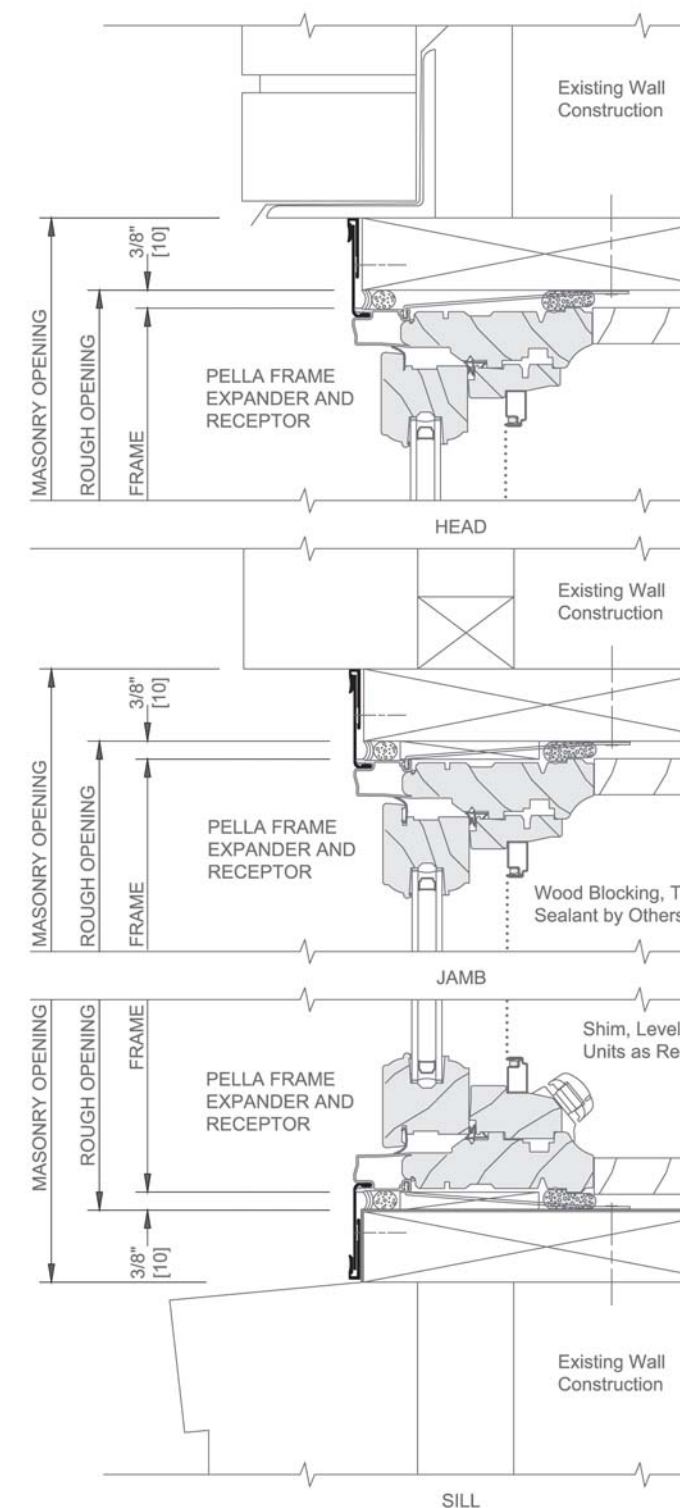
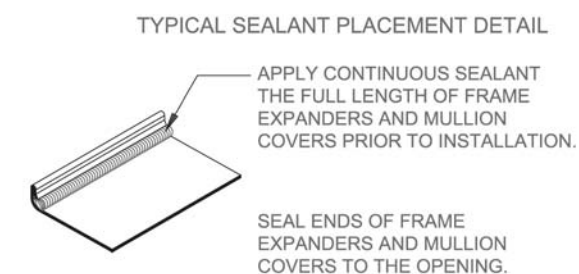
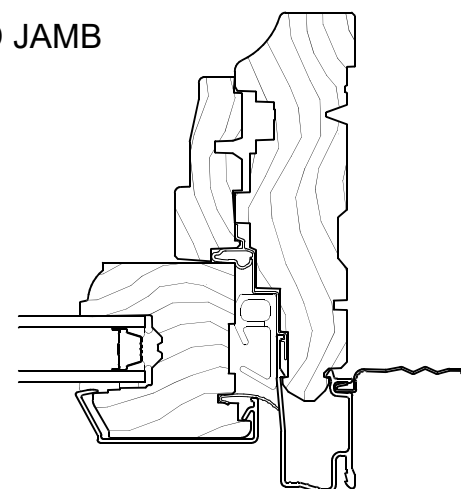
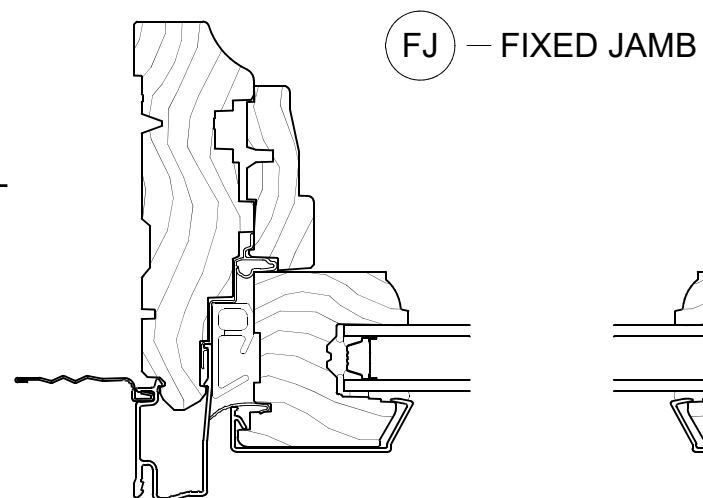
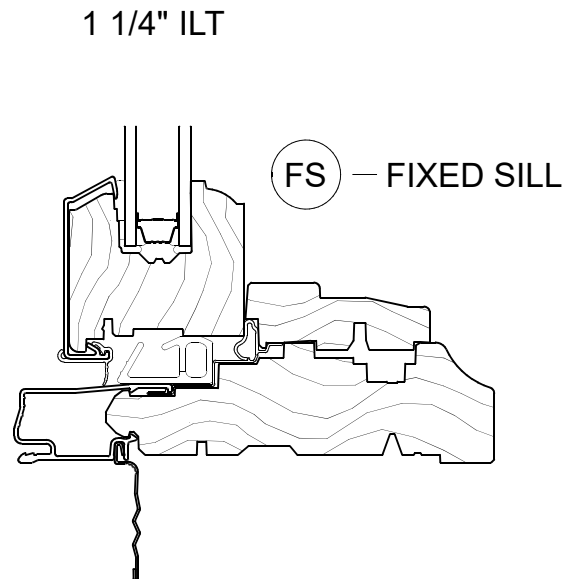
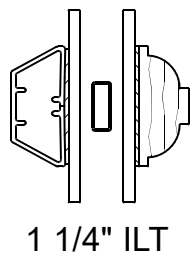
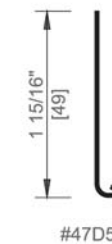
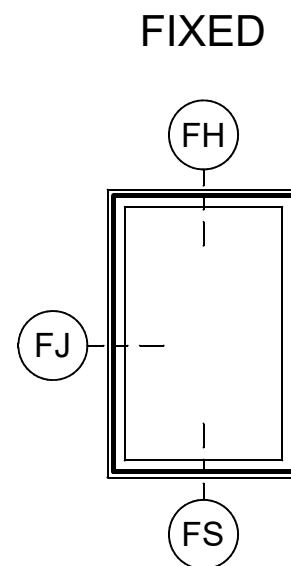
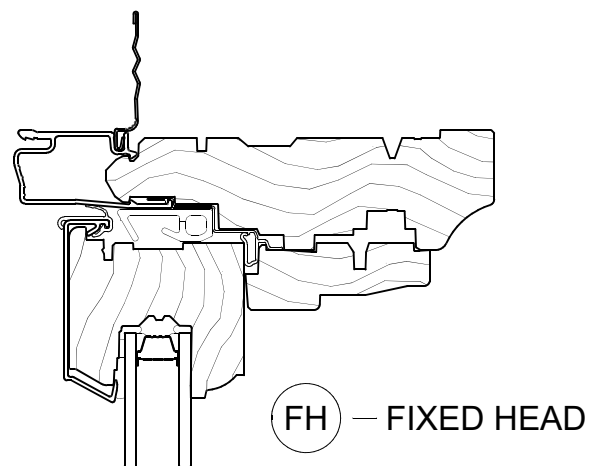
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MULTISLIDE DOOR DETAILS FOR SERVING WINDOW

Switchback Brewery

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TYPICAL FRAME DETAILS

EXAMPLE INSTALLATION DETAILS

Switchback Brewery

Wiemann Lamphere Architects | ReArch 1-12-2023



Proposal - Summary

Pella Window and Door Showroom of
South Burlington

340 Dorset Street Suite 3

South Burlington, VT 05403

Phone Number: (802) 864-5435

Fax Number: (802) 864-5309

Quote Number: 16372703

Quote Name: 184- Reserve Traditional- VE Option

Project Name: Switchback Window Replacement

Sales Rep Name: Stetter, Jeff

Sales Rep Phone: 802-498-4682

Sales Rep Email: jstetter@pellasales.com

Sales Rep Fax: 802-864-5309

Quote Information

Customer Name: Wiemann Lamphere Architects Inc

Primary Phone: (802) 655-05020

Fax Number: (802) 6556567

Mobile Phone:

Customer Number: 1000746685

Contact Name:

Great Plains #: 58C6550502

Quoted Date: 1/11/2023

Order Type: Non-Installed Sales

Customer Account: 1000590979

Customer Notes: RESERVE TRADITIONAL FIXED SASH

FULL TEAROUT INSTALLATION PROPOSED
INSTALL 2X PT BUCK SYSTEM AT PERIMETER OF MASONRY OPENING (BY OTHERS)
FRAME EXPANDER TRIM PROVIDED FOR ALL UNITS

<u>Line #</u>	<u>Qty</u>	<u>Rough Opening</u>	<u>Description</u>	<u>Location</u>	<u>Item Price</u>	<u>Ext'd Price</u>
10	6	69.375" X 68.75"	Pella® Reserve, Traditional, Sash Set, Fixed Arch Head, 68.625 X 68, Black	TYPE A	\$3,053.94	\$18,323.64
15	1	69.375" X 17.25"	Pella® Reserve, Traditional, Sash Set, Fixed Arch Head, 68.625 X 16.5, Black	TYPE A-Serving	\$2,561.80	\$2,561.80
20	1	69.625" X 52"	Pella® Reserve, Contemporary, Multi Sliding Door, Contemporary,, Multi-Slide Stacking, 2XO, 68.625 X 51.5, Black	TYPE A SERVING	\$11,636.97	\$11,636.97
85	1	51.75" X 68.75"	Pella® Reserve, Traditional, Sash Set, Fixed Arch Head, 51 X 68, Black	TYPE B	\$2,737.14	\$2,737.14
90	5	93.75" X 68.75"	Pella® Reserve, Traditional, Sash Set, Fixed Arch Head, 93 X 68, Black	TYPE C	\$4,213.98	\$21,069.90
95	1	79.6875" X 77.75"	Pella® Reserve, Traditional, Sash Set, Fixed Arch Head, 78.937 X 77, Black	TYPE D	\$4,162.96	\$4,162.96
100	1	32.75" X 69.25"	Pella® Reserve, Traditional, Sash Set, Fixed Arch Head, 32 X 68.5, Black	TYPE E	\$2,481.20	\$2,481.20

** Indicates pricing for line is not complete. The product must be approved by Pella before final pricing will be calculated.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Order Totals	
Taxable Subtotal	\$62,973.61
Sales Tax @ 7%	\$4,408.15
Non-taxable Subtotal	\$0.00
Total	\$67,381.76
Deposit Received	\$0.00
Amount Due	\$67,381.76

Thank You For Your Interest In Pella® Products

TERMS & CONDITIONS:

This form constitutes a contract between Buyer and the Seller Pella Products Inc. Prices are subject to change anytime after 5 days following date of estimate and do not guarantee availability of any product listed. Pella Products Inc. management has final authority on acceptance of this order. Your signature confirms the accuracy of the product(s) chosen.

Pella Products assumes no responsibility for accuracy of take offs from drawings or blueprints or that the products listed will be sufficient to complete customer's intended project. The Buyer agrees that the product(s) listed herein are correct, final and cannot be changed, returned or canceled.

All units are special order from the manufacturer. These units are sized and specified for your specific project. No units are of "stock" nature.

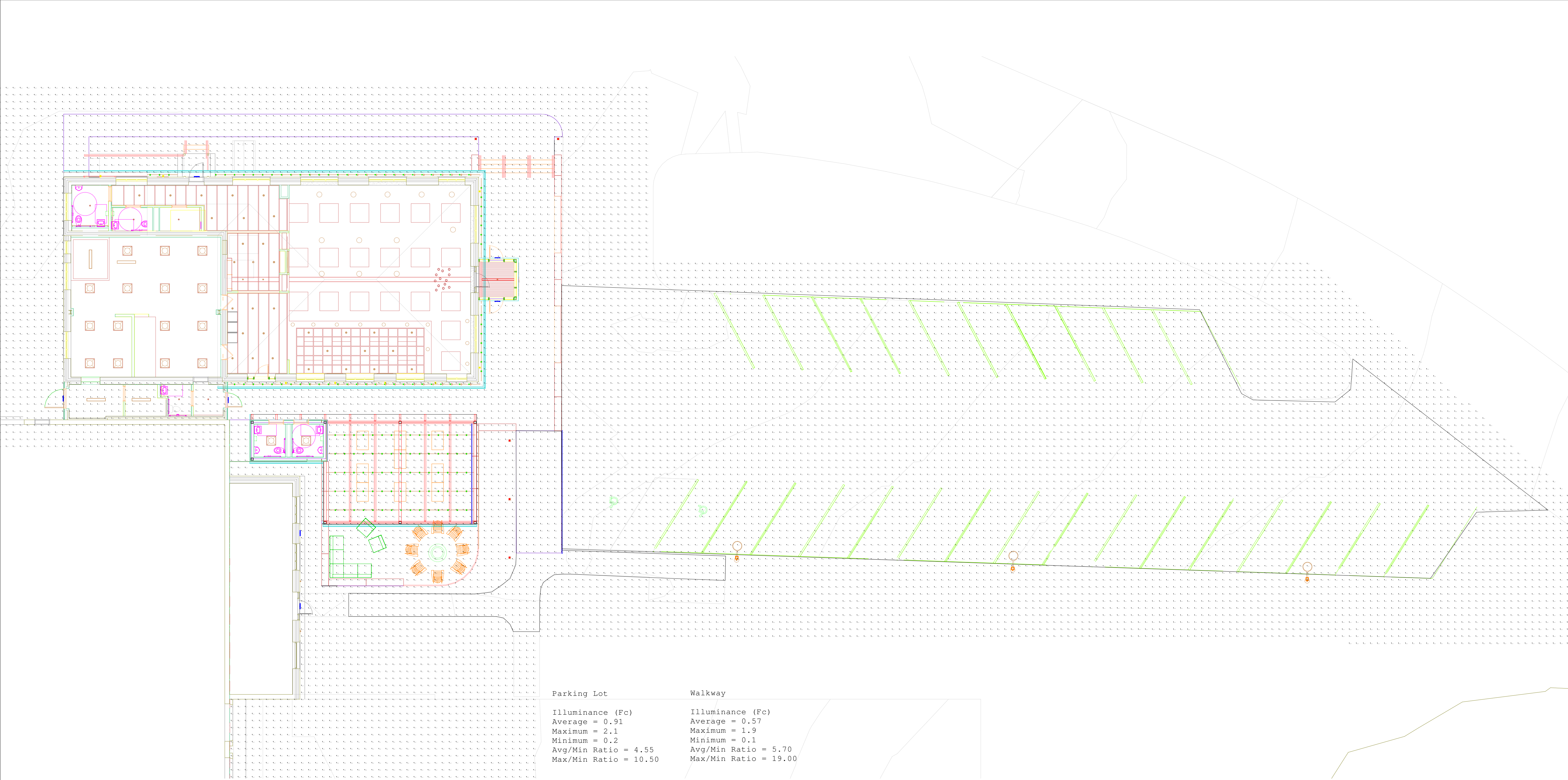
Deposits are partial payment of the contract and are not refundable. The Buyer agrees that if paying by credit card that authorization is granted to the Seller to debit the Buyers credit card by signing this contract. The Buyer agrees that payment discounts do not apply when paying with a credit card. A 1-1/2% SERVICE CHARGE per month (18% PER ANNUM) will be added to all outstanding balances past our stated terms, plus lawyer and account fees for collecting outstanding accounts.

The Buyer agrees that the customer delivery date is a realistic estimate of when the product is to be delivered. Items remaining in our warehouse for more than 30 days beyond the agreed to delivery time will be subject to a storage and handling fee of 1% of the net amount of the order (\$25.00 minimum charge).

The Buyer agrees that the product can be delivered without the Buyer present and agrees to accept the shipping documents as proof of delivery. The Buyer agrees not to hold the Seller responsible for any damage to driveways, sidewalks, trees and overhead wires caused by the Seller's delivery vehicles. Additionally, the driver will park the truck as close to the delivery destination as is feasible based solely on the determination of the driver. The Buyer agrees that the delivery driver will move product to ground level at the tailgate of the truck and it is the responsibility of the Buyer to arrange for the product to be moved to a more permanent location on site.

The Buyer agrees to examine the product(s) upon delivery and within 7 DAYS OF DELIVERY provide the Seller notice of any discrepancy between the product(s) ordered and the products(s) delivered, including hardware. If the Buyer does not provide notice within 7 days the Buyer accepts the product(s) as is.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com



Luminaire Schedule										
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]		Mounting Height
⊕	5	B	1900-OA-30-12LED3025-UNV-BZ	1.000	216	12	60	COOPER LIGHTING SOLUTIONS		0
⊙	3	P1	GALN-SA1A-740-U-SL4-BZ-AHD355-BCP	1.000	4529	33	99	COOPER LIGHTING SOLUTIONS		20
⊖	146	S	A5-ZOZO-STN-24-30K-GFSL-DM-WET-1W	1.000	48	0.73	106.58	ALUZ		10, 12
⊗	8	C	PIL_O_WALL_MINI_830_079828	1.000	2897	30	240	Performance in Lighting		8
⊖	7	W	PIL_MIMIK_30_FLAT_M_830_07000	1.000	1505	20	140	Performance in Lighting		10



Post Office Box 4550
Manchester, NH 03108
t.603.624.4827 f.603.624.9765
www.charroninc.com

#	Date	Comments
Revisions		

Drawn By: Daniel Hebert
Checked By:
Date:3/23/2023

Scale:

Switchback Brewing

Page 1 of 1

AERA 4" SEAL CYLINDER

LUMENWERX

WALL

DIRECT/INDIRECT, DIRECT, INDIRECT



Project: _____

Type: _____



8" Height



8" Height



12" Height

The Aera 4" Seal Cylinder, available as a pendant, surface, or wall mounted luminaire, takes the Aera family's clean esthetic and performance assets to wet locations and outdoor environments, delivering lighting that's visually comfortable with minimal glare.

Beam Angles



Low UGR < 10 in 15°, 25°, 35°, and 50° beams

Performance

LUMEN OUTPUT ¹	WATTS	EFFICACY
1259 lm	14 W	90lm/W
1756 lm	20 W	87 lm/W
2358 lm	28 W	84 lm/W

¹Lumen packages are assuming 3500K, 80 CRI, 35° beam, gasketed bevel baffle, SDL lens option.

Light Source

Static White
Full Spectrum
SOLA - Dim-to-Warm
DUO - Tunable White



COB

2 Step Color Binning
Up to 95 CRI

Driver

1%, 0.1% Dimming Available
0-10V, TRIAC, ELV, Lutron EcoSystem, DALI, DMX
Emergency Battery (optional)

Distributions



Direct
Direct / Indirect
Indirect

Mounting Options



Flat
Direct

Certification

IP64

Aera Family (Refer to other spec sheets)

Downlight



2" / 3" / 4"
Round / Square
Recessed Adjustable



2" / 3" / 4"
Round / Square
Recessed



2" / 3" / 4"
Round / Square
Recessed Wall Wash

Multi-aperture



2" / 3" / 4"
Round / Square
Recessed Adjustable



2" / 3" / 4"
Round / Square
Recessed



2" / 3" / 4"
Round / Square
Recessed Wall Wash

Cylinder



2" / 3" / 4" / 5"
4" Seal
Pendant
Pendant Asymmetric
Pendant Wall Wash



2" / 3" / 4" / 5"
4" Seal
Wall
Wall Asymmetric



2" / 3" / 4" / 5"
4" Seal
Surface
Surface Asymmetric
Surface Wall Wash

AERA 4" SEAL CYLINDER LUMENWERX

WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

Project: _____

Type: _____

Order Guide

LUMINAIRE ID	DISTRIBUTION	ENVIRONMENT	CYLINDER HEIGHT ⁴		CYLINDER FINISH	BAFFLE STYLE	BAFFLE FINISH
AE4SEALCYW						BVLG	
AE4SEALCYW ¹ - Aera 4" Seal Cylinder Wall ¹ IP64 rated gasketed construction with an additional clear polycarbonate lens.	DI - Direct/Indirect D - Direct I - Indirect	IND ² - Indoor OOD ³ - Outdoor ² Suitable for environments with ambient temperatures of 0°C to 25°C (32°F to 77°F). ³ Suitable for environments with ambient temperatures of -30°C to 25°C (-22°F to 77°F).	DIRECT/INDIRECT	DIRECT OR INDIRECT	FTMWE - Textured matte white exterior finish FTMBE - Textured matte black exterior finish CFE# - Custom exterior finish, specify RAL#	BVLG - Gasketed beveled	FTMW - Textured matte white FTMB - Textured matte black FSPC - Specular FSSPC - Semi-specular CF# - Custom finish, specify RAL#
			10IN ⁵ - 10" 12IN ⁵ - 12" 14IN - 14"	8IN - 8" 12IN - 12" 14IN - 14"			

LIGHT SOURCE	DIRECT BEAM Specify NA for Indirect	INDIRECT BEAM Specify NA for Direct	COLOR QUALITY	CRI	COLOR TEMP.	ACCESSORIES ⁸ See page 3 for details	VOLTAGE
SW - Static white FS - Full spectrum SOLA - Dim-to-warm single channel control 35K to 22K DUO - Tunable white 2-channel control 65K to 27K	15DEG - 15° Narrow spot 25DEG - 25° Spot 35DEG - 35° Narrow flood 50DEG - 50° Wide flood 80DEG - 80° Very wide flood 90DEG - 90° Open flood NA - Not applicable 50DEG - 50° Wide flood NA - Not applicable	15DEG - 15° Narrow spot 25DEG - 25° Spot 35DEG - 35° Narrow flood 50DEG - 50° Wide flood 80DEG - 80° Very wide flood 90DEG - 90° Open flood NA - Not applicable 50DEG - 50° Wide flood NA - Not applicable	2STP ⁶ - 2 Step MacAdam Ellipse 3STP - 3 Step MacAdam Ellipse ⁶ Not available with full spectrum.	90CRI ⁷ - 90 CRI 95CRI - 95 CRI 80CRI ⁷ - 80 CRI ⁷ Not available with full spectrum.	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K SOLA - Dim-to-warm single channel control 35K to 22K DUO - Tunable white 2-channel control 65K to 27K	At light element (choose up to 1 option) LSDL - Soft diffused lens, Solite LFDL - Frosted diffused lens HEX - Hex louver NA - None ⁸ For SOLA/DUO, one of the following lenses must be specified: LSDL or LFDL.	120V - 120V 277V - 277V UNV - 120V-277V 347V ⁹ - 347V ⁹ Available with RD1 driver only. Please consult factory.

DIRECT WATTAGE ¹⁰ Specify NA for Indirect		INDIRECT WATTAGE ¹⁰ Specify NA for Direct		DIMMING ¹³	
14W - 14 W output, up to 1308 lm 20W - 20 W output, up to 1824 lm 28W ^{11,12} - 28 W output, up to 2450 lm NA - Not applicable		14W - 14 W output, up to 1308 lm 20W - 20 W output, up to 1824 lm NA - Not applicable		INTEGRAL ¹⁴ D1 - 1% 0-10V ELV ¹⁵ - ELV 120V TRI ¹⁵ - TRIAC 120V ¹⁵ PoE (Power-over-Ethernet) compatible. Consult factory for details. ¹⁴ Not available with the outdoor environment option. ¹⁵ Available with 120V only.	
¹⁰ Lumen outputs are reduced with full spectrum, consult factory. ¹¹ Not available for a DI fixture. ¹² Not available with full spectrum.		¹⁶ A remote driver box is provided, see page 4 for details. ¹⁷ The remote driver box must be installed in environments with ambient temperatures of 0°C to 25°C (32°F to 77°F). ¹⁸ Available with 120V only. ¹⁹ On-site commissioning is required. ²⁰ For emergency battery, code will be like the following example: RD1+EB .		REMOTE ^{16,17} RD1 - 1% 0-10V RELV ¹⁸ - ELV 120V RTRI ¹⁸ - TRIAC 120V RLTEA2W ¹⁸ - Lutron 1% - 2 wire FP 120V RLDE1 ¹⁹ - Lutron Hi-lume 1% Eco RDA ¹⁹ - DALI RELD1 - eldoLED 1% ECOdrive 0-10V RELD0 - eldoLED 0.1% SOLOdrive 0-10V +EB ²⁰ - Emergency battery	
SOLA 25W - 25 W output, up to 1400 lm DUO 19W - 19 W output, up to 1100 lm	SOLA 25W - 25 W output, up to 1100 lm DUO 19W - 19 W output, up to 900 lm	SOLA 25W - 25 W output, up to 1400 lm DUO 19W - 19 W output, up to 1100 lm	SOLA 25W - 25 W output, up to 1100 lm DUO 19W - 19 W output, up to 900 lm	SOLA SD1 - Single 0-10V input SELV ¹⁵ - ELV 120V STRI ¹⁵ - TRIAC 120V	SOLA RS1 - Single 0-10V input RSELV ¹⁸ - ELV 120V RSTRI ¹⁸ - TRIAC 120V
NA - Not applicable		NA - Not applicable		DUO RDMX ¹⁹ - DMX RDDA ¹⁹ - DALI DT6 RDDA8 ¹⁹ - DALI DT8 RDD1 - Dual 0-10V input for CCT/intensity RPSQ0 ¹⁹ - Lutron T-Series 1% tunable white	

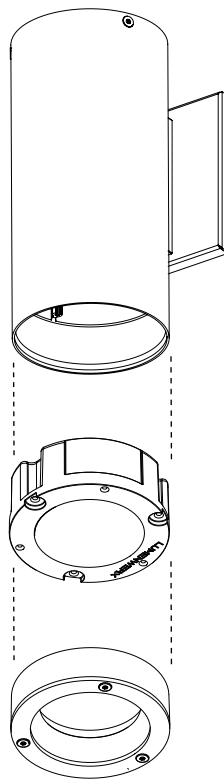
ELECTRICAL	MOUNTING TYPE	MOUNTING FINISH ²³
1C - 1 circuit 2C ²¹ - 2 circuits ²¹ Available with DI and remote driver only.	FLS ²² - Flat square canopy, 4" octagonal junction box DM ²² - Direct mount ²² Suitable for outdoor environments only when installed under a canopy ceiling.	FTMWE - Textured matte white exterior finish FTMBE - Textured matte black exterior finish CFE# - Custom exterior finish, specify RAL# ²³ Direct mount finish matches cylinder finish.

AERA 4" SEAL CYLINDER LUMENWERX

WALL
DIRECT/INDIRECT, DIRECT, INDIRECT

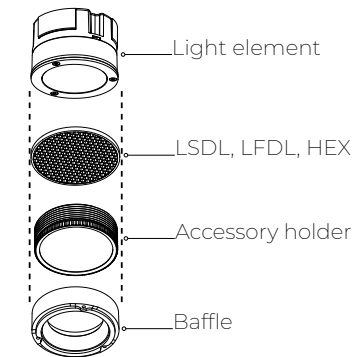
Overview

FLS
Flat square canopy,
4" octagonal junction box



AE4SEALCYW
Aera 4" Seal Cylinder
Wall

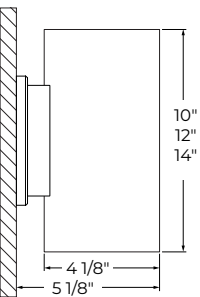
ACCESSORIES



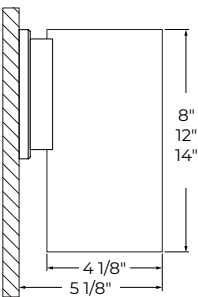
Dimensions

CYLINDER

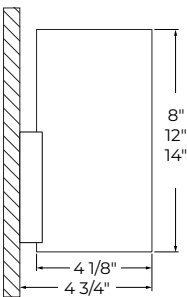
Direct/Indirect ¹



Direct ¹



Indirect ¹



Flat square canopy ²

Flat square canopy ²

Direct mount ²

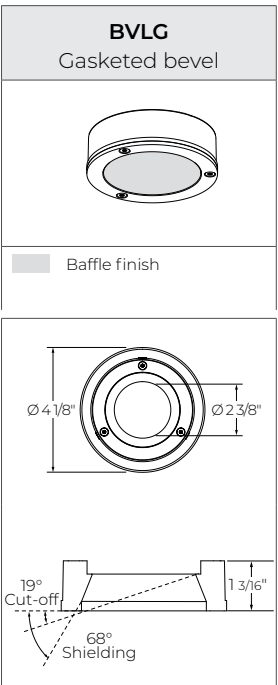
¹ Certain restrictions apply. See page 2 for the height options available with integral and remote.
² Flat square canopy and direct mount options are available with all Direct/Indirect, Direct and Indirect.

Minimum heights - Cylinder

Size	Distribution	Integral driver in cylinder	Remote driver
Ø4"	Direct/Indirect	10"	10"
	Direct or Indirect	8"	8"

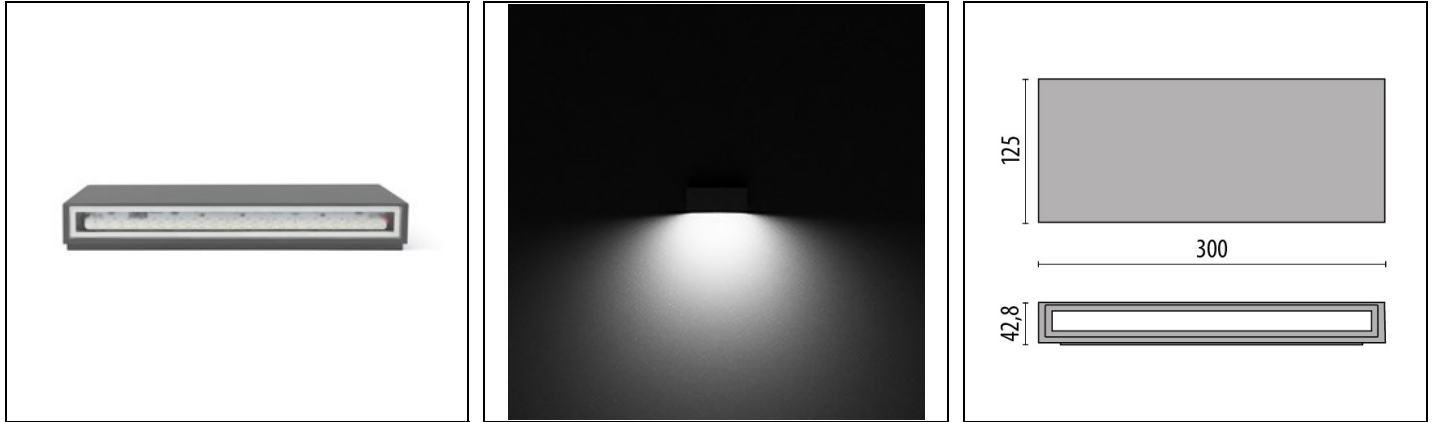
* Consult factory for maximum heights.

BAFFLE



MIMIK 30 FLAT

Part number 303801



Description

Wall-mounted LED luminaire, comprising:

- Die-cast aluminium housing, polyester powder coat finish ISO 9227/12944 - ISO 9223 (C5)
- Anti-ageing custom moulded silicone sealing gasket(s)
- Built-in driver
- Microprismatic, toughened, flat glass diffuser, silk-screened on the inside (MIMIK FLAT versions)
- Extra-clear, toughened, flat glass diffuser, silk-screened on the inside (MIMIK models)
- MIMIK models are equipped with high-transmittance polycarbonate optics with different light distributions to meet a large variety of lighting schemes
- Optimised asymmetric distribution for wide spacing and lighting-class levels matching (CP options)
- Stainless steel locking hardware
- Openable and maintainable luminaire (future-proof)
- Photometric data measure according to UNI EN 13032-4 and IES LM-79-08

To maintain the regular updating of our products, PERFORMANCE IN LIGHTING reserves the right to make changes without prior notice. For the most up to date information we always recommend you read the latest version published on the website www.performanceinlighting.com. Delivered luminaire lumen outputs and power consumptions, including losses, are subject to a tolerance of +/- 7%, and unless otherwise stated the values apply to an ambient temperature of 25°C. Terms of warranty are available at www.performanceinlighting.com/qr/qr/company/terms-and-conditions

Product data

ETIM Group:	EG000027	ETIM Class:	EC0028g2
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General information

Lampholder:	LED	Light source:	LED
Lightsource lumen output [lm]:	2644	Luminaire lumen output [lm]:	1506
Luminaire wattage [W]:	20 W	Luminous efficacy [lm/W]:	75
CRI:	80	Kelvin:	3000
Colour / Finish:	AN-g6 / Anthracite gray / Textured	IP degree of protection:	IP65
IK-J-xxIP:	IK06 1J xx3	Insulation class:	I
Optic:	ASYMMETRIC WIDE	Net weight [kg]:	1.553

Mechanical features

Shape:	RECTANGULAR	Housing material:	ALUMINIUM
Diffuser material:	GLASS		

Electrical features

Voltage type:	AC	Power factor / COS Φ:	>0.9
Inrush current [A/μs]:	5 / 70		

Installation

Application area:	Outdoor	Mounting type:	Wall surface
Min. ambient temperature [°C]:	-20	Max. ambient temperature [°C]:	35

Light features

MacAdam:	3	Lumen maintenance:	L80B10@60000h
Distribution of light emission:	Direct	Zero light pollution (ULR = 0%):	



Order Information - String and Light Engine



COMMERCIAL STRING
TCSL-S-X-24-120
X = B (black), W (white)
48' Commercial string/cord, 24" O.C.
with molded male and female end



ALS-TF-T25-E26-4W-XXK-6PK-R
XXK = 27K (2700K), 30K (3000K)
Filament Light Engine
Sold as 6 Pack with (1) rubber O-Ring per Bulb

Specification

ADAPT Commercial String Light (based on 2700K)	
Socket Spacing	24"
Socket Type	E26
Socket Count	24
Cord Length	48' with male and female molded ends
Cord Type	3C x 14AWG SJTW
Cord Plug	5-15P Polarized
Cord Weight	7.85 lbs.
Available Cord Color	Black, White
Field Cuttable Cord	NO
Operating Voltage	120V AC
Watts/Strand	96W based on 10% voltage drop
Max Run	Feet (384), Strand sets (8), Watts (768)
ADAPT Globe	
Globe	Glass (Shatter resistance assist with silicone coating - Glass may still break under certain conditions)
ADAPT Light Engine	
Watts/bulb	4W
Lumens/bulb	400 light engine only (Lumen output may vary based on globe choice)
Weight (lbs)/bulb	.10
Kelvin Temperature	2700K, 3000K
CRI	80+
Operating Voltage	120V AC
Dimming	ELV, TRIAC
Base	E26 Medium base
Certification and Testing	
Certification (Cord, Light Engine)	cETLus
Environment (Cord, Light Engine)	Wet Location
IP Rating (Cord, Light Engine)	IP65
Lifetime Hours (Light Engine)	15,000
Warranty (Cord, Light Engine)	3 Years

Order Information - ADAPT Globe

G125 Globe (Weight: .25 lbs/ea.)



(Shatter resistance assist with silicone coating - Glass may still break under certain conditions)



Ana
LSA-ANA-N



Angela
LSA-ANG-N



Gina
LSA-GIN-N



Gaby
LSA-GAB-N



Katie
LSA-KAT-N



Susan*
LSA-SUS-N



Toni*
LSA-TON-N



Lucia*
LSA-LUC-N



Victoria*
LSA-VIC-N

ST19 Globe (Weight: .10 lbs)/ea.



Brenda
LSA-BRE-N



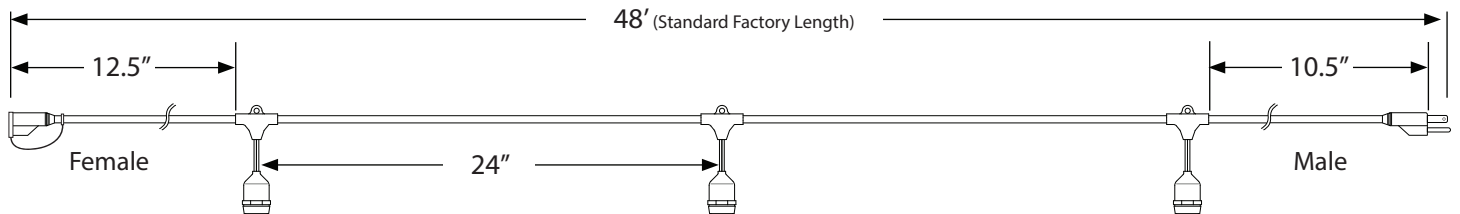
Shatter Resistant
Silicone Coating



Laura*
LSA-LAU-N

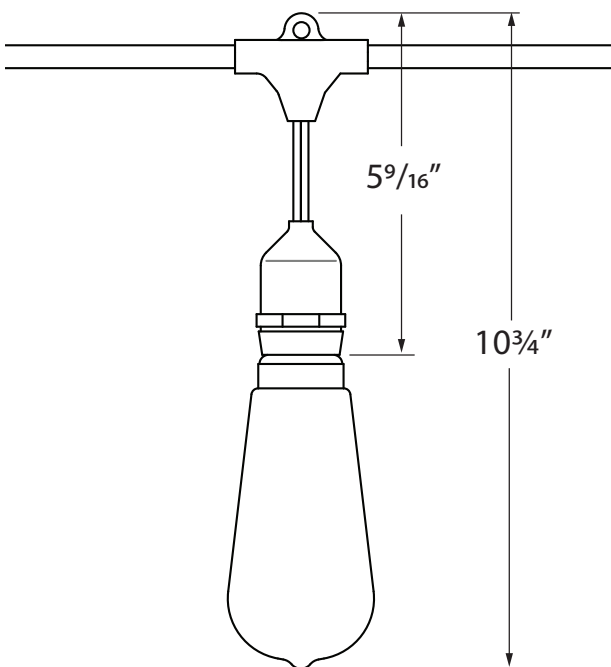
*Consult Factory for MOQ and Lead Time.

Standard Spacing and Weights



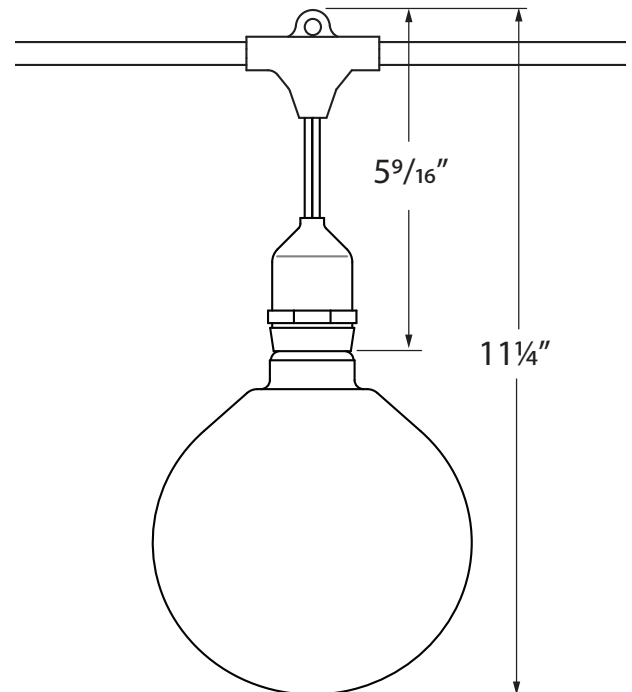
Filament light engine and ST19 total weight
w/48 ft. string

12.65 lbs.



Filament light engine and G25 total weight
w/48 ft. string

16.25 lbs.

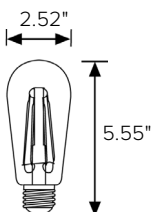


DECOLED TECNO VINTAGE™

LED S-LAMP



DIMENSIONAL DRAWINGS



DETAILS

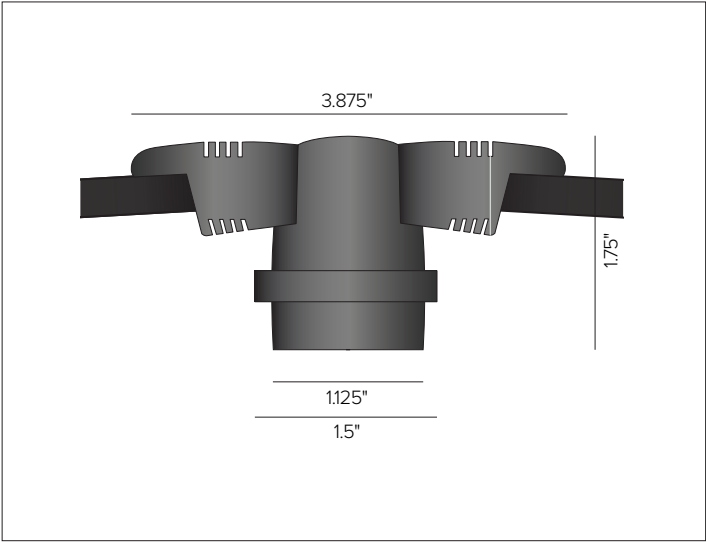
Lamp Type	ST21 Retro Vintage Filament Style LED Lamp
Color Temp	2200K
Color Consistency	Advanced LED binning with +/- 2-step MacAdam Ellipses <i>Color consistency maintained through rated lamp life</i>
Wattage	4.5W
Lumen	352Lm
Efficacy	78Lm/W
Voltage	120V
Color Quality	>80Ra
Lamp Life	15,000 hours at L70
Base	E26
Distribution	320°
Dimming	ELV or MLV & CL Leading Edge Dimmers
Dimensions	2.52" Dia x 5.55" Length
Weight	0.2Lbs
Listing	UL Wet Listed E486283
Certifications	Tested in accordance with LM-79-08
Warranty	3 year warranty

PRODUCT CODE	TYPE	SOCKET BASE	WATTAGE	COLOR TEMP	VOLTAGE	DIMMING	COATING (OPTIONAL)
DLV — DuraLed™ Vintage	ST21 — ST21 Lamp	MD — E26 Medium	04 — 4.5W	22 — 2200K	120 — 120VAC	D — Dimmable	SP — Shatter Proof

QUICK SHIP 1-2 weeks Lead time for quick ship fixtures is 1 week from processing PO date.

DURALED™ CABLE

Line Voltage Cable Strand



CONCEPT

Cable strand perfect for festoon mounting and garden lighting, taught or swayed.

MECHANICAL CHARACTERISTICS

Materials	Injection molded weather proof PVC.	
Power Connection	Provided with one Male 2 prong 120V AC plug with 5ft lead and one female 2 hole 120V AC socket with 2ft end per spool. Junction Box or GFI installation only.	
Length	48ft spool	
	48 sockets @ 12" O.C.	24 sockets @ 24" O.C.
Mounting	String or attach to aircraft cable.	
Protection	IP65 for downward mounting. IP44 for outward or upward mounting.	
Weight	E26 Medium Base	GU10 Base
	12" O.C. = 0.19Lbs/ft	12" O.C. = 0.21Lbs/ft
	24" O.C. = 0.15Lbs/ft	24" O.C. = 0.16Lbs/ft

CERTIFICATIONS

Energy efficient for California installations
cETLus Listed
RoHS3 EU 215/863
^Dark Sky Compliant when using Decorative Shade accessory and [DURALED™ STARGAZER](#) lamp.

WARRANTY

5 year limited warranty

ELECTRICAL CHARACTERISTICS

Base	E26 or GU10 For use with DURALED STARGAZER or DECOLED TECNO VINTAGE lamp ranges.
Wattage	5W max per socket. 1,100W Max per continuous interconnected spools.
Voltage	120V AC 60Hz

DURALED™ CABLE

SPECIFICATION INFORMATION

DLD							
1	2	3	4	5	6	7	8
Ex: DLDCLMD24BK					REQUIRED	OPTIONAL	

1 - PRODUCT CODE	2 - TYPE	3 - BASE	4 - SPACING	5 - FINISH	6 - LAMP
DLD — DURALED™	CL — Cable Light	MD — E26 Medium GU — GU10	12 — 12" O.C. 24 — 24" O.C.	BK — Black	DuraLED Stargazer DuraLED Tecno Vintage G25 DuraLED Tecno Vintage ST21 DuraLED Tecno Vintage A60 DuraLED Tecno Vintage G30 Mirror
7 - MOUNTING	8 - DECORATIVE				
Aircraft Cable See section for details Spiral cable wrap See section for details	Decorative Shade See section for details				



Lead time for quick ship fixtures is 1 week from processed PO date.

INSTALLATION EXAMPLES



Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 10](#)

Quick Facts

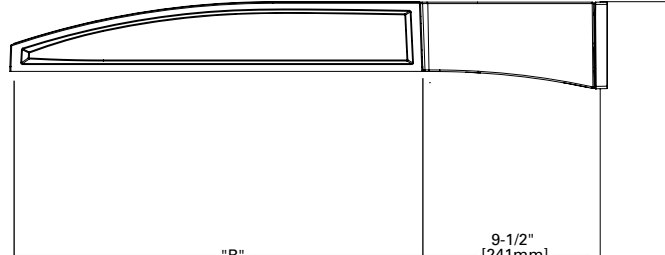
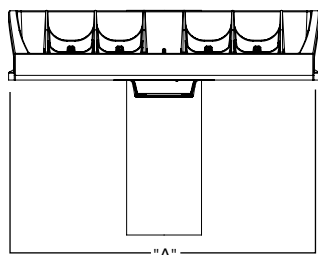
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



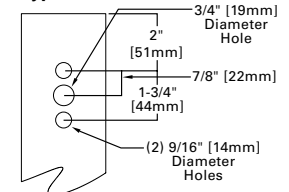
Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Pole Drilling Patterns

Type "N"



Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN =Galleon II BAA-GALN =Galleon II Buy American Act Compliant ²⁷ TAA-GALN =Galleon II Trade Agreements Act Compliant ²⁷	SA1 =1 Square SA2 =2 Squares SA3 =3 Squares SA4 =4 Squares SA5 =5 Squares SA6 =6 Squares SA7 =7 Squares SA8 =8 Squares SA9 =9 Squares	A =600mA B =800mA C =1000mA D =1200mA ^{4,17}	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{15,17}	U =120-277V H =347V-480V ^{7,30} 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ⁷ 9 =347V ^{7,30} DV =277V-480V DuraVolt Drivers ^{29,30,31}	T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide SNQ =Type V Narrow SMQ =Type V Square Medium SWQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	[Blank] =Standard Pole Mount Arm QM =Standard Pole Mount Arm with Quick Mount Adaptor PA =Pole Mount, Adjustable SP =Slipfitter, Adjustable ⁸ MA =Mast Arm, Fixed WM =Wall Mount, Fixed WA =Wall Mount, Adjustable UP =Upswept Arm	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) ²⁸
DIM =External 0-10V Dimming Leads ²⁰ F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =20kV UL 1449 fused surge protective device ¹⁰ 2L =Two Circuits ¹⁰ HA =50°C High Ambient HSS =Installed House Side Shield ¹⁸ GRSBK =Glare Reducing Shield, Black ²³ GRSWH =Glare Reducing Shield, White ²³ LCF =Light Square Trim Painted to Match Housing ²⁶ TH =Tool-less Door Hardware ⁵ CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right AHD145 =After Hours Dim, 5 Hours ²² AHD245 =After Hours Dim, 6 Hours ²² AHD255 =After Hours Dim, 7 Hours ²² AHD355 =After Hours Dim, 8 Hours ²² DALI =DALI Drivers	BPC =Button Type Photocontrol ⁶ PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²¹ FADC =Field Adjustable Dimming Controller ³² SPB2 =Dimming Motion Sensor, 9'-20' mounting ²⁴ SPB4 =Dimming Motion Sensor, 21'-40' mounting ²⁴ SPB2/X =Dimming Motion Sensor, limited square count, 9'-20' mounting ²⁴ SPB4/X =Dimming Motion Sensor, limited square count, 21'-40' mounting ²⁴ ZW =WaveLinX-enabled 4-PIN Twistlock Receptacle ¹⁹ ZD =SR Driver-enabled 4-PIN Twistlock Receptacle ¹⁹ ZW-WOBXX =WaveLinX Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19,12,13} ZW-WOFXX =WaveLinX Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19,12,13} ZD-WOBXX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19,12,13} ZD-WOFXX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19,12,13} ZW-SWPD4XX =WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19,12,13} ZW-SWPD5XX =WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19,12,13} ZD-SWPD4XX =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19,12,13} ZD-SWPD5XX =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19,12,13} DIM10-MS/DIM-L20 =Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-MS/DIM-L40 =Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹	OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238 =Adapter kit for mounting to 2-3/8" O.D. Tenon LS/HSS =Field Installed House Side Shield ^{5,18} LS/GRSBK-2PK =Glare Reducing Shield, Black ^{8,23} LS/GRSWH-2PK =Glare Reducing Shield, White ^{8,23} LS/PFS =Perimeter Shield, Black ¹⁶ WOLC-7P-10A =WaveLinX Outdoor Control Module ^{11,19} WOB-XX =WaveLinX Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{12,13,14,19} WOF-XX =WaveLinX Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{12,13,14,19} SWPD4-XX =WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,13,14,19} SWPD5-XX =WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,13,14,19}

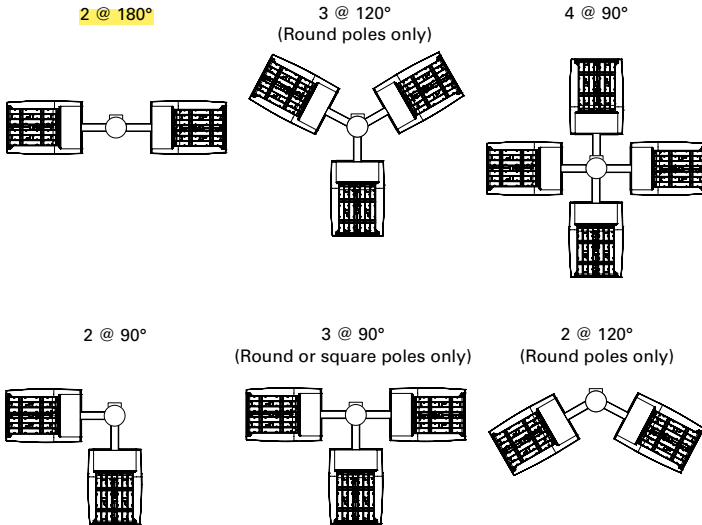
NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option. 4. Drive current 1200mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected. 5. TH option not 3G rated. Not available with Coastal Construction (CC) option. 6. Not available with voltage options H, 8 or 9. 7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A. 8. Adjustable Slipfitter arm limited to vertical 3" tenon. For mounting to 2-3/8" O.D. tenons, order accessory SRA238. 9. One required for each Light Square. 10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinX or Enlightened sensors, or 20kV surge option. 11. Requires PR7. 12. Replace XX with sensor color (WH, BZ or BK.) 13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors. 14. Requires ZW or ZD receptacle. 15. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 16. Set of 4 pcs. One set required per Light Square.		17. Not available with HA option. 18. Not for use with 5NQ, 5MQ, 5WQ or RW optics. 19. Cannot be used with other control options. 20. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options. 21. Not available if any SPB, LWR, or WaveLinX sensor is selected. Motion sensor has an integral photocell. 22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. 23. Not for use with T4FT, T4W or SL4 optics. See IES files for details. 24. Sensor configuration mobile application required for configuration. See controls page for details. 25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page. 26. Not available with HSS, GRSWH or GRSBK. 27. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 28. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 29. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 30. 480V not to be used with ungrounded or impedance grounded systems. 31. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB. 32. Cannot be used with PR7 or other motion response control options.
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LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

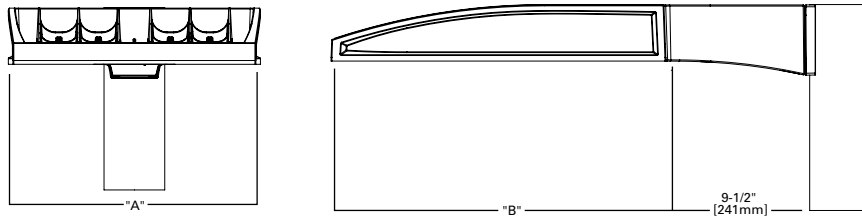
Product Family	Camera Type	Data Backhaul
L =LumenSafe Technology 	D =Standard Dome Camera H =Hi-Res Dome Camera Z =Remote PTZ Camera	C =Cellular, No SIM A =Cellular, AT&T V =Cellular, Verizon S =Cellular, Sprint R =Cellular, Rogers W =Wi-Fi Networking w/ Omni-Directional Antenna E =Ethernet Networking

Mounting Details

Pole Configuration Options

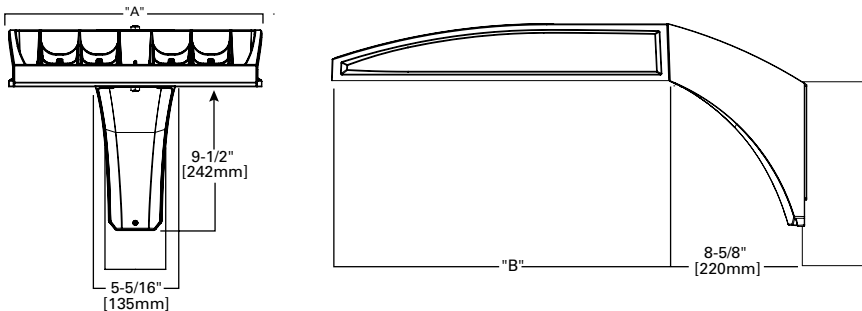


Quick Mount Arm (QM) *



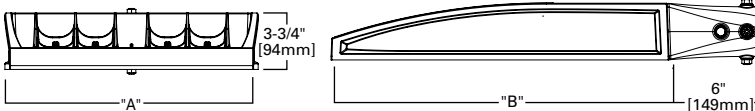
*NOTE: Use Type N drilling pattern

Upswept Arm (UP) *

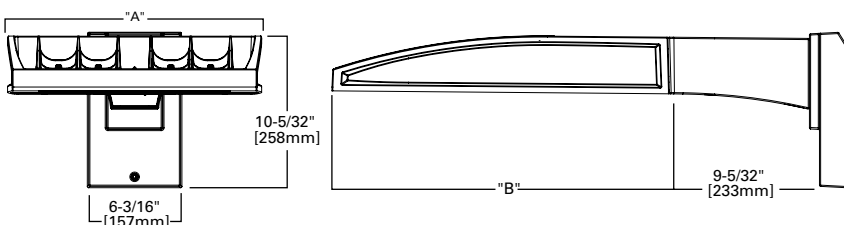


*NOTE: Use Type N, R or M drilling pattern

Mast Arm, Fixed (MA)

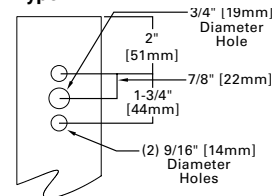


Wall Mount, Fixed (WM)

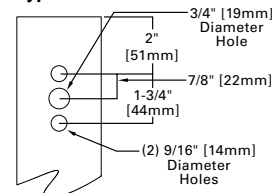


Pole Drilling Patterns

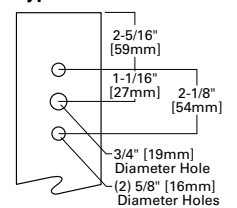
Type "N"



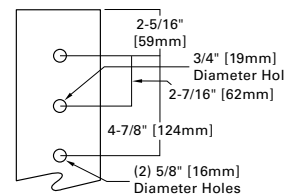
Type "N"



Type "R"

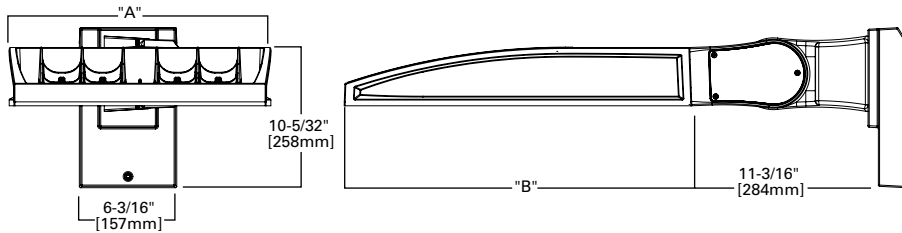


Type "M"

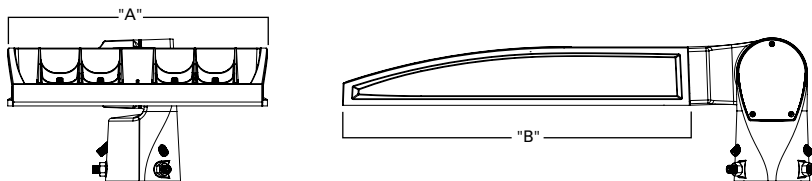


Mounting Details

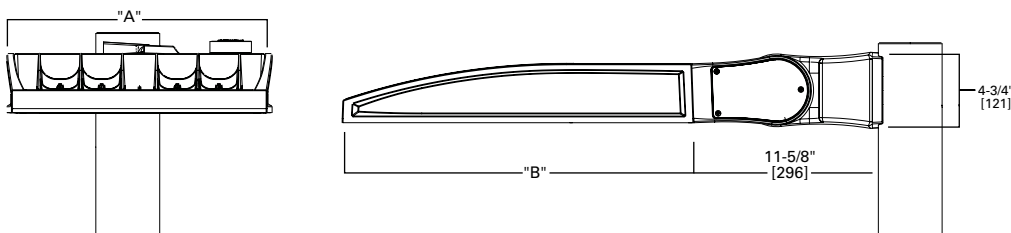
Wall Mount, Adjustable (WA)



Slipfitter, Adjustable (SP)

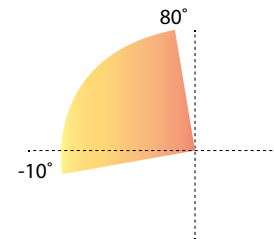


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

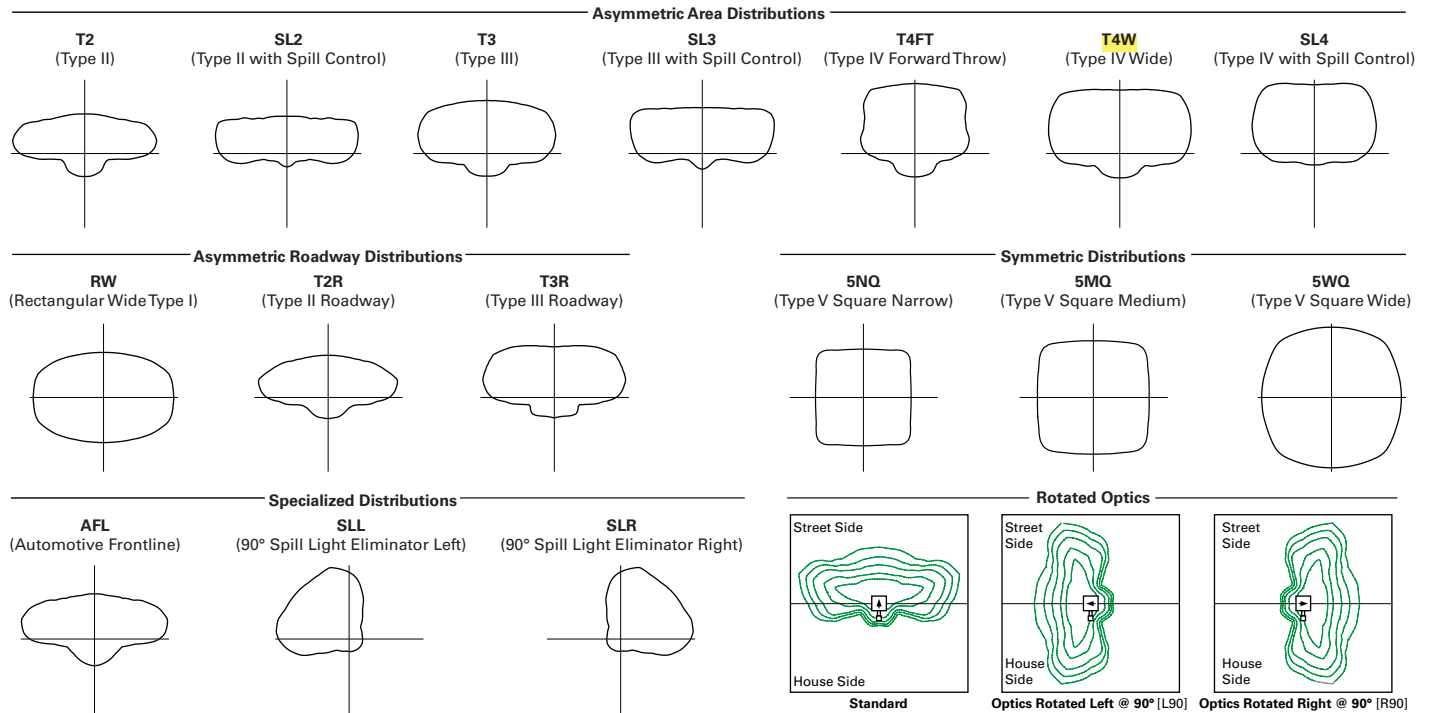
- Wall Mount (WA), Slipfitter (SP) and Pole Mount (PA)
- Adjustable in increments of 5°
- Must maintain downward facing orientation



Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions



Product Specifications

Construction

- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)

Electrical

- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module

- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration

Mounting

- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications

- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty

- Five year limited warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

MIMIK 10 BOLLARD



Pathway bollard series. Fixtures consist of:

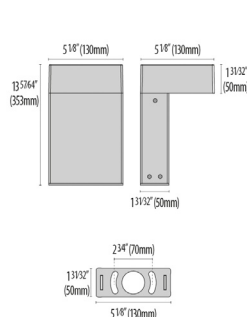
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and ring/faceplate.
- Copper-free aluminum extruded post.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- IESNA Type II light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- Optional, integral, line-voltage, passive infrared motion sensor (PIR SENSOR versions).
- Pre-wired factory sealed cable for external electrical connection included.
- Steel ground base plate included for bollards.

- Optional surface mounted GFCI receptacle. Consult factory for more information.
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options including static colors.
- Consult factory for custom post height options.
- Consult factory for custom pre-wired factory sealed cable length options.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

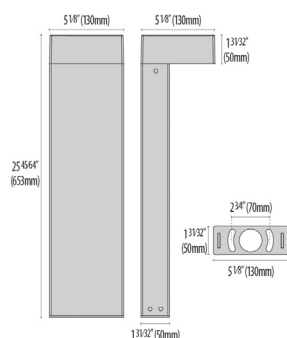


FINISHES

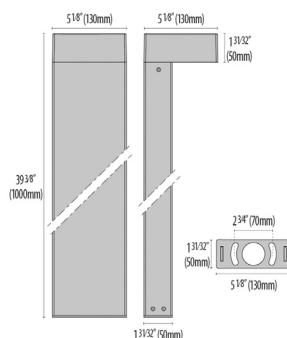
- **AN-96** / Iron gray / Textured
- **GR-94** / Aluminum metallic / Textured
- **BK-81** / Black / Textured
- **WH-87** / White / Textured
- **RB-10** / Iron rust / Textured



MIMIK 10 BOLLARD
300



MIMIK 10 BOLLARD
600



MIMIK 10 BOLLARD
1000



Scan here
for installation
instructions

Lumen Output	27K	3K	35K	4K	5K
Mimik 10 Bollard	659	744	829	915	1000

11W Max Wattage

Revision 02
10/22

Order Guide - Mimik 10 Bollard



Order code example

M10P-300-11-IG-3K-120-NA-GFCI

M10P

Bollard Height	Wattage	Finish	Kelvin	Voltage	Controls	Accessories
300 14 inch	8 8 watt	AM Aluminum Metallic	27K 2700k	UNV 120-277V	NA Non Dimming 0-10V 0-10V Dimming ELV ELV Dimming	GFCI 20 amp outlet
600 26 inch	11 11 watt	IG Iron Gray	3K 3000k			OCC1 On/off occupancy sensor
1000 40 inch	(max)	IR Iron Rust	35K 3500k			OCC2 Hi/Lo occupancy sensor
XX Specify Height (10" MIN)	XX Specify Wattage Must be below max	BK Textured Black	4K 4000k			LB Large base
		WH Textured White	5K 5000k			SIGN Signage
		CC Custom Color	65K 6500k			PHC Photocell
			RED Static Red			WG Wood Grain accent
			BLU Static Blue			DBL Double Head Fixture
			GRN Static Green			USB USB Outlet
			AMB Static Amber			

GFCI / USB



Occupancy Sensor



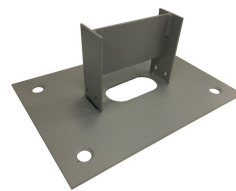
Wood Grain Accent



Sign



Large Base



Double Head Fixture



Performance in Lighting reserves the right to make all necessary changes without prior notice.

Performance in Lighting - 2621 Keys Pointe - Conyers, Georgia 30013 - USA - voice 770.822.2115 - info.usa@pil.lighting
www.performanceinlighting.com

Revision 02
10/22

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A155*N1	Type
Project	Switchback	Pole
Comments		
Prepared by	Charron	Date
		3/23/2023

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

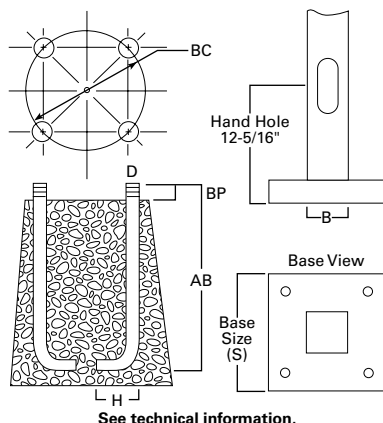
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm ⁶ Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub ³ B=3/4" Tapped Hub ³ C=Convenience Outlet ⁴ E=GFCI Convenience Outlet ⁴ G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Damper

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. 6. Arm must be ordered separately.

ANCHORAGE DATA



Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: August 1, 2023
RE: ZP-23-199; 160 Flynn Avenue and ZP-23-250; 180 Flynn 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: E-LM Ward: 5S

Owner/Applicant: The Switchback Beerworks, INC / Tyler Barnard

Request: Building renovations to accommodate new taproom and new patio area, sidewalks, signs, and site improvements for parking and stormwater.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 7 (Signs), Article 8 (Parking)

Background Information:

Applicant is looking to renovate 3,570 sf of the existing building to relocate their tap room to the northeast corner of the building. At the renovated area there will be construction of a new patios and sidewalks to accommodate new pedestrian access. There are also several proposed new signs and stormwater improvements as well as some changes to the parking.

In this application, work is proposed on the south part of 180 Flynn Avenue that is currently leased to Switchback Beerworks, Inc. The leased part of the property is 1.14 acres and contains the majority of the current parking area.

Prior zoning permit actions for this property.

- 7/5/22, Approval for two concrete pads for external grain silos, expanded parking, new windows, and new gravel wetland
- 6/4/19, Approval for a 7500 gallon waste tank
- 4/9/18, Approval to increase the height of the loading dock opening, and new garage door
- 7/1/16, Approval to build an outdoor terrace, new driveway access, and new windows
- 9/3/14, Approval to install a projecting sign
- 2/24/14, Approval to install new windows, sunshade and siding
- 3/11/13, Approval to increase the height of a roof section (south side)
- 10/8/12, Approval to install 2 new windows
- 12/27/11, Approval to replace window
- 5/11/11, Approval to add concrete pad for CO2 tank

- 7/31/09, Approval to install two parallel signs
- 11/17/08, Approval to increase the height of a section of roofing to accommodate brewing equipment
- 11/2/07, Approval to install 2 parallel signs
- 5/8/06, Approval to install parallel sign
- 4/22/02; Approval to install new overhead door and man door, additional driveway area
- 7/16/96, Approval to install 2 parallel signs
- 3/23/89; Approval to construct a garage
- 9/12/96; Approval to construct a single story addition to the meat packing facility
- 4/3/96; Approval to construct a single story addition to the meat packing facility (superseded)
- 8/21/90; Approval to construct rear office building addition
- 6/24/82; Approval to construct a storage shed
- 4/23/87; Approval to construct an addition to the meat packing facility
- 4/22/86; Approval to erect fencing
- 8/27/80; Approval to construct a new processing plant and rehab existing single story building for offices

Recommendation: **Certificate of appropriateness 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 property is in the E-LM zone and is subject to the development standards of this zone. This district is intended for primarily commercial/industrial enterprises without potential conflicts from interspersed residential uses. The tap room has been a feature of the main building and relocating it to another location and additions of outdoor patios will enhance the space for customers and expand the amount of customers able to use the space. The proposed construction fits within the district's purpose. **(Affirmative Finding)**

(b) Dimensional Standards & Density

The lots is 95,832 sf. and prior/current lot coverage is 73% the proposed lot coverage will be 73,452 sf. at 76% as calculated from the provided site plan from the applicant.

The footprint of the building will not be changing and the new patio areas will be within the required setbacks of the property.

The height of the proposed outdoor patio cover will stay under the tallest point of the building and under the 45' maximum permitted height. **(Affirmative Finding)**

(c) Permitted & Conditional Uses

The proposed work will not be creating any new uses on the property. The existing use is permitted in the E-LM district. **(Affirmative Finding)**

(d) District Specific Regulations

1. Convenience Stores

Not Applicable

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

The applicant is not seeking additional lot coverage. **(Affirmative Finding)**

Sec. 5.2.4, Buildable Area Calculation

Not applicable

Sec. 5.2.5, Setbacks

See Sec. 4.4.3 above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.3 above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec 4.4.3 above.

Sec. 5.5.1, Nuisance Regulations

The proposed project should not create any nuisance. **(Affirmative Finding)**

Sec. 5.5.2, Outdoor Lighting

The project includes a multitude of different exterior lighting types that will be used for the new patio and entrance areas. The new lights consist of several lighting types. The proposed fixtures consist of two kinds full cut off wall packs, string lights, bollard lights, and poll lights for the parking area. All the lights except the string light are full cut off fixtures. The applicant had provided a photometric plan showing that all outdoor lighting for the site will conform to the parking and walkway standards. For the parking area the maximum lighting is 2.1 fc. under the maximum 4 fc. limit. The maximum lighting for the walkway is 1.9 cf. under the 2 cf. maximum limit. The string lights are acceptable as low-output lamps. **(Affirmative Finding)**

Sec. 5.5.3, Stormwater and Erosion Control

Over 400sf of land disturbance is proposed so the applicant will be required to demonstrate compliance with an Erosion Prevention and Sediment Control plan. That plan is subject to review to review and approval by the city's water resources division. **(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 property does not contain an identified significant natural area. The proposed changes will not adversely impact any significant natural area. **(Affirmative Finding)**

(b) Topographical alterations

Some grading is proposed in the plans to create the new stormwater systems. **(Affirmative Finding)**

(c) Protection of important public views

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

(d) Protection of important cultural resources

Not applicable

(e) Supporting the use of alternative energy

There is no indication that the proposed building will utilize alternative energy. Solar energy utilization is encouraged. In any event, the building will not adversely impact the actual or potential use of alternative energies by neighboring properties. **(Affirmative Finding)**

(f) Brownfield sites

The subject property is not an identified brownfield. **(Affirmative Finding)**

(g) Provide for nature's events

The proposed plan shows that new stormwater methods will be installed to capture the new runoff caused by the alteration on the site. A new vestibule entryway will be used for the main entryway to the tap room and patio area. **(Affirmative Finding)**

(i) Vehicular access

The parking area is getting repaved but will retain the same area that currently exists. The parking area will retain the same entrance and circulation as the previous layout. **(Affirmative Finding)**

(j) Pedestrian access

The parking and bike racks will connect to the new sidewalk that leads to the entrance of the tap room. While not connected to public sidewalk, the new walkways will provide easy access to the building. **(Affirmative Finding)**

(k) Accessibility for the handicapped

Handicapped accessibility is shown with ramps from the parking area to the sidewalk. **(Affirmative Finding)**

(l) Parking and circulation

Three of the current parking spaces will be converted into two handicapped parking spaces nearest to the new tap room on the south west corner of the parking lot. These spaces are dimensionally compliant. **(Affirmative Finding)**

(m) Landscaping, fences, and retaining walls

The landscaping plan shows the creation of two planter beds that will contain perennial shrubs, grasses, and flowers. South of the covered patio the grass area is being expanded near the new

walkway and bike rack. Around the parking lot three red maples are getting removed and one river birch is getting planted. The new planter beds and fencing for the patios will help screen the tap room area from the road as well as the parking lot, providing customers a sense of privacy and separation from the parking lot. **(Affirmative Finding)**

(n) Public plazas and open space
Not applicable

(o) Outdoor lighting
See Sec. 5.5.2 above.

(p) Integrate infrastructure into the design
Utility connections are shown on the plans as all underground connections to the building that will not need screening. **(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 proposed changes do not add any additional mass to the existing building. The new spaces are mostly open air areas with only the vestibule entrance as an addition to provide an entrance to the refurbished tap room area. **(Affirmative Finding)**

2. Roofs and Rooflines

The roof will stay as it is currently with no new additions. **(Affirmative Finding)**

3. Building Openings

One new entrance is proposed to act as the main entrance to the tap room, consisting of a vestibule with two doors. Replacement windows are also going to be installed as part of the construction but will be replacement in style and type. **(Affirmative Finding)**

(b) Protection of important architectural resources
Not applicable

(c) Protection of important public views
The property is not associated with any public views and the new construction will not block any important public views. **(Affirmative Finding)**

(d) Provide an active and inviting street edge
From the road, the new changes will be more inviting than the previous plain brick walls. The open patio areas create a transition space from the sidewalk and parking lot to the tap room. With the additional landscaping the patio area becomes a social space that welcomes guests while providing a feeling of nature in an area surrounded by paving and structure. **(Affirmative Finding)**

(e) Quality of Materials
The material for the new construction will mainly consist of changes to the area that will become the patio and entrance to the new taproom. The windows, doors, and outdoor patio materials are all

commonly seen on other modern structures consisting of painted metal, wood, glass panels, and concrete for the patio and walkways. **(Affirmative Finding)**

(f) Reduce energy utilization

Proposed building must comply with current energy efficiency standards. **(Affirmative Finding as Conditioned)**

(g) Make advertising features complimentary to the site

The addition of signage and logos fits with the current signage and theme of the building and will not distract from the use and enjoyment of the building or neighboring buildings. See Art. 7

(Affirmative Finding)

(h) Integrate infrastructure into the building design

All mechanical equipment for the structure will be attached to the roof of the building. Several pieces of rooftop equipment are shown in the elevations that will be placed next to the current rooftop mechanical equipment. No screening is currently around the existing rooftop mechanical and no new rooftop screening is proposed. **(Affirmative Finding)**

(i) Make spaces safe and secure

Proposed building must comply with the city's current egress requirements. Building entries will be illuminated. **(Affirmative Finding)**

Article 7: Signs

Sec. 7.2.2, Awning & Canopy Sign

One canopy sign is proposed at the main vestibule entrance for the tap room. The proposed sign will be made of metal to match the framing and will not be illuminated. The sign area conforms to the max 10" and 75% area limits. The canopy sign is not going to be illuminated. **(Affirmative Finding)**

Sec. 7.2.6, Freestanding Sign

One freestanding sign is proposed on the associated lot of 180 Flynn Avenue will be located near the east parking area entrance and will be a 20.5sf. sign and be made of wood standing 6ft tall.

This sign will comply with the sign standards. The sign is not going to be illuminated.

(Affirmative Finding)

Sec. 7.2.13, Wall Sign

The proposal has 3 wall signs of varying sizes for this project. The largest is on the east side of the main manufacturing structure façade and will be made of metal and be 66' long and be ~194sf.

Another smaller wall sign will be by the existing entrance on the north façade of the tap room area and will be made of metal and be 5sf. The third and fourth wall sign will be logos painted onto each of the grain silos that are on the south side of the property and be 40sf each. None of the wall signs are going to be illuminated. **(Affirmative Finding as Conditioned)**

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

The proposed project will be repaving the entire parking lot with the new layout keeping the same footprint as before. Changes to the main parking will be that three normal parking spaces will be converted into two handicapped spaces on the south west corner of the parking lot. The total

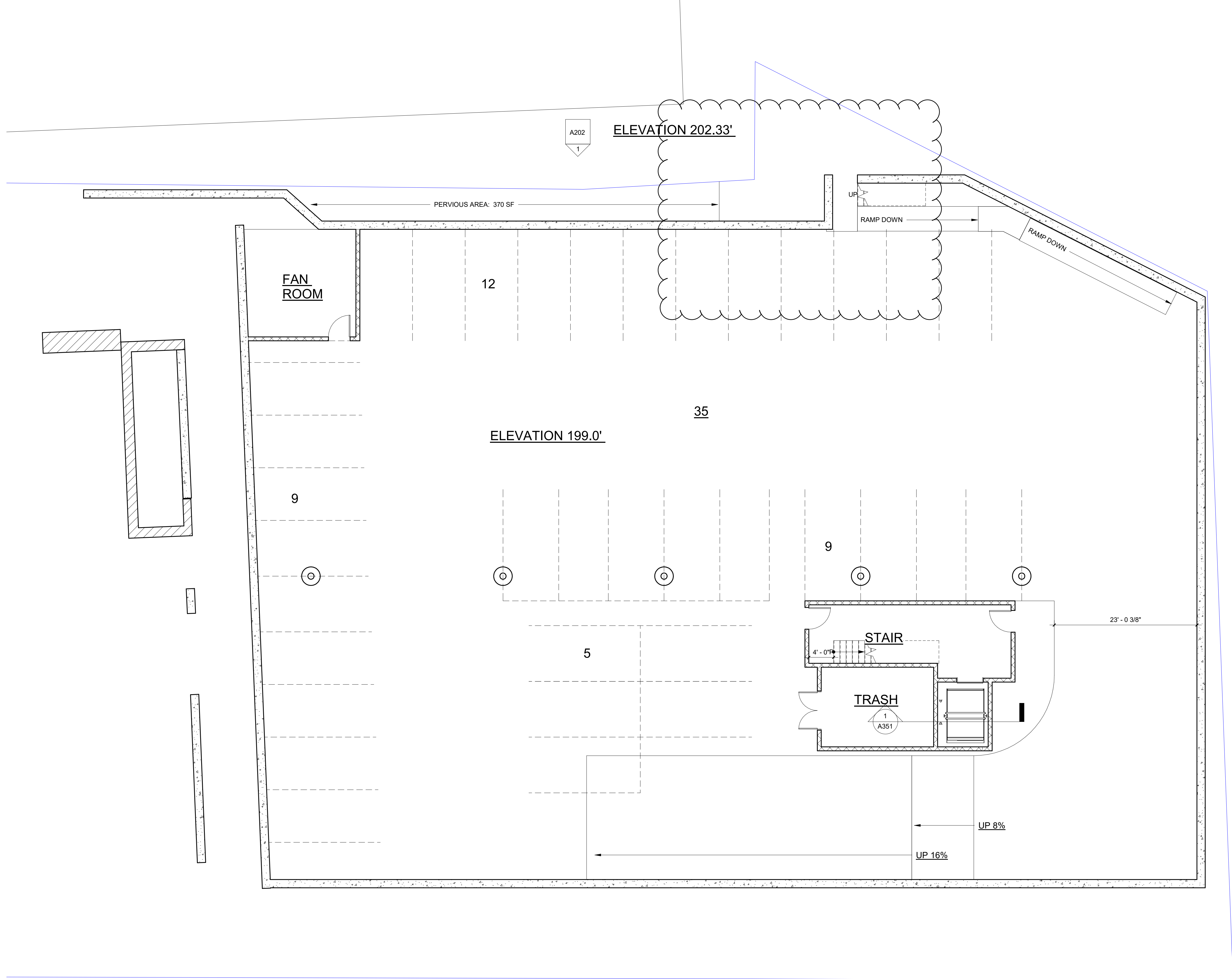
change will be from 28 to 27 parking spaces. New bike parking is also proposed in the form of five inverted U-shaped bike rack spots providing space for 10 bikes. **(Affirmative Finding)**

II. Conditions of Approval

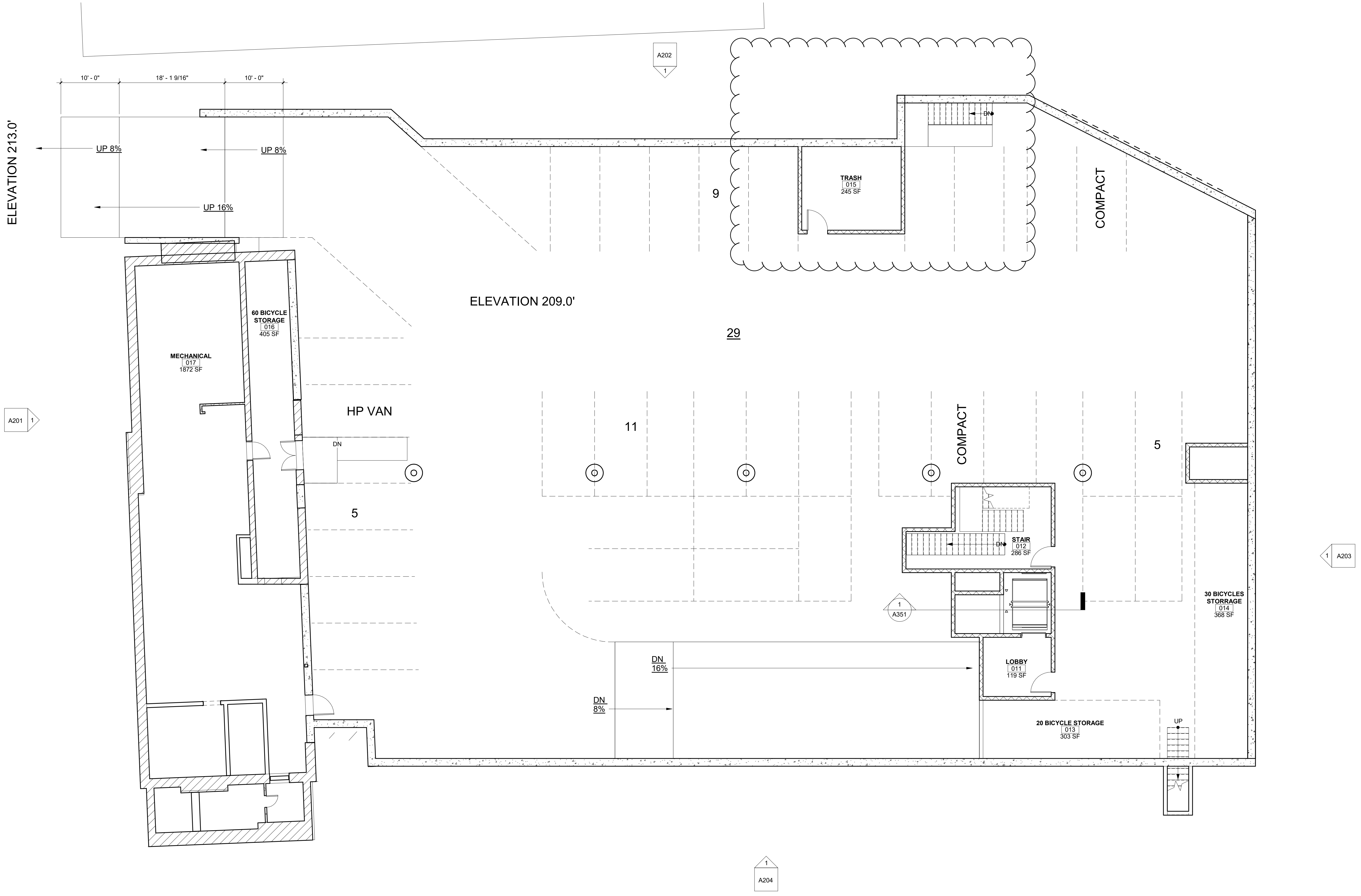
1. The EPSC plans shall be approved by the city stormwater administrator before the start of construction.
2. Vermont Commercial Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. For more information, see http://publicservice.vermont.gov/energy_efficiency.
3. All signs that are mounted to the brick façades of the building must have the attachment points in the mortar and not the bricks themselves. Holes shall not be drilled into the bricks to attach the signs.
4. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state.
5. Standard permit conditions 1-15.



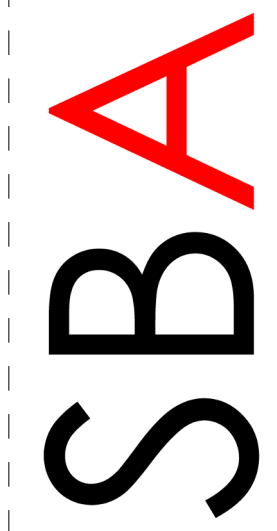




1 GARAGE LEVEL 2
1/8" = 1'-0"



1 GARAGE LEVEL 1
1/8" = 1'-0"



SMITH BUCKLEY ARCHITECTS
431 PINE ST STE 210 BURLINGTON VT 05401
P 802.540.0323 www.sbaVT.com

CIVIL ENGINEER, & LANDSCAPE:
VHB
40 IDX Drive
Building 100
S. Burlington, VT 05403

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Apartments
266 College Street
Burlington, VT 05401

ISSUED:
07-17-2023

**ZONING PERMIT
DRAWINGS
NOT FOR
CONSTRUCTION**

**GARAGE
LEVEL 1 PLAN**

SCALE:
1/8" = 1'-0"

A101



1 WEST ELEVATION
1/8" = 1'-0"

STRUCTURAL ENGINEER:
ENGINEERING VENTURES, PC
208 Flynn Ave.
Burlington, VT 05401

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER:
DUBOIS & KING
6 Green Tree Drive
S. Burlington, VT 05403

CIVIL ENGINEER, & LANDSCAPE:
VHB
40 IDX Drive
Building 100
S. Burlington, VT 05403

INTERIOR DESIGN:
GETTYS ONE
55 West Wacker Drive
Chicago, IL 60606

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HOTEL Y
266 College Street
Burlington, VT 05401

ISSUED:
07-17-2023

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION OR PERMIT

WEST ELEV.

SCALE:
1/8" = 1'-0"

A202



To: 266 College St Apartments
266 College Street, Burlington

Date: July 3, 2023

Memorandum

From: Britta Tonn, Director of Cultural
Resources - VT

Project #: 58975.00

Re: Historic Buildings and Sites
Burlington Citywide General Regulations, Sec. 5.4.8

This is an application for zoning approval to develop a property containing an historic building at 266 College Street, pursuant to Article 5.4.8 of the Citywide General Regulations, as well as an application to demolish a portion of said historic building, pursuant to Article 5.4.8(d). The building at 266 College Street is the YMCA building, which was constructed in 1934 with a pool addition completed in 1984. The building is listed in the National Register of Historic Places as a contributing resource to the Main Street – College Street Historic District (listed in the National Register on October 13, 1988), although the 1984 pool addition is considered non-contributing to the historic district due to age.

PROJECT DESCRIPTION

The proposed project involves the construction of 89 mid-rise apartment units at 266 College Street, as well as a 1,000 square foot cafe ("Project"). The Project will preserve the gabled south block ("south block") of the historic YMCA building and demolish the gymnasium and pool wings to the north in order to accommodate a new, six-story addition that will wrap around a portion of the west side of the south block. The interior of the south block will be remodeled to accommodate the apartment units. The main entrance to the building is proposed to be located in the southeast side of the new addition. The proposed north addition will be contemporary in style and will connect to the south block with a three-story, one-bay wide, brick hyphen which will utilize one bay of the existing historic, two-bay wide hyphen. The addition will rest on a new, two-level, underground parking garage offering 77 parking spaces. Please refer to the attached elevations, plans and renderings for the Project that are included as exhibits within the zoning application.

A previous project at this location was reviewed and approved by the Development Review Board ("DRB") in 2019 that had proposed a 145-room hotel with guest accommodations including a restaurant, bar, and conference rooms. The change in proposed use for the building is intended to accommodate a need for additional housing units in Burlington.

STANDARDS AND GUIDELINES (5.4.8[b])

The following narrative describes the Project within the context of the Secretary of the Interior's Standards for Rehabilitation, codified in 36 CFR 67, which are used by the City of Burlington in the review of all applications involving historic buildings and sites subject to the provisions of Article 5.4.8 and the requirements for Design Review. The memo in Attachment 4, prepared by Smith Buckley Architects ("SBA"), lists the various treatments for the historic building that will be rehabilitated and incorporated into the new apartment building. Each of the ten (10) standards are addressed below in the order that they appear in Article 5.4.8 of the Citywide Ordinance:

1. ***A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***

The YMCA was an organization founded to provide safe boarding for young men and to foster a sense of community. Eventually, the YMCA's mission expanded to offer community services to all types of people and



Memorandum

particularly to families, which included facilities and programming to develop healthy habits and foster a sense of community. The current Burlington YMCA facility was constructed in 1934, with the hostel originally occupying the second through fourth floors of the south block. When it was built, the hostel was supplemented by several large, community gathering spaces which included: a gymnasium with an elevated track; a pool; a bowling alley; squash courts; meeting rooms; a ballroom/ event space; a community kitchen; locker rooms for men and women; parlors; and game rooms. In the mid-1970s, the childcare center was established and in 1984, a new pool was built to the north.

For many years, the YMCA retained its boarding house in the south block. After WWII, the building was utilized as a GI dormitory. By the 1960s and 1970s, however, the YMCA began to focus its attention on serving families. Until it closed this location in 2019, the YMCA utilized the former hostel rooms for offices, and the former parlors and game rooms on the first floor were used as classrooms for the childcare center.

The building's proposed new use is compatible with its historic use, which offered residential spaces as a boarding house; the new building proposes these spaces within the south block as housing.

2. ***The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***

The historic character of the south block of the building will generally be retained and preserved. The Applicant's intent is for this portion of the building to express its historic and architectural character as a Colonial Revival-style YMCA building, rooted in its historic neighborhood. Most of the building's exterior rehabilitation work will involve the repair of historic features. The historic main entrance with fanlight on the south elevation of the south block will be preserved; the existing non-historic canopy will be removed so that the fanlight will be more visible (currently it is obscured by the canopy). The entrance on the east wing of this block will also be preserved.

The north wings that will be demolished to make way for the new addition are portions of the building that retain less historic integrity. Although the central gymnasium / pool addition is original to the building's 1934 design and function, it prohibits the redevelopment of the property due to multiple challenges which are outlined in the SBA memo included in Attachment 4. Likewise, the 1984 pool addition to the north is not historic due to its age. However, preserving and incorporating the historic south block is a solution that allows for important character-defining features of the building to remain, while also giving the site a new use that is relevant for today.

3. ***Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***

No changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will be undertaken. The new addition will be contemporary in its design and clearly distinguishable as dating from a different era than the south block that will remain. The south block will retain its Colonial Revival style, which was common when it was constructed in the 1930s and was widely embraced by the YMCA for its early-20th century facilities.



Memorandum

4. ***Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***

No changes have occurred to the YMCA building that have acquired historic significance. The northerly, 1984 pool addition is not yet 50 years old and lacks exceptional historic or architectural significance. Another major change to the property is the infilling of the windows in the central gymnasium/ pool addition, which likely occurred prior to 1965. While this change may be considered historic because it is over 50 years old, it was a utilitarian change that removed character-defining features of the building. The awning and entrance steps above the College Street entrance were installed in 1991 and therefore are not historic.

5. ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.***

Distinctive materials, features, finishes and construction techniques and examples of craftsmanship that characterize the south block of the building will be preserved. These include the following character-defining features, all of which express the building's Colonial Revival style: the recessed, arched College Street entrance and fanlight; the existing wood trim at the eaves; the south-facing dormers and the two northeast dormers; the quarter fanlights in the east gable which flank the exterior chimney; the slate roof; the exterior masonry walls; and the wood gabled sign box next to the College Street entrance, which was likely installed in the 1940s. The existing 6/6 wooden sash windows will be replaced with aluminum clad wood windows with insulated glass. These replacement windows will match the 6/6 light division of the existing sash windows and the frame profiles will match the existing windows as closely as possible.

6. ***Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***

Where possible, the deteriorated historic features of the south block of the building will be repaired rather than replaced. The following treatments for exterior historic features are proposed:

- Repair and repoint the masonry walls with a mortar selected for its compatibility with the historic mortar;
- Strip and paint the existing wood trim at the eaves, repair any damaged areas, and, only if necessary, replace the trim to match the existing;
- Maintain and repair the slate roofs as necessary;
- Because the existing wooden windows are in fair to poor condition and, in many places severely damaged, it is the professional opinion of both SBA and VHB's Preservation Planner that it is unfeasible to effectively refurbish these windows. The wooden sash windows throughout will be replaced with aluminum clad wood windows with insulated glass. New window frame profiles will be selected to match the existing windows as closely as possible, and the lights will have the same 6/6 divisions as the existing. The existing windows on the fourth floor are vinyl windows that are inappropriate in materials and design and the replacement windows will be more historically compatible with the original wooden windows. In addition, a bricked-in window opening on the second level of the hyphen will be opened and a new window installed.
- The quarter fanlights in the east gable will be restored rather than replaced.



Memorandum

Non-structural elements of the south block interior will be almost completely removed and replaced with new partitions, systems and finishes. Much of the building's interior has already been substantially altered and partitioned and, while there is some historic fabric left, it is in large part obscured. Because the existing YMCA building is a contributing element to a National Register Historic District, its character-defining features are limited to those of the exterior. While the athletic facilities which defined the building will be removed, most of the important, character-defining features of the exterior Colonial Revival south block of the building will be retained, despite the significant remodeling proposed for the interior.

7. ***Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***

For the portion of the building materials that will remain, no treatments that may cause damage to historic integrity are proposed.

8. ***Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***

Archaeological resources have not yet been identified at the site. The Project will undergo review by the Vermont Division for Historic Preservation ("VDHP") under Act 250 prior to commencement. An archaeologist at the VDHP will have the opportunity to comment on the Project and ensure that measures are undertaken to identify, protect, preserve, and/or mitigate any potential archaeological resources.

9. ***New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***

The new addition is proposed to be six stories high and will be connected to the south block of the building via the existing, historic brick hyphen. The hyphen will create a transition between the old and the new construction in a way that is compatible with the historic building and will not constrict the appearance and form of the south block. The new addition will be contemporary and therefore differentiated in style from the south block. However, the proposed design references aspects of the historic building and surrounding neighborhood, such as the symmetrical placement of fenestration and the selection of a brick that will complement the color of the bricks on the historic block.

The addition has been thoughtfully designed to be compatible with the historic south block. For example, the color of the paneled cladding will be similar to the color of the brick on the south block, and yellow brick accent walls will reference the color of other buildings in the neighborhood such as the First Congregational Church. A sixth story step back on the east elevation of the new addition that faces the historic district will soften the scale of the addition, as will the neutral color of the cladding on the sixth story. Likewise, the step back and neutral color of the cladding on the south side of the addition and the west addition will preserve the prominence of the south block by allowing this side of the addition to recede to the background. The placement of HVAC equipment inside will reduce the visual clutter of the addition.



Memorandum

10. ***New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

The new addition will be undertaken in such a manner that, in the unlikely event that it is removed in the future, the essential form and integrity of the historic property and its environment would remain relatively intact. The historic south block of the building will be almost fully retained due to the incorporation of the brick hyphen which will serve as a buffer between the addition and the historic building.

5.4.8(d): DEMOLITION OF HISTORIC BUILDINGS (5.4.8[d])

1. APPLICATION FOR DEMOLITION

- A. *The structure proposed for demolition is structurally unsound and unsuitable for rehabilitation.***

Please refer to the SBA memo in Attachment 4, prepared by Smith Buckley Architects ("SBA"), for a discussion of how the rear wings of the YMCA building are unsuitable for rehabilitation. In addition, the "Standards for Demolition" section below elaborates on the unfeasibility of rehabilitating the existing structure for the proposed Project.

- B. *Statement addressing compliance with each applicable review standard for demolition.***

Please refer to the "Standards for Demolition" section below which addresses compliance with each of the applicable review standards for demolition.

- C. *Economic feasibility report***

N/A – the proposed demolition of portions of the building is not a result of economic hardship.

- D. *Redevelopment plan for the site and the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites.***

The Applicant proposes to convert the property to a residential apartment building and construct a new, six (6)-story, contemporary wing in the location of the YMCA gymnasium and pool additions which are proposed to be demolished. The proposed redevelopment of the site will introduce a contemporary building to the historic YMCA property itself and to the surrounding Main Street – College Street National Register Historic District. Recognizing that the project will change the appearance of the historic property, the new addition has been thoughtfully designed to be economically viable while having the least amount of impact on the historic importance of the site and the adjacent properties. The preservation of the iconic south block of the YMCA building will lessen the Project's impact on the historic character of the immediate surrounding neighborhood. The south block has, and will continue to, define a prominent corner of the intersection of College Street and South Union Street, and its relationship to other important historic buildings, such as the College Street Congregational Church, will be preserved.

As addressed in Article 5.4.8[b] above, the new addition, although larger in scale, has been designed to minimize impacts and compliment the historic south block and other adjacent properties within the Main Street – College Street Historic District. Please refer to the discussion in Article 5.4.8[b] above and the



Memorandum

discussions in the Standards for Review of Demolition section below for more details about how the new building has been designed to be compatible with the historical qualities of other structures and the character of the neighborhood around the sites.

E. Elevations, drawings and plans for the replacement structure.

Please refer to the attached elevations, plans and renderings of the replacement structure included with the zoning application.

2. STANDARDS FOR REVIEW OF DEMOLITION

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

Although the existing YMCA gymnasium and pool additions proposed for demolition are not structurally unsound to the degree that they are unsafe for occupation and beyond repair, the SBA memo included in Attachment 4 contains information about how these portions of the building are structurally unable to accommodate rehabilitation without substantial disturbance of the existing structure.

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,

The existing YMCA gymnasium and pool additions are not suitable to incorporate into a redevelopment of the property. The interior of these additions contains approximately 20 different vertical levels that are poorly organized, difficult to navigate, and nearly impossible to provide with wheelchair access. Even if these additions were gutted – which would necessarily result in the loss of historic, character-defining features such as the pool and gymnasium – it would not be feasible to rehabilitate these north wings. The success of this Project is contingent upon the ability to provide on-site parking, which is only possible by constructing a two-level, underground parking garage beneath the building. The current configuration of the subterranean pool and its structural implications would not allow for two levels of parking to be constructed underneath the existing addition. Without providing ample on-site parking, no redevelopment project could be successful on this property.

Another consideration preventing the rehabilitation of the existing wings is their inability to enhance or activate South Union Street. Currently, the gymnasium/ pool addition and the later, one-story north pool addition are lacking in fenestration (the windows on the historic addition have been infilled with brick). The new design responds to the goals of Plan BTM and the newly adopted form-based code district by creating an active and engaging streetscape with outdoor seating, vegetation, a large and inviting public entrance, and ample window openings in contrast to the opaque wall surfaces of the existing building.

It would not be feasible to move the YMCA additions to another location due to the size and masonry construction of the existing building, as well as other structural challenges such as the 20 different vertical levels and large expanses of interior space for the gymnasium and pools.



Memorandum

Please refer to the SBA memo in Attachment 4 for further discussion related to the feasibility of rehabilitating the existing structure.

C. *The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

There is strong demand for housing in Burlington, and this apartment building will create a substantial number of new housing units (89) in a convenient and accessible location in downtown Burlington. When the new and much more functional, accessible, and modern YMCA facility opened in winter 2020, 266 College Street has remained vacant and increasingly derelict, and there are community concerns with the safety of the building while not occupied. Redevelopment of this property – particularly one that will provide much needed housing units – is essential for the property to provide a community-wide benefit in downtown Burlington.

As explained in (B) above, it is almost impossible to repurpose the existing historic structure to accommodate a new use. Furthermore, the redevelopment of this property will be accomplished by preserving the most distinctive portion of the historic building – the south block – which will be a tribute to the YMCA's community-building presence at this location on College Street for almost 90 years.

D. *The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*

This Project has been thoughtfully designed to be economically viable while having the least amount of impact on the historic importance of the site and the adjacent properties. The preservation of the iconic south block will lessen the impact on the historic character of the immediately surrounding neighborhood. This building has, and will continue to, define a prominent corner of the intersection of College Street and South Union Street, and its relationship to other important historic buildings, such as the College Street Congregational Church, will be preserved.

As addressed in Article 5.4.8[b] above, the new addition, although larger in scale, has been designed to minimize impacts and compliment the historic south block and other adjacent properties within the Main Street – College Street Historic District. For example, the color of the paneled cladding will be similar to the color of the brick on the south block, and yellow brick accent walls will reference the color of other buildings in the neighborhood such as the First Congregational Church. A sixth story step back on the east elevation of the new addition that faces the historic district will soften the scale of the addition, as will the neutral color of the cladding on the sixth story. Likewise, the step back and neutral color of the cladding on the south side of the addition and western portion of the addition will preserve the prominence of the south block by allowing this side of the addition to recede to the background. The placement of HVAC equipment inside will reduce the visual clutter of the addition.

The retention of a portion of the historic brick hyphen connecting the south block to the north gymnasium/pool additions will create an appropriate transition between the old and the new construction. It will allow the new addition to be set back from the historic south block, preserving the gabled form of the south block almost in its entirety.



Memorandum

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;

An Historic Resource Documentation Package ("HRDP")¹ will be completed prior to the commencement of Project activities. The HRDP, which has been developed by the Vermont Division for Historic Preservation ("VDHP") via their updated "Photographic Documentation Requirements for Historic Resources," is comparable to the documentation standards of HABS and will include all historically and architecturally important design, features, construction techniques, craftsmanship and materials of the historic building. The VDHP will upload the completed HRDP to the Online Resource Center² for public access.

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s):

i. Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

The proposed new addition which will replace the historic structure has been designed to be compatible with the immediate urban area, neighborhood and surrounding Historic District. The new addition will have a contemporary design that is distinguishable from historic buildings in the area but references its historic surroundings with repetitive and symmetrical fenestration, exterior brick accent walls, and neutrally colored panels that share a color scheme with surrounding buildings (such as the tan exterior of the College Street Congregational Church to the south).

The new addition will utilize a step back on the sixth floor to create a transition between its six-story height and the surrounding residential neighborhood, which generally contains two and three-story buildings. In addition, the design for the new apartment building responds to the goals of Plan BTV and the newly adopted form-based code. This is accomplished by activating and engaging the streetscapes along College Street and South Union Street, both of which are relatively uninviting and monotonous due to the opaqueness of the existing YMCA buildings. The design of the new addition includes limited outdoor seating along College Street, interesting architectural features such as broad canopies and banks of windows, features that are intended to active the streetscape and create a more pleasant pedestrian experience along the College Street side (as opposed to the blank brick walls that exist on the current gymnasium and pool additions).

ii. Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project;

This Project's construction activities are anticipated to begin in Fall 2023, with construction of the new addition beginning as soon as the removal of the existing gymnasium and pool wings are complete.

¹ https://accd.vermont.gov/sites/accdnew/files/documents/HP/HRDP%20Guidance_April%202016.pdf

² <https://orc.vermont.gov>



Memorandum

Construction of the new addition will begin within six (6) months of demolition. It is currently estimated that the entire redevelopment project will take approximately 15 months.

iii. *The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

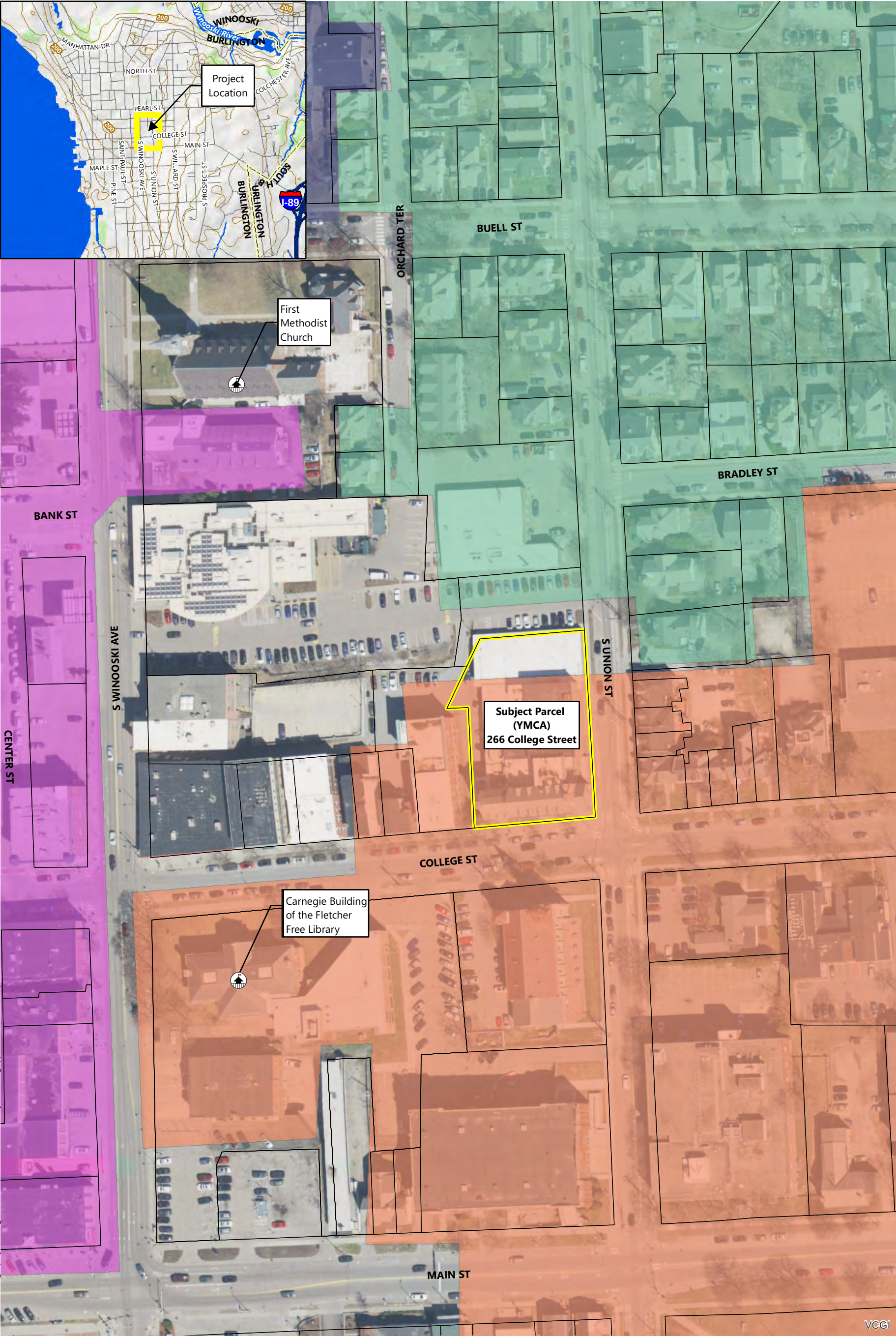
Please see the discussion under item ii above.

3. DECONSTRUCTION: SALVAGE AND REUSE OF HISTORIC BUILDING MATERIALS

The Applicant agrees to sell or permit others to salvage or purchase any historic building materials that will be removed from the building. These may include but are not limited to windows, interior finishes such as flooring and tiles, and interior wooden beams.

ATTACHMENTS

- Attachment 1: Project Location and Historic Properties Map
- Attachment 2: Demolition and Adaptive Reuse Memorandum by SBA
- Attachment 3: Photographs
- Attachment 4: Figures



266 College St Apartments

Burlington, Vermont



Individually Listed Resource
(National Register Listed; BOD)



Parcel Boundary (VCGI)

Burlington Historic Districts (National Register Listed; BOD)

-  Buell and Bradley Historic District
-  Church Street Historic District
-  Main Street / College Street Historic District
-  Pearl Street Historic District

Historic Properties Map

Sources:
Background Imagery by VCGI (Collected in 2018)
BOD (Burlington Open Data - 2017)
VCGI (Vermont Center for Geographic Information - 2018)

SMITH BUCKLEY ARCHITECTS

Burlington Zoning Division
Permitting & Inspections
645A Pine Street
PO Box 849
Burlington, VT 05402-0849

June 30, 2023

Re: 266 College Street Historic Structure Demolition and Adaptive Reuse

Zoning Division;

The following is provided in support of the zoning permit application to create multi-family housing at 266 College Street on the site of the historic YMCA (Y) building. The design for this project includes saving and occupying a portion of the existing structure at the corner of College and S. Union Streets, and demolishing the remainder of the existing structure.

Demolition:

The portion of the existing structure that we propose to demolish was purpose-built to be an athletic facility.

The following reasons make adaptive reuse infeasible:

- This section of the building contains numerous floor levels that do not support a hotel occupancy, and to which it will be difficult, if not impossible to provide wheelchair access.
- The building has been renovated and altered since it was first built, including removal of all street facing windows and openings filled in with brick.
- Even if windows remained, the openings are located well above or below street level, which creates an opaque street wall, which is inconsistent with the stated goals of the City's Form District zoning.
- Documentation of the existing foundations does not exist, so adding additional floors and building weight will require installing new foundations/footings which cannot be done without substantial disturbance of the existing structure.
- The site currently only provides 6-7 parking spaces that are used by YMCA staff. These spaces are insufficient to support any economically viable development of this property. There is no space on this site to provide parking outside of the building footprint, so we propose to create a new below-grade garage for 77 cars. Constructing this garage requires excavating below current foundations and building close to north, east, and west property lines, with a footprint larger than that for the existing building. There is no technologically and economically viable way to provide parking on this site without removing the portion of the existing building we propose to demolish.

Adaptive Reuse:

Most of the portion of the existing Y that will be kept is located along College Street, and can be identified by its gabled roofs. In addition, a portion of the flat roofed building just north of the gabled structure, (approximately 9' long "hyphen,") will be retained to provide a transition between old and new construction. Historic construction will be incorporated into the current project as apartments. The lowest below-grade level will continue to be used for mechanical and back-of-house functions.

The approach proposed for renovating this structure includes:

- Repair/repoint exterior masonry walls.
- Repair existing wood and vinyl (on upper level) windows where feasible. Where existing windows are

SMITH BUCKLEY ARCHITECTS

too deteriorated to salvage, they will be replaced with aluminum clad wood windows with insulated glass. New window frame profiles will be selected to match existing as closely as possible, and lights will have the same divisions (6 over 6) as existing. New windows will not have storm windows.

- Existing quarter round windows on east elevation will be repaired/restored, and kept in place.
- The bricked in window opening on level 2 in the hyphen will be opened, and a new window will be installed.
- Fire escapes will be completely removed
- Existing wood trim at eaves will be stripped and painted, and any damaged areas will be replaced/repared to match existing.
- Slate roofs will be maintained and repaired as necessary. Snow guards or other devices designed to prevent snow and ice falling onto the sidewalk will be installed.
- Existing south facing dormers and 2 dormers on northeast corner will be retained and utilized to provide daylight to upperapartments.
- The existing entrances on College and S. Union Streets will remain as an active entrances.
- Existing fan light in the arched College Street entrance will be preserved.
- Existing wood gabled sign box next to the college street entrance appears to be original, and will be saved and kept in place.
- Non-structural elements of the interior will be completely removed and replaced with new partitions, systems, and finishes.
- The building will be reinforced to bring it into compliance with current structural building codes.

We believe the approach to developing this site outlined above is responsible and respectful of the existing historic structure. We have designed a project that will contribute positively to the City..

Sincerely,

Cleary Buckley, Architect
cb@sbavt.net

Photographs



Photograph 1: South elevation of YMCA building.



Photograph 2: South elevation of YMCA building



Photograph 3: Vinyl replacement windows visible on fourth floor of the south elevation. The slate roof will be repaired as needed following the Secretary of the Interior's Standards for the Treatment of Historic Properties



Photograph 4: West wing of the main block of the building. The new building addition will extend to the west (left) of this wing but will be set back from the main façade.

Photographer: Britta Tonn and Jeff Zweber, VHB
 Photographs Taken: June 7 and May 31, 2019



Photograph 5: Existing fanlight above main entrance of south elevation; this will be preserved and will be more visible once the awning is removed and replaced with a higher canopy.



Photograph 6: Detail of replacement windows on basement of south elevation, as well as modern entrance stairs and awning on south elevation

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019



Photograph 7: Overview of south elevation, looking east. the canopy will be removed to reveal the existing fanlight over the entrance. The entrance to the parking garage will be in the foreground, where the western portion of the new hotel building addition is proposed.



Photograph 8: South and east elevations of the YMCA building.

Photographer: Britta Tonn and Jeff Zweber, VHB
 Photographs Taken: June 7 and May 31, 2019



Photograph 9: East elevation of YMCA building. The gabled wing at left will be remodeled to serve as the primary entrance. The quarter fan lights will be preserved. One bay of the hyphen (at center) will be preserved to connect the historic building to the new hotel addition, which will replace the existing gymnasium at right. The fire escape will be removed.



Photograph 10: North elevation of gabled east entrance wing. This wing will be retained, but it will be remodeled with new siding applied over the brick. The masonry will be repaired and repointed as needed following the Secretary of the Interior's Standards for the Treatment of Historic Properties.



Photograph 11: East elevation of the 1934 gymnasium and pool wing along S. Union Street. The windows were infilled with brick sometime before the mid-1970s. This addition is proposed to be removed and replaced with the new building.



Photograph 12: East elevation of the gymnasium and pool wing and the one-story pool wing added in 1984. Both of these wings will be removed and replaced with the new building. The College Street Congregational Church steeple is visible beyond and will still be visible from this vantage point after the new building is erected.



Photograph 13: North elevations of the 1934 and 1984 pool/ gymnasium wings. Note the infilled windows on the north façade of the gymnasium. Beyond is the College Street Congregational Church steeple.



Photograph 14: North elevations of the building, beyond which is the College Street Congregational Church steeple.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019



Photograph 15: North and west elevations of the building. The north additions in the foreground will be removed and replaced with the new building, which will extend further west than the existing building.



Photograph 16: North and west elevations of the building. Note the replacement windows on the west façade of the gymnasium wing, which are not compatible with the Colonial Revival style of the historic building.



Photograph 17: Existing driveway and parking area along the west façade of the YMCA building. The new building will extend further west than the existing building.



Photograph 18: Detail of altered west elevation of the gymnasium addition. Note the infilled windows and replacement windows. The new building will extend further west in the location of the existing parking spaces.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019



Photograph 19: Detail of existing boiler room entrance on the west elevation. Note the one remaining, historic, multi-light casement window; most of these were removed at some point and the openings infilled with brick.



Photograph 20: Additional view of the west elevation of the gymnasium addition. The parking spaces mark the approximate edge of the proposed new building. The small wing at far right will also be removed and replaced with the new addition.



Photograph 21: Looking south from the west edge of the property towards College Street. The entrance to the new underground parking garage will be in this approximate location.



Photograph 22: View of the west elevation of the south block of the building. The exterior chimney, visible at center right, will be retained, and the new addition will extend to the north from the chimney. The entrance to the new underground parking garage will be in this approximate location.



Photograph 23: View of the upper west elevation of the south block of the building. The new addition will extend north from about the middle of the existing exterior chimney.



Photograph 24: Interior of the lobby of the east gabled wing. The wing will be retained as the primary entrance, but the interior will be remodeled.



Photograph 25: Interior of the main hallway on the ground floor of the existing YMCA building's south block. The interior will be remodeled for the apartments



Photograph 26: Interior of main lobby accessed via College Street entrance at center. The interior will be remodeled, although this entrance will remain.

Photographer: Britta Tonn and Jeff Zweber, VHB
 Photographs Taken: June 7 and May 31, 2019



Photograph 27: Interior view of representative wooden sash windows on the first floor of the south elevation. The historic wooden, sash windows are in fair condition throughout and are proposed to be replaced.



Photograph 28: Example of broken sash cord on an historic wooden window on south elevation. Many of the historic windows have deteriorated or broken sash cords.



Photograph 29: Example of deteriorated historic window at the south elevation interior.



Photograph 30: Example of deteriorated historic wooden window on the south elevation.



Photograph 31: Example of deteriorated historic wooden window on the south elevation.



Photograph 32: Interior of existing, 1934 gymnasium wing proposed to be replaced by the new hotel building. Note the contrasting tiles and painted concrete located in the former window openings.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019



Photograph 33: Interior of the existing, basement-level pool in the 1934 gymnasium/ pool wing. Note the contrasting tile in the former window openings. This wing is proposed to be replaced by the new addition and two levels of underground parking.



Photograph 34: Interior of the one-story, 1984 north pool wing which is proposed to be replaced by the new addition.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

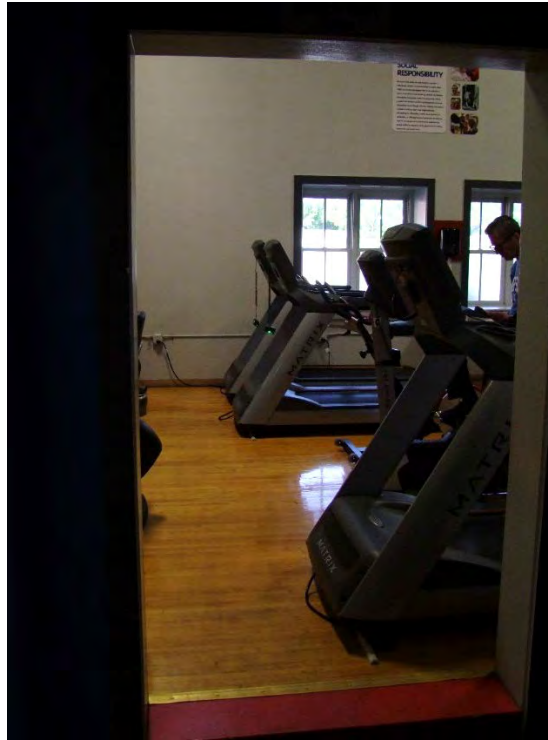


Photograph 35: Interior of the women's locker room of the 1934 pool/ gymnasium wing to be removed. The locker room appears to be in its historic location and features some historic finishes.

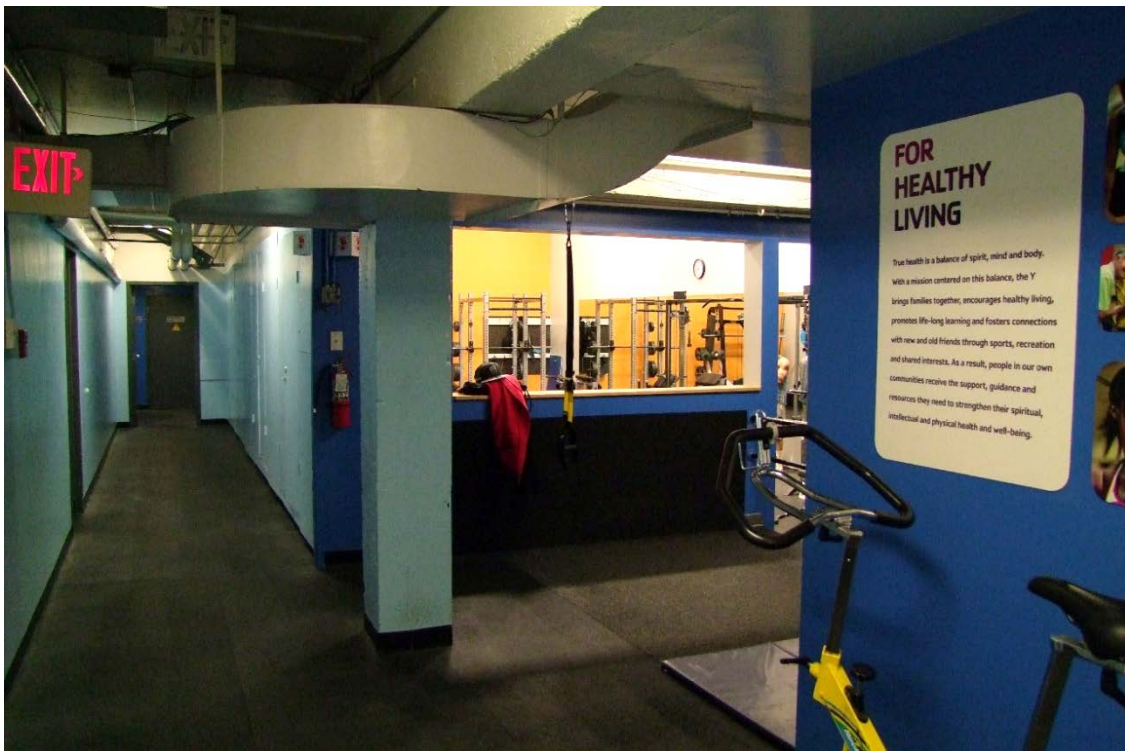


Photograph 36: Former bowling alley converted into a fitness center in the basement of the 1934 pool/ gymnasium wing proposed to be replaced by the new addition.

Photographer: Britta Tonn and Jeff Zweber, VHB
 Photographs Taken: June 7 and May 31, 2019



Photograph 37: Former squash court converted into a fitness center with replacement windows in the 1934 pool/ gymnasium wing to be replaced by the new addition.



Photograph 38: Interior of the remodeled fitness center within the 1934 pool/ gymnasium wing to be replaced by the new addition.



Photograph 39: Representative interior hallway within the main south block of the YMCA building. This portion of the building, which historically contained boarding rooms, will be preserved and converted into apartments.



Photograph 40: Interior of an existing office on the fourth floor in the east portion of the main south block of the YMCA. The existing quarter fanlight will be preserved.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

The following four photographs were captured by a drone operated by VHB on March 25, 2019:



Photograph 41: Birds-eye view of the existing YMCA building, looking southwest. The two wings – the 1934 central wing and the 1984 north wing – are clearly visible. This photo displays the existing building within its neighborhood context.



Photograph 42: Bird's-eye view of the existing YMCA building, looking northwest. This photo displays the existing building within its neighborhood context.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019



Photograph 43: Bird's eye view of the YMCA building, looking east-northeast. The multiple stories and additions on the north gymnasium and pool additions of the building are clearly visible from this location, as is the neighborhood context.



Photograph 44: Birds-eye view of the YMCA building, looking south. Clearly visible are the multiple additions and rooflines of the 1934 pool/ gymnasium addition proposed to be replaced by the new hotel building.

Photographer: Britta Tonn and Jeff Zweber, VHB
Photographs Taken: June 7 and May 31, 2019

Figures

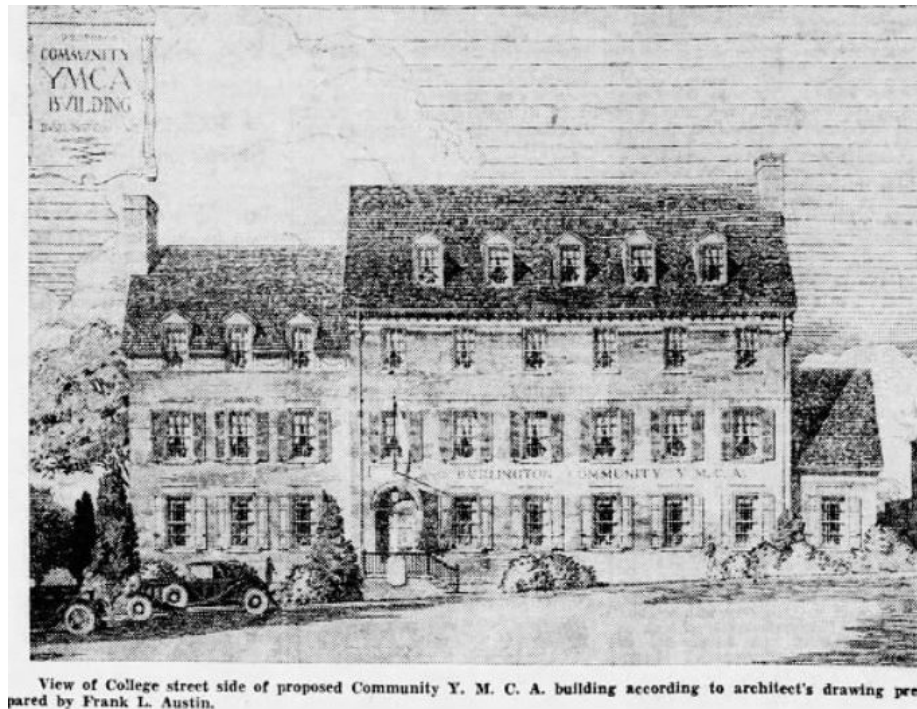


Figure 1: Drawing of the proposed new YMCA building by Architect Frank L. Austin, published in the *Burlington Free Press* on June 5, 1933. Figure courtesy of newspapers.com (www.newspapers.com/image/197389544, accessed June 21, 2019)



Figure 2: 1934 photograph of the new YMCA building, published in the *Burlington Free Press* on December 10, 1934 following the building's dedication on December 9. Figure courtesy of newspapers.com (<https://www.newspapers.com/image/197359734>, accessed June 21, 2019)



Figure 3: Circa 1940 postcard of the YMCA building. Figure courtesy of Greater Burlington YMCA.



Figure 4: October 7, 1939 photograph of the rear gymnasium wing of the YMCA (indicated by arrow) when the gymnasium windows were still extant. Photo courtesy of Henry Sheldon Museum via UVM Landscape Change Program (#LS16522).

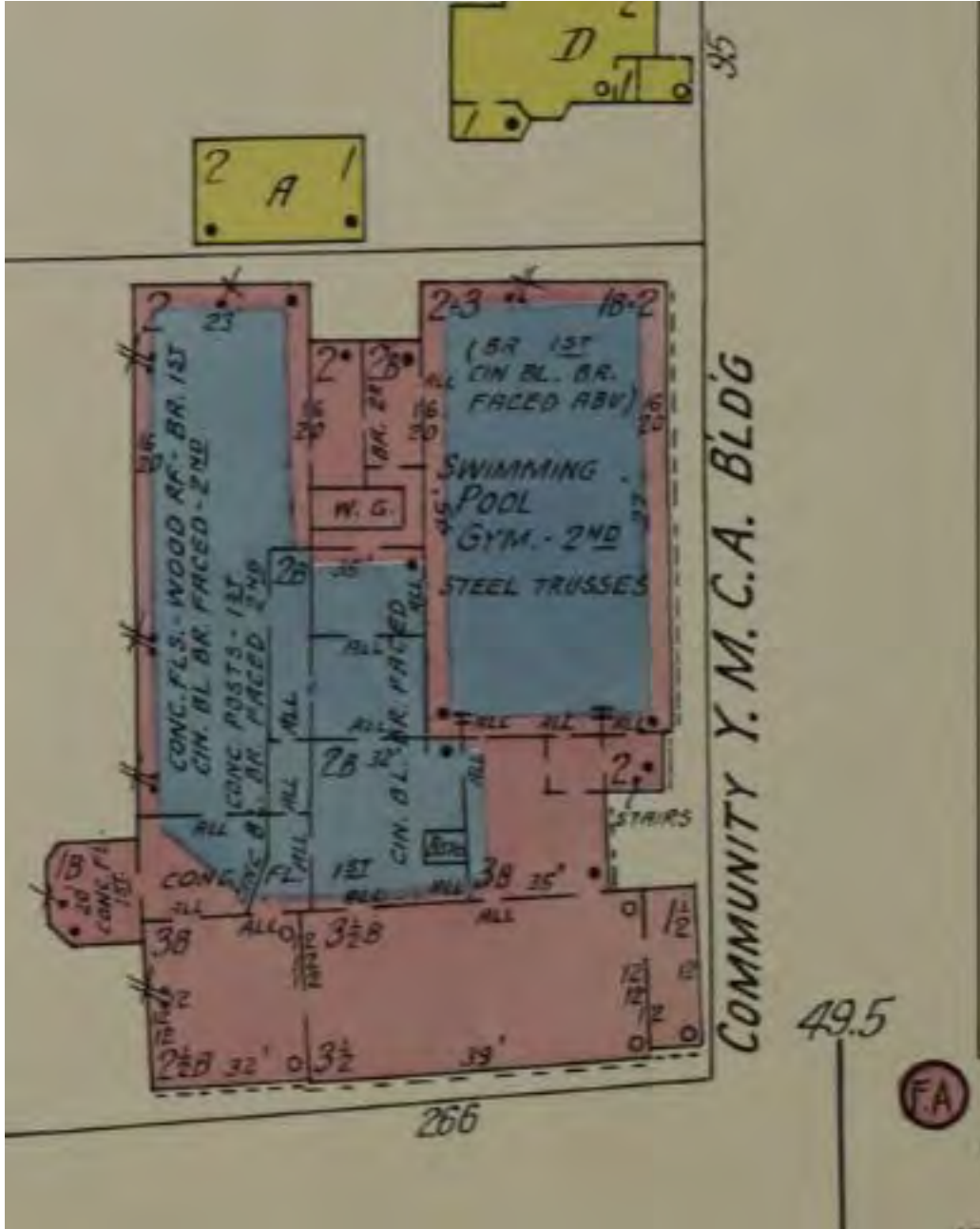


Figure 5: 1942 Sanborn Fire Insurance Company map of the Community YMCA Building. Map courtesy of Vermont Historical Society.



Figure 6: Circa 1930s photograph of the YMCA gymnasium interior by Louis McAllister. Photo courtesy of UVM Special Collections Louis McAllister Photograph Collection, Box A1, Folder 4, Item 8.



Figure 7: March 24, 1965 aerial photograph depicting the YMCA building with the gymnasium windows infilled with brick (see arrow). Image courtesy of UVM Special Collections via UVM Landscape Change Program (#LS37426).



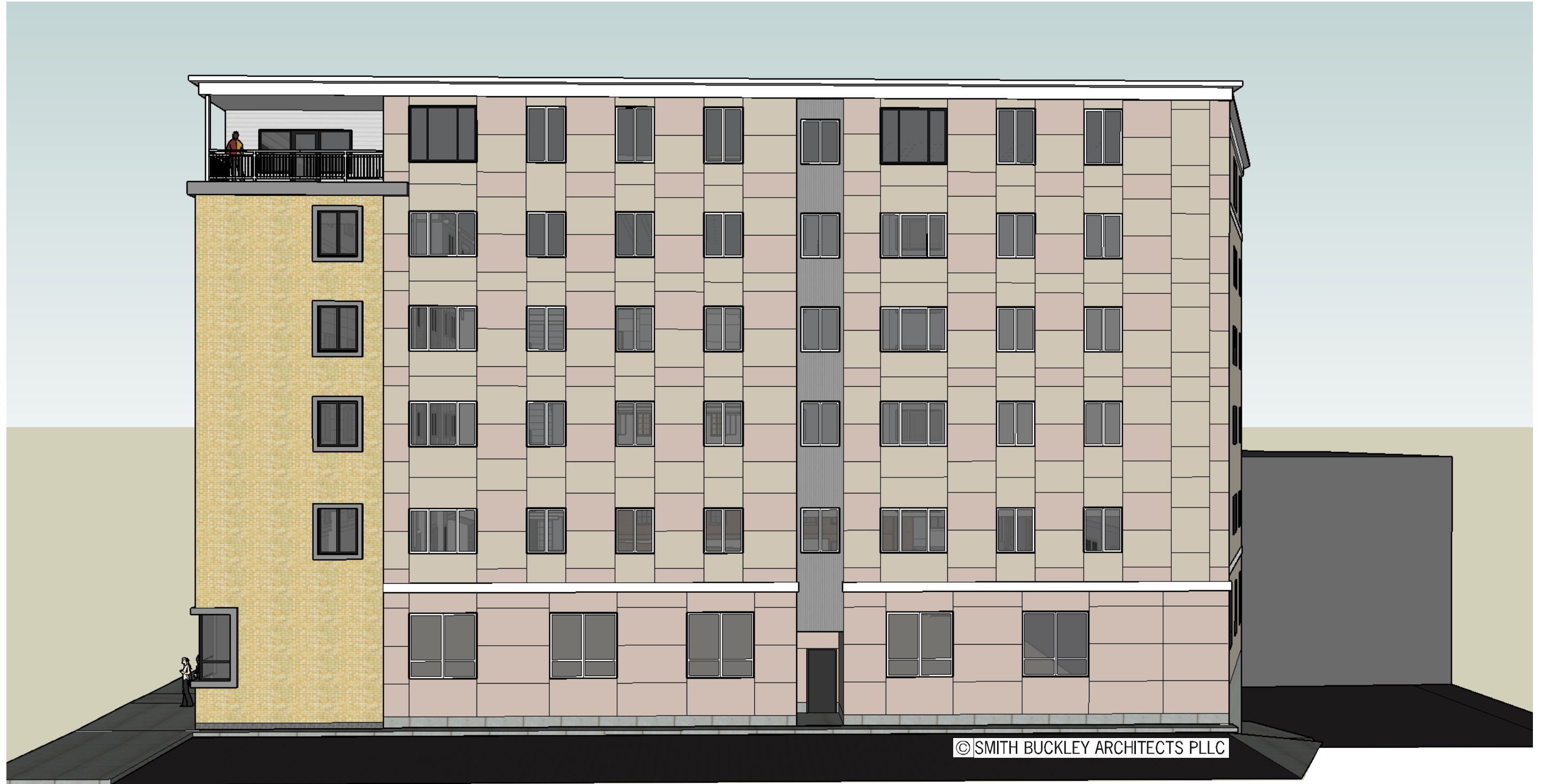
Figure 8: 1988 photograph of the YMCA from the Main Street – College Street Historic District National Register nomination. Photo courtesy of Vermont Division for Historic Preservation.



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Site Plans

Issued for	Permitting
Date Issued	June 30, 2023
Latest Issue	June 30, 2023

266 College Street Apartments

266 College Street
Burlington, Vermont





vhb.com

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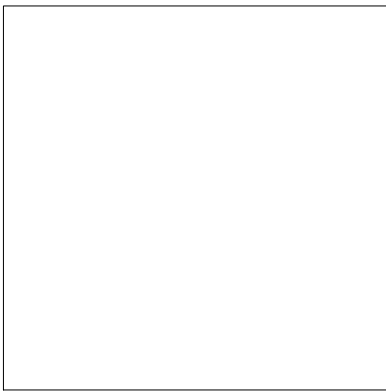
40 IDX Dr
Building 100, Suite 200
South Burlington, VT 05403
802.497.6100

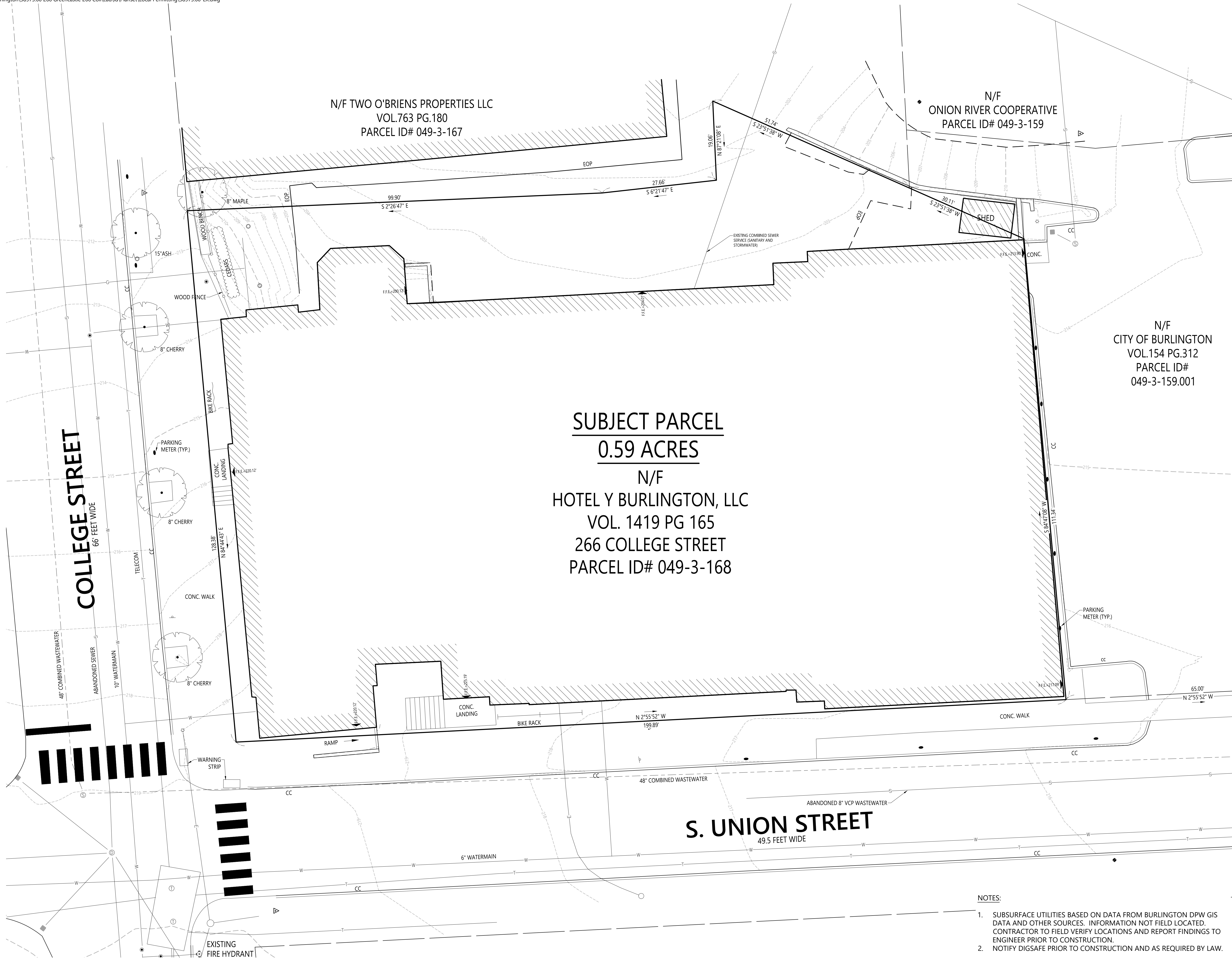
Applicant

266 GreenCastle LLC
346 Shelburne Road, 6th floor
Burlington, VT 05401

Sheet Index		
No.	Drawing Title	Latest Issue
C-1.0	Legend and General Notes	June 30, 2023
C-1.1	Existing Conditions Plan	June 30, 2023
C-2.0	Layout and Materials Plan	June 30, 2023
C-3.0	Grading and Drainage Plan	June 30, 2023
C-4.0	Utility Plan	June 30, 2023
C-5.0	Erosion Prevention and Sediment Control Plan	June 30, 2023
C-6.0	Site Details 1	June 30, 2023
C-6.1	Site Details 2	June 30, 2023
C-6.2	Site Details 3	June 30, 2023
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L-4.0	Planting Details	June 30, 2023
L-5.0	Site Lighting Plan	June 30, 2023
L-5.1	Site Lighting Specifications and Cut Sheets	June 30, 2023
L-5.2	Site Lighting Specifications and Cut Sheets	June 30, 2023

Reference Drawings		
No.	Drawing Title	Latest Issue
D-1	City of Burlington Water System Details	March 20, 2017





- NOTES:
- SUBSURFACE UTILITIES BASED ON DATA FROM BURLINGTON DPW GIS DATA AND OTHER SOURCES. INFORMATION NOT FIELD LOCATED. CONTRACTOR TO FIELD VERIFY LOCATIONS AND REPORT FINDINGS TO ENGINEER PRIOR TO CONSTRUCTION.
 - NOTIFY DIGSAFE PRIOR TO CONSTRUCTION AND AS REQUIRED BY LAW.

Zoning Summary Chart

Zoning District(S):	Downtown Center - FD5		
Parking District:	Multimodal Mixed Use		
Height District:	F		

Site Calculations	Existing	Required	Provided
LOT AREA	0.59 Acres	No Change	0.59 Acres
PERVIOUS SURFACE	NA	10%	10% *

* Pervious surface is comprised of 2,200 sf of green roof area and 370 sf of planted area west of the building addition

N/F
CITY OF BURLINGTON
VOL.154 PG.312
PARCEL ID#
049-3-159.001

PROPOSED RESIDENTIAL
ADDITION

89 TOTAL UNITS
SUBJECT PARCEL
0.59 ACRES

N/F
HOTEL Y BURLINGTON, LLC
VOL. 1419 PG 165
266 COLLEGE STREET
PARCEL ID# 049-3-168



266 College St
Apartments

266 College Street
Burlington, Vermont

No.	Revision	Date	Apprvd.	Date	Apprvd.

Designed by	MAM	Checked by	PBS
Issued for	Date	Date	June 30, 2023

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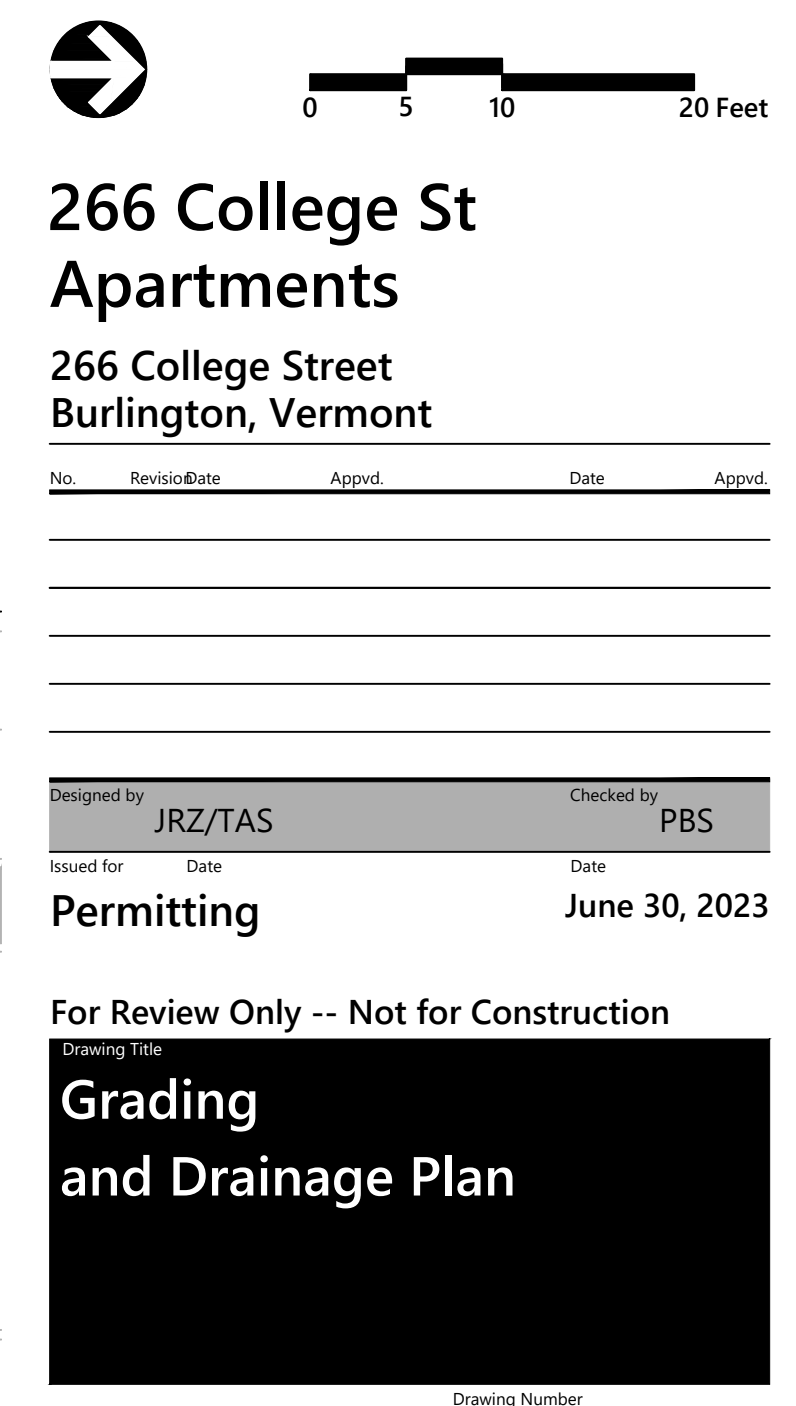
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Layout and Materials Plan

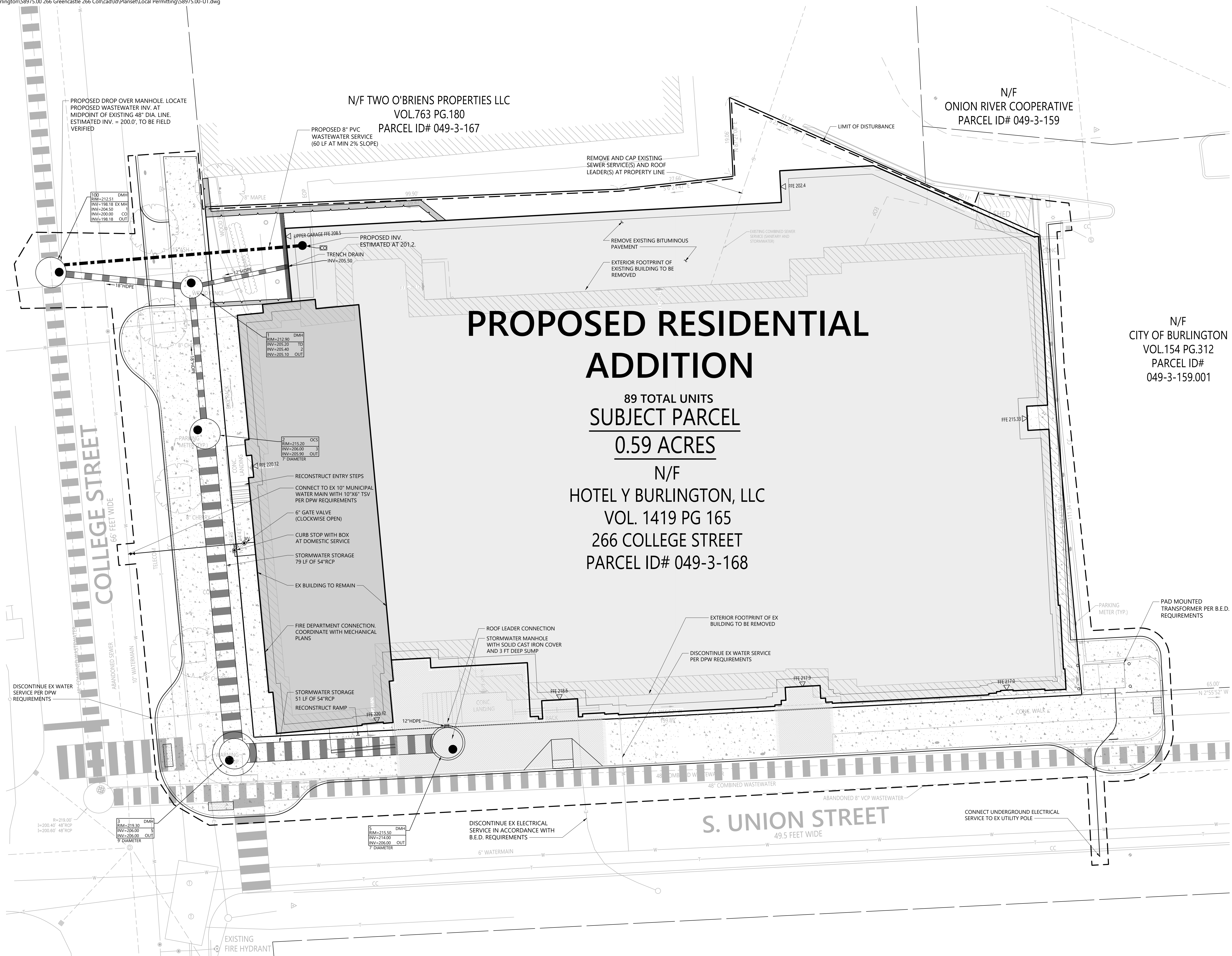
Drawing Number

C-2.0

Sheet 3 of 17

Project Number
58975.00





PROPOSED RESIDENTIAL ADDITION

89 TOTAL UNITS
SUBJECT PARCEL
0.59 ACRES

N/F
HOTEL Y BURLINGTON, LLC
VOL. 1419 PG 165
266 COLLEGE STREET
PARCEL ID# 049-3-168

N/F
CITY OF BURLINGTON
VOL.154 PG.312
PARCEL ID#
049-3-159.001

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**266 College St
Apartments**
266 College Street
Burlington, Vermont

No.	Revision	Date	Apprv.	Date

Designed by: MAM Checked by: PBS
Issued for: Date Date: June 30, 2023

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Utility Plan

Drawing Title

Drawing Number

EROSION CONTROL NOTES

1. CONTACT CITY OF BURLINGTON DPW STORMWATER ADMINISTRATOR AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITY (802) 540-1748.

2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO EARTH DISTURBANCE. EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED DAILY IN ORDER TO MINIMIZE THE DISCHARGE OF SEDIMENT TO THE CITY DRAINAGE SYSTEM. MAINTAIN SEDIMENT CONTROLS UNTIL SITE IS FULLY STABILIZED.

3. THE ACCESS POINTS TO THE PROJECT AND NEARBY PORTIONS OF SURROUNDING CITY STREETS SHALL BE INSPECTED DAILY AND PRIOR TO FORECASTED PRECIPITATION EVENTS. SEDIMENT DEPOSITED BY VEHICLE TRACKING SHALL BE REMOVED BY SWEEPING AS NEEDED AND PRIOR TO FORECAST PRECIPITATION.
4. NO VEHICLE OR EQUIPMENT PARKING OR MATERIAL STAGING SHALL OCCUR WITHIN THE CITY ROW WITHOUT PERMISSION FROM THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.

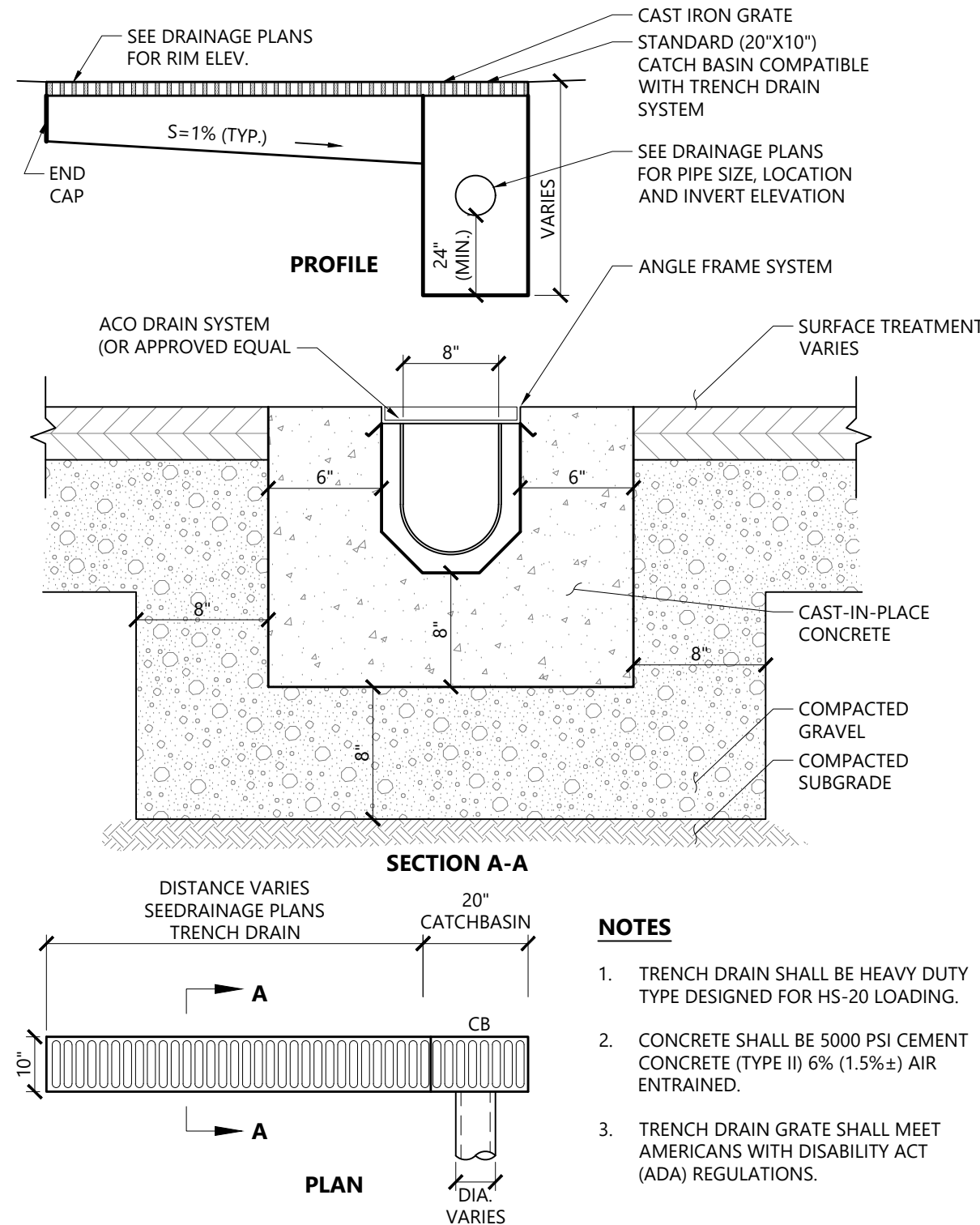
5. THE NEW AND EXISTING STORMWATER DRAINAGE SYSTEM SHALL BE FREE FROM SEDIMENT AND CONSTRUCTION DEBRIS AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO TRANSFER OF THE SITE TO THE OWNER.

6. DISTURBED AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH, STONE, CONCRETE, PAVEMENT, OR OTHER APPROVED MEANS WITHIN 14 DAYS OF INITIAL DISTURBANCE.
7. SILT FENCE OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED AT THE DOWNSLOPE PERIMETER OF ALL SOIL STOCKPILES.

8. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEANS NECESSARY TO KEEP THE NEW STORMWATER SYSTEM FREE OF SEDIMENT AND DEBRIS DURING THE CONSTRUCTION PERIOD. DO NOT ALLOW RUNOFF FROM DISTURBED AREAS TO DRAIN INTO THESE FEATURES UNTIL THEY HAVE RECEIVED FINAL STABILIZATION.

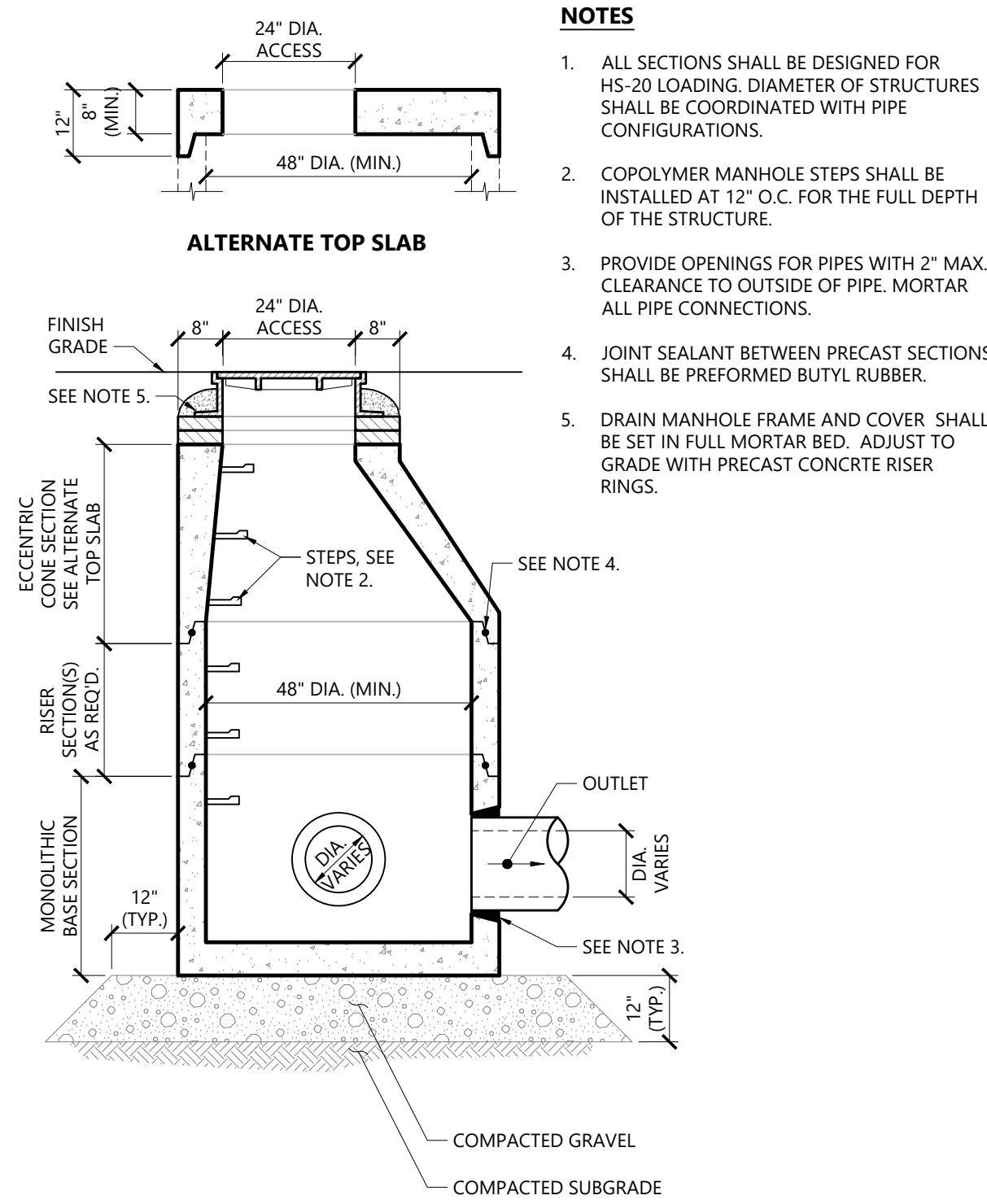
9. DISTURBED AREAS SHALL RECEIVE FINAL STABILIZATION WITHIN 48 HOURS OF FINAL GRADING.





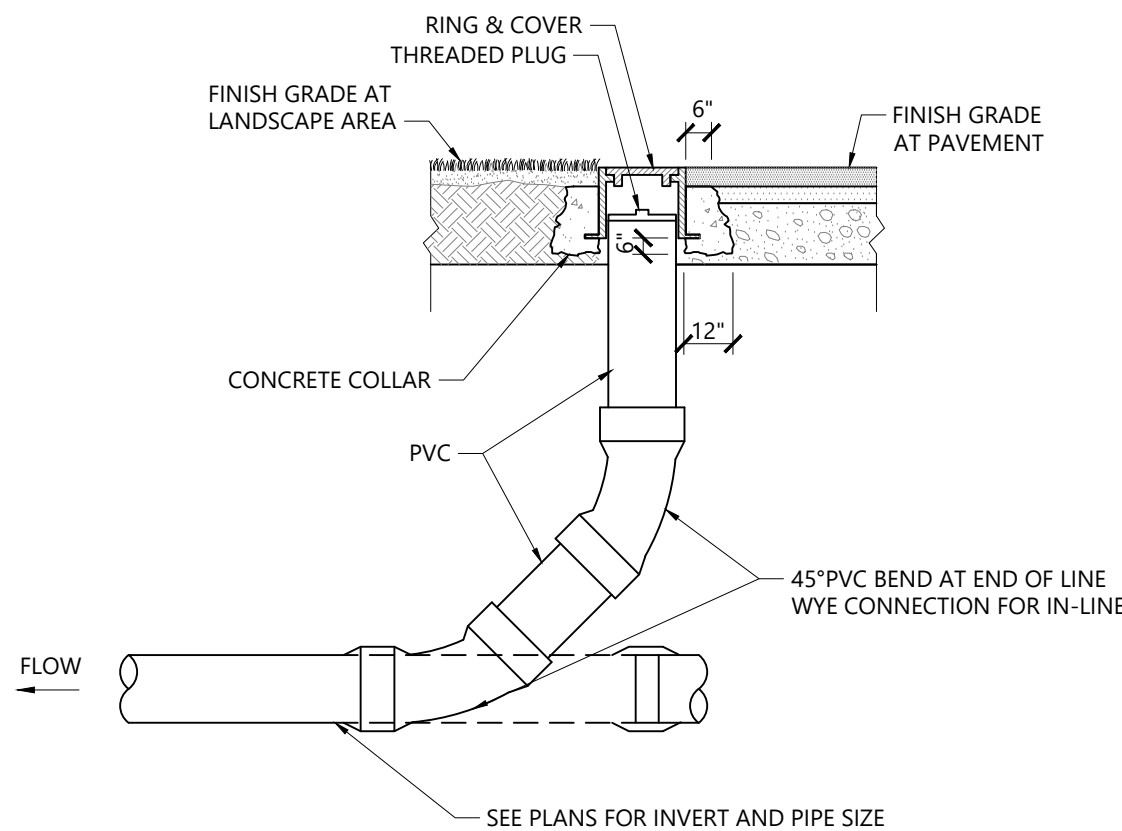
Trench Drain (Type A)

N.T.S. Source: VHB 1/16 LD_190-A



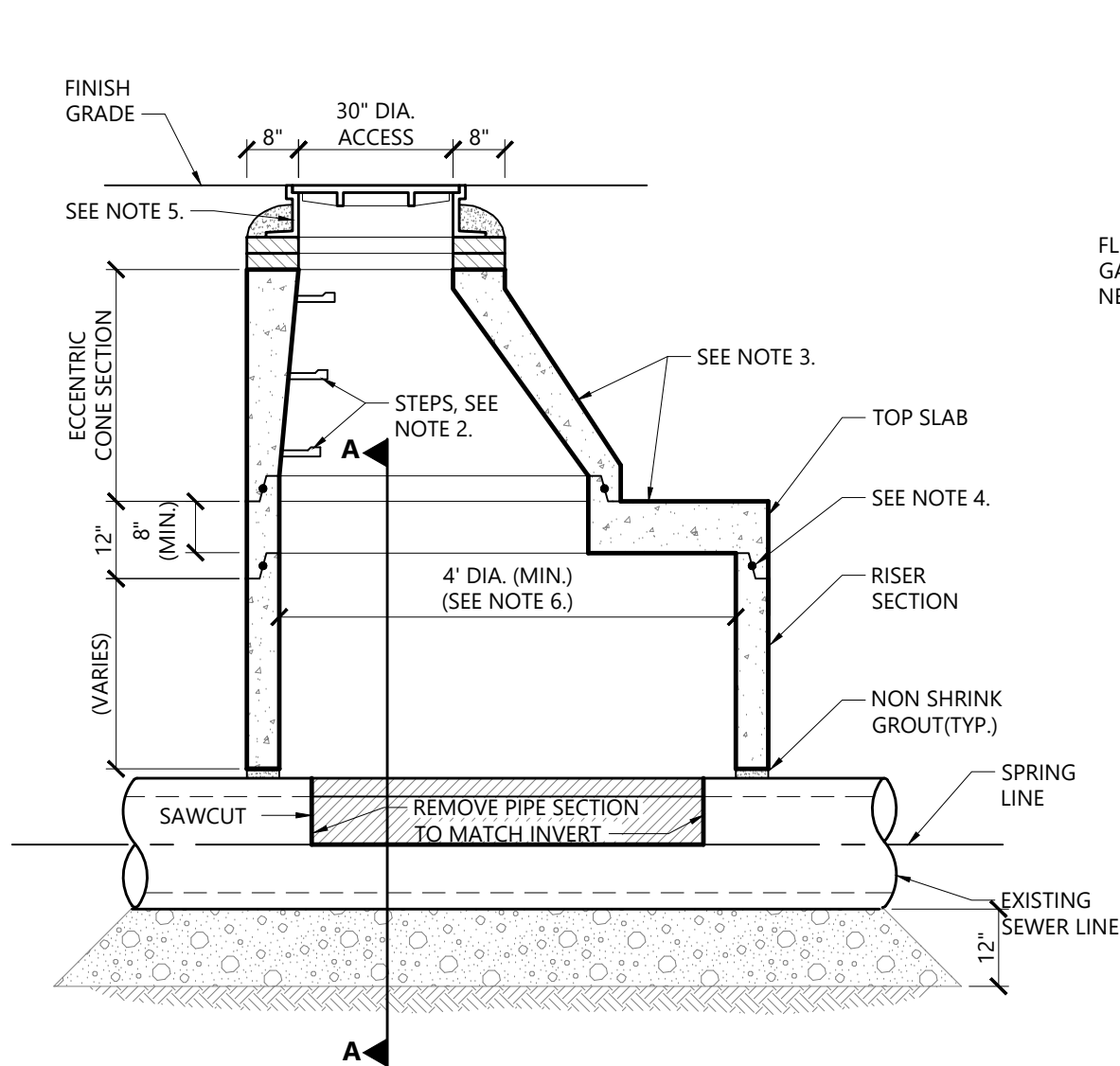
Drain Manhole (DMH)

N.T.S. Source: VHB 1/16 LD_115



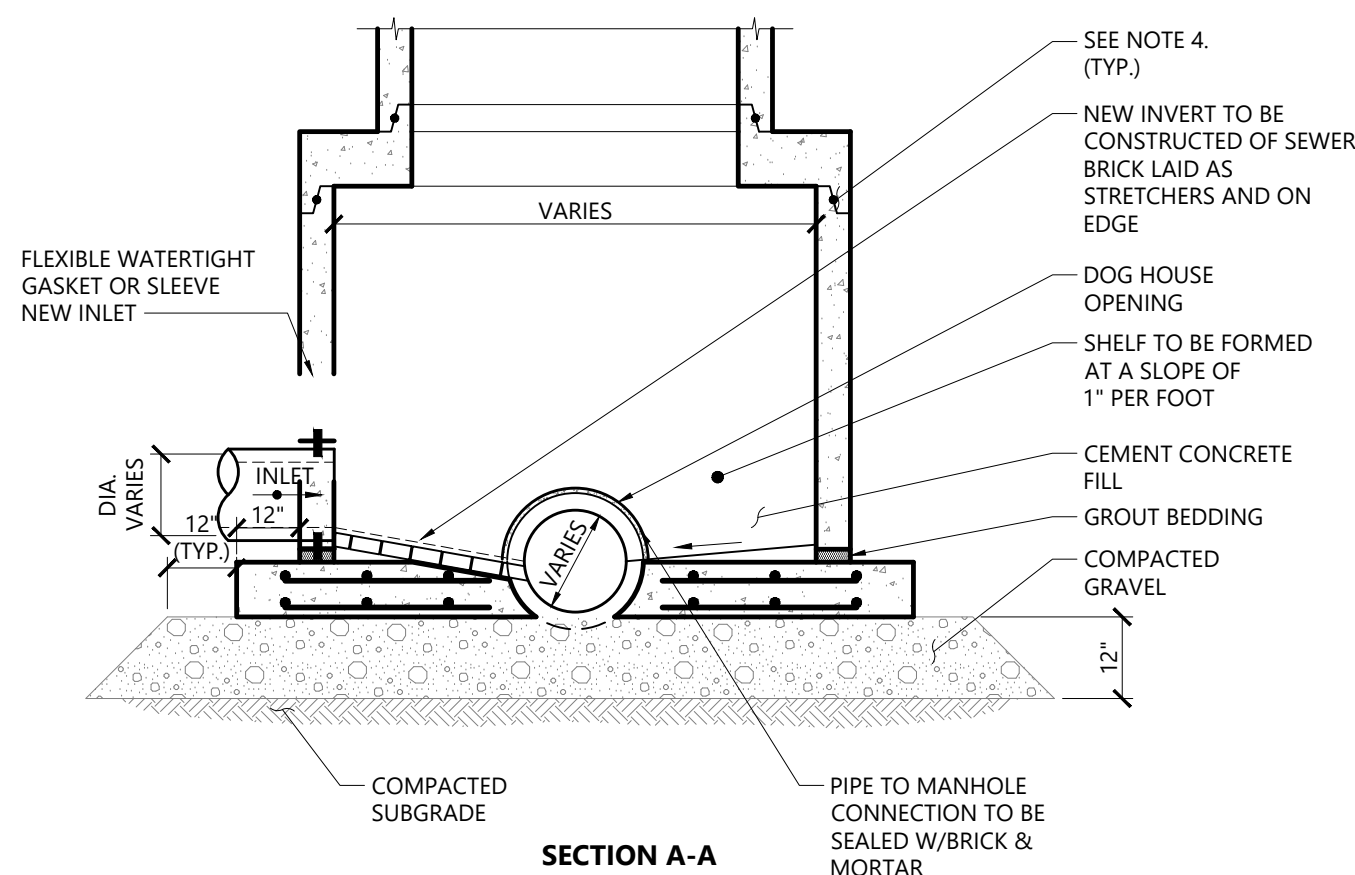
Cleanout (CO)

N.T.S. Source: VHB 12/19 LD_303



Drop Over Sewer Manhole (SMH)

N.T.S. Source: VHB 1/16 LD_201



NOTES

1. THIS MANHOLE SHOULD ONLY BE USED UNDER EXTREME CONDITIONS.
2. STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.
3. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
4. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
5. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
6. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
7. CONTRACTOR SHALL VERIFY INSIDE DIMENSIONS TO INSURE CONSISTENCY WITH PIPE GEOMETRY AND SIZE. USE LARGER DIAMETER MANHOLE AS REQUIRED.

266 College St
Apartments

266 College Street
Burlington, Vermont

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Designed by	JRZ	Checked by	PBS
Issued for	Date	Date	Date

Permitting

June 30, 2023

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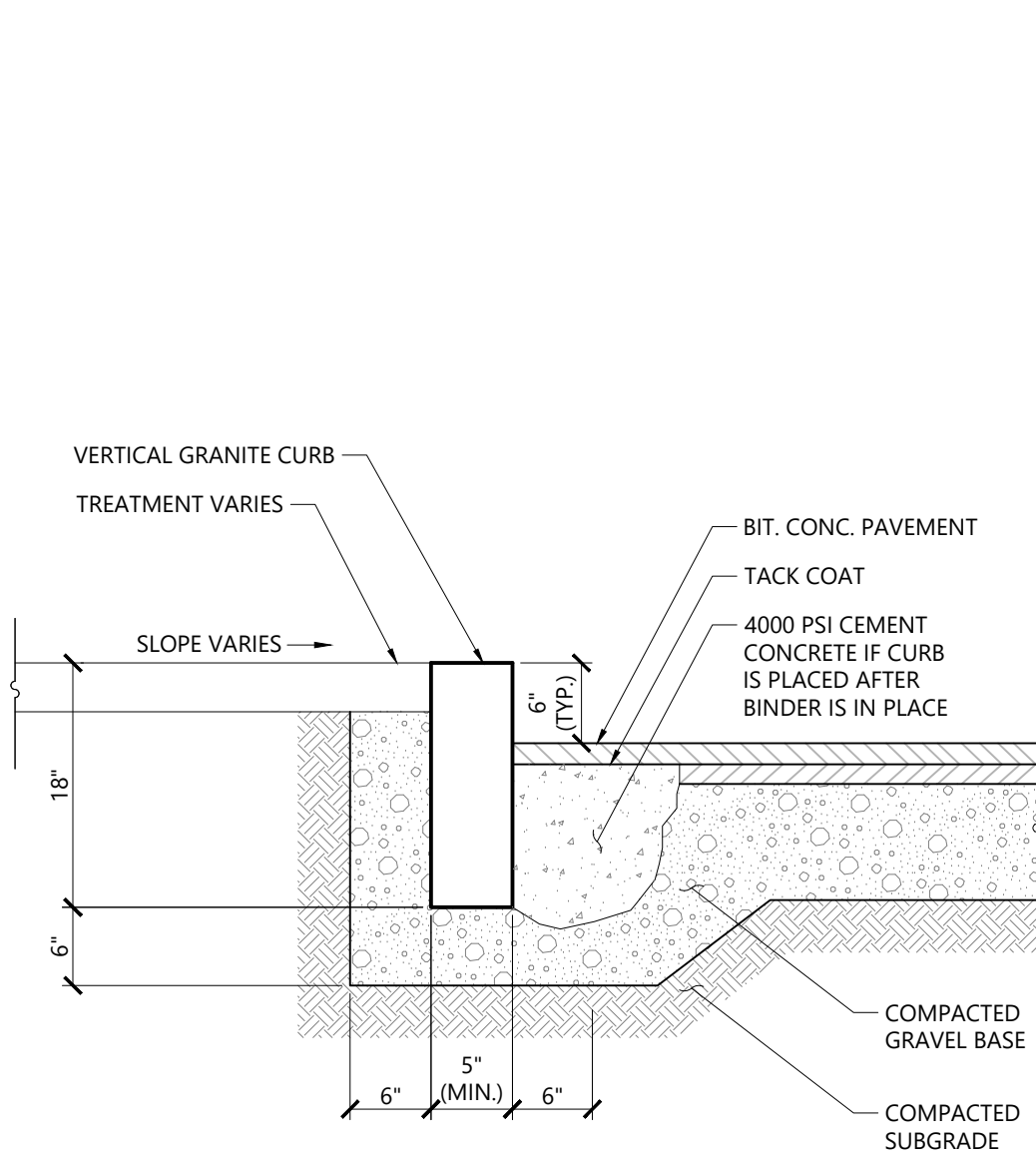
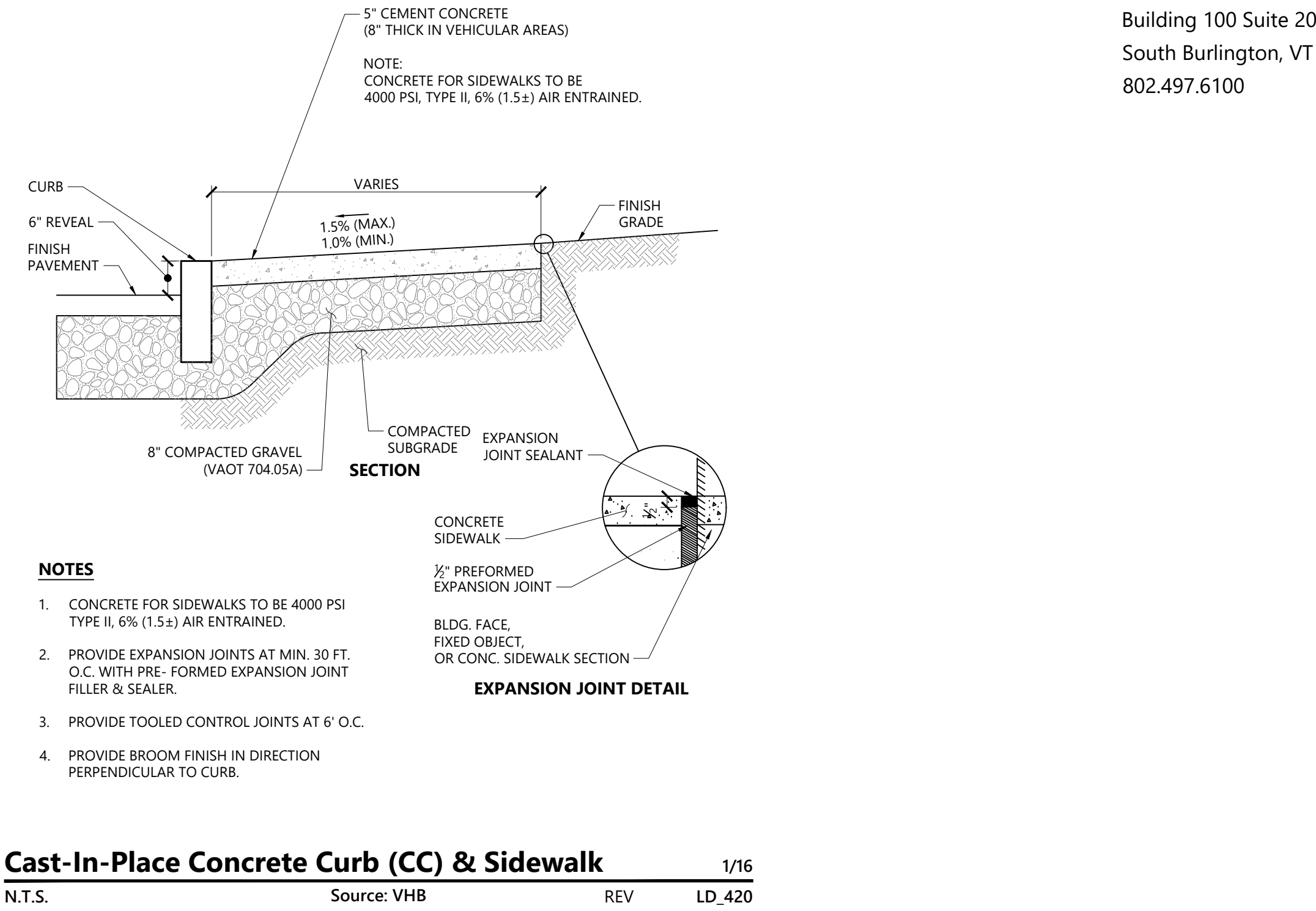
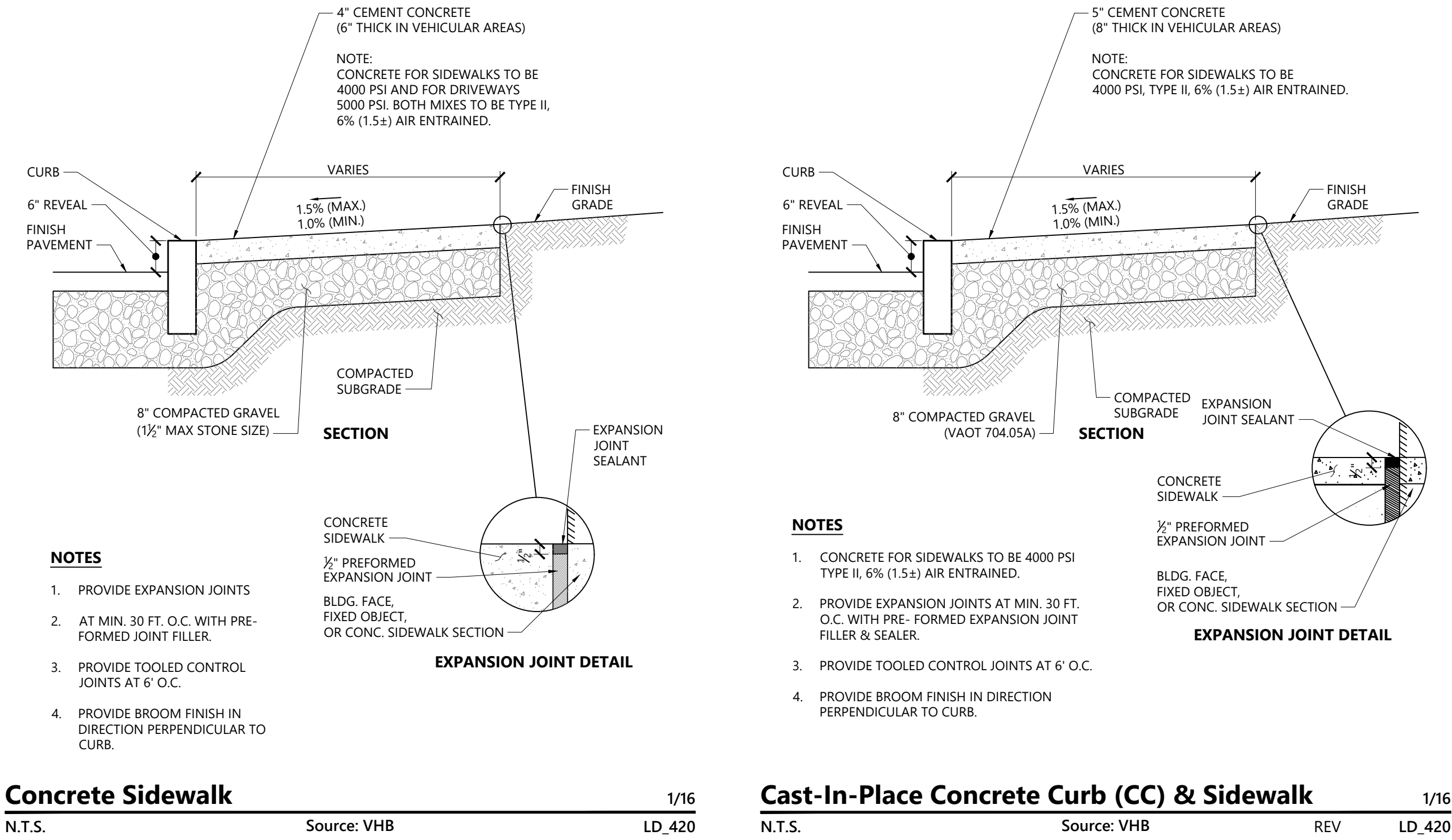
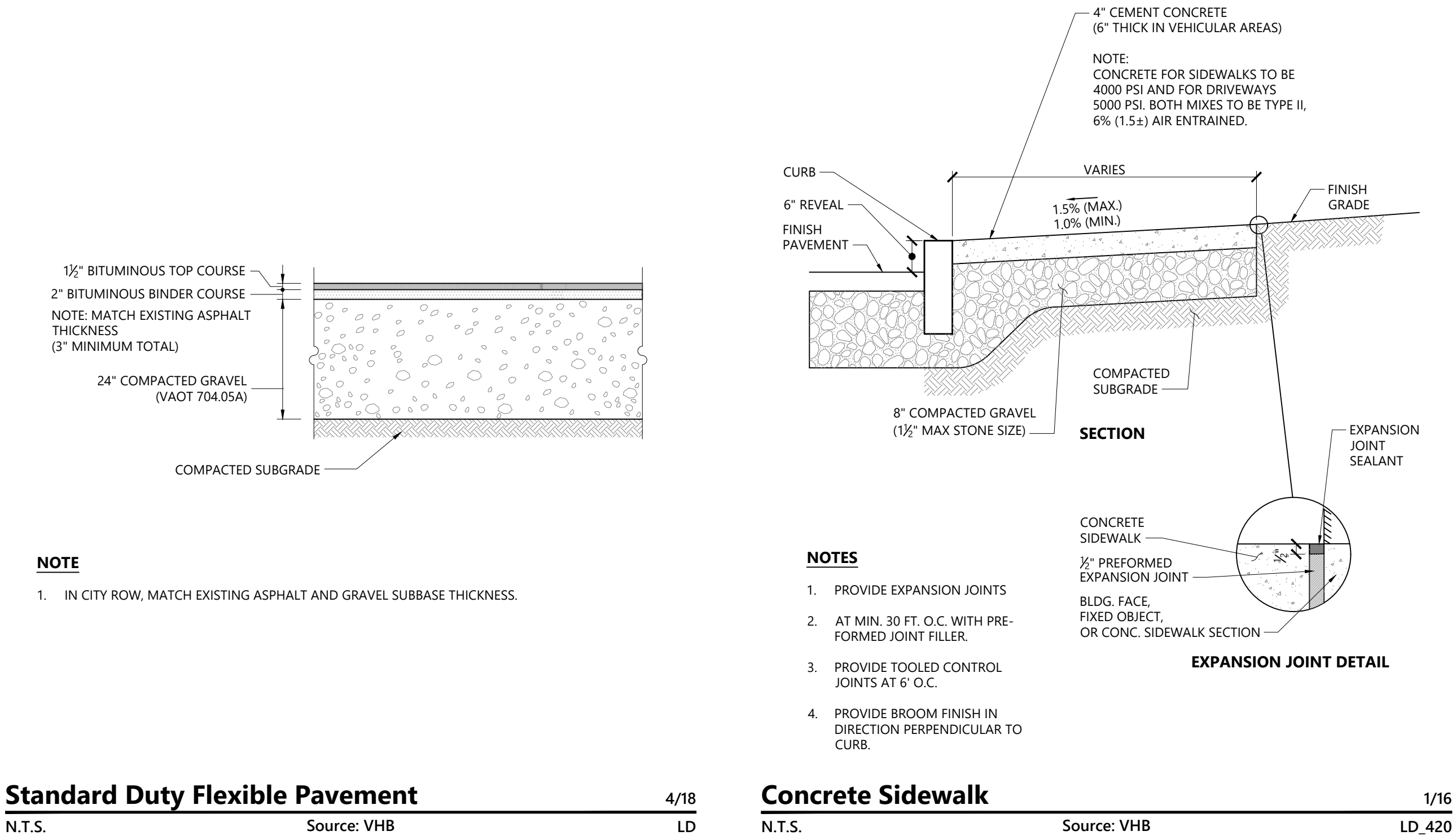
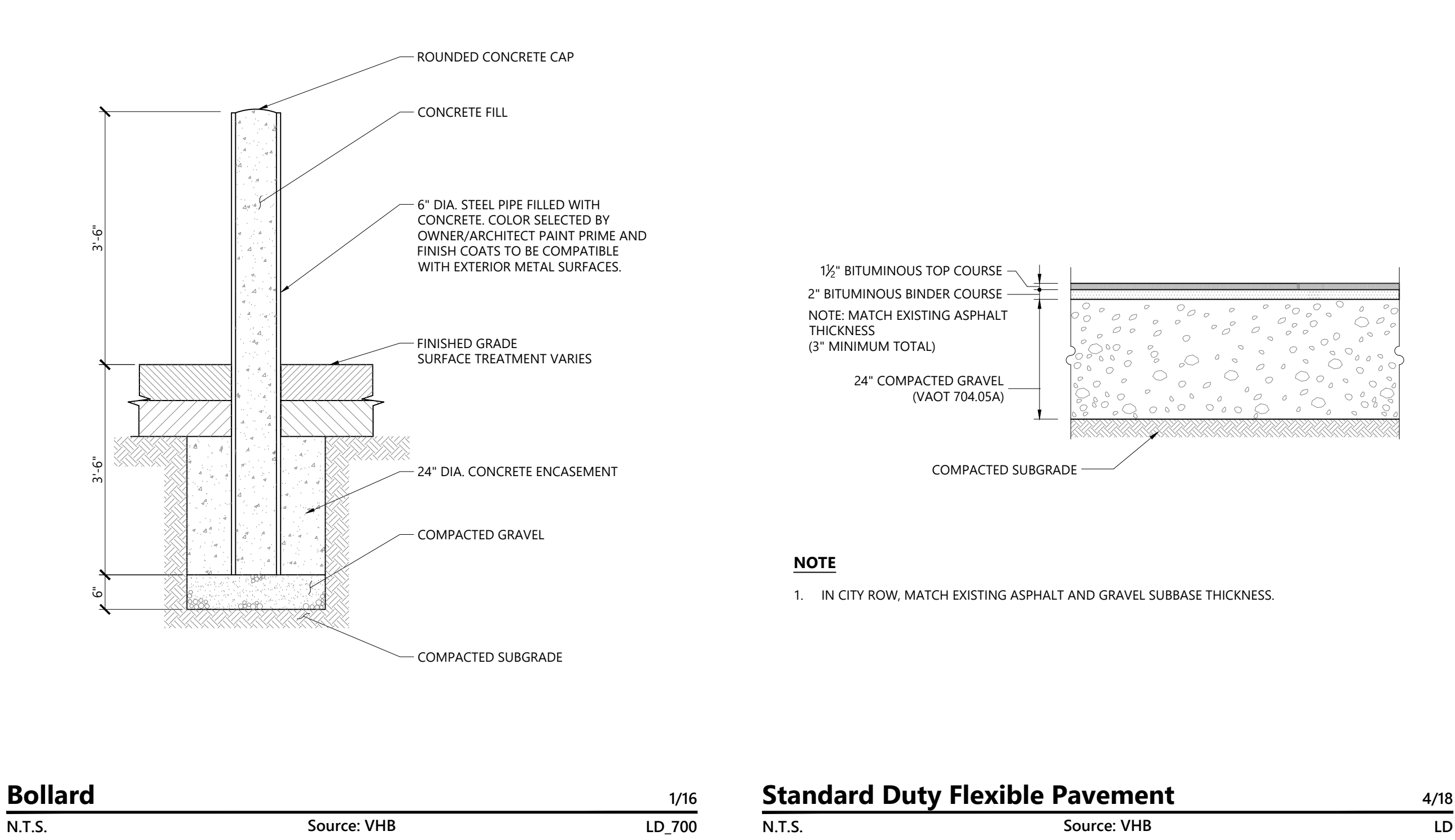
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Drawing Number

C-6.0

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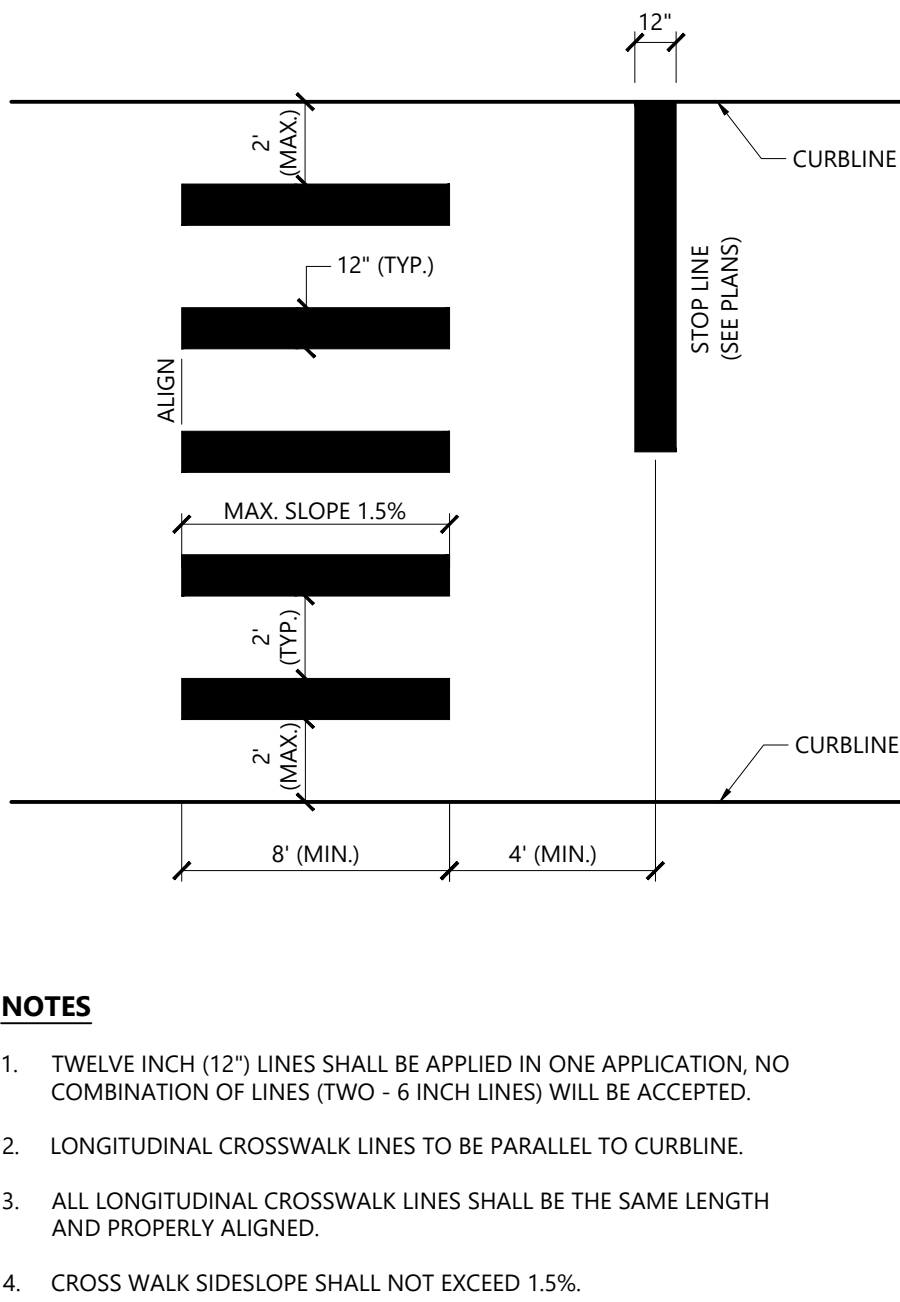
Project Number
58975.00



Vertical Granite Curb (VGC)

1/16

N.T.S. Source: VHB LD_402



NOTE

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.

2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.

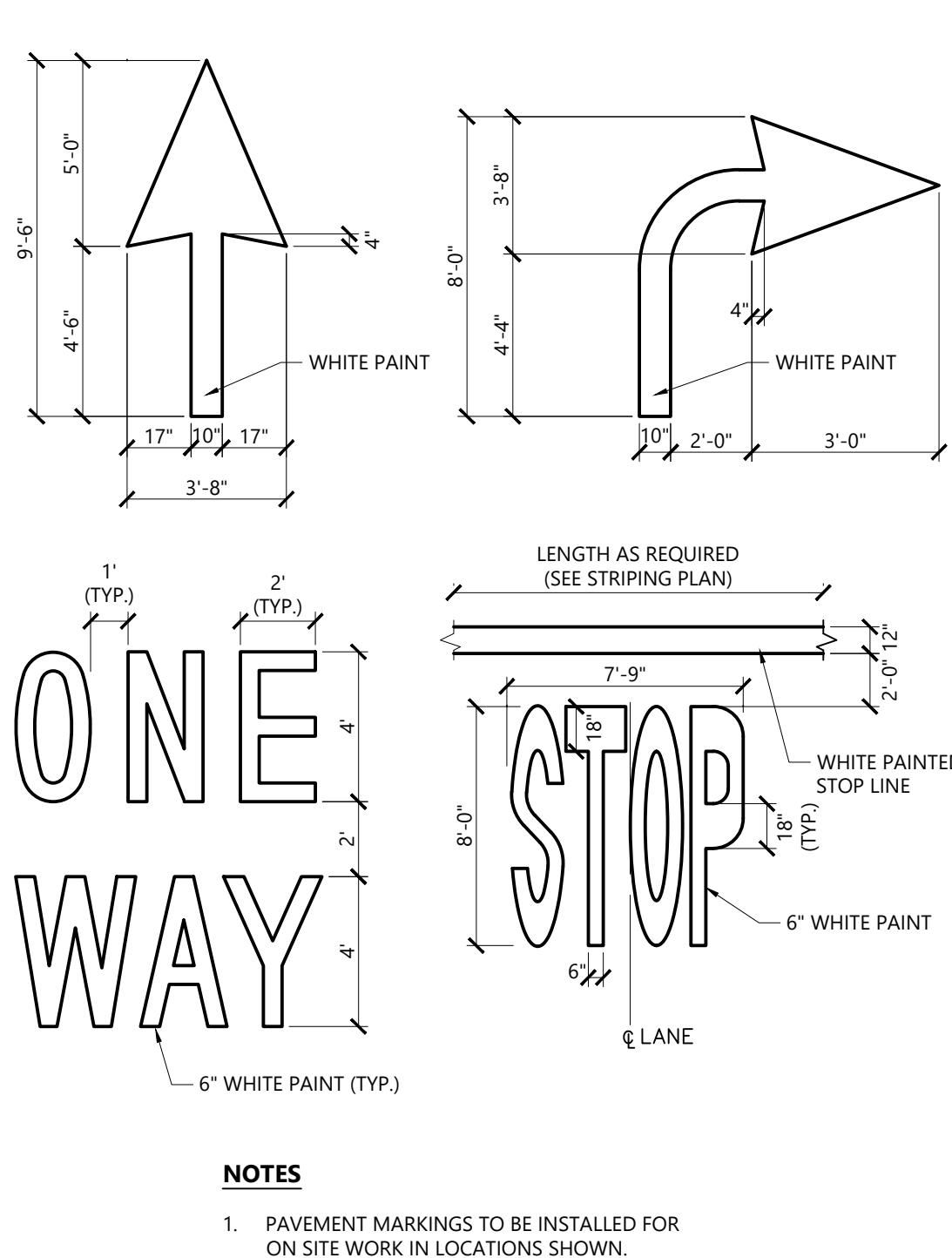
3. ALL LONGITUDINAL CROSSWALK LINES SHALL BE THE SAME LENGTH AND PROPERLY ALIGNED.

4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

Crosswalk

12/19

N.T.S. Source: VHB LD_553A



NOTE

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - Roadway

12/19

N.T.S. Source: VHB LD_555

266 College St Apartments

266 College Street
Burlington, Vermont

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Designed by **JRZ** Checked by **PBS**
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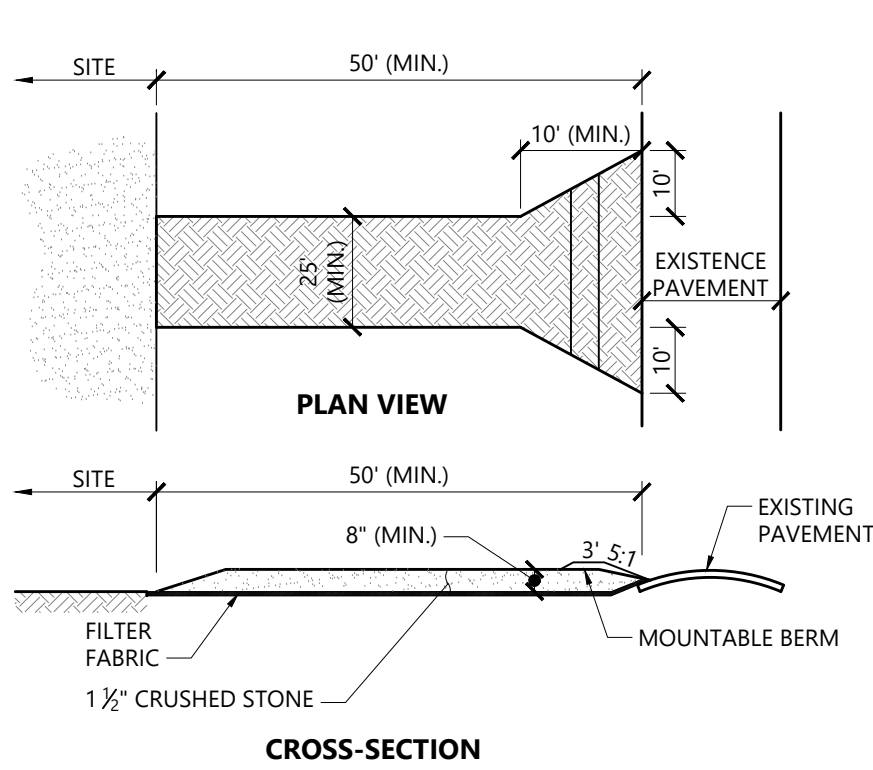
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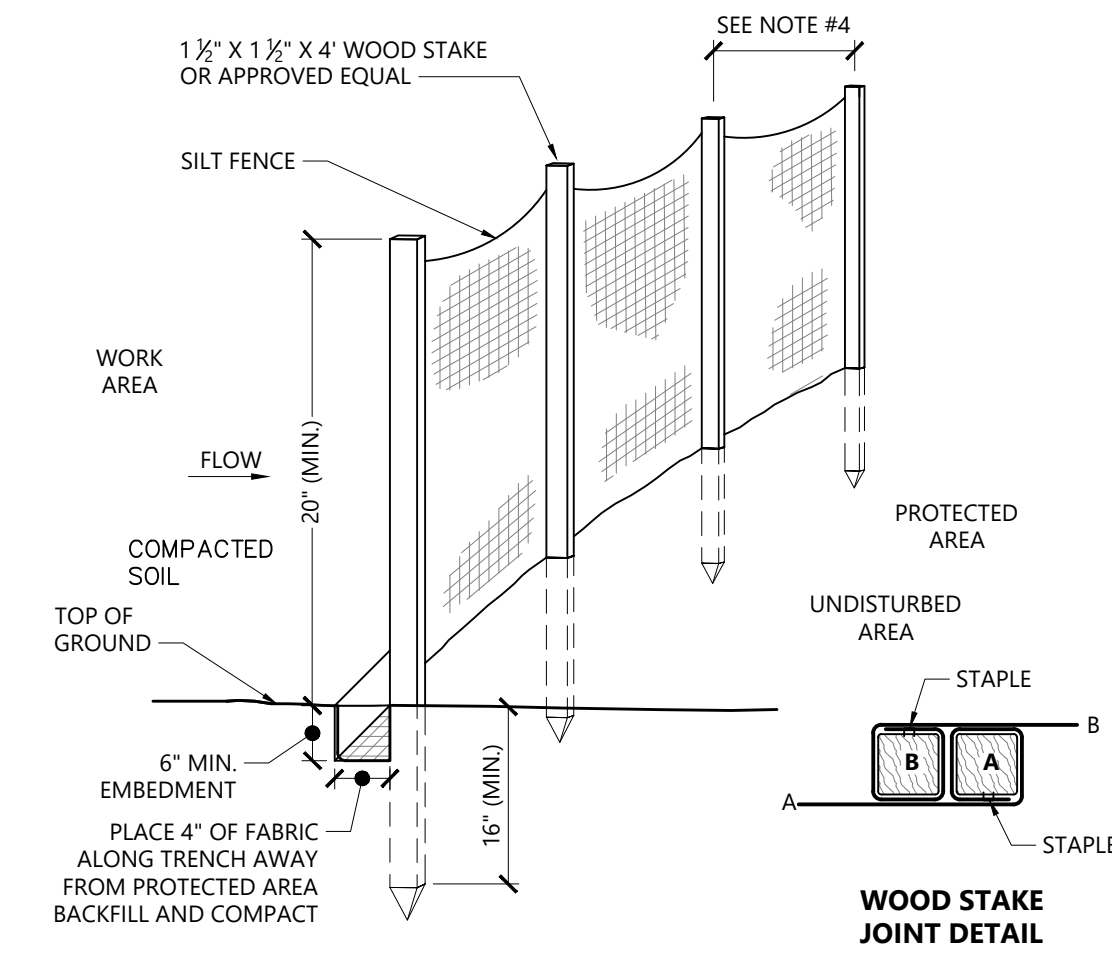
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Project Number
58975.00



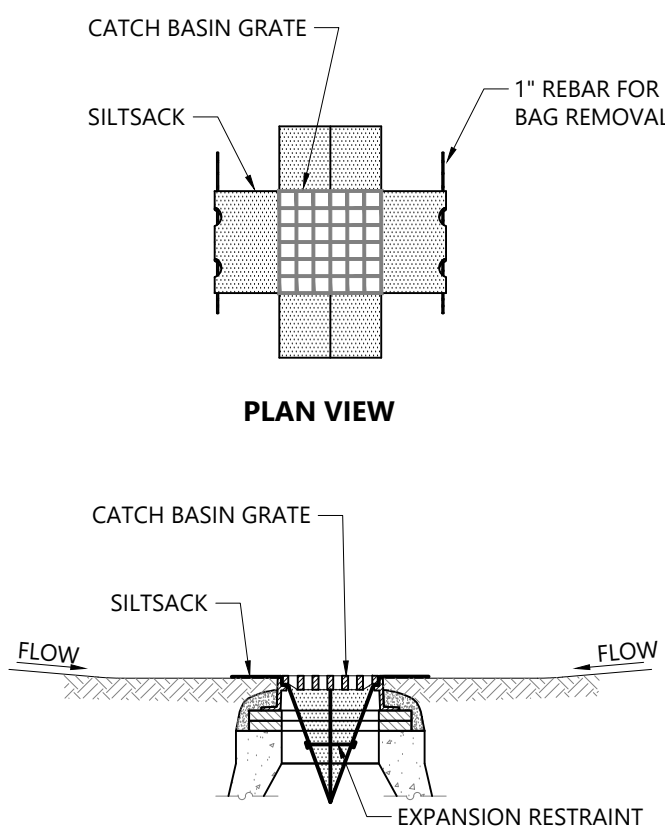
- NOTES**
1. AGGREGATE SIZE: USE A MATRIX OF 1 TO 4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH: NOT LESS THAN 50 FEET (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH APPLIES)
 3. THICKNESS: NOT LESS THAN EIGHT (8) INCHES
 4. WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT MINIMUM IF THERE IS ONLY ONE ACCESS TO THE SITE.
 5. GEOTEXTILE MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
 6. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION EXITS SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS.

Stabilized Construction Exit 1/16
N.T.S. Source: VHB LD_682-VT



- NOTES**
1. WHERE REQUIRED FENCE SHALL BE WOVEN WIRE, MIN. 14 GAUGE WITH A 6\"
 2. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUIVALENT.
 3. POST SPACING FOR WIRE BACKED FENCE SHALL BE 10 FT. MAX. FOR FILTER CLOTH FENCE WHEN ELONGATION IS >50%, POST SPACING SHALL NOT EXCEED 4 FT. FOR FILTER CLOTH FENCE WHEN ELONGATION IS <50%, POST SPACING SHALL NOT EXCEED 6 FT.
 4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY 6 INCHES AND FOLDED.
 5. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUIVALENT.
 6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF FABRIC HEIGHT.
 7. SILT FENCE SHALL NOT BE USED TO DEMARCAT E LIMITS OF DISTURBANCE.

Silt Fence/ Reinforced Silt Fence Barrier 08/16
N.T.S. Source: VHB LD_650-VT



- NOTES**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 2. GRATE TO BE PLACED OVER SILTSACK.
 3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap 1/16
N.T.S. Source: VHB LD_674

MULCH MATERIAL AND APPLICATION				
MULCH MATERIAL	QUALITY STANDARDS	PER 1,000 SQ-FT	PER ACRE	DEPTH OF APPLICATION
WOOD CHIPS (HEMLOCK/CEDAR MIX)	AIR DRIED, FREE OF OBJECTIONABLE MATERIAL	500 – 900 LBS	10 – 20 TONS	2\"
STRAW	AIR-DRIED; FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS	90 – 100 LBS. 2-3 BALES	2 TONS (100-120 BALES)	COVER ABOUT 90% SURFACE
COMPOST	UP TO 3\"	3 – 9 CY	3 – 9 CY	1-3\"
Erosion Control Mix	WELL-GRADED MIXTURE OF PARTICLE SIZES. ORGANIC CONTENT BETWEEN 80-100% DRY WEIGHT. PARTICLE SIZE SHALL PASS #\"	**SLOPES 3(HZ.):1(VERT.) = 2 INCH DEPTH PLUS ADDITIONAL 1/2 INCH DEPTH PER 20 FT. OF SLOPE UP TO 100 FT. **SLOPES BETWEEN 3(HZ.):1(VERT.) AND 2(HZ.):1(VERT.) = 4 INCH DEPTH PLUS ADDITIONAL 1/2 INCH PER 20 FT. OF SLOPE UP TO 100 FT. ***SLOPES STEEPER THAN 2(HZ.):1(VERT.) APPLICABILITY TO SPECIFIC SITE AND MULCH DEPTH TO BE REVIEWED AND APPROVED PRIOR TO USE BY OPGC OR EPCO SPECIALIST		

1. APPLY TACKIFIER AS NEEDED TO MINIMIZE POTENTIAL FOR MULCH TO BLOW AWAY.
2. MULCH MUST NOT CONTAIN INVASIVE PLANT SPECIES. (SEEDS OR SEEDLINGS)
3. TACKIFIER MAY BE WATER, NETTING, OR SIMILAR.

Mulching Notes and Specifications 08/16
N.T.S. Source: VHB LD_VT

- TEMPORARY SEEDING**
1. AREA TO BE SEEDED MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE.
 2. SEEDING METHOD TO RESULT IN GOOD SOIL TO SEED CONTACT.
 3. AFTER SEEDING, MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/AC (APPROX 90 LBS/1,000 SF OR 2 BALES/1,000 SF); SEE MULCH DETAIL AND SPECIFICATIONS.
 4. MULCH ANCHORING MAY BE NEEDED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE POSSIBLE.
 5. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
- PERMANENT SEEDING**
1. AREA TO BE SEEDED MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE; CHISELING OR DISKING MAY BE NEEDED IF SOIL IS COMPACTED.
 2. SEEDING METHOD TO RESULT IN GOOD SOIL TO SEED CONTACT.
 3. PERMANENT SEEDING TO OCCUR PRIOR TO SEPTEMBER 15TH UNLESS WEATHER PERMITS SEEDING BEYOND SEPTEMBER 15TH.
 4. AFTER SEEDING, MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/AC (APPROX 90 LBS/1,000 SF OR 2 BALES/1,000 SF); SEE MULCH DETAIL AND SPECIFICATIONS.
 5. MULCH ANCHORING MAY BE NEEDED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE POSSIBLE.
 6. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
 7. IRRIGATE AS REQUIRED BY WEATHER CONDITIONS TO FACILITATE GRASS GROWTH AND ESTABLISH ADEQUATE GRASS COVER.

Seeding Notes and Specifications 08/16
N.T.S. Source: VHB LD_VT

TEMPORARY SEEDING MIX		
TYPE	SEASON	RATE (LBS/ACRE)
RYEGRASS (ANNUAL OR PERENNIAL)	APRIL 15 – SEPTEMBER 15	20
*AROOSTOOK\"	SEPTEMBER 15 – APRIL 15	90

PERMANENT SEEDING MIX*		
TYPE	SEASON	RATE (LBS/ACRE)
BIRDFOOT TREFOIL(1)**	APRIL 15 – SEPTEMBER 15	5
COMMON WHITE CLOVER (1)**	APRIL 15 – SEPTEMBER 15	8
TALL FESCUE (2)	APRIL 15 – SEPTEMBER 15	10
REDTOP (3)	APRIL 15 – SEPTEMBER 15	2
RYEGRASS (PERENNIAL) (3)	APRIL 15 – SEPTEMBER 15	5

*PERMANENT SEEDING MIX IS A COMBINATION OF BIRDFOOT TREFOIL OR COMMON WHITE CLOVER PLUS TALL FESCUE PLUS REDTOP OR RYEGRASS (PERENNIAL). I.E. PERMANENT SEEDING MIX = (1) + (2) + (3). (SEE PAGE 4.27 OF THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL.) ** ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING

No.	Revision	Date	Appr'd.	Date

Designed by	JRZ	Checked by	PBS
Issued for	Date	Date	Date

Permitting June 30, 2023

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Drawing Title
**Erosion Prevention and
Sediment Control Details**

Drawing Number

C-6.3

Sheet 10 of 17

Project Number
58975.00



**266 College St
Apartments**
266 College Street
Burlington, Vermont

No.	Revision	Date	Appr.	Appr.

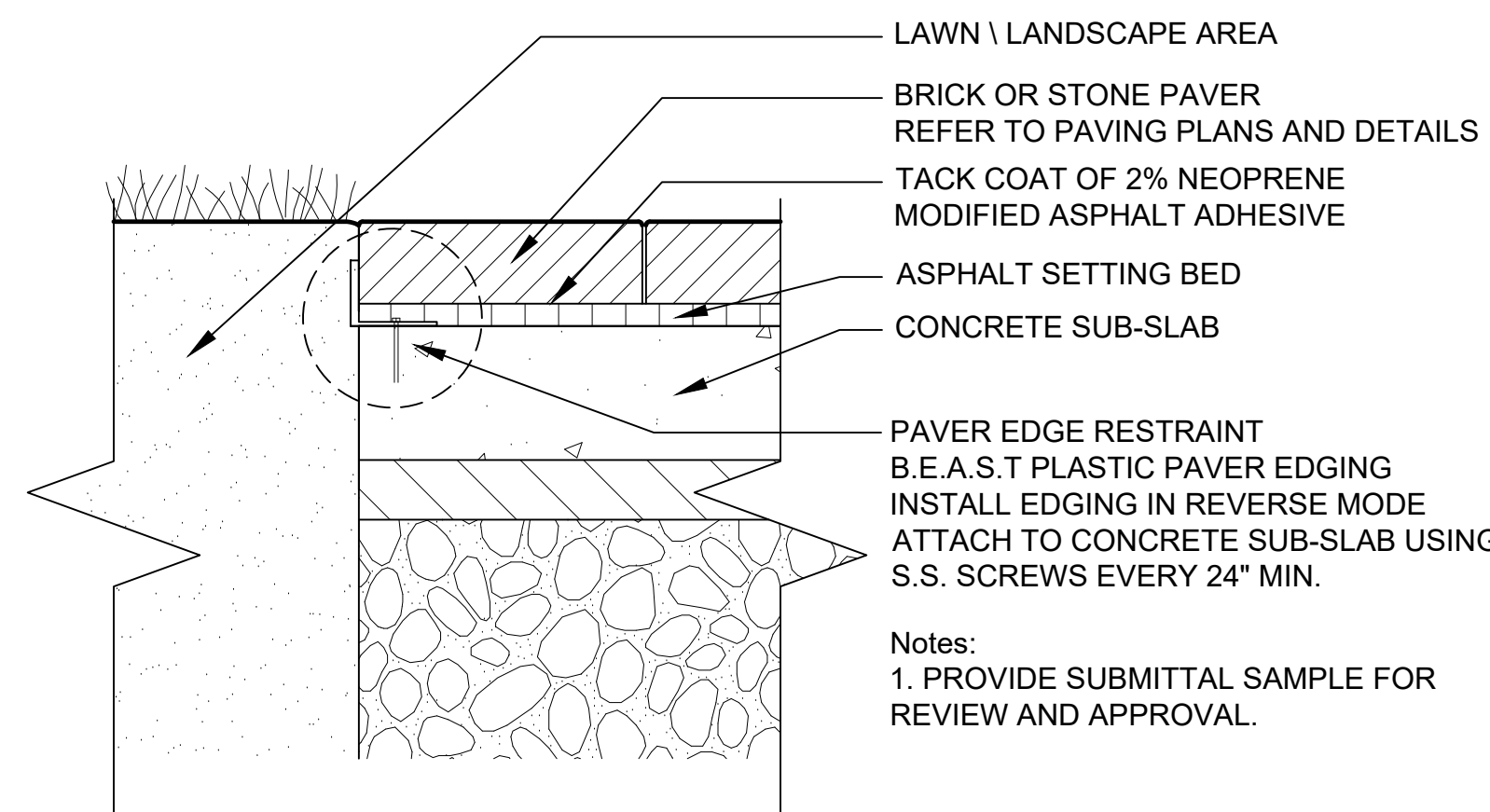
Designed by: _____
Checked by: _____
Issued for: _____
Date: _____
Date: _____
Permitting: _____
June 30, 2023

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Drawing Title:
LANDSCAPE LAYOUT PLAN
Drawing Number

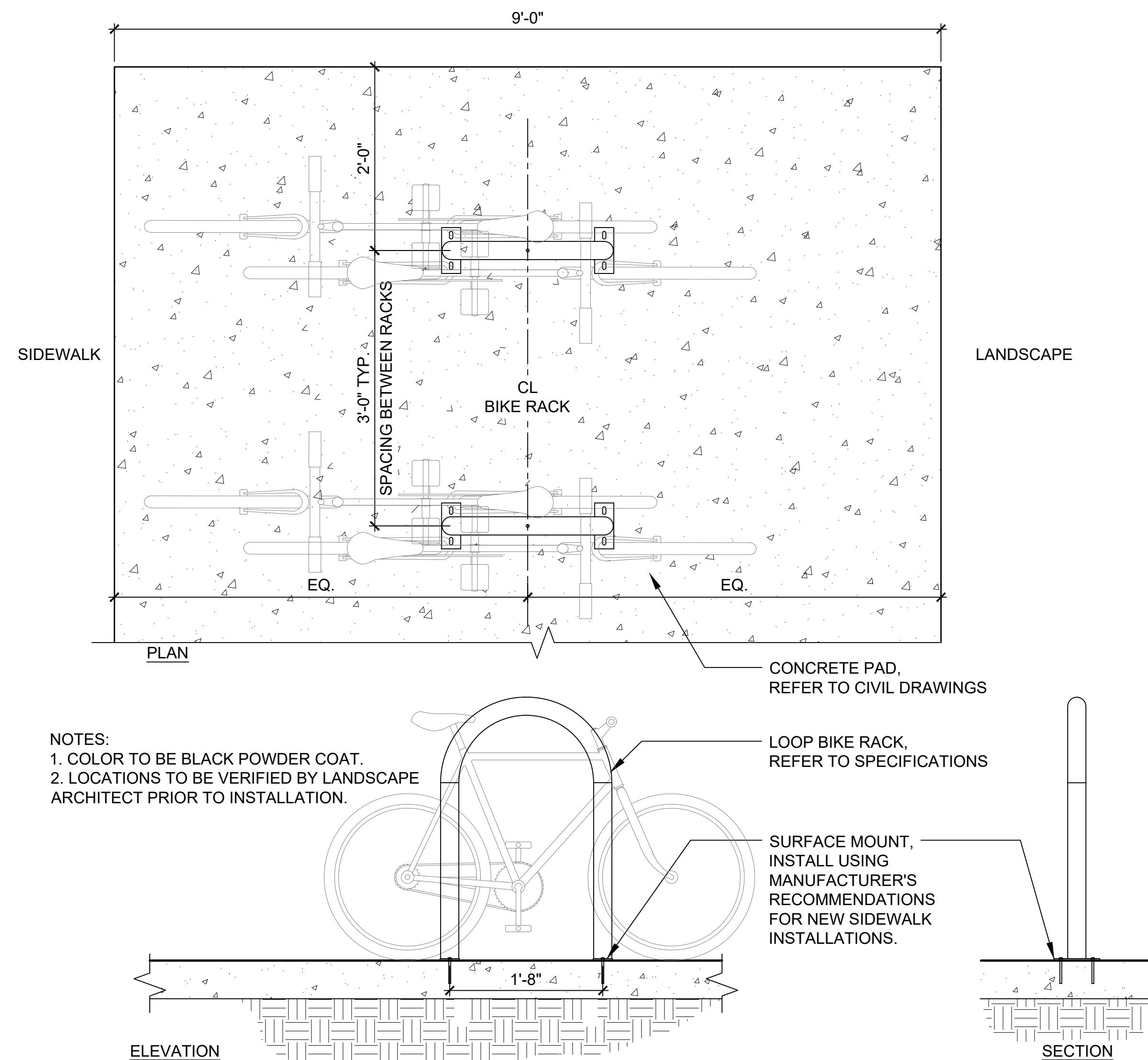
L-1.0

Sheet 12 of 17

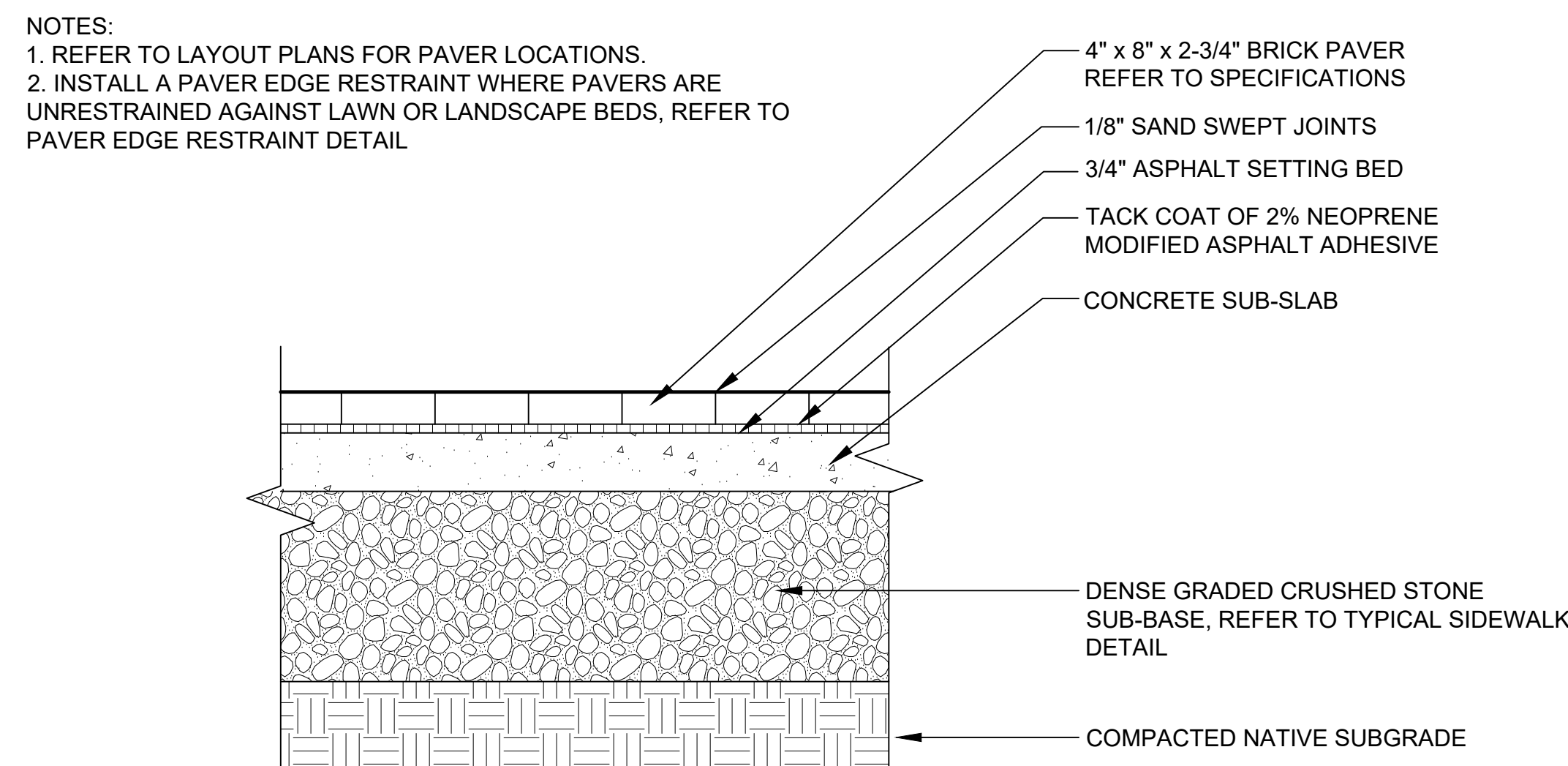
Project Number
58975.00



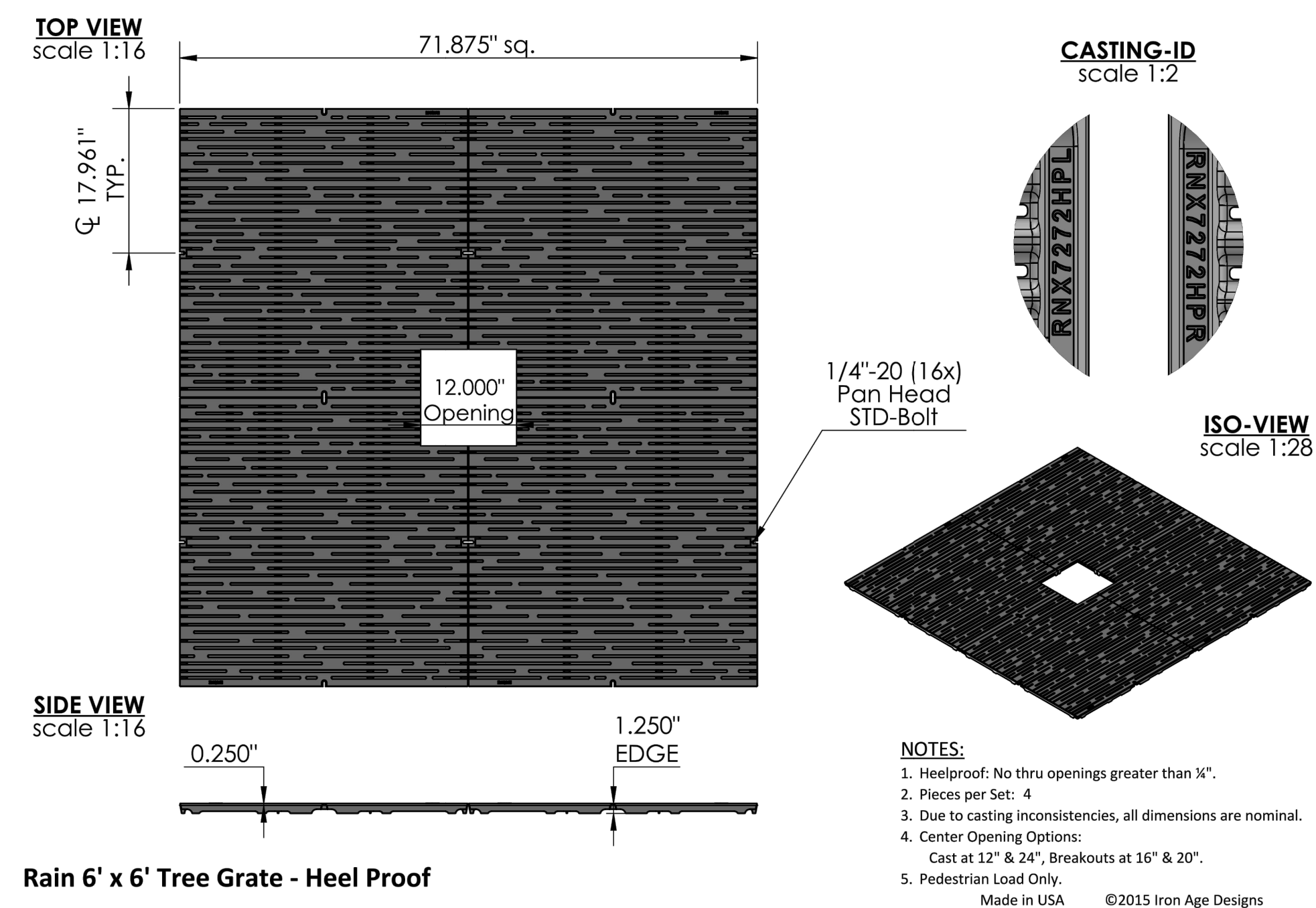
C PAVER EDGE RESTRAINT
SCALE 2" = 1'-0"



B BIKE RACK
SCALE 1" = 1'



D BRICK PAVERS OVER CONCRETE



A TREE GRATE
SCALE 1" = 1'

Saved Thursday, June 29, 2023 4:43:49 PM MADAMS Plotted Friday, June 30, 2023 6:30:23 PM Jessica Coolbaugh

266 College St Apartments

266 College Street
Burlington, Vermont

No.	Revisio	Date	Apprvd.	Date

Designed by	Checked by
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Issued for	Date	Date
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Permitting

June 30, 2017

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Drawing Title

LANDSCAPE DETAILS

Drawing Number

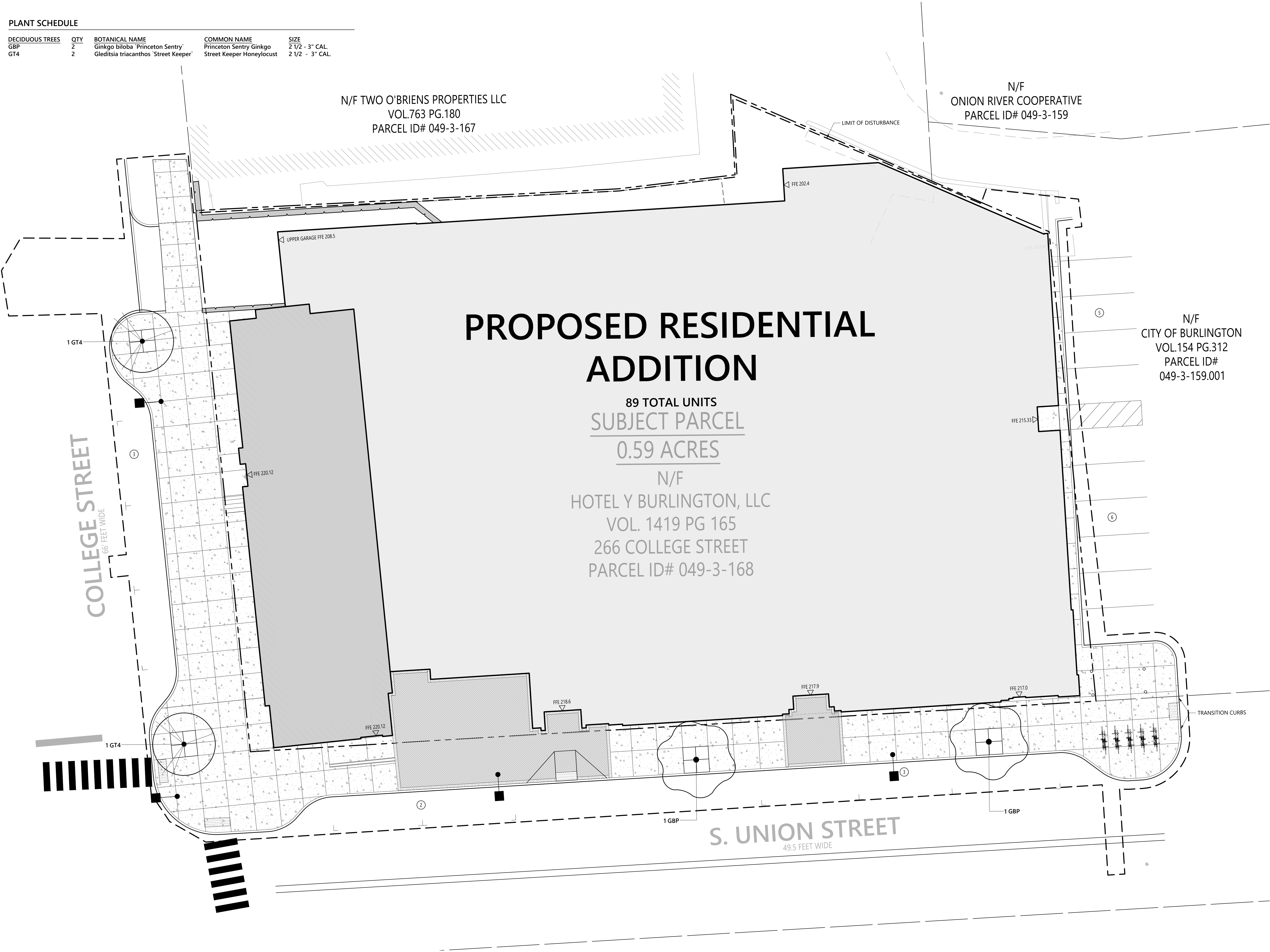
L-2.0

Sheet 12 of 17

Project Number
58975.00

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBP	2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2 - 3" CAL.
GT4	2	Gleditsia triacanthos 'Street Keeper'	Street Keeper Honeylocust	2 1/2 - 3" CAL.





vhb.com

40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100



266 College St
Apartments
266 College Street
Burlington, Vermont

No.	Revision	Date	Appr'd.	Date	Appr'd.

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Permitting	June 30, 2023

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Drawing Title

PLANTING PLAN

Drawing Number

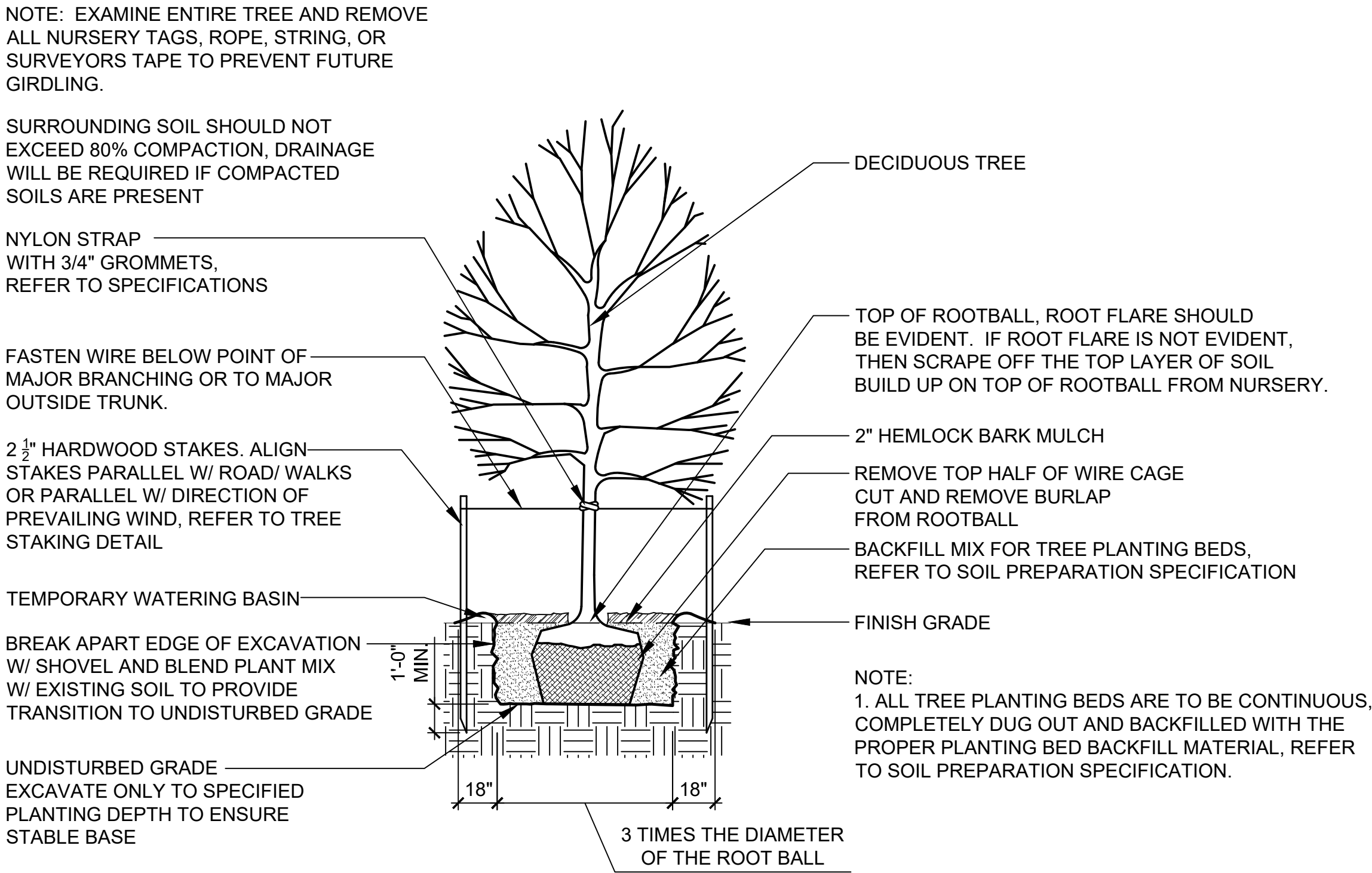
L-3.0

Sheet 13 of 17

Project Number
58975.00

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
- ALL TREE, SHRUB AND PERENNIAL PLANTING BEDS ARE TO BE CONTINUOUS, COMPLETELY DUG OUT AND BACKFILLED WITH THE PROPER PLANTING BED BACKFILL MATERIAL TO DEPTH SPECIFIED IN DETAILS AND SOIL PREPARATION SPECIFICATION.
- IF THE LANDSCAPE CONTRACTOR PROPOSES A SUBSTITUTE PLANT SPECIES, ALL SUBSTITUTES NEED TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND CITY OF SOUTH BURLINGTON IN WRITING PRIOR TO ORDERING.



A TREE PLANTING
SCALE 1/4" = 1'-0"

p-decidtree.dwg

266 College St
Apartments

266 College Street
Burlington, Vermont

No.	Revision	Date	Appvd.	Date

Designed by	Checked by

Issued for	Date	Date

Permitting June 30, 2023

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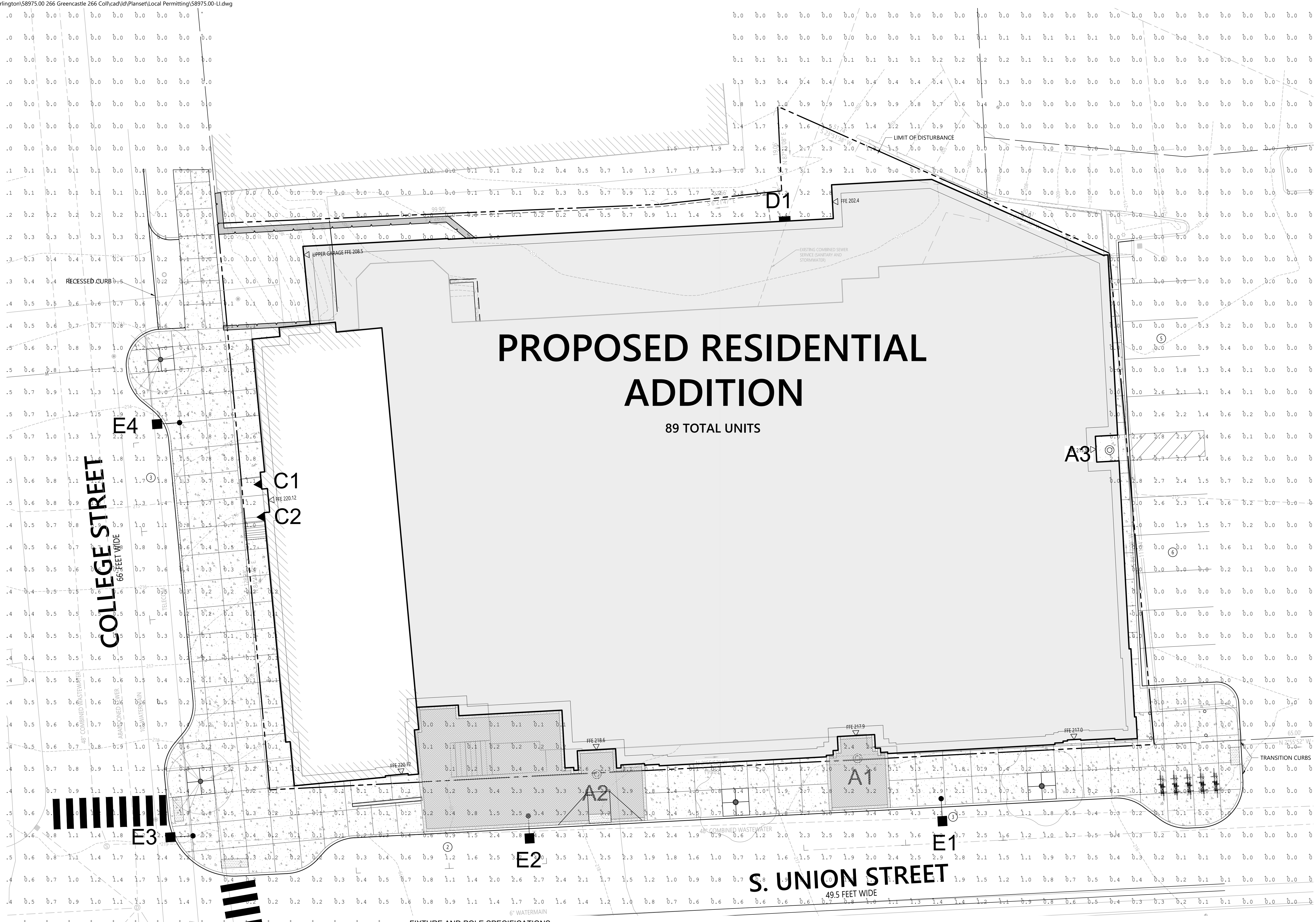
Drawing Title
PLANTING DETAILS

Drawing Number

L-4.0

Sheet 14 of 17

Project Number
58975.00



PROPOSED RESIDENTIAL ADDITION

89 TOTAL UNITS

COLLEGE STREET
66 FEET WIDE

S. UNION STREET
49.5 FEET WIDE

FIXTURE AND POLE SPECIFICATIONS

Fixture A Manufacturer: Beacon Fixture: Ceileo Color: Black LED Color: 3,000K Voltage: 120v (verify with electrical engineer) LED: 55watt - 5QM (Recessed canopy light, mounting height +/-12ft)	Fixture C Manufacturer: Hubbarton Forge Fixture: Twilight Sconce Color: Black LED Color: 3,000K Voltage: 120v (verify with electrical engineer) LED: 9.5watt (Decorative accent light, mounting height +/-10ft)	Fixture D Manufacturer: Beacon Fixture: Traverse Wall Sconce Color: Black LED Color: 3,000K Voltage: 120v (verify with electrical engineer) LED: 27watt LED - Type III (Wall sconce, mounting height +/-12ft)	Fixture E Manufacturer: LUMEC Fixture: Renaissance Color: Black LED Color: 3,000K Voltage: 120v (verify with electrical engineer) Wattage: 55watt LED - Type 4 - w/ Decorative Reflector (Great Streets standard light fixture, 18ft mounting height)
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266 College St
Apartments
266 College Street
Burlington, Vermont

No. Revision Date Apprvl. Date

Designed by: Checked by: Issued for: Date Date

Permitting June 30, 2023

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Drawing Title: **Site Lighting Plan**

Drawing Number

L-5.0

Sheet 15 of 17

Project Number: 58975.00



DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

FEATURES

- Available in round and square version
- Reduces maintenance by delivering over 200,000 hours of projected life
- Consumes only 55 watts and is designed to replace up to 250 watt HID systems
- Can be used with 0–10V current-sinking control devices (occupancy sensors, external dimmers, etc)
- Cast LED housing is designed for easy removal and access to driver compartment
- Low-profile, ultimate solution in LED recessed canopy lighting applications



SPECIFICATIONS

CONSTRUCTION

- Die cast aluminum LED housing provides direct heat exchange between the LED light engine and the cool outdoor air
- Mounted with two key-slotted screws for easy installation and removal
- Galvanized steel recessed housing mounts to 1/2" EMT conduit, contains driver compartment and separate line voltage and dimming wiring compartments
- Drivers mounted to removable tray accessible from beneath for easy services
- Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel
- Die cut foam silicone gasket ensures a weather-proof seal around each individual LED

ELECTRICAL

- 100–277V, 50–60 Hz (UNV)
- Power factor is > .90 at full load
- Comes standard with 0–10 OV dimming capability, with flicker-free dimming to 10%. Must contact factory to request wiring leads for purpose of external dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Surge protection - 20kA
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.

CERTIFICATIONS

- The luminaire shall be NRTL certified to UL 1598 and 8750 standards for use in wet locations in outdoor canopies

WARRANTY

- 5 year warranty
- See Current Standard Warranty for additional information

KEY DATA	
Lumen Range	5423–6267
Wattage Range	55
Efficacy Range (LPW)	100–115
Fixture Projected Life (Hours)	L70>704K
Weights lbs. (kg)	11 (5.0)



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Rev 07/14/22
Ceileo_LED_spec_sheet_R01



DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE

Example: CLO-24L-55-3K7-SR-UNV-SQ-DBT

CATALOG #

Model	Engine - Watts	LED Color	Optics	Voltage	Style Options	Color
CLO - Ceileo	24L-55 55 Watts - LED array	3K7 3000K 4K7 4000K 5K7 5000K	5x5 Asile Lighter 5R Type V Rectangular 5QM Type V Square Medium 5QN Type V Square Narrow 5W Type V Round Wide 3x5 Vertical Flood DF Diffused Lens	UNV 100–277V	RD Round SQ Square	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHF White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color

PERFORMANCE DATA

PERFORMANCE DATA				5K (5000K nominal, 70 CRI)				4K (4000K nominal, 70 CRI)				3K (3000K nominal, 70 CRI)						
# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
24	700mA	55W	5X5	6089	112	N/A	N/A	N/A	6213	114	N/A	N/A	N/A	5796	105	N/A	N/A	N/A
			5R	6025	111	3	1	3	5947	113	3	1	3	5655	104	3	1	3
			5QM	6038	111	3	1	1	6161	113	3	1	1	5668	104	3	1	1
			5QN	6142	113	2	0	0	6267	115	2	0	0	5766	106	2	0	0
			5W	5902	108	3	1	1	6022	111	3	1	1	5541	102	3	1	1
			3X5	5777	106	N/A	N/A	N/A	5895	108	N/A	N/A	N/A	5423	100	N/A	N/A	N/A

¹ Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	1TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°F	1.00	0.98	0.97	0.96	0.94	>704,000

¹ Projected per IESNA TM-21-11
² Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

ELECTRICAL DATA

# OF LED'S	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	OPER. CURRENT (Amps)	SYSTEM POWER (Watts)
24	1	700 (mA)	120	0.48	57.0
			277	0.21	57.0

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0°C 32°F	1.02
10°C 50°F	1.01
20°C 68°F	1.00
25°C 77°F	1.00

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F)



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Page 2 of 3
Rev 07/14/22
Ceileo_LED_spec_sheet_R01

DEFENDER SERIES

Vandal Resistant Luminaire

Type:

Fixture B

This light fixture is not depicted on the site lighting plan as they are located on the upper floor balconies.



OUTDOOR

TECHNICAL DATA

PRODUCT	DF-10-25W	DF-14-30W
RATED WATTAGE	25W	30W
TEST WATTAGE	23W	23W
LUMENS	2838 @ 30K	3094 @ 40K
LUMENS W/TH VISOR	1407 @ 30K	1557 @ 40K
EFFICACY	122.5	135
EFFICACY WITH VISOR	63	69
CC	3000K	4000K/5000K Color Changeable
VOLTAGE		100V-277V
CRI		>80
LIFETIME (L70)		>50,000
LED TYPE		2835 SMD LED / 8W

DESCRIPTION

The Defender Series Vandal Resistant fixture is one of the most versatile lights in the industry. With its robust and tamper-proof construction, it can illuminate any area subject to abuse and weather of any type. Multiple mounting and lens configurations lend it to be used on a ceiling or wall. Peace of mind and eye-pleasing aesthetics compliments the design.

INTENDED USE

The Defender series is ideal for illuminating alleyways, rear entrances of businesses, detention (prison) areas indoor and out, school building faces, apartment exterior hallways, and yards. Any areas subject to repeated abuse or bad weather.



ORDERING INFORMATION

STANDARD ITEM: DF-14-30W-CC-BK

OR CUSTOMIZE BELOW:

Series	Size	Wattage	CC	Color
DF - Defender Vandal Resistant Series	10 - (10" Diameter) 14 - (14" Diameter)	25W 30W	CC - Color Changeable (3000K/4000K/5000K)	BK - (Black) WH - (White) RAL - (Custom)*

SLIDE SWITCH



COLOR CHANGEABLE (3000K/4000K/5000K)

*Additional cost and/or lead time on customized fixtures may apply.

www.spitzerlighting.com

702 Interchange Blvd., Newark, DE 19711

Specification is subject to change without notice

1/4

DEFENDER SERIES

Vandal Resistant Luminaire

Type:

Fixture:



OUTDOOR

CONSTRUCTION

Shallow casting is die-cast aluminum. Backplate constructed of 16 gauge aluminum.

FINISH

Rust and corrosion proof with polyester powder coating. Black, White, or RAL color.

LENS

Lens limited-lifetime warranty.

ELECTRICAL

Class 2, constant current, 100V-277V, 50-60 Hz.

LISTINGS

ETL certified. Luminaire is IP65 rated.

DECORATIVE FACES

High-impact aluminum overlay attached to lens with four recessed T20 stainless steel TORX® head fasteners. Open face is lens for continuous radial light pattern.

GASKET

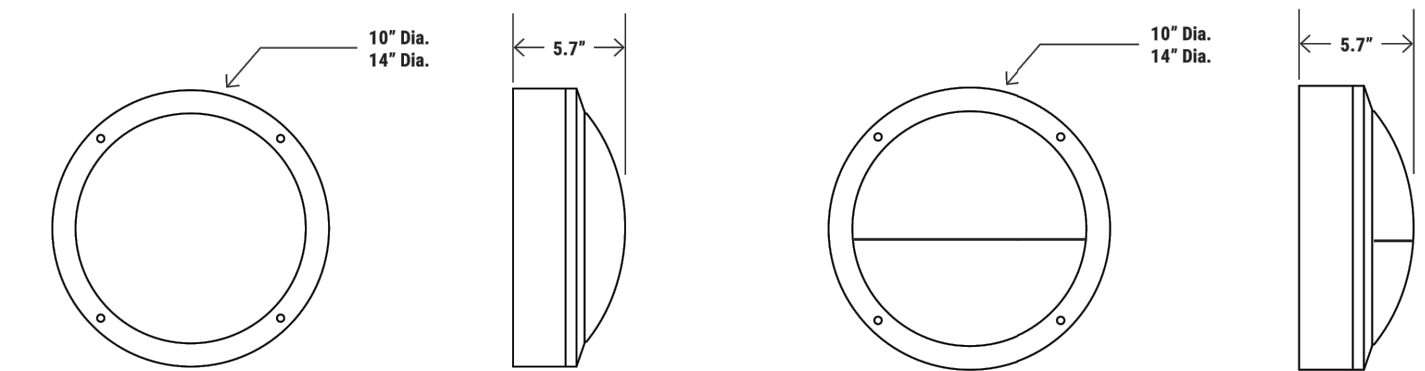
Die-cut closed-cell silicone gasket seals lens to casting. Gasket is secured with adhesive, and locked in place to the back casting. When the casting is not required, the gasket is mechanically attached to the back plate. One gasket seals the fixture.

MOUNTING

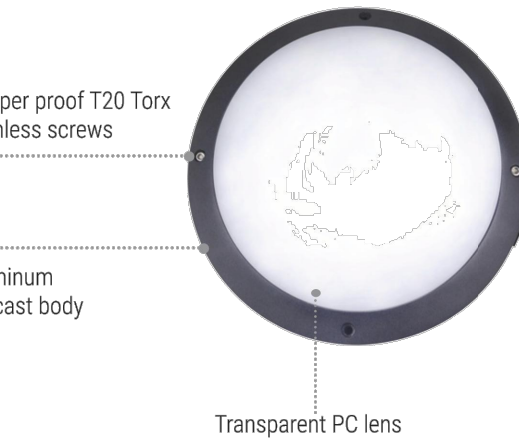
Surface, ceiling or wall. Interior or exterior.

*IES files available upon request

DIMENSIONS



FINISH



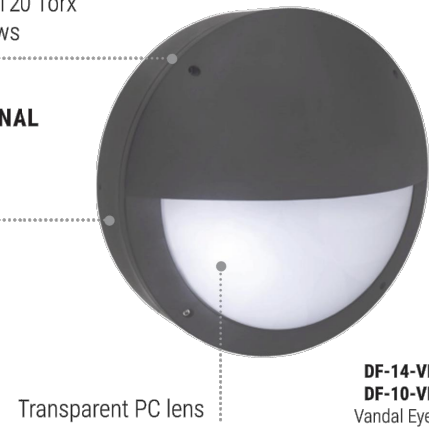
Conduit connections for easy surface mounting available on the DF-14

AVAILABLE ACCESSORIES

SOLD SEPARATELY

WITH OPTIONAL VISOR

Aluminum die-cast body



vhb.com

40 IDX Dr

Building 100 Suite 20

South Burlington, VT

802.497.6100

Dimensions	Height 8.9" Width 8.6" Depth Length 7.4" Product weight 5 lbs Backplate 8.6" x 8.9" Mounting Height/vertical 5.3" Packed weight 8 lbs Dim Weight 26 lbs	Lamping Information	Socket Type medium Bulb A-15, 60 watt Max Number of Bulbs 1 (not included) Location Rating Outdoor Wet Safety Rating UL/CUL listed
------------	--	---------------------	--

Options

Lamping

Incandescent (SKT)

Finish

Oil Rubbed Bronze (14)
Coastal Burnished Steel (78)
Coastal Dark Smoke (77)
Coastal Bronze (75)
Natural Iron (20)
Coastal Black (80)

Hubbardtonforge.com

customerservice@vtforge.com

888-826-4766

266 College St Apartments

266 College Street
Burlington, Vermont

No.	Revision	Date	Apprvd.	Date

Designed by _____ Checked by _____

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Permitting

June 30, 2023

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Drawing Title
Site Lighting Specifications and Cut Sheets

Drawing Number

L5.1

Sheet of
16 17

Project Number
58975.00



Fixture D

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

FEATURES

- Wall surface mounted luminaire with a field replaceable LED light engine & optical bezel system
- Optional passive infrared (PIR) motion sensor
- Horizontal opening motion allows for minimal effort during installation, maintenance, or upgrading
- LED wattages from 27 Watt to 136 Watt. Easy and fast mounting
- Mount the backplate to wall and attach front on hinges to close



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Traverse luminaire consists of a die cast aluminum two-piece housing
- The die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sunk to the rear housing
- Shape of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access
- IPS polyester powder-coat electrostatically applied and thermocured

- IPS finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

OPTICS

- Optical one piece cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system
- Optics are held in place without the use of adhesives
- Cartridge assembly is available in various lighting distributions using 1R designed acrylic optical lenses over each LED

ELECTRICAL

- 100V through 277V, 347V and 480V, 50 Hz to 60 Hz
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only
- Surge protection – 20kA

OPTIONS/CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage down to a factory preset level, reducing light level accordingly. When motion is detected, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from the standard configurations
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- Available with Energen for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night

INSTALLATION

- Rear housing (back plate) is designed with various bolt patterns for direct wall mounting or mounting to a recessed junction box
- Rear housing has three integral 3/4" NPT power feed locations (bottom and each side) for surface mounted conduit applications
- After mounting the rear housing to the wall or junction box, the main housing is designed to attach and hinge closed after connecting the male and female quick connectors
- Mounting design permits a simple retrofit to existing wall luminaires that utilize or recessed junction boxes

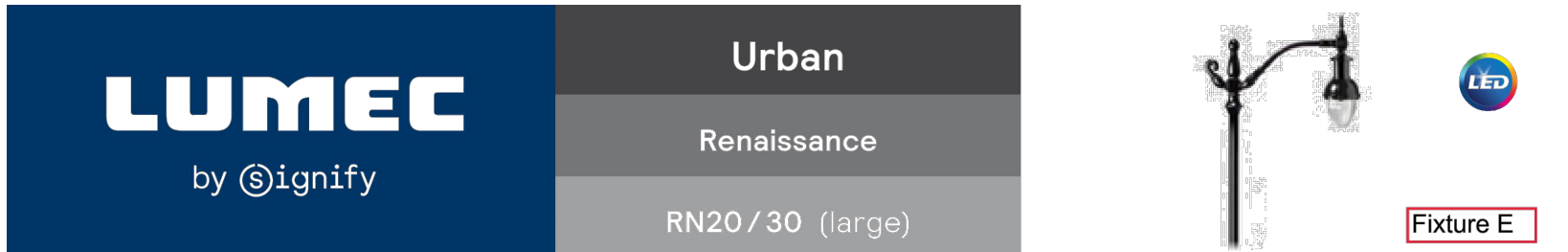
CERTIFICATION

- The luminaire shall bear a CSA label and be marked suitable for wet locations (standard).
- This product is approved by the Florida Fish and Wildlife Conservation Commission.
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	3,300-17,000
Wattage Range	27–136
Efficacy Range (LPW)	106-155



Lumec's Renaissance Series mixes refinement together with ambition. The design reflects and evokes late 19th and early 20th century styling, perfectly suited for most urban and rural areas, while the state-of-the-art technology inside assures exceptional photometric performance, a long lifespan, and ease of maintenance.

Fixture E

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

Ordering guide: Luminaire

Example: RN20-90WB0LED4K-T-ACDR-LE3R-120-DMG-SMA-RC-PHB-BKTX

Series	LED module	Lamp type	Globe material	Optical system	Voltage	Driver options
		G3	ACDR Acrylic globe	Globe LE2R Type II (ASYM) with globe LE3R Type III (ASYM) with globe LE4R Type IV (ASYM) with globe LE5R Type V (SYMM) with globe Sag lens LE2S Type II (ASYM) Sag glass lens LE3S Type III (ASYM) Sag glass lens LE4S Type IV (ASYM) Sag glass lens LE5S Type V (SYMM) Sag glass lens Flat lens LE2F Type II (ASYM) Flat glass lens LE3F Type III (ASYM) Flat glass lens LE4F Type IV (ASYM) Flat glass lens LE5F Type V (SYMM) Flat glass lens	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	AST¹ Pre-set, progressive start-up CLO¹ Pre-set, manage lumen depreciation DALI¹ Pre-set, compatible with the DALI control system OTL¹ Pre-set to signal end of life of the lamp DMG 0-10V CMGCE25¹ 8 hrs. 25% reduction CMGGE50¹ 8 hrs. 50% reduction CMGGE75¹ 8 hrs. 75% reduction CMGMG25¹ 8 hrs. 25% reduction CMGMG50¹ 8 hrs. 50% reduction CMGMG75¹ 8 hrs. 75% reduction CMGGS25¹ 4 hrs. 25% reduction CMGGS50¹ 4 hrs. 50% reduction CMGGS75¹ 4 hrs. 75% reduction SRD¹ Sensor ready driver, standard configuration SRD1¹ Sensor ready driver, alternate configuration

Ordering guide (continued)

Adaptors ⁶	Luminaire options	Poles & Brackets ⁷	Finish
MA1 1 1/4" NPT threaded hole adaptor	BO DE1 Bridge and Overpass Decorative deflector hole adaptor	Consult signify.com/outdoorluminaires for details and the complete line of Signify poles and brackets.	BE2TX Textured midnight blue
MA2 1 1/2" NPT threaded hole adaptor	HS PH7 House Side Shield Photoelectric cell, bottom type		BE6TX Textured ocean blue
SMA ¹ Decorative retro side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8"	PH8 ^{1,4} PH9 ^{1,4} PH1XL ^{1,4} Photoelectric cell, extended life		BE7TX Textured royal blue
SMB Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8"	RC1 ¹ RC2 ^{1,5} RC3 ^{1,5} Receptacle 3 pins Receptacle 5 pins Receptacle 7 pins		BC2TX Textured Sandstone
	SP2 Surge protector		BKTX Textured Black
	BAC Meets the requirements of the Buy American Act or 153 (BAA)		BR1X Textured bronze
			GN4TX Textured blue green
			GN5TX Textured forest green
			GN6TX Textured forest green
			GN7X Textured green
			GN8X Textured green
			GR Gray sandier
			G3TX Textured medium grey
			NP Natural aluminum
			RD4TX Textured burgundy
			RD4TX Textured scarlet
			TS Hammerstone gold
			WHTX Textured white

- Not available with HS option
- SMA or SMB adaptors is required for this option
- Not available 347-480 volt
- Luminaire option RC, RCD or RCD7 is required with this Options.
- Use of photoelectric cell or shorting cap is required to ensure proper illumination.
- Only 3 pin receptacle RC is available with SMA adaptor
- Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
- Consult Signify to confirm whether specific accessories are BAA-compliant.



currentlighting.com/beacon

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Traverse_Spec_Sheet (Strike Optics)_R01



DATE:

LOCATION:

TYPE:

PROJECT:

CATALOG #:

ORDERING GUIDE

Example: TRV-D-24L-27-3K7-3-UNV-PCU-DBT

CATALOG #					
Series	Engine Watts	CCT/CRI ¹	Optics	Voltage	Control Options
TRV-D¹ Traverse Down Light¹	24L-27 27 Watts - LED array 24L-55 55 Watts - LED array 36L-80 80 Watts - LED array 48L-110 110 Watts - LED array 60L-136 136 Watts - LED array	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	2 Type I 3 Type II¹ 4F Type IV Forward 4W Type IV Wide 5R Type V rectangular 2x2 Narrow spot flood 5x5 Medium flood	UNV 120–277V 347 347V 480 480V	GEN-XX Energen?²
Sensor Options	Electrical Options	Finish			
MOB Motion Sensor 23A or 100% dimming^{3,4,5,6}	PCU Photocell, button Universal 2PF Dual power feed^{3,6} BPC Cold weather battery pack⁴	BLT Black Matte Textured BLS Black Gloss Smooth DOT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color			

- Notes:
- Indoor use only
 - Not available on 24L/27
 - Not available @ 347V or 480V
 - 36L-80 only, not available with SWP or SWPM control options
 - Not available on 48L-110 or 60L-136
 - When ordering Energen, specify the routine setting code (example: GENI-D4). See Energen brochure and instructions for setting table and options. Not available with sensor options
 - Not available with other control or sensor options. PEC is available with MOB.
 - Specify group and zone.
 - Specify time delay, dimming level and mounting height.
 - Not available with SWP or SWPM control options.
 - This product is approved by the Florida Fish and Wildlife Conservation Commission.

CONTROLS

Precommissioned Ordering Information:

When ordering a fixture with the Lighting Controls options, additional information will be required to complete the order. The Lighting Controls Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please our website or contact Current tech support at (864) 678-1000.

Lighting fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: TRV-D-24L-45-AM-3-UNV-SWP-BL

TRV-D-24L-45-AM-3-UNV-SWPM-20F-BL

MOB Ordering Information:

When ordering a fixture with a dimming occupancy sensor (MOB), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

Example: TRV-D-24L-45-AM-T3-UNV-MOB – 1 to 20 min – 33% to 50% – ??? – BL

High to Dim Delay Low Level Mounting Height (ft.)



currentlighting.com/beacon

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Traverse_Spec_Sheet (Strike Optics)_R01



40 IDX Dr
Building 100 Suite 200
South Burlington, VT
802.497.6100

266 College St Apartments

266 College Street
Burlington, Vermont

No.	Revision	Date	Apprv.	Date

Designed by	Checked by
Issued for	Date
Permitting	June 30, 2023

For Review Only -- Not for Construction

Drawing Title

Site Lighting Specifications and Cut Sheets

Drawing Number

L5.2

Sheet of
17 17

Project Number

58975.00



Memorandum

To: Bruce Baker, Esq.
266 GreenCastle, LLC

Date: June 15, 2023

Project #: 58975.00

From: Jenn Conley, PE, PTOE
Joe Vanacore

Re: Greencastle 266 College Street Trip Generation

Introduction

VHB has conducted an analysis of trip impacts for the proposed changes to the development plan of 266 College Street in Burlington, VT. The site was previously occupied by the Greater Burlington YMCA and was the subject of a permit for a 145-room hotel with guest accommodations including a restaurant, bar, and conference rooms. The new proposed development plan includes 89 mid-rise apartment units and a 1,000 square foot cafe.

Trip Generation

Trip generation estimates for the proposed uses were calculated using rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 11th Edition*. Land use code 932 (High-Turnover (Sit-Down Restaurant) and land use code 221 (Mid-Rise Apartment) were used for the proposed uses. Trip generation results are shown in Table 1. The trip generation associated with the previously permitted program for the site is also illustrated in Table 1.

Table 1 Trip Generation

Peak Period	Proposed Use	Previously Permitted Use	Net Trips
Weekday AM			
Enter	12	40	-28
Exit	<u>26</u>	<u>28</u>	<u>-2</u>
Total	38	68	-30
Weekday PM			
Enter	27	44	-17
Exit	<u>17</u>	<u>43</u>	<u>-26</u>
Total	44	87	-43

As shown, the trip generation calculation results in a reduction of at least 30 trips during each peak hour when compared with the hotel previously proposed on the site. As a result, no additional traffic analysis will be conducted.



Memorandum

To: Scott Silver
Hotel Y Burlington, LLC

Date: August 20, 2019

Project #: 58153.00

From: Jenn Conley, PE, PTOE
Erica Quallen, EIT

Re: Cambria Hotel
Traffic Impact Study

VHB has completed a Traffic Impact Study (TIS) for the proposed Cambria Hotel located at 266 College Street in Burlington, VT. The site is currently occupied by the Greater Burlington YMCA which is being relocated to the east on College Street. The proposed redevelopment program consists of an approximately 145-room hotel with guest accommodations including a restaurant, bar, and conference rooms.

This Traffic Impact Study includes the following elements:

- A description of the existing roadway network in the vicinity of the site;
- A summary of the crash data within the study area;
- A description of the proposed development program;
- A trip generation estimate for the proposed development program;
- An evaluation of traffic operations within the study area;
- A review of curbside operations and traffic circulation; and
- Conclusions and recommendations to support the project.

This report was developed to address the following Major Impact Review Standard, as outlined in the City of Burlington's *Comprehensive Development Ordinance* (Section 3.5.6(b)):

Criteria #5: The proposed development shall not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed.

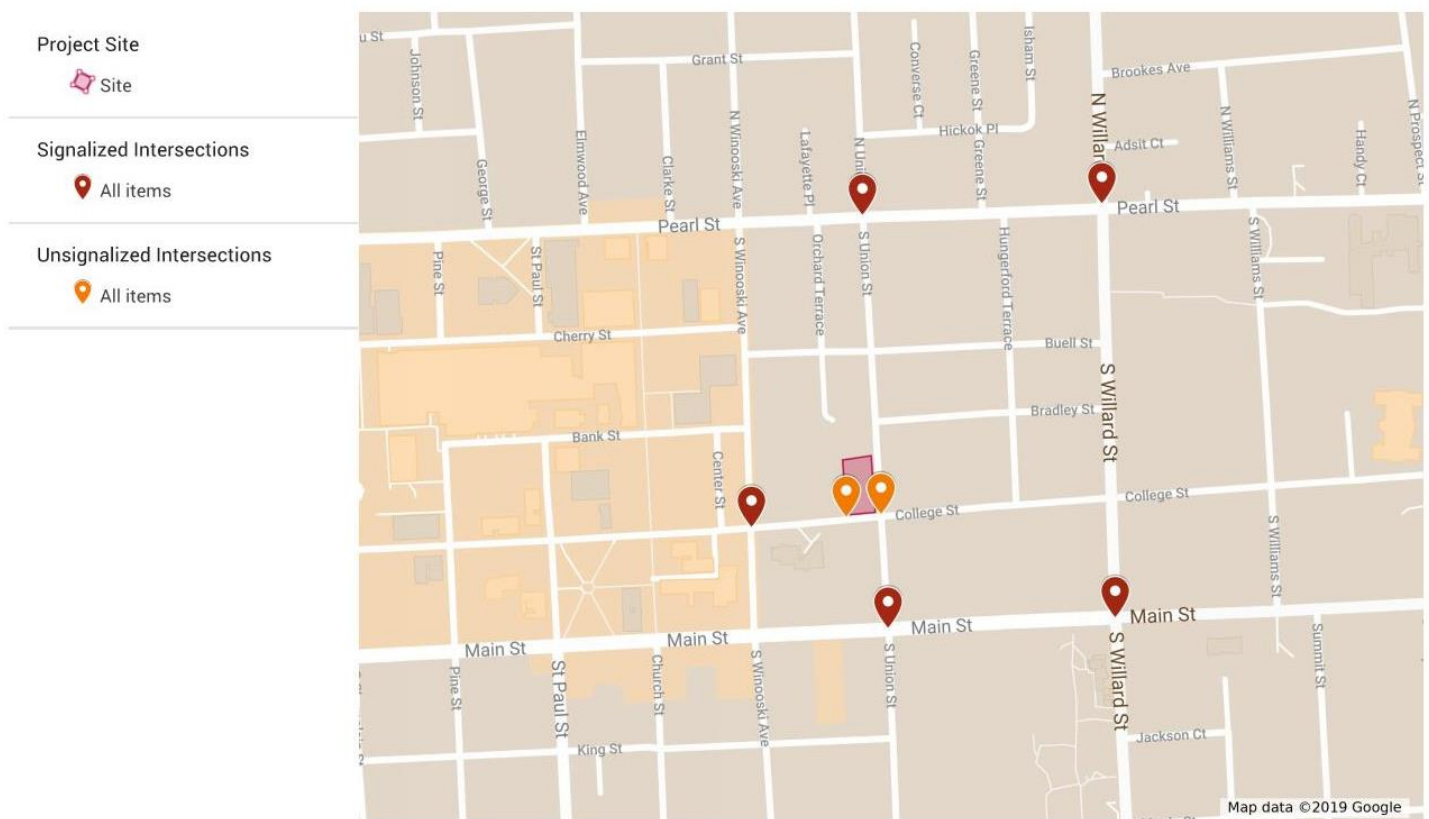
As part of this study, seven intersections were evaluated and summarized in regard to Level of Service (LOS), delay, and volume to capacity ratios in order to estimate how the proposed project impacts the local street network. Additional reviews and evaluations are contained within this report, which summarize the existing and proposed project area as it relates to traffic and safety impacts. The study area intersections are listed below, and the general project area and study intersections are shown in **Figure 1**.

- Unsignalized
 - South Union Street / College Street
 - Site Driveway / College Street (Build Conditions Only)
- Signalized
 - South/North Union Street / Pearl Street
 - South Union Street / Main Street

40 IDX Drive
Building 100, Suite 200
South Burlington, VT 05403-7771
P 802.497.6100

- South/North Willard Street / Pearl Street
- South Willard Street / Main Street
- South Winooski Avenue / College Street

Figure 1: Site Location and Study Intersection Map



EXISTING CONDITIONS

The project site is located at 266 College Street in Burlington, Vermont. The building is located on the northwest corner of the intersection of College Street and South Union Street, as shown in **Figure 1**.

Roadway Characteristics

College Street is an east-west Minor Collector running from South Prospect Street at the eastern terminus to the Burlington Waterfront at the western terminus. Adjacent to the site, College Street is a two-way urban roadway (one lane in each direction) with on-street parking, an eastbound bike lane east of South Union Street, and wide sidewalks on both sides of the street. College Street has a posted speed limit of 25 miles per hour (mph).

South Union Street is a north-south Principal Arterial running from Saint Paul Street at the southern terminus to North Winooski Avenue at the northern terminus. Adjacent to the site, South Union Street is a one-way northbound urban roadway with on-street parking on the western side of the road, a northbound protected bike lane on the eastern side of the road, and sidewalks on both sides of the street. South Union has a posted speed limit of 25 miles per hour (mph). For the purposes of this study, it was assumed that the existing roadway geometries along each of these corridors remained the same through the projected 2020 and 2025 analysis periods.

CRASH SUMMARY

A review of VTrans' most recent High Crash Location (HCL) Report (2012-2016) revealed that three intersections within the project study area were classified as HCLs by VTrans.¹ These HCLs are summarized in **Table 1** below. The actual to critical ratio of greater than one indicates that the rate of crashes at the intersection exceeds the average rate of crashes for similar intersections statewide, and therefore requires further inquiry. More detailed crash data were compiled from the VTrans Crash Query Tool for the project study area and evaluated for a more recent 5-year period : January 1, 2013 through December 31, 2017. **Figure 2** below summarizes the reported crashes by type for the primary study area, and the detailed VTrans crash summaries are included in the Appendix.

¹ High Crash Location Report: Intersections and Segments (2010-2014), Vermont Agency of Transportation, 2015.

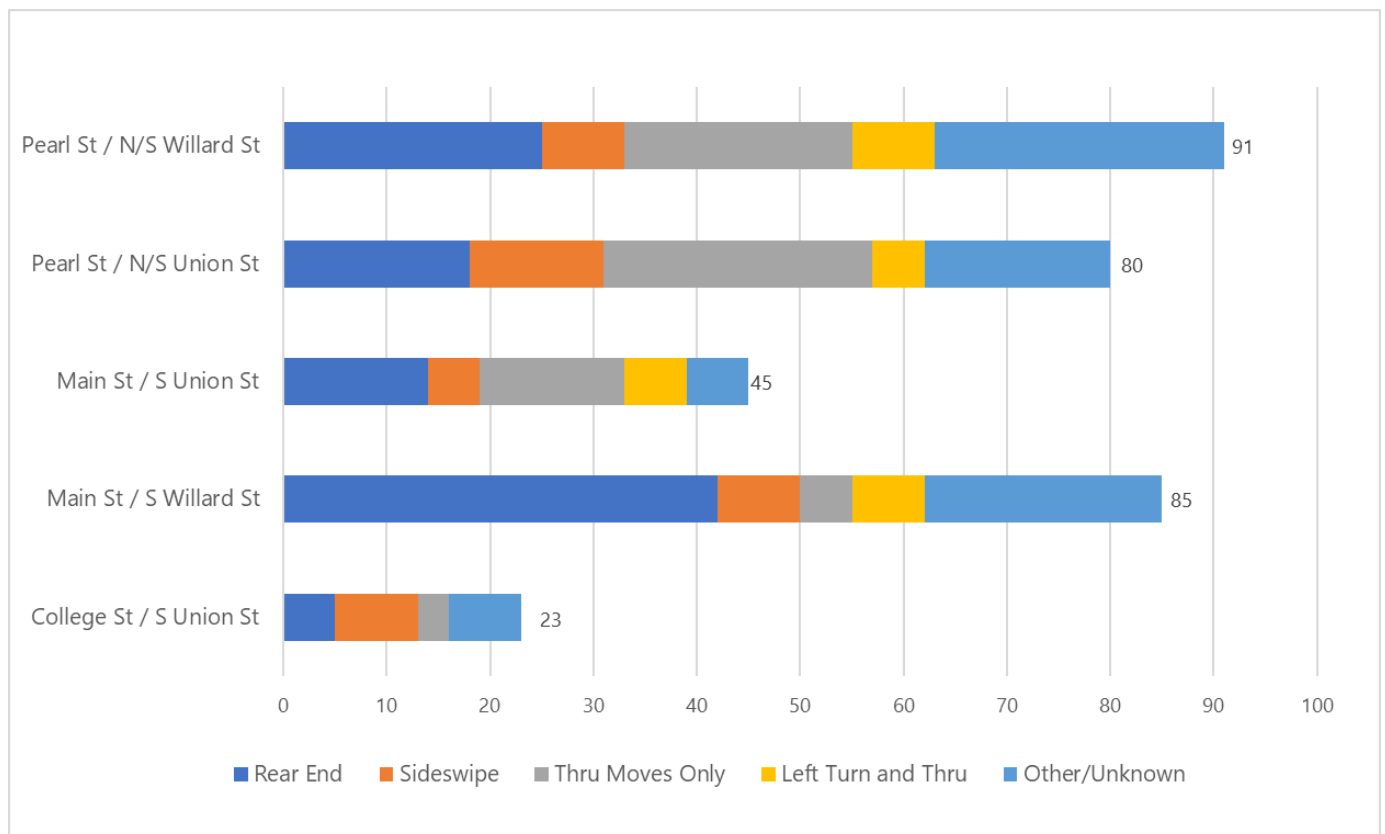
Table 1: High Crash Location Intersections within Project Area

HCL#	Location	AADT*	Total Crashes	Crashes Resulting in Fatality	Crashes Resulting in Injury	Actual/Critical Ratio**
Intersections						
14	S Willard St / Main St	21,400	65	0	9	1.91
47	N/S Willard St / Pearl St	16,780	57	0	13	1.38
52	S Union St / Main St	16,410	37	0	9	1.36

*AADT – Annual Average Daily Traffic

**Actual/Critical Ratio – rate of actual crashes at the intersection normalized to the number of vehicles that use the intersection relative to the critical or statewide average rate of crashes for similar intersections.

Figure 2: Study Intersection Crashes by Type (2013-2017)



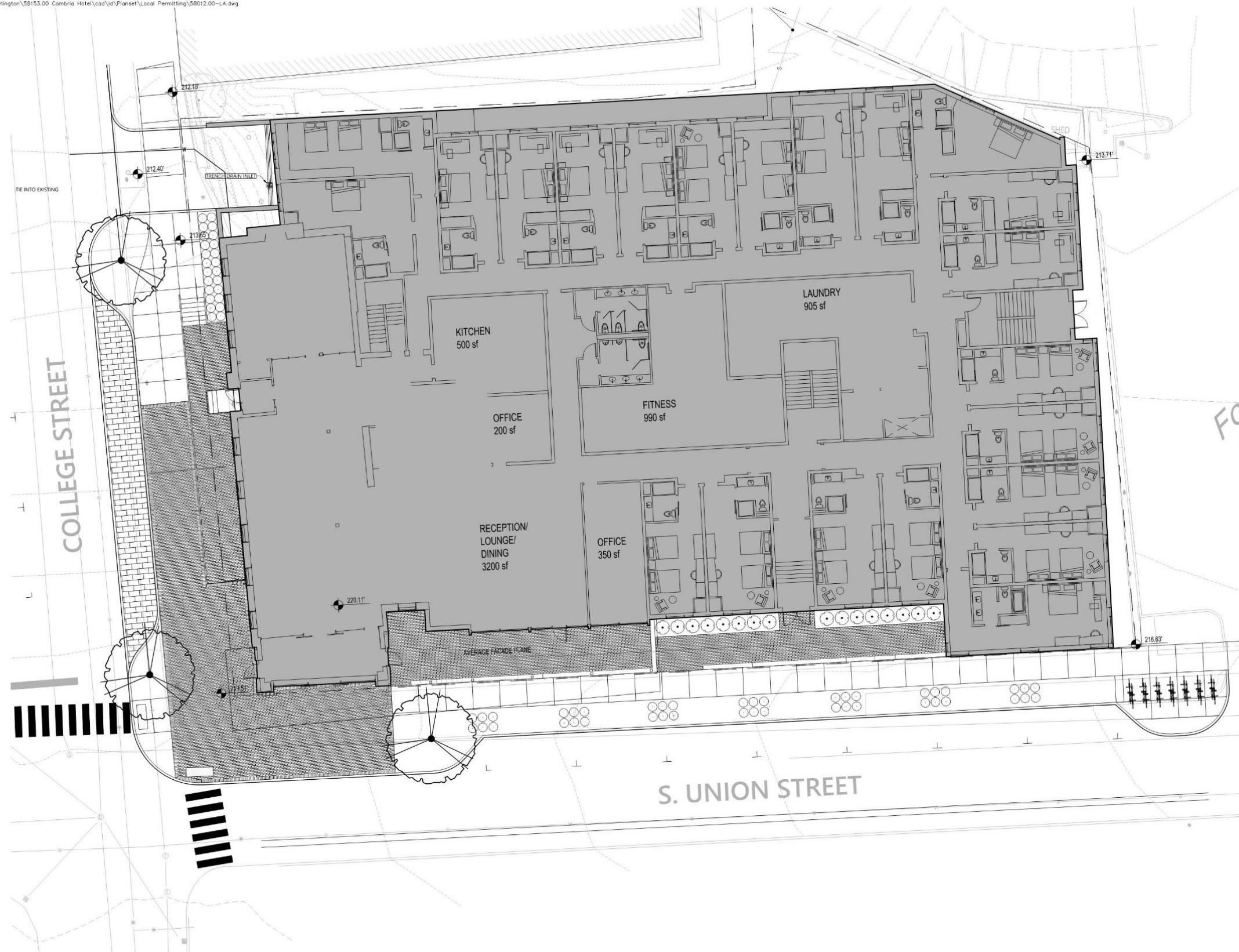
The crash data presented in **Figure 2** indicates that the most common crashes are rear end crashes and through move only crashes, particularly for the signalized intersections in the project area. Rear end type crashes at the signalized intersections are typical while through movement crashes are often less common. Where turning movements are not accommodated by a turn lane, widths at these intersections generally allow through movement vehicles to negotiate around turning vehicles, which may contribute to the number of through movement crashes.

PROPOSED DEVELOPMENT

The proposed development program includes the redevelopment of the current Greater Burlington YMCA into a 145-room hotel with amenities such as conference rooms, restaurant, and bar. The redevelopment will include renovation of the current historic structure, as well as new construction on the northern and western sides.

Primary access and egress to the subsurface parking garage is proposed to be provided via a new driveway located on College Street, west of South Union Street. The hotel will have a designated curbside drop-off/pick-up located on College Street immediately east of the parking garage entrance. This will be used for drop-offs and short-term parking during check-in and check-out processes.

The proposed layout of the project site is shown below in **Figure 2**.



0 5 10 20 Feet

266 College Street
Burlington, Vermont

No.	Revision	Date	Approved

Designed by	Checked by
Issued for	Date
Design Coordination	April. 15, 2019

Not Approved for Construction

Drawing Title

CONCEPT SITE PLAN

Drawing Number

L-1.0

Sheet _____ of _____

Project Number
58153.00

TRIP GENERATION

Trip generation estimates for the proposed 145-room hotel were calculated based on rates published by the Institute of Transportation Engineers (ITE) in the 10th Edition of *The Trip Generation Manual*² for the weekday morning and evening peak hours. These time periods are typically the highest volume times on the adjacent roadway network and are used for this analysis.

Land Use Code 310 (Hotel) was used to estimate the peak period trip generation of the proposed development. This land use code includes hotels with similar amenities to those provided in the proposed Cambria hotel.

Table 2 summarizes the trip generation estimate for the proposed development. Calculations supporting the proposed trip generation estimates for the project are provided in the Appendix. For this analysis, no reductions for transit, bicycle, or pedestrian trips were made as most hotel patrons are expected to arrive by car.

Table 2: Trip Generation Summary

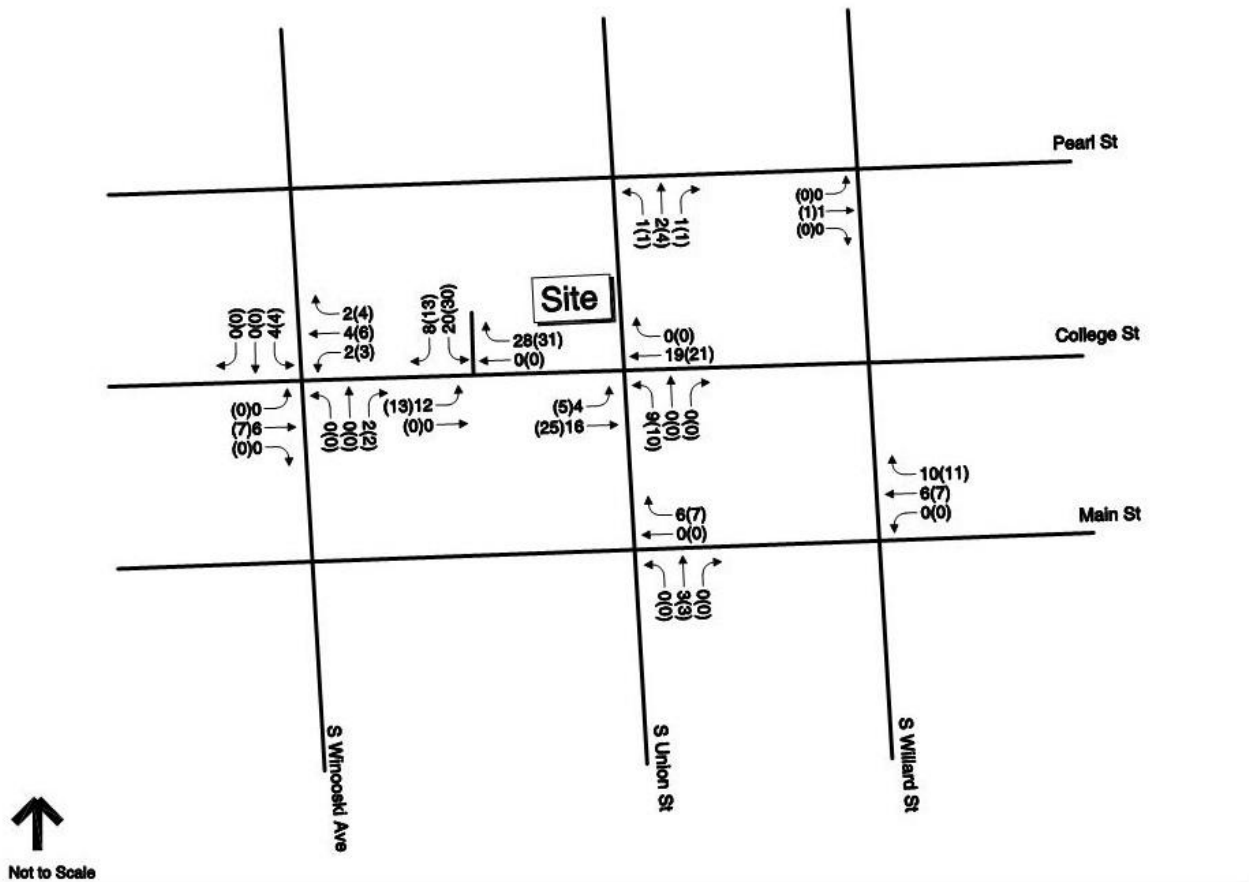
	Net New Trips
<u>Peak Period</u>	<u>Total</u>
Weekday Morning	
Enter	40
Exit	<u>28</u>
Total	68
Weekday Evening	
Enter	44
Exit	<u>43</u>
Total	87

TRIP DISTRIBUTION

The site-generated trips were distributed onto the adjacent street network based on a combination of background traffic patterns, an understanding of route preferences, potential "short-cut" routes, travel time measurements, and engineering judgement. **Figure 3** shows the general distribution of net new trips generated by the proposed hotel.

² *Trip Generation*, 10th Edition, Institute of Transportation Engineers, Washington D.C., 2012.

Figure 3: Site Generated Trips



Not to Scale

Legend

AM Peak Hour Volume
 (PM Peak Hour Volume)



Figure 3
 Site Generated Trips
 Peak Hour Traffic Volumes

TRAFFIC NETWORKS

The weekday morning and evening peak periods were selected for evaluation purposes as they represent the peak conditions for the adjacent street system which is the critical factor for this analysis. Turning movement count data at the adjacent study intersections of South Willard Street and Main Street, South Willard Street and Pearl Street, South Union Street and Main Street, South Union Street and College Street, South Union Street and Pearl Street, South Winooski Ave and College Street were obtained from recent counts conducted by the CCRPC.

To evaluate the impact of the proposed development within the study area, AM and PM peak hour traffic volumes were projected to the opening year (2020) and a 5-year forecast horizon (2025). Copies of the traffic volume count data are provided in the Appendix.

Seasonal Variation

Since it is impractical to design for the highest volume encountered during the year, VTrans guidelines recommend a compromise between capacity and cost. Design Hourly Volume (DHV) criteria allow roads to be designed for the 30th highest hourly volume of the year. Historical data from the closest, most comparable VTrans Automatic Traffic Recorder (ATR) stations³ in the vicinity of the project intersections were reviewed to establish appropriate DHV adjustment factors. Detailed calculations for the DHV adjustments are provided in the Appendix.

Background Growth

Background traffic growth is a function of expected land development in the region. To predict a rate at which traffic can be expected to grow during the forecast period, historical traffic growth was examined. The regression analysis chart in the 2017 VTrans Redbook⁴ suggests that between 2020 and 2025, a traffic growth percentage of 2% is anticipated over this five-year period.

No Build and Build Traffic Networks

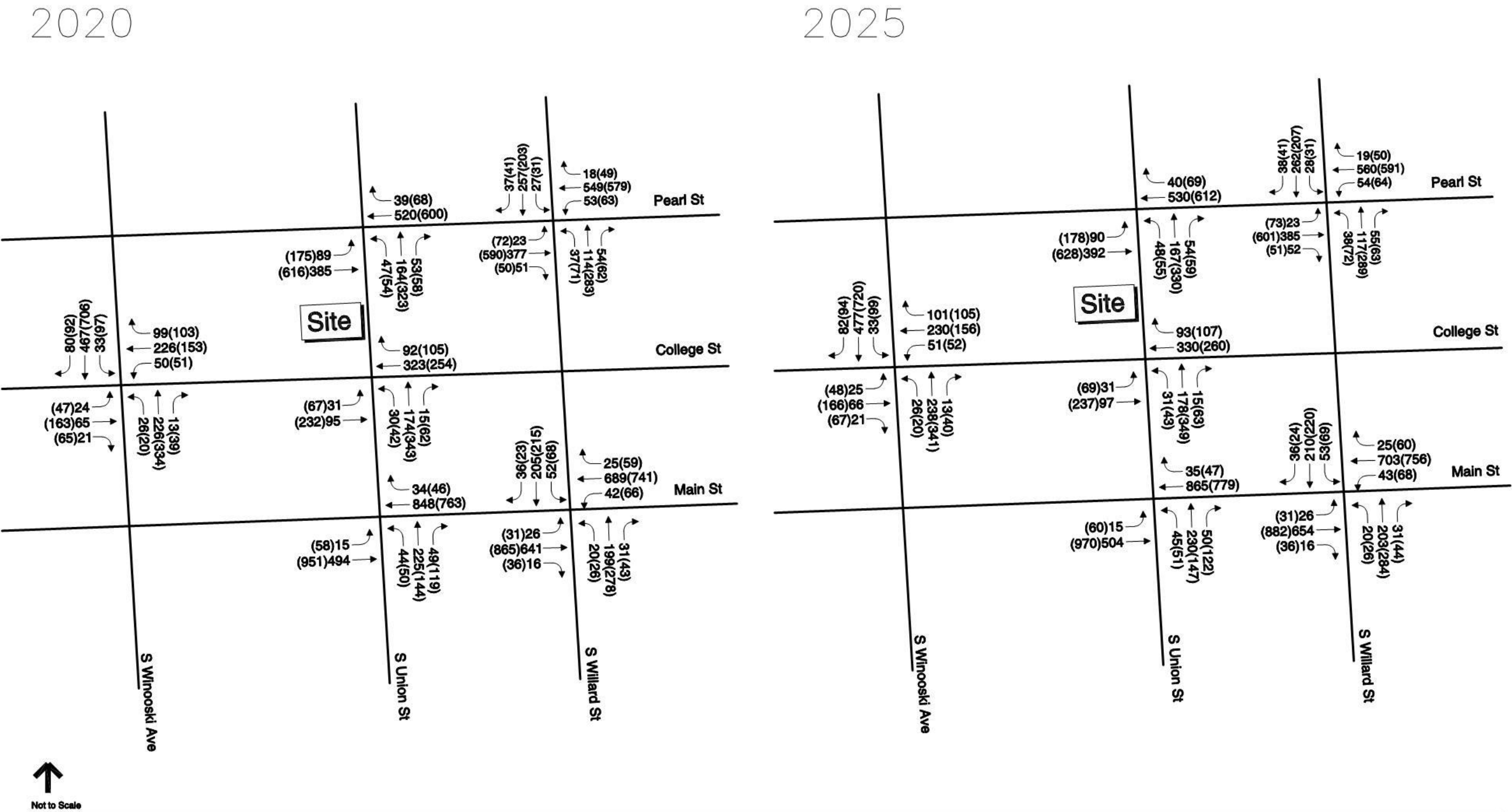
The 2020 and 2025 No Build traffic volumes were developed by applying the growth factors from the VTrans regression analysis chart to DHV-adjusted peak hour traffic volumes. The 2020 and 2025 No Build weekday morning and evening DHVs are shown in **Figure 4**. It is important to note that for the purposes of this study, the No Build traffic volumes are comprised of the existing background traffic patterns, including the current use of the YMCA which was active at the time of the traffic counts, as well as the anticipated City Place and new YMCA Trip Generation. This provides a conservative estimate of the traffic patterns in the vicinity of the Cambria development, given that the current uses and proposed development are incorporated in the traffic data.

³ Automatic Traffic Recorder Station ID D161 from 2018 on Main Street between South Willard Street and South Union Street and ID D079 from 2018 on South Union Street just south of the Bradley Street intersection.

⁴ Continuous Traffic Counter Report (The Redbook), Vermont Agency of Transportation, 2017.

Based on the expected trip distribution from **Figure 3**, the site-generated trips were added to the 2020 and 2025 No Build peak hour traffic volumes to establish the 2020 and 2025 Build networks. The Build networks are shown in **Figure 5**.

\\vhb\gb\proj\SBurlington\58153.00 Cambria Hotel\cad\ts\58153.00 Cambria Hotel_TrafficNet.dwg

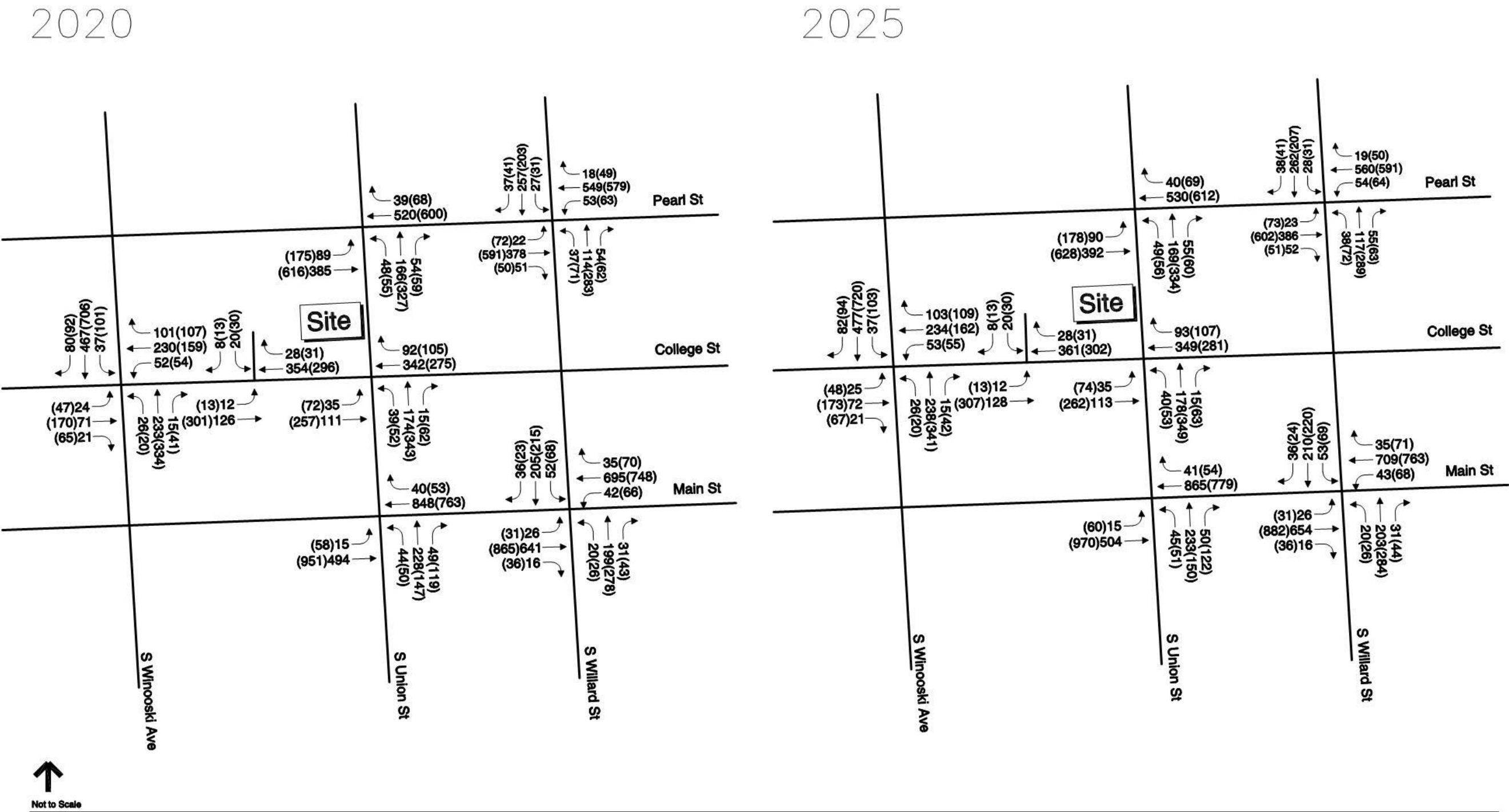


Legend
AM Peak Hour Volume
(PM Peak Hour Volume)



Figure 4
2020 and 2025 No Build
Peak Hour Traffic Volumes

\\vhb\gbl\proj\58153.00 Cambria Hotel\cadd\58153.00 Cambria Hotel_TrafficNet.dwg



Legend
AM Peak Hour Volume
(PM Peak Hour Volume)



Figure 5
2020 and 2025 Build
Peak Hour Traffic Volumes

TRAFFIC ANALYSES

Intersection Capacity Analyses

Intersection capacity analyses were performed for the study area intersections. Levels of Service (LOS) were calculated based on the criteria published in the *2000 Highway Capacity Manual*.⁵ Level of Service is the term that defines the conditions that may occur on a given roadway or at an intersection when accommodating various traffic volume loads. Levels of service range from A to F with LOS A representing generally free flowing operating conditions and LOS F representing generally congested conditions. Copies of the LOS calculations are provided in the Appendix.

Signalized Intersections

Table 3 summarizes the operational analysis at the *signalized* study area intersections during the 2020 and 2025 weekday morning and evening peak hours under No Build and Build conditions. As shown in the table, all intersections are anticipated to operate at LOS C or better except the intersection of Willard Street and Pearl Street which operates at LOS D. LOS D is still recognized as an acceptable level of service, particularly in a downtown area. It is important to note that the intersection of Willard Street and Pearl Street operates with a volume to capacity ratio of 0.99 in both 2025 scenarios. This ratio is not due to the newly generated trips as it occurs in both the No Build and Build scenarios. All other intersections are expected to operate with reasonable levels of service and capacity with changes in delay under one second with the inclusion of the new trips from the proposed hotel.

Unsignalized Intersections

Table 4 summarizes the operational analysis at the *unsignalized* study area intersections during the 2020 and 2025 weekday morning and evening peak hours under No Build and Build conditions. As shown in the table, all intersection approaches are expected to operate at LOS C or better in all scenarios except the 2025 Build scenario. In this case, the increase in delay from No Build to Build at the northbound South Union Street approach at College Street is only 3.2 seconds, but this results in crossing the threshold from LOS C to LOS D. For all intersection approaches, changes related to the trips generated from the proposed hotel result in delay and volume to capacity ratio increases of less than 3.2 seconds and 0.06, respectively.

⁵ Highway Capacity Manual, Federal Highway Administration, Transportation Research Board, 2000.

Table 3: Signalized Intersection Capacity Analysis Summary

Intersection / Movement	2020 No Build			2020 Build			2025 No Build			2025 Build		
	v/c ⁺	Delay [*]	LOS ^{**}	v/c	Delay	LOS	v/c	Delay	LOS	v/c	Delay	LOS
S/N Union St and Pearl St												
AM Peak Hour	0.56	15.3	B	0.57	15.3	B	0.57	15.6	B	0.58	15.6	B
PM Peak Hour	0.85	24.5	C	0.85	24.6	C	0.90	27.2	C	0.90	27.3	C
S Union St and Main St												
AM Peak Hour	0.76	15.1	B	0.77	15.4	B	0.78	15.6	B	0.78	15.9	B
PM Peak Hour	0.77	13.7	B	0.77	14.0	B	0.79	14.7	B	0.79	15.0	B
S/N Willard St and Pearl St												
AM Peak Hour	0.66	18.4	B	0.66	18.3	B	0.68	19.2	B	0.68	19.2	B
PM Peak Hour	0.96	33.0	C	0.96	33.2	C	0.99	37.8	D	0.99	37.9	D
S Willard St and Main St												
AM Peak Hour	0.70	15.5	B	0.71	15.6	B	0.71	15.9	B	0.73	16.0	B
PM Peak Hour	0.83	19.6	B	0.83	19.8	B	0.84	20.8	C	0.84	21.0	C
S Winooski Ave and College St												
AM Peak Hour	0.55	12.0	B	0.56	12.2	B	0.56	12.2	B	0.57	12.4	B
PM Peak Hour	0.69	13.3	B	0.70	13.7	B	0.70	13.7	B	0.72	14.2	B

⁺ Volume to capacity ratio

^{*} Delay expressed in seconds per vehicle

^{**} Level of Service

Table 4: Unsignalized Intersection Capacity Summary

Intersection / Movement	Peak Hour	2020 No Build			2020 Build			2025 No Build			2025 Build		
		v/c ⁺	Delay [*]	LOS ^{**}	v/c	Delay	LOS	v/c	Delay	LOS	v/c	Delay	LOS
S Union Street and College St EB from College St WB from College St NB from S Union St	AM Peak Hour	0.18	9.3	A	0.21	9.6	A	0.18	9.4	A	0.22	9.7	A
		0.53	12.6	B	0.56	13.5	B	0.54	12.9	B	0.58	13.8	B
		0.32	10.6	B	0.34	11.0	B	0.33	10.8	B	0.35	11.2	B
S Union Street and College St EB from College St WB from College St NB from S Union St	PM Peak Hour	0.50	14.8	B	0.56	16.7	C	0.52	15.3	C	0.58	17.4	C
		0.57	15.9	C	0.62	17.9	C	0.59	16.6	C	0.64	18.8	C
		0.71	21.5	C	0.75	24.4	C	0.73	22.8	C	0.77	26.0	D
Site Driveway and College St EB from College St WB from College St SB from Site Driveway	AM Peak Hour	DOES NOT EXIST IN NO BUILD			0.01	0.8	A	DOES NOT EXIST IN NO BUILD			0.01	0.8	A
					0.22	0.0	A				0.23	0.0	A
					0.05	11.9	B				0.05	12.0	B
Site Driveway and College St EB from College St WB from College St SB from Site Driveway	PM Peak Hour	DOES NOT EXIST IN NO BUILD			0.01	0.4	A	DOES NOT EXIST IN NO BUILD			0.01	0.4	A
					0.19	0.0	A				0.20	0.0	A
					0.09	12.9	B				0.09	13.1	B

⁺ Volume to capacity ratio

^{*} Delay expressed in seconds per vehicle

^{**} Level of Service

Signal Warrant Analysis

A preliminary signal warrant analysis for the intersection of South Union Street and College Street was conducted for the 2020 Build conditions based on an estimated 24-hour traffic volumes⁶. Signal warrant analyses were conducted using the three volume-based warrants (i.e. Eight-hour, Four-hour, and peak-hour signal warrants) following the methodology contained within Chapter 4 of the *Manual on Uniform Traffic Control Devices (MUTCD)*⁷. Only the four-hour volume-based warrant was found to be met. The eight-hour warrant was not met. Detailed calculations can be found in the Appendix.

⁶ Estimated 24-hour traffic volumes for the 2020 Build conditions were based on the 24-hour counts at D079 and BURL139 traffic recording stations adjusted to represent 2020 conditions at the intersection of South Union Street and College Street with site traffic per ITE data added.

⁷ *Manual on Uniform Traffic Control Devices*, Federal Highway Administration, 2009.

CURBSIDE OPERATIONS AND AREA CIRCULATION

The existing use of the project site is the Greater Burlington YMCA, which currently generates a large influx of traffic during the weekday morning and evening peak hours due to their daycare programs. This results in many cars parking and idling on both South Union and College Streets surrounding the building. These vehicles often cause unnecessary congestion and excessive delays by blocking the intersection, looking for parking, and dropping off and picking up children from programs at the YMCA.

With the proposed Cambria Hotel redevelopment, curbside operations are anticipated to change significantly by reducing the intensity and number of vehicles needing to park or idle along the curbside at one time, particularly during peak hours. The first major change is the main entrance to the hotel parking garage will be located on College Street, rather than South Union Street. College Street is a wider street, providing more space for vehicles on the road and pedestrians on the sidewalk. The proposed design includes a designated area on the northern side of the roadway for temporary parking while visitors check in or out of the hotel. This area will be between two curbed bumpouts and conspicuity is further increased through the use of brick pavers (see **Figure 6** below). Vehicles using this area will likely have a higher turnover rate than the current vehicles at the YMCA by not being designated as metered parking. These contributing factors are expected to decrease confusion, intersection blocking, and overall congestion in this area and allow for improved operations at the intersection of College Street and South Union Street.

Figure 6: Rendered Image of College Street Streetscape and Parking Garage Entrance



CONCLUSIONS

The impacts of the proposed redevelopment of the former Burlington YMCA into the 145-room Cambria Hotel on the intersections of Main Street with South Willard and South Union Streets, College Street with South Union Street and South Winooski Ave, and Pearl Street with Willard and Union Streets were evaluated as part of this Traffic Impact Study. The trip generation estimates conducted for this study indicate that the proposed development program will generate approximately 68 and 87 new external vehicle trips during the weekday morning and evening peak hours, respectively.

Primary access and egress to the hotel parking garage is proposed to be provided via a new driveway on College Street which was also evaluated in the Build conditions.

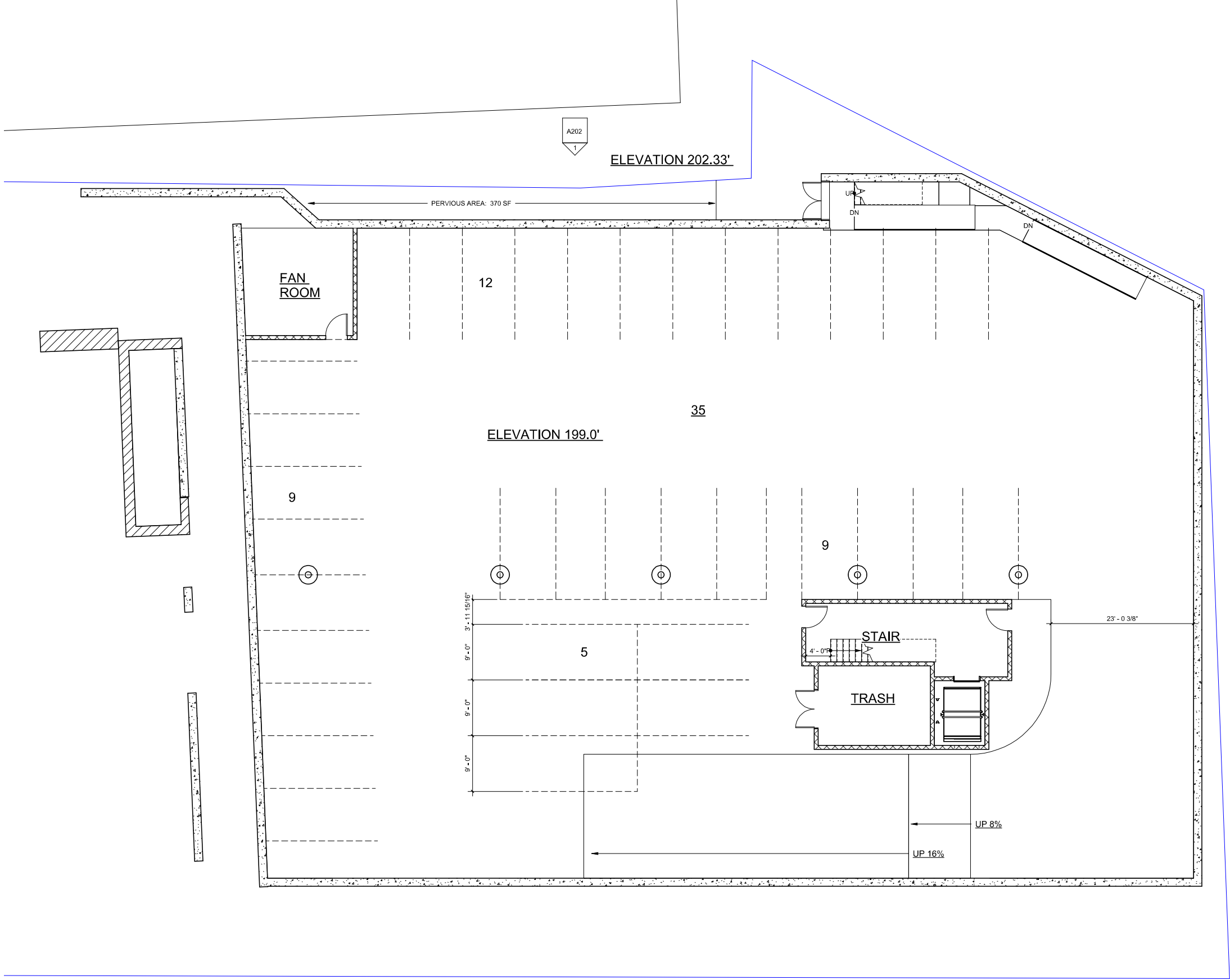
The crash data investigation revealed three designated High Crash Locations proximate to the project site and 310 total reported crashes within the last five years at the study intersections. Given the anticipated trip generation through these intersections, it is not expected that major changes to safety will occur from the proposed development.

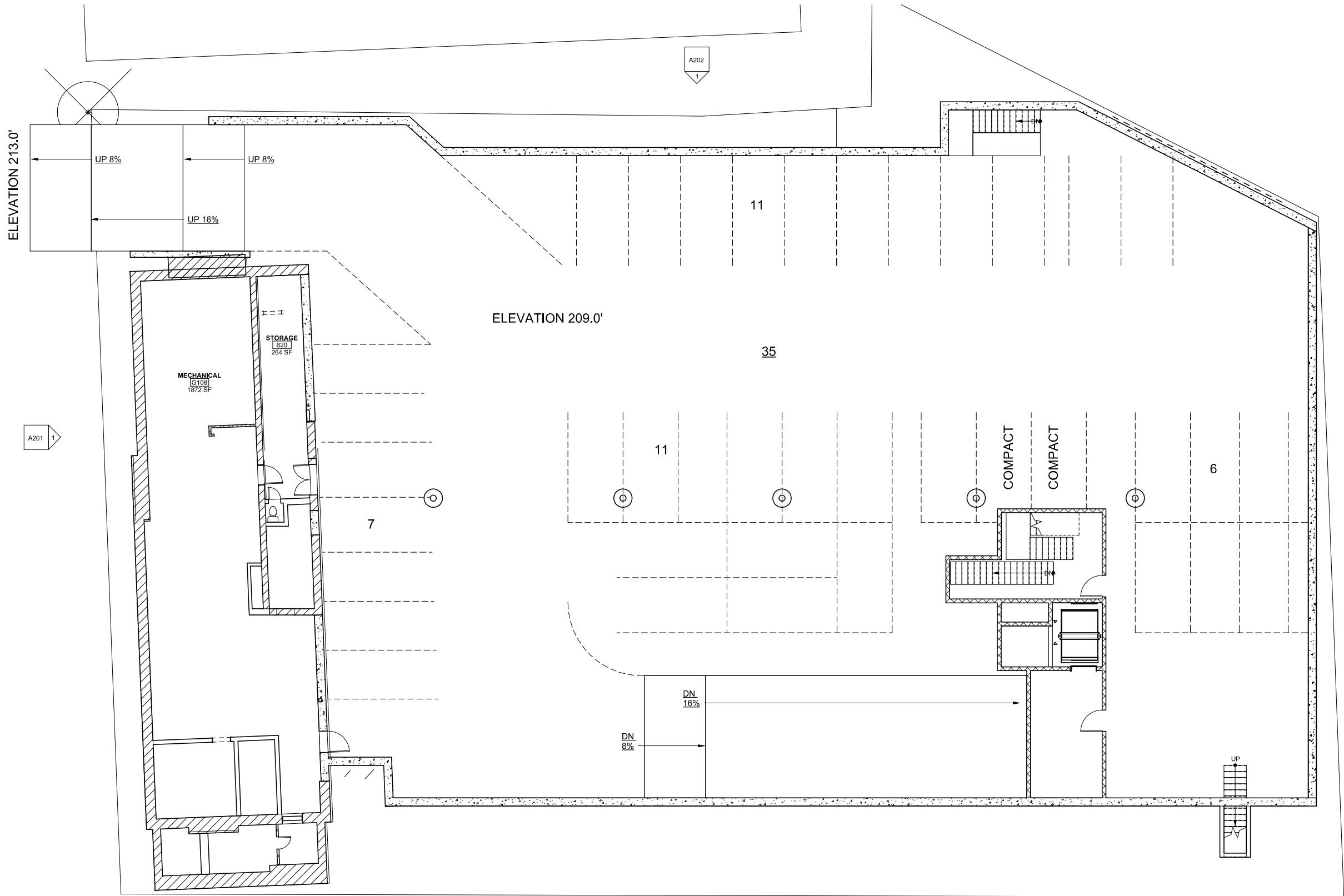
From a traffic operations perspective, the intersection capacity analysis results demonstrated that the proposed development is not anticipated to generate unreasonable congestion on the adjacent roadway network. The capacity analysis projects that all intersections and approaches operate at adequate levels of service in the 2020 and 2025 No Build and Build conditions.

College Street and South Union Street in the area directly adjacent to the proposed development are expected to experience decreased confusion and likely improved operations due to a shift in curbside operations. Currently, the curbside is very active and often congested with YMCA patrons and daycare drop-off and pick-up. The shift to a more controlled, clearly designated, short-term parking and idling area will disincentivize leaving unattended vehicles for longer periods of time and result in overall smoother traffic flow in the area of the proposed hotel.

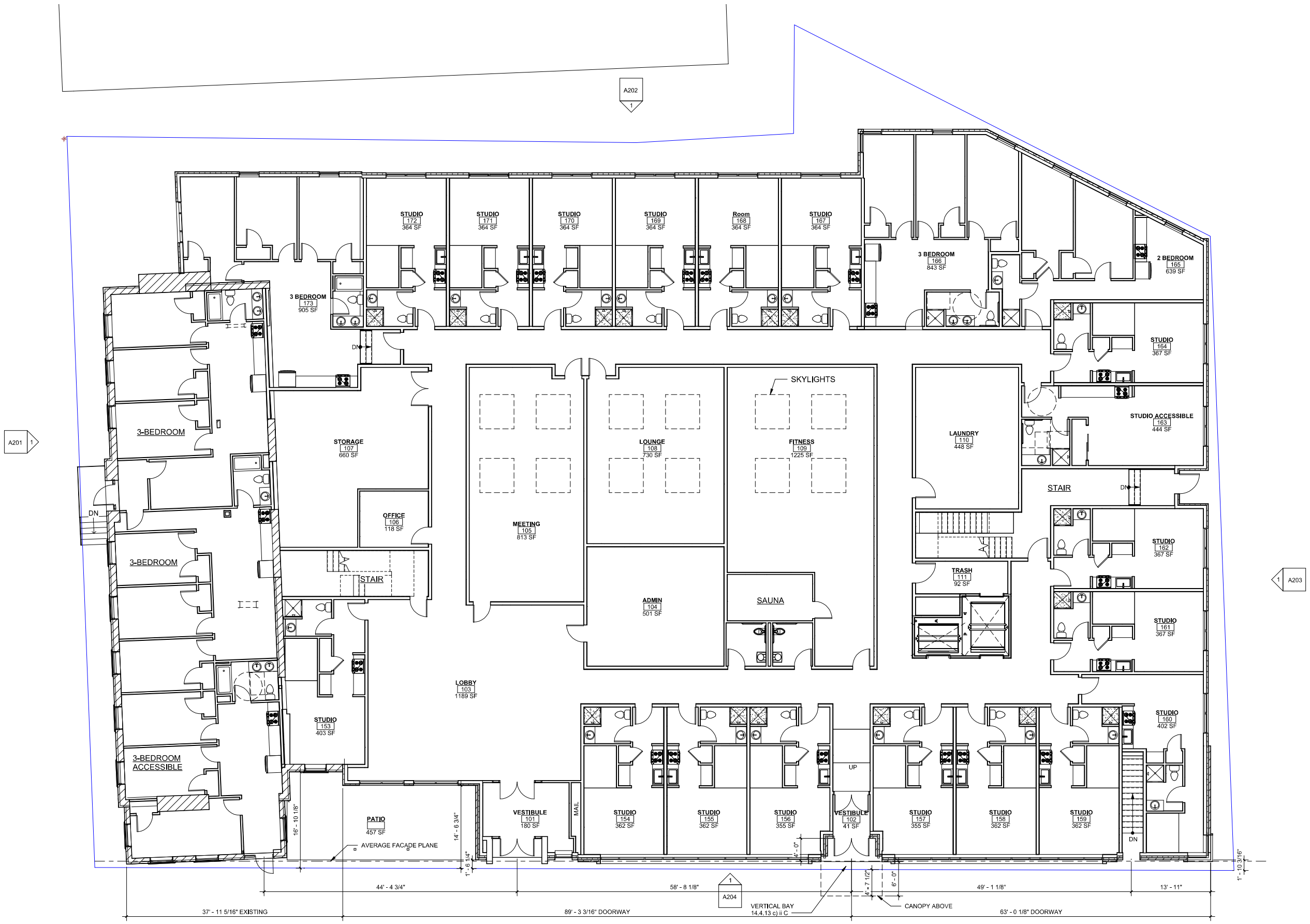
In conclusion, based on the results of this Traffic Impact Study, the proposed Cambria Hotel project is not anticipated to generate unreasonable congestion or unsafe conditions on the adjacent roadway network.

1 GARAGE LEVEL 2
1/8" = 1'-0"





1 GARAGE LEVEL 1
1/8" = 1'-0"



Apartments
266 College Street
Burlington, VT 05401

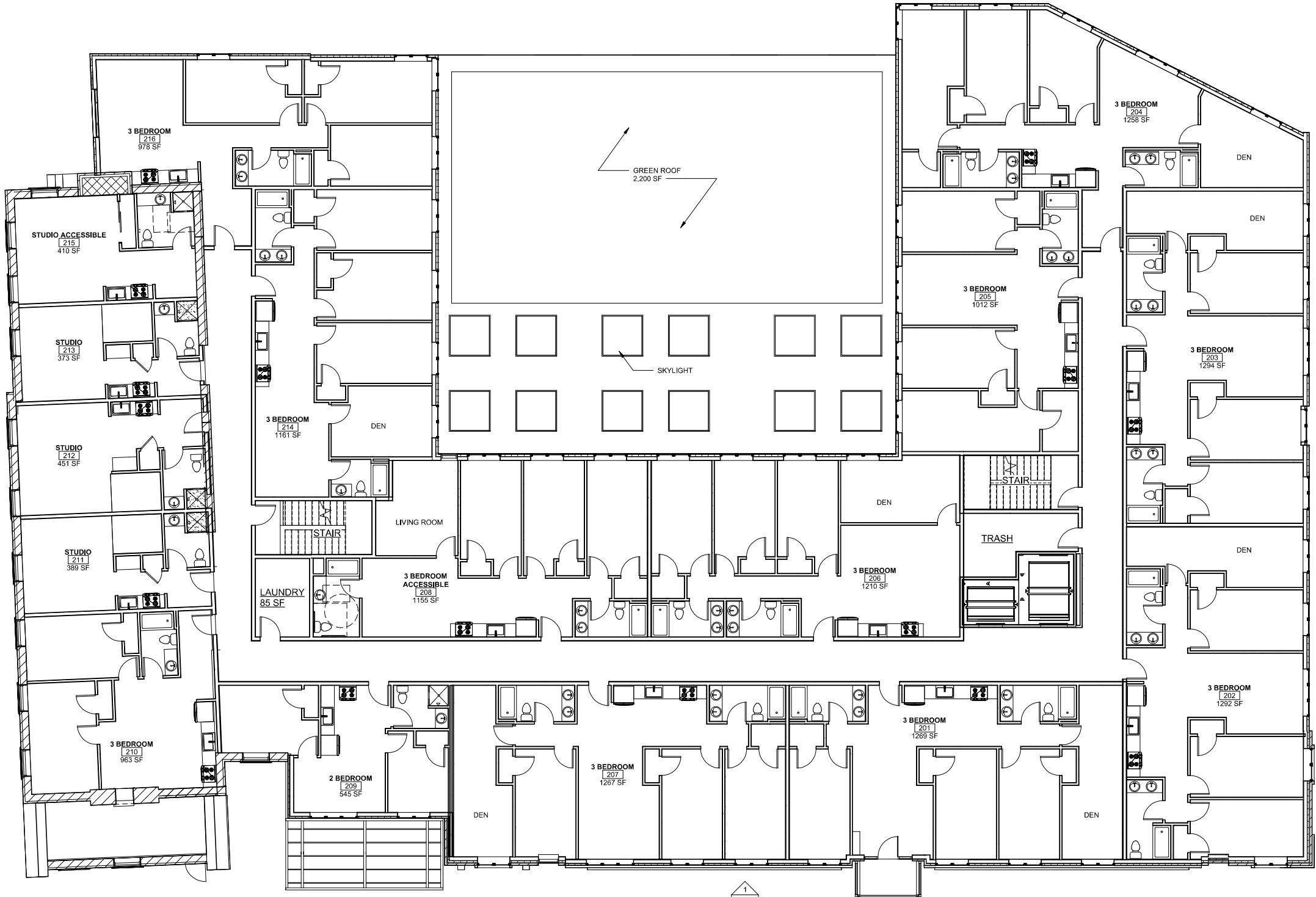
ISSUED:
06-13-2023

**ZONING PERMIT
DRAWINGS
NOT FOR
CONSTRUCTION**

LEVEL 1 PLAN

SCALE:
1/8" = 1'-0"

A102



1 LEVEL 2 PLAN
1/8" = 1'-0"

CIVIL ENGINEER, &
LANDSCAPE:
VHB
40 IDX Drive
Building 100
S. Burlington, VT 05403

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Apartments
266 College Street
Burlington, VT 05401

ISSUED:
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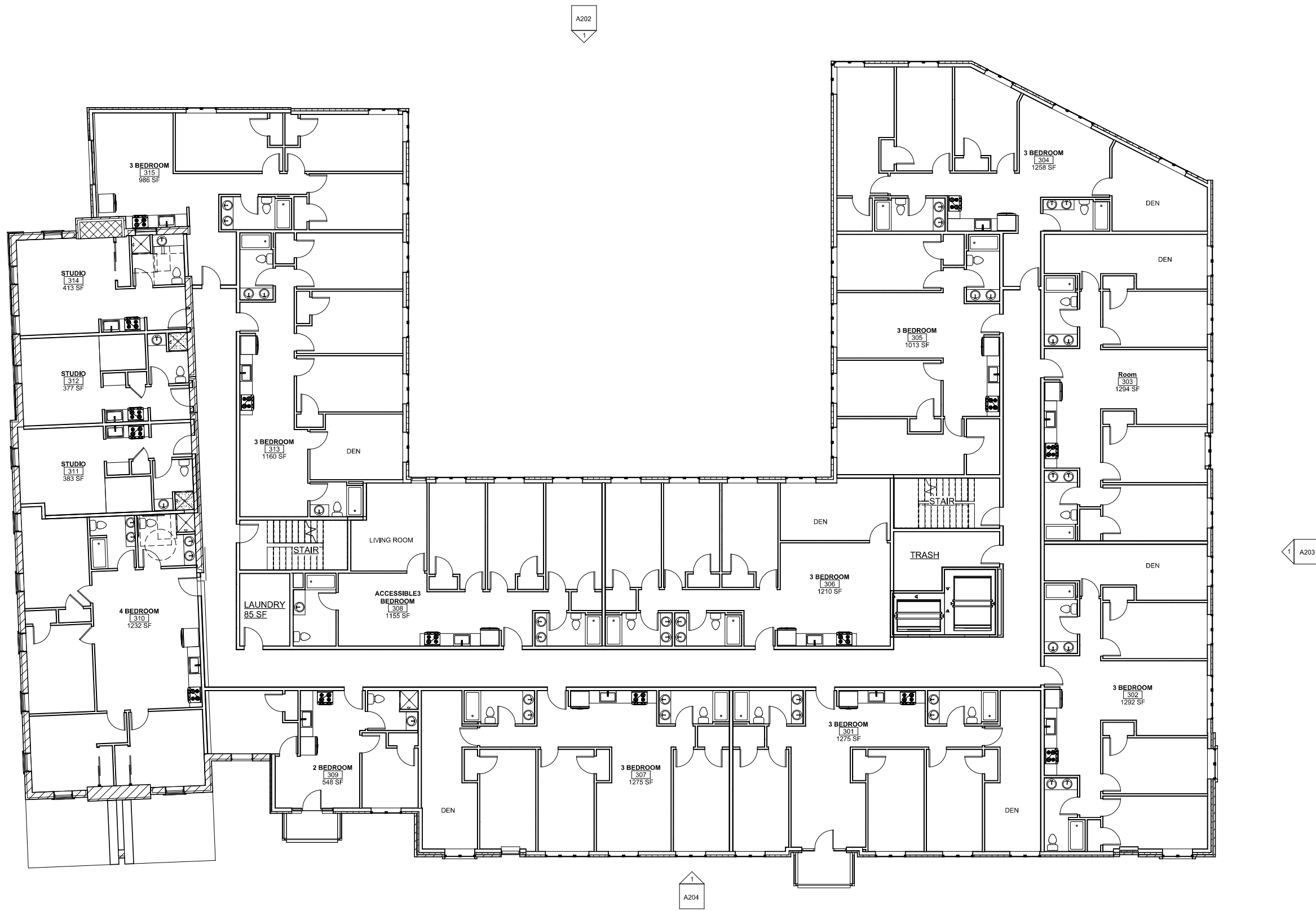
ZONING PERMIT
DRAWINGS
NOT FOR
CONSTRUCTION

LEVEL 2 PLAN

SCALE:
1/8" = 1'-0"

A103

1 LEVEL 3 PLAN
1/8" = 1'-0"



Apartments
266 College Street
Burlington, VT 05401

ISSUED:
06-13-2023

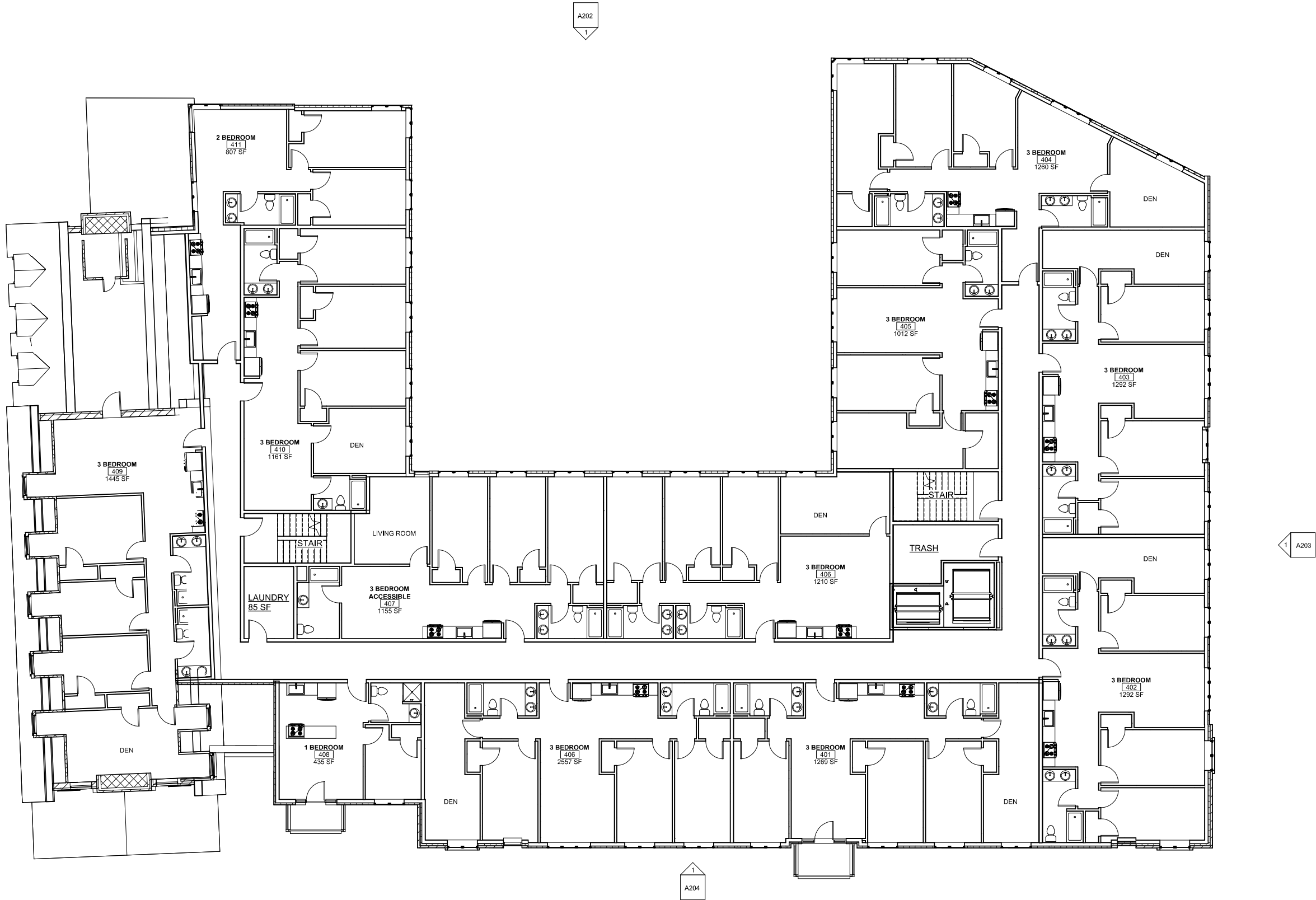
ZONING PERMIT
DRAWINGS
NOT FOR
CONSTRUCTION

LEVEL 3 PLAN

SCALE:
1/8" = 1'-0"

A104

1 LEVEL 4 PLAN
1/8" = 1'-0"



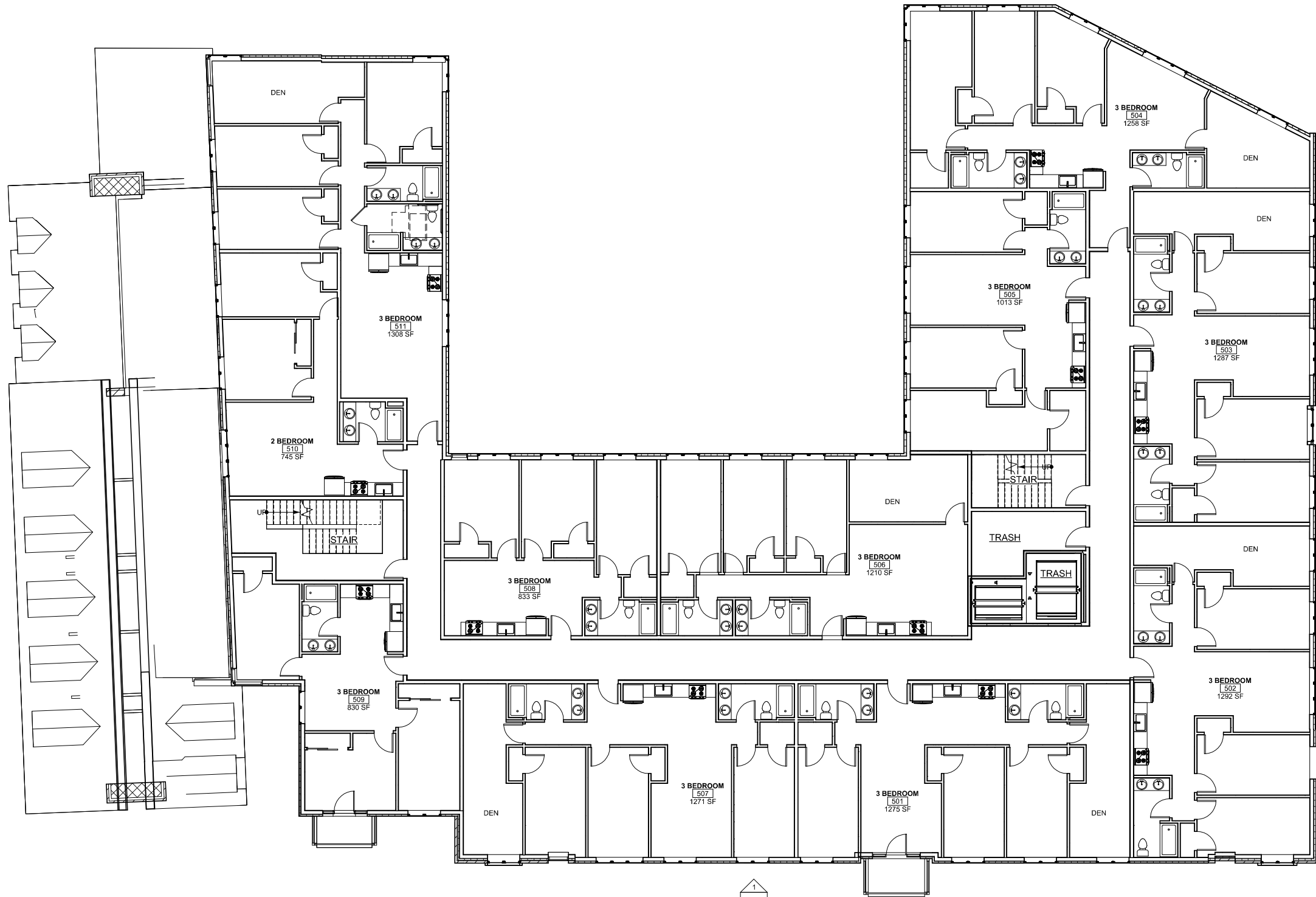
A201 1

A202 1

A203 1

A204 1

1 LEVEL 5 PLAN
1/8" = 1'-0"



Apartments
266 College Street
Burlington, VT 05401

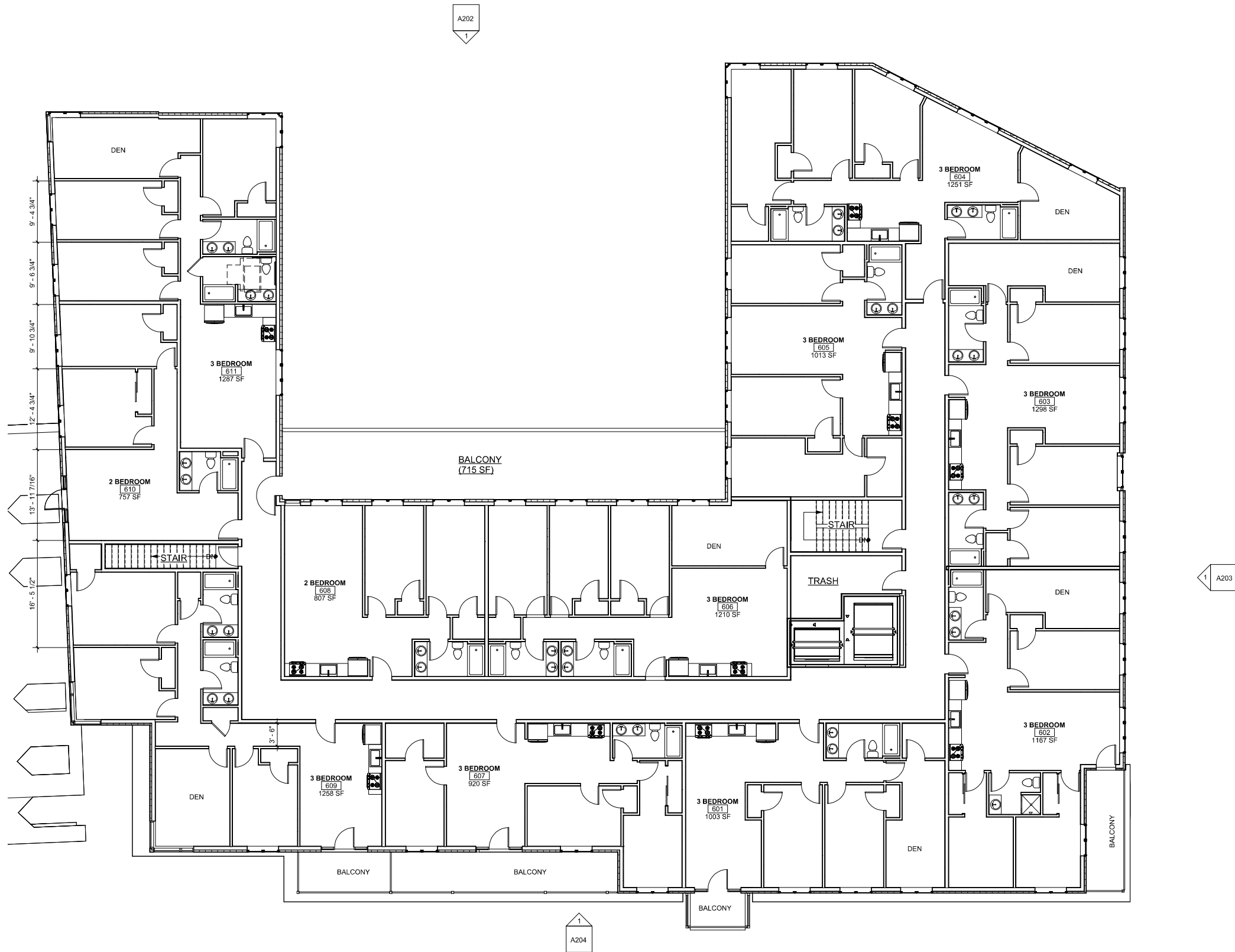
ISSUED:
06-13-2023

ZONING PERMIT
DRAWINGS
NOT FOR
CONSTRUCTION

LEVEL 5 PLAN

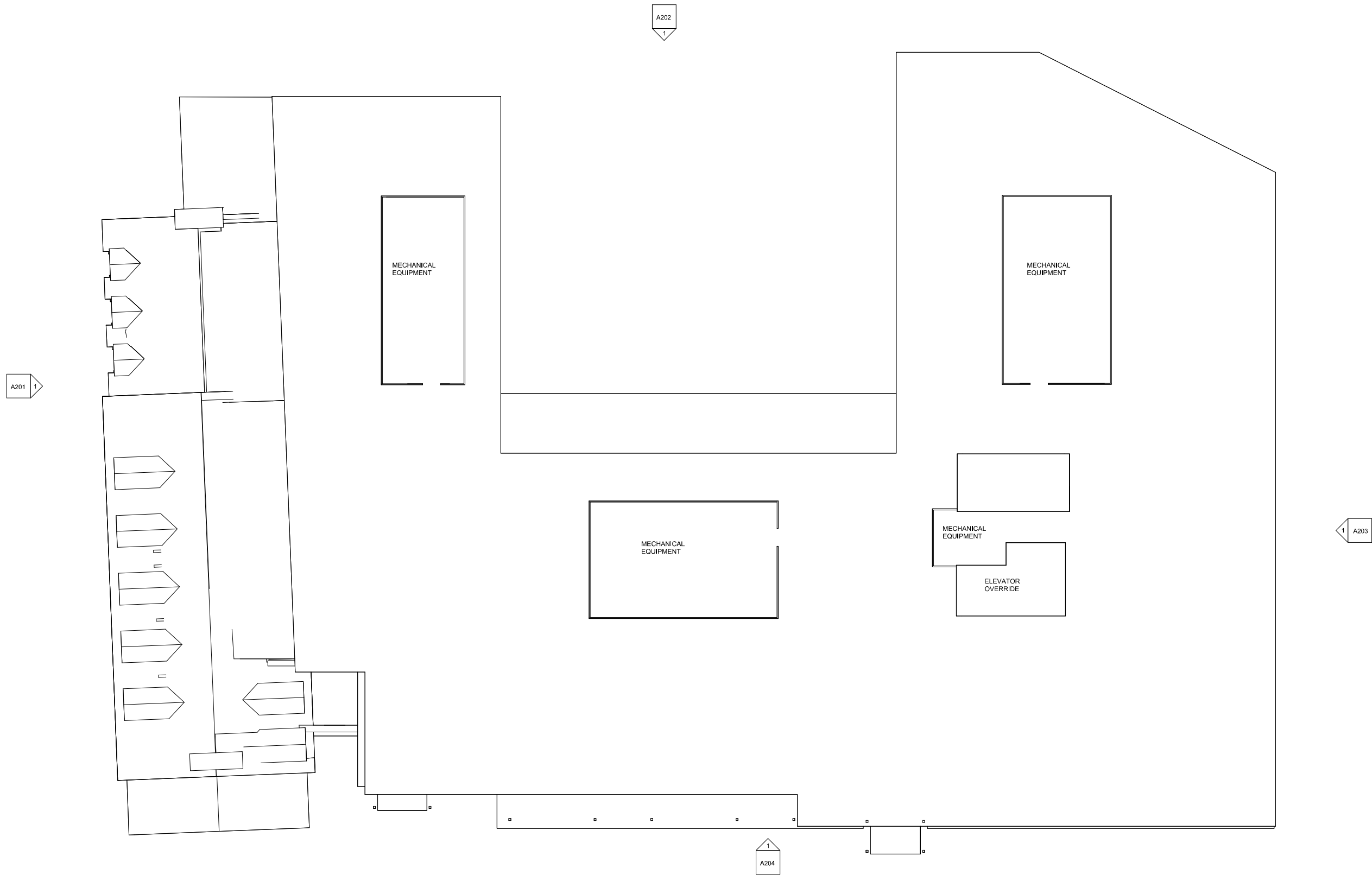
SCALE:
1/8" = 1'-0"

A106



1 LEVEL 6 PLAN
1/8" = 1'-0"

1 ROOF PLAN
1/8" = 1'-0"



STRUCTURAL ENGINEER:
ENGINEERING VENTURES, PC
208 Flynn Ave.
Burlington, VT 05401

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER:
DUBOIS & KING
6 Green Tree Drive
S. Burlington, VT 05403

CIVIL ENGINEER, & LANDSCAPE:
VHB
40 IDX Drive
Building 100
S. Burlington, VT 05403

INTERIOR DESIGN:
GETTYS ONE
55 West Wacker Drive
Chicago, IL 60601

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HOTEL Y
266 College Street
Burlington, VT 05401

ISSUED:
06-13-2023

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION OR PERMIT

ROOF PLAN

SCALE:
1/8" = 1'-0"

A108

SBA
SMITH BUCKLEY ARCHITECTS
431 PINE ST STE 210 BURLINGTON VT 05401
P 802 540 0323 www.SBAVT.com



1 SOUTH ELEVATION
1/8" = 1'-0"

STRUCTURAL ENGINEER:
ENGINEERING VENTURES, PC
208 Flynn Ave.
Burlington, VT 05401

**MECHANICAL,
ELECTIRCAL, & PLUMBING
ENGINEER:**
DUBOIS & KING
6 Green Tree Drive
S. Burlington, VT 05403

**CIVIL ENGINEER, &
LANDSCAPE:**
VHB
40 IDX Drive
Building 100
S. Burlington, VT 05403

INTERIOR DESIGN:
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55 West Wacker Drive
Chicago, IL 6060

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HOTEL Y
266 College Street
Burlington, VT 05401

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06-13-2023

**DESIGN
DEVELOPMENT NOT
FOR
CONSTRUCTION OR
PERMIT**

SOUTH ELEV.

SCALE:
1/8" = 1'-0"

A201



1 WEST ELEVATION
1/8" = 1'-0"

STRUCTURAL ENGINEER:
ENGINEERING VENTURES, PC
208 Flynn Ave.
Burlington, VT 05401

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER:
DUBOIS & KING
6 Green Tree Drive
S. Burlington, VT 05403

CIVIL ENGINEER, & LANDSCAPE:
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40 IDX Drive
Building 100
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INTERIOR DESIGN:
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HOTEL Y
266 College Street
Burlington, VT 05401

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06-13-2023

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION OR PERMIT

WEST ELEV.

SCALE:
1/8" = 1'-0"

A202



1 Elevation 1 - a
1/8" = 1'-0"

STRUCTURAL ENGINEER:
ENGINEERING VENTURES, PC
208 Flynn Ave.
Burlington, VT 05401

**MECHANICAL,
ELECTRICAL, & PLUMBING
ENGINEER:**
DUBOIS & KING
6 Green Tree Drive
S. Burlington, VT 05403

**CIVIL ENGINEER, &
LANDSCAPE:**
VHB
40 IDX Drive
Building 100
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INTERIOR DESIGN:
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HOTEL Y
266 College Street
Burlington, VT 05401

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06-13-2023

**DESIGN
DEVELOPMENT NOT
FOR
CONSTRUCTION OR
PERMIT**

NORTH ELEV.

SCALE:
1/8" = 1'-0"

A203



1 EAST ELEVATION
1/8" = 1'-0"

STRUCTURAL ENGINEER:
ENGINEERING VENTURES, PC
208 Flynn Ave.
Burlington, VT 05401

**MECHANICAL,
ELECTIRCAL, & PLUMBING
ENGINEER:**
DUBOIS & KING
6 Green Tree Drive
S. Burlington, VT 05403

**CIVIL ENGINEER, &
LANDSCAPE:**
VHB
40 IDX Drive
Building 100
S. Burlington, VT 05403

INTERIOR DESIGN:
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55 West Wacker Drive
Chicago, IL 6060

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HOTEL Y
266 College Street
Burlington, VT 05401

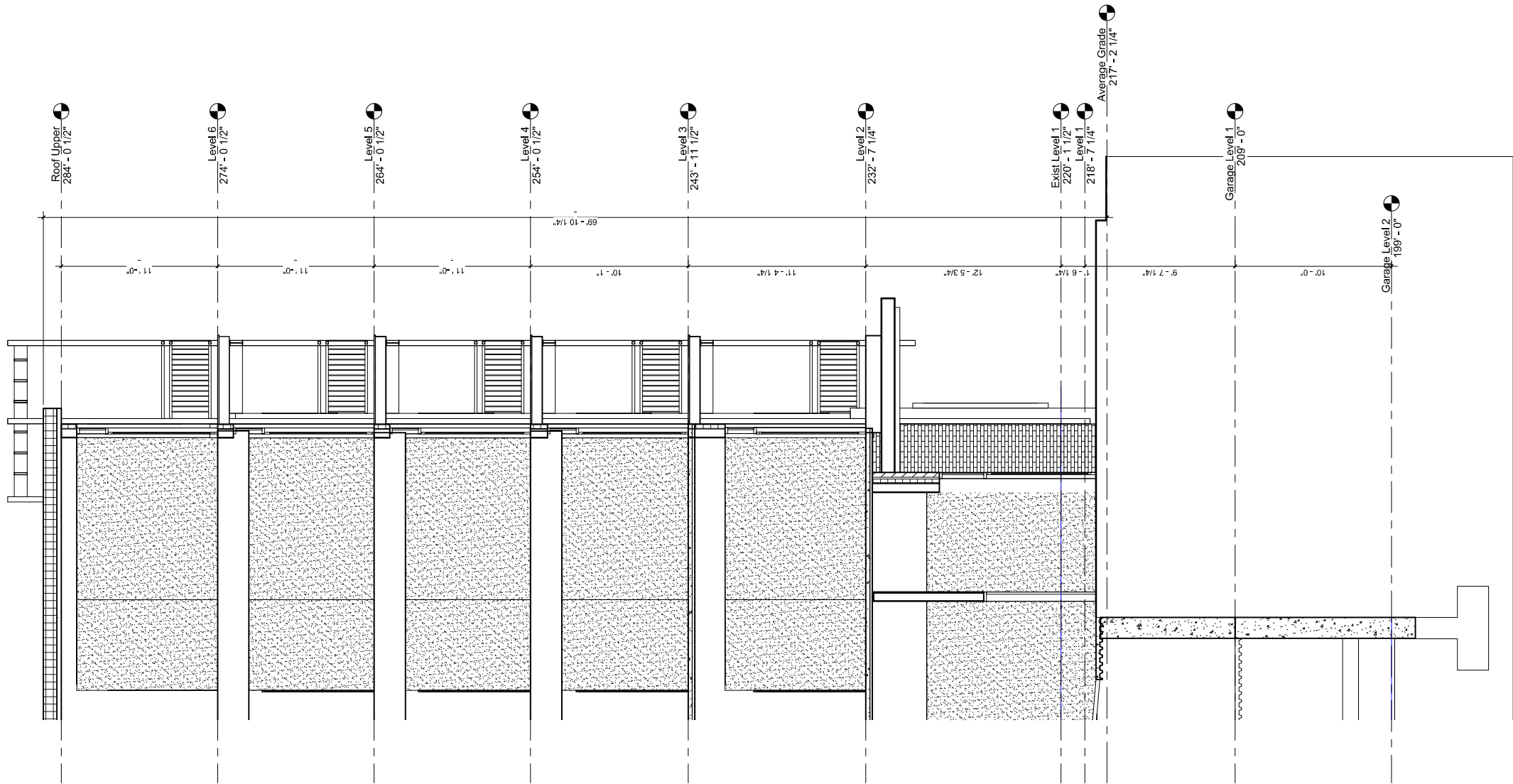
ISSUED:
06-13-2023

**DESIGN
DEVELOPMENT NOT
FOR
CONSTRUCTION OR
PERMIT**

EAST ELEV.

SCALE:
1/8" = 1'-0"

A204



1 Section 30
1/4" = 1'-0"

Apartments
266 College Street
Burlington, VT 05401

ISSUED:
06-13-2023

**ZONING PERMIT
DRAWINGS
NOT FOR
CONSTRUCTION**

**WALL
SECTION**

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

A350

**CIVIL ENGINEER, &
LANDSCAPE:**
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Building 100
S. Burlington, VT 05403

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266 College Street Apartments
266 GreenCastle, LLC

July 17, 2023

Building Height Narrative

The Downtown Code allows 45' height by right and up to 65' or 6 stories with Design Review Board Approval. The standard for the DRB to approve such increase in height are met in this application as follows.

Burlington Zoning Ordinance 14.6.4 f) i

The planned design has thoughtfully integrated the required design principles. The proposed design breaks the facade into vertically oriented bays that include fenestration in regular, vertical columns and building articulation that guides the eye upward. In addition, the proposed design includes vertical columns of protruding porches thus offering a variation in the perceived plane of the building all along South Union Street.

The eastern frontage is approximately 190' long. The proposed design intentionally divides the eastern elevation into multiple bays to introduce verticality into a facade that is inherently horizontal. The plane of the building varies along the street front to include a recessed "hyphen" between new construction and the sloped-roof historic structure. The primary material at street level is yellow brick with a stone base. This brick is used to create a strong vertical form at the primary entrance, and to anchor the northeastern corner. Narrow vertical bands of dark masonry further divide the facade and help define pedestrian access to parking levels. Within the "hyphen" recess and above street level masonry, fiber-cement panel siding colored to match the existing structure's brick is used to define a street edge consistent with the scale of the existing Y building.

A dark colored cornice caps level 5 approximately at the height of the existing Y chimney, reinforcing the street scale established by the existing historic structure. Level 6 steps back from the street plane, and will be clad in light colored horizontal siding that creates a lighter visual effect that relates to the light metal pergola and canopy structures.

Human scale is addressed along the pedestrian level of South Union Street with a proposed sidewalk patio and overhead pergola as well as landscaping and generous glazing. Fenestration at the pedestrian level is distinct from the fenestration at the upper floors, and differing materials are utilized along the first floor to enhance the pedestrian level experience.

Along College Street, the existing building is largely preserved and emphasized without change. The Southwesterly component of the addition (which is visible along College Street) is intentionally set back substantially from the College Street frontage to assure the existing sloped roof structure on College Street remains the prominent viewpoint for pedestrian passersby. The larger addition is thus set firmly behind the existing sloped-roof structure.

Views from public thoroughfares are primarily along College St. The southern edge of new construction is held to the north behind the existing Y building, which allows these views to remain virtually unchanged. The portion of the existing Y that will be replaced currently blocks views to the west from S. Union St., so the project will create little change in this area.

Burlington Zoning Ordinance 14.7.3 a

The existing building does not lend itself to reuse. This structure was purpose built to be a YMCA athletic facility, and floor plates glazing, and over 20 distinct floor levels make conversion into housing infeasible.

This site has laid undeveloped for many years, largely because challenges unique to this site and building outlined herein. The site is impacted by the Burlington ravine which lies beneath a portion of the site. Existing grade changes of over 20' from east to west also presents challenges. The site is urban in nature, bounded on all sides by streets and other properties that allow little space for construction staging. Extra care will be required to excavate and construct below street levels without disrupting traffic and City infrastructure.

The ravine and existing soil conditions present two primary issues. The first is geotechnical. A premium engineered foundation system will be required to accomplish any redevelopment of the site that supports a structure. The second site challenge involves urban soils which are consistent within the ravine. To the extent that soils will be removed, they will need to be trucked to a certified disposal facility (likely two hours away in Coventry) which adds technical feasibility challenges and substantial expense. The added cost and engineering challenges of the foregoing site conditions necessitate additional scale to make the project viable.

The portion of the historic structure that we propose to keep must be reinforced to comply with current structural standards, and requires substantial rehabilitation due to years of being abandoned and unheated. Furthermore, recurring and persistent vandalism and unauthorized occupation by trespassers necessitates environmental remediation of human defecation and medical waste inside the building. Zoning requirements to design and build this project to one of 3 accepted sustainable building standards, (we have chosen LEED Gold,) adds further development costs, and particular complexity where we are preserving part of the historic structure.

Lastly, it is important to note that largely due to the difficulties associated with redevelopment of this site outlined herein, this has been a blighted building for many years, sitting unconditioned and trespassed upon continuously. As such, it represents a threat to human life and to neighboring buildings. It is constantly under attack from trespassers who break in, squat, and light fires inside the building. A burst pipe approximately two years ago flooded the neighboring building to the West and the property continues to represent a fire risk to neighboring properties. The cost and engineering challenges of all of the foregoing factors outlined in this memo have contributed to this site, just 2 blocks from Church Street lying abandoned. The scale presented by Applicant is driven by the need to spread the unique fixed costs associated with this site over more apartment units. The City benefits from this additional scale through the addition of much needed housing inventory during the current housing crisis. Adding much needed housing and eliminating the hazards this building currently poses to the community will assuredly deliver a result far better than the status quo.

SMITH BUCKLEY ARCHITECTS

266 College Street Apartments
266 Greencastle, LLC

July 11, 2023

Project Description

This project seeks to develop the property formerly occupied by the Greater Burlington YMCA into rental apartments. The existing structure will be demolished with the exception of the gable-roofed section that fronts College St. The retained portion will be renovated to preserve its historic character, with minimal modifications of the exterior shell. Anticipated work includes repairing existing wood windows where possible and replacing with reproduction wood windows where not, installing new doors and sidelights at existing entrances, installing snow guards to fix existing hazard to pedestrians in winter, repair/rebuild stairs and ramp.

Six stories of new construction will be built connected to the existing structure to create 89 apartments and associated amenity spaces. A common-use balcony will be located on the top floor, and several apartments on this level will include private balconies. Common laundry facilities will be located throughout the building. Common gathering spaces will be located on level 1.

Two levels of structured parking will be built below street level to accommodate approximately 70 cars and long-term bike storage. Vehicular entry/exit will be located at the southwest corner accessing College Street, and a stair will provide direct pedestrian access to S. Union St.

The project is designed to comply with the City's zoning ordinance, and it will be designed and constructed in accordance with LEED Gold standards, although final certification from the USGBC will not be sought.

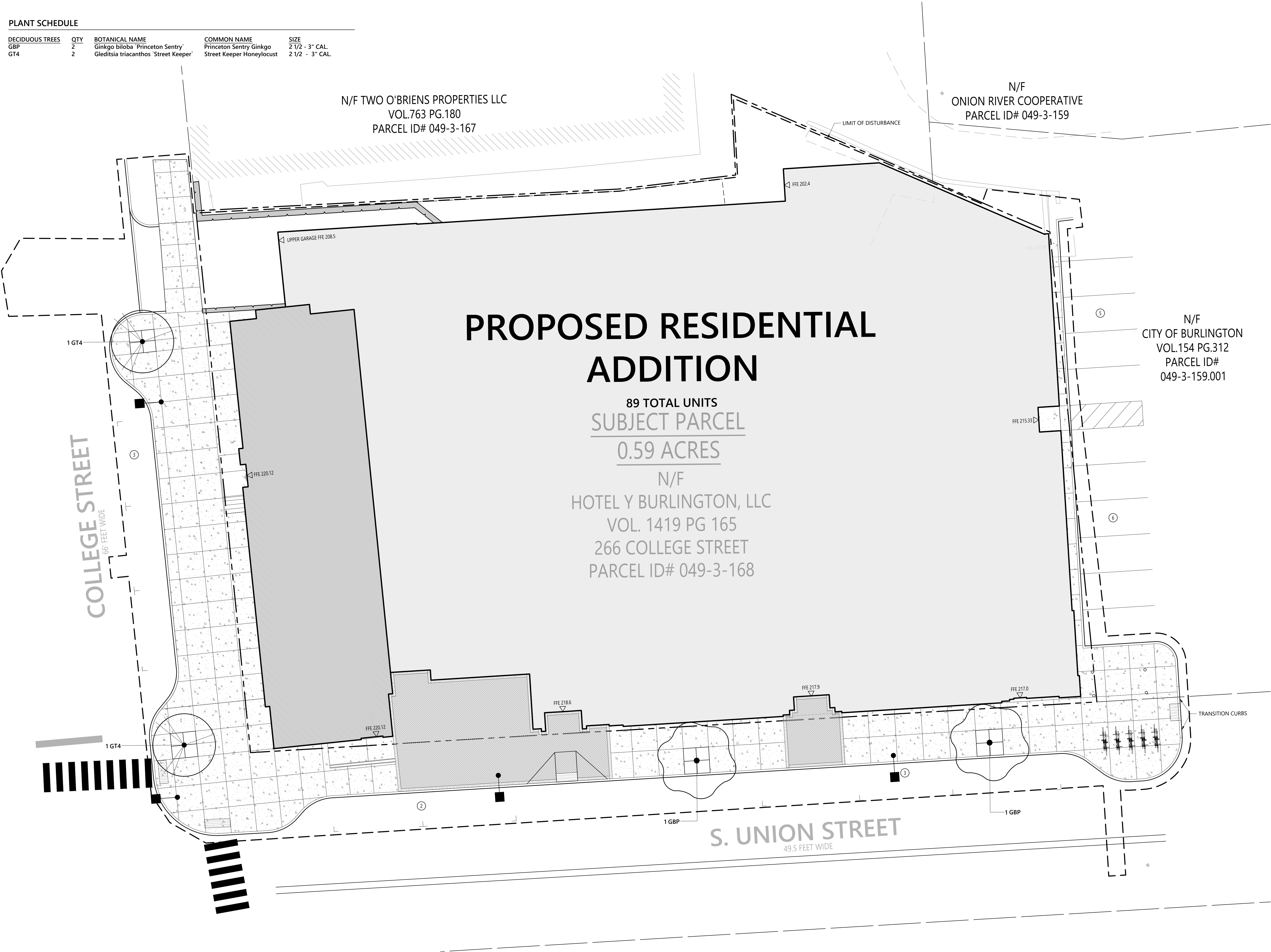
Employees

This project will be open to tenants 24 hours a day, seven days a week. A property manager and one assistant will be on sight during normal business hours (40 hours per week,) with additional staff provided as needed.

Preliminary phasing

1. Demolish existing construction
2. Excavate and upgrade soil bearing capacity
3. Construct foundations
4. Construct new above-ground structure and tie into existing building

PLANT SCHEDULE				
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBP	2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2 - 3" CAL.
GT4	2	Gleditsia triacanthos 'Street Keeper'	Street Keeper Honeylocust	2 1/2 - 3" CAL.



vhb
40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100



**266 College St
Apartments**
266 College Street
Burlington, Vermont

No.	Revision	Date	Apprv.	Date	Apprv.

Designed by	Checked by
Issued for	Date
Permitting	June 30, 2023

For Review Only -- Not for Construction
Drawing Title
PLANTING PLAN
Drawing Number

L-3.0

Sheet 13 of 17

Project Number
58975.00

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/DPI/Zoning-Permits>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

William Ward, Director
Theodore Miles, Code Compliance Officer
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: August 1, 2023

RE: ZP-23-284; 266 College Street (Old YMCA)

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: ZP-23-284

Location: 266 College Street

Zone: FD5 Specific Height Area "E" Ward: 8E

Parking District: Multi Modal Mixed Use

Date application accepted: June 13, 2023

Applicant/ Owner: Cleary Buckley, Smith Buckley Architects / 266 Greencastle LLC

Request: Proposed renovation of existing building and partial demolition to construct a 6-story addition with 89 units of rental housing and two levels of parking below street grade.



Background:

- **Zoning Permit 20-0923CA;** amend permit 20-0037CA/MA to replace sliding entrance doors with revolving door recessed within structure. Two wood double hung windows in lower gable section will be removed to expose existing masonry openings on north and south of entry. May 2020. Permit relinquished. November 2022.

- **Zoning Permit 20-0737CA**; Amend condition #10 of ZP 20-0037CA/MA for revised construction hours of M-F 7:00 a.m. -5:30 pm, Saturday 8:00 a.m. - 4:00 pm. No work on Sunday. May 2020.
- **Zoning Permit 20-0697CA**; add door on each/south Union Street side for delivery and waste removal access, move western edge of southwest portion of hotel 5' to the east. Hotel room count to reduce to 136. February 2020. Permit relinquished November 2022.
- **Zoning Permit ZP-20-0037CA/MA**; Major Impac/Conditional Use review for new hotel and below grade parking structure. Includes rooftop bar and restaurant. August 2019. Time extension issued January 2021.
- **ZP13-0737SN**; new parallel, metal signage for the YMCA. February 2013.
- **Zoning Permit 13-0737SN**; new parallel, metal signage for the YMCA. February 2013.
- **Zoning Permit 12-0684SN**; two new parallel signs for annual Giving campaign on College Street and South Union Street elevations. January 2012.
- **Zoning Permit 12-0129AW**; changing graphics on existing awning for the Y. August 2011.
- **Zoning Permit 11-0149SN**; install two parallel signs for Catamount Physical Therapy. One on College St. elevation and one on South Union Street elevation. August 2010. Permit relinquished November 2022.
- **NA12-0239NA**; Non-Applicability of Zoning Permit Requirements; temporary artwork. August 2011.
- **Zoning Permit 08-130CA**; installation of three wood windows at 2nd level into infilled brick openings. August 2007.
- **Zoning Permit 00-071**; Amend previously approved zp99-272 to allow relocation of the cogeneration system exhaust pipe to the west side of the existing YMCA as described in the application letter. Pipe will not project above roof line of structure. August 1999.
- **Zoning Permit 99-272**; installation of natural gas fired cogeneration roof top equipment for the existint YMCA. Proposal includes an underground tank, misc. piping and the installation of a door. December 1998.
- **Zoning Permit 98-075**; reopen existing window openings on the south and west elevations of the existing YMCA. New windows to match existing. August 1997.
- **Zoning Permit 91-352 / COA091-071**; installation of shed style awning over entry on College Street with repairs to stairs included. Handicapped access ramp constructed in existing doorway on South Union Street for YMCA. May 1991.
- **Zoning Permit 91-194**; wood sign. December 1990.
- **Zoning Permit 92-154**; construction of a storage shed in brick, to match the existing YWCA building for the storage of chemicals for the swimming pool. October 1991.
- **Zoning Permit 83-60**; construct a 100' x 40'? (Numbers obscured) addition to the existing building to accommodate a new swimming pool. July 1983.

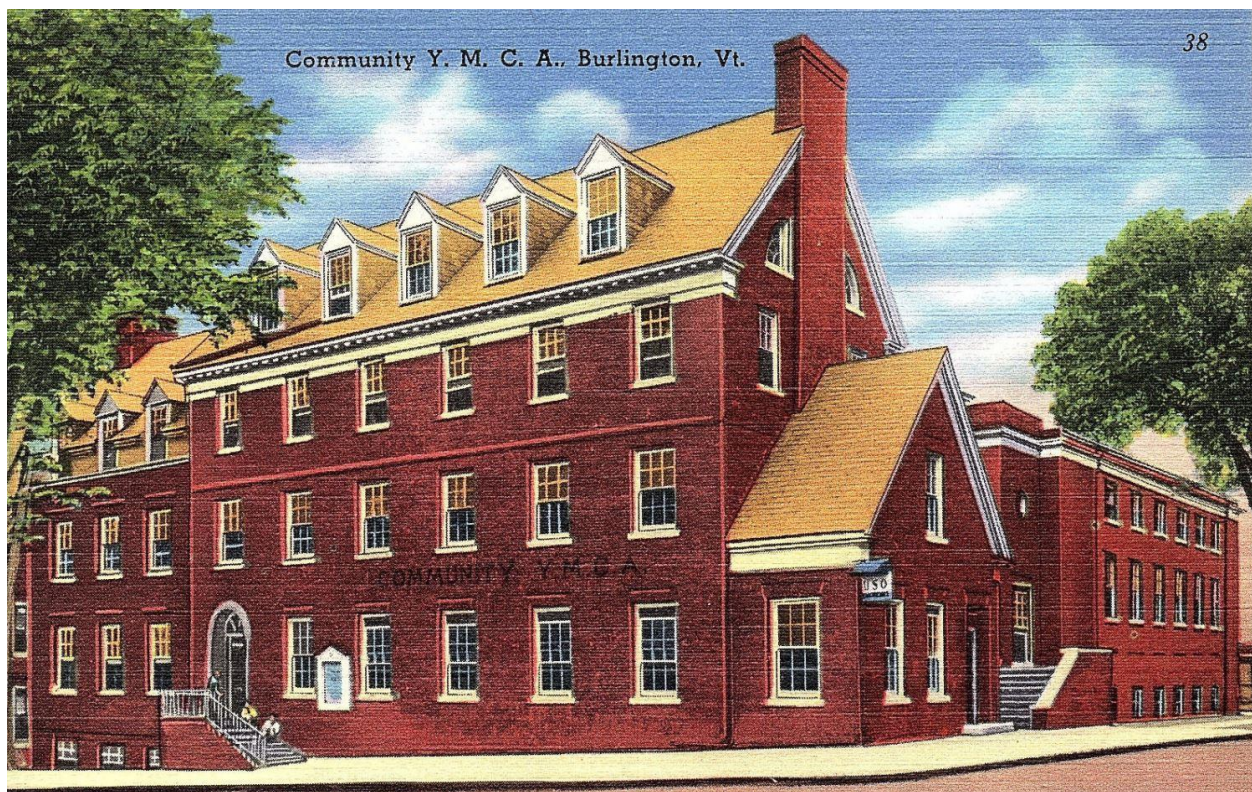
Overview:

The YMCA on the corner of South Union Street and College Street was designed by Frank Lyman Austin and constructed in 1934 to replace the organization's first building on Church

Street, which burned in 1928. It is listed on the National Register of Historic Places within the Main Street – College Street Historic District.

The development of a new YMCA a block east on College Street and the sale of this building made it available for redevelopment. Approval for redevelopment as a hotel occurred in 2020; however that project was abandoned and a potential new owner proposes redevelopment for residential use.

Project review is subject to the Historic Building standards of Section 5.4.8, and the Plan BTW Downtown Code regulations of Article 14.



The **Design Advisory Board** reviewed the application at their July 25, 2023 meeting and voted to recommend approval, with the following caveats:

- i. DAB supports the request to remove the northerly portion of the historic building complex to facilitate the redevelopment;
- ii. DAB recommends approval of the requested additional height;
- iii. DAB asks the application to consider changing the color palette on the west elevation, which is highly visible from the west.

Recommended motion: Major Impact and Certificate of Appropriateness Approval, per the following Findings and Conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Sec. 3.3.4.

Impact fees will be due based on the net new building area. The applicant shall provide a final net new building area for staff to confirm the appropriate fees due.

Section 3.3.3 Exemptions and Waivers

(c) Inclusionary Housing Exemption:

Inclusionary housing units per Article 9: Part 1 shall be exempt from this Part.

Inclusionary housing square footage shall be exempt from Impact Fees. The Housing Trust Fund Manager shall provide final area calculations to determine this exemption. **Affirmative finding as conditioned.**

Sec. 3.3.8 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer/ city treasurer according to the following schedule:

- (a) New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof. **Affirmative finding as conditioned.***

Part 5, Conditional Use & Major Impact Review:

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

No significant air or noise pollution is anticipated as a result of this development. A state wastewater permit will be needed. A capacity letter from the Department of Public Works will be needed prior to obtaining the state wastewater permit. **Affirmative finding as conditioned.**

See Sec. 5.5.3 for stormwater management.

2. Have sufficient water available for its needs;

The development will be served by the city's water supply system. A capacity letter from the Water Division will be required to confirm availability and capacity. **Affirmative finding as conditioned.**

3. Not unreasonably burden the city's present or future water supply or distribution system;

Burlington's Water Resource Division provided comments at Technical Review; their recommendations and conditions shall be incorporated into any decision. **Affirmative finding as conditioned.**

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

See Sec. 5.5.3.

5. *Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;* A copy of the 2019 traffic impact assessment has been provided; one that was shared and revised per comments submitted by the Department of Public Works. The assessment addresses standard items like trip generation, intersection capacity, and high crash locations. The following is a table comparing the last permitted use, and the current proposal:

Table 1 Trip Generation

Peak Period	Proposed Use	Previously Permitted Use	Net Trips
Weekday AM			
Enter	12	40	-28
Exit	<u>26</u>	<u>28</u>	<u>-2</u>
Total	38	68	-30
Weekday PM			
Enter	27	44	-17
Exit	<u>17</u>	<u>43</u>	<u>-26</u>
Total	44	87	-43

As shown, the trip generation calculation results in a reduction of at least 30 trips during each peak hour when compared with the hotel previously proposed on the site. As a result, no additional traffic analysis will be conducted.

Affirmative finding as conditioned.

6. *Not cause an unreasonable burden on the city's ability to provide educational services;* No concerns were received from Burlington School District at the June 2023 Technical Review relative to the 89 new residential units proposed. Any impacts are likely to be ameliorated with the payment of Impact Fees. **Affirmative finding as conditioned.**

7. *Not place an unreasonable burden on the city's ability to provide municipal services;* The proposed commercial development will generate additional impacts on city services; however, those impacts are expected to be relatively modest. Impacts will be mitigated by payment of impact fees based on the net new building area. **Affirmative finding as conditioned.**

8. *Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;* See Article 5 for historic buildings.

9. *Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;*

The proposed development will bring additional residential units to the City. Within the downtown, the units will be located close to a variety of city attractions and services. Institutions are located nearby at the top of the hill. The project will not adversely impact the city's present or future growth patterns. The increase in intensity of development on this site is not expected to have an undue adverse impact on the city's ability to accommodate growth. **Affirmative finding.**

10. Be in substantial conformance with the city's municipal development plan;

The proposed redevelopment substantially complies with the municipal development plan.

This redevelopment intensifies the degree of development on this property within the city's downtown. While doing so, it retains the historically significant building along College Street. Applicable standards will require that the present absence of stormwater management be replaced with comprehensive onsite stormwater management infrastructure that will significantly mitigate offsite discharge. (Distinctive City, Policies 1, 2, & 3).

The project will bring about additional development to the city's downtown, thereby strengthening the city's status as a regional growth center. Applicable energy efficiency standards will result in a much more energy efficient building than is presently the case (Dynamic City, Policies, 6 & 10).

The project's downtown location ensures access to a variety of transportation options, thereby lessening dependence on personal vehicle travel (Connected City, Policy 17). **Affirmative finding.**

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

The proposed commercial development will have a positive impact on the present or projected housing needs of the city. **Affirmative finding.**

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

What impacts associated with residential use will be mitigated by payment of applicable impact fees. **Affirmative finding as conditioned.**

(c) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

This remains at the discretion of the Development Review Board.

1. Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

The residential use is not likely to generate noise or glare substantial enough to require mitigation. **Affirmative finding.**

2. Time limits for construction.

The standard 3-year timeframe for zoning permits will apply unless the applicant submits a specific phasing schedule and construction timeline with the zoning permit application.

Affirmative finding as conditioned.

3. Hours of operation and/or construction to reduce the impacts on surrounding properties.

Hours of operation are not applicable to residential use. **Affirmative finding.**

Unless specifically requested in advance and approved by the DRB, days and hours of construction shall be limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction had previously been approved for 8-:00 am – 4:00 pm. No construction activity on Sunday. **Affirmative finding as conditioned.**

4. That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions;

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time.

and,

5. Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

See the recommended conditions.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

This is an existing developed lot, with frontage along South Union and College Streets. Vehicular access will be provided from College Street. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

This is covered in the Form Code Checklists.

Section 5.2.4 Buildable Area Calculation

This is covered in the Form Code Checklists.



The corner lot appears to be just outside the Steep Slopes Overlay, although the westerly side of the parcel reflects a remnant of Burlington's Ravine.



Section 5.2.5 Setbacks

This is covered in the Form Code Checklists.

Section 5.2.6 Building Height Limits

This is covered in the Form Code Checklists.

As the lot is within Form Code 5, Special Height Area "E", discretionary height allowances may be afforded by the DRB. See Article 14, Section 14.6.4 (f), and DRB Relief 14.7.3 (b) below.

Section 5.2.7 Density and Intensity of Development Calculations

Not applicable in FD5.

Part 3: Non Conformities

A portion of the connected structure will be retained, and the north/central athletic facilities demolished. Any existing non-conformities as they relate to the historic structure may remain.

Affirmative finding.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

266 College Street is listed as a contributing resource on the National Register of Historic Places within the Main Street College Street Historic District.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

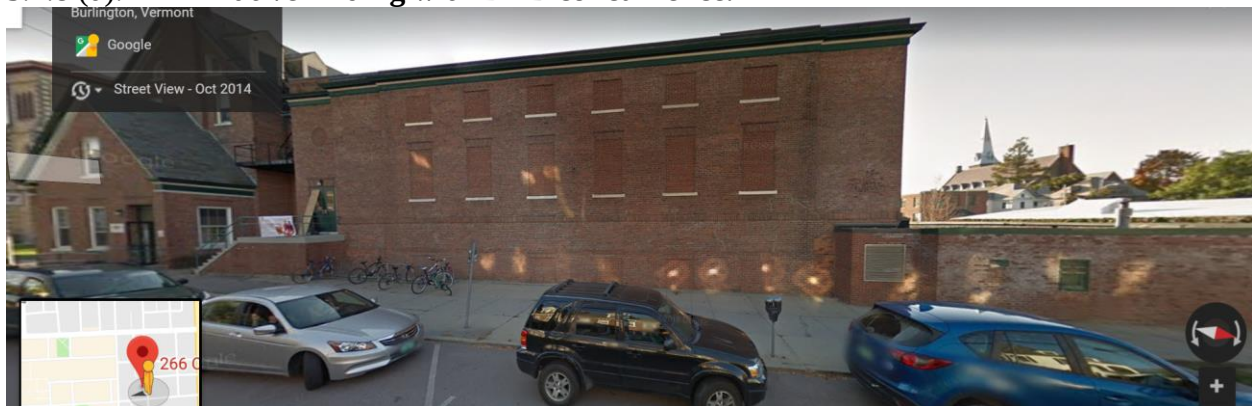
The property was constructed as a building for the Young Men's Christian Association (YMCA.) Additions included those for an additional pool (northerly most addition, 1983) and storage (1991.) The north pool addition is non-contributing.

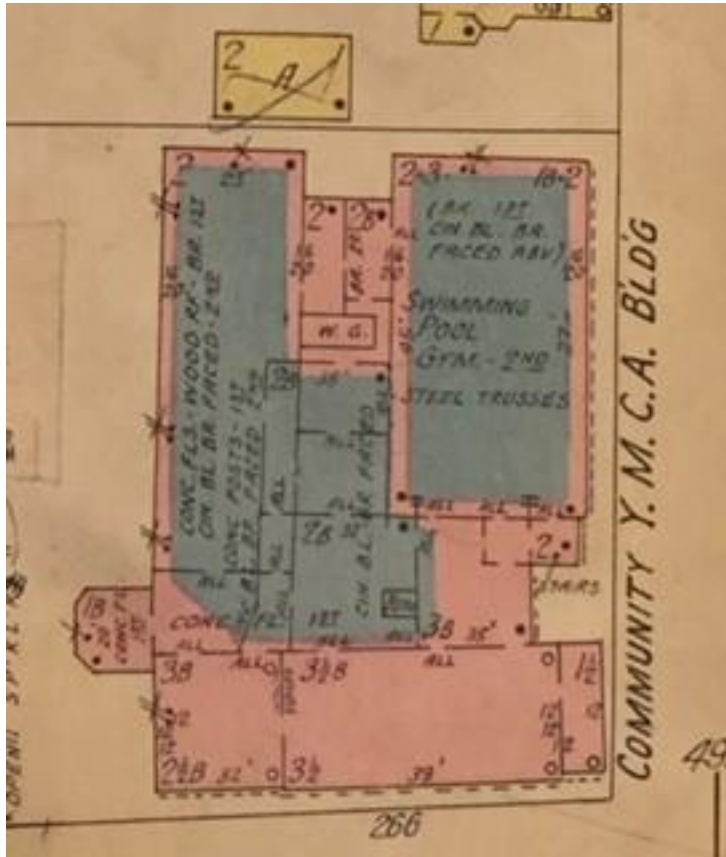
The YMCA began as a welfare movement in London, but has branches all over the world. It is typically associated with use as a *hostel* for young men, which typically included recreational facilities.

Although the new use is no longer proposed to be centered on fitness/recreational activities, the return to residential use is entirely consistent with the original use. **Affirmative finding.**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The most significant and distinctive mass of the building (immediate corner of College and South Union) is proposed to be retained and rehabilitated for the new use. The *northerly* most pool/gymnasium additions are proposed to be demolished to accommodate new construction. The National Register nomination identifies the central addition on the north among the spatial characteristics of the building (original to the construction of the YMCA) but does not discount its value. The 1942 Sanborn Map image confirms the central section is original to the building. Both the central and northerly addition are proposed to be removed. This proposal, therefore, is a partial demolition of a historic structure and subject to review of the applicable standards under 5.4.8 (d). **Affirmative finding with DRB concurrence.**





Google image, above.

1942 Sanborn Map image, left.

The building was originally constructed with the large pool/gymnasium which is apparent now as the 6 x 4 bay, blind window central addition.

Both the central addition and north (1984) pool addition are proposed to be removed for this project.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Clearly the prolonged vacancy of the building has had a deleterious effect on the building. The original structure at the south of the lot will be retained and rehabilitated, while the pool demolition will allow for redevelopment. The proposed building addition is clearly a product of its own time and obvious in its new design. The 1934 F.L. Austin building that presents to College Street (without northerly pool addition) will remain. **Affirmative finding.**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*



The northerly-most pool and storage additions have garnered no merit on their own part, and are non-historic. The central addition is original to the Austin design; its proposed demolition sparks requirements of Section 5.4.8 (d).

The sheltered entrance on the east façade will be retained and utilized as an entrance to the units within. **Affirmative finding.**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

From the VHB historic building submission:

Distinctive materials, features, finishes and construction techniques and examples of craftsmanship that characterize the south block of the building will be preserved. These include the following character-defining features, all of which express the building's Colonial Revival style: the recessed, arched College Street entrance and fanlight; the existing wood trim at the eaves; the south-facing dormers and the two northeast dormers; the quarter fanlights in the east gable which flank the exterior chimney; the slate roof; the exterior masonry walls; and the wood gabled sign box next to the College Street entrance, which was likely installed in the 1940s. The existing 6/6 wooden sash windows will be replaced with aluminum clad wood windows with insulated glass. These replacement windows will match the 6/6 light division of the existing sash windows and the frame profiles will match the existing windows as closely as possible.

Affirmative finding.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The application is not for replacement of deteriorated features, but in a significant addition, partial demolition and rehabilitation to accommodate 89 new residential units. **Affirmative finding.**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Other than the partial demolition, no physical treatments have been identified within the submission materials. **Affirmative finding.**

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

There are no known archaeological deposits on this site; however, the Y was built into the Burlington Ravine. Other than a brick sewer, there may be any kind of fill debris below the building site. Discovery of any resources during construction shall be reported to the Vermont Division for Historic Preservation for assessment, evaluation, and appropriate disposition.

Affirmative finding as conditioned.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The new addition is precipitated by the demolition of the central (historic) pool/gym and the more modern northerly pool.

The proposed addition is connected by a small hyphen from the north side of the existing building. The addition rises a full six stories; taller than existing structures on the site. The project anticipates utilization of the significant grade change (former ravine) to provide new opportunities for parking and service area.

Appropriate vertical and horizontal façade articulation has been provided, per the Urban Design Checklist.

The sheathing alternates between fiber cement lap siding/panels, masonry, and EIFS (west elevation).

The addition (attached to the College Street façade) is clearly modern in



vocabulary and discernable as new construction. Visibility of the west façade is largely obscured by other buildings and the changing grade of the street. The diminished height of the addition immediate to the westerly edge of the original structure assists in easing the scale of the new building into the College Street streetscape. **Affirmative finding.**

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

While unlikely, it is conceivable that the new addition could be detached and removed from the corner historic structure without loss of integrity to the original. The pool addition, however, is less likely so. **Affirmative finding with DRB concurrence.**

Section 5.4.8 (d) Demolition of Historic Buildings

The purpose of this subsection is:

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

The applicant is a licensed architect; submission materials generally outline the unsuitability of the rear (north) wings for rehabilitation. See VHB Memorandum.

- B. A statement addressing compliance with each applicable review standard for demolition;*

The submission documents include materials seeking to comply with the required review standards.

- C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person*

experienced in the rehabilitation and adaptive reuse of historic structures that addresses:

(i) the estimated market value of the property on which the structure lies, both before and after demolition or removal;

This has not been provided. The applicant has noted “not applicable” on submission materials, as there is no claim to economic hardship. At present, the building complex is in very poor condition.

and,

(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

Rehabilitation of the central pool building is not proposed. It is curious that the Standards of Review of Demolition outline the existing lack of parking as a supporting argument for redevelopment, when Burlington no longer has minimum parking requirements. It is understood, however, that an indoor pool has very little potential for adaptive reuse.

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;

From the application:

This Project has been thoughtfully designed to be economically viable while having the least amount of impact on the historic importance of the site and the adjacent properties. The preservation of the iconic south block will lessen the impact on the historic character of the immediately surrounding neighborhood. This building has, and will continue to, define a prominent corner of the intersection of College Street and South Union Street, and its relationship to other important historic buildings, such as the College Street Congregational Church, will be preserved.

As addressed in Article 5.4.8[b] above, the new addition, although larger in scale, has been designed to minimize impacts and compliment the historic south block and other adjacent properties within the Main Street – College Street Historic District. For example, the color of the paneled cladding will be similar to the color of the brick on the south block, and yellow brick accent walls will reference the color of other buildings in the neighborhood such as the First Congregational Church. A sixth story step back on the east elevation of the new addition that faces the historic district will soften the scale of the addition, as will the neutral color of the cladding on the sixth story. Likewise, the step back and neutral color of the cladding on the south side of the addition and western portion of the addition will preserve the prominence of the south block by allowing this side of the addition to recede to the background. The placement of HVAC equipment inside will reduce the visual clutter of the addition.

The retention of a portion of the historic brick hyphen connecting the south block to the north gymnasium/pool additions will create an appropriate transition between the old and the new construction. It will allow the new addition to be set back from the historic south block, preserving the gabled form of the south block almost in its entirety.

and,

- E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

The submission materials include elevations, drawings, plans, narratives, photographs and additional materials (Traffic Impact Study, Photometric, spec sheets, etc.) to satisfy requirements of Article 3. Additionally and per the requirements of the Comprehensive Development Ordinance, a series of Checklists have been provided for staff review.

Affirmative finding.

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

- A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;*

The application does not assert structural instability, rather the inability to effectively rehabilitate the pool/gym additions for functional and accessible use. In addition, the long vacancy of the building has presented a negative condition for both the building and the neighborhood.

or,

- B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;*

See narrative provided by VHB dated July 3, 2023 for further discussion of the challenges of repurposing the entire building. It is inconceivable that the existing athletic additions could be relocated. It is even less likely that an appropriate and feasible use could be introduced even if they were.

or,

- C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

With attentive preservation and retention of the more elaborately designed corner portion of the structure, it is possible to imagine a greater community benefit with redevelopment of the aging athletic facilities. Housing is in high demand, and the proposed 89 new units, as well as rehabilitation of this sorely abandoned and derelict building will be most welcome.

And all of the following:

- D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*

The introduction of significant new massing has the potential to spatially affect neighboring properties within the historic district. The application assures that the retention and rehabilitation of the existing structure, as well as the thoughtful selection of sheathing materials and recessed massing along College Street will ameliorate the impact of the greater building volume within the historic district.

- E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;*

A Historic Resource Documentation Package (HRDP) will be completed prior to the commencement of redevelopment. This device, developed by the Vermont Division for Historic Preservation is comparable to the documentation standards of the Historic American Building Survey (HABS) and will include all historically and architecturally important design, features, construction techniques, craftsmanship and materials of the historic building. This package will then be uploaded to the [State of Vermont Online Resource Center](#) for public availability.

and,

- F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
- (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*

The compatibility of the plan within the context of the historic district and immediate neighborhood shall be determined by DAB and DRB review.

- (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project;*

There is significant alteration proposed within the public right-of-way. Advancement of this plan will require the prior written approval of the Department of Public Works, and may include licenses and/encroachment permits from City Council. Work within the ROW may also require performance bonds and guarantee of completion. The applicant is directed to secure these approvals and, if required, provide required bonds/performance letters prior to commencement of work.

and,

- (iii) *The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

The project is anticipated to commence upon successful securement of all required permits and approvals.

Affirmative finding of Section 5.4.8, with DRB concurrence.

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

Not applicable.

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The applicant agrees to sell or permit others to salvage or purchase any historic building materials that will be removed during demolition. **Affirmative finding.**

Section 5.5.1, Nuisance Regulations

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

Section 5.5.2 Outdoor Lighting

The applicant has provided photometrics (exterior, and garage deck interiors) and fixture information. A mixture of downlighting, wall mounts, and poles are proposed. Light levels are acceptable, however there are pole fixtures placed within the public ROW. (Plan L- 5.0) These will need to receive approval of DPW, and included within an encroachment agreement with the Department of Public Works and approved by City Council. **Affirmative finding as conditioned.**

Section 5.5.2 (F) Specific Outdoor Lighting Standards

1. Parking Garage Lighting

Illuminance for the parking garage is demonstrated in the submitted photometric and fixture specification sheets. Generally, IESNA recommends parking floors to have an overall average illuminance of 5 fc with a 10:1 max/min horizontal uniformity ratio. Similarly, the entrance ramp should not exceed 50 fc as a transition from daylight to the interior of the facility.

Affirmative finding.

Section 5.5.3 Stormwater and Erosion Control

A fully articulated stormwater management plan and construction site erosion prevention and sediment control plan are subject to review by the Stormwater Engineering group. Approval of both documents will be a condition of approval. **Affirmative finding as conditioned.**

Article 8: Parking

The application proposes roughly 75 parking space in two below grade parking decks. With the adoption of ZA-22-07, there are no longer any minimum parking requirements.

Sec. 8.1.14 Stacked and Tandem Parking Restrictions

- (b) *Tandem Parking shall be allowed for all dwelling units (whether attached or detached). Each dwelling unit may have a pair of tandem parking spaces, however any pair of tandem parking spaces shall not serve more than one dwelling unit.*

There are a couple of Tandem Parking spaces proposed on one parking deck; they shall be reserved for one dwelling unit. **Affirmative finding as conditioned.**

Sec. 8.1.9 Maximum On-Site Parking Spaces

With a maximum parking limitation of 1 parking space per unit, the proposal does not exceed that allowance (89 units / 75 parking spaces.) **Affirmative finding.**

Section 8.1.16 Transportation Demand Management

(b) *Applicability:*

(1) *A Transportation Demand Management Program shall be required for all projects in any Parking District involving any one or more of the following:*

Table 8.1.16-1

Project Type	Applicable Projects
	• Creation of 10 or more dwelling units • A non-residential or Mixed Use development with a building footprint of eight thousand (8,000) sq.ft. or more; or the creation of fifteen thousand (15,000) sq.ft. or more of gross floor area
Applicable TDM Sections	All provisions of Sec. 8.1.16 (c)

(c) *A Transportation Demand Management (TDM) Program shall include the each of the following elements at a minimum:*

(1) **Outreach and Education:**

a. Designation of a Transportation Coordinator who directly, or indirectly through membership in a Transportation Management Association, shall be responsible for each of the following:

- 1. Prepare and always make available to all residents and employees informational and educational materials regarding available TDM strategies and opportunities for increased use and participation;*
- 2. Preparation and dissemination of an annual travel survey of all residents and employees; and,*
- 3. Record-keeping and reporting to City upon request of all TDM activities offered and rates of participation (including parking utilization if applicable)*

The ordinance requires creation of a Transportation Coordinator who will be responsible for providing residents with information on TDM strategies during an annual meeting as well as on request. In addition, the Transportation Coordinator is required to prepare and disseminate an annual travel survey of residents and employees and provide record keeping to the City.

The Project will be professionally managed by a Property Manager who will be an employee of the Owner whose role will include that of Transportation Coordinator which will include the fulfillment of monitoring and reporting requirements as well as other aspects of its transportation management plan. Over time the Property Manager will determine if CATMA membership is appropriate for them or if they wish to continue to self-manage the transportation data collection and reporting.

The ordinance requires offering a car share membership to all tenants for free for the first two years of occupancy, and at a minimum discount of 50% for every year afterward. In addition, the ordinance requires the provision of car share spaces on site at a rate of 1 space for every 20 residential units.

Affirmative finding as conditioned.

*(2) **TDM Strategies:** In addition to compliance with the on-site Bicycle Parking requirements found in Article 8, Part 2, each TDM Program must incorporate TDM strategies to minimize the amount of parking demand associated with the project. At a minimum, a TDM Program shall select no less than two (2) of the following TDM strategies, which shall be selected and filed with the Administrative Officer on an annual basis:*

- a. Maintain an ongoing and active membership in a Transportation Management Association (TMA);*
- b. Provide GMT Transit passes to all residents and employees at a minimum discount of 50%;*
- c. Provide a free car share membership to all residents and employees;*
- d. Provide a free bike share membership to all residents and employees;*
- e. If not already provided through a TMA membership, provide residents and employees with a shuttle service, guaranteed ride home program, or ride to a nearby transit center.*

The ordinance requires GMT transit passes be offered to all residents for free for the first year of occupancy and at a minimum discount of 50% for each year afterward. The Project will commit to offering GMT passes to all tenants and providing them to tenants that desire them. **For the first two years, the Project has committed that transit passes will be offered for free to all residents of the building** The Property Manager may have the option to collectively buy transit passes through its management company or otherwise (some residents may have passes through their employer) unless CATMA membership is opted for and in that case they will be provided for within the CATMA membership. The Project will investigate methods to ensure that the development continues to support transit passes.

As shown on the graphic below, there are currently five CarShare Vermont vehicles located in the immediate area of the proposed Project. As such, it is likely that site residents would use these vehicles. **The Project has committed to providing up to four spaces for a CarShare vehicle on the site.**

In conformance with the ordinance, **the Project will offer car share membership to residents during the first year of building occupancy and will offer subsidized CarShare membership at the rate of 50% toward a second year of membership.**

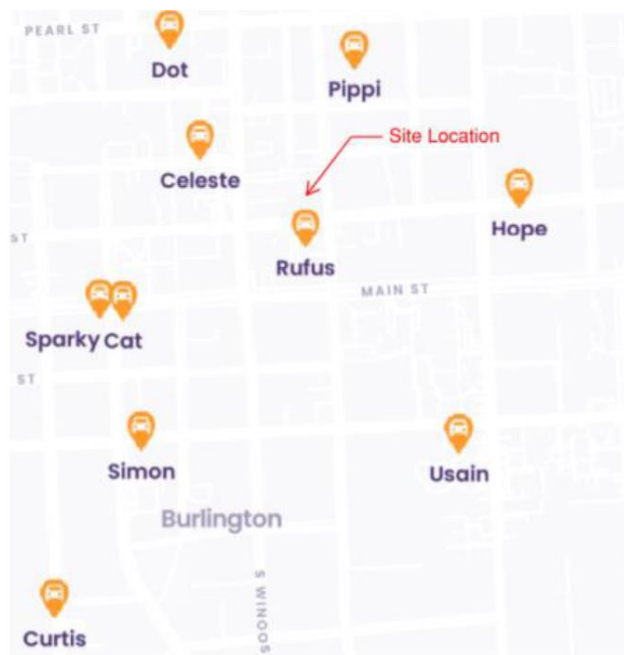


Figure 1. Car Share Locations in Proximity to the Project Site Location

Affirmative finding as conditioned.

*(3) **Parking Management:** Where on-site or off-site parking is also made available:*
a. Conduct parking utilization studies at least annually for a period of 7 years from receipt of a Certificate of Occupancy;

b. With the exception of permanently affordable housing units, the cost of parking shall be un-bundled from all residential and nonresidential leases and deeds and made available at a market rate;

c. Where parking spaces are made available to off-site users, parking spaces may be made available by a renewable lease, provided the term of any lease does

not exceed one (1) year;

and,

d. Priority parking spaces: when on-site parking is provided, the following must be located in closest proximity to a primary building entrance and/or public street frontage:

- 1. ADA Accessible spaces;*
- 2. Bicycles, scooters, and motorcycles spaces;*
- 3. Car-share: where 1 space must be offered for projects with 20 or more residential units, subject to an agreement with a car-share provider; and,*

4. *Carpool and/or Vanpool vehicles: where more than 20 spaces are available for non-residential uses. In such cases, 5 spaces or 5% of the parking spaces on site, whichever is less, must be reserved for carpool/vanpool use before 9:00 AM on weekdays.*

Per the Ordinance, Parking Utilization studies need to be conducted annually. **The Project has committed to collect this data either through the Transportation Coordinator and/or CATMA.**

In accordance with the Ordinance, the cost of parking shall be unbundled from residential and non-residential leases and made available at a market rate. Parking may be made available by a renewable lease, not longer than one year. **The project has committed to unbundle the purchase of parking from the rent or purchase price of the residential units.**

Priority parking spaces closest to the primary building entrance need to be provided for handicapped parking, bicycle, scooter and motorcycle spaces, and car share (as indicated above) for residential projects. **As outlined above, a priority parking space will be provided for car share as demand dictates (for a minimum of two years).**

Affirmative finding as conditioned.

*(4) **TDM Agreement:** Each TDM Plan shall include a signed commitment to and acknowledgement of each of the following on a form provided by the Administrative Officer:*

a. Commitment to ongoing implementation of the TDM requirements as set forth above;

b. Acknowledgement that the project has no claim to the ongoing availability of nearby on-street public parking, and that, as is the case with other on-street public parking, the City retains the right to charge for, restrict or remove such on-street parking at any time;

c. Acknowledgement that failure to maintain transportation demand management as required above is a violation of this ordinance, and understanding that, pursuant to Sec. 2.7.8 of this ordinance, no zoning permit or certificate of occupancy may be granted until any such violation has been remedied;

and,

d. Commitment to notify any subsequent owners and tenants in writing of their obligations under this section as part of any purchase and sale and/or lease agreements.

The applicant's response:

The Project is investigating the method of creating this ongoing commitment for the redevelopment of 266 College Street. The intent will be to include an ongoing commitment to ongoing implementation of the TDM requirements as set forth above; acknowledgement that the project has no claim to on street parking; acknowledgement that failure to maintain TDM as required is a violation of this ordinance and that no certification of occupancy be granted until any such violation has been remedied; and commitment to notify subsequent owners and tenants in writing of their obligations under this section as part of any purchase and sale and/or lease agreements. The Project will continue to work with the City to develop the appropriate method of this commitment in the event that the Developer would transition ownership of the building.

Review and Enforcement: The Administrative Officer shall be responsible for determining compliance with the TDM Program requirements as set forth above, and ongoing implementation shall be included as a condition of any discretionary or administrative permit required for development subject to the conditions of this Section.

Failure to maintain a TDM Program as required above shall be a violation of this ordinance, and pursuant to Sec. 2.7.8 of this ordinance no zoning permit or certificate of occupancy may be granted without a TDM Program in effect.

Guidelines regarding compliance with these TDM requirements shall be developed and provided to applicants by the Administrative Officer.

Affirmative finding as conditioned.

Part 2: Bicycle Parking

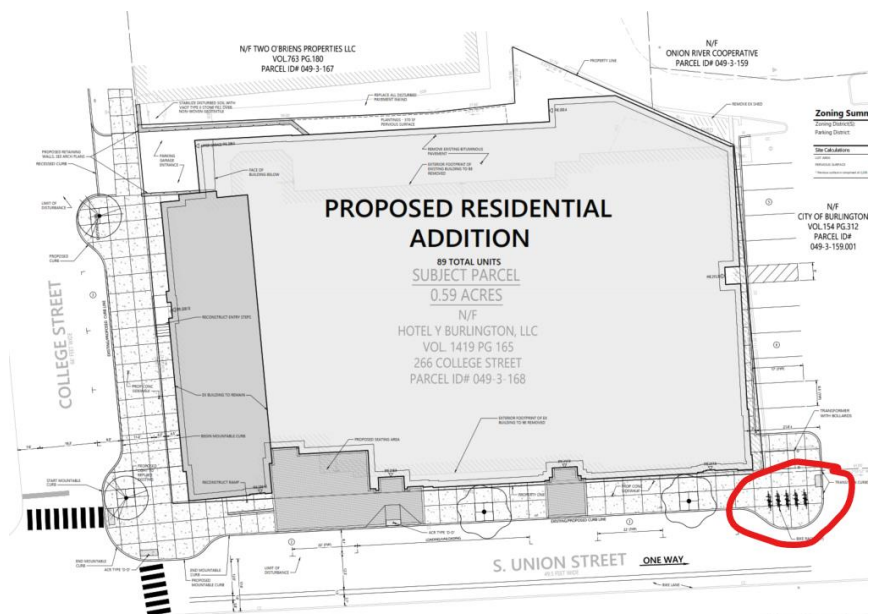
Table 8.2.4 – 1 Bicycle Parking Requirements

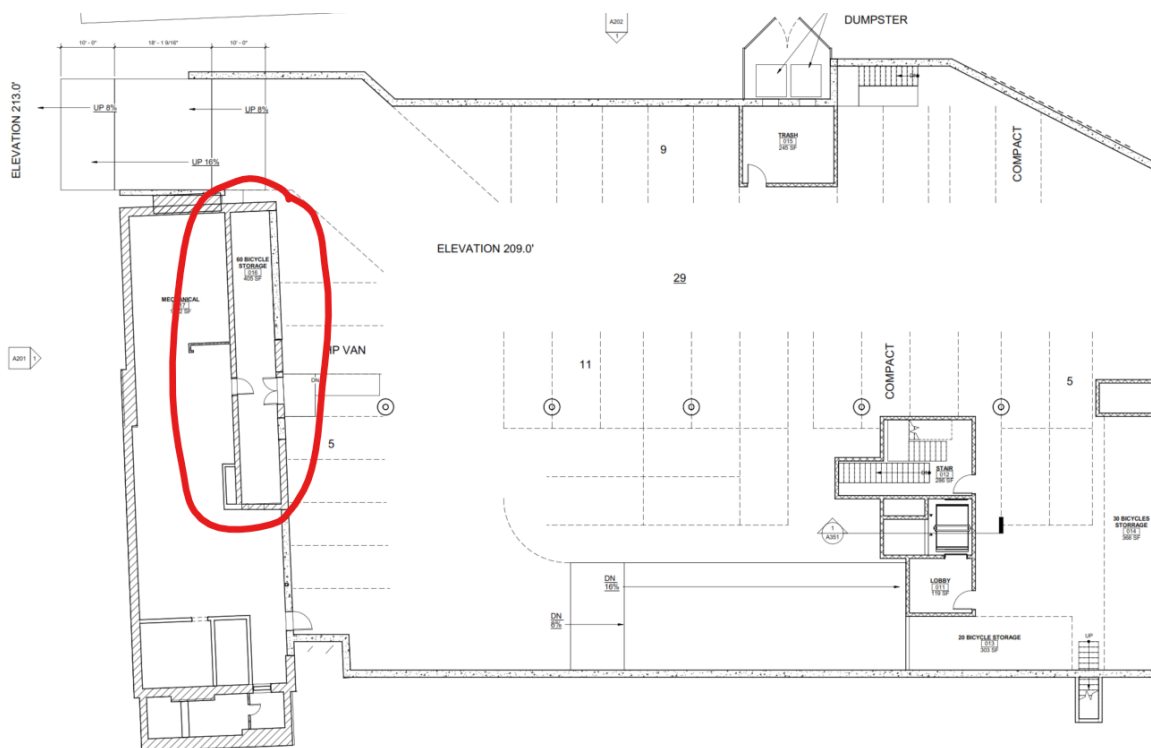
Residential / Household Living Requirement: Long Term 1 per 2 Bedrooms; Short Term 1/ per 10 units.

The applicant informs that there are 209 bedrooms proposed:
Long Term bike parking = **105 long term bike parking spaces**.
For 89 residential units, **9 short term bicycle parking spaces** are required.

Bike parking is illustrated on the site plan, within the ROW on the north/east side of the parcel.

(This must be acceptable to DPW.) Long Term bike parking can be accommodated within the basement storage area. **Affirmative finding as conditioned.**





Article 9: Inclusionary and Replacement Housing

Section 9.1.5 Applicability

(a) *The creation of five (5) or more residential units through new construction and/or substantial rehabilitation of existing structures, including the development of housing units utilizing development provisions other than those specified in Section 9.1.5 (b).*

The creation of 89 new residential units spurs the requirement for Inclusionary Housing.

Section 9.1.7 Certificate of Inclusionary Housing Compliance

Notwithstanding any other provision of this ordinance, no certificate of occupancy for a project covered by this chapter shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the Housing Trust Fund Manager.

Affirmative finding as conditioned.

Section 9.1.8 Inclusionary Units, Rental, and Sales

For covered projects in which units are offered for rent or sale, a base of fifteen percent (15%) of all the dwelling units in the project, graduated as specified in Table 9.1.8-1, shall be designated as inclusionary units.

15% of 89 = 13 units IZ.

Satisfaction of Article 9 / Inclusionary Requirements are subject to review and issuance of a Certificate of Inclusionary Housing Compliance by the Housing Trust Fund Manager.

Affirmative finding as conditioned.

Article 14: Plan BTV Downtown Code

Section 14.6.4 Building Height

(f) Design and Public Space Standards Required for Additional Building Height

i. Design Standards: The maximum building height and mass is permitted By Right by the underlying Form District, as may be modified by the chosen Building Type and Frontage Type. However, there are a number of ways that building shape, articulations, and choice of materials can be used to reduce the perceived height and mass of taller buildings, and ensure a high quality of design that complements the character of the Downtown and Waterfront area. After consultation with the Design Advisory Board and a Public Hearing, the Development Review Board shall evaluate any proposal seeking additional Building height under each of the following additional design standards, and find affirmatively that:

- a. The proposed building presents a design that emphasizes slender, vertically-oriented proportions to assure a rich visually interesting experience as viewed within the context of the downtown skyline; reinforces opportunities for establishing points of reference for visual orientation; and provides visual interest and human scale at the pedestrian level through the use of a variety of scales, materials, fenestration, massing, or other architectural design techniques;*

The applicants are seeking a maximum height of 69' 7 ¾" above the average grade. This district allows 45' by right, with height up to 65'/6 stories within Special Height Area "E" with DRB review. There is also a provision (see below) allowing for up to 20% relief from standards. (20% of 65' building height is 13' additional height. 4' 7 ¾" are requested under Alternative Compliance/Relief for a total building height of 69' 7 ¾".)

Combined, these standards allow for consideration of the height requested if standards below met to the satisfaction of the DAB and DRB.

The building elevations illustrate a rhythm with fenestration in regular rows but creating a tempo with vertical movement of window placement. Building articulation guides the eye upward (accentuated with "columns" of materials, bays, balconies and color.) Human scale is addressed along the pedestrian level of South Union Street with a proposed Doorway Frontage type, accentuated with easily identifiable entrances, landscaping, a canopied patio area, and generous glazing.

- b. Step backs, horizontal and vertical variation, selection of materials, and/or other architectural design technics are used to reinforce the street wall, create transitions from buildings of a smaller mass and height, and reduce the perceived height and mass of upper stories from the street level;*

The plane of the new building varies along the street front, with the majority of the building plane along South Union Street immediately abutting the pedestrian way. Recesses appear at building entrances, the exterior seating area, and the garage entrance (College Street.) Building openings are regularly spaced in horizontal rows and vertical columns along all elevations (with fenestration pattern adjusted to each bay), yet banded in the uppermost floor. Pronounced cornice lines cap each building mass.

The southwesterly component of the addition is smaller in scale; deferential to the existing Austin building and set back from the street front (also to accommodate garage access.) The

larger addition is firmly set behind the historic street front building from the College Street perspective. The larger massing is most evident on the east/South Union Street secondary frontage.

and,

- c. *Upper story proportions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual building elements from the public thoroughfare.*

Due to the rising grade of College Street and the relatively flat plane of South Union Street, it is unlikely that views from the public thoroughfare are possible between the building masses. The roofplanes are, however, differentiated between the prominent South Union Street massing and the smaller College Street addition; articulated at differing elevations and varying the skyview between these building elements.

The DRB may condition approval of additional building height by reducing the By-Right building mass by no more than 10% of the total floor area of the new floors enabled by granting the additional building height. In no case shall the maximum By-Right building height be reduced.

Not applicable.

ii. Active Public Space and Restrooms

A minimum of 20 sf/1,000 sf of the gross floor area above 85 feet shall be dedicated to active and publicly accessible upper story rooftops and terraces, and/or street-level public restrooms as follows....

Not applicable. The building is not proposed to exceed 85’.

Affirmative finding with DRB concurrence.

Section 14.7.3 (b) Alternative Compliance Granted by the Development Review Board

- i. *DRB Alternative Compliance: Relief from any non-numerical standard by no more than 20% of such requirement or an additional 10% beyond any Administrative Relief permit above, may be granted by the Development Review Board **after review and recommendation by the Design Advisory Board** and a Public Hearing. Decisions by the DRB regarding any Alternative compliance granted shall be made in writing and upon affirmative findings that:*

- A. *The relief sought is necessary in order to accommodate unique site and/or Building circumstances or opportunities;*

The project is requesting relief from the 65’ maximum height afforded by Special Height Area “E”; instead proposing 69’ 7 ¾” above the average grade. The difference (4’ 7 ¾”) is less than the 20% maximum relief allowance, measuring- a 7% deviation. The applicant has offered that the significant changing grade of the site, situated well into Burlington’s ravine, to present a unique challenge. Coupled with the topography, the existing building has 20 different vertical levels, which the plan seeks to remediate in the redevelopment.

- B. *The relief if granted is the minimum necessary to achieve the desired result;*
In trying to reconcile floors that do not align, the ravine, and the opportunity of below grade parking, the applicant feels the request for relief would be well exercised in this plan.

- C. The property will otherwise be developed consistent with the purpose of this ordinance, the intent of the Form District, the intent and purpose of the section that the relief is being sought, and all other applicable standards;*

The application through the checklists meets compliance in all other matters of Plan BTV Downtown Code.

- D. The relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties;*

The close proximity of the proposed building to the northwest boundary line with an adjacent empty parcel (identified as 0 South Union Street) may have implications for any future development on the empty lot. Building code may influence or place limitations on the number of building openings, type of construction and sheathing materials; however no overall prohibition to redevelopment.

and

- E. The relief, if granted will yield a result equal to or better than strict compliance with the standard being relieved.*

This site is among the most challenging in the city. The intent of Plan BTV Downtown Code is to utilize physical form as the organizing principle in shaping new development. Burlington's unique characteristics, including significantly changing grades, sometimes tests parameters of dimensional standards like average building height. Consideration of relief in this area, as allowed by this section, will acknowledge the challenges of context while respecting the goals of the Plan. Approval of the requested additional height will also contribute to the creation of much needed housing in the downtown.

II. Conditions of Approval

Form Based Code Conditions of Approval:

1. At least 10% pervious area will be provided.
2. The Glazing Transparency and Reflectance levels shall comply with Section 14.4.13 (a).
3. Per Section 14.4.13 (e) iii, small exterior vents (less than 10-in x 10-in) associated with small scale heating/cooling equipment or residential appliances shall be permitted on the Façade of Buildings where residential occupancy occurs along the Façade. Every effort should be made to minimize and consolidate the number of these vents. They shall be located, organized, screened, and detailed to harmonize and compliment the overall design of the Façade.
4. Per Section 14.4.13 g. iv, The Balcony platforms shall be at least 3-inches thick, and where the underside of a Balcony is visible from a public way it shall be finished. Balconies may incorporate a Canopy or Awning but shall not be enclosed.
5. Per Section 14.4.13 (h) xii. Canopies projecting into the public right-of-way shall be cantilevered or supported from above, and columns or posts extending to the ground are prohibited. Canopies placed outside of the public right-of-way may be partially or fully free-standing.
6. Per Section 14.6.7 i. Accessible parking spaces shall be designated as reserved for the disabled by a sign showing the symbol of Accessibility. Painting of the paved area for the

dedicated parking spaces alone shall not be sufficient as the sole means of identifying these spaces.

Other Conditions of Approval:

1. The applicant shall provide final area calculations for the purpose of calculating Impact Fees. The area providing Inclusionary Housing shall be exempt from Impact Fees. Confirmation of the area shall be provided in writing, and confirmed by the Housing Trust Fund Manager.
2. Impact Fees shall be paid to the Administrative Officer at least 7 days prior to occupancy of any part of the structure.
3. Days and hours of construction shall be limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction had previously been approved for 8:00 am – 4:00 pm. No construction activity on Sunday.
4. Redevelopment will require the written approval of the Department of Public Works, and may include licenses and/encroachment permits from City Council. Work within the ROW may also require performance bonds and guarantee of completion. The applicant is directed to secure these approvals and, if required, provide required bonds/performance letters prior to commencement of work.
5. Tandem Parking shall be allowed for all dwelling units (whether attached or detached). Each dwelling unit may have a pair of tandem parking spaces, however any pair of tandem parking spaces shall not serve more than one dwelling unit.
6. A letter of capacity for water and sewer service from the Department of Public Works Water Division will be required prior to release of the permit.
7. Comments and conditions provided by Water Resources at Technical Review shall be incorporated into this decision.
8. A State of Vermont wastewater permit will be required.
9. The standard 3-year timeframe for zoning permits will apply unless the applicant submits a specific phasing schedule and construction timeline with the zoning permit application.
10. No certificate of occupancy shall be granted unless and until a Certificate of Inclusionary Housing Compliance has been issued by the Housing Trust Fund Manager.
11. Discovery of any archaeological resources within the ravine during construction shall be reported to the Vermont Division for Historic Preservation for assessment, evaluation, and appropriate disposition.
12. A Historic Resource Documentation Package (HRDP) will be completed prior to the commencement of redevelopment. This will be provided to the City, and to the Vermont Division for Historic Preservation to be uploaded to the [State of Vermont Online Resource Center](#) for public dissemination.
13. 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.

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax: (802) 863-0466

AJ LaRosa
Caitlin Halpert
Geoff Hand
Sean McKenzie
Brad Rabinowitz
Chase Taylor
Evan Gould, (Alternate)
Vacant, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 1, 2023, 5:00 PM

AGENDA

Hybrid & In Person (at 645 Pine Street) Meeting

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

Webinar ID: 832 2569 6227

Passcode: 969186

Telephone: US +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or
+1 253 215 8782 or +1 346 248 7799

- I. Agenda**
- II. Communications**
- III. Minutes**
- IV. Consent**

1. ZP-23-305; 339 Pine Street (E-LM, Ward 5S) City DPW / Andrew Jope

Continuation of use of temporary modular training/office space in storage yard. (Project Manager, Scott Gustin)

Approved

V. Public Hearing

1. ZP-23-284; 266 College Street (FD5, Ward 8E) Giri Burlington Property, LLC / 266 Greencastle, LLC

Major Impact Review of proposed renovation of existing building to construct a 6-story addition with rental housing and two levels of parking below street grade. (Project Manager, Mary O'Neil)

Continued until date to be determined

VI. Certificate of Appropriateness

1. ZP-23-199; 160 Flynn Avenue (E-LM, Ward 5S) The Switchback Beerworks, Inc. / Tyler Barnard

Building renovations to accommodate new tap room including the construction of a new patio area, sidewalks, parking, and stormwater improvements. (Project Manager, Garret King)

Approved

2. ZP-23-250; 180 Flynn Avenue (E-LM, Ward 5S) LJC, Inc. / CO LCT Company / Tyler Barnard

Site modifications including reconstruction of parking lot and stormwater improvements associated with ZP-23-199. (Project Manager, Garret King)

Approved

VII. Adjournment

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Burlington Development Review Board

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Vacant, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, August 1, 2023, 5:00 PM

MINUTES

Hybrid & In Person (at 645 Pine Street) Meeting

Board Members Present: AJ LaRosa (5:05 PM), Caitlin Halpert, Geoff Hand (5:05 PM), Sean McKenzie, Brad Rabinowitz, Chase Taylor (5:05 PM), and Evan Gould

Board Members Absent: None

Staff Members Present: Scott Gustin, Garret King, and Joseph Cava

Staff Members Absent: Mary O'Neil

- I. Agenda
- II. Communications
- III. Minutes
- IV. Consent

1. ZP-23-305; 339 Pine Street (E-LM, Ward 5S) City DPW / Andrew Jope

Continuation of use of temporary modular training/office space in storage yard. (Project Manager, Scott Gustin)

Jeff Schake: Sworn in.

Caitlin Halpert: This item is recommended for consent approval. Have you had time to review the staff report and have any comments or question?

Jeff Schake: Yes, I have reviewed the staff report. I am working with Brad Biggie to resolve an open permit record outlined in the report.

Caitlin Halpert: Are there any questions or comments from the board? Hearing none, are there any questions or comments from the public? Hearing none, would someone like to make a motion?

Geoff Hand: I am recusing myself on this item.

Brad Rabinowitz: Motioned to approve and adopt staff recommendations, Sean McKenzie 2nd. Vote 6-0. Motion carried.

V. Public Hearing

1. ZP-23-284; 266 College Street (FD5, Ward 8E) Giri Burlington Property, LLC / 266 Greencastle, LLC

Major Impact Review of proposed renovation of existing building to construct a 6-story addition with rental housing and two levels of parking below street grade. (Project Manager, Mary O'Neil)

Bruce Baker, Cleary Buckley, Peter Smiar, and Sharon Bushor: Sworn in.

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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865 7188 (TTY users: 865 7142).

AJ LaRosa: I was involved with a foreclosure transaction of this property, but I feel this won't impact my non-biased review of this project. Can you walk us through this project?

Bruce Baker: A portion of this site is in the ravine and the building has been uninhabited for five or six years, so this is part of the challenge to redevelop this site.

Cleary Buckley: We are proposing the partial demolition of the existing historic structure which includes the gym and pool at the rear of the property. The gable roofed structure at the front of the property will be retaining. This is a tightly constrained site, so it adds perplexity and costs to the project. The proposed building under the existing ordinance will be LEED Gold certified. We are proposing the use of yellow and red bricks on the addition which compliments the Congregational Church across the street from this project. The Design Advisory Board (DAB) recommended making the back of the proposed structure more inviting which currently is a monotone grey color.

Brad Rabinowitz: Are there apartments proposed on the first floor of the proposed development?

Cleary Buckley: Yes, there will be apartments throughout the first floor along South Union Street and College Street.

Brad Rabinowitz: Does form based code allow residential uses on the first floor where street activity occurs?

Scott Gustin: Yes.

Cleary Buckley: The apartments wrap around the exterior of the building to allow natural light to flow in through the center of the building.

Brad Rabinowitz: I am concerned with the lack of engaging uses on the first floor. How many apartment units are proposed?

Cleary Buckley: 89 apartment units.

AJ LaRosa: To clarify, the grade changes along College Street is being used to create access for the two parking levels?

Cleary Buckley: Yes.

Evan Gould: The plans propose over 100 long-term bicycle parking spaces. Can you expand on this?

Cleary Buckley: There is space in the existing basement of the old "Y" for mechanical equipment and up to 60 bicycle parking spaces. We haven't determined the exact number yet.

Sean McKenzie: So the upper floors of the historic building will be accessed through the newer building?

Cleary Buckley: Yes, the form based code requires a certain height between floors.

Sean McKenzie: The proposed building looks big from the street level in comparison to the historical building. Can you expand on alternatives to set back the building from the street?

Cleary Buckley: The design is a maximization of existing site and height requirements.

AJ LaRosa: I appreciate the site uses, but I recommend changing the grey monotone color scheme on the rear facade to something similar with the red and yellow brick color scheme. The proposed access point on College Street is coming in from a City right-of-way. Have you spoken to the Department of Public Works (DPW) about this?

Cleary Buckley: The color scheme is not true to form because of the monochromatic design. This is a cost driven design but we would be willing to address alternative color recommendations. We have been discussing this with DPW. To clarify, this is the same access that was proposed when this project came before the DRB for review as a hotel redevelopment.

AJ LaRosa: What is the siding material on the topmost floor of the building made of?

Cleary Buckley: Fiber cement siding.

AJ LaRosa: What is the use of the different color scheme?

Cleary Buckley: The topmost floor is set back from the darker color of the cornice, which is why it's a lighter color differentiated from the red and yellow brick. This also relates to the lighter colors used in the trellis and balcony designs on the other building facades of the proposed project.

Brad Rabinowitz: I appreciate the efficiency of the plan to bring light into all spaces throughout the apartment units.

AJ LaRosa: When we previously reviewed this site for redevelopment as a hotel, a Transportation Demand Management (TDM) plan was required. Can you expand on the differences between the hotel proposal and this project?

Peter Smiar: We have decreased the number of parking spaces below street level so it decreases the demand.

AJ LaRosa: Are the bump outs in the right-of-way?

Peter Smiar: Yes, we've been working with DPW on this proposed addition including the bump outs.

Sean McKenzie: On the streetscape itself, I noticed minimal landscaping, and would like to see seasonal plantings. Will you be implementing snow guards and ice sheilds?

Cleary Buckley: We recognize that this is a facet of the project that needs to be addressed. Plantings will be reviewed as part of this project.

AJ LaRosa: Does anyone from the audience wish to speak or have questions?

Scott Gustin: Sharon Bushor has her hand raised.

Sharon Bushor: I've been following this site for a long time including the previously proposed hotel project. I feel this project is putting a lot of pressure on the applicant in regard to VHB's evaluation of the existing historic gabled structure. I think the extra floor with darker colors detracts from the original structure. I recommend the developer consider owner occupied apartment units to improve the weakness that much of this neighborhood is transient in nature as people come and go. I do agree with comments about the economics, but I don't understand the additional floor. I know the affordability component allows this, but I recommend evaluating green roofing strategies to reduce the heat index generated by the immense amount of concrete. I also didn't know if more balconies could be implemented on the north side of the building to make it more engaging. I appreciate you

addressing the bicycle parking, but will there be an elevator big enough to accommodate bicycles that are brought down to the storage area? Common spaces on the first floor for tenants could also be beneficial for getting to know your neighbors. We've seen this type of strategy implemented in the Cambrian Rise development.

Bruce Baker: Cleary is providing breakout spaces for tenants working from home in the designs. If we implemented a café, this would make it more engaging, but that would be a later development. There are so many building and site challenges, which is why this building has been sitting vacant so long. As the developer, I'm taking a lot of risk to do this. In regard to owner occupancy, we don't know what the market will look like three years from now once the project is completed.

AJ LaRosa: We have seen a lot of amendments in the Cambrian Rise development as project scope changes.

Bruce Baker: This development will have a 24/7 leasing office and security, so there will be access and transparency throughout all times of the day.

Cleary Buckley: We met with the State Historic Preservation Officer (SHPO) who appreciated the retention/relationship of the older building with the new design.

AJ LaRosa: I propose we close the public hearing and we'll deliberate on this later.

VI. Certificate of Appropriateness

1. ZP-23-199; 160 Flynn Avenue (E-LM, Ward 5S) The Switchback Beerworks, Inc. / Tyler Barnard

Building renovations to accommodate new tap room including the construction of a new patio area, sidewalks, parking, and stormwater improvements. (Project Manager, Garret King)

AJ LaRosa: We will review the 160 and 180 Flynn Avenue projects simultaneously since they are both related.

2. ZP-23-250; 180 Flynn Avenue (E-LM, Ward 5S) LJC, Inc. / CO LCT Company / Tyler Barnard

Site modifications including reconstruction of parking lot and stormwater improvements associated with ZP-23-199. (Project Manager, Garret King)

William Cherry, Gretchen Langfeltd, and Paul Boisvert: Sworn in.

AJ LaRosa: Can you walk us through this project?

William Cherry: We took over ownership of the site after operating for over twenty years. The proposing improvements will give us the opportunity to expand our services beyond a tap room to include a full service restaurant. The greenspace expands our organization's opportunities to host community events as well.

AJ LaRosa: What will happen to the old tap room?

William Cherry: It may become a private event space, we haven't thought that far ahead.

Evan Gould: Are the two buildings attached?

Gretchen Langfeltd: It is two separate buildings, but we're trying to tie the two buildings together. The older brick building is the gem of this property and will become the new tap room.

Paul Boisvert: The site is further improved by fencing and sidewalks with a new patio that is level with an entry vestibule. It will still be shared access coming in off Flynn Avenue. We are also proposing native plantings including trees, shrubs and perennials. We have been working with James Sherrard to ensure the alignment of stormwater improvements.

Brad Rabinowitz: I'm trying to piece together the layout. Is that an outside bar I see on the plans?

Paul Boisvert: Yes.

Evan Gould: I live in this area and park my bike close by. I appreciate the attention to detail regarding varying forms of transportation.

Gretchen Langfeltd: We are excited that people walk and bike to this location in addition to traditional vehicular traffic.

AJ LaRosa: Seeing no additional hands, we'll close the public hearing on this item and go into deliberative session.

VII. Adjournment

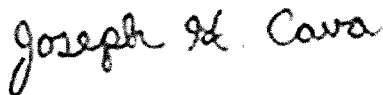
Hearing closed at 6:15 PM.



Alexander J. LaRosa, Chair of Development Review Board

9/5/23

Date



Joseph H. Cava, Permitting & Inspections Permit Technician

8-7-23

Date

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