

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

Ron Wanamaker
Emily Morse
Richard Martin
Gabriel Stadecker
Jay White
Kathleen Ryan, Alt
Vacant, Alt



DESIGN ADVISORY BOARD Tuesday, July 25, 2023 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09>

Webinar ID: 871 5565 5137

Passcode: 796731

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

Agenda

Session I – 3:00 PM – 3:30 PM

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)

Session II – 3:30 PM – 4:00 PM

ZP-23-273; 41 Adams Street (RM, Ward 6S) QCDG Adams TH, LLC / Daniel Goltzman

Proposed construction of a new three-story, three-unit building. (Project Manager, Garret King)

Session III – 4:00 PM – 4:30 PM

Reorganizational Meeting

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

Non-Discrimination

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Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

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



MEMORANDUM

To: Design Advisory Board
From: Garret King
Re: 41 Adams Street
Date: July 25, 2023

File: ZP-23-273
Location: 41 Adams Street
Zone: RM **Ward:** 6S
Parking District: Neighborhood
Date application accepted: June 6, 2023, Complete June 15, 2023
Applicant/ Owner: Daniel Goltzman / QCDG Adams TH LLC
Request: Building a new three-story triplex.

Overview:

Applicant is looking to build a new three-story three-unit building on the currently vacant lot. Each unit will have its own garage, rear porch and rooftop deck. On a currently vacant lot.

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 is not an identified significant natural area, the addition of the new building will not block or obscure any important views. **(Affirmative Finding)**

(b) Topographical alterations

Significant grading is not indicated in the plans **(Affirmative Finding)**

(c) Protection of important public views

Not applicable

(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 a sheltered entry will be constructed for the main entryway as well as over the front of the garage. **(Affirmative Finding)**

(i) Vehicular access

The new driveway will be paved with one shared entrance for all three units.

(j) Pedestrian access

The new building is along a road with a sidewalk where public access is granted by the main driveway. Access to the main entry of each unit is also provided by the main driveway.

(Affirmative Finding)

(k) Accessibility for the handicapped

No handicapped accessibility is shown and is not required. **(Affirmative Finding)**

(l) Parking and circulation

Parking and circulation will be provided by the main driveway and individual garages for each unit. **(Affirmative Finding)**

(m) Landscaping, fences, and retaining walls

Landscaping details show two new trees by the front corners of driveway. Other landscaping includes two small retaining walls and enclosure for the garbage. A rear paver patio will be attached to the rear of the structure and screened with wood shadow box fencing. **(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 building along with its accessory patio is similar in size and mass to the adjacent buildings with a basic design. The mass of the building will be defined by straight lines and square edges that clearly define the spaces of each unit. It appears to have an asymmetrical appearance when viewed from the street with the ground floor containing mostly garage space and entrance to the units. The top two floors are where the bulk of the residential units exist with some deviation in depth that distinguishes the units from each other. The scale of the building is slightly larger than the nearby properties on the street due to the building having a full three stories. On the rear of the building exterior stairs are proposed that go all the way up to the rooftop patios that gives the impression of additional mass on the rear of the building.

2. Roofs and Rooflines

The roof will be a white colored flat membrane roof that will also include space for a rooftop patio for each unit. The majority of the roof is squared off by the metal parapet on the street edge. Towards the rear of the building rooftop decks for each unit and mechanical equipment is screened by wood shadow box fencing. No rooftop lighting is proposed for the rooftop decks.

3. Building Openings

The windows are six over one triples and single six over one double hung windows on the street facing façade that have identical layouts for each unit. The layout is the same for each unit and distinguishes the units for each other. The entry doors and garage doors have a panel design but only the entry doors have triple pane windows at the top. The rear façade shares the same six over one double hung windows as the front of the building. On the rear there are also ground level and third story entry doors that lead out to the exterior staircase. The sides of the building are mostly blank with only two four pane square windows on each side.

(Affirmative Finding)

(b) Protection of important architectural resources

Not applicable

(c) Provide an active and inviting street edge

From the road, the new building will appear as one solid mass with some change and variations of depth. For the new building the simple driveway and retaining walls provides a wide opening to the street that helps define the building. The ground floor garages and unity entryways having a sheltering ledge also adds a defining feature that separates the pedestrian and access space from the living area. **(Affirmative Finding)**

Quality of materials

The color and material for the new construction will mainly consist of dark colored siding. The roof windows and doors are all materials that are commonly seen on other modern structures.

(Affirmative Finding as Conditioned)

(d) Reduce energy utilization

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

(e) Make advertising features complimentary to the site
Not applicable

(f) Integrate infrastructure into the building design
All mechanical equipment for the structure will be attached to the roof of the building and screened to match the other materials that are used for screening for the project. **(Affirmative Finding)**

(g) Make spaces safe and secure
Proposed building must comply with the city's current egress requirements, building entries will be illuminated. **(Affirmative Finding)**

RECOMMENDED MOTION:

Forward to the Development Review Board with the following conditions:

1. Alteractions to the driveway to prevent the front yard consisting of mostly driveway, specifically changes to address the width.
2. Additional information on the materials for the siding of the building is to be provided.

G-5000

STEEL POLYURETHANE SANDWICH DOOR
THICKNESS: 1 3/4" R-16 INSULATION

INSULATION OPTIONS

G-5138 THICKNESS: 1 3/8" R-12 INSULATION
G-5200 THICKNESS: 2" R-18 INSULATION



G-5000 doors, 14' x 16', Black

FEATURES AND BENEFITS

A HIGH-PRESSURE INJECTED POLYURETHANE

- Stronger and more energy-efficient insulation.
- Solidly bonded to the steel sheets providing a section that is **resistant to flexion**.

~~B SEALED THERMO-PANE WINDOWS~~

- Optimize insulation and reduce seal failures with **galvanized steel spacer technology**.
- Ensure **a long lasting and refined appearance** with one-piece molded polypropylene window frame.

PROPOSED GARAGE DOORS WILL HAVE NO WINDOWS



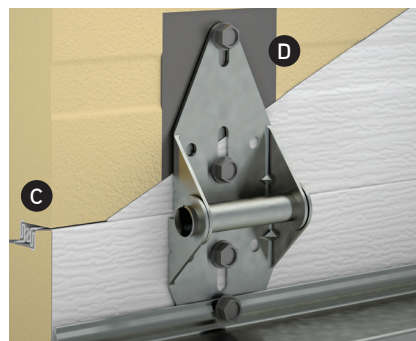
C INTERLOK™ TRIPLE-CONTACT JOINTS

- Sections are **strengthened** by 2 steel walls joined together with **mechanical interlocking** joints which are more solid than just two bonded walls.
- Mechanical **thermal breaks** which are more efficient compared to thermal breaks made with glue.
- Triple-contact joints **provide 2 times more weathertightness** than those of the competition.



D METAL REINFORCEMENT PLATES

- Provide **stronger fastening** for hinges and struts. These 14-gauge plates are 2 times thicker than 20-gauge plates used by other manufacturers.



E WOOD END BLOCKS

- Provide a **thermal break** that is more effective than steel end caps which form a thermal bridge.
- **Structural elements** of the sections, the kiln-dried pine wood end blocks are installed at the outer ends of the section. They are stronger than insulation covered with a steel cap.



F LAG SCREW SYSTEM

- Provides much **better fastening** of the end hinges. The lag screws engage 8 threads into the wood, compared to a self-tapping screw going through a steel end cap engaging only about 2 or 3 threads.



PANEL CONSTRUCTION

- 1 **Steel walls**
 - 26/26-gauge, G60 **hot-dipped galvanized steel** with five coats of protective finish.
 - Baked-on **polyester paint**. Can be repainted.
 - Woodgrain finish on both sides of the door.
 - Same quality of corrosion-resistant steel for interior and exterior faces.
- 2 Insulated door with high-pressure injected **polyurethane foam** ensuring a high thermal-resistance rating and the solidity of a composite material.
 - **G-5000**: 1 3/4" (44.5 mm), R-16 (RSI 2.8 or k= 0.357 W/m²K)
 - **G-5138**: 1 3/8" (35 mm), R-12 (RSI 2.1 or k=0.476 W/m²K)
 - **G-5200**: 2" (50 mm), R-18 (RSI 3.2 or k= 0.313 W/m²K)
- 3 InterLok™ joints between each section:
 - **Mechanical joints** ensure stronger sections with walls of each panel mechanically interlocked (not only bonded by the polyurethane).
 - **Mechanical thermal break** avoids heat transfer between the interior and exterior walls of each section.
 - **Triple-contact joint** prevents air infiltration.
- 4 **U-shaped tubular bottom weatherstripping** made of thermoplastic elastomer (TPE) ensures the weathertightness of the threshold. Remains flexible and watertight during cold weather, until -62°F (-52°C).
- 5 **Wood end blocks** made of kiln-dried pine (grade 4). With our lag screw system, ensure better fastening of the end hinges. They also provide a thermal break which prevents thermal bridging.
- 6 14-gauge steel **reinforcement plates** placed inside the door for solidly attaching hinges and struts.

Door weight: G-5000: 1.90 lb/ft² (9.3 kg/m²)
 G-5138: 1.75 lb/ft² (8.5 kg/m²)
 G-5200: 1.95 lb/ft² (9.5 kg/m²)

COLORS

	Ice White	Desert Sand	Claystone	Dark Sand	Moka Brown	Evergreen	Silver	Charcoal	Black
G-5000	•	•	•	•	•	•	•	•	•
G-5138	•	•	•	•	•	•	•	•	•
G-5200	•	•	•	•	•	•	•	•	•
Standard Window Frames¹	•	•	•	•	•	•	•	•	•

• = PREMIUM colors: small additional fees apply. Colors may slightly vary from image.
 ¹ G-5200 White only

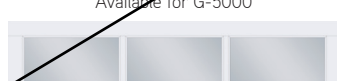
WINDOWS



Available for G-5000, G-5138 and G-5200

Standard Windows
 21" x 13" (533 mm x 330 mm)
Thermopane:
 • G-5000: Clear, Sandblasted, Wired, Tempered, Laminated or Tinted
 • G-5138: Clear or Sandblasted
 • G-5200: Clear, Tempered 2 sides, Low-E or Sandblasted

PROPOSED GARAGE DOORS WILL HAVE NO WINDOWS



Available for G-5000

26" x 13" (660 mm x 330 mm)
 Color: Black

G-4400 Sections (Full Vision)
 Colors: White, Black and Anodized



8500 25th Avenue,
 St-Georges, QC
 G6A 1K5 Canada

1 866 960-2828
 info@garaga.com
 garaga.com

PANEL DESIGN



Grooved

SIZES

	G-5000	G-5138	G-5200
Widths In 1" (25 mm) increments	From 4' to 29'6" (1.2 m to 9 m)	From 4' to 18' (1.2 m to 5.5 m)	From 4' to 24' (1.2 m to 9 m)
Heights In 3" (76 mm) increments	From 6' to 24' (1.8 m to 7.3 m)	From 6' to 18' (1.8 m to 5.5 m)	From 6' to 24' (1.8 m to 7.3 m)

HARDWARE

Steel tracks: • 2" (50 mm), 13-gauge or 14-gauge
 • 3" (76 mm), 12-gauge

WARRANTIES (LIMITED)

10 years against any perforation of steel due to rust
 10 years on the wood end blocks against cracking and rot
 10 years against delamination of the steel skin from the polyurethane foam
 1 year on other door components
 10 years against seal defects on Standard windows

**YOUR
 GARAGA
 DISTRIBUTOR**

FSC LOGO

RZR-CCT-500

3K - 4K - 5K SELECTABLE COLOR TEMPERATURE DOWNLIGHT

Recessed Fixture at Entry Canopy



NAME:

TYPE:

DATE:

NOTES:

SPECIFICATIONS

LIGHT UNIT:	Aluminum Die cast with powder paint coat preventing discoloring and rusting.
JUNCTION BOX:	Aluminum extrusion, with knockouts located at each end. Wiring compartment allows for (6) 14 gauge (AWG) insulated conductors. Connection to one (1) downstream unit is permitted within the junction box compartment. The compartment satisfies junction box volume requirements of CSA C22.2 No. 250.0/UL 1598.
INSTALLATION:	Ideal for shallow ceiling installations with no housing required. Steel spring clip for easy installation and suitable in t-grid and drop ceiling applications.
WIRING:	Plenum rated cable used to connect light unit and junction box.
OPTICS:	EDGE-lit LED technology uses light guided plate to distribute light. A polycarbonate lens is used to provide even illumination throughout the installation. The recessed design offers an anti-glare feature.
ELECTRICAL & PHASE CONTROL:	Easily connected to a 120V power supply via provided UL recognized driver. Dimming down to 10% with most standard LED dimmers (see list of approved dimmers). Ambient operating temperature: -40°C (-40°F) to +40°C (+104°F). IC, WET Location and AIR-TIGHT rated. Phase Control: Forward Phase. Certifications: This product is ETL listed in USA & Canada, certified to UL standard 1598 and CSA standard C22.2 No. 250.0-08

CUTTING HOLE: 5.67" (144mm)

MOUNTING PLATE: MP500 /AMP500 / MPHB425-600

BEAM ANGLE: 107°

CRI: 80

LUMEN OUTPUT: 780 lumens

DIMMABLE: Yes

WATTS: 11 watts

LED LIFE: 50,000 hours

WARRANTY: 5 years

WIRE CABLE: FT4 rated

DRIVER (SPECIAL ORDER): 120-277V, 0-10V Dimming

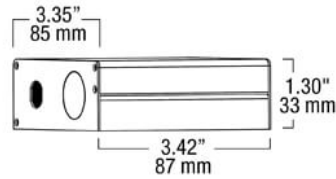
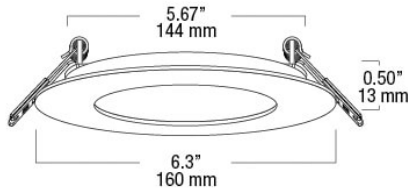
APPLICATIONS

This latest CCT (Correlated Color Temperature) technology is offered in a low-profile design. It features (3) color temperatures 3K, 4K & 5K to select from. The color temperature selector is located on the light unit, which allows for color selection to be made at final install stage. It allows installation in almost any location, even directly under a ceiling joist. Whether it is a Remodel or New Constuction installation, this unit is well suited for indoor / outdoor residential, hospitality, commercial and multifamily applications.

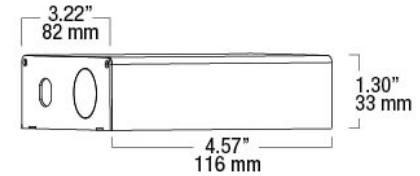
RZR-CCT-500

3K - 4K - 5K SELECTABLE COLOR TEMPERATURE DOWNLIGHT

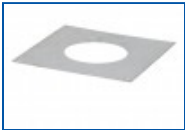
DIMENSIONS



Optional / En option
277V - 9 - 13W



ACCESSORIES



MOUNTING PLATE

Versatile square mounting plate allows for installation of all models of ndr lighting recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.



RAZOR CABLES

These connecting cables are for use with the ndr lighting razor series. these cables allow for greater flexibility in designing custom layout needs.



REMODEL VAPOUR BARRIER

The remodel vapour barrier unit may be used with all ndr lighting remodel housings. it is designed to prevent air leakage from your living space into the attic, or any insulated spaces.



ADJUSTABLE MOUNTING PLATE

Versatile adjustable mounting plate allows for installation of all models of ndr lighting recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.



VAPOUR BARRIER

This vapour barrier unit may be used with all ndr lighting recessed lighting products. it is designed to prevent air leakage from your living space into the attic, or any insulated spaces.



GOOF RINGS

This goof ring is used when the ceiling hole is wider than the retrofit light unit being installed. refer to our goof ring compatibility chart to ensure the proper goof ring is selected.



UNIVERSAL MOUNTING PLATE WITH ADJUSTABLE HANGER BARS

This multi-size adjustable mounting plate allows for installation of all models of ndr lighting recessed lighting products. refer to our mounting plate compatibility chart to ensure the proper mounting plate is selected.

RZR-CCT-500

3K - 4K - 5K SELECTABLE COLOR TEMPERATURE DOWNLIGHT

RATINGS

AIRTIGHT
RATED



IC
RATED



ORDERING GUIDE

RAZOR 500 CCT SERIES

Series	Color Temperature	Finish
RZR-CCT-500	3000K-4000K-5000K/80CRI/11W	WH White
	3000K-4000K-5000K/80CRI/11W	BLK Black
	3000K-4000K-5000K/80CRI/11W	BRZ Bronze
	3000K-4000K-5000K/80CRI/11W	SC Satin Chrome

Notes: Configure product using **BOLD** options: Ex: **RZR-CCT-500-WH**

For 120-277V, (0-10v Dim) Application:

Series	Multi-Volt Description	
RZR-277V-9/13W	120-277V Driver	0-10V dimming

Notes: Order Driver Model above: (sold separately)



LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.13A
208V	N/A
240V	N/A
277V	N/A
Input Watts	15.2W

LED Info

Watts	13W
Color Temp	5000K (Cool)
Color Accuracy	73 CRI
L70 Lifespan	100,000 Hours
Lumens	1,530
Efficacy	100.7 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 55°C (131°F)

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

Multi-chip 13W high output long life LED Driver Constant Current, Class 2 100V - 277V, 50/60 Hz

THD:

10.4% at 120V, 16.7% at 277V

Power Factor:

98.8% at 120V, 92.6% at 277V

Surge Protection:

4kV

Photocell:

120V Swivel Photocell Included. Photocell is only compatible with 120V.

LED Characteristics

Color Temperature:

5000K

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Technical Specifications (continued)

LED Characteristics

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:

The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 70W Metal Halide

HID Replacement Range:

Replaces 70-150W Metal Halide

Buy American Act Compliance:

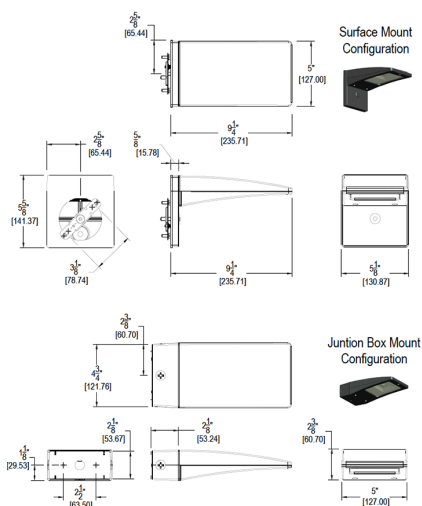
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty

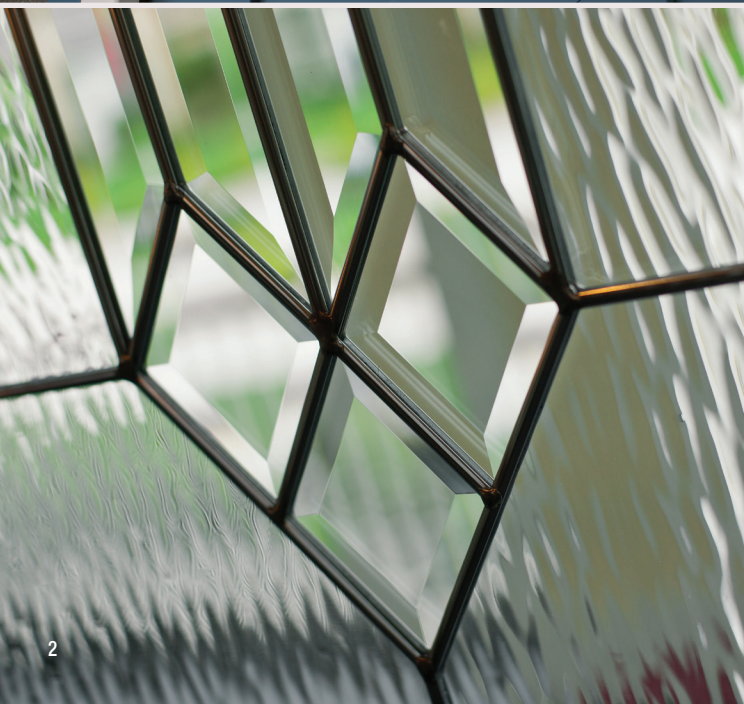


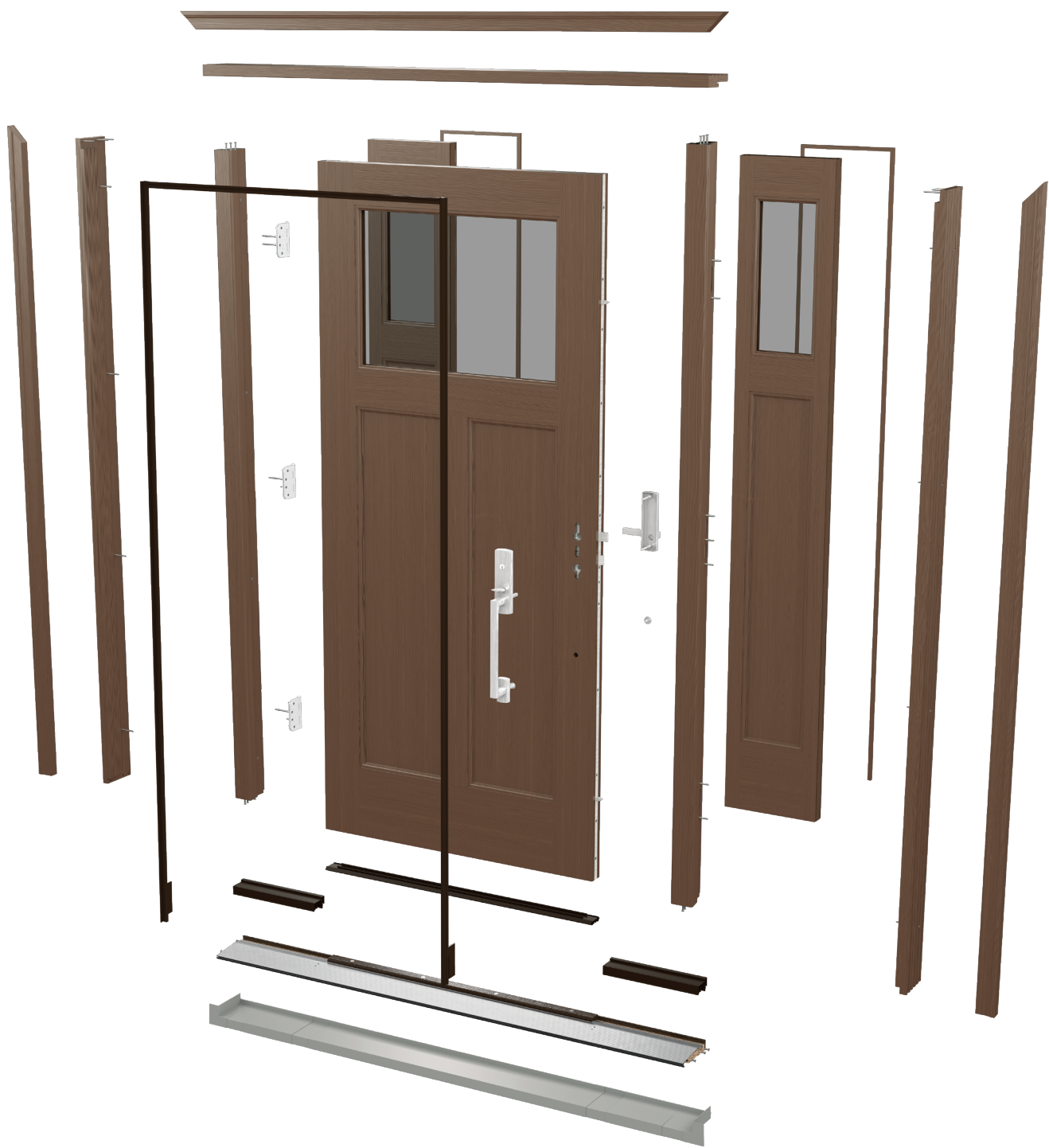
Where Home Begins™

199 King St - Exterior Door Specs

Exterior Unit Entry Doors

Transform the entry into a one-of-a-kind experience. One that blends artistry, craftsmanship and modern engineering. Because the entry is where home begins. And homes with uncompromising style demand uncompromising entryways.





Next-level engineering.

Classic Craft complete entryway systems are designed with a full suite of premium-grade components, including ball-bearing hinges, medium-reach weatherstrip, 7-shape corner seal pads and more. Each piece is engineered with craftsman precision to create an unrivaled entry experience built to perform for a lifetime.

Premium construction, inside and out.

Highlighting the best of craftsmanship and innovation, Classic Craft premium entryways boast impressive, well-designed features and remarkable construction. The inner workings of each Classic Craft door lay the foundation for exceptional strength, security, energy efficiency and long-term performance you can depend on for years to come.



Engineered for Moisture Protection

Features composite top and bottom rails and solid hardwood edges for increased moisture and rot protection all the way around the door.



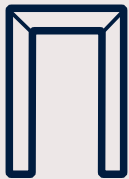
Designed with Authenticity

Features construction identical to wood doors with narrow stiles and rails, and flush-glazed glass options that are more than 10% wider* to welcome more natural light into the home.



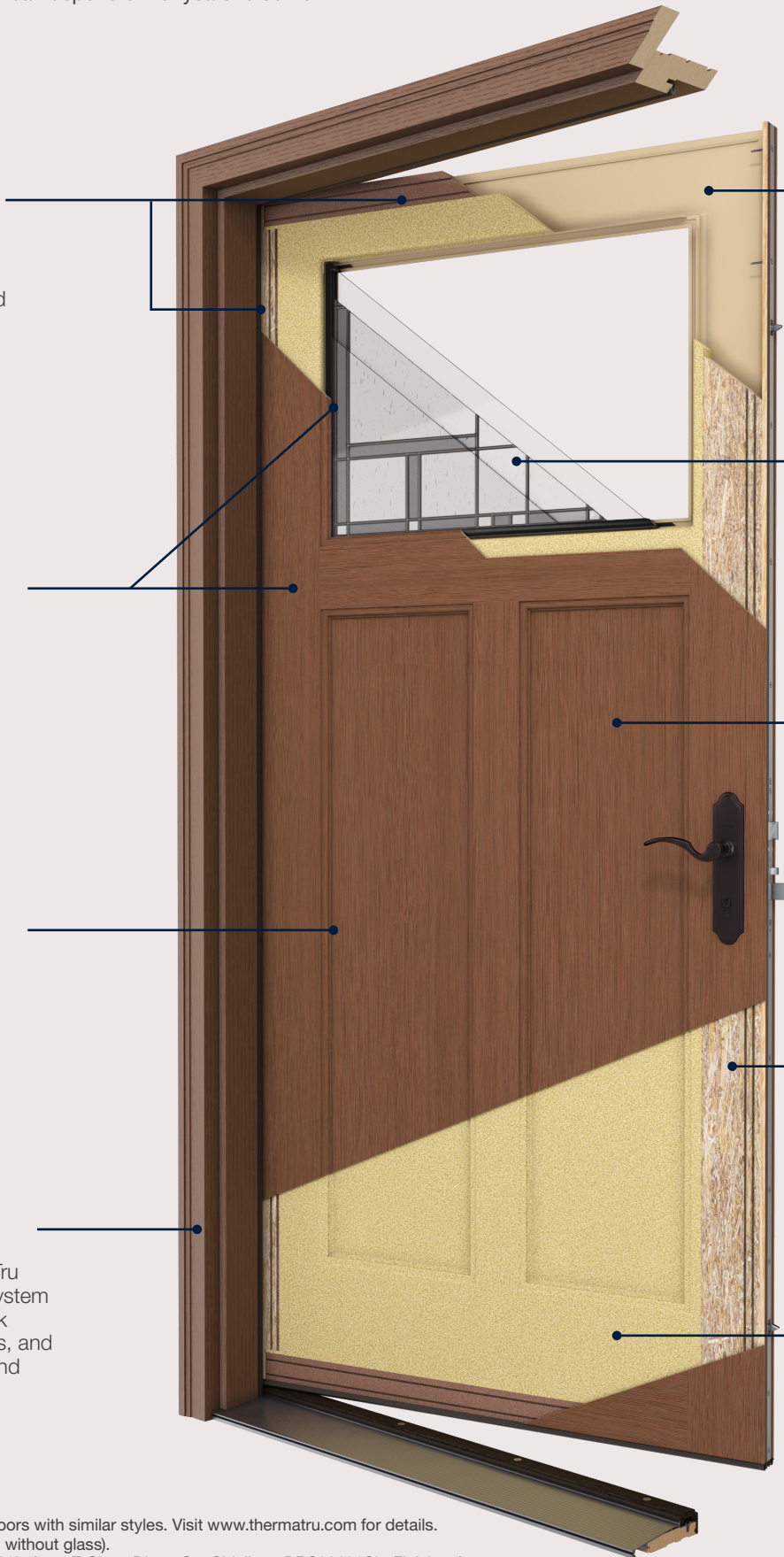
Tested to Withstand Mother Nature

Designed and rigorously tested to withstand and protect from the damaging effects of harsh weather conditions.



Therma-Tru. Door Frame

Created specifically for Therma-Tru doors to deliver an entire entry system designed and engineered to work together to resist leaks and drafts, and help maintain energy efficiency and weather resistance.



*Comparison of Classic Craft to other standard fiberglass doors with similar styles. Visit www.thermatru.com for details.

**Comparison of R-Values of fiberglass to wood doors (both without glass).

Right Page Top: Classic Craft Walnut Grain Door – CCW8901L; Low-E Glass Direct Set Sidelite – DRS82131SL, Finish – Acorn

Right Page Middle: Classic Craft Mahogany Grain, Low-E Glass with SDLs, Doors – CCM8303L, CCM8303R, Finish – Raven

Right Page Bottom: Classic Craft Canvas Door – CCV220, Sidelites – CCV100SL, Finish – Indigo



Designed for Long-Term Performance

Features fiberglass skins that are 46% thicker* for added durability and better long-term performance.



Triple-Pane Construction

Most decorative, privacy and textured glass panels are enclosed between tempered glass, offering superior quality and thermal performance.



Crafted for a True-to-Wood Appearance

Revolutionary AccuGrain technology replicates authentic natural wood textures for a look and feel that is virtually indistinguishable from real wood.



Built for Strength and Security

Constructed with a 4" wide board of engineered lumber that runs the full length of the locking side of the door for a solid natural wood feel that makes Classic Craft doors 50% stronger and 30% heavier.*



Constructed for Energy Efficiency

Built with a high-performance polyurethane foam core that is four times more energy efficient than wood.**



Popular looks inspired by design.

Explore more options at www.thermatru.com/ClassicCraft.



CCR9925 / Mahogany Grain
with Homeward Glass
Finished in Autumn Harvest



CCA2350XE / Fir Grain
with Satin Etch Glass
Finished in Rustic Clay



CCA4920L / Fir Grain
with Low-E Glass
Finished in Driftwood



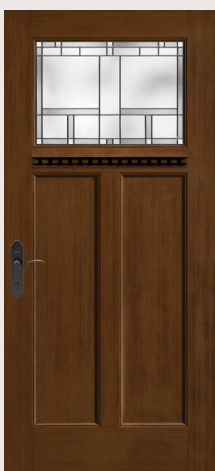
CCA4920R / Fir Grain
with Low-E Glass
Finished in Driftwood



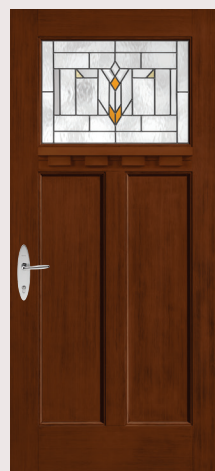
CCA4940XJ / Fir Grain
with Chinchilla Glass
Finished in Acorn



CCR20520 / Mahogany Grain
with Low-E Glass
Finished in Driftwood



CCA211 / Fir Grain
with Homeward Glass
Finished in Sweet Date



CCA9100 / Fir Grain
with Arborwatch Glass
Finished in Autumn Harvest



CCA260XR / Fir Grain
with Rainglass and SDLs
Finished in Rustic Clay



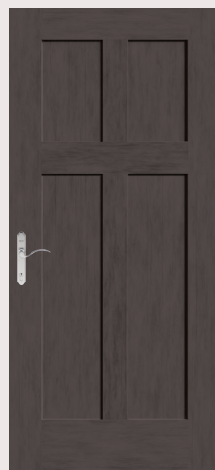
CCV930 / Canvas
with Low-E Glass and SDLs
Finished in Granite



CCA1125 / Fir Grain
Finished in Acorn



CCA4935 / Fir Grain
Finished in Timber



CCA1149 / Fir Grain
Finished in Shale



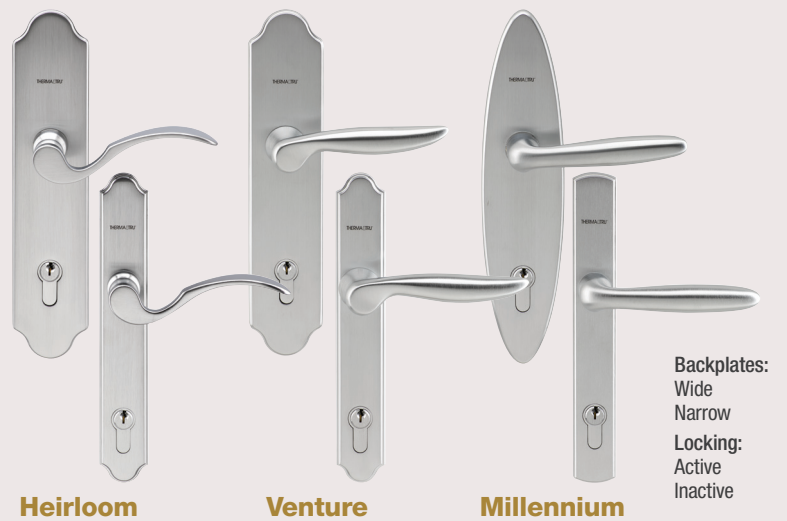
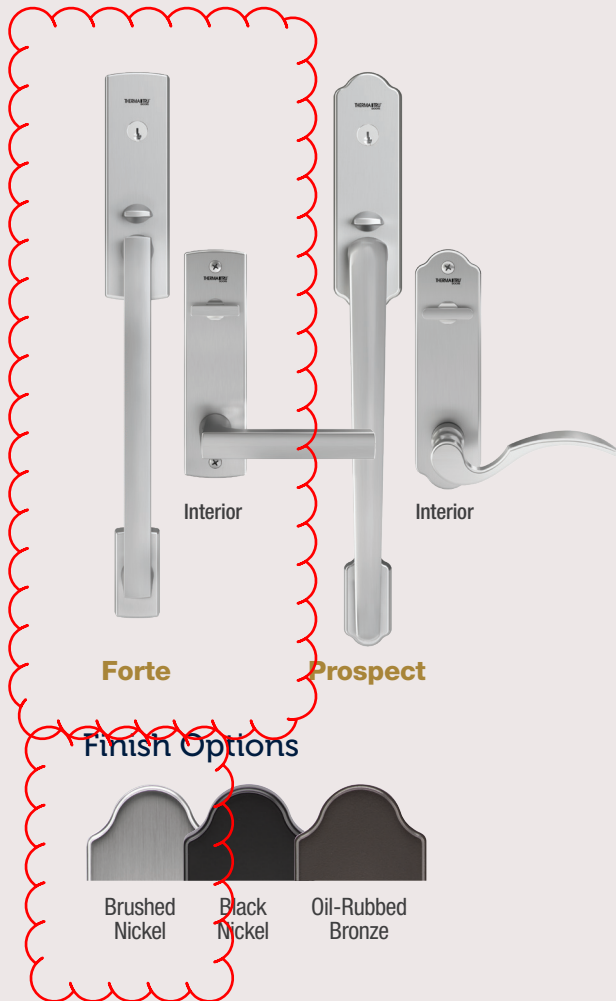
CCV050 / Canvas
Finished in Cypress



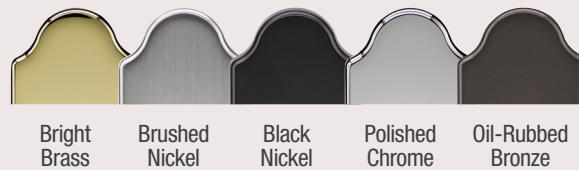
CCA1166 / Fir Grain
Finished in Rustic Clay

Multi-Point Locking System Handleset Options

Bring form and function together. Multi-point locking systems engage the door and frame at three points with handleset options to complement styles from traditional to contemporary.



Finish Options





41 Adams St

Quote #: 4LDAY7Y



WINDOWS & DOORS BY BROWNELL
800 MARSHALL AVE STE 50
WILLISTON, VT 05495

GLENN BEAUDOIN
Phone: (802) 861-4915
Email: glenn@wdbrownell.com

BASE SPECIFICATIONS:

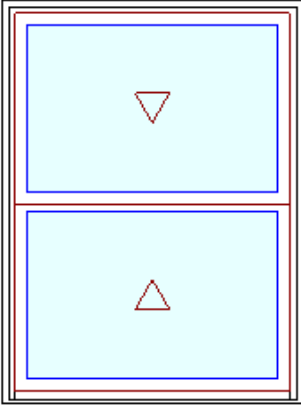
MARVIN Elevate Windows
Exterior Color To Be Selected
Bare Pine Interior
IG – Low E2 with Argon
Stainless Perimeter Spacer Bar
Standard Finish Hardware – To Be Selected
Aluminum Screen Surround
Bright View Fiberglass Mesh
4 9/16" Jambs
Nailing Fin

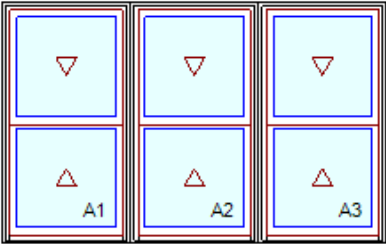
Featuring products from:



LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:			
Qty: 1				
 As Viewed From The Exterior CN 3648 FS 35 1/2" X 47 3/4" RO 36 1/2" X 48 1/4" Egress Information Width: 32 3/8" Height: 18 31/32" Net Clear Opening: 4.26 SqFt Performance Information U-Factor: 0.28 Solar Heat Gain Coefficient: 0.32 Visible Light Transmittance: 0.54 Condensation Resistance: 56 CPD Number: MAR-N-272-01474-00001 ENERGY STAR: N, NC Performance Grade Licensee #783 AAMA/WDMA/CSA/101/ I.S.2/A440-08 LC-PG40 1054X1924 mm (42X76.8 in) LC-PG40 DP +40/-40 FL6525		Stone White Exterior Bare Pine Interior Elevate Double Hung CN 3648 Rough Opening 36 1/2" X 48 1/4" Top Sash Stone White Exterior Bare Pine Interior IG - 1 Lite Low E2 w/Argon Stainless Perimeter Bar Bottom Sash Stone White Exterior Bare Pine Interior IG - 1 Lite Low E2 w/Argon Stainless Perimeter Bar Beige Weather Strip Package Almond Frost Sash Lock Exterior Aluminum Screen Stone White Surround Bright View Mesh 4 9/16" Jambs Nailing Fin		

Line #2	Mark Unit:			
Qty: 1				
  As Viewed From The Exterior FS 76 1/2" X 47 3/4" RO 77 1/2" X 48 1/4"		Stone White Exterior Bare Pine Interior 3W1H - Rectangle Assembly Assembly Rough Opening 77 1/2" X 48 1/4" Unit: A1 Elevate Double Hung CN 2648 Rough Opening 26 1/2" X 48 1/4" Top Sash Stone White Exterior Bare Pine Interior IG - 1 Lite Low E2 w/Argon		

Egress Information A1, A2, A3

Width: 22 3/8" Height: 18 31/32"
Net Clear Opening: 2.95 SqFt

Performance Information A1, A2, A3

U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 56
CPD Number: MAR-N-272-01474-00001
ENERGY STAR: N, NC

Performance Grade A1, A2, A3

Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
LC-PG40 DP +40/-40
FL6525

Performance Grade Mull

Licensee #793
AAMA 450-10
LC-PG50 1430X1721 mm (56.3X67.75 in)
LC-PG50 DP 50
FL14133

Performance Grade Overall Assembly

LC-PG40 DP +40/-40

Stainless Perimeter Bar
Bottom Sash
Stone White Exterior
Bare Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Beige Weather Strip Package
Almond Frost Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2

Elevate Double Hung
CN 2648
Rough Opening 26 1/2" X 48 1/4"
Top Sash
Stone White Exterior
Bare Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Stone White Exterior
Bare Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Beige Weather Strip Package
Almond Frost Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A3

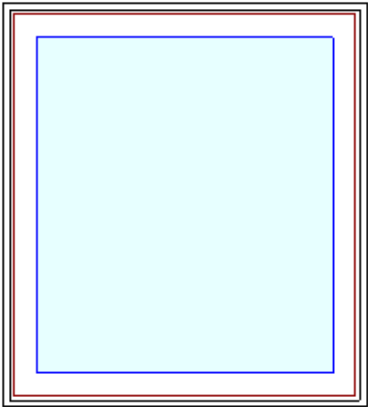
Elevate Double Hung
CN 2648
Rough Opening 26 1/2" X 48 1/4"
Top Sash
Stone White Exterior
Bare Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Stone White Exterior
Bare Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Beige Weather Strip Package
Almond Frost Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

4 9/16" Jambs

Nailing Fin w/ Certification Brackets

***Note: This configuration is certified to AAMA 450.

Line #3	Mark Unit:			
Qty: 1				



As Viewed From The Exterior

CN 2931

FS 28" X 31 1/8"

RO 29" X 31 5/8"

Performance Information

U-Factor: 0.26
Solar Heat Gain Coefficient: 0.34
Visible Light Transmittance: 0.58
Condensation Resistance: 58
CPD Number: MAR-N-252-01578-00001
ENERGY STAR: N, NC

Performance Grade

Licensee #900
AAMA/WDMA/CSA 101/I.S.2/A440-17
LC-PG50 1422X1807 mm (56X71.13 in)
LC-PG50 DP +50/-50
FL9690

Stone White Exterior
Bare Pine Interior
Elevate Casement Picture
CN 2931
Rough Opening 29" X 31 5/8"
Stone White Exterior
Bare Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
4 9/16" Jambs
Nailing Fin

41 Adams Street - Roofing Spec



Roofing Membrane
TPO (thermoplastic polyolefin)
single-ply white



Roof Decks Decking
Trex - Vintage Lantern color

1" Square Edge Board

Our square edge boards install traditionally like wood—with deck screws.

ACTUAL DIMENSIONS

.94 in x 5.5 in x 12 ft (24 mm x 140mm x 365 cm)

.94 in x 5.5 in x 16 ft (24 mm x 140mm x 487 cm)

.94 in x 5.5 in x 20 ft (24 mm x 140mm x 609 cm)



Panels Between Roof Decks and Around Rooftop Heat Pump Condensers
Shadowbox fence panels



Railings at Roof Decks and Exterior Stairs
Blackened steel panels with pressure treated wood posts and 2x4s

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: July 25, 2023

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

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 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.

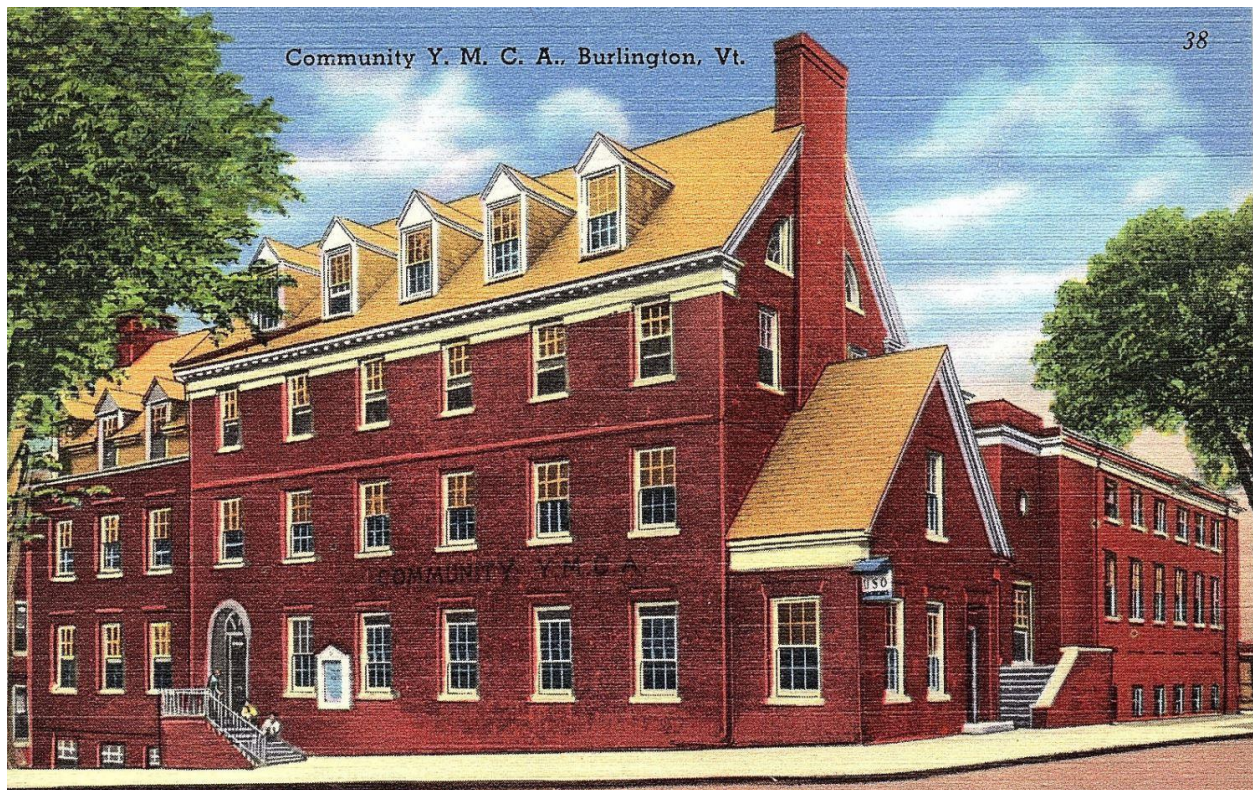
- **Zoning Permit 20-0737CA**; Amend condition #10 of ZP 20-0037CA/MA for revised construction hours of M-F 7:00 a.m. -5:30 pm, Saturday 8:00 a.m. - 4:00 pm. No work on Sunday. May 2020.
- **Zoning Permit 20-0697CA**; add door on each/south Union Street side for delivery and waste removal access, move 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.



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.

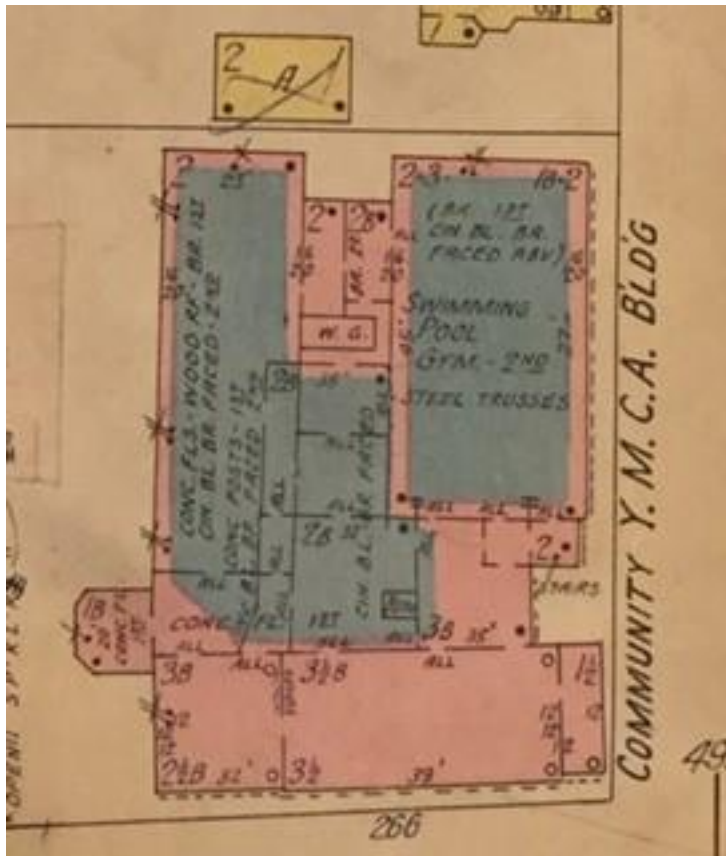
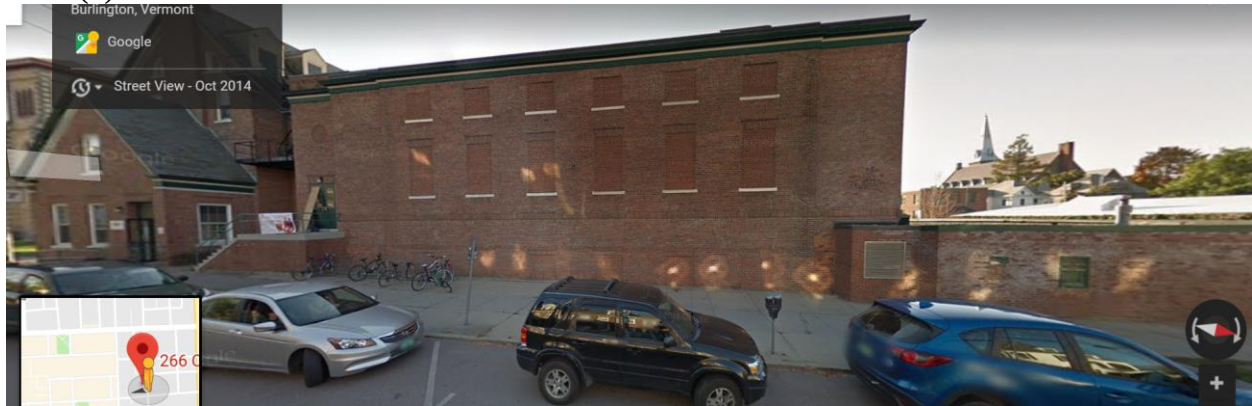
The YMCA began as a welfare movement in London, but has branches all over the world. It is typically associated with use as a *hostel* for young men, which typically included recreational facilities.

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.

- 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).



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.



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.

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.

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.

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.

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.

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 westerly 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.



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.

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 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.

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 damaging 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 will ameliorate the impact of the greater building mass 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.

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.

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 or a 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 pergola 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’.

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 seeks compliance in all other matters of Plan BTV Downtown Code. Confirmation of compliance will be determined by staff review of the FBC Checklists.

- D. *The relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties;*

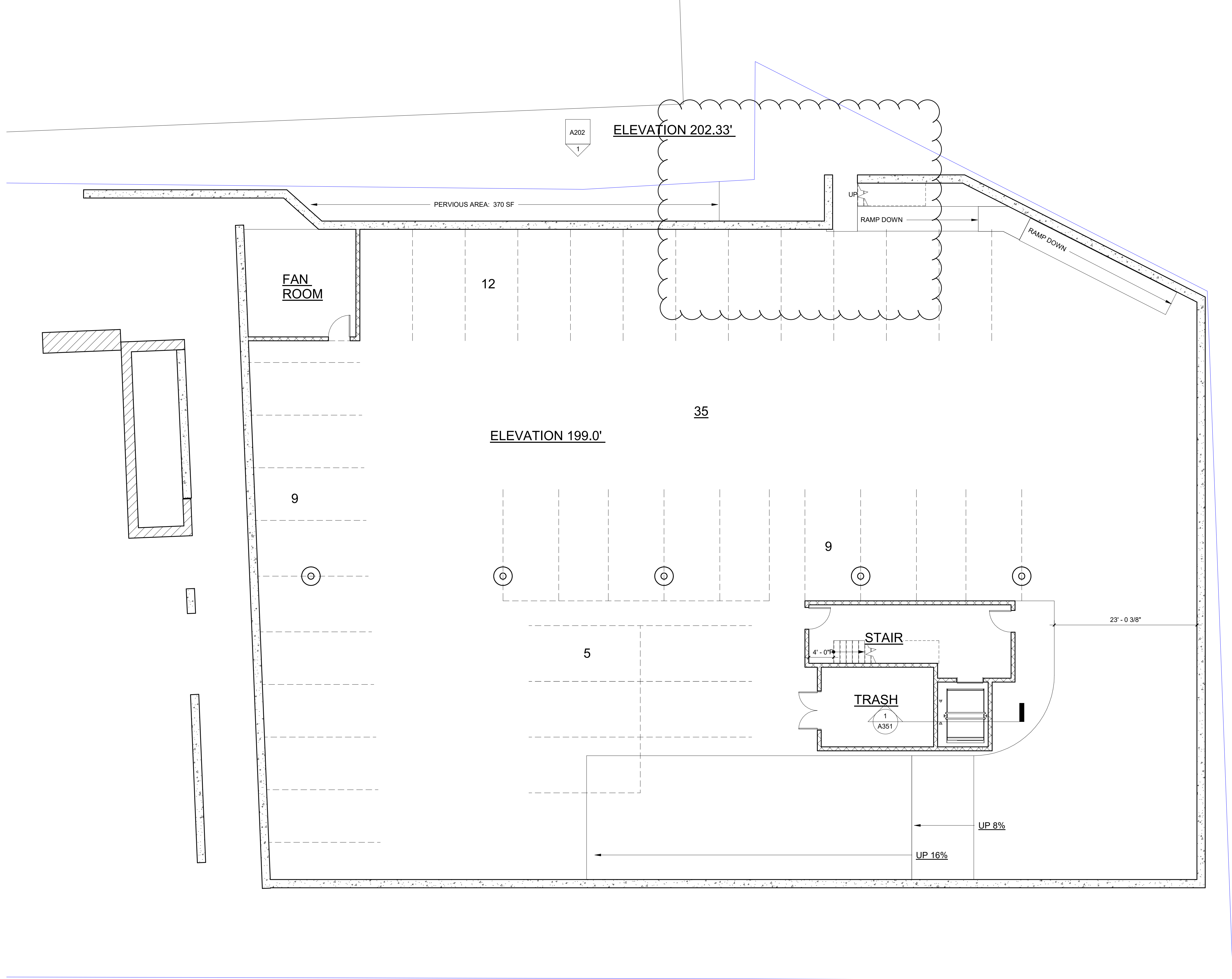
There are no known adverse burden or impacts introduced to neighboring properties or future development of adjacent properties.
and

- E. *The relief, if granted will yield a result equal to or better than strict compliance with the standard being relieved.*

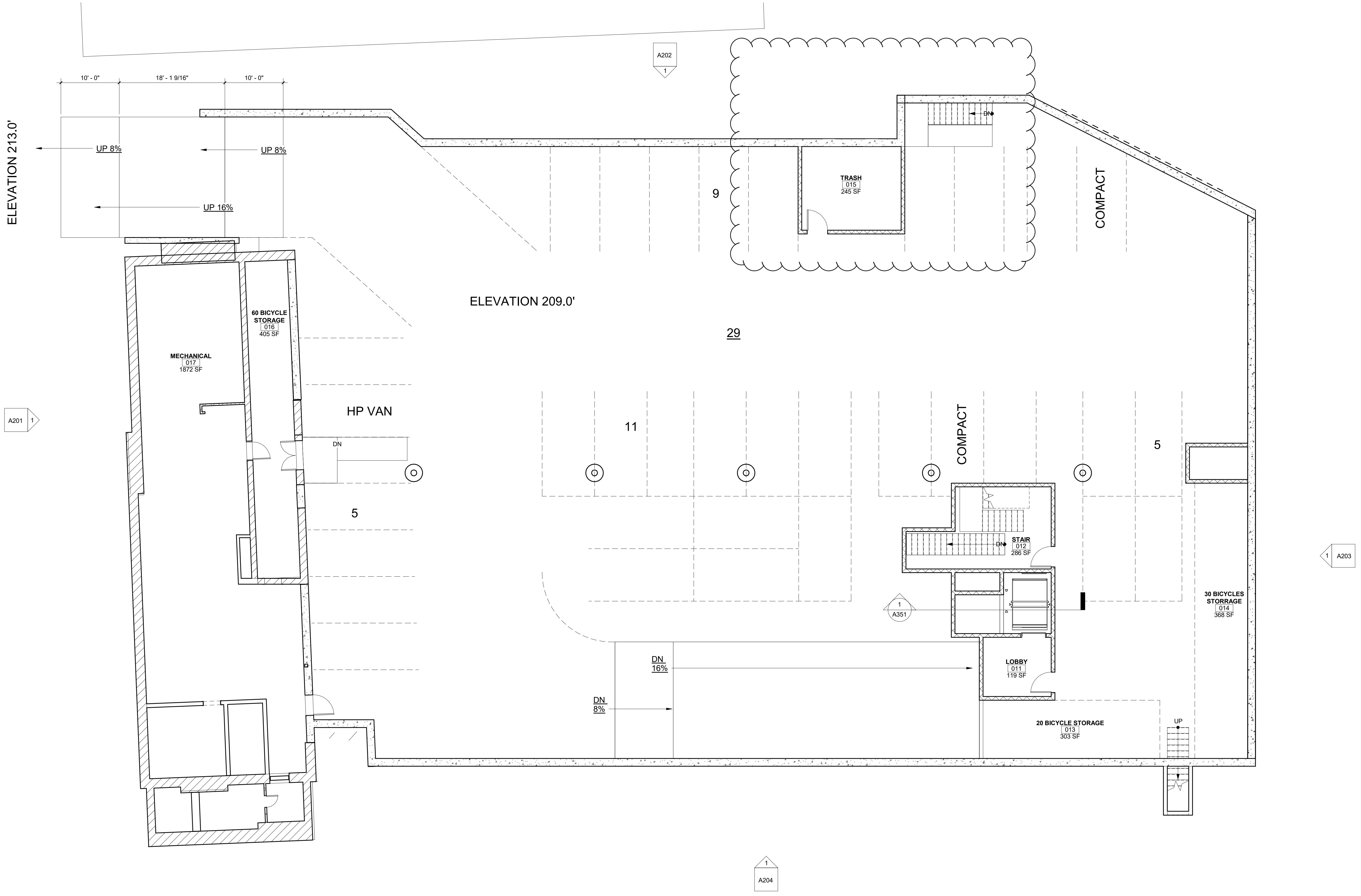
This site is among the most challenging in the city. The intent of Plan BTV Downtown Code is to utilize physical form as the organizing principle in shaping new development. Burlington’s unique characteristics, including significantly changing grades, sometimes tests parameters of dimensional standards, 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.

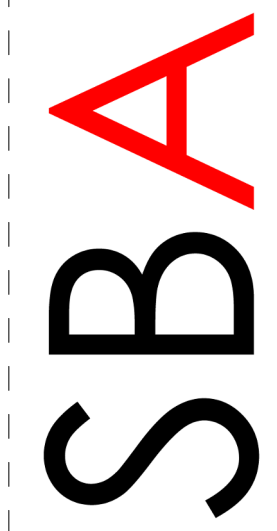
NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



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"

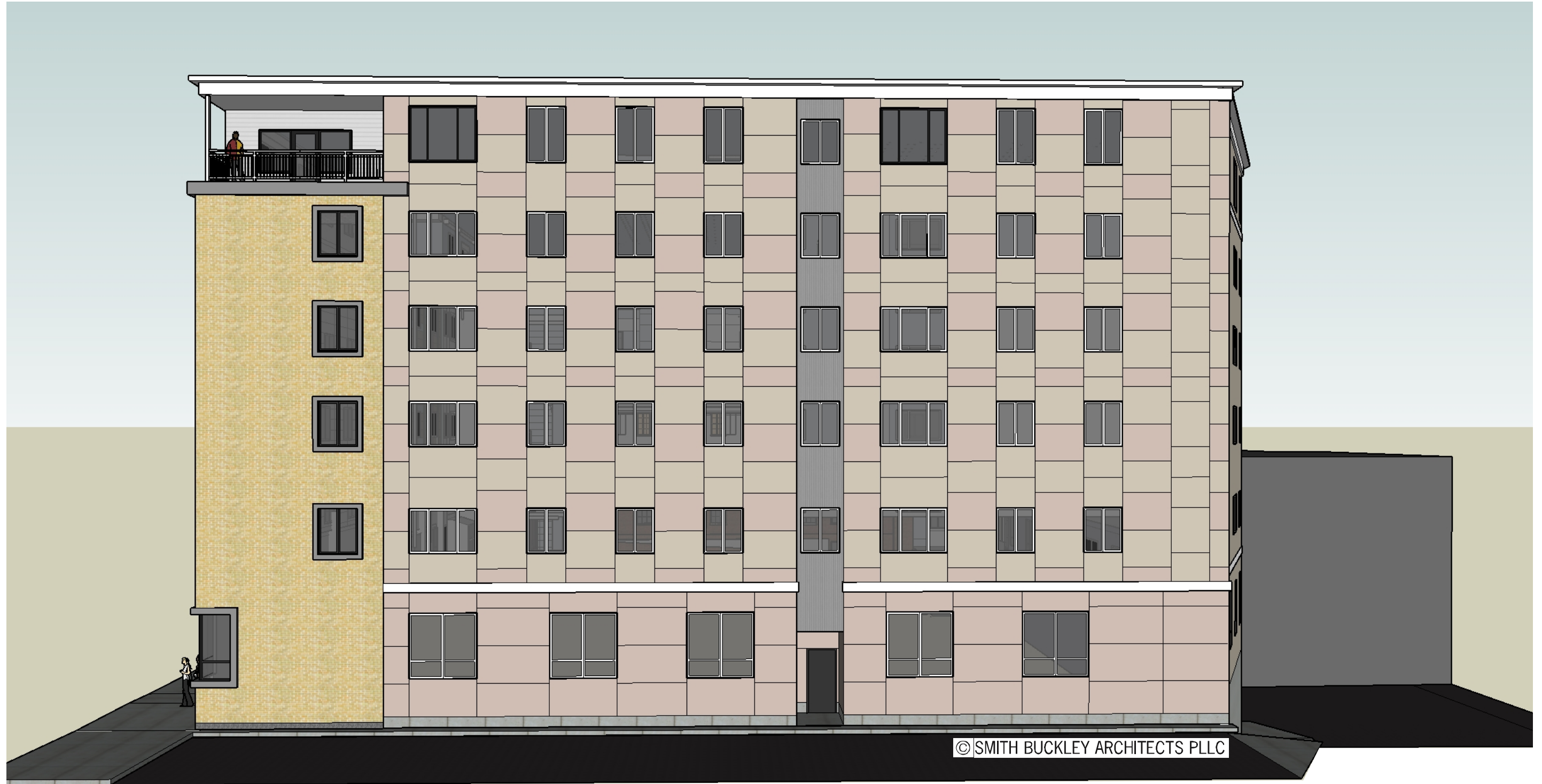
A202



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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

vhb

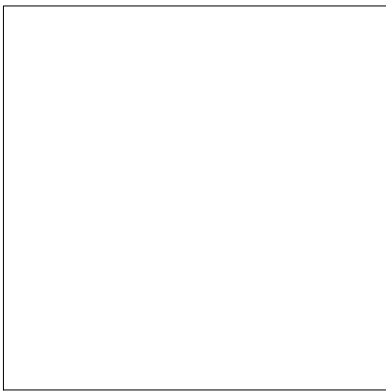
40 IDX Dr
Building 100, Suite 200
South Burlington, VT 05403
802.497.6100

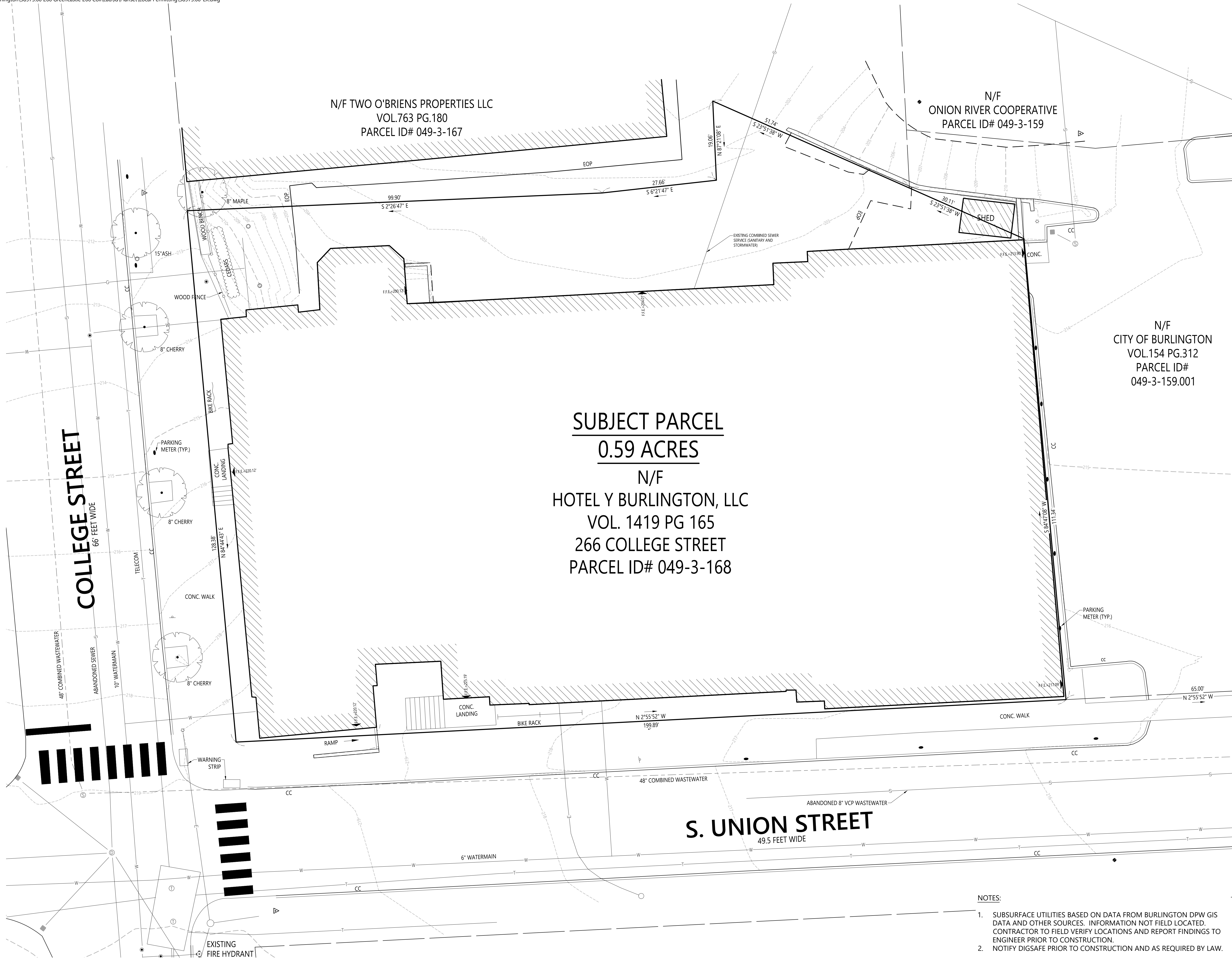
Applicant

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
C-6.3	Erosion Prevention and Sediment Control Details	June 30, 2023
L-1.0	Landscape Layout Plan	June 30, 2023
L-2.0	Landscape Details	June 30, 2023
L-3.0	Planting Plan	June 30, 2023
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





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

Permitting

For Review Only -- Not for Construction

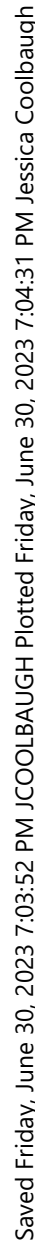
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Layout and Materials Plan

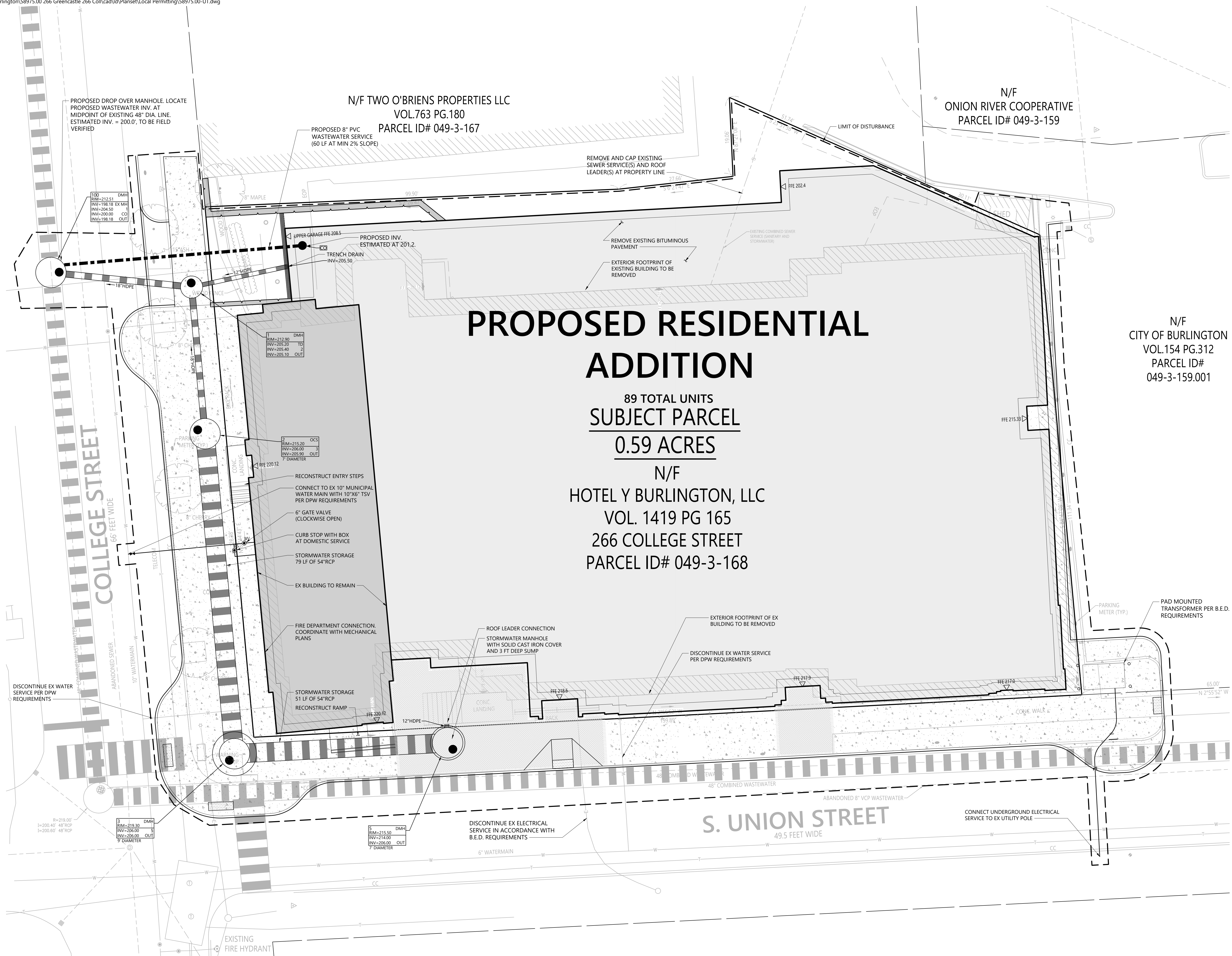
Drawing Number

C-2.0

Sheet 3 of 17

Project Number
58975.00





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.

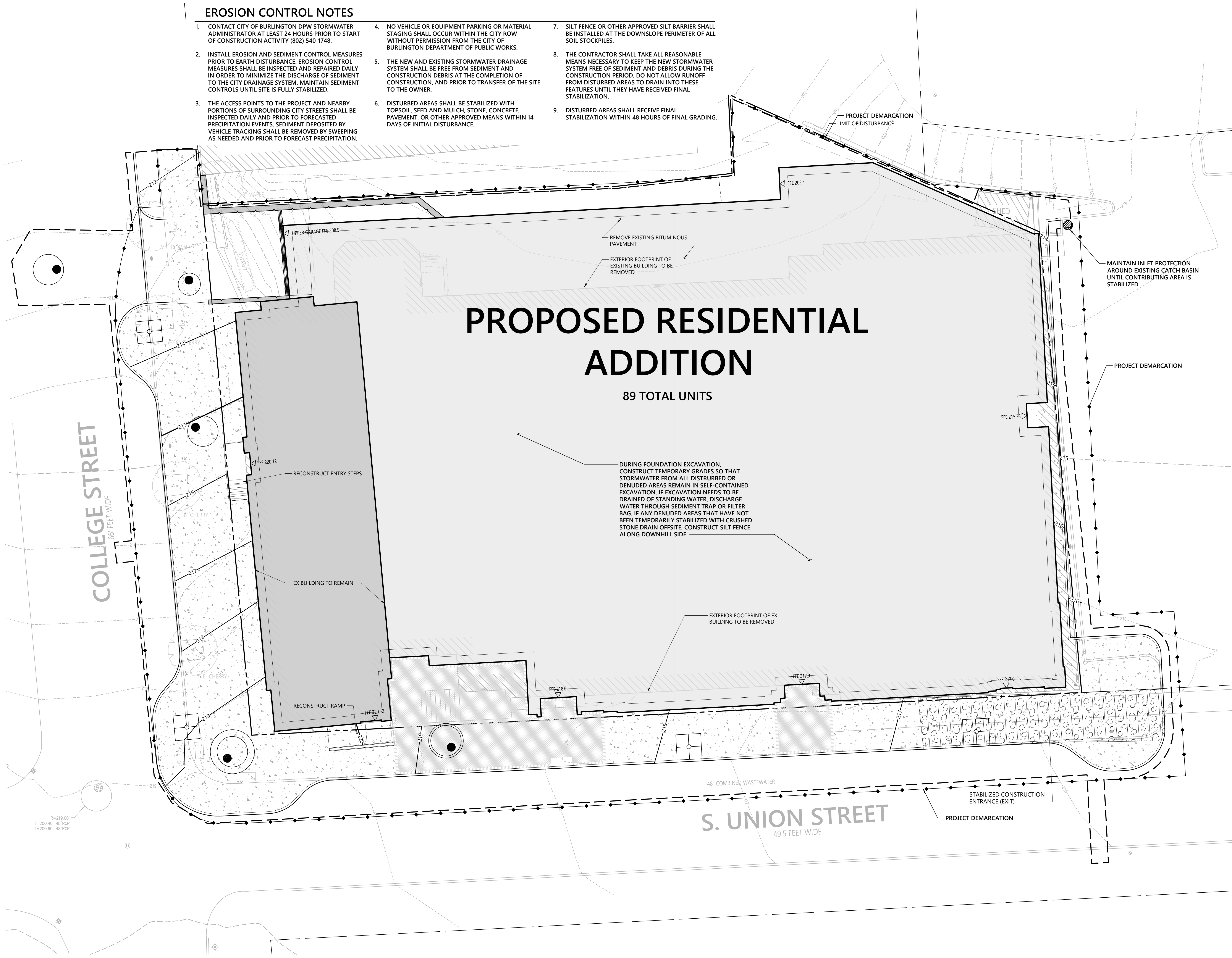
3. THE ACCESS POINTS TO THE PROJECT AND NEARBY PORTIONS OF SURROUNDING CITY STREETS SHALL BE INSPECTED DAILY AND PRIOR TO FORECASTED PRECIPITATION EVENTS. SEDIMENT DEPOSITED BY VEHICLE TRACKING SHALL BE REMOVED BY SWEEPING AS NEEDED AND PRIOR TO FORECAST PRECIPITATION.
4. NO VEHICLE OR EQUIPMENT PARKING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

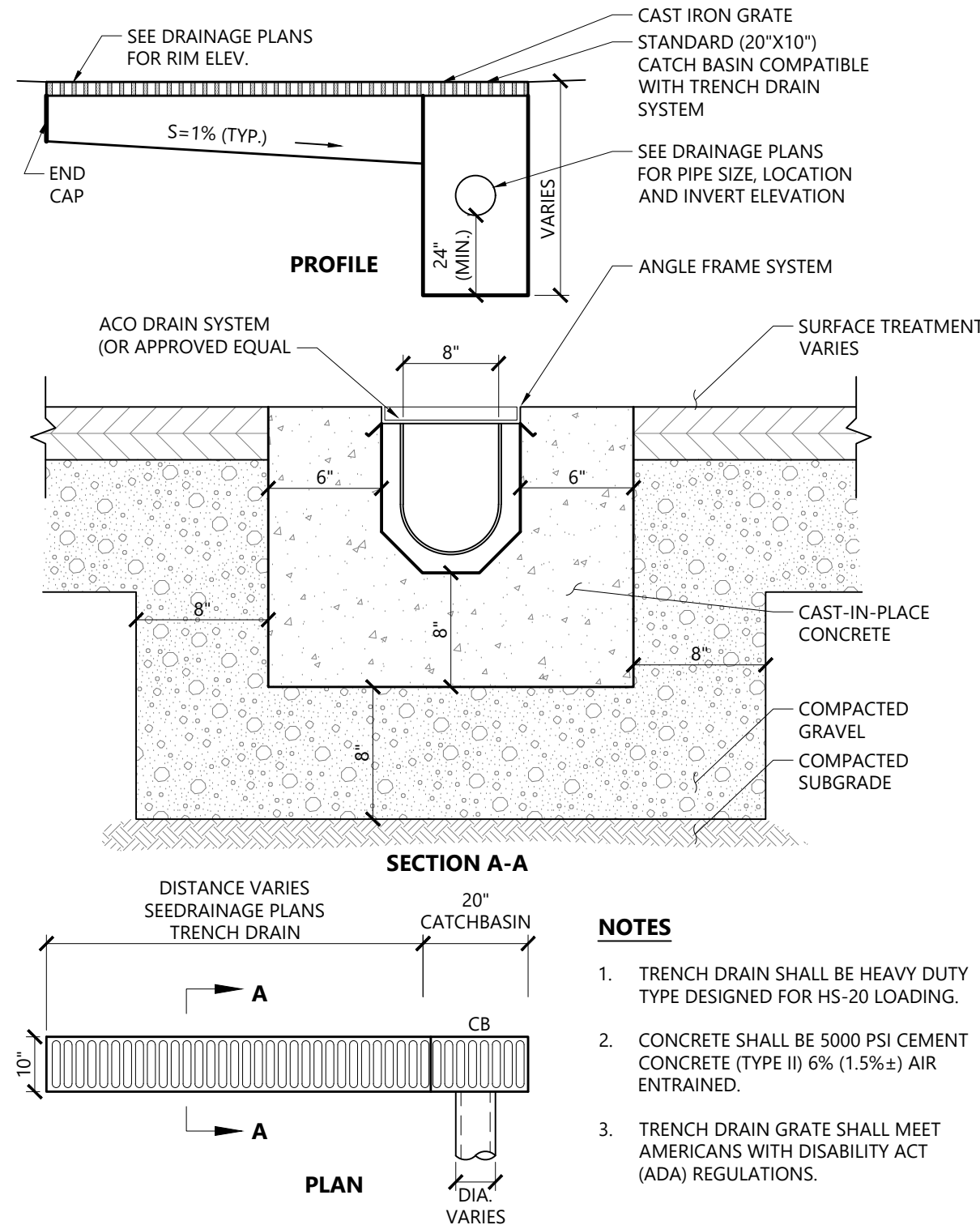
5. THE NEW AND EXISTING STORMWATER DRAINAGE SYSTEM SHALL BE FREE FROM SEDIMENT AND CONSTRUCTION DEBRIS AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO TRANSFER OF THE SITE TO THE OWNER.

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.

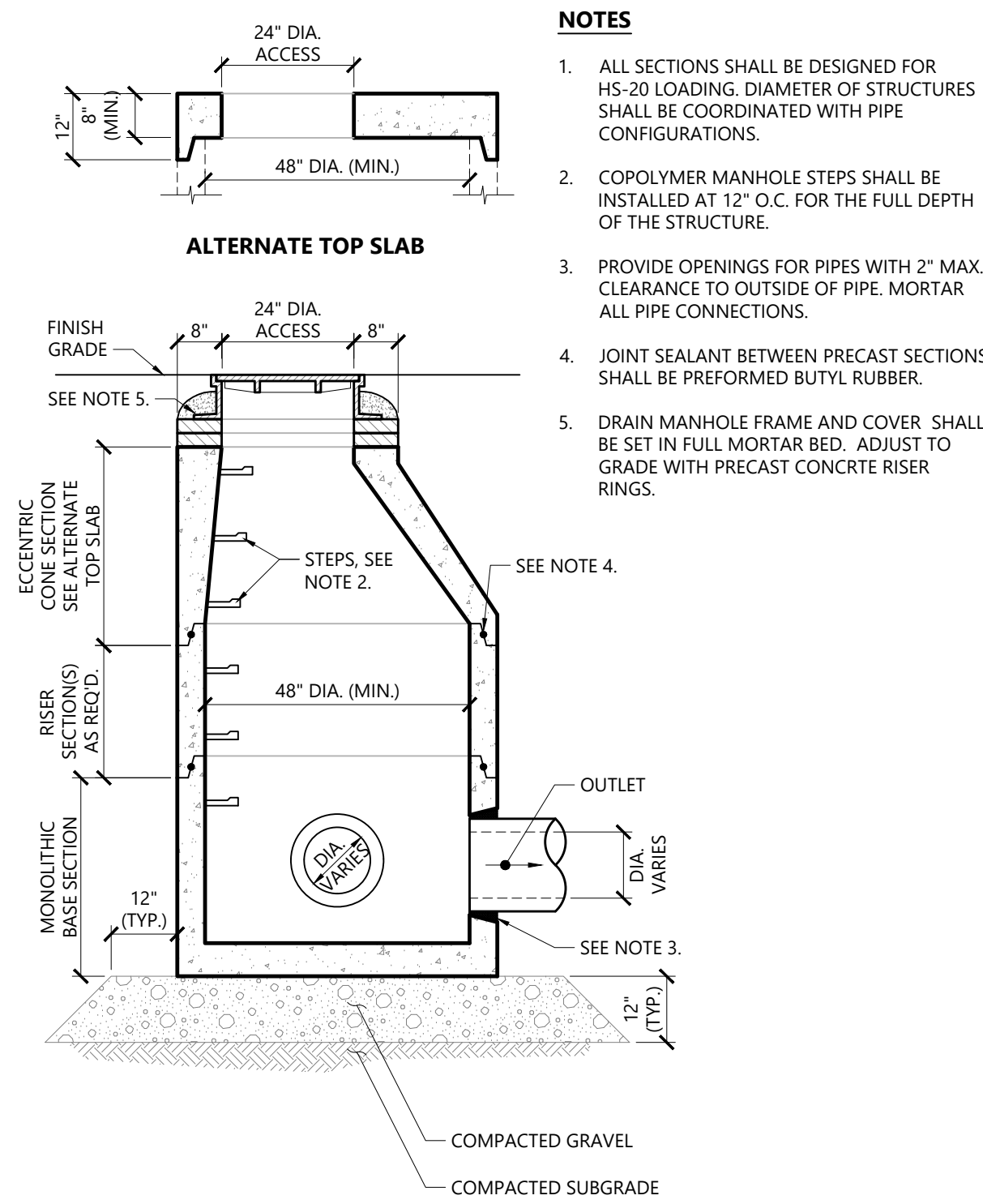
9. DISTURBED AREAS SHALL RECEIVE FINAL STABILIZATION WITHIN 48 HOURS OF FINAL GRADING.





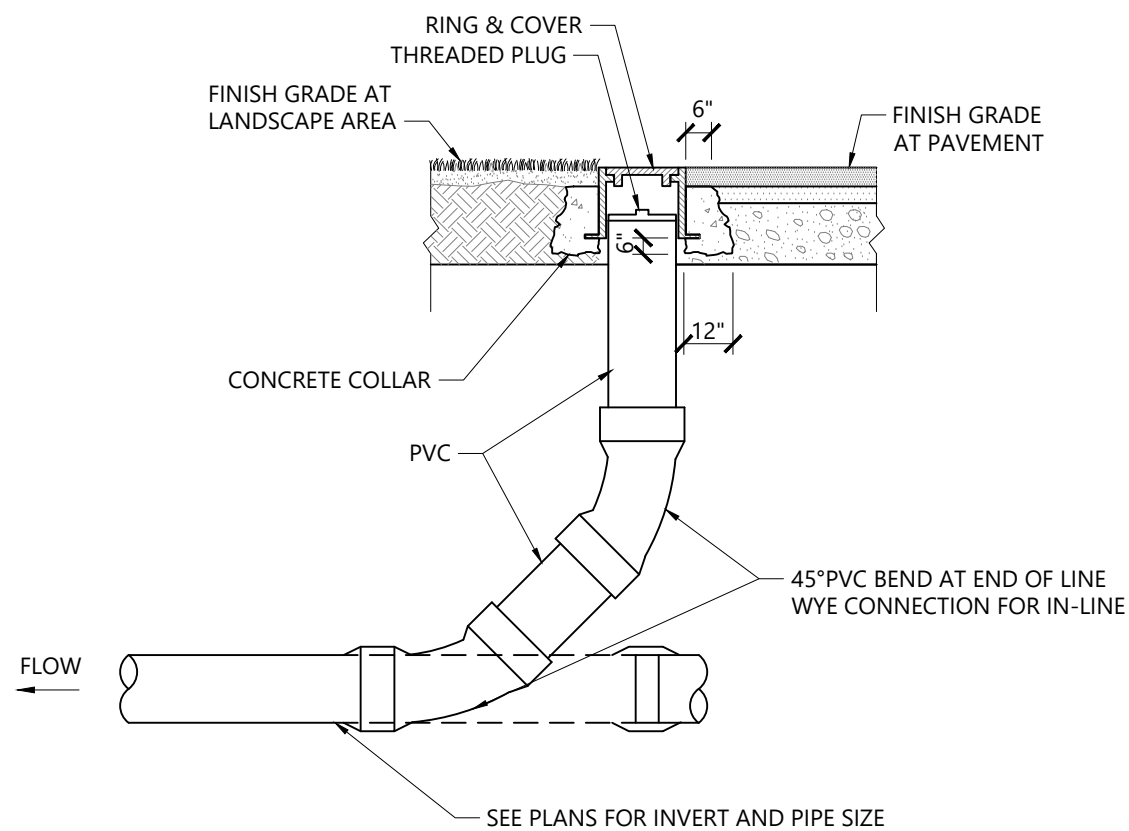
Trench Drain (Type A)

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



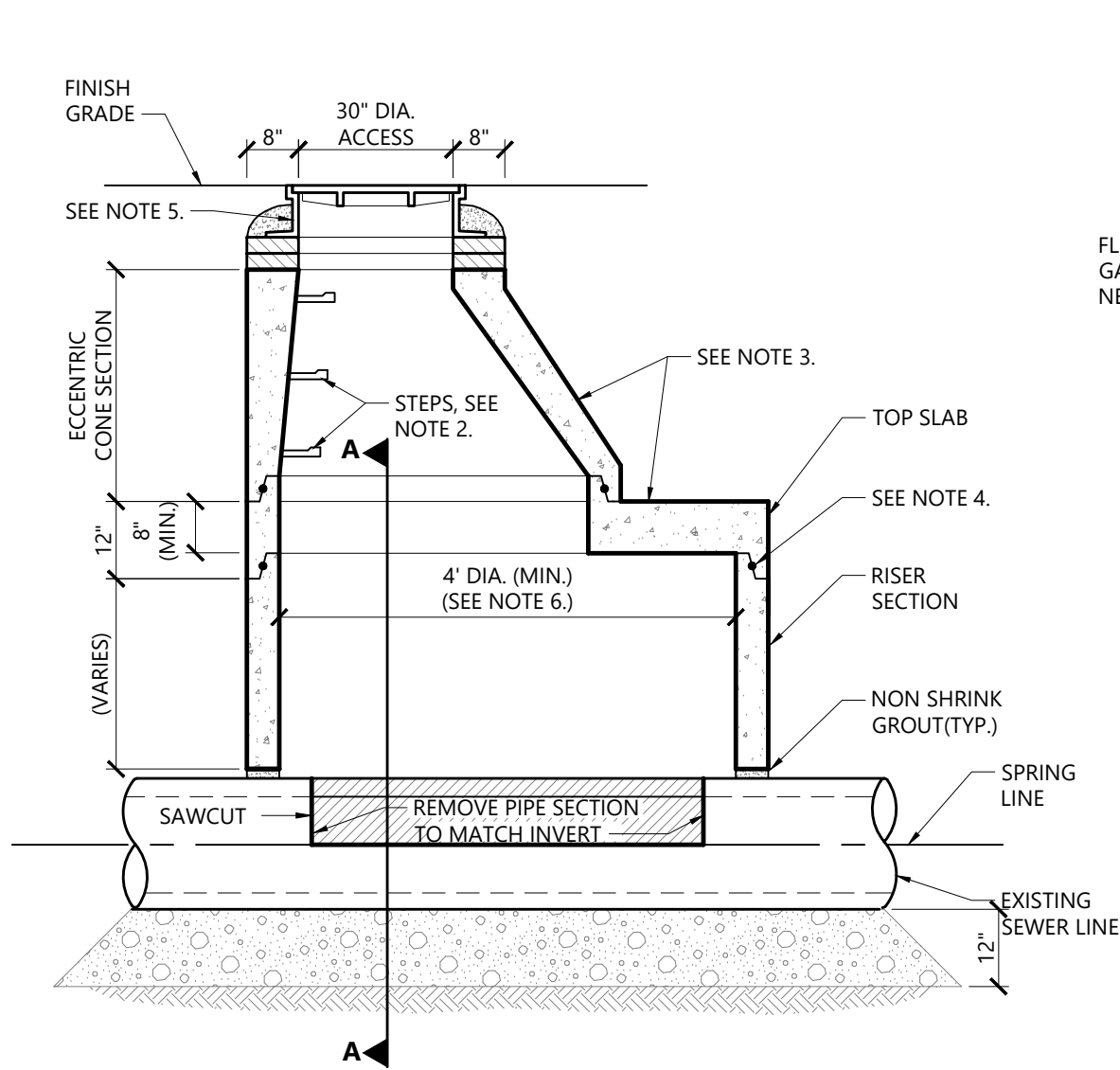
Drain Manhole (DMH)

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



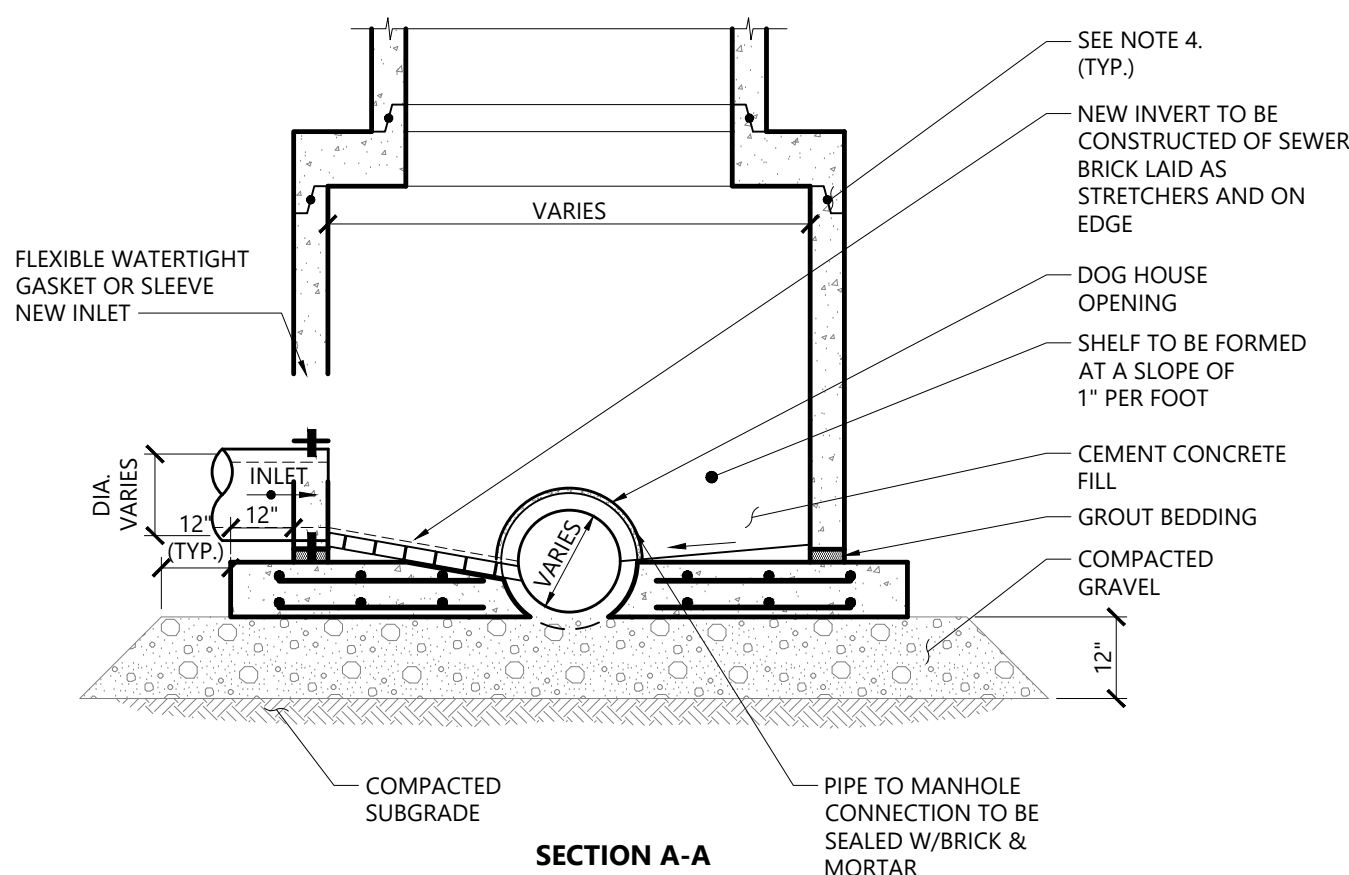
Cleanout (CO)

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

No.	Revision	Date	Appvd.	Date

Designed by	JRZ	Checked by	PBS
Issued for	Date	Date	Date

Permitting

June 30, 2023

For Review Only -- Not for Construction

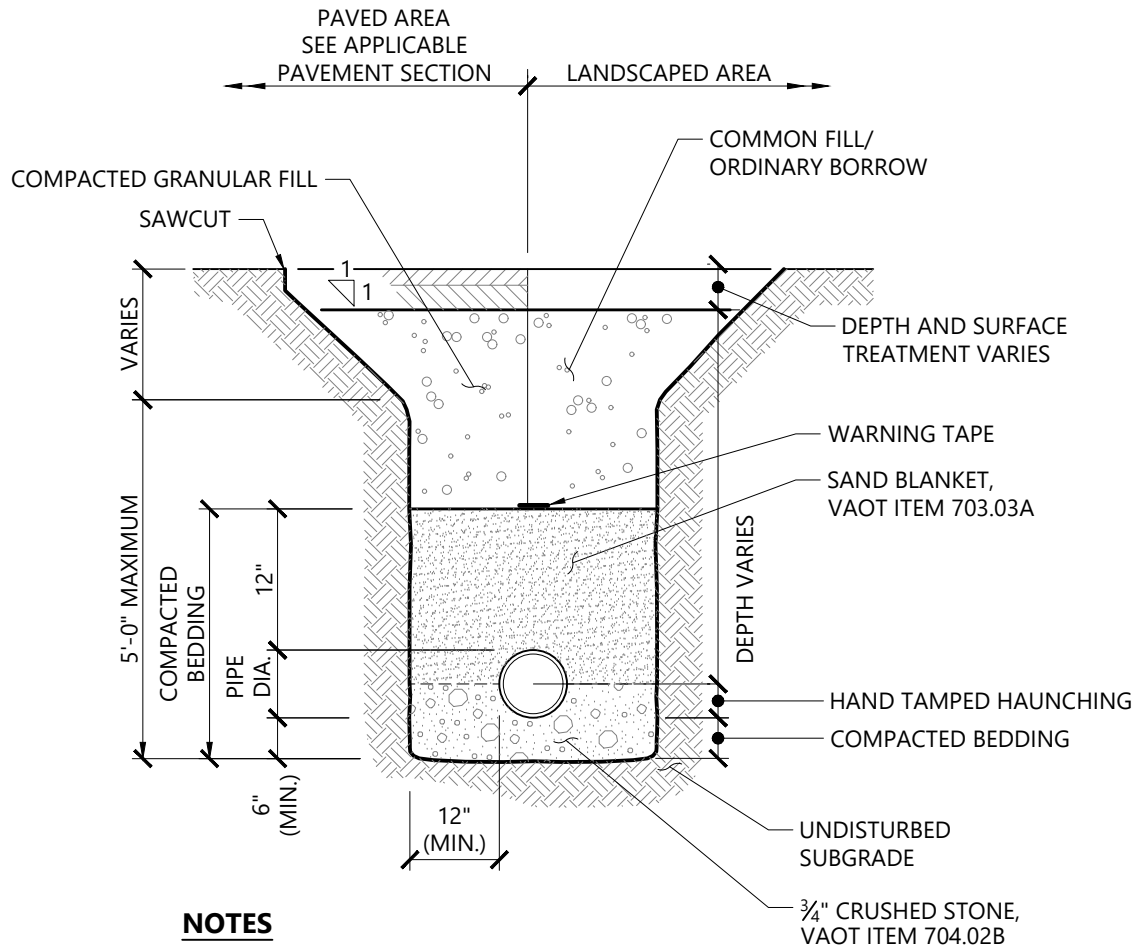
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Site Details 1

Drawing Number

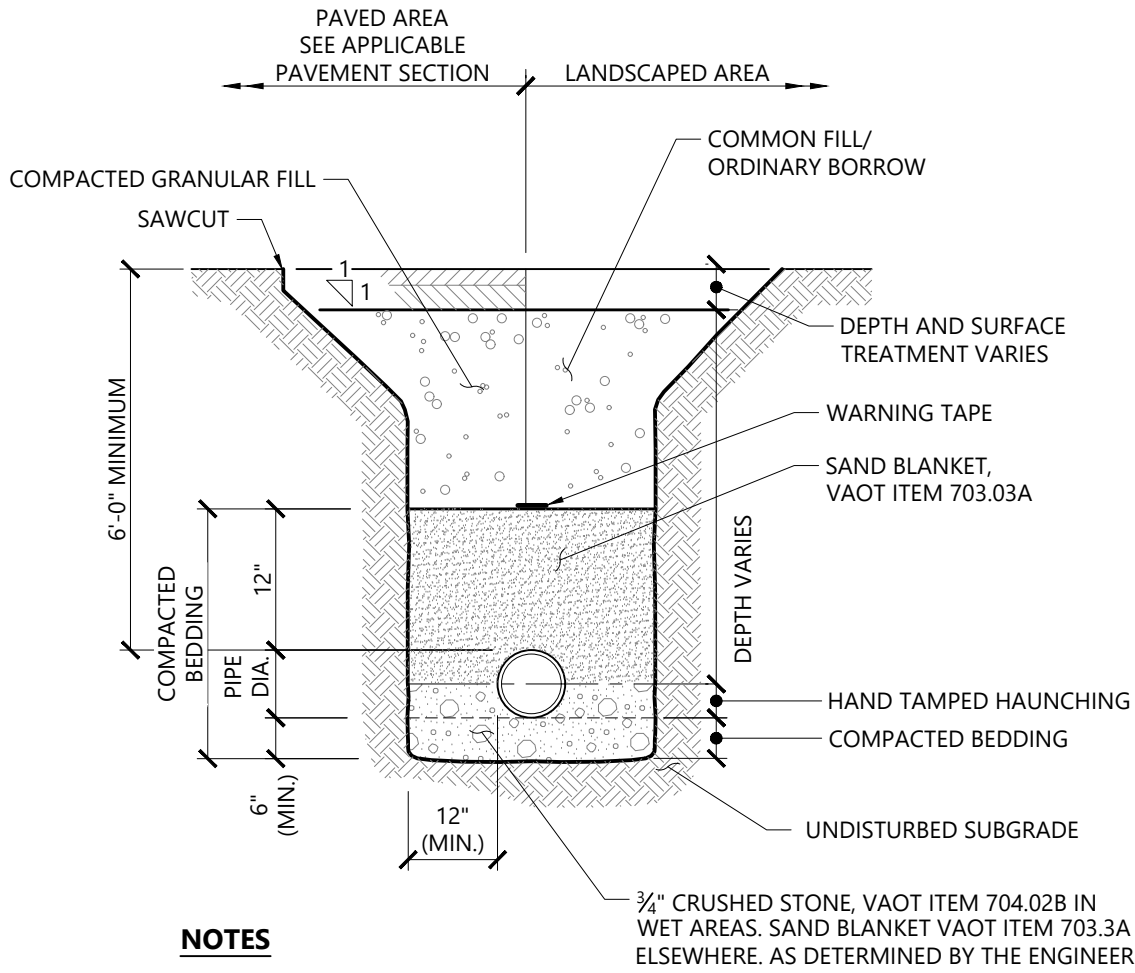
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Sheet
7 of
17

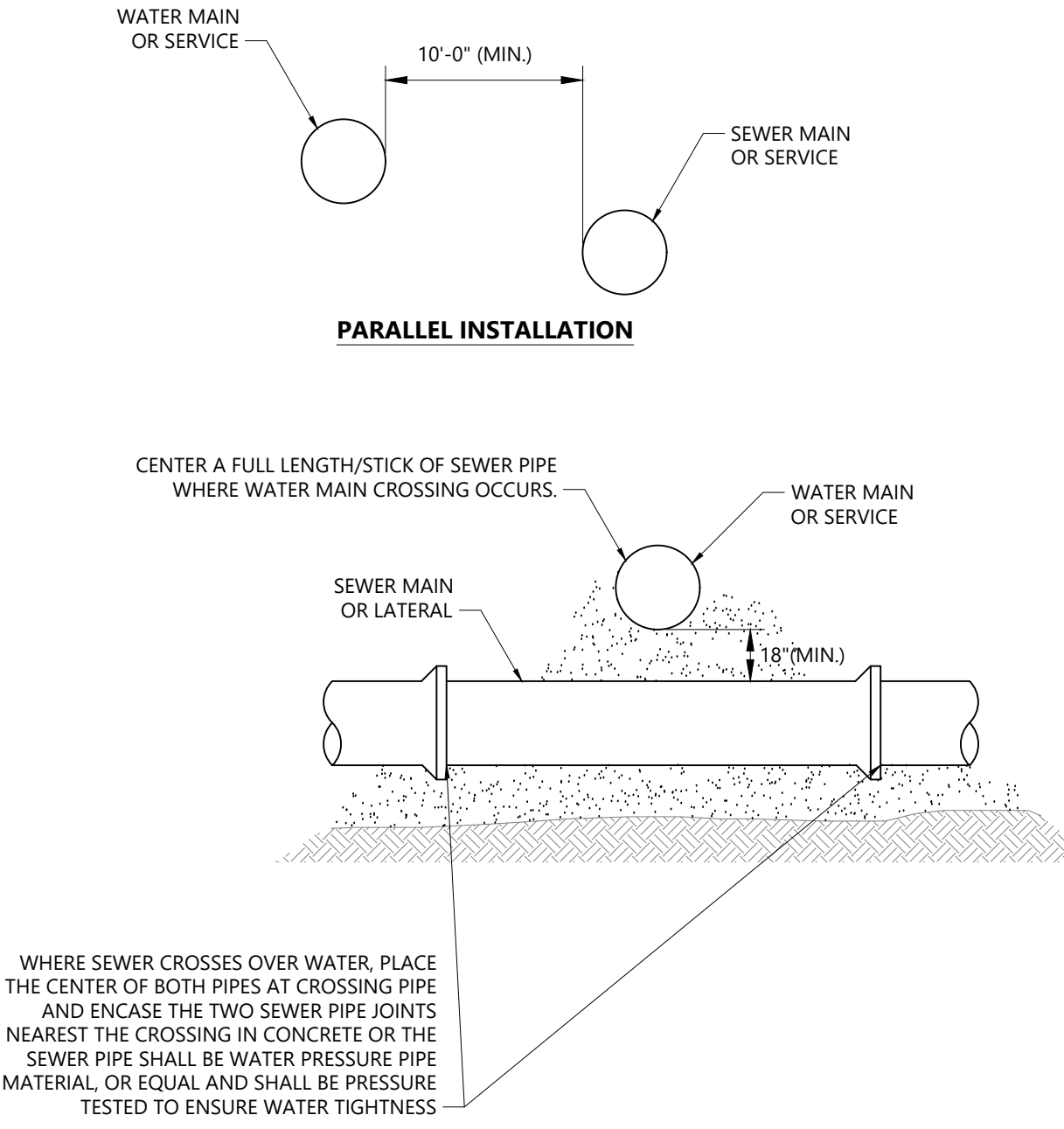
Project Number
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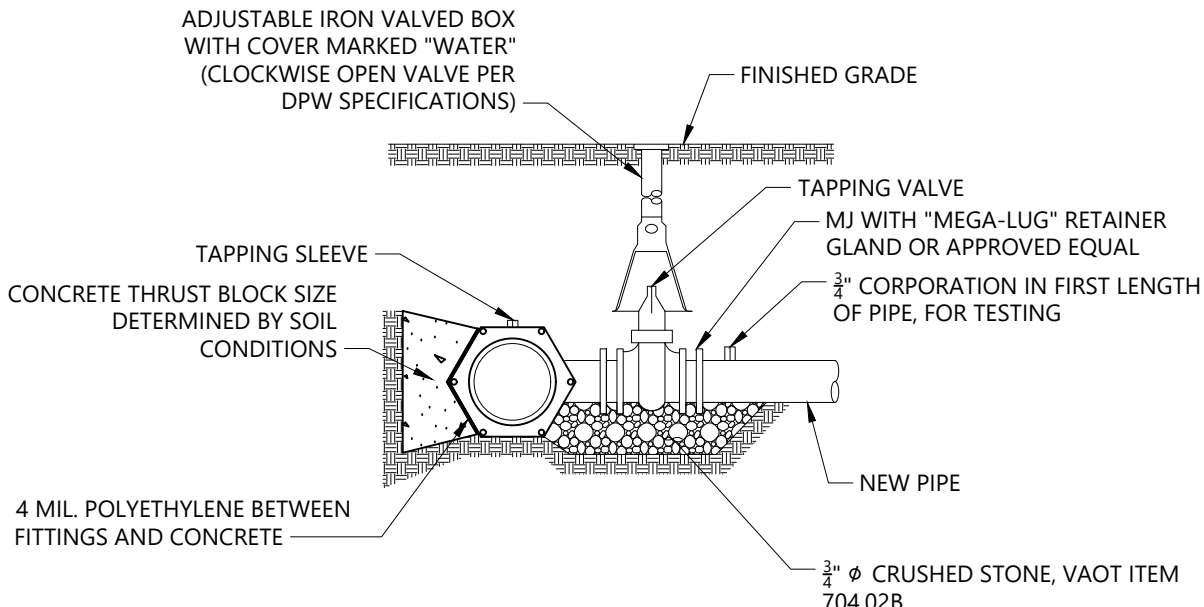
Sewerline Trench 1/16
N.T.S. Source: VHB LD_



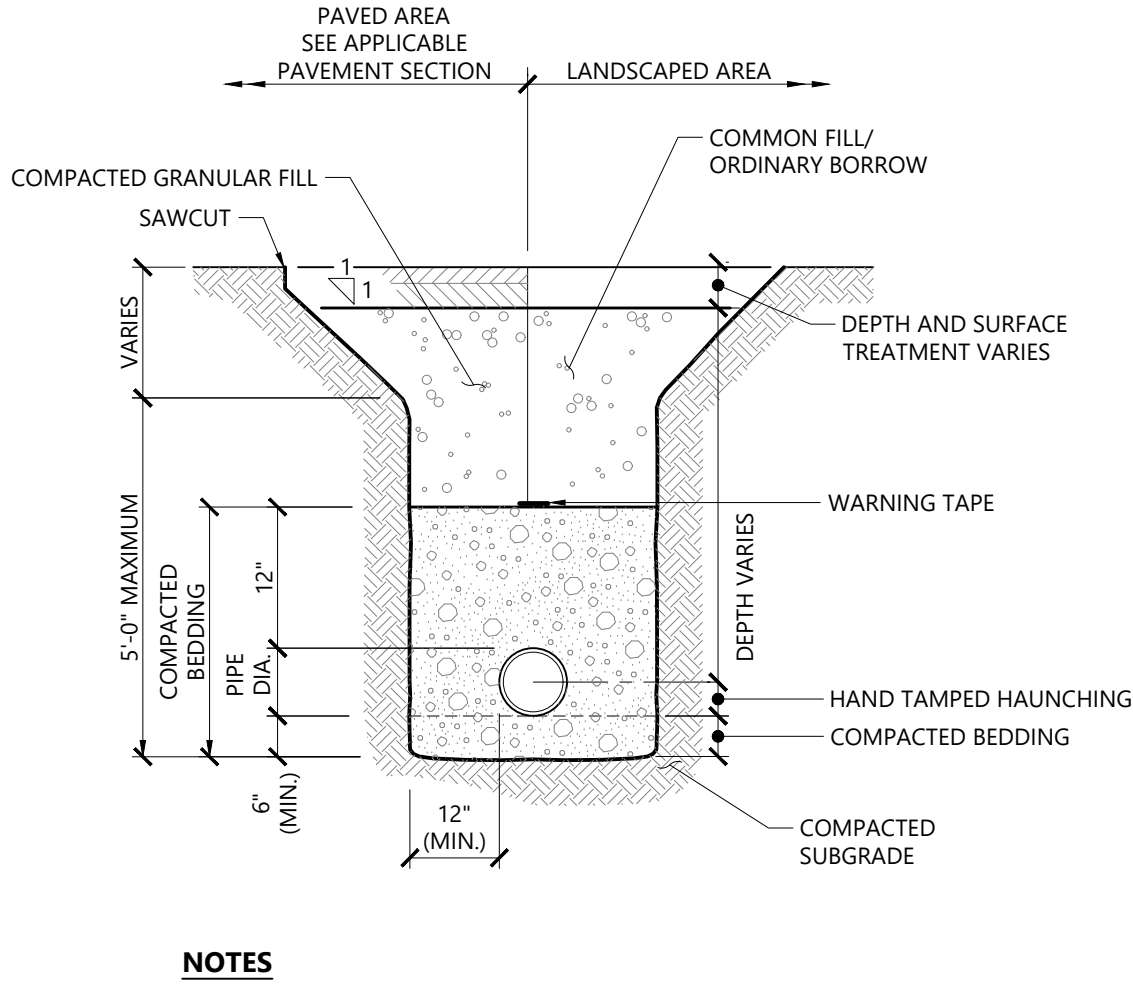
Waterline Trench 1/16
N.T.S. Source: VHB LD_



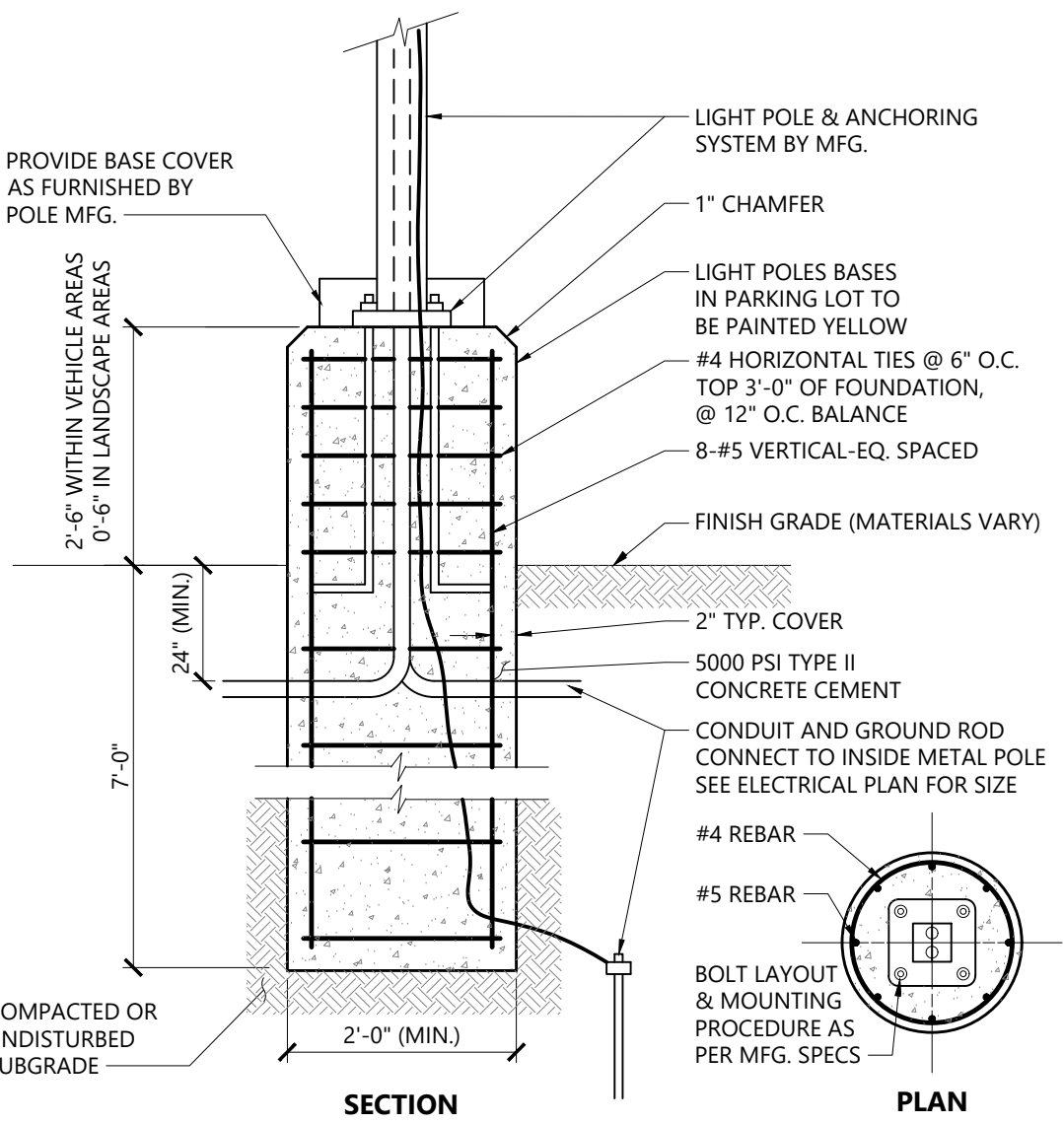
Water/Sewer Separation 1/16
N.T.S. Source: VHB LD



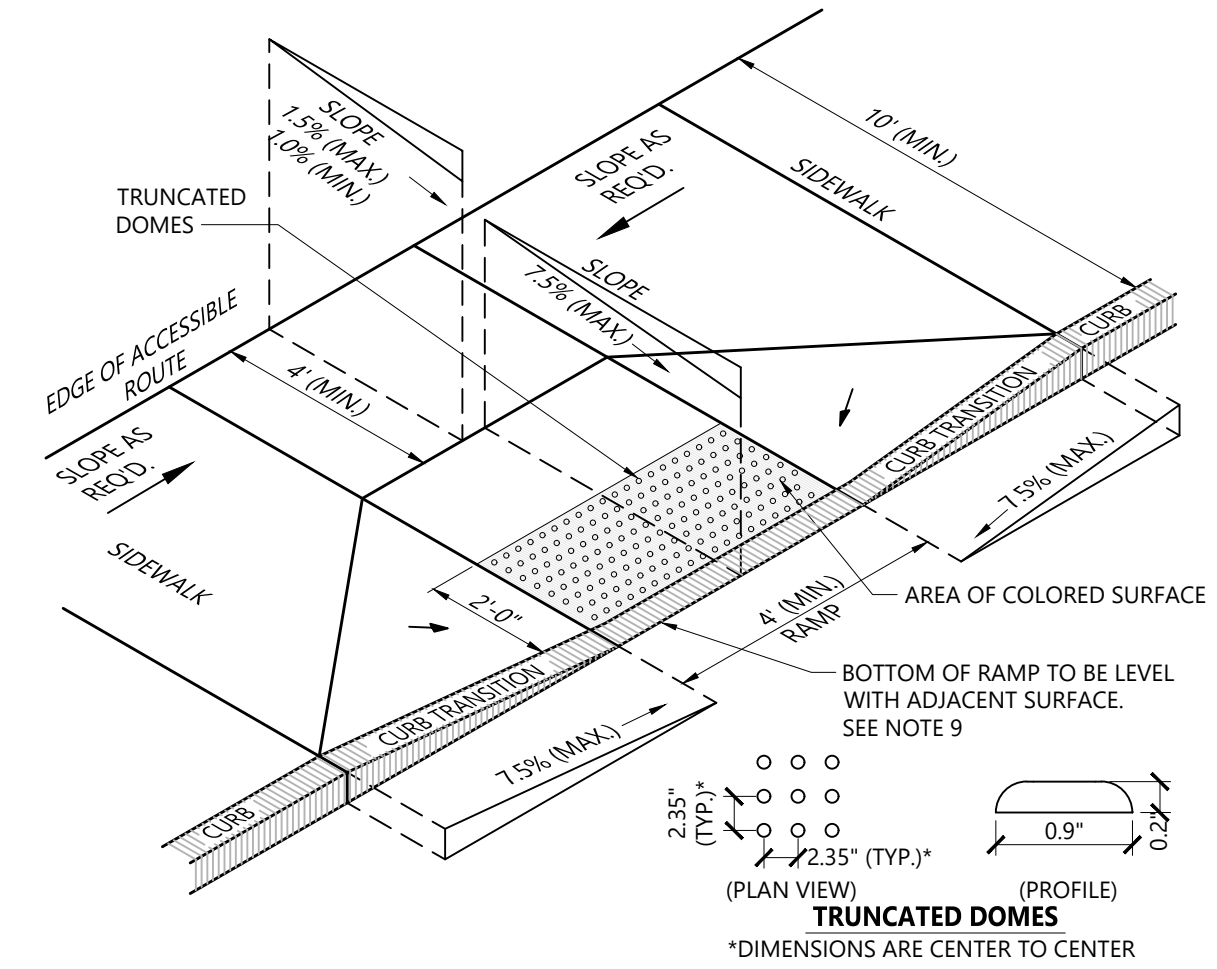
Typical Tapping Sleeve and Valve Detail 2/18
N.T.S. Source: VHB REV LD_



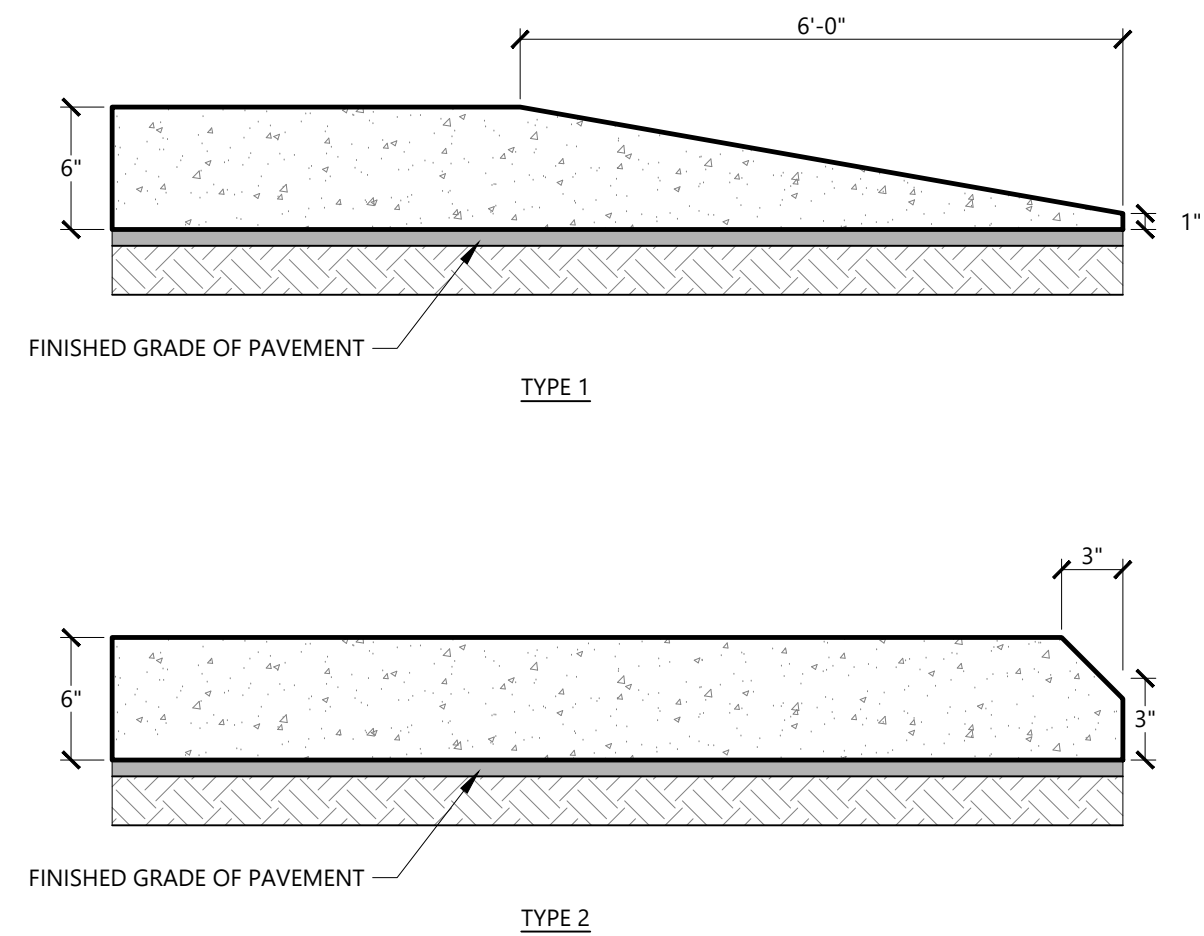
Utility Trench 11/19
N.T.S. Source: VHB LD_300



Light Pole Foundation Detail (Up to 40' Pole) 5/23
N.T.S. Source: VHB LD_310



Accessible Curb Ramp (ACR) Type 'D-D' 12/20
N.T.S. Source: VHB LD_503



Transition and End Curbs 2/17
N.T.S. Source: VHB LD

266 College St Apartments

266 College Street
Burlington, Vermont

No.	Revision	Date	Apprvd.	Date

Designed by JRZ Checked by PBS
Issued for Date Date

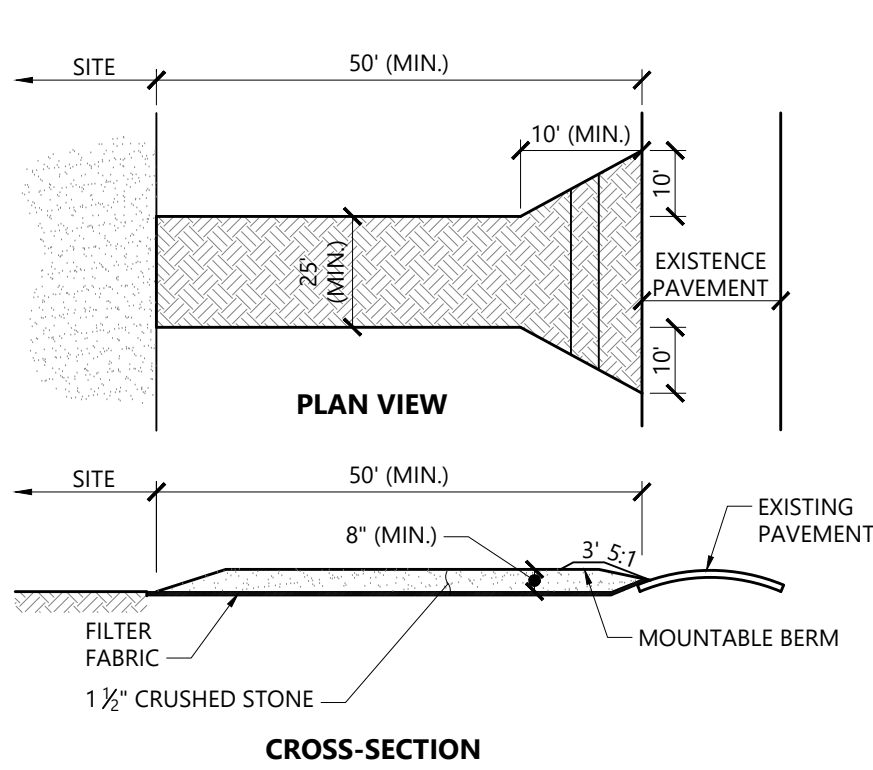
Permitting June 30, 2023

For Review Only -- Not for Construction

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Site Details 2

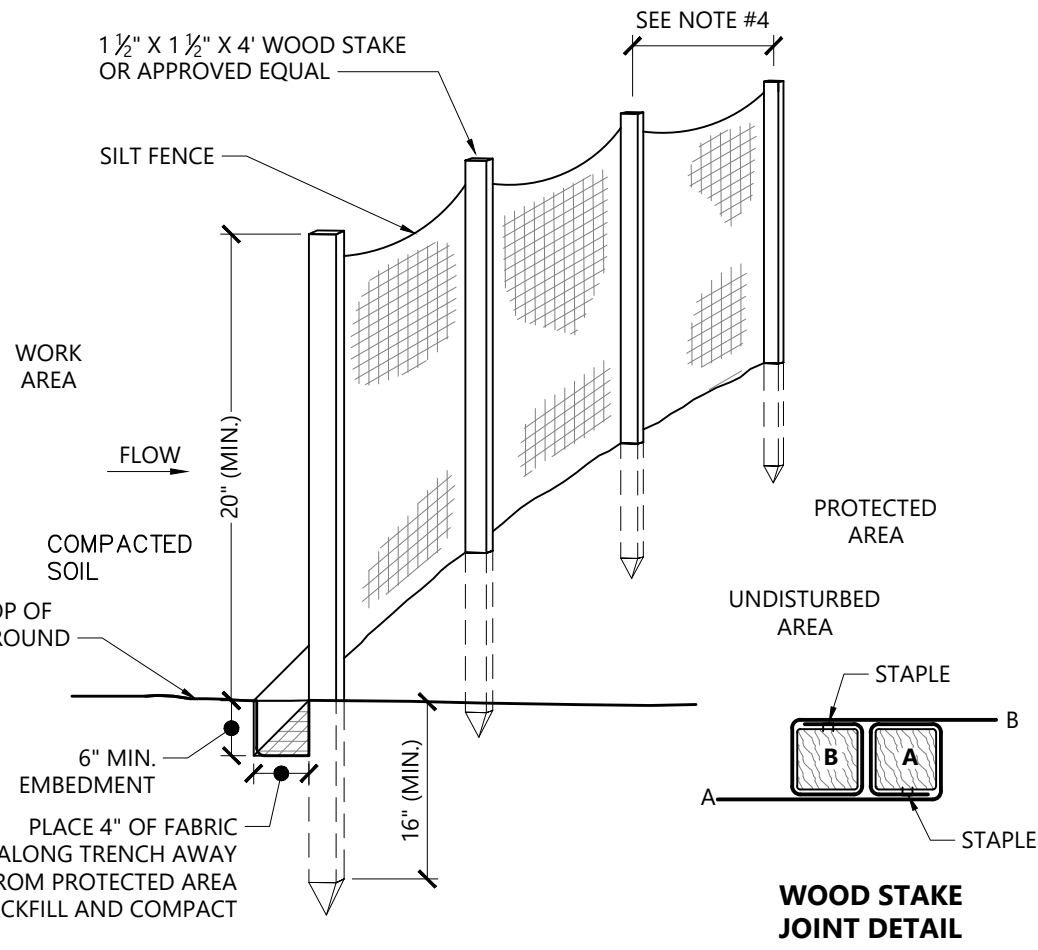
Drawing Number

C-6.1



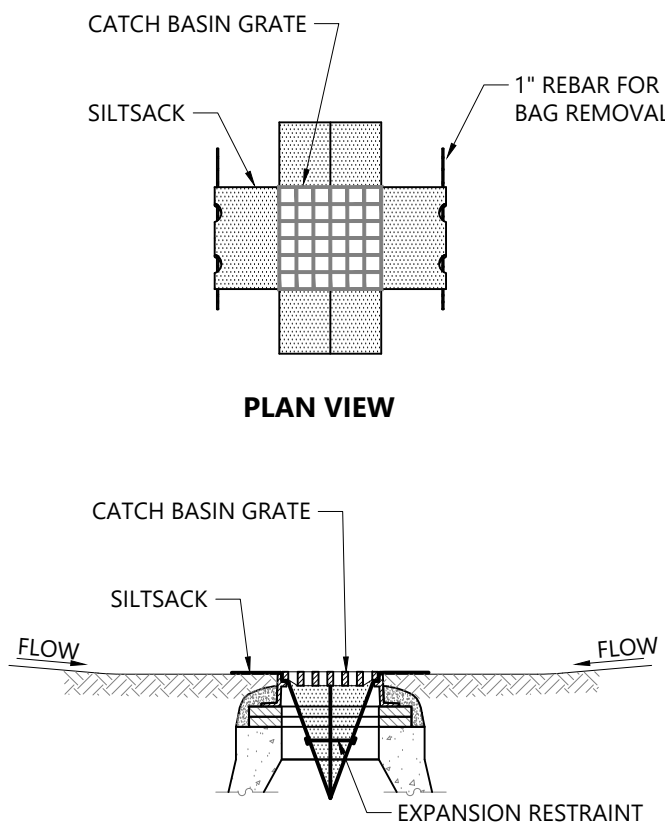
- NOTES**
1. AGGREGATE SIZE: USE A MATRIX OF 1 TO 4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH: NOT LESS THAN 50 FEET (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH APPLIES)
 3. THICKNESS: NOT LESS THAN EIGHT (8) INCHES
 4. WIDTH: TWELVE (12) FOOT MINIMUM, BUT 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\"/>

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\" – 7\"
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\" PIECES, MODERATELY TO HIGHLY STABLE	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 6\" SCREEN (100%)	**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 OPSC OR EPSC 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\" WINTER RYE	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

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

No.	Revision	Date	Apprv.	Date

Designed by **JRZ** Checked by **PBS**
Issued for _____ Date _____ Date _____
Permitting June 30, 2023

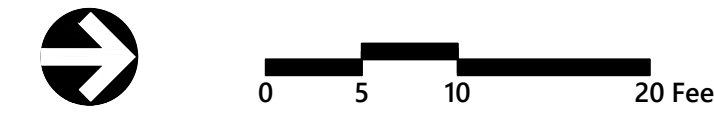
For Review Only -- Not for Construction
Drawing Title
**Erosion Prevention and
Sediment Control Details**

Drawing Number

C-6.3

Sheet _____ of _____
10 17

Project Number
58975.00



266 College St
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Issued for: _____
Date: _____
Date: June 30, 2023

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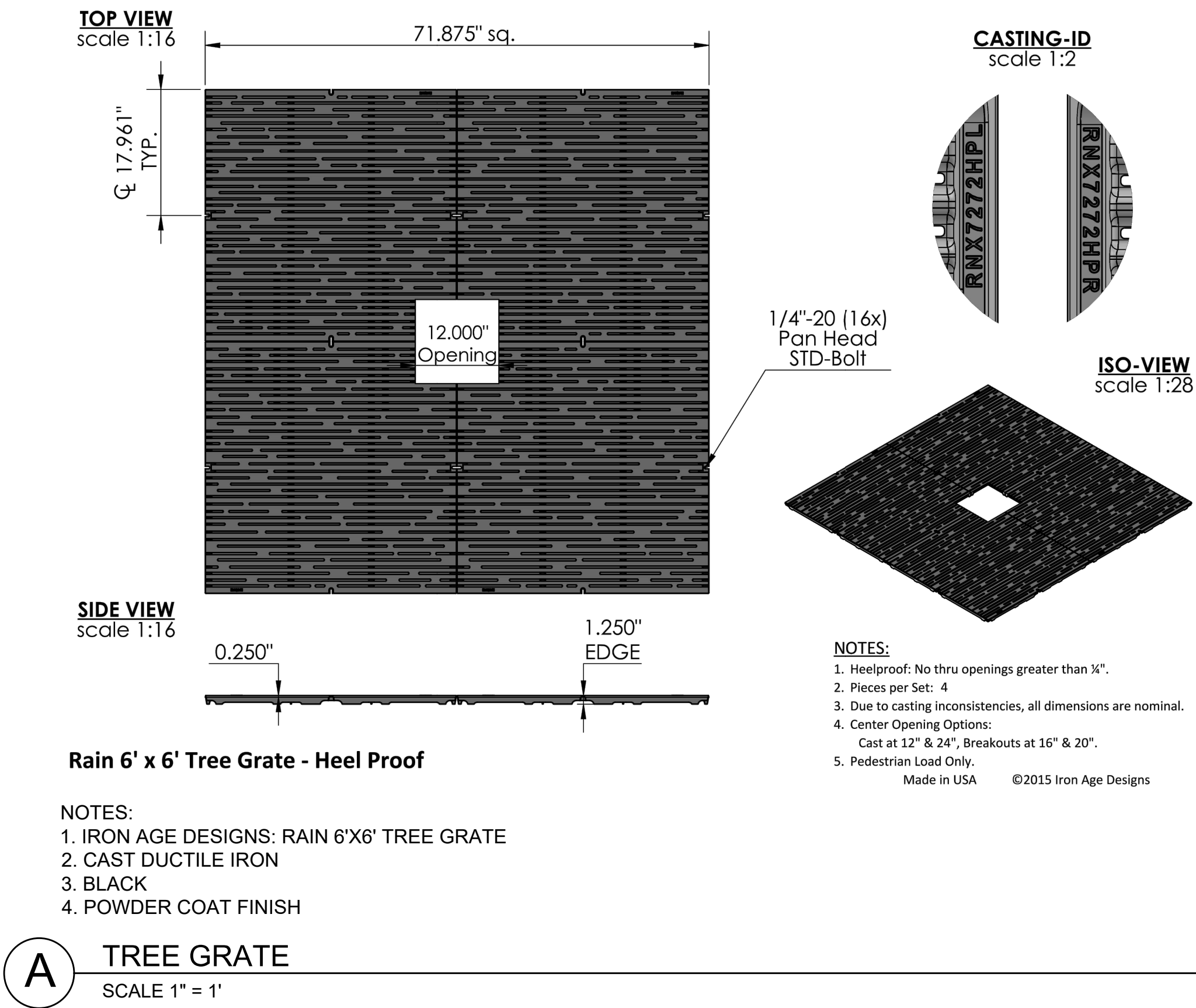
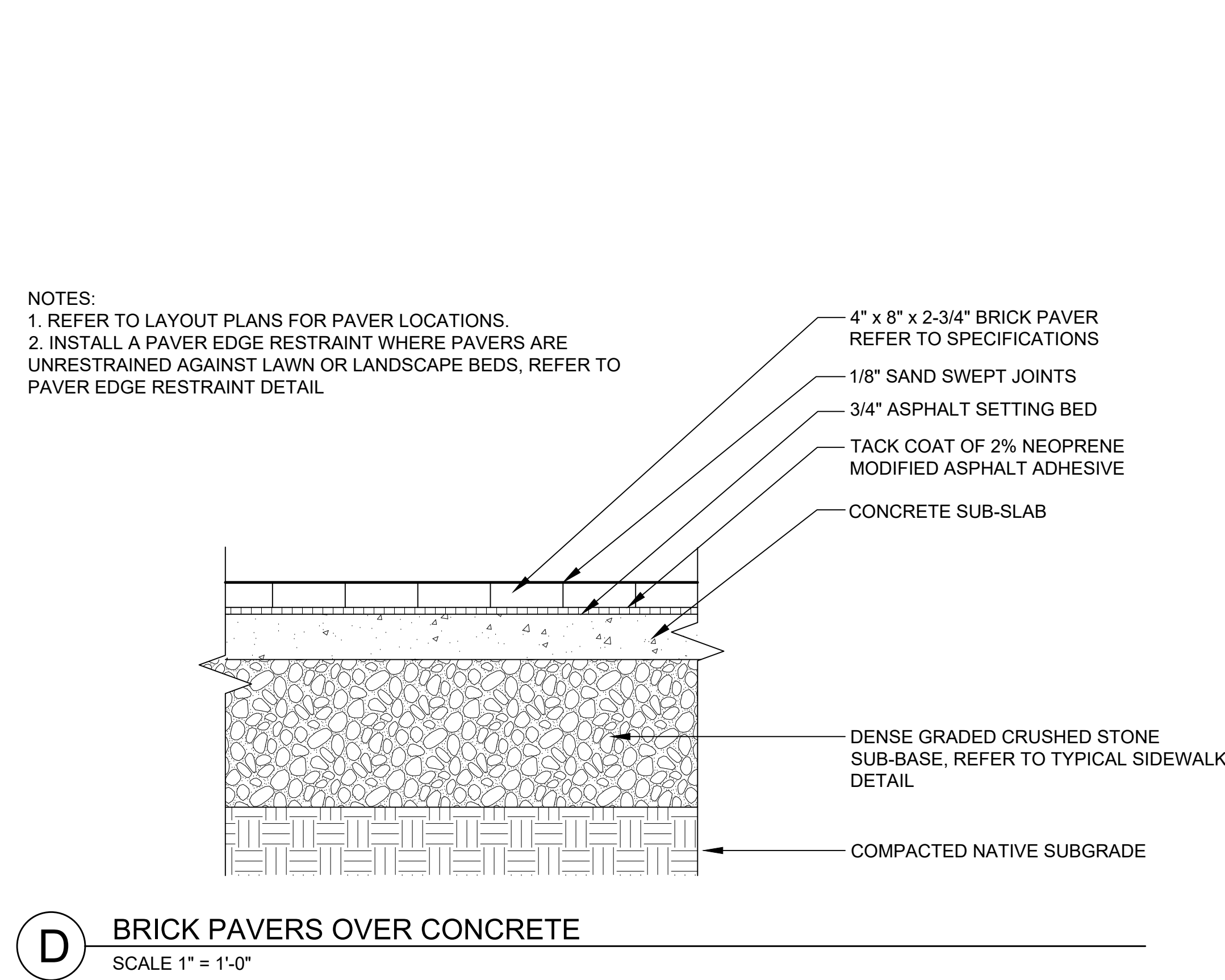
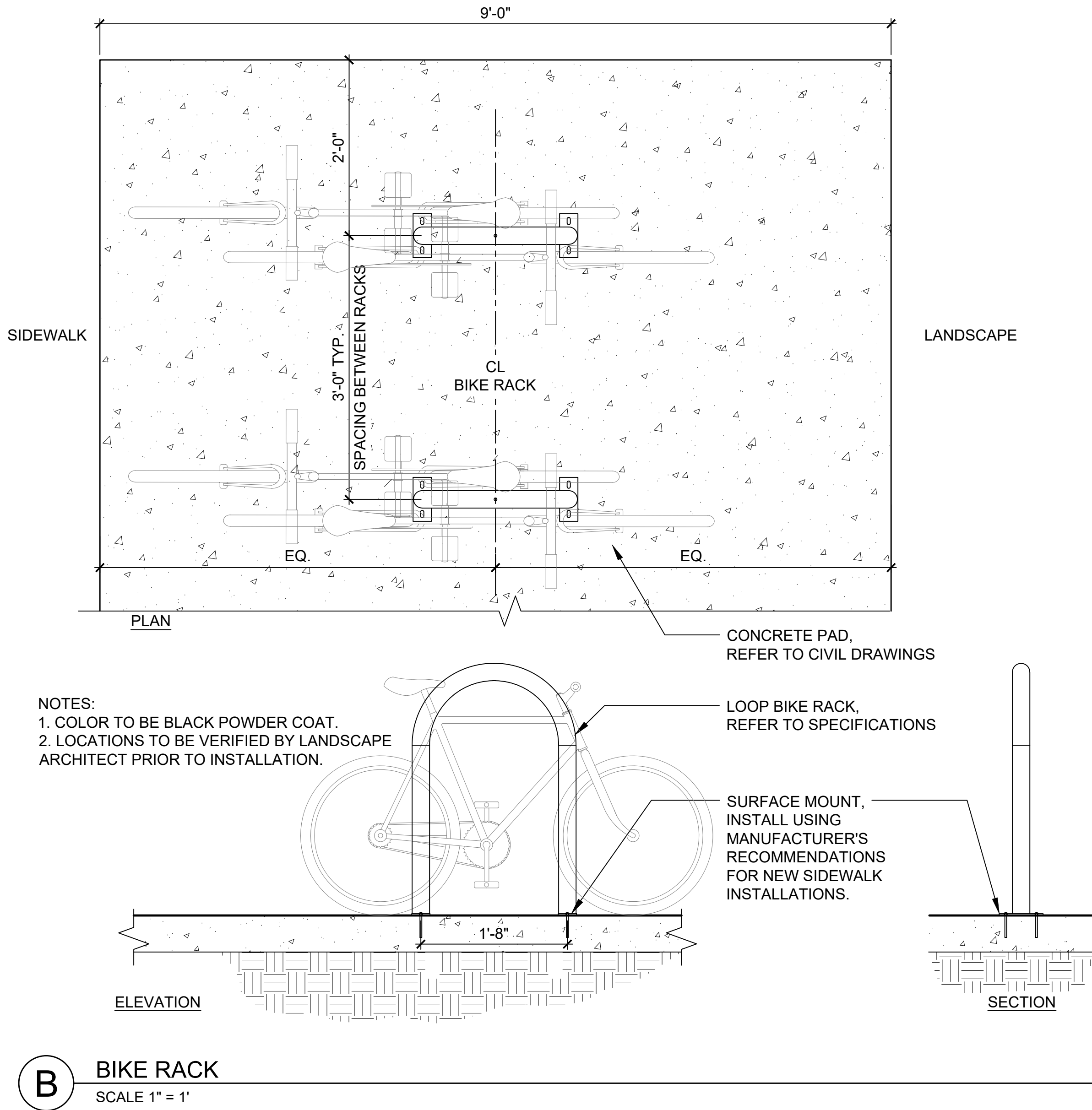
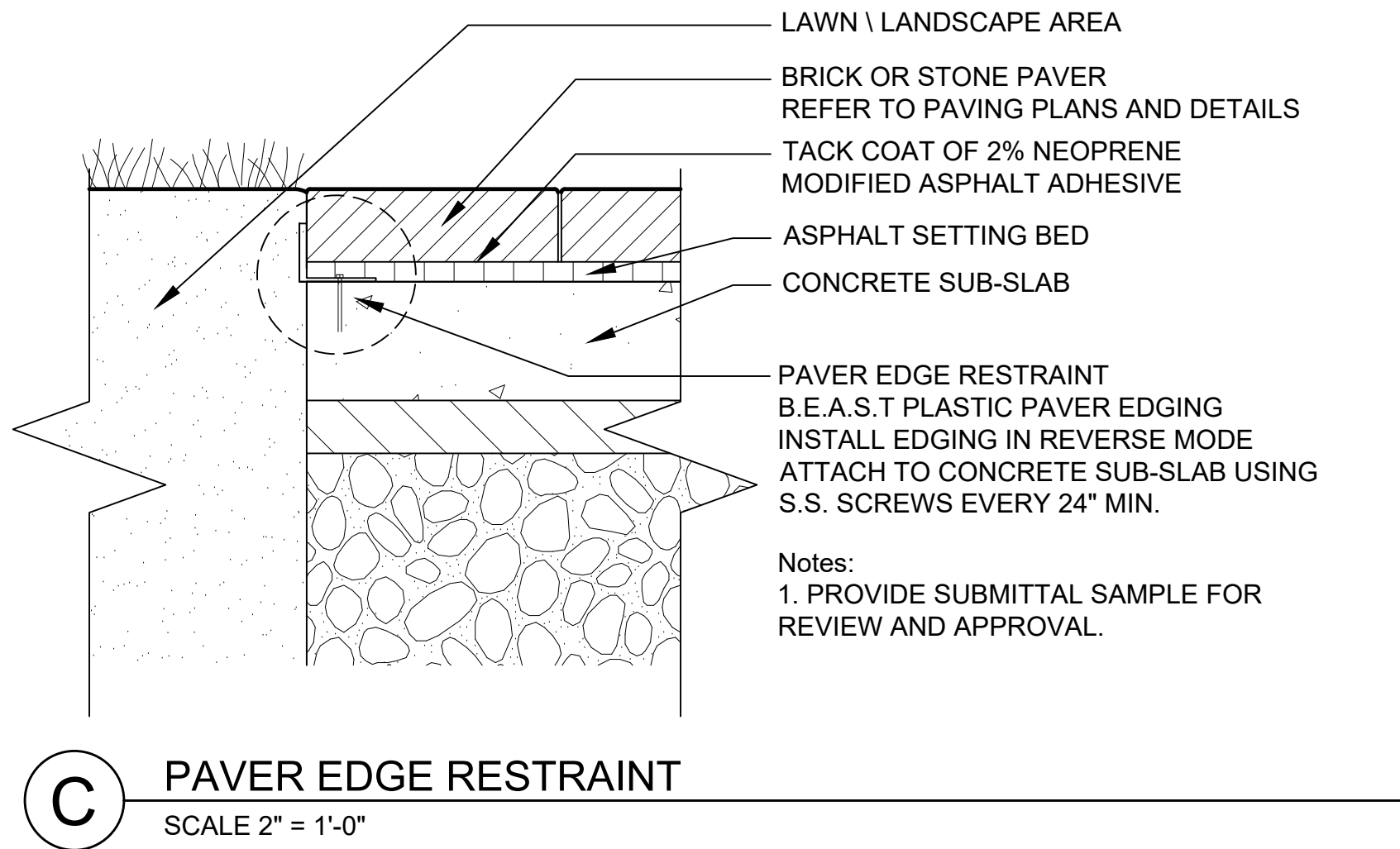
Drawing Title
LANDSCAPE LAYOUT PLAN

Drawing Number

L-1.0

Sheet 12 of 17

Project Number
58975.00



266 College St
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Burlington, Vermont

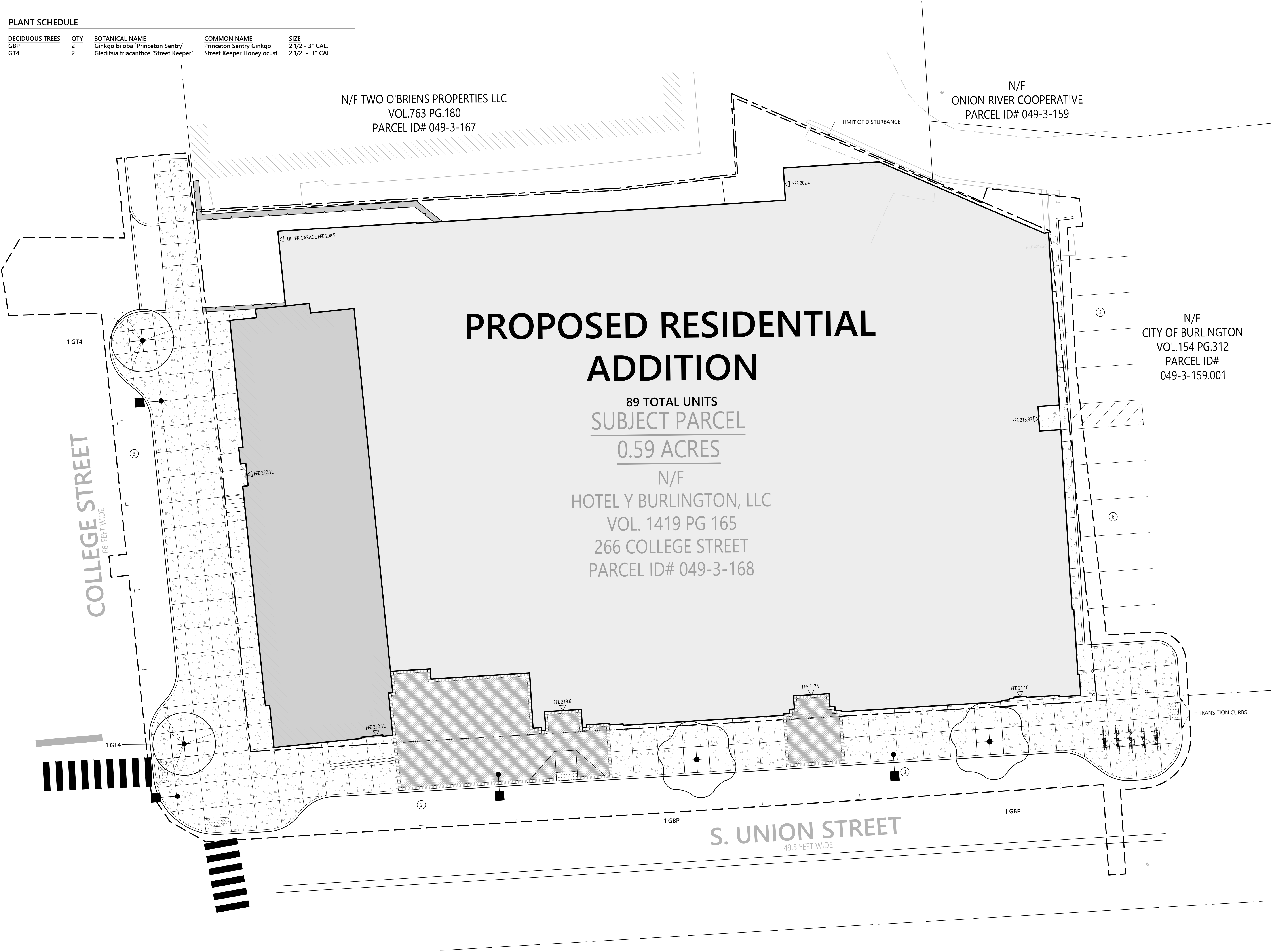
No.	Revised	Date	Appvd.	Date

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Permitting June 30, 2023

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Drawing Title: LANDSCAPE DETAILS
Drawing Number: _____

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

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Drawing Title
PLANTING PLAN
Drawing Number

L-3.0

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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.

NOTE: EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING, OR SURVEYORS TAPE TO PREVENT FUTURE GIRDLING.

SURROUNDING SOIL SHOULD NOT EXCEED 80% COMPACTION, DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT

NYLON STRAP WITH 3/4" GROMMETS, REFER TO SPECIFICATIONS

FASTEN WIRE BELOW POINT OF MAJOR BRANCHING OR TO MAJOR OUTSIDE TRUNK.

2 ½" HARDWOOD STAKES. ALIGN STAKES PARALLEL W/ ROAD/ WALKS OR PARALLEL W/ DIRECTION OF PREVAILING WIND, REFER TO TREE STAKING DETAIL

TEMPORARY WATERING BASIN

BREAK APART EDGE OF EXCAVATION W/ SHOVEL AND BLEND PLANT MIX W/ EXISTING SOIL TO PROVIDE TRANSITION TO UNDISTURBED GRADE

UNDISTURBED GRADE EXCAVATE ONLY TO SPECIFIED PLANTING DEPTH TO ENSURE STABLE BASE

DECIDUOUS TREE

TOP OF ROOTBALL, ROOT FLARE SHOULD BE EVIDENT. IF ROOT FLARE IS NOT EVIDENT, THEN SCRAPE OFF THE TOP LAYER OF SOIL BUILD UP ON TOP OF ROOTBALL FROM NURSERY.

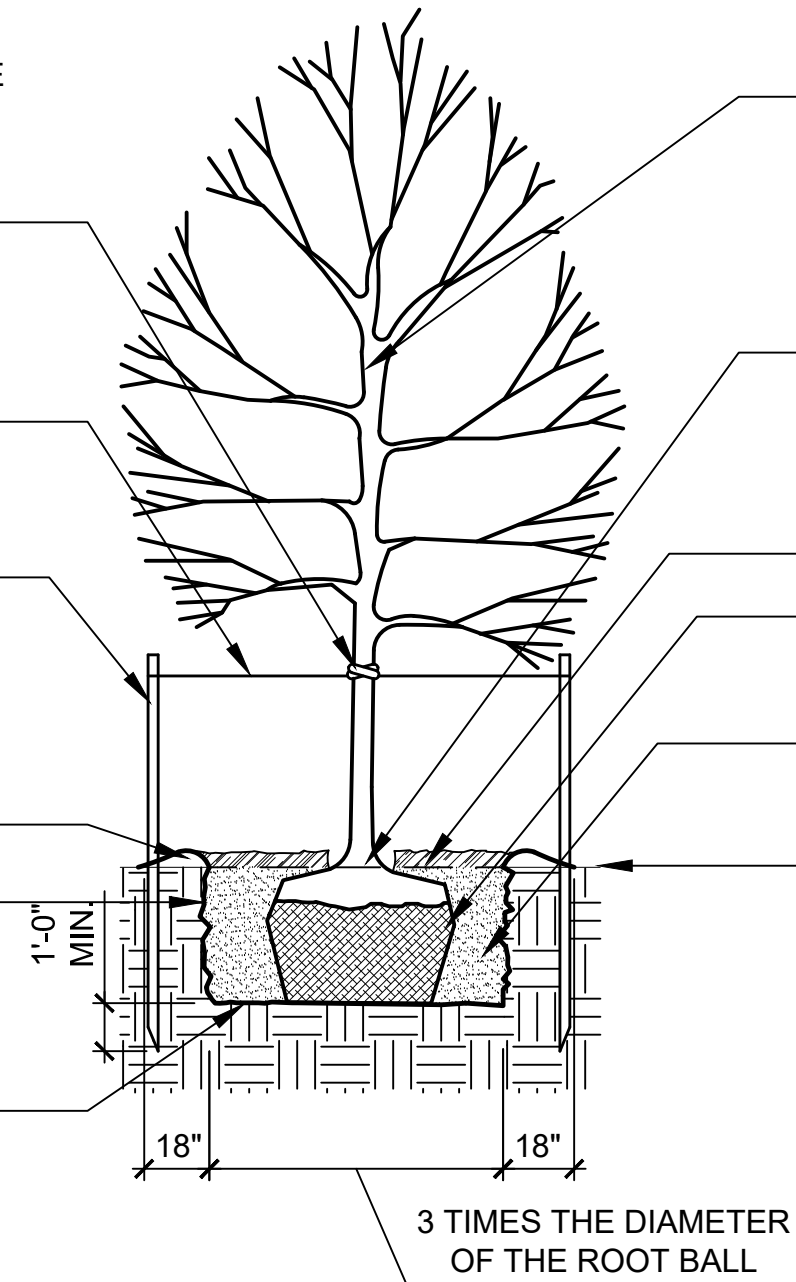
2" HEMLOCK BARK MULCH

REMOVE TOP HALF OF WIRE CAGE CUT AND REMOVE BURLAP FROM ROOTBALL

BACKFILL MIX FOR TREE PLANTING BEDS, REFER TO SOIL PREPARATION SPECIFICATION

FINISH GRADE

NOTE:
1. ALL TREE PLANTING BEDS ARE TO BE CONTINUOUS, COMPLETELY DUG OUT AND BACKFILLED WITH THE PROPER PLANTING BED BACKFILL MATERIAL, REFER TO SOIL PREPARATION SPECIFICATION.



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

p-decidtree.dwg

266 College St
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266 College Street
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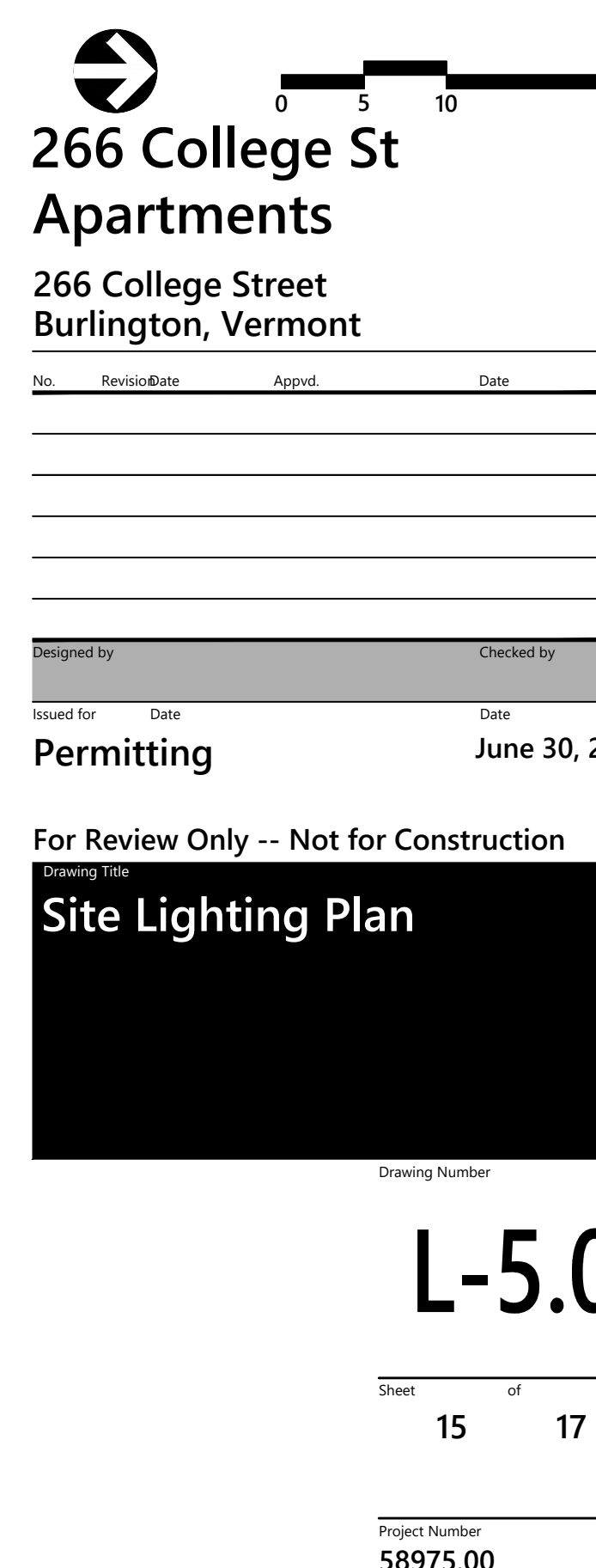
Drawing Title
PLANTING DETAILS

Drawing Number

L-4.0

Sheet 14 of 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
- IFS polyester powder-coat electrostatically applied and thermocured

- IFS 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 IIR 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

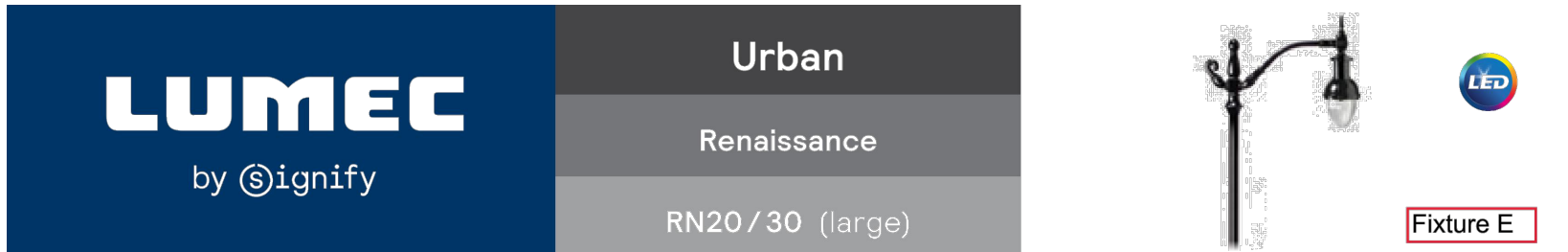
CERTIFICATION

- 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

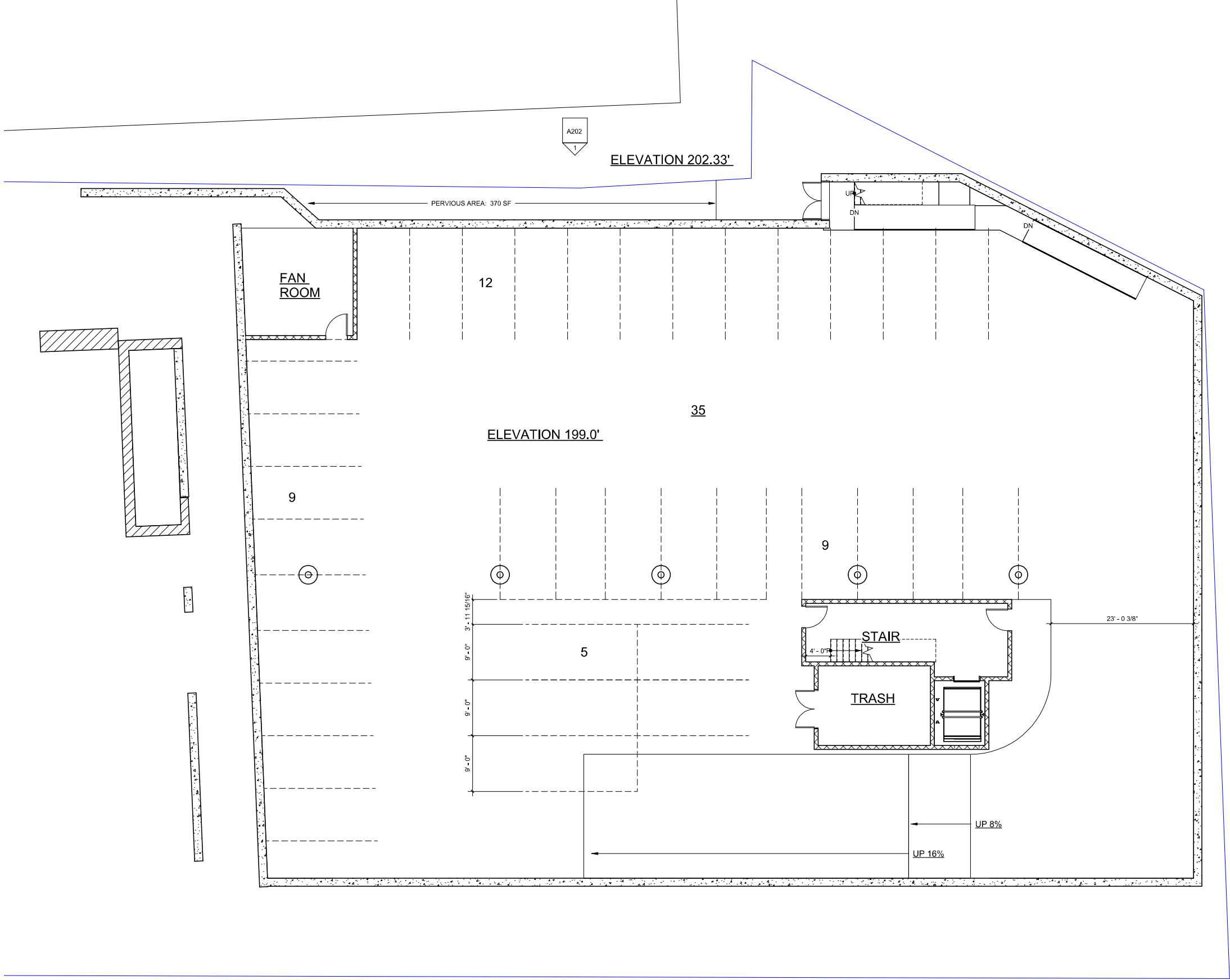
Example: RN20-90WB0LED4K-T-ACDR-LE3R-120-DMG-SMA-RC-PHB-BKTX

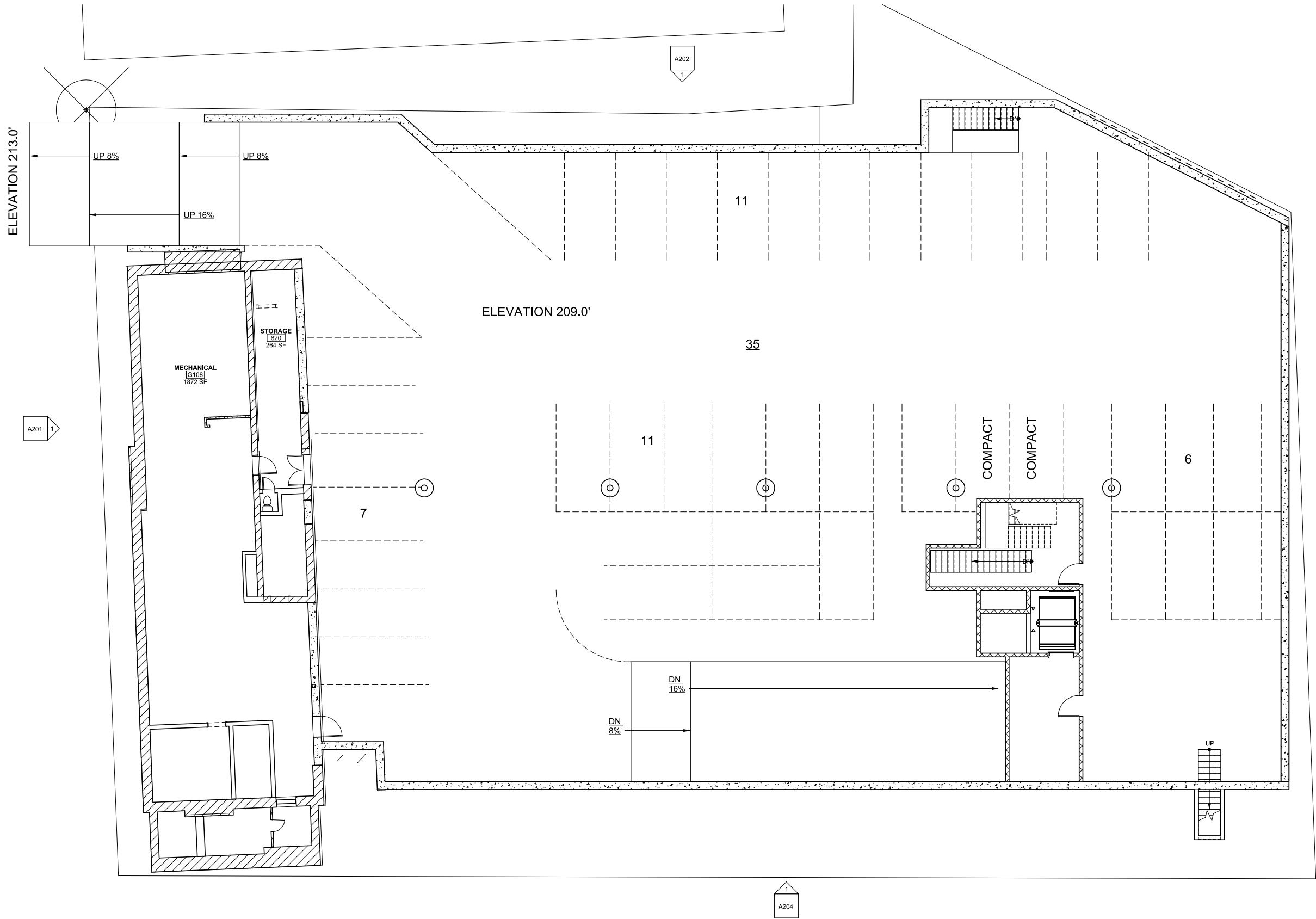
Series	LED module	Lamp type	Globe material	Optical system	Voltage	Driver options
RN20	4000K 35W32LED4K 50W32LED4K 50W46LED4K 70W46LED4K 80W46LED4K 90W46LED4K 108W46LED4K 110W46LED4K 135W60LED4K 145W60LED4K 180W60LED4K	3000K 35W32LED3K 50W32LED3K 50W46LED3K 70W46LED3K 80W46LED3K 90W46LED3K 108W46LED3K 110W46LED3K 135W60LED3K 145W60LED3K 180W60LED3K	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	AST ¹ Pre-set, progressive start-up CLO ¹ Pre-set, manage lumen depreciation DALI ¹ Pre-set, compatible with the DALI control system OTL ¹ Pre-set to signal end of life of the lamp DMG 0-10V CMGCE25 ¹ 8 hrs. 25% reduction CMGCE50 ¹ 8 hrs. 50% reduction CMGGE75 ¹ 8 hrs. 75% reduction CMGMA25 ¹ 8 hrs. 25% reduction CMGMA50 ¹ 8 hrs. 50% reduction CMGMA75 ¹ 8 hrs. 75% reduction CMGGS25 ¹ 4 hrs. 25% reduction CMGGS50 ¹ 4 hrs. 50% reduction SRD ¹ Sensor ready driver, standard configuration SRD1 ¹ alternate configuration

Ordering guide (continued)

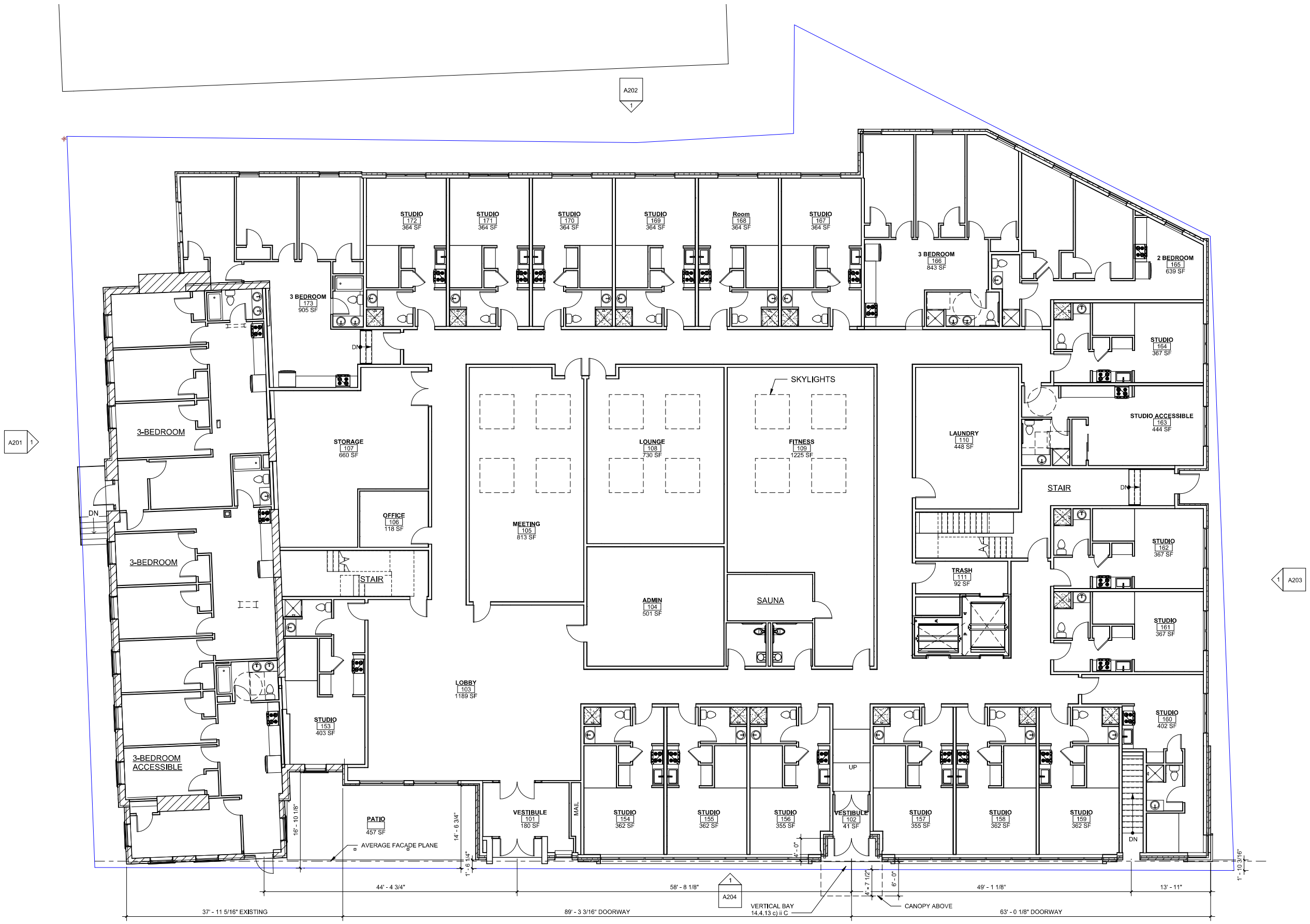
Adaptors*	Luminaire options	Poles & Brackets**	Finish
MA1 1 1/4" NPT threaded hole adaptor MA2 1 1/2" NPT threaded hole adaptor SMA ¹ Decorative retro side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8" SMB Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8"	BO Bridge and Overpass DE1 Decorative deflector HS House Side Shield PH2 Photoelectric cell, bottom type PH3 ^{1,4} Photoelectric cell, shorting cap PHX1 ^{1,4} Photoelectric cell, extended life RC1 ¹ Receptacle 3 pins RC2 ^{1,5} Receptacle 5 pins RC20 ^{1,5} Receptacle 20 pins SP2 Surge protector BAC Meets the requirements of the Buy American Act or 153 (BAA)	Consult signify.com/outdoorluminaires for details and the complete line of Signify poles and brackets.	BE2TX Textured midnight blue BE6TX Textured ocean blue BE8TX Textured royal blue BC2TX Textured Sandstone BKTX Textured Black BR1TX Textured bronze GN4TX Textured blue green GN6TX Textured forest green GN8TX Textured forest green GN1TX Textured forest green GN2TX Textured forest green GN3TX Textured forest green GN4TX Textured forest green GN5TX Textured forest green GN6TX Textured forest green GN7TX Textured forest green GN8TX Textured forest green GN9TX Textured forest green GN10TX Textured forest green GN11TX Textured forest green GN12TX Textured forest green GN13TX Textured forest green GN14TX Textured forest green GN15TX Textured forest green GN16TX Textured forest green GN17TX Textured forest green GN18TX Textured forest green GN19TX Textured forest green GN20TX Textured forest green GN21TX Textured forest green GN22TX Textured forest green GN23TX Textured forest green GN24TX Textured forest green GN25TX Textured forest green GN26TX Textured forest green GN27TX Textured forest 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1 GARAGE LEVEL 2
1/8" = 1'-0"





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



Apartments
266 College Street
Burlington, VT 05401

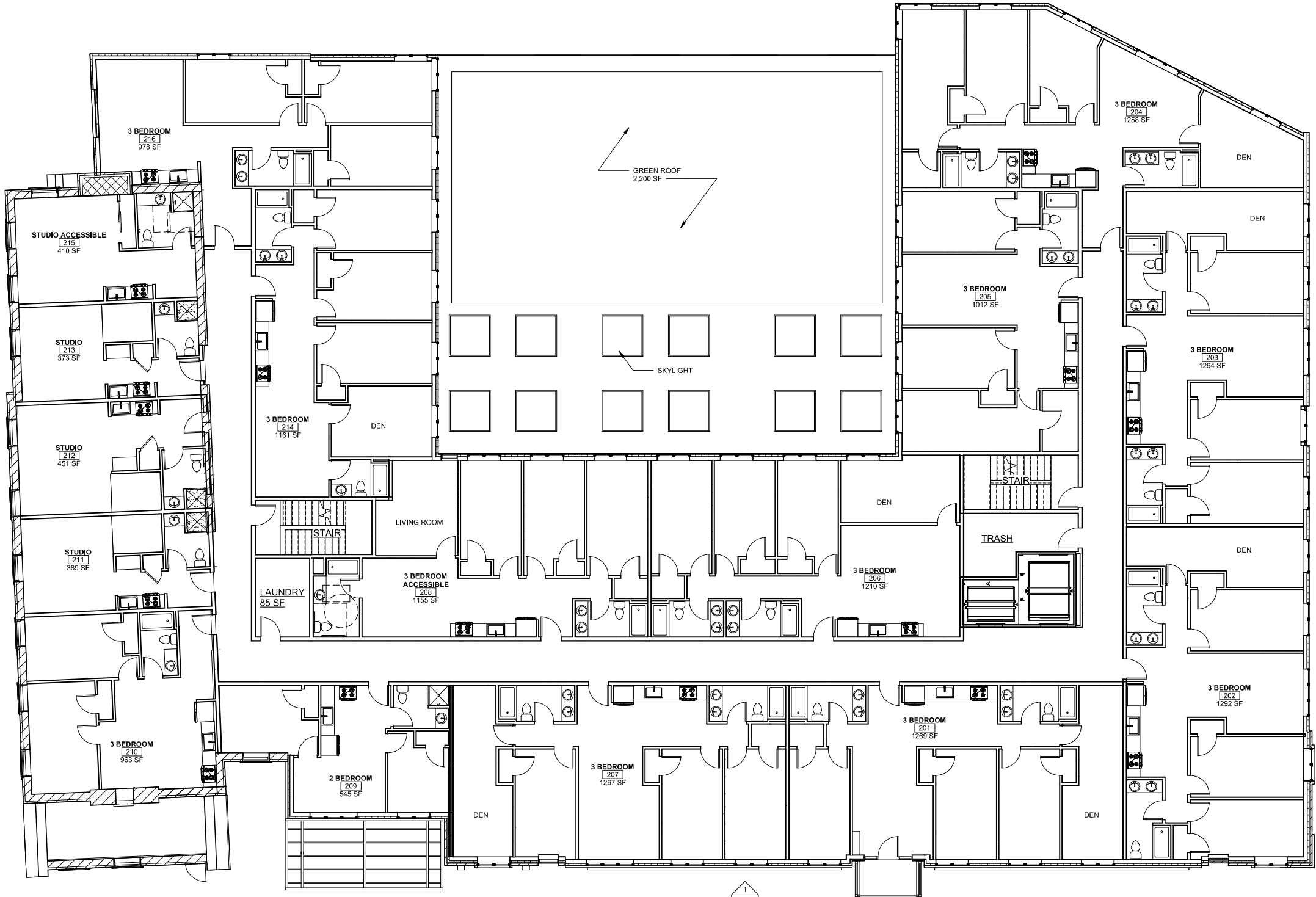
ISSUED:
06-13-2023

**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

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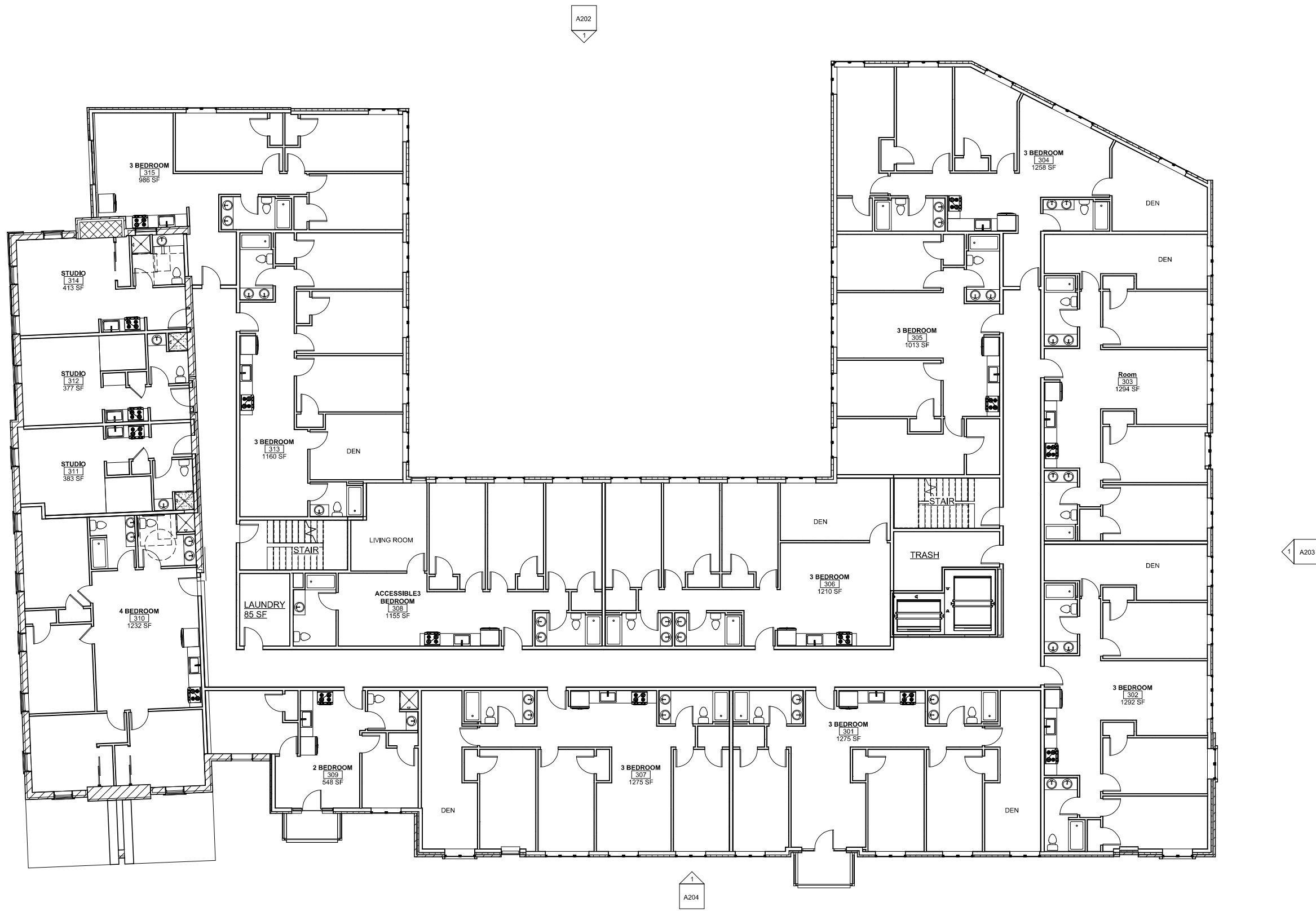
ZONING PERMIT
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CONSTRUCTION

LEVEL 2 PLAN

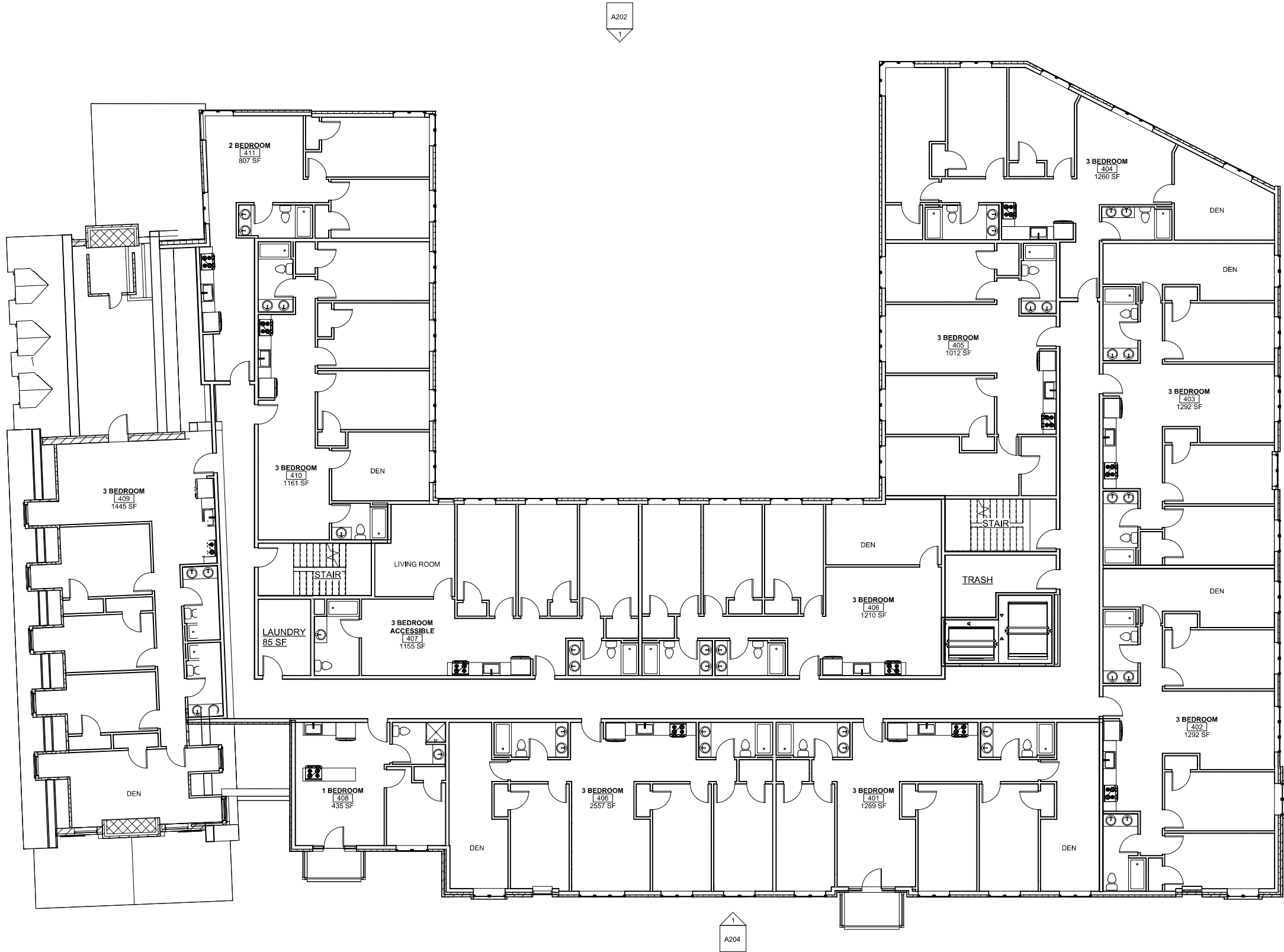
SCALE:
1/8" = 1'-0"

A103

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



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



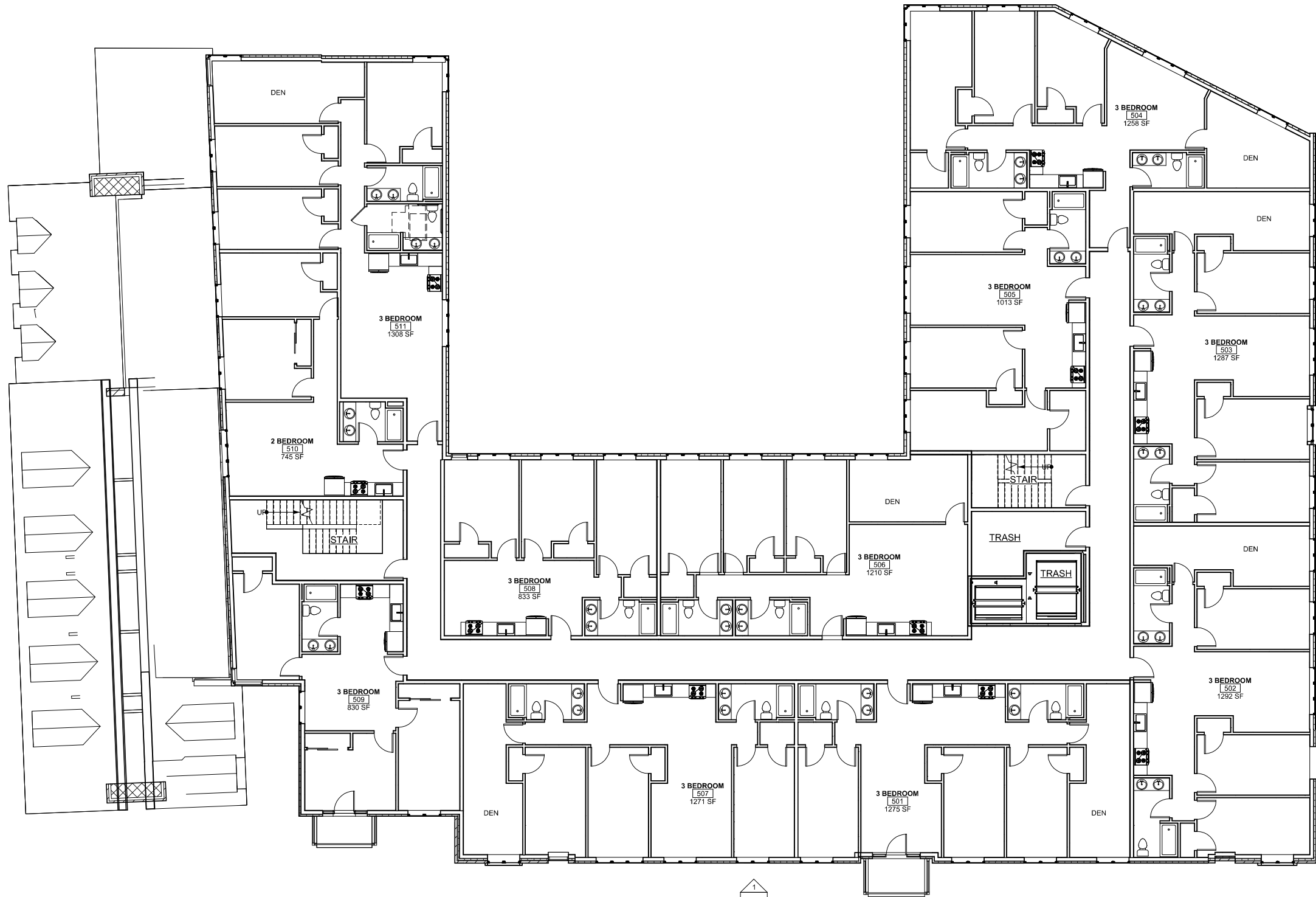
A201 1

A202 1

A203 1

A204 1

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



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Apartments
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Burlington, VT 05401

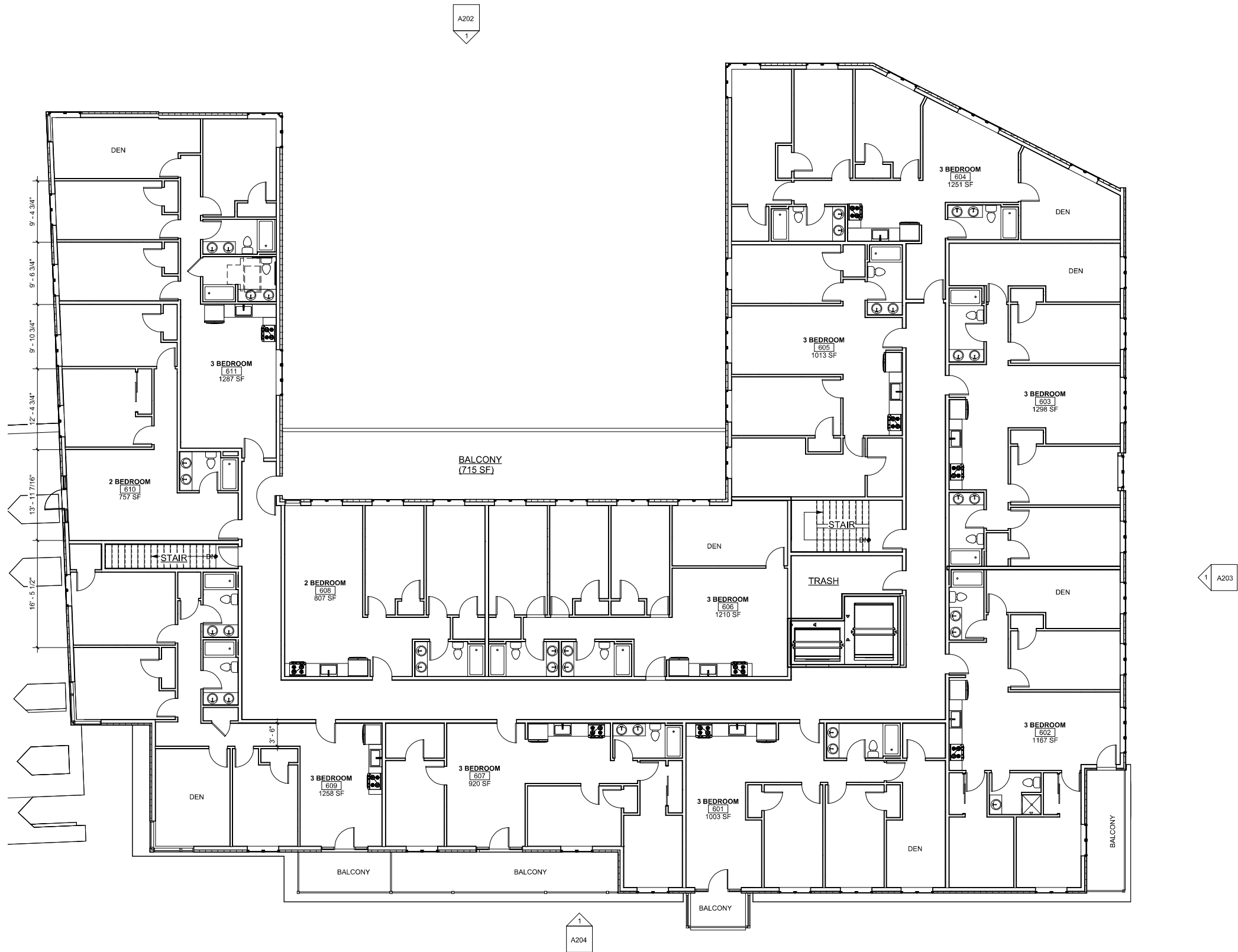
ISSUED:
06-13-2023

ZONING PERMIT
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CONSTRUCTION

LEVEL 5 PLAN

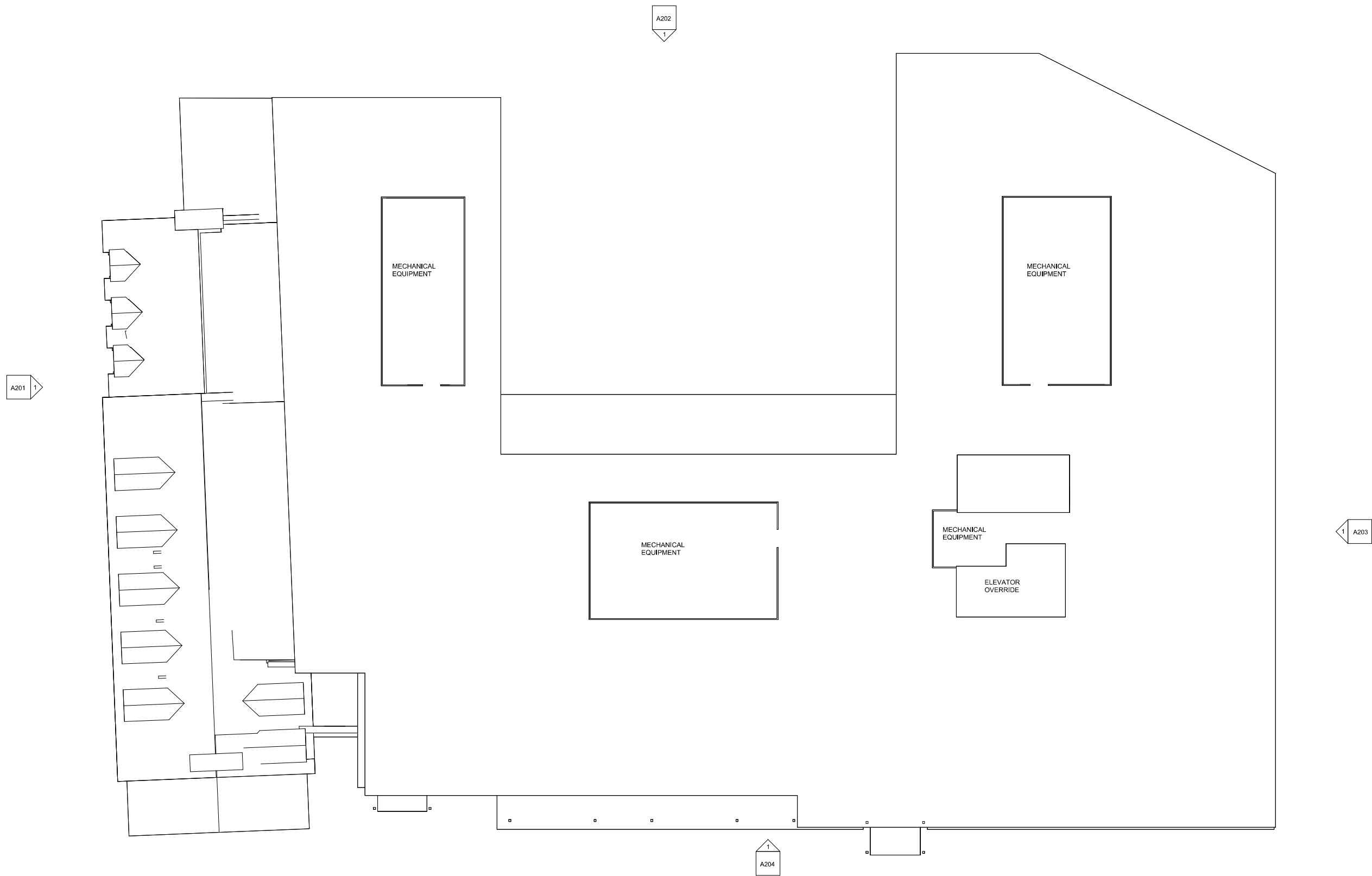
SCALE:
1/8" = 1'-0"

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

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**DESIGN
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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:**
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40 IDX Drive
Building 100
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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
S. Burlington, VT 05403

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HOTEL Y
266 College Street
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WEST ELEV.

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

A202

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431 PINE ST STE 210 BURLINGTON VT 05401
P 802 540 0923 WWW.SBAVT.COM



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

STRUCTURAL ENGINEER:
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208 Flynn Ave.
Burlington, VT 05401

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ENGINEER:**
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6 Green Tree Drive
S. Burlington, VT 05403

**CIVIL ENGINEER, &
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Burlington, VT 05401

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**DESIGN
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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

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Burlington, VT 05401

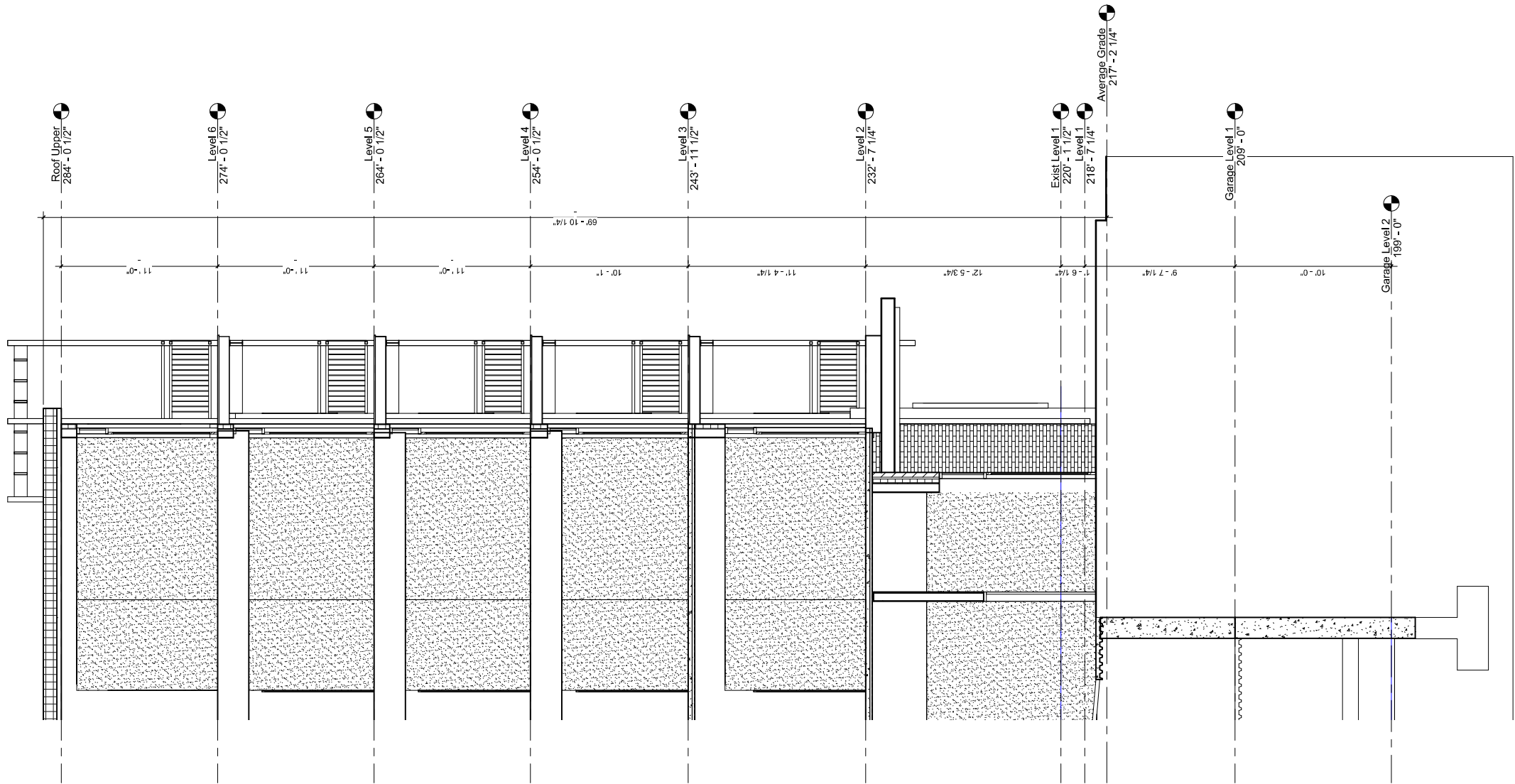
ISSUED:
06-13-2023

**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

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LANDSCAPE:
VHB
40 IDX Drive
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.

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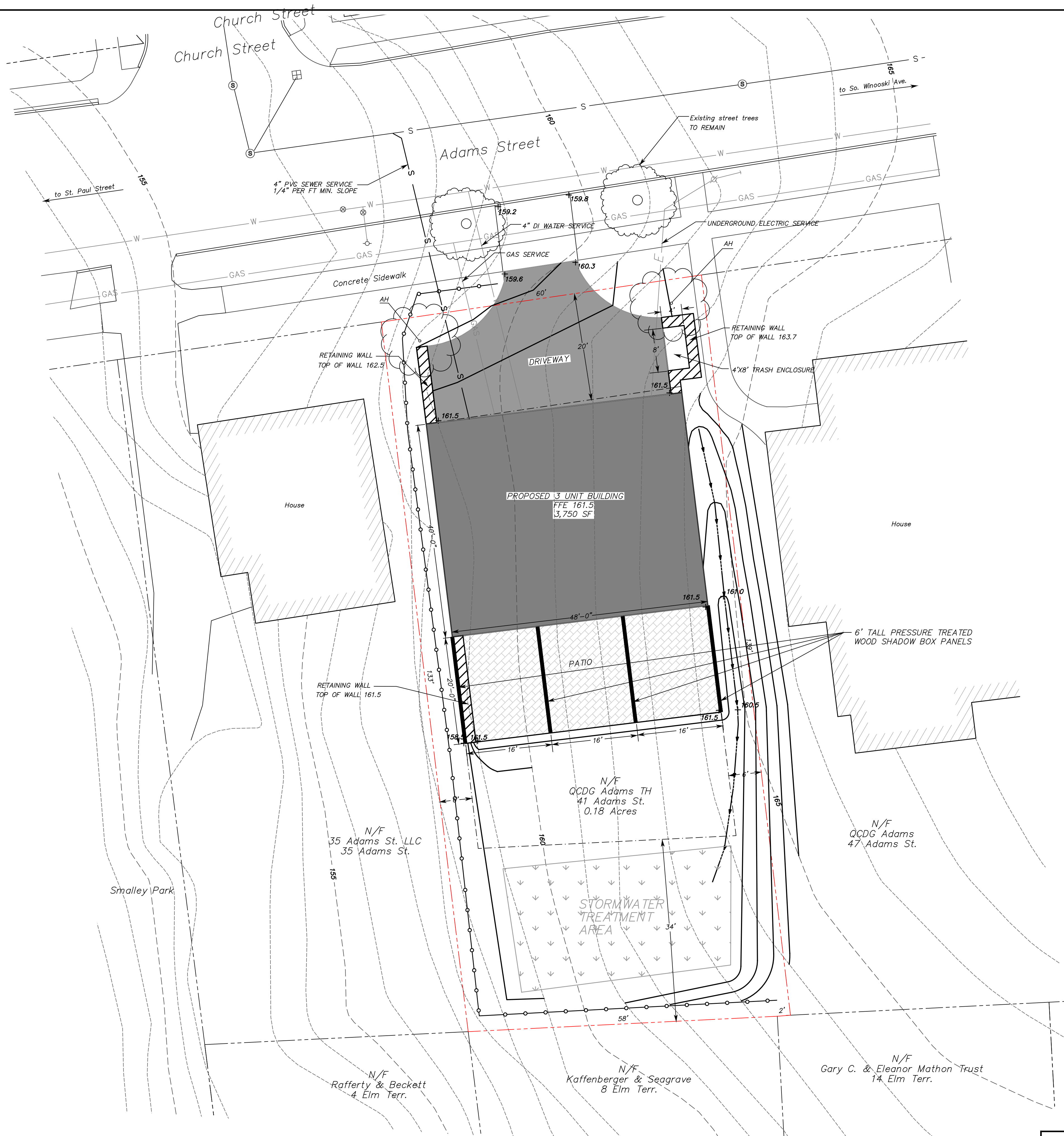
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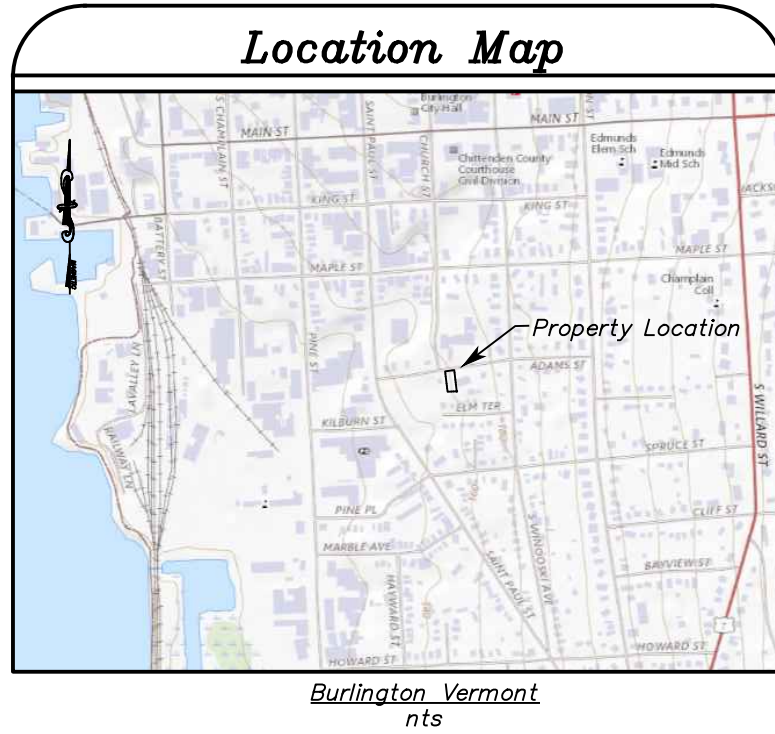
VIEW TO SOUTHEAST

2

3



Legend	
Property Line	---
Contour Index	---
Contour	---
Proposed Contour	---
Sewer	S
Water	W
Gas	GAS
Setbacks	---
Silt Fence	---
Catch Basin	⊕
Sewer Manhole	⊙
Hydrant	⊙
Water Valve	⊙
Utility Pole	⊙



Design qualification

This design is the best possible to meet existing City of Burlington standards and regulations and the environmental protection rules of the agency of natural resources. No guarantee is made as to the ability of this system to be constructed, or to function as intended, unless the same is constructed pursuant to plans of greater detail. Furthermore, this design has been prepared for the regulatory permit process and may not sufficiently detail all the items necessary for construction.

The contractor is to notify dig-safe (tel. 1-888-344-7233) 48 hours prior to any excavation.

The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance.

It is noted that no site assessment of hazardous or other waste materials has been made and summit engineering, inc. Takes no responsibility for any materials or conditions that may exist on this site.

The bearing shown on the property or tie lines on this plan are magnetic and related to other plans, deeds or observations and subject to natural change without notice. The bearings are only shown as an aid in determining the angular relationship between various lines and should not be used as the sole determination of alignment. Summit Engineering, Inc. Further advises that lot lines set forth hereon be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purposes.

Other easements, recorded or unrecorded, may exist.

As designed this site plan creates less than 0.5 acres of impervious surface and therefore requires/does not require coverage under General Permit 3-9050 to discharge stormwater runoff as regulated by the State of Vermont Department of Environmental Conservation.

As designed this site plan creates less than 0.5 acres of soil disturbance and therefore requires/does not require coverage under General Permit 3-9020 to discharge stormwater from construction sites as regulated by the State of Vermont Department of Environmental Conservation.

As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of general permit 3-9020.

EROSION CONTROL CONSTRUCTION NOTES

Note: ALL EROSION CONTROL SHALL MEET THE MINIMUM STANDARDS CONTAINED IN THE VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES.

The erosion potential, as determined by the guidelines contained in the above referenced handbook, has been calculated as low. Based on the erosion potential, routine erosion control measures are proposed.

TEMPORARY MEASURES

- Construct stabilized construction entrance where construction access enters existing roads or parking areas to minimize deposition of material from the fill site on area roadways.
- Install silt fencing or snow fencing as shown on the plan to define and limit the area to be disturbed during the filling operation. Silt fence to be installed where fencing is down slope of disturbed areas.
- Control roadway dust through the application of calcium chloride or water as necessary.
- Grade site inward during construction to control and manage runoff.

MAINTENANCE

- Temporary erosion control measures to be checked weekly and after significant rainfall events.
- Collected runoff to be pumped to city stormwater system after desettlement on-site.

PERMANENT MEASURES (Once the designed or desired finished grade has been established)

- Seed areas to become green-space at a rate specified below and work firmly into the soil. Roll all areas with a water-filled garden roller leaving the surface of all areas true to grade, smooth and free from hollows and irregularities. Thoroughly water all new lawn areas after planting using a fine spray. Seeding shall be conducted only during the period from April 15 to June 1 or August 15 to October 15.
- Mulch all seeded areas with straw mulch 2"-3" thick, evenly disturbed. Anchor the mulch as necessary to prevent the mulch from being disturbed by wind action. Use Erosion Control Matting on slopes greater than 1:3.
- Once vegetation has been established, remove the sediment traps and grade to drain to the catch basins. Clean and maintain catch basins as necessary prior to backfilling.

PLANTING SCHEDULE

Key	Qty	Size	Type
AH	2	2-2.5" Cal.	American Hornbeam Carpinus Caroliniana

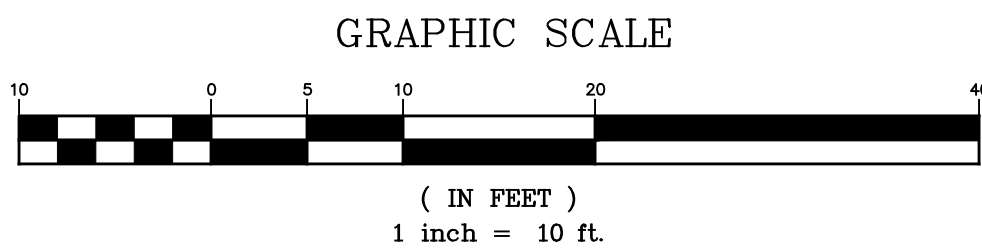
LOT SIZE: 0.18 ACRES = 7841 SF
BUILDING COVERAGE: 1920 SF
DRIVEWAY COVERAGE: 910 SF
PERMEABLE PATIO COVERAGE: 920 SF
TOTAL LOT COVERAGE: 3750 SF = 47.8%
TOTAL IMPERVIOUS COVERAGE: 2830 SF
ALLOWABLE LOT COVERAGE: 40%
BONUS FOR PATIO: 8% (10% ALLOWABLE)

Owners of Record

QCQG Adams TH,
37 Kendrick Drive
South Burlington, VT 05403

SPAN: 114-035-17850
Map ID: 049-4-121-000
Vol 1693 Pg.143.
0.18 Acres

- Notes:
- This is a Site Plan not a boundary survey. Property lines provided by Town Tax Map and are approximate.
 - Contour elevations provided by VT GIS LIDAR.
 - Locations of buildings, roads and sidewalks taken from aerial photography.
 - No site assessment of hazardous or other waste materials has been performed and Summit Engineering, Inc. takes no responsibility for any materials or conditions which may exist on this site.

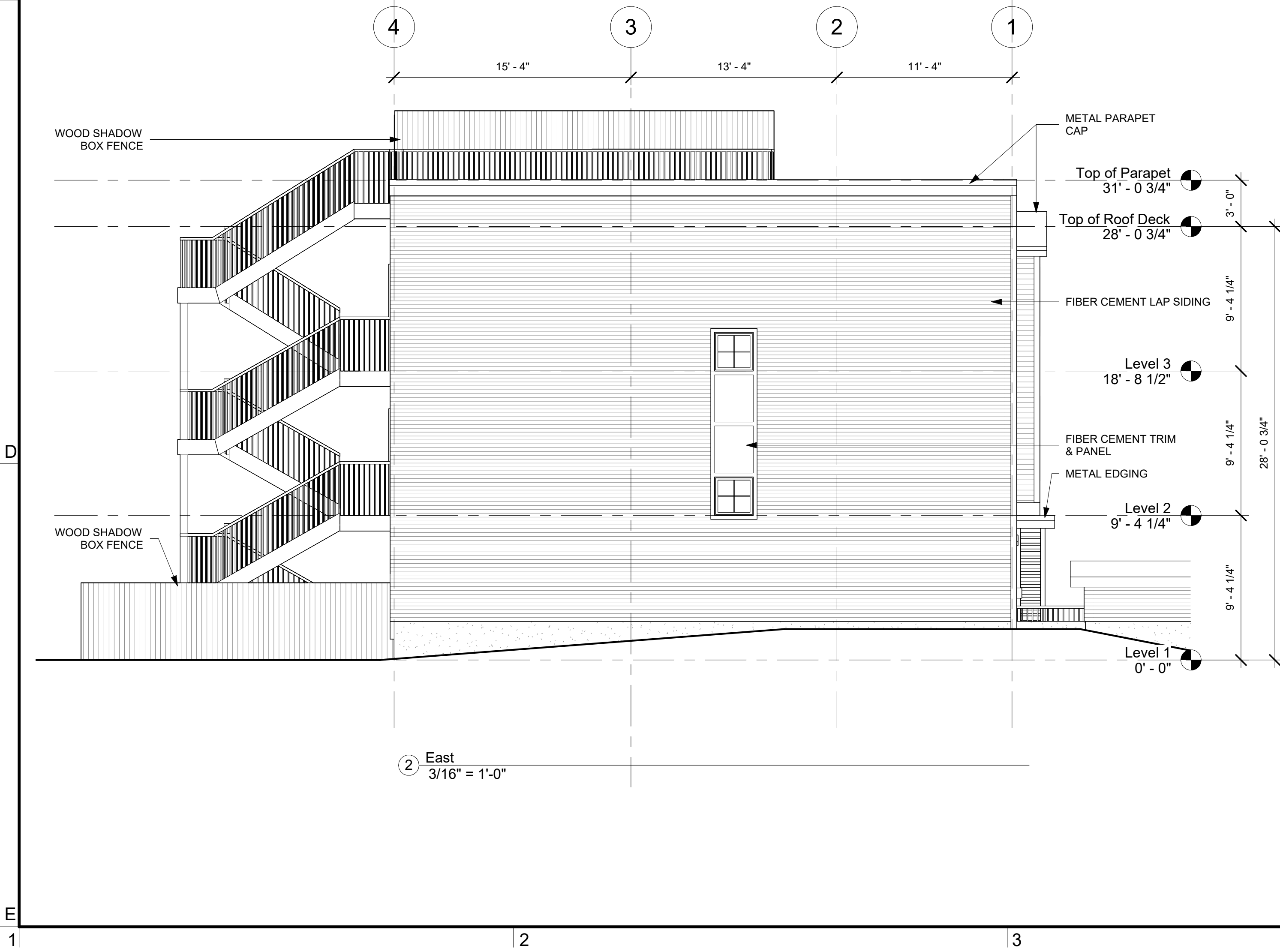


SURVEY	—
DESIGNED	—
DRAWN	DAS
CHECKED	DFH
SCALE	AS SHOWN

SUMMIT ENGINEERING, INC.
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

SITE PLAN	DATE 6/27/23
PROPERTY OF QCQG ADAMS TH	DRAWING NO. S1
41 ADAMS STREET BURLINGTON, VERMONT	PROJECT NO. 8496

6/27/2023 3:28:14 PM

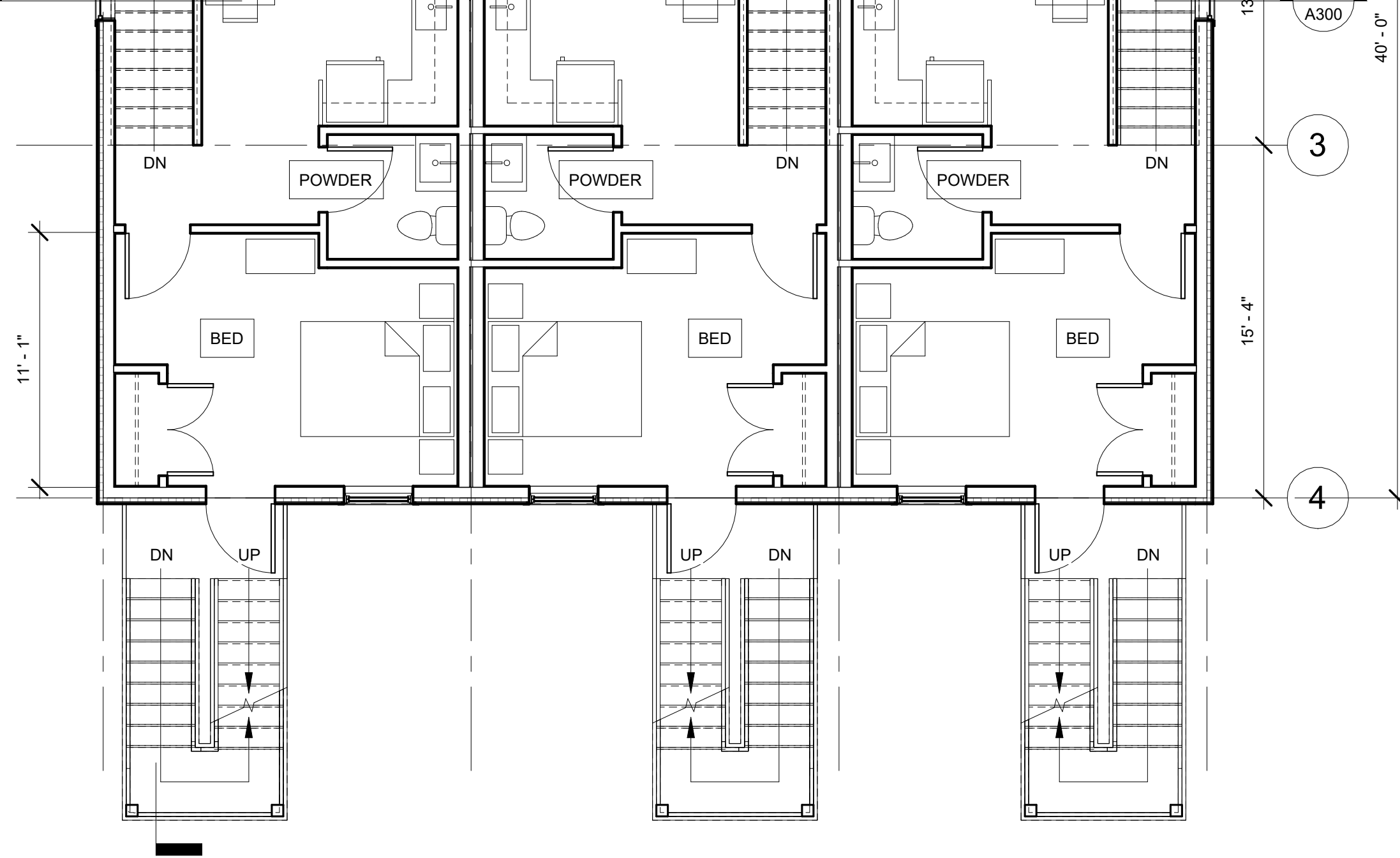


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1



② Level 2
3/16" = 1'-0"

2

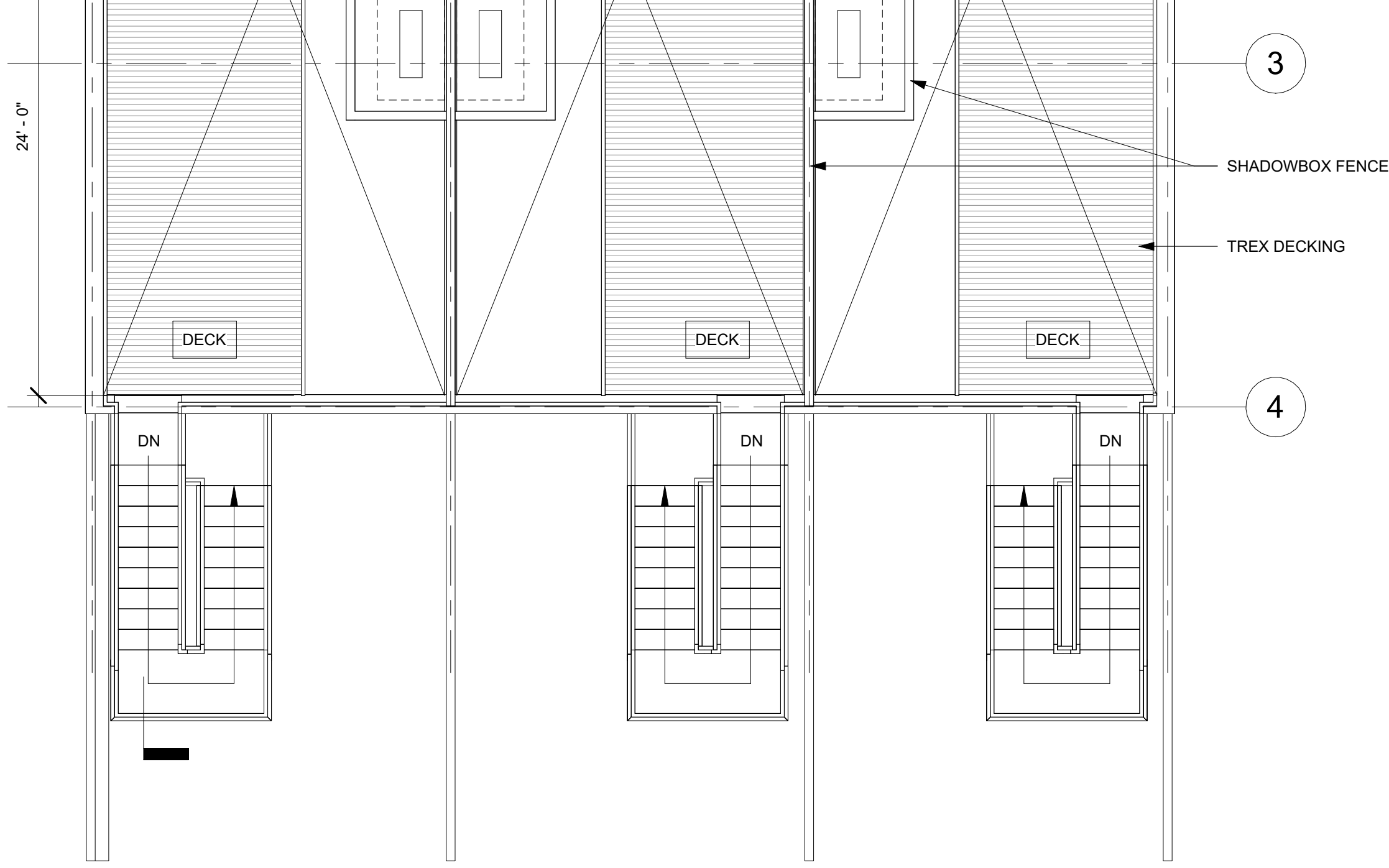
3

6/27/2023 3:28:13 PM

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E

1



② Roof
3/16" = 1'-0"

2

3

6/27/2023 3:28:15 PM

D

E

1



② North-South Section
3/16" = 1'-0"

2

3

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/DPI/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188

Ron Wanamaker
Emily Morse
Ricky Martin
Gabriel Stadecker
Jay White
Kathleen Ryan, Alternate
Vacant, Alternate



DESIGN ADVISORY BOARD Tuesday July 25, 2023 3:00 PM

Minutes

Present: Gabe Stadecker (remote), Emily Morse (remote), Jay White, Ron Wanamaker and Ricky Martin.

Absent: Kathleen Ryan (alternate)

Staff present: Mary O'Neil, Scott Gustin & Garret King.

Guests: Dan Goltzman, Joe Enkelken, Cleary Buckley, Bruce Baker, Israel Smith, Ben Frye.

Agenda

Session I – 3:00 PM – 3:30 PM

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)

Motion by Jay White:

I move we recommend approval, including removal of the historic pool/gymnasium section of the building; allow increased height, and make a recommendation to change color palette on the west elevation.

2nd – Ricky Martin.

Vote 5-0

Motion carries.

Session II – 3:30 PM – 4:00 PM

ZP-23-273; 41 Adams Street (RM, Ward 6S) QCDG Adams TH, LLC / Daniel Goltzman

Proposed construction of a new three-story, three-unit building. (Project Manager, Garret King)

Motion by Jay White:

I move we recommend approval of the application, with the following conditions:

-Change materials of driveway

-Add windows to each and west elevations

2nd – Emily Morse

Vote 5-0

Motion carries.

Session III – 4:00 PM – 4:30 PM

Reorganizational Meeting

The following appointments were made:

Members and Assignments 2024

July 25, 2023

Member	Appointed	Term expires	Chair	Vice Chair	PCOC ¹	HPRC ²
Ron Wanamaker	12.15.2003	6.30.2025	✓			
Jay White	10.19.20	6.30.2026*				✓
Emily Morse	12.14.2020	6.30.2024		✓		✓
Richard Martin Jr.	6.2023	6.30.2026			✓	
Gabriel Stadecker	7.1.2022	6.30.2025				✓
Kathleen Ryan (A)	12.14.2020	6.30.2023*				
Alternate (to be readvertised)		6.30.2026				

*reappointed June, 2023

Adjournment 4:25 PM