

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart, Chair
Michael Long
Jonathan Stevens
Brad Rabinowitz
Bob Schwartz
Jim Drummond
Missa Aloisi
Alexandra Zipparo (Alt.)
Israel Smith (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday July 1, 2014

AMENDED PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday July 1, 2014 at 5:00 p.m. in Contois Auditorium, Second Floor, City Hall.**

- 1. 11-0734CA/CU: 668 PINE STREET (ELM, Ward 5) Stern Properties, LLC**
Time extension request for new addition at side, install rooftop solar panel system and stormwater collection system.
- 2. 14-1064CA/CU: 65 CHARLOTTE STREET (RL, Ward 5) Sara & Ethan Brown**
Demolish existing shed and replace with new shed in different location.
- 3. 14-1143HO: 65 NORTH PROSPECT ST UNIT 78A (RL, Ward 1) Wayne Senville & Lila Shapero**
Conditional use home occupation for office with part time employees.
- 4. 14-1181CA/CU: 8 COLLEGE STREET (BIKEPATH) (Multiple Zones, Wards 3, 5 and 7) Parks and Recreation**
Bike Path rehabilitation, including phase 1 from Perkins Pier to North Beach. Also, improvements to Waterfront Park, including replacement lighting, potable water improvements, boardwalk renovation, and landscaping improvements.

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

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

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

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

Burlington Development Review Board

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BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday July 1 2014, 5:00 p.m.

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

AGENDA

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**
 1. **11-0734CA/CU: 668 PINE STREET (ELM, Ward 5) Stern Properties, LLC**
Time extension request for new addition at side, install rooftop solar panel system and stormwater collection system. (Project Manager: Scott Gustin)
 2. **14-1064CA/CU: 65 CHARLOTTE STREET (RL, Ward 5) Sara & Ethan Brown**
Demolish existing shed and replace with new shed in different location. (Project Manager: Mary O'Neil)
 3. **14-1143HO: 78 NORTH PROSPECT STREET UNIT 78A (RL, Ward 1) Wayne Senville & Lila Shapero**
Conditional use home occupation for office with part time employees. (Project Manager: Mary O'Neil)
 4. **14-1169MP: 1-7 CHURCH STREET (D, Ward 3) One Church Street Partnership, LLC**
Modification of existing master sign plan. (Project Manager: Scott Gustin)
- V. **Public Hearing**
 1. **14-1181CA/CU: 8 COLLEGE STREET (BIKEPATH) (Multiple Zones, Wards 3, 5 and 7) Parks and Recreation**
Bike Path rehabilitation, including phase 1 from Perkins Pier to North Beach. Also, improvements to Waterfront Park, including replacement lighting, potable water improvements, boardwalk renovation, and landscaping improvements. (Project Manager: Scott Gustin)
- VI. **Certificate of Appropriateness**
 1. **14-1150CA: 17 NORTH WILLARD STREET (RM, Ward 2) Rachael Schwartz**
Remove parking area at rear, two space parking waiver request. (Project Manager: Scott Gustin)
- VII. **Other Business**
- VIII. **Adjournment**

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

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

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

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

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Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin
DATE: July 1, 2014
RE: 14-0492MP; 1-7 Church Street

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

Zone: D Ward: 3
Owner/Representative: One Church Street Partnership, LLC / Jeff Nick

Request: Amend master sign plan for building.

Applicable Regulations:

Article 6 (Development Criteria & Guidelines), Article 7 (Signs)

Background Information:

The applicant is seeking approval to amend an existing master sign plan for a mixed use, multi-tenant building on Church Street (the Masonic Temple). The existing master sign plan was approved November 19, 2013. The proposed amendments are substantial and effectively replace the previous master plan. New parallel and projecting sign templates are proposed on the building's north, south, and east elevations. The master sign plan includes sign types, placement, and illumination but not necessarily specific signs. Each individual sign will be subject to separate zoning permits as they are installed. Note that the project plans include "clouded" areas where previously proposed signs have been deleted.

Sign plans offer flexibility but are required to be compatible with the site and buildings and character of the surrounding area pursuant to the provisions of Article 6 (that includes design standards). While individual signs in the plan may vary from the restrictions of Sec. 7.2.3 (signs in Mixed Use Districts), 7.2.4 (signs for the Church Street Marketplace), 7.2.5 (signs in Enterprise Districts), and 7.2.6 (Signs in the Institutional District) in the type and placement of signs on a structure or lot, signs may not exceed the size limitations as per Sec. 7.2.3 (a) (3). Except for such variations approved by the Development Review Board by acceptance of a master sign plan pursuant to this Article, all other requirements, permits, and restrictions regarding signs shall remain in effect.

Recommendation: Master Sign Plan approval as per, and subject to, the following findings and conditions:

I. Findings

Article 7: Signs

Sec. 7.2.3 Signs in Mixed Use Districts

The subject building is located on the corner of Church Street and Pearl Street. The Pearl Street (northern) façade is subject to the review criteria of this section. One new parallel awning sign is proposed on this elevation. It will be externally illuminated with acceptable gooseneck light fixtures. This awning sign is acceptable as it is under the standard height limit of 14' or the ceiling height of the first floor and appears to have at least 8' clearance above the public sidewalk. Overall sign area on this façade is acceptable at just 4.84 sf (200 sf maximum possible). Note that an encumbrance permit must be obtained for projection into the Pearl Street right-of-way. **(Affirmative finding as conditioned)**

Sec. 7.2.4 Signs Regulations for Church Street Marketplace

The Church Street (eastern) façade of the subject building is located along the Church Street Marketplace and is subject to review under this section. The southern façade is perpendicular to the street and is visible from the Marketplace and is also subject to review under this section. All signs along the Marketplace are subject to review and approval by the Church Street Marketplace District Commission. The Commission approved the sign plan May 21, 2014. Along the Church Street façade, parallel and projecting signs are proposed.

Total parallel sign area on the Marketplace is limited to 1.5 sf signage per 1 linear foot of building frontage. The building has 85 linear feet of frontage along Church Street, and therefore, is allowed 128 sf parallel sign area along Church Street and, in this case, the southern building elevation. The master sign plan includes two existing and five new parallel signs (including 2 window signs) along Church Street and three more new parallel signs on the building's southern façade. In total, 126.98 sf parallel sign area is proposed (the two 0.46 sf window signs, at less than 25% of the window area, are not included in the total sign area). Parallel sign placement is acceptable, including on the southern elevation where height above the 14' limit is needed for visibility from Church Street. Note that the existing master sign plan allows parallel signs in this location and height.

One existing and three new projecting signs are proposed. They comply with the 7.5' minimum clearance required along the Church Street Marketplace. The new projecting signs are dimensionally compliant at no more than 4 sf each. More than one projecting sign per establishment is proposed and may be approved as part of a master sign plan.

The proposed signs are either externally illuminated with acceptable gooseneck lighting fixtures or not illuminated at all. **(Affirmative finding)**

Sec. 7.3.2 Applicability

Within any Mixed Use, Enterprise, or Institutional Zoning district, all signs located on a site, building, or a complex of buildings located on a single lot with three or more tenants or owners may be granted a zoning permit if the signs comply with a sign master plan submitted by the building owner and reviewed and approved by the DRB under the provisions of Sec. 7.3.4 below and Article 6.

The subject property is located within the Downtown (mixed use) zone. The building contains more than 3 tenants and is eligible for a master sign plan. **(Affirmative finding)**

Sec. 7.3.4 Flexibility from Existing Standards

*The sign master plan shall be compatible with the site and buildings and character of the surrounding area pursuant to the provisions of Article 6. While individual signs in the plan may vary from the restrictions of Sec. 7.2.3 (signs in Mixed Use Districts), 7.2.4 (signs for the Church Street Marketplace), 7.2.5 (signs in Enterprise Districts), and 7.2.6 (Signs in the Institutional District) in the type and placement of signs on a structure or lot, no individual sign may exceed the size limitations as per Sec. 7.2.3 (a) (3).**

Except for such variations approved by the development review board by acceptance of a master sign plan pursuant to this Article, all other requirements, permits, and restrictions regarding signs shall remain in effect.

**In no case, however, may the total area of all parallel signs exceed the lesser of two hundred (200) square feet or fifteen (15%) per cent of the area of the façade to which they are attached for the length of frontage devoted to such establishment.*

The proposed master sign plan varies from the standard sign regulations in terms of sign placement (i.e. above the 1st story) and sign type (i.e. multiple projecting signs). Proposed sign placement and type are acceptable. Article 6 is addressed below. **(Affirmative finding)**

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

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(g) Make advertising features complimentary to the site

The sign design is consistent throughout and fairly simple in appearance. The proposed signage does not overwhelm, or detract from, the historic integrity of the building. New signs to be installed on the brick exterior of the building under this master sign plan approval must be installed in such a way as to be anchored into the mortar of the building's exterior and not into the bricks themselves. **(Affirmative finding as conditioned)**

II. Conditions of approval

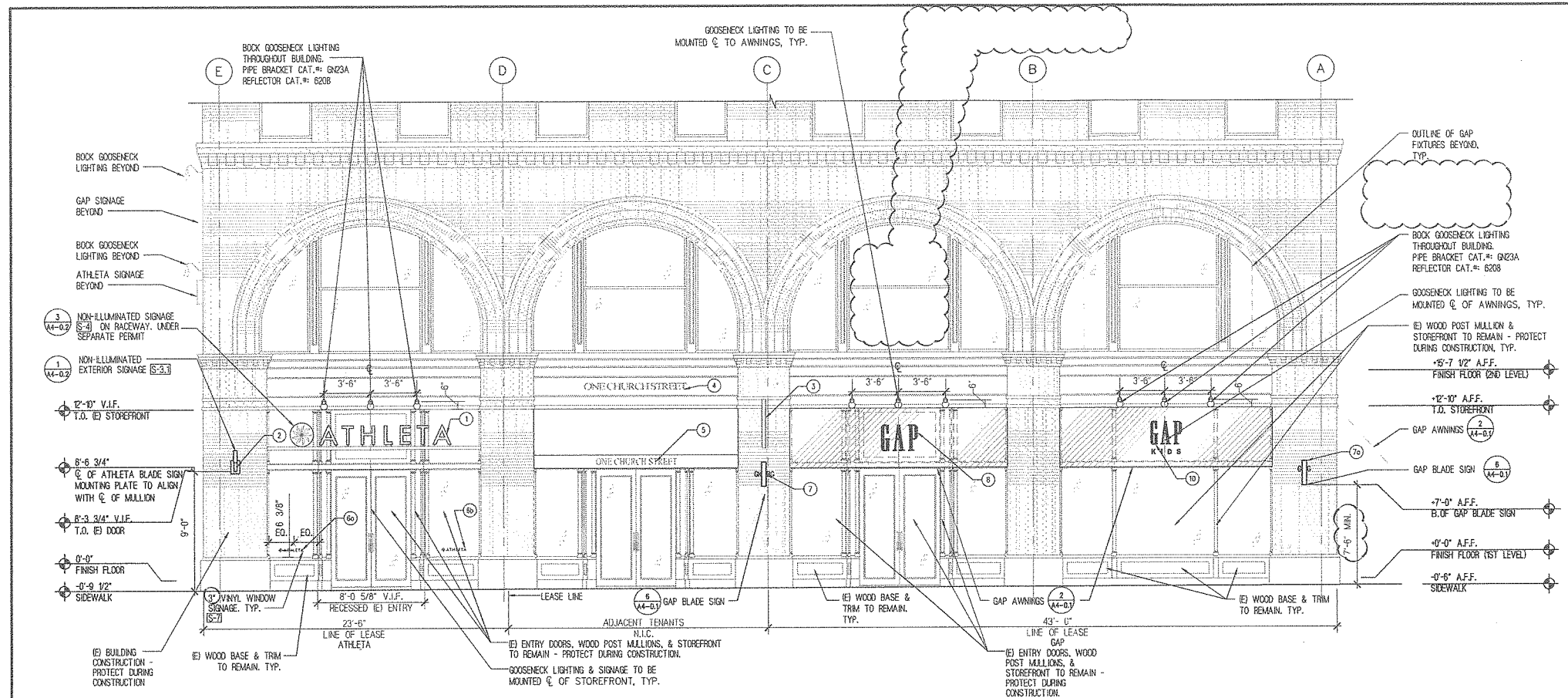
1. The individual signs included in this Master Sign Plan are subject to separate zoning permits.
2. All signs installed on the brick exterior of the building under this master sign plan approval must be installed in such a way as to be anchored into the mortar of the building's exterior and not into the bricks themselves.
3. The proposed awning sign on the Pearl Street (north) elevation shall not be installed until an encumbrance permit is secured through the Department of Public Works and City Council.

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JUN 24 2014
DEPARTMENT OF
PLANNING & ZONING

Sign ID	Exist/New	Materials, Description	type	Length (in)	Height(in)	Area (sf)	Illumination
1	New	"Athleta" Metal letters on raceway	Parallel	146	18	18.25	external (Note 1)
2	New	"Athleta" Blade Sign- metal	Projecting	30	19.5	4.06	none
3	Existing	Existing Blade sign, office directory (Note 2)	Projecting	46	50.5	16.13	none
4	Existing	"One Church Street" in sign band- plastic letters on wood	Parallel	96	8	5.33	none
5	Existing	"One Church Street" on maroon canvas Awning	Parallel	72	6	3.00	none
6a	New	Athleta window signage (vinyl lettering, intr. side of glazing)	Window	22	3	0.46	none
6b	New	Athleta window signage (vinyl lettering, intr. side of glazing)	Window	22	3	0.46	none
7	New	"GAP" blade sign -aluminum & plexiglass	Projecting	24	24	4.00	none
7a	New	"GAP" blade sign -aluminum & plexiglass	Projecting	24	24	4.00	none
8	New	"GAP" lettering- white on navy blue canvas awning	Parallel	24	31.875	5.31	external (Note 1)
9		deleted					
10	New	"GAP KIDS" lettering- white on navy blue canvas awning	Parallel	25	27.875	4.84	external (Note 1)
11	New	"GAP KIDS" lettering- white on navy blue canvas awning	Parallel	25	27.875	4.84	external (Note 1)
12		deleted					
13	New	"GAP KIDS" wall sign- aluminum & plexiglass- mounted on brick	Parallel	72	72	36.00	external (Note 1)
13a	New	"GAP" wall sign- aluminum & plexiglass- mounted on brick	Parallel	72	72	36.00	external (Note 1)
14	New	"Athleta" wall sign- aluminum & plexiglass- mounted on brick	Parallel	146	18	18.25	external (Note 1)
TOTAL						160.94	Note 5

Notes:

- (1) Gooseneck fixtures per original master sign permit
 - (2) See drawings in original master signage application
 - (3) Sign is mounted outside of glass within second story arched window opening; GAP store will occupy most of the second floor and part of first.
 - (4) Same as or in lieu of sign in existing master signage permit
 - (5) There is a total of 186' of street frontage on Church and Pearl streets, or about 0.865sf of signage per linear foot of frontage.
- Note that existing package was for one story of retail and general zoning permits and leases are in place for two stories of retail; construction permit applications have also been filed for the retail tenant and fitup scope is being bid.
- All dimensions are total size of sign, except awnings, where dimensions of lettering/ graphics is given

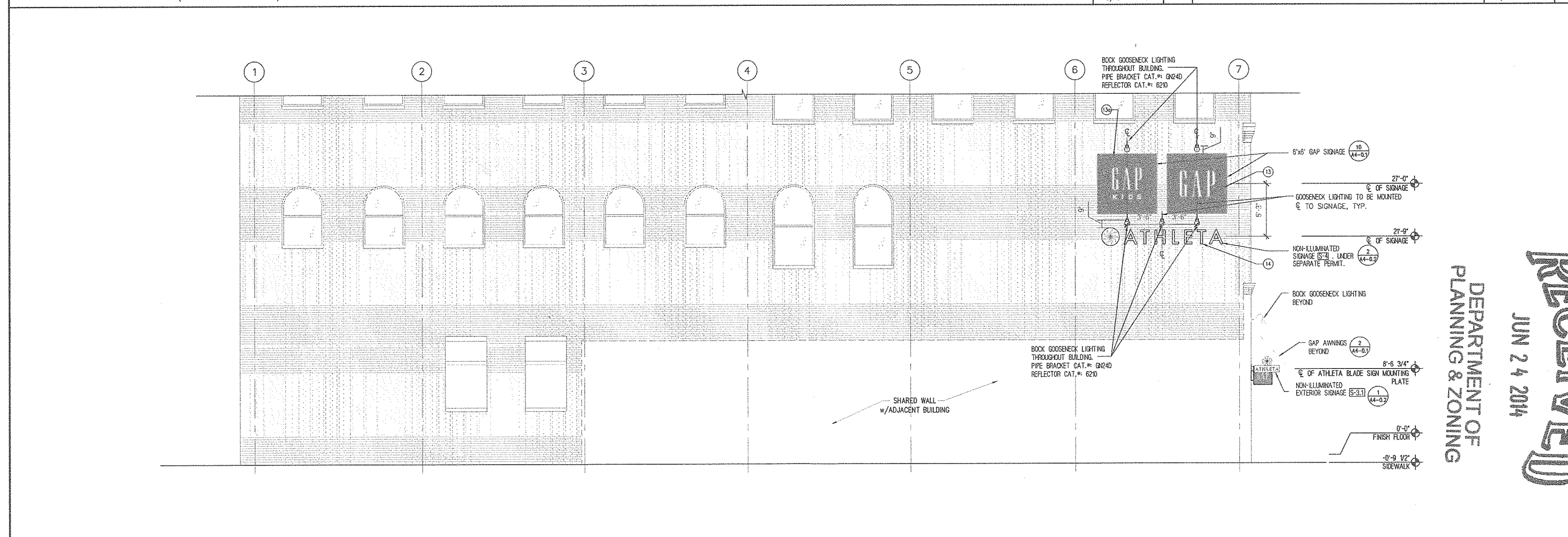


EXTERIOR ELEVATION - EAST (CHURCH STREET)

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

EXTERIOR ELEVATION - NORTH (PEARL STREET)

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



EXTERIOR ELEVATION - SOUTH

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

NEW STORE

ATHLETA GAP

GAP INC.
CORPORATE ARCHITECTURE
1 HARRISON STREET
SAN FRANCISCO, CA 94105

GAP STORE NO.: 4290
ATHLETA STORE NO.: 7114

STORE NAME:
CHURCH STREET

STORE LOCATION:
1 CHURCH STREET
BURLINGTON, VT 05401

GAP PROJ. I.D.: 00000508
ATHLETA PROJ. I.D.: 00000509

GAP PROTOTYPE V10 DATE: 11/01/13
ATHLETA PROTOTYPE DATE: 05/15/14
PROTOTYPE VERSION 3.0
OPENING 2013 / 2014

REVISION 1-06/24/14

CONSULTANT INFO:

PROFESSIONAL STAMP:

[Signature]
ARCHITECT
11/25/14

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY MY FIRM AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL CITY, STATE, FEDERAL AND OTHER APPLICABLE RULES, REGULATIONS AND ORDINANCES OF JURISDICTION RELATIVE TO STRUCTURES AND BUILDINGS.

ARCHITECT INFO:

Chipman Design

ISSUE TYPE: 04/25/2014
EXTERIOR PACKAGE
ISSUE

DRAWN BY: CKJ
A&E JOB NO.: 14-7211
GAP: 14-7211
ATHLETA: 14-7114
SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER: A4-0

									(1) NON-ILLUMINATED "CHI" PENDANT SIGN MOUNTED TO RACEWAY (1) NON-ILLUMINATED SET OF CHANNEL LETTERS ON CUSTOM BACKGROUND PANEL; LETTERS INDIVIDUALLY MOUNTED TO RACEWAY. B SIDE VIEW ATHLETA 1'-6" A FRONT VIEW * VERIFY ALL DIMENSIONS IN FIELD* SIGNAGE- IMAGE NATIONAL CONTACT: JENNY GOOSENS - 208-287-1908					
NOT USED	SCALE: -	12	NOT USED	SCALE: -	9	NOT USED	SCALE: -	6	STOREFRONT EXTERIOR WALL SIGN DETAIL	SCALE: 1/2" = 1'-0"	3			
									(1) NON-ILLUMINATED "CHI" PENDANT SIGN MOUNTED TO SURFACE OF EXTERIOR WALL (1) NON-ILLUMINATED SET OF CHANNEL LETTERS ON CUSTOM BACKGROUND PANEL; LETTERS INDIVIDUALLY MOUNTED TO SURFACE OF EXTERIOR WALL B SIDE VIEW ATHLETA 1'-6" A FRONT VIEW * VERIFY ALL DIMENSIONS IN FIELD* SIGNAGE- IMAGE NATIONAL CONTACT: JENNY GOOSENS - 208-287-1908					
NOT USED	SCALE: -	11	NOT USED	SCALE: -	8	NOT USED	SCALE: -	5	SIDE EXTERIOR WALL SIGN DETAIL	SCALE: 1/2" = 1'-0"	2			
						RECEIVED JUN 24 2014 DEPARTMENT OF PLANNING & ZONING			* VERIFY ALL DIMENSIONS IN FIELD* SIGNAGE- IMAGE NATIONAL CONTACT: JENNY GOOSENS - 208-287-1908 ATHLETA 2'-6" (1) NON-ILLUMINATED BLADE SIGNS					
NOT USED	SCALE: -	10	NOT USED	SCALE: -	7	NOT USED	SCALE: -	4	EXTERIOR WALL BLADE SIGN DETAIL	SCALE: 1/2" = 1'-0"	1			

NEW STORE

ATHLET

GAP

GAP INC.
CORPORATE ARCHITECTURE
1 HARRISON STREET
SAN FRANCISCO, CA 94105

GAP STORE NO.: 429

ATHLETA STORE NO.: 7114

STORE NAME:
CHURCH STREET

STORE LOCATION:
1 CHURCH STREET
BURLINGTON, VT 05401

GAP PROJ. I.D.: 00000508

ATHLETA PROJ. I.D.: 00000509

GAP PROTOTYPE V10 DATE:
11/01/13

ATHLETA PROTOTYPE DATE: 05/15
PROTOTYPE VERSION 3.0
OPENING 2013 / 2014

REVISION 1-06/24/14

CONSULTANT INFO:

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ARCHITECT INFO:

Chipman

Associates

2000 North Main Street
Suite 200
Burlington, VT 05401
Tel: 802.255.1234
Fax: 802.255.1235

ISSUE TYPE:
EXTERIOR PACKAGE ISSUE

04/25/2014

DRAWN BY: CKJ

A&E JOB NO.: 14-7211

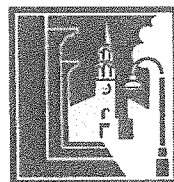
ATHLETA JOB NO.: 14-7114

SHEET TITLE:
ATHLETA SIGNAGE DETAILS

SHEET NUMBER:
A4-0.2

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JUN 24 2014

DEPARTMENT OF
PLANNING & ZONING



CHURCH
STREET
MARKETPLACE

May 27, 2014

TO: Austin Hart, Chair, Development Review Board
City of Burlington
39 Cliff Street
Burlington, Vermont 05401

FROM: Ron Redmond, Executive Director
Church Street Marketplace District
2 Church Street, Suite 2 A
Burlington, Vermont 05401
802-238-5598
rredmond@burlingtonvt.gov

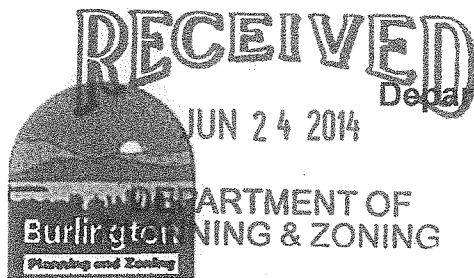


cc: Jeff Nick, J.L. Davis Realty
Peter Collins, Paul Frank + Collins
Nic Anderson, Burlington Planning & Zoning

Dear Austin, hope this finds you well. I'm writing to you on behalf of the Church Street Marketplace District Commission.

At it's May 21, 2014 meeting, the Commission voted unanimously to approve the Gap/Athleta sign package for One Church Street (Masonic Temple).

Please let me know if you need additional information.



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

Existing Approved
Master Sign Plan

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: <u>ONE CHURCH STREET</u>	
PROPERTY OWNER*: <u>ONE CHURCH STREET PARTNERSHIP LLP</u>	OWNER'S REPRESENTATIVE: <u>Peter M. Collins</u>
*If condominium unit, written approval from the Association is also required	
POSTAL ADDRESS: <u>P.O. Box 1307</u>	POSTAL ADDRESS: <u>P.O. Box 1307</u>
CITY, ST, ZIP: <u>BURLINGTON VT 05402</u>	CITY, ST, ZIP: <u>BURLINGTON VT 05402</u>
DAY PHONE: <u>802 658 2311</u>	DAY PHONE: <u>802 658 2311</u>
EMAIL: <u>PCOLLINS@PFCLAW.COM</u>	EMAIL: <u>PCOLLINS@PFCLAW.COM</u>
SIGNATURE: <u>[Signature]</u>	SIGNATURE: <u>[Signature]</u>
I duly authorize the owner's representative to act on my behalf for all matters pertaining to this zoning permit application.	

Description of Proposed Project: EXTERIOR SIGNS FOR RETAIL TENANTS
See SKETCHES & PHOTOS (5 SIGNS IN TOTAL)

Existing Use of Property: ☐ Single Family ☐ Multi Family: # ___ Units ☒ Other: OFFICE & RETAIL

Proposed Use of Property: ☐ Single Family ☐ Multi Family: # ___ Units ☐ Other: OFFICE & RETAIL

Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes ☐ No ☒

(If yes, you will need to provide the 'Erosion Prevention and Sediment Control Plan' questionnaire with a site plan)

For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☒

(If yes, you will need to provide the 'Stormwater Management Plan' questionnaire with a site plan)

Are you proposing any work within or above the public right of way? Yes ☒ No ☐

(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$ 2,500 ±

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

- Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit).
- A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire.
- Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: _____ Eligible for Design Review? _____ Age of House _____ Lot Size _____

Type: SN _____ AW _____ FC _____ BA _____ COA 1 _____ COA 2 _____ COA 3 _____ CU _____ MA _____ VR _____ HO _____ SP _____ DT _____ MP _____

Check No. _____ Amount Paid _____ Zoning Permit # _____

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JUN 24 2014

①

Check All that Apply, Specify Number and Sizes:

DEPARTMENT OF
PLANNING & ZONING
Type: ☐ Freestanding # ☒ Parallel # 2 ☐ Projecting # ☐ Window #

Illumination: ☐ None # ☒ External # 2 ☐ Internal #

Materials: ☐ Metal ☐ Neon ☐ Plastic ☒ Wood ☐ Other:

Building: Length of Building Frontage Devoted to your Business = 196 ft.

Sign A: Length = 8 in. ft Height = 10 in.
Area = 6.6 square feet. Height to top of sign = 14 ft.

Sign B: Length = 8 in. ft Height = 10 in.
Area = 6.6 square feet. Height to top of sign = 14 ft.

Sign C: Length = in. Height = in.
Area = square feet. Height to top of sign = ft.

How many existing signs on the building or property are associated with your business? 1

How many existing signs are being replaced? NINE

Total Cost of Proposed Sign(s): \$ 4,600 - \$2,200. ±

Size of each existing sign: 17' x 36"

Proposed Signage Use: ☒ Retail ☐ Restaurant ☐ Office
☐ Home Occupation ☐ Other

There are two (2) Retail spaces on the first floor. We propose ONE SIGN LIKE THE SAMPLE ABOVE THE DISPLAY WINDOW OR DOOR OF EACH RETAIL TENANT.

Existing Approved
Master Sign Plan

RECEIVED

JUN 24 2014

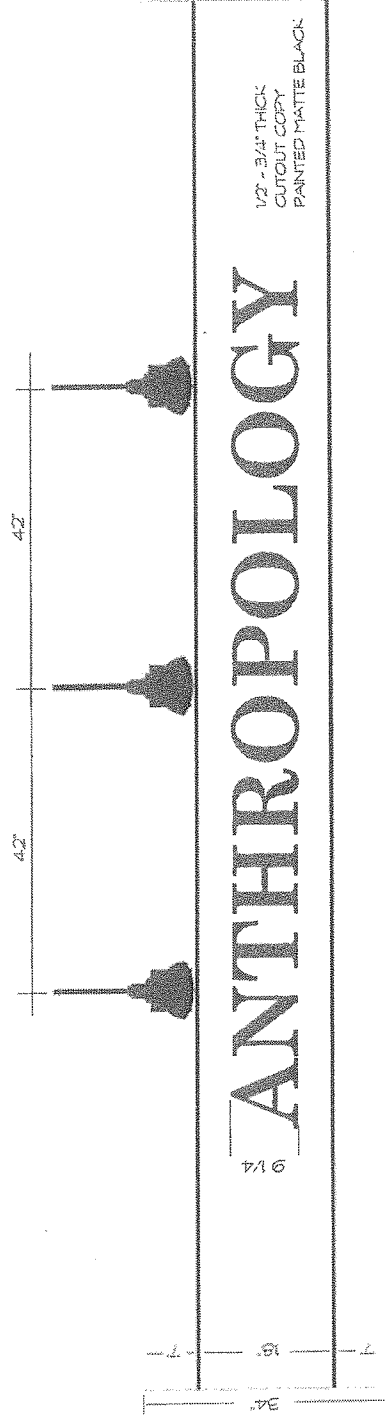
DEPARTMENT OF
PLANNING & ZONING

CHURCH STREET
ON SURE FRONT
EAST JAMAICA MOUNT
RENTAL

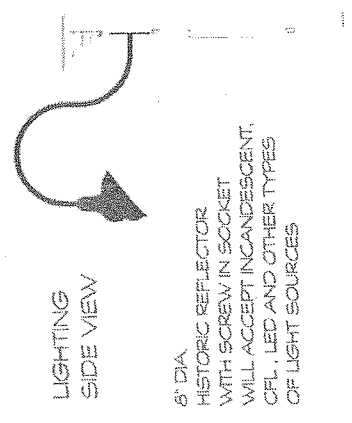
client	ONE CHERRY STREET
scale	3/4" = 1 FOOT
file name	FRONT NORTH R
date	10/10/12
drawing	GMD

SHARLY POTTER
DESIGN GROUP

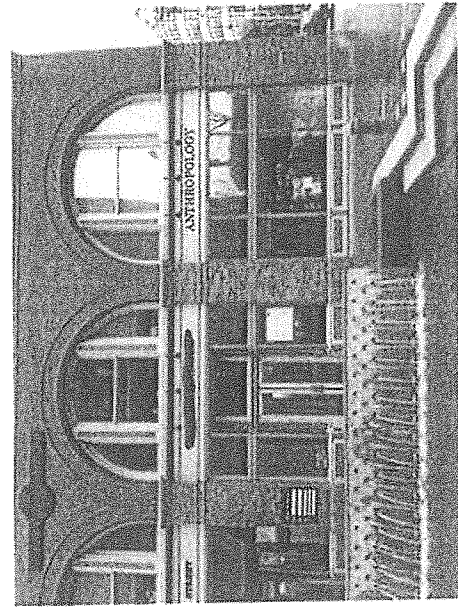
WOOD & WOOD
DESIGN • SIGN SYSTEMS
INTERIORS • EXTERIORS
802-498-3000
802-496-7916 FAX
woodwood@madriver.com



1/2" - 3/4" THICK
CUTOUT COPY
PAINTED MATTIE BLACK



8" DIA.
HISTORIC REFLECTOR
WITH SCREW IN SOCKET
WILL ACCEPT INCANDESCENT,
CFL, LED AND OTHER TYPES
OF LIGHT SOURCES



APPROVED
DATE

Existing Approved
Master Sign Plan

SAMPLE OF
TWO RETAIL SIGNS ON
CHURCH STREET

APPROVED
DATE

RECEIVED

JUN 24 2014

(2)

Check All that Apply. Specify Number and Sizes:

PLANNING & ZONING
Type: ☐ Freestanding # ☒ Parallel # 2 ☒ Projecting # 1 ☐ Window #

Illumination: ☐ None # ☒ External # 1 ☐ Internal #

Materials: ☒ Metal ☐ Neon ☐ Plastic ☒ Wood ☐ Other:

Building: Length of Building Frontage Devoted to your Business = 196 ft.

Sign A: Length = 12 in. ft. Height = 14.5 in.
Area = 208 square feet. Height to top of sign = 20 ft. +-

Sign B: Length = 12 in. ft. Height = 14.5 in.
Area = 208 square feet. Height to top of sign = 22 ft. +-

Sign C: Length = 46 in. Height = 44 in.
Area = 13.7 square feet. Height to top of sign = 14 ft. ±

How many existing signs on the building or property are associated with your business? 1

How many existing signs are being replaced? NONE

Total Cost of Proposed Sign(s): \$ 1,600. - ± to \$2,200. - ±

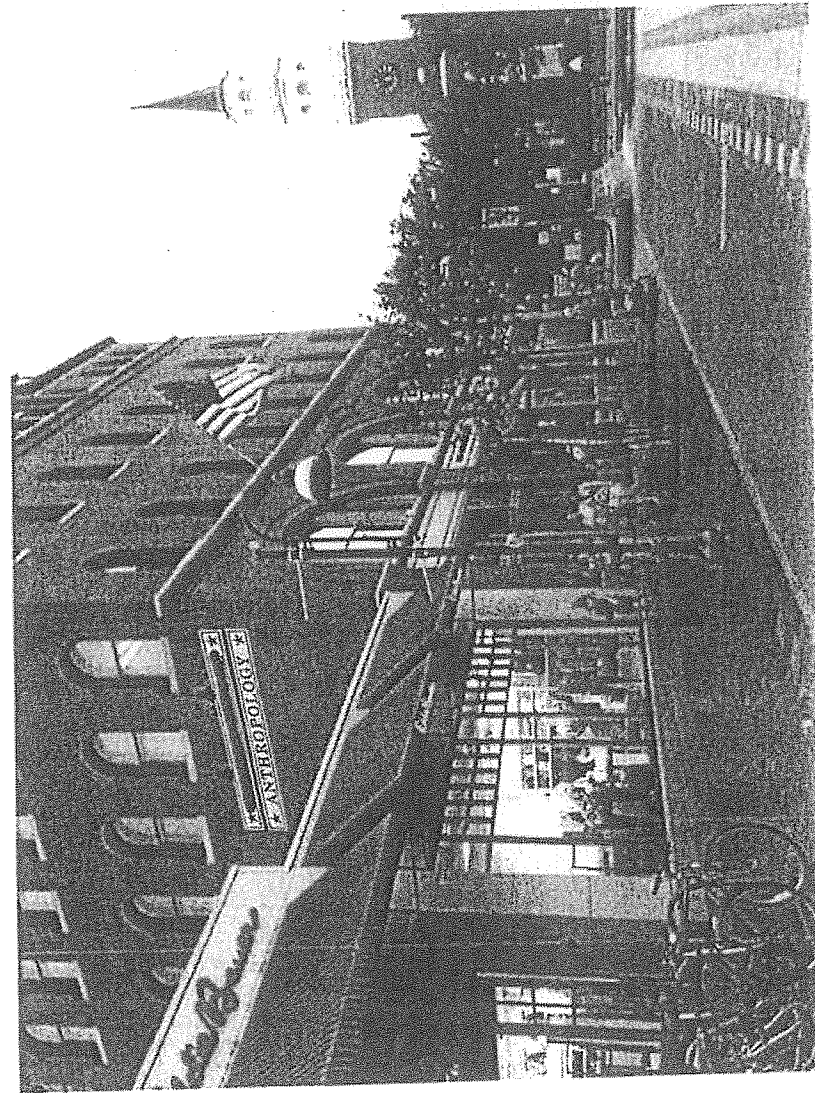
Size of each existing sign: 17" x 36"

Proposed Signage Use: ☒ Retail ☐ Restaurant ☐ Office
☐ Home Occupation ☐ Other Existing Approved Master Sign Plan

- ① We are proposing two (2) WALL MOUNTED SIGNS ON OUR SOUTH WALL BETWEEN THE 2nd & 3rd FLOORS. THIS COULD ALSO BE ONE (1) SIGN WITH 2 NAMES
- ② ALSO WE ARE PROPOSING ONE (1) HANGING SIGN ON THE PEARL STREET SIDE OF THE BUILDING NEAR THE CORNER OF PEARL & CHURCH STREETS

Existing Approved
Master Sign Plan

ONE CHURCH STREET
SOUTH WALL RIA



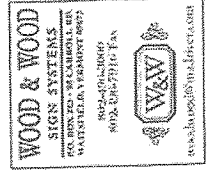
RECEIVED
JUN 24 2014

DEPARTMENT OF
PLANNING & ZONING

12 - 12 FOOT LONG PLAQUES PAINTED BEIGE WITH MAROON PINSTRIPE OR MOLDING & BLACK COPY
BLACK PAINTED GOOSENECK LIGHT FIXTURES WITH 10 " HISTORIC REFLECTORS

APPROVED
DATE

OCTOBER 09, 2012
NOT TO SCALE



Existing Approved Master Sign Plan

RECEIVED

JUN 24 2012

DEPARTMENT OF
PLANNING & ZONING

#884
SOUTH WALL
EXTERIOR
BRICK MOUNT
SIGN PLACEMENT

QTY = TWO
ONE-FACED

COPY FONT
CENTURY SCHOOLBOOK
SIGN AREA
14.5 SQ FT EACH PANEL

client
ONE CHURCH STREET

scale
3/4" = 1' FOOT

file name
SOUTH WALL TENANT DETAIL

date
10/15/12

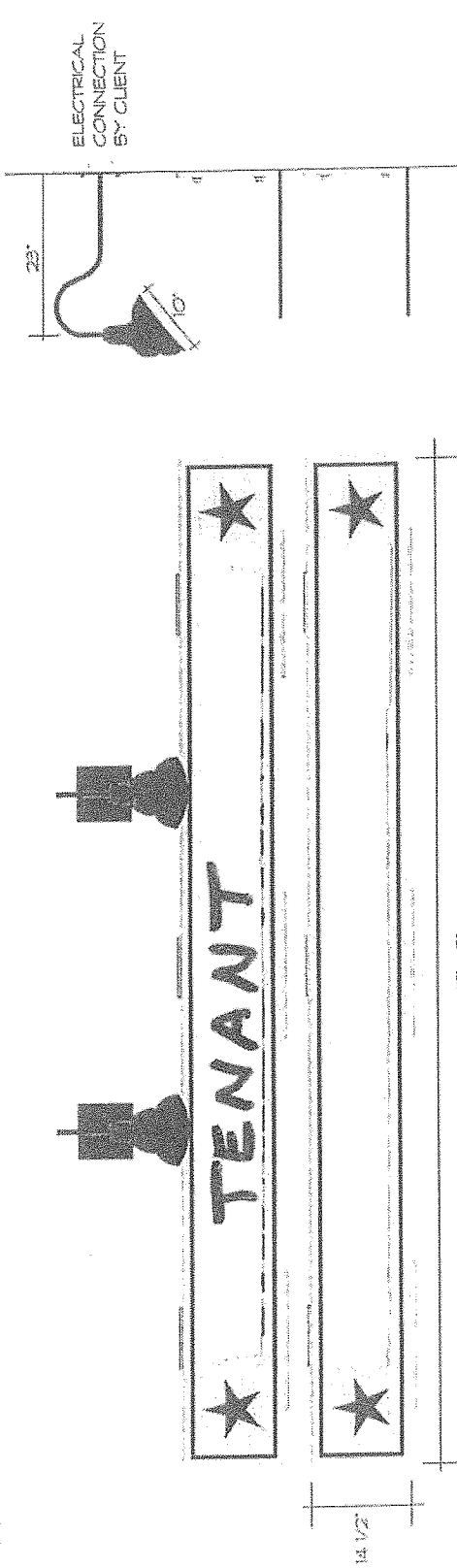
drawing
GMD

SPARKY POTTER
DESIGN GROUP

WOOD & WOOD
DESIGN + SIGNATURE
INTERIOR + EXTERIOR
95 GERRARD ROAD
WATTSVILLE, VERMONT 05655



802-496-1000
802-496-7916 FAX
woodandwood@madnet.com



COPY SIZE = 8"
TENANT COPY TO BE DETERMINED

3/4" MDO SLAB PAINTED BEIGE WITH PAINTED MAROON PINSTRIPE

COPY PAINTED BLACK

STARS PAINTED BLACK

BLACK PAINTED GOOSENECK LIGHT FIXTURES WITH 10" EMBLEM REFLECTORS PAINTED BLACK
ENDING WITH WALL PLATE AND WIRE PIGTAILS FOR ELECTRICAL CONNECTION BY CLIENT

SIGN ATTACHED TO BRICK WALL WITH ANGLE BRACKETS ATTACHED TO BRICK WITH LAG SCREWS INTO ANCHORS EPOXIED INTO BRICK

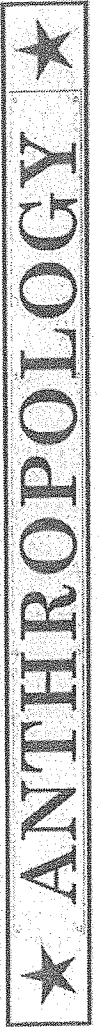
OPTION 1: APPLIED HALF ROUND MOLDING PAINTED MAROON

OPTION 2: APPLIED HALF ROUND MOLDING & 1" THICK SIGN FOAM CUTOUT COPY PAINTED BLACK

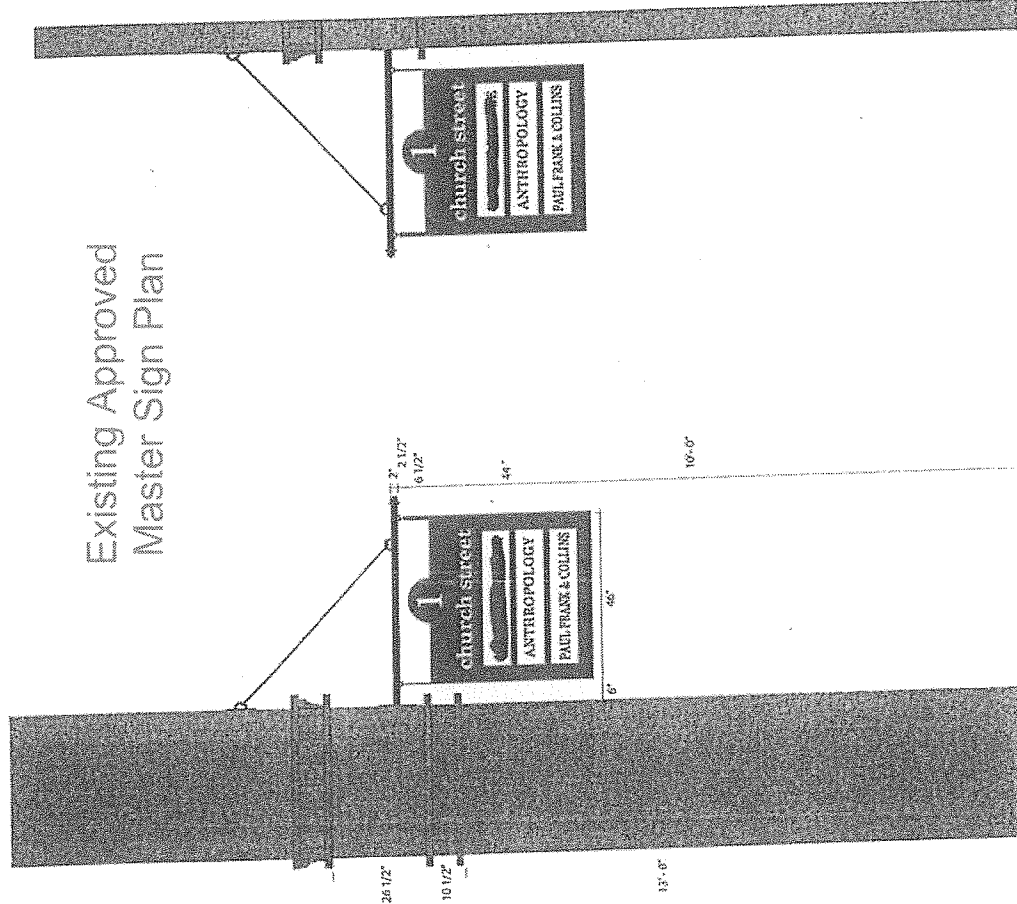
OPTION 3: APPLIED HALF ROUND MOLDING & 1" THICK SIGN FOAM CUTOUT COPY & APPLIED PRISMATIC CARVED STARS PAINTED BLACK

OPTION 4: APPLIED TENANT COPY FACE PANEL OF PAINTED 1/8" THICK DIBOND ALUMINUM

APPROVED
DATE



Existing Approved Master Sign Plan



notes	# 884	ONE CHURCH STREET BLADE SIGN
		EXTERIOR BRICK MOUNTED
		QTY = ONE ONE-FACED
client	JEFF NICK	
scale	3/8" = 1 FOOT	
file name	1 CHURCH BLADE R2	
date	10/03/12	
drawing	GMD	

RECEIVED

JUN 24 2014

DEPARTMENT OF
PLANNING & ZONING

APPROVED
DATE

WOOD & WOOD
SPARKY POTTER
DESIGN GROUP

DESIGN • SIGN SYSTEMS
INTERIORS • DECORATIVE ARTS
95 CARROLL ROAD
WATTSFIELD, VERMONT 05173

W&W

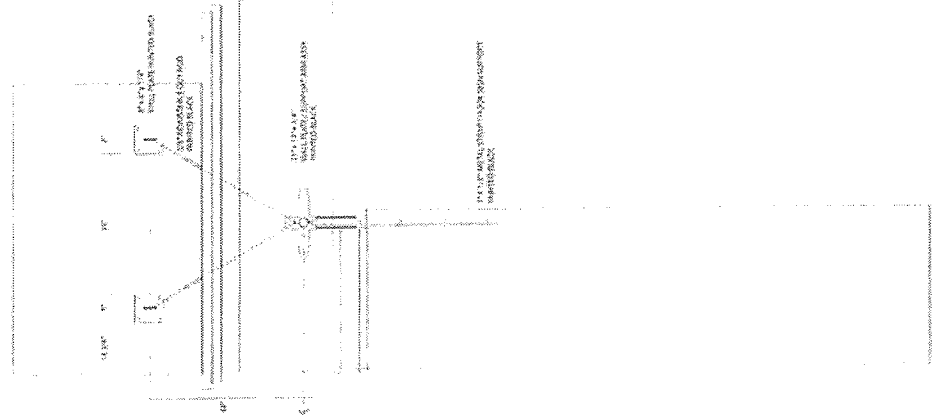
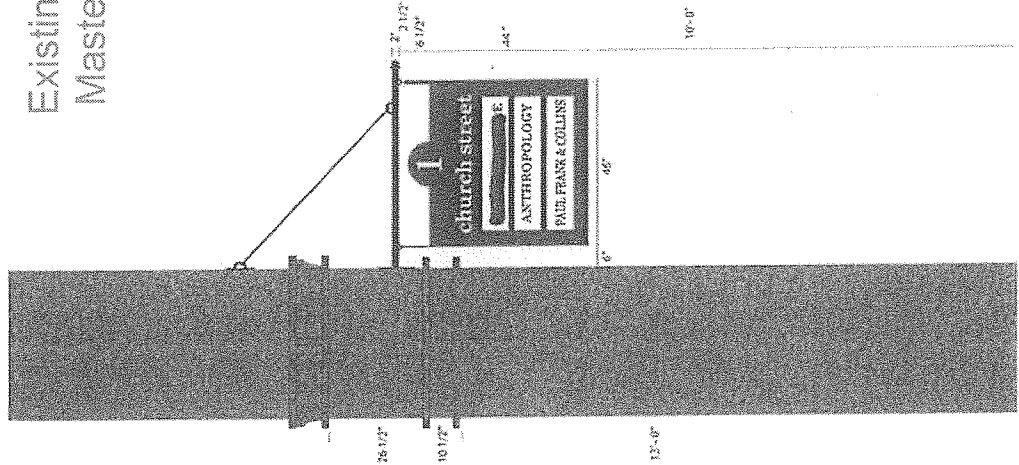
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802-496-7916 FAX
woodwood@madriver.com

RECEIVED

JUN 24 2014

DEPARTMENT OF
PLANNING & ZONING

Existing Approved
Master Sign Plan



client

JEFF NICK

scale

3/8" = 1 FOOT

file name

1 CHURCH BLADE R2

date

10/05/12

drawing

SND

SPARKY POTTER
DESIGN GROUP

WOOD & WOOD
DESIGN • SIGN SYSTEMS
INTERIORS • DECORATIVE ARTS
88 CARROLL ROAD
WATSFIELD, VERMONT 05674



802-496-3000
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woodandwood@madhat.com

APPROVED
DATE

RECEIVED
JUN 28 2014
#284
2014
CHURCH STREET
BLACK SIGN
EXTERIOR
BRICK MOUNTED
QTY = ONE
TWO-FACED

DEPARTMENT OF
PLANNING & ZONING

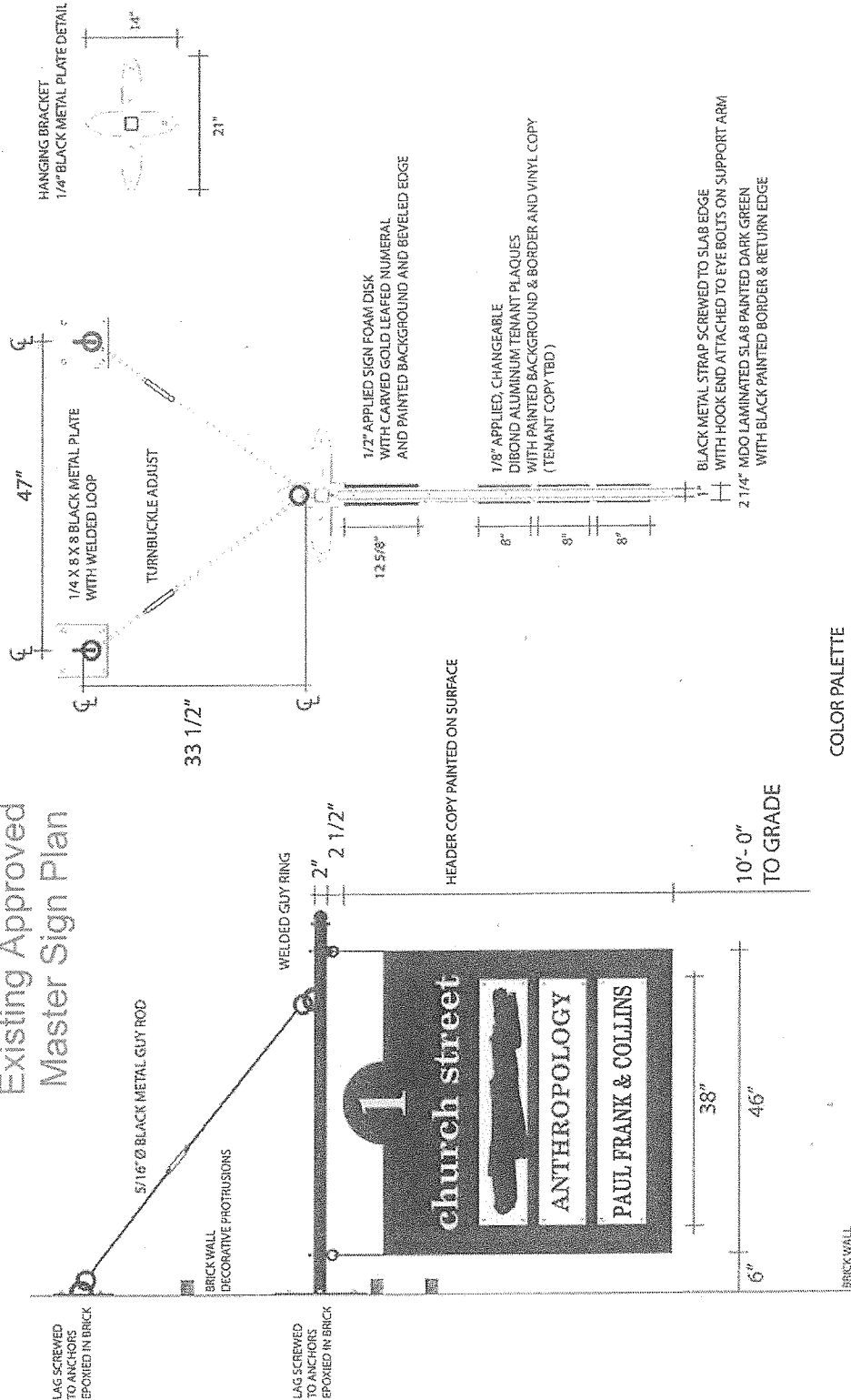
client	JEFF NICK
scale	3/4" = 1' FOOT
file name	SLAB R2 DETAIL
date	10/18/12
drawing	GMD

SPARKY POTTER
DESIGN GROUP

WOOD & WOOD
DESIGN GROUP
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PORTLAND, ME 04101
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WOOD & WOOD
DESIGN GROUP
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503-496-7516 FAX
www.woodandwood.com

Existing Approved Master Sign Plan



COLOR PALETTE

MAROON TBD

DARK GREEN TBD

CREAMY BEIGE TBD

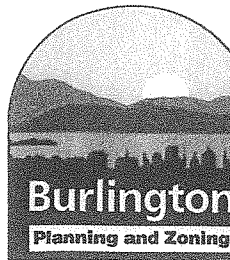
GOLD LEAF

APPROVED
DATE

Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin 
DATE: July 1, 2014
RE: 11-0734CA/CU; 668 Pine Street

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

Zone: ELM Ward: 5

Owner/Applicant: Stern Properties, LLC

Request: Time extension for zoning permit for new addition at side, install rooftop solar panel system, and stormwater collection system.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Review)

Background Information:

The applicant is seeking approval for a 1-year time extension to complete construction of her project for renovations to the existing doggie day care. This extension is the second one requested. The first 1-year extension was granted June 20, 2013. The project is almost done except for completion of the upgraded stormwater system and installation of the solar panels. No changes to the project are included in this extension request.

Previous zoning actions for this property are noted below.

- 6/20/13, Approval of 1-year time extension for new addition, solar array, & stormwater
- 5/23/11, Approval for new addition, solar array, and stormwater system
- 7/22/08, Approval for establishment of animal kennel
- 11/14/04, Approval for replacement freestanding sign
- 9/15/03, Approval for replacement parallel sign
- 7/19/02, Approval of change in use to retail/manufacturing and associated building changes
- 1/18/00, Denial of variance of height and setback requirements for freestanding sign
- 5/28/99, Approval of freestanding sign
- 2/20/98, Approval of parallel sign
- 2/20/98, Approval change in use from plumbing sales and storage to floral retail

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

I. Findings

Article 3: Applications and Reviews

Sec. 3.2.9, Zoning Permits

(d) Time Limit on Zoning Permits:

The zoning permit for this project was approved by the Development Review Board on May 23, 2011. From that date, the applicant had 1 year to commence construction and a 2nd year to complete it (i.e. May 23, 2013). The applicant has started construction as required but has not yet finished. As noted above, the permit has been extended by 1 year already (i.e. until May 23, 2014). This second extension request was received prior to expiration of the zoning permit. As such, approval may be granted. Construction must be complete by May 23, 2015. **(Affirmative finding)**

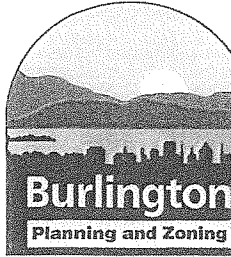
II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permit approval dated May 23, 2011 shall remain in effect.
2. Standard permit conditions 1 -15 (including construction completion date no later than May 23, 2015).

Department of Planning and Zoning

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Mary O'Neil, Associate Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



Burlington Development Review Board

Minutes/Findings of Fact
May 23, 2011

In RE: 11-0734CA/CU; 668 Pine St. (Ward 5, ELM) (Tax Lot No. 053-4-084-000)

Owner/Applicant: Play Dog Play / Stern Properties, LLC

Request: New addition at side and install rooftop solar panel system and modified stormwater collection system

Members Present:

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Kevin Stapleton
Paul Henninge

Evidence Presented:

The Board examined the materials submitted in support of this request.

I. FINDINGS

Background Information:

The applicant is seeking approval for a 1,600 sf addition to the existing kennel and for solar panel installation and stormwater system modifications. As the kennel is a conditional use, expansion thereof requires conditional use review and approval.

Previous zoning actions for this property are noted below.

- 7/22/08, Approval for establishment of animal kennel
- 11/14/04, Approval for replacement freestanding sign
- 9/15/03, Approval for replacement parallel sign
- 7/19/02, Approval of change in use to retail/manufacturing and associated building changes
- 1/18/00, Denial of variance of height and setback requirements for freestanding sign
- 5/28/99, Approval of freestanding sign
- 2/20/98, Approval of parallel sign
- 2/20/98, Approval change in use from plumbing sales and storage to floral retail

Article 3: Applications and Reviews

Part 5, Conditional Use Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

The proposed 1,600 sf expansion of the kennel will have minor impacts on existing or planned community facilities. Impact fees will be paid to offset these impacts. The applicant is advised to inquire with the Vermont DEC, Water Quality Division to find out if a new state wastewater permit will be required. **(Affirmative finding as conditioned)**

2. The character of the area affected;

The subject neighborhood contains a variety of commercial and public uses including private businesses, Public Works, and parkland. To the east, residential properties predominate. Noise impacts associated with the kennel were assessed when the original kennel application was reviewed by the DRB. Mitigation measures were required and implemented. The small building expansion will have no impact on noise generation. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

No traffic information has been provided for this application. The proposed expansion is small and is not expected to have any appreciable impact on traffic associated with the kennel. **(Affirmative finding)**

4. Bylaws then in effect;

As conditioned, the proposal can be found in compliance with all applicable zoning bylaws. **(Affirmative finding)**

5. Utilization of renewable energy resources;

This project includes the installation of a rooftop solar array. The building's lengthwise orientation to the south makes for an ideal location for solar panels. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;

No additional mitigation measures beyond those associated with the original approval are necessary. **(Affirmative finding)**

7. Functional family;

Not applicable.

8. Vehicular access points;

The single, existing access point to the property will remain unchanged and is sufficient. **(Affirmative finding)**

9. Signs;

No additional signs are included in this proposal.

10. Mitigation measures;

See criterion 6 above.

11. Time limits for construction;

No construction schedule has been proposed, nor is one needed given the minor extent of building and site alterations. The construction must be started within 1 year of approval and completed within 2 years, unless an extension is granted. **(Affirmative finding)**

12. Hours of operation and construction;

Hours of operation will remain unchanged from the original approval. Hours of construction should be limited to 8:00 AM – 6:00 PM, Monday – Friday, with indoor construction allowed on weekends. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;

Any future enlargement or alteration to the animal kennel will require additional zoning review under the ordinance in effect at that time. **(Affirmative finding)**

14. Performance standards;

Performance standards are addressed under Article 5 of these findings.

15. Conditions and safeguards;

See conditions of approval.

Article 4: Maps & Districts

Sec. 4.4.3, Enterprise Districts:

(a) Purpose

(1) Light Manufacturing (ELM)

The subject property is located in the ELM zone which is intended as the primary commercial/industrial center of Burlington. The proposal amounts to an expansion of an existing commercial use that was previously found to be appropriate for the area. **(Affirmative finding)**

(b) Dimensional Standards & Density

Building area will increase by 1,600 sf, bringing the total building area up to 7,400 sf. Floor area ratio (FAR) in the ELM zone is limited to 2. The proposed FAR is 0.25.

Lot coverage will actually decrease slightly from 58.4% to 57.8%. The maximum permissible coverage in the ELM zone is 80%.

The proposed addition will be 12' tall, much lower than the maximum permissible 45' in the ELM zone.

Front and rear yard setbacks will remain unchanged. There is no side yard setback requirement for this property. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The animal kennel is a conditional use per Article 3 above. A conditional use application has been filed for its expansion as required. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.3 (b) above.

Sec. 5.2.4, Buildable Area Calculation

See Sec. 4.4.3 (b) above.

Sec. 5.2.5, Setbacks

See Sec. 4.4.3 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.3 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.3 (b) above.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

No new outdoor lighting is proposed. Three existing fixtures will be relocated as a result of the addition. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

Impervious surface will change slightly. As more than 400 sf of earth will be disturbed as part of the project, a small project erosion control form is required. This item has been submitted for review and approval by the Stormwater Administrator. Modifications to the property's stormwater management system are proposed and appear to involve additional infiltration measures. These modifications have been submitted for review and approval by the Stormwater Administrator. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

No trees or other significant natural features will be impacted by the project. **(Affirmative finding)**

(b) Topographical alterations

No topographical alterations are proposed. **(Affirmative finding)**

(c) Protection of important public views

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

(d) Protection of important cultural resources

Neither the site nor the building is culturally or historically significant. **(Affirmative finding)**

(e) Supporting the use of alternative energy

See Sec. 3.5.6 (a) 5.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

See Sec. 5.5.3.

(h) Building location and orientation

Building location and orientation will remain unchanged. The addition is placed to the side of the existing building away from the front facade and does not impact its street presence. **(Affirmative finding)**

(i) Vehicular access

See Sec. 3.5.6 (a) 8.

(j) Pedestrian access

The primary building entrance faces Pine Street. There is no walkway between this entrance and the public sidewalk. Per this criterion, such a connection is required and must be depicted on a revised site plan. **(Affirmative finding as conditioned)**

(k) Accessibility for the handicapped

Handicap access will remain unchanged with a single handicap parking space. **(Affirmative finding)**

(l) Parking and circulation

Parking will be rearranged somewhat to accommodate the building addition. Several angled spaces will become parallel spaces alongside the addition. Parking remains adequate as noted in Article 8 below. **(Affirmative finding)**

(m) Landscaping and fences

Landscaping will remain essentially unchanged. An extended chain link fence will be installed at the northern end of the outdoor play area and will accommodate a modest expansion of this play area. **(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

No new ground mounted mechanical units or other site infrastructure are proposed. Onsite stormwater management measures are subject to review under Sec. 5.5.3. **(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 overall massing, height, and scale of the building remain essentially unchanged. The proposed addition is small at just 1,600 sf and is placed to the side of the building and set back from the front façade. **(Affirmative finding)**

2. Roofs and Rooflines

The roofline of the addition continues the roofline of the existing structure. **(Affirmative finding)**

3. Building Openings

As with the existing building, fenestration in the addition is spare. The few windows that are proposed in the addition are consistent with those in the rest of the building. **(Affirmative finding)**

(b) Protection of important architectural resources

As noted previously, the existing building is not historically significant. The proposed addition will have no impact on any of Burlington's historic resources. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The street edge remains unchanged. **(Affirmative finding)**

(e) Quality of materials

The addition will be clad in metal siding and roofing that match the existing building. Given the nature and location of the building, these materials are acceptable. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed solar array will reduce the building's dependence on traditional energy supply. The addition must comply with the city's current energy efficiency requirements. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No new advertising features are included in this proposal.

(h) Integrate infrastructure into the building design

The proposed solar panels are a visible new addition to the rooftop of the building. Given their purpose to capture solar energy, screening would be inappropriate from the two most visible angles – the south and west. While visible, the panels are relatively low profile and fit with the utilitarian nature of this spare commercial building. **(Affirmative finding)**

(i) Make spaces safe and secure

The overhead doorway into the addition will be illuminated. Current egress requirements apply. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The existing kennel requires 8 parking spaces. The 1,600 sf addition will increase the requirement to 10 spaces. A total of 12 spaces are provided and will be retained, albeit reconfigured.
(Affirmative finding)

Sec. 8.2.5, Bicycle Parking Requirements

The animal kennel does not require bicycle parking. (Affirmative finding)

II. MINUTES

The meeting minutes will be distributed separately upon review and approval by the Development Review Board.

III. MOTION

Motion: Brad Rabinowitz

I move that the Board grant certificate of appropriateness approval for a new side addition and rooftop solar panel system and modified stormwater collection system, located at 668 Pine Street in the ELM zone in accordance with Articles 3, 4, 5, 6, and 8. Approval is subject to the following conditions:

1. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the erosion control plan and stormwater management plan from the Stormwater Administrator.
2. **Prior to release of the zoning permit**, a revised site plan depicting a new walkway between the front door and the public sidewalk shall be submitted, subject to staff review and approval.
3. **At least 7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the net new square footage of the proposed development.
4. The applicant is advised to inquire with the Vermont DEC, Water Quality Division to find out if a new state wastewater permit will be required.
5. Hours of construction shall be limited to 8:00 AM – 6:00 PM, Monday – Friday, with indoor construction allowed on weekends.
6. The proposed addition shall comply with Burlington's current energy efficiency standards and with Burlington's current egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
7. It is the applicant's responsibility to comply with all applicable ADA requirements.
8. This property is subject to all applicable nuisance regulations and performance standards in the Burlington Code of Ordinances.
9. Standard permit conditions 1 – 18.

Seconded: Paul Henninge

Vote: 6-0-0, motion carried

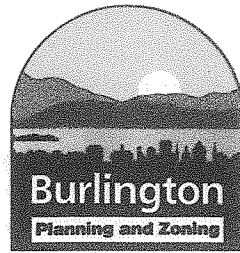
Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. (Zoning Ordinance Article

17, Section 17.1.7, Appeals of Development Review Board Decisions: An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division. The appeal shall be taken in such a manner as the supreme court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3). The Court rules may require that such an appeal be commenced within Thirty (30) days of the Board's decision.

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
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Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner *monell*
Date: July 1, 2014
RE: ZP 14-1143HO

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 14-1143HO

Location: 78A North Prospect Street

Zone: RL **Ward:** 1

Date application accepted: May 28, 2014

Applicant/ Owner: Wayne Senville, Lila Shapero

Request: Home occupation for home office with 2 part time employees; approximately 60 sf for office, 10-20 sf. storage in attic.

Background:

- **Zoning Permit 13-0739CA;** replace nine existing upper level windows. Approved March, 2013.
- **Zoning Permit 13-0500CA;** replace eight wooden windows with wooden clad replacement windows. Approved October 2012.
- **Zoning Permit 02-265;** Home occupation to include consulting and training in legal and policy issues in 145 sf of 1800 sf home. Approved December 2001.
- **Zoning Permit 80-766;** Convert the existing single family dwelling to residential duplex use.
- **Zoning Permit 80-764;** Erect a (second) residential building of 2 dwelling units. Permit issued.

Overview: One of the home residents currently has a home occupation approval (see above); a second owner now requests a minor home office/home occupation to include part time employees that are not residents. This requires Conditional Use review by the DRB.

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

I. Findings

Article 3: Applications, Permits and Project Reviews

Sec. 3.5.6 Review Criteria

The application and supporting documentation submitted for proposed development involving Conditional Use and/or Major Impact Review, including the plans contained therein, shall indicate how the proposed use and associated development will comply with the review criteria specified below:

(a) Conditional Use Review Standards:

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on the following general standards:

1. The capacity of existing or planned community facilities;

An existing home occupation has been in practice for 13 years, although is currently inactive. The second home occupation has a similar minor-impact nature and is more limited in scope.

No negative impact has been acknowledged or recorded in the existing; none is anticipated in the proposed. **Affirmative finding.**

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

The existing home occupation has demonstrated to be low impact in nature, conducive to co-existence with the single family residential use of this and other surrounding residential properties. The request is also in step with policies and guidance of the Municipal Development Plan in these areas:

- *Promote and strengthen a mixed economy, work actively to retain existing businesses and jobs. (Economic Development Plan, Page VI-2)*
- *Partner with the private, not-for-profit and other government sectors to support existing businesses and attract future development. (Ibid.)*
- *Consider land use and transportation systems together...in a more efficient use of existing services and facilities. (Transportation System Plan, Page V-3.)*

Affirmative finding

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

No customers are proposed to come to the house. Two part-time employees work on a flexible schedule; coming between 9:00 am and 2:00 pm. The office manager will work, on average, two hours, two days a week. A second employee comes to complete billing; working 1-2 hours one day per week. This limited scheduled is no more intensive than an occasional visitor, and will not increase the parking or traffic demand typically associated with residential use. Employees will have the availability to use the two parking spaces associated with the residential use. The owners have the opportunity to park on the street with residential permits as well. See Section 5.4.6 (b) for further discussion. **Affirmative finding**

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

As proposed, there are no identified conflicts with applicable City bylaws, city and state ordinances.

Affirmative finding

5. *The utilization of renewable energy resources;*
Nothing within this application prevents the use of wind, solar, water, geothermal, or other alternative energy resources. **Affirmative finding**
and,

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

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

The inclusion of 2 limited part time employees, as defined by the applicant, does not introduce unreasonable or negative impacts to the residential nature of the property. **Affirmative finding**

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

Not applicable.

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

No change to existing access or parking areas proposed. Not applicable.

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

No signs are proposed. Any signage would require a separate sign permit. **Affirmative finding**

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

No mitigation measures will be required. Not applicable.

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

No construction is proposed. Not applicable.

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

No construction is proposed. The exercise of the proposed Home Office/Home occupation is proposed to be roughly 9:00 am – 6:00 (resident) and within the time window of 9:00 am – 2:00 pm for the two part time employees. No measureable impact on the surrounding properties is anticipated. **Affirmative finding.**

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

The existing home occupation, although dormant, has not engaged any outside employees. The proposed home office for the other owner includes non-resident employees, which requires Conditional Use review by the DRB. Any future alteration or expansion, of either home occupation,

will also require Conditional Use Approval per this standard or standards in effect at that time.

Affirmative finding.

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

This opportunity is at the discretion of the DRB.

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

No further conditions seem warranted, but this is also at the discretion of the DRB.

Article 5: Citywide General Regulations

Section 5.4.6 (b) Conditional Use Review, Home Occupations

All home occupations not otherwise eligible for administrative approval above shall require review and approval by the DRB pursuant to the requirements of Art. 3, Part 5. In addition to the conditional use criteria, the following criteria must be met for any home occupation:

1. A home occupation shall be conducted solely by resident occupants plus no more than one additional full-time equivalent employee in RL districts, and no more than two (2) full-time equivalent employees in other districts. The home occupation shall be conducted entirely within an existing dwelling unit and/or one enclosed accessory structure;

The home occupation is proposed within the existing dwelling unit, by a resident owner, with the assistance of 2 part time employees with very limited hours. Collectively the hours proposed for the part time employees would not be the equivalent of a full time employee. **Affirmative finding.**

2. No more than thirty-five per cent (35%) of the floor area of said residence, including accessory structures, up to a maximum of seven hundred fifty (750) square feet, whichever is less, shall be used for such purpose;

This application is in addition to a 2001 Home Occupation permit for use of 145 sf. The current request is for approximately 80 sf (60 sf office, 10-20 sf storage in attic.) For a 2,200 sf residence, that means a 3.63% use of the floor area; significantly less than the 35% maximum. **Affirmative finding.**

3. No home occupation shall require alterations, construction or equipment that would change the fire rating of the structure or the fire district in which the structure is located;

No construction is proposed. **Affirmative finding.**

4. There shall be no outside storage of any kind related to the home occupation;

No outside storage is proposed. **Affirmative finding.**

5. There shall be no exterior evidence of the conduct of a home occupation except for:

A. Occasional garage/lawn/yard type sales (up to twice a year not to exceed two (2) days each); and

B. One non-illuminated attached parallel sign that shall not exceed two (2) square feet. No other signs shall be permitted.

While allowable, garage sales are not included within the request. No signs are included within the application. **Affirmative finding.**

6. No home occupation may increase vehicular traffic flow or parking by more than one additional vehicle at a time for customers or deliveries. All parking shall be located off-street and shall maintain the required front yard setback;

7. No home occupation shall create sounds, noise, dust, vibration, smell, smoke, heat, humidity, glare, radiation, electrical interference, fire hazard or any other hazard, nuisance or unsightliness which is discernible from any adjacent dwelling unit;

The laptop computers, printer, fax machine and telephone line are not likely to introduce noises or other negative impacts to any adjacent dwelling unit. **Affirmative finding.**

8. The home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.

As presented, the home occupation will be secondary and incidental to the existing residential use. **Affirmative finding.**

9. Delivery of products and materials related to the home occupation by vehicles other than automobiles shall occur no more than once per day;

The accompanying material indicates the rare (once a month) business related delivery. The publication that is produced by the home occupation is web based; therefore hard copies are not produced or delivered.

The business has a separate post office box on Shelburne Road. **Affirmative finding.**

10. With the exception of one delivery per day, as specified in subparagraph (9), no more than one (1) commercial vehicle shall be allowed on the premises at any one time;

No commercial vehicles will be used in the exercise of the home occupation. There are no commercial vehicles associated with the existing home occupation. **Affirmative finding.**

and

11. There shall be no sale of goods except for goods fabricated on the premises as part of an approved home occupation.

No sale of goods is proposed. **Affirmative finding.**

(d) Revocation:

Approval of a home occupation may be revoked by the DRB in accordance with the following provisions:

1. Noncompliance. Upon receipt of notification or evidence of noncompliance with conditions of approval or evidence of error or misrepresentation, the DRB may schedule a public hearing to consider the revocation or modification of approval for a home occupation;

2. Notice. The administrative officer shall duly warn such public hearing and give notice to the applicant, abutters, and other interested parties;

3. *Public Hearing.* The DRB shall hold a public hearing to hear cause as to why the approval of the home occupation should not be revoked. The DRB shall render its decision in accordance with the conditional use time limitations set forth in Article 3, Part 5; and

4. *Errors.* The burden of providing complete and accurate information shall be the sole responsibility of the applicant. Any error or misrepresentation may result in voiding or modification of the approval for a home occupation.

The potential and conditions for revocation shall be noted within the conditions of the permit approval.

II. Conditions of Approval

1. The home occupation shall be conducted solely by resident occupants plus no more than one additional full-time equivalent employee (in RL zone.) The home occupation shall be conducted entirely within the existing dwelling unit.
2. No more than 35% of the floor area of the residence, including accessory structures, up to a maximum of 750 sf whichever is less, shall be used for the home occupation.
3. The home occupation shall require no alterations, construction or equipment that change the fire rating of the structure;
4. No outside storage for the home occupation;
5. No exterior evidence of the conduct of the home occupation except for:
 - A. Occasional garage/lawn/yard type sales (up to twice a year not to exceed two days each, and
 - B. One non-illuminated attached parallel sign that shall not exceed two square feet. Any signage will require a separate sign permit.
6. The home occupation may not increase vehicular traffic flow or parking by more than one additional vehicle at a time for customers or deliveries. All parking shall be located off-street and shall maintain the required front yard setback.
7. The home occupation shall not create sounds, noise, dust, vibration, smell, smoke, heat, humidity, glare, radiation, electrical interference, fire hazard or any other hazard, nuisance or unsightliness which is discernible from any adjacent dwelling unit.
8. The home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.
9. Delivery of products and materials related to the home occupation by vehicles other than automobiles shall occur no more than once per day;
10. With the exception of one delivery per day, as specified in subparagraph (9), no more than one commercial vehicles shall be allowed on the premises at any one time;
11. There shall be no sale of goods except for goods fabricated on the premises as part of an approved home occupation.
12. Standard Permit Conditions 1-15.

Revocation:

Approval of a home occupation may be revoked by the DRB in accordance with the following provisions:

1. **Noncompliance.** Upon receipt of notification or evidence of noncompliance with conditions of approval or evidence of error or misrepresentation, the DRB may schedule

a public hearing to consider the revocation or modification of approval for a home occupation;

2. Notice. The administrative officer shall duly warn such public hearing and give notice to the applicant, abutters, and other interested parties;

3. Public Hearing. The DRB shall hold a public hearing to hear cause as to why the approval of the home occupation should not be revoked. The DRB shall render its decision in accordance with the conditional use time limitations set forth in Article 3, Part 5; and

4. Errors. The burden of providing complete and accurate information shall be the sole responsibility of the applicant. Any error or misrepresentation may result in voiding or modification of the approval for a home occupation.

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



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

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www.burlingtonvt.gov/pz

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DEPARTMENT OF
PLANNING & ZONING

Home Occupation Application Questionnaire

Use this checklist for all applications for a home occupation - See Sec. 5.4.6 of the Zoning Ordinance. This questionnaire is provided to summarize details and is required to accompany a zoning permit application form and required fee (for either administrative approval or conditional use review).

Please note:

1. The specific requirements for home occupations can be found in Section 5.4.6 of the Comprehensive Development Ordinance which is available in its entirety on our website at www.ci.burlington.vt.us/planning
2. A 'Business Personal Property Registration Form' may be required to be submitted to the Assessors Office. This form is available at www.ci.burlington.vt.us/assessor/businesses

Name of Business Proposed: PlannersWeb.com / Champlain Planning Pres

Type of Business Proposed: Online newsletter

Provide a detailed description of the proposed Home Occupation such as: activities involved; materials and equipment used; quantities of materials and equipment stored on-site; methods of operation; hours of operation. This may be done on a separate piece of paper and attached.

Please respond to the following: See attached paper for replies to questions

1. How many persons will be involved or employed in the conduct of the proposed Home Occupation:
Residents of premises: _____ Others _____ Total Number _____
2. What type of product will be produced, serviced, or repaired in the conduct of your Home Occupation? (For example: repair of clocks or watches, making jewelry, etc.). Explain:

3. Describe any alterations to the home or premises that might be required to facilitate your Home Occupation:

4. Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used (For example: garage will be used to store supplies; or den will contain desk and file cabinets, etc.). Indicate the gross floor area(s) that will be used in the conduct of the Home Occupation. Indicate the total gross floor areas of your house and include any accessory structure(s) to be used for the Home Occupation, (Ex. Garage)

5. Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity:

6. Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored:

PLEASE TURN OVER

see answer sheet 1-1-1

7. Will people come to your home to obtain any product or utilize any service connected with the proposed Home Occupation activity? Yes _____ No _____
If yes, please explain in detail:

8. Are any signs necessary or proposed relative to the Home Occupation?
Yes _____ No _____
If yes, you are required to file for a Sign Permit. An application form can be obtained at the Planning and Zoning Department or on our website.
9. If trucks or other equipment will be used in your Home Occupation, where will they be parked or stored?

10. Will the Home Occupation involve the use of commercial vehicles for delivery of materials to or from the premises? Yes _____ No _____
If yes, please explain:

11. How many parking spaces will be provided for the home occupation? _____
Where will they be located? Indicate parking spaces on a site plan of this property as part of your application submission.
12. Is your proposed Home Occupation in conformance with the conditions, covenants and restrictions pertaining to your property? Yes _____ No _____
We suggest checking your deed for conditions, covenants and restrictions.

I have read and understand 'Sec 5.4.6 Home Occupations' under the City of Burlington Comprehensive Development Ordinance and believe that to the best of my knowledge my proposed Home Occupation would not violate any portion of said Ordinance:

Applicant's Signature: Wayne H. Fitch

Date: 5/28/14

Property Owner's Signature: Wayne H. Fitch

Date: 5/28/14

5/28/14

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MAY 28 2014

DEPARTMENT OF
PLANNING & ZONING

Home Occupation Permit Application
May 28, 2014

Wayne Senville
PlannersWeb.com
(formal business name is Champlain Planning Press, Inc.)

1. I am the publisher and editor and will work full time from my home office. We also have an office manager who works, on average, two hours, two days/week - she handles our billing; a second individual will come in for one to two hours, one day/week to keep our QuickBooks file up-to-date.
2. I own and operate an online publication: <http://PlannersWeb.com>. For 20 years I had published and edited a print publication, the quarterly Planning Commissioners Journal. In the fall of 2012 we switched to an exclusively online format. As a result, I do not need separate office space, since we are now storing only a very small amount of supplies, and do not need room for mailing out issues (since it is now an online publication).
3. No alternations to my home/premises will be needed.
4. The home occupation will use a small alcove area on the second floor of our house, to the right of the stairs. Our house is approx. 2,200 square feet, the alcove area to be used is approx. 60 square feet. I will also use approx. 10 to 20 square feet of attic space to store supplies related to the business.
5. The home office will use two standard wall outlets for electricity, and one phone jack for our business and FAX lines. Our operation makes use of two laptop computers, a printer, a FAX machine, and a telephone line.
6. We will have between five and eight small cartons of misc. supplies stored in one corner of the attic of our house on our third floor (approx. 10 to 20 square feet).
7. We will not have any customers coming to the house. My work hours vary, but I usually do most of my work between 9am and 6pm. Our two part-time employees work on a flexible schedule, but would typically be coming in between 9am and 2pm (see also 1. above). There will be very few, if any, pickups or deliveries related to the business, at most one/month. We have a separate P.O. Box on Shelburne Road.
8. There will be no signs.
9. We do not use any trucks or other equipment.
10. We will not use any commercial vehicles.
11. Our part-time employees will use one of our two parking spaces while they are working; we will then (if necessary) have one of our cars parked on North Prospect Street in front of our house during that time (we have a resident parking permit and sticker).
12. The home occupation is in conformance with the conditions, covenants, and restrictions pertaining to our property.

Wayne Senville 5/28/14

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MAY 28 2014

DEPARTMENT OF
PLANNING & ZONING

72A N. Prospect Street

Burlington, Vermont 05401

May 28, 2014

To Whom It May Concern:

The Orchards Condominium Association has been informed of plans by Wayne Senville to establish a home office for PlannersWeb.com at his residence, 78A North Prospect Street, one of the units in our association. As President of the Association and having conferred with the executive board, we grant approval for this home office at this location.



Holly Pedrini

President, Orchards Condominium Association

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/>
Telephone: (802) 865-7188
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David E. White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner *monie*
Date: July 1, 2014
RE: ZP 14-1064CA/CU 65 Charlotte Street

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



Survey 0402-5: 65 Charlotte Street
Burlington, VT. View northwest.
Photograph by Devin Colman, 12/8/2007
Digital image on file at VT Division for Historic Preservation

OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP 14-1064 CA/CU
Location: 65 Charlotte Street
Zone: RL **Ward:** 5
Date application accepted: May 13, 2014
Applicant/ Owner: Sara and Ethan Brown

Request: Demolish existing one car garage/shed; replace with new shed in a different location on the lot.

Background:

- **ZP11-0650CA;** Replacement wood front door. Approved March, 2011.
- **ZP08-460CA;** Insulate, floor and rough finish existing attic space. Install pull down attic ladder, replace existing gable front window with thermalpane window to match existing 2/2 windows. Install new window on back wall to match other windows, remove non functioning chimney. Approved December 2007.
- **ZP06-228NA;** Non-Applicability of Zoning Permit Requirements, Remove and replace 22 double hung wood windows with new double hung wood windows, same size and location. Burlington Lead Program. September 2005.

Overview: 65 Charlotte Street was constructed in 1918, and was included within the Five Sisters Historic Sites and Structures Survey of 2007 which determined it to be eligible for historic designation. That survey work (attached) identifies a one bay garage as a related structure on-site. This application proposes to demolish that accessory structure, and to build a new shed on the lot. Demolition of historic structures requires Conditional Use Review, per Section 5.4.8 (d) of the Comprehensive Development Ordinance.

Recommendation: Consent approval, per the following findings:

I. Findings

Conditional use review required by Section 5.4.8 d) 2:

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

Article 3 Applications, Permits and Project Reviews

3.5.6 (a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities.

No change will be affected to such capacities. **Affirmative finding.**

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

This is a low density residential district; the loss of a characteristically small automobile shed will not result in a loss of residential units or overall character of the zoning district. **Affirmative finding.**

3. Traffic on roads and highways in the vicinity;

No anticipated change. **Affirmative finding.**

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

None identified. **Affirmative finding.**

5. *The utilization of renewable energy resources;*

No part of this application would prevent the use of wind, water, solar, or other renewable energy resources. **Affirmative finding.**

and

6. *Shall consider the cumulative impact of the proposed use.*

The proposed replacement structure will assumedly satisfy the need for storage currently provided by the failed structure. No adverse impact anticipated to the use on-site. **Affirmative finding.**

7. *Unrelated individuals living together; Not applicable.*

8. *Location and number of vehicular access points; Not applicable.*

9. *Number location and size of signs; Not applicable.*

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

The applicant proposes a re-arrangement on the site for the new shed to exploit available sun for a garden and landscaping. The existing car shed can not accommodate a modern vehicle, and has been used for storage. Additional landscaping will be provided. **Affirmative finding.**

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

The zoning permit life will limit construction to be completed within 2 years, although the application plans more immediate demolition and reconstruction. **Affirmative finding.**

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

Demolition and reconstruction are proposed as soon as possible. There should be limited impact on the immediate neighborhood. **Affirmative finding.**

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

This is an ordinance required provision. The applicant must be advised that once demolished, any nonconformities of the existing structure are lost and cannot be reclaimed. **Affirmative finding as conditioned.**

14. *may consider performance standards;* This is at the discretion of the DRB.

15. *may attached such additional reasonable conditions and safeguards as it may deem necessary to implement the purposes of this chapter and the zoning ordinance.*

This too is at the discretion of the DRB. Given the documented failed condition of the existing accessory structure, and proven action to repair and retain, proactive removal is a better course than ordered demolition by the building inspector. The DRB can facilitate this activity through the Conditional Use process and review.

Sec. 5.4.8 Historic Buildings and Sites

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

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

1. Application for Demolition.

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

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

The applicant included an engineers report with submission materials. See attached.

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

Standards are addressed within the narrative of the submission and supporting documents.

Affirmative finding.

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;

No claim of economic hardship has been raised.

Given the specific structure (accessory, garage shed) it would not appear that estimates for market value would be required. None have been submitted.

and,

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

See engineer's report for conditions review and recommendations.

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;

The applicant proposes construction of a new storage shed, in a different location. The existing site will be returned to green space and landscaped. **Affirmative finding.**

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.

Plans are enclosed. See attached. **Affirmative finding.**

2. Standards for Review of Demolition.

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

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

The applicant has demonstrated in the submitted narrative continued repair and shoring of the existing shed. **Affirmative finding.**

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;

The engineer's report provides a summary of work required to reinforce and repair the existing shed, and offers to provide an order of magnitude cost associated with the repair required. Given that the structure does not meet code and has demonstrated failure, demolition may be considered.

Affirmative finding.

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.

These early garage sheds provide a specific point-in-time when residents were acquiring automobiles and needed shelter for them. A rare building permit record from this time period illustrates the popularity of adding a garage shed to properties between this time period and the early 1920s. Its loss will be regrettable, but understandable. Photos of the structure, kept in the zoning file, will provide a photographic record for future use.

Certainly the construction of a new accessory structure will be useful to the property owners, and remove a failing building on-site. In that manner, coupled with the information about the existing garage shed, there can be imagined a greater community-wide benefit.

Affirmative finding.

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;

Photo documentation would provide a minimal amount of mitigation. **Affirmative finding as conditioned.**

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;

See D. above.

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;

(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; and,

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

The applicant proposes an immediate replacement structure, to be used for storage. As submitted, the new storage building will complement the existing house and character of the area. **Affirmative finding.**

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.

There has been no such deed restriction proffered; nor does it appear warranted. **Affirmative finding.**

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 shall be encouraged to deconstruct using the safest method possible, minimizing exposure to lead paint and any other potential public safety issue. What material may be salvaged is encouraged for sale or reuse. **Affirmative finding as conditioned.**

Article 8: Parking

Table 8.1.8-1 requires 2 parking spaces for every residential unit in the Neighborhood Parking District. Although the garage/shed no longer can accommodate a motor vehicle, it has counted toward satisfaction of their parking requirement. The submitted site plan defines an existing driveway of 9' x 38'. This could accommodate one regular vehicle (9' x 20') and one compact vehicle (9' x 18'). As provided, the site will still meet the 2 space parking requirement of this article. **Affirmative finding.**

II. Conditions of Approval

1. Photodocumentation submitted with the application of the existing building shall be included in the zoning permit file for future information and reference.

2. Sale, relocation, deconstruction for salvage or reuse is encouraged.
3. Standard Permit Conditions 1-15.

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

RECEIVED
MAY 13 2014

Sara Brown
65 Charlotte Street
Burlington, VT 05401

DEPARTMENT OF
PLANNING & ZONING

12 May 2014

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401

I am applying for permission to demolish and remove the shed located behind our house at 65 Charlotte Street. When we purchased the house in 2005, the roof of the structure had collapsed. We put a new (recycled) roof on the shed to extend its life. Over the course of the last nine years we have also painted the exterior, repaired the sagging doors, and replaced the rotting window sills. We have made these efforts to maintain the structure, but we feel that the shed is reaching the end of its useful life.

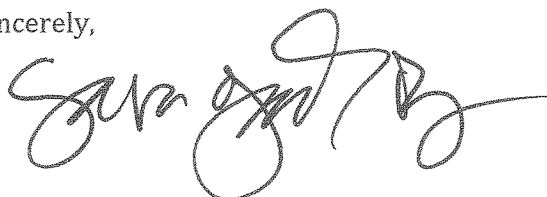
The structure sits on a crumbling concrete slab, which has sunk below grade over its lifetime. As a result, water flows into the shed pooling in the areas of the slab where the concrete is cracked, missing, and exposing dirt. This sunken slab is especially problematic in the winter when rain or melt water pools at the entrance to the shed and freezes, making entrance impossible until the ice is chopped away.

After this past winter, we feel that it is time to replace the shed. We propose to demolish the current shed and erect a new shed in a position further to the back of our lot. We have plans to build an addition onto our house in the future, which would require that the location of the shed be moved. We would like to locate the shed at the back of our lot, as it would maintain the sunny center of our yard for gardens. Placement of structures at the back of the lot is typical of the homes in our neighborhood. The three lots contiguous to ours have their sheds towards the back.

We have considered moving the current shed. However, due to the structural improvements necessary (outlined in the engineer's report), and the general deterioration of the structure we do not feel that this is the best option. We do not want to risk further contamination of our yard with the lead paint that is present under the top layer of paint on the shed. We also do not want to pour a new concrete slab creating a permanent, impermeable ground surface.

We propose to replace the current shed with a slightly smaller structure built by the Vermont Shed Company. This structure would have a wooden floor and be supported on piers, a preferable alternative to a concrete slab. The replacement shed would also be sided with wood clapboards, the windows would be two over two lights, similar to the windows in our house, and the roof would be metal. We plan to stain and seal the siding to maintain the natural wood color, and to paint the trim in colors to match those of our house. Perennials and shrubs will be placed around the new shed to further beautify the structure.

Sincerely,





208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • Tel: 802-863-6225 • Fax: 802-863-6206
85 Mechanic Street, Suite B2-2, Lebanon, NH 03766 • Tel: 603-442-9333 • Fax: 603-442-9331

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DEPARTMENT OF
PLANNING & ZONING

May 6, 2014

Sara Brown
65 Charlotte Street
Burlington, Vermont 05401

RE: Garage Structural Conditions Assessment
EV# 14228

Dear Sara,

As requested by you, Chris Hill from Engineering Ventures performed a site visit to perform a structural conditions assessment of your wood framed garage. The size of the garage is 10'-0" wide by 18'-6" long. The garage is one story with a shed roof and what appears to be a concrete slab on grade.

Currently, the garage space is used for storage and a small chicken coop.

For review purposes, we used the currently adopted building code 2012 International Building Code (IBC 2012) when analyzing the structure. A flat roof snow load of 40 pounds per square foot was used in determining the structural capacity.

Conditions Review:

- Roof rafters are 2x6's at 24' on center with spans of 8'-6" and 10'-0". The slope is approximately 2:12. The 10ft long rafters are not adequate to support the required snow load.
- A roof support beam, (2)-2x6, is located 10 feet from the garage door and spans the 10 foot width. It is not adequate to support the required snow loads.
- Metal roofing is supported by 1x strapping. There is no wood sheathing on the roof.
- Exterior wall studs are 1 3/4"x3 3/4" at 16' on center. The studs are not continuous to the roof with the exception of the back wall. A double wall plate is at the top of the back wall elevation with short studs above on three sides of the garage. Horizontal siding boards exist on the exterior. There is no diagonal bracing on the walls.
- It appears that areas of rot exist along some of the wall sill plates at the foundation level.
- The back wall of the garage is bulging out and appears to have been hit by a vehicle. Exterior siding is broken and we speculate that some of the wall studs are also broken

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due to the extent of the bulge. The chicken coop obstructed our view of the interior framing.

- It appears that the garage is leaning slightly towards the north and west.
- Garage door header is (3)-2x4 flat. It is not adequate for the required snow load.
- A concrete slab on grade exists within the interior of the garage. Two or three courses of brick were seen under the exterior walls. The concrete slab is severely cracked and out of level throughout.

Recommendations:

The following remedial steps are needed to bring this structure into conformance with the Code and to stabilize it for long-term continued use.

- Roof rafters need to be reinforced.
- Reinforce the roof beam.
- Reinforce the header over the garage door.
- Rebuild a portion of the back wall that was damaged.
- Provide diagonal bracing or sheathing on the interior walls to lateral stabilize the structure.
- Replace any rotted sill plates.
- Investigate the condition of the existing foundation below the bricks. If a foundation does not exist below the bricks, then we recommend a constructing new concrete foundation around the perimeter of the garage.

Summary:

The existing garage structure is in a stable condition although a number of items would need to be reinforced/repared in order for it to meet current building Codes and to ensure long-term safety. A priority list for repair work would be in order of importance:

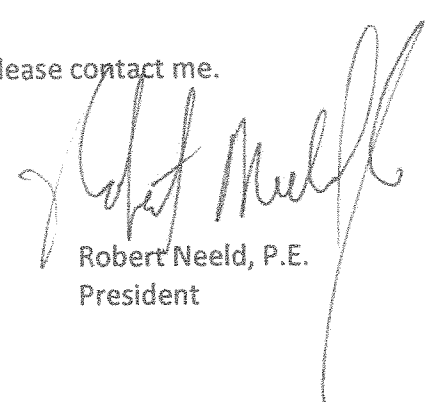
- Reinforce the rafters and the rafter support beam.
- Rebuild the damaged portion of the back wall.
- Replace any rotted sill plates.
- Add sheathing or diagonal bracing to the walls.
- Replace the existing foundation with a new concrete foundation.

If you would like an order of magnitude cost associated with the priority list, we can develop one for you.

Thanks you for contacting us. If you need more assistance, please contact me.

Best regards,


Christopher Hill
Project manager

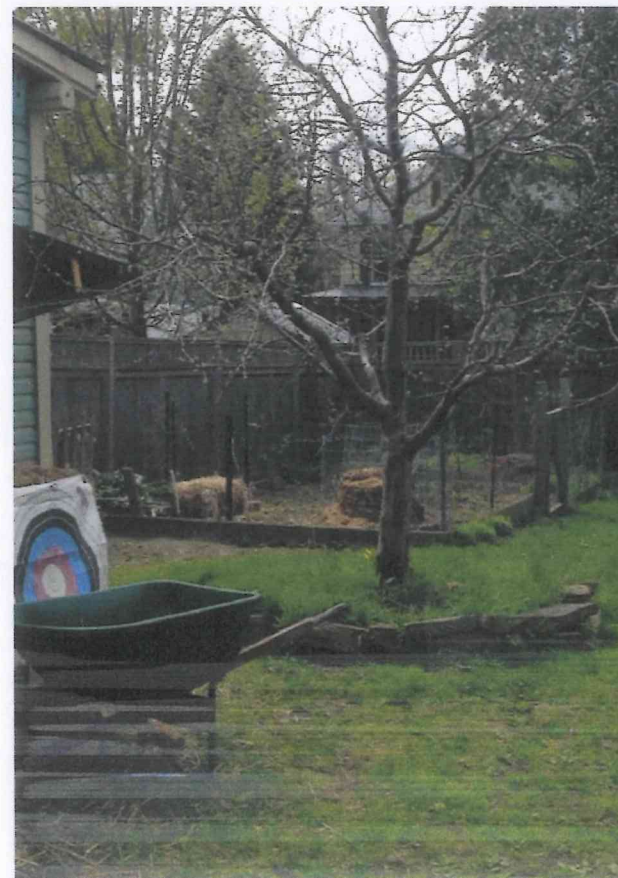

Robert Neeld, P.E.
President

Current Shed at 65 Charlotte Street



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The proposed location of the new shed would be at the back of the lot with it's rear wall at the same position as the back edge the raised bed garden, 12' from the back fence.

Examples of damage to shed at 65 Charlotte St.

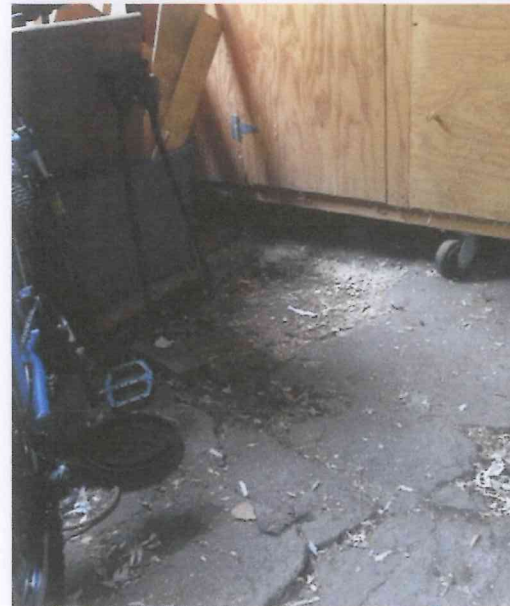


Doors sag a bit. A large crack in the left door was repaired before our ownership. Doors continue to be damaged at the bottom by winter ice.

Cracks run throughout entire slab.



The low spot at the center of the photo is bare dirt.



General deterioration.



The cracked and bowed back wall mentioned in the engineer's report.



Vermont Shed Company

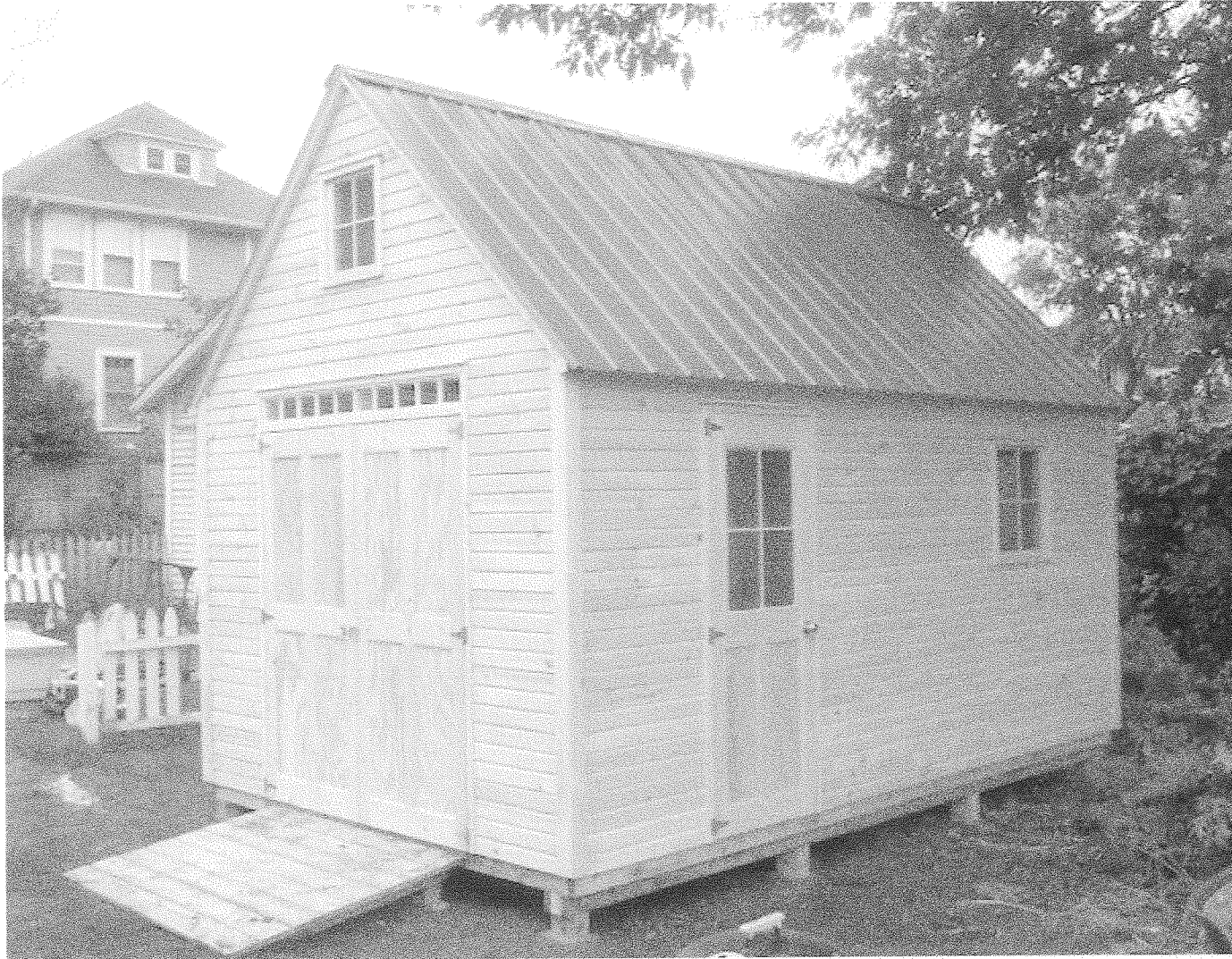
About Vermont Shed Company • Contact Us • Gallery • Interiors • Home

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10 x 16 Foot Shed Model: 062_1016

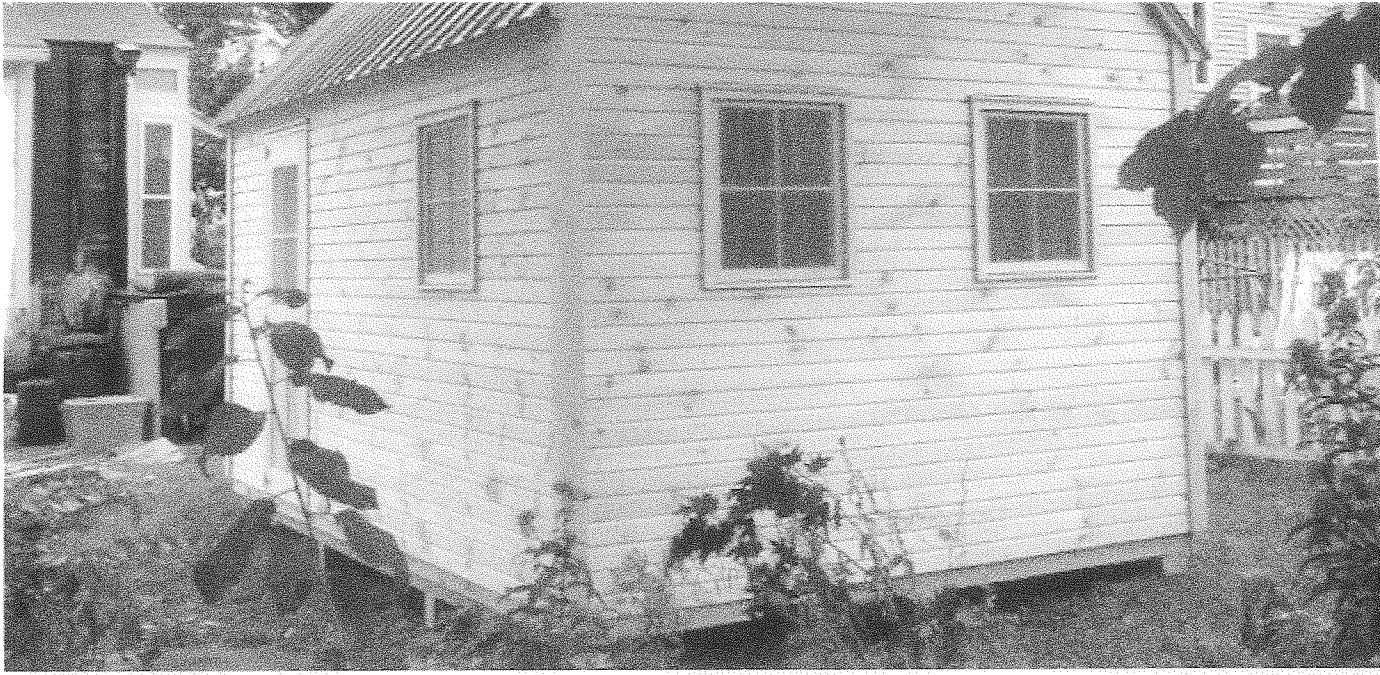
Size: 10 x 16 feet, Walls: 7 feet, Roof color: (7) Red, Roof pitch: 12/12, Location: Burlington, VT

DEPARTMENT OF
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Similar design to proposed, new shed.





Vermont Shed Company • vtshed@gmail.com

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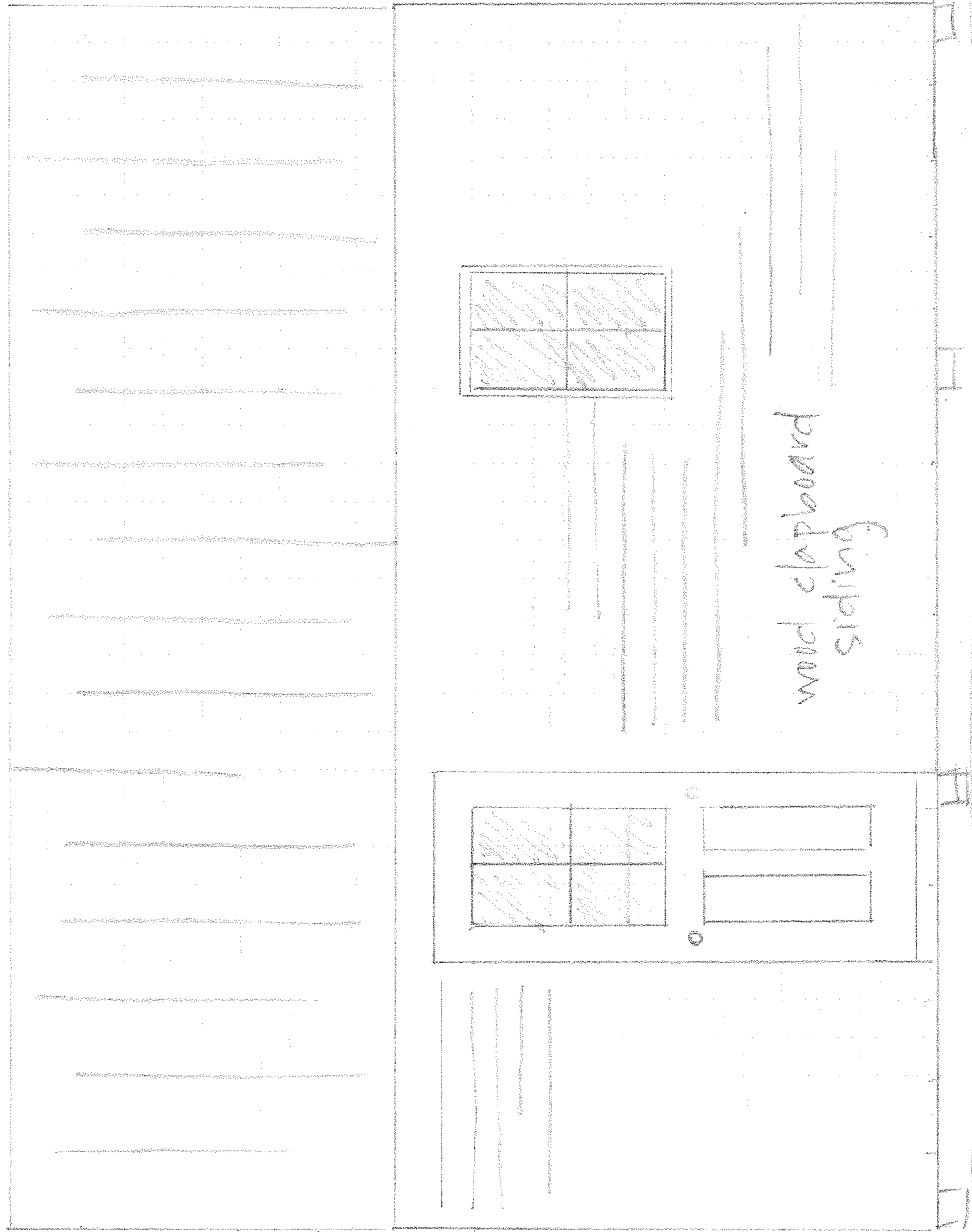
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grey
metal
roof
12/12
pitch

west
wall
facing
fence
will have
no windows

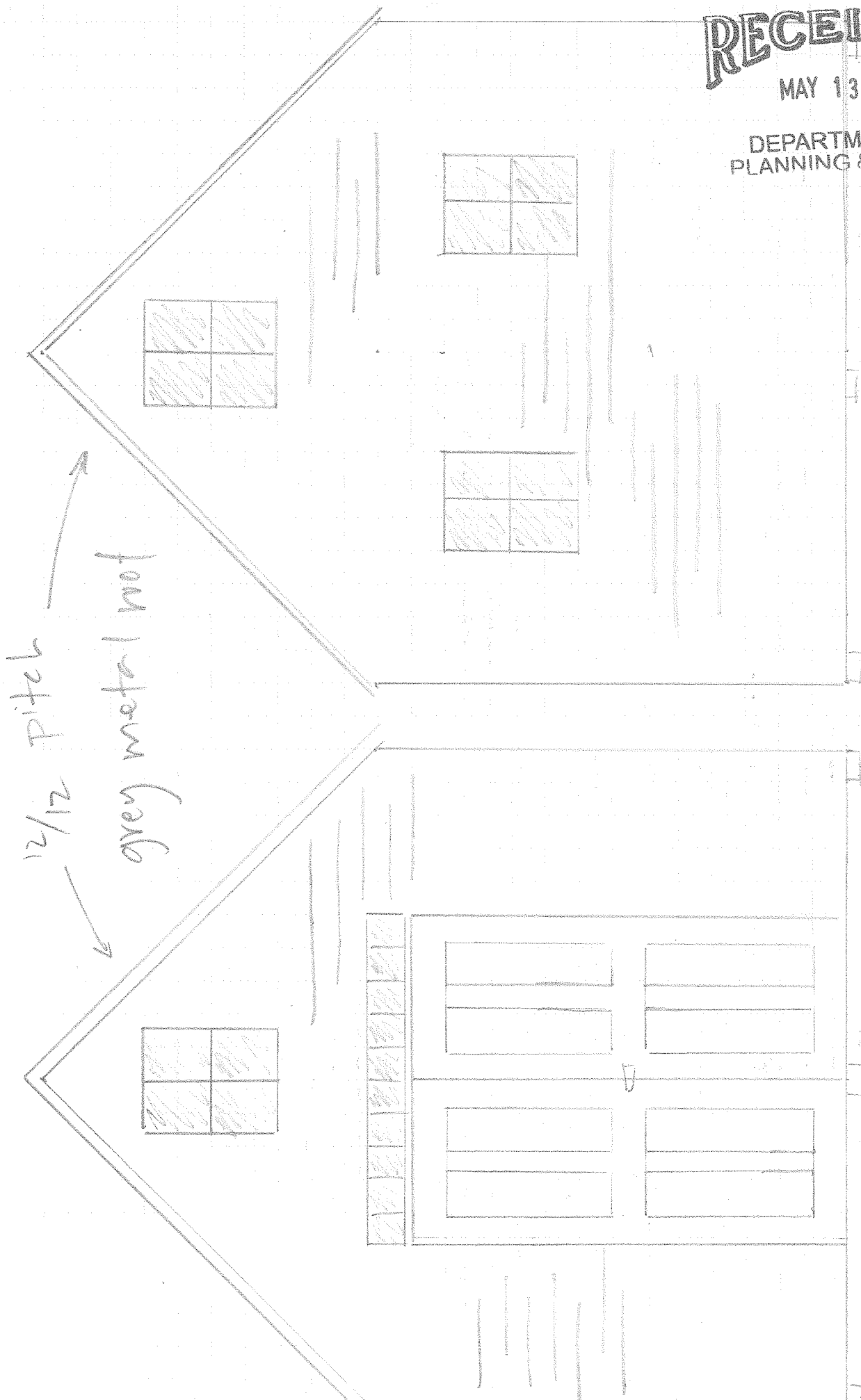


Discard New Sheet

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South wall

North wall

STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 0402-5	
COUNTY: Chittenden		Part of: ☒ District ☐ Complex	
TOWN: Burlington VILLAGE:		Contributing ☒ Non-Contributing ☐	
LOCATION: 65 Charlotte Street		Listed on: State Register of Historic Places ☒ N National Register of Historic Places ☐ N 02/02/20	
PROPERTY TYPE: House		CRITERIA: A ☐ B ☐ C ☐ D ☐	
OWNER: Ethan and Sara Brown ADDRESS:		NEGATIVE FILE NUMBER:	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐		COORDINATES: UTM (ZONE 18) E 0 N 0 VSP (NAD 83) E 443340.41042 N 213525.719 E911 E N	
HISTORIC CONTEXT: Physical Patterns of Communities		PRESENT FORMAL NAME: Brown House	
SIGNIFICANCE: Architectural ☒ Historic ☒ Archeological ☐ Engineering ☐		COMMON NAME: Brown House	
LEVEL OF SIGNIFICANCE: Local ☒ State ☐ National ☐		ORIGINAL FORMAL NAME: Paya House	
PHYSICAL CONDITION OF STRUCTURE: Excellent ☒ Good ☐ Fair ☐ Poor ☐		PRESENT USE: House	
GENERAL DESCRIPTION: 1. Foundation: Stone ☐ Brick ☐ Concrete ☐ Concrete Block ☒		ORIGINAL USE: House	
2. Wall Structure: a. Wood Frame: Post & Beam ☐ Balloon ☒ b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐ Bonding Pattern: c. Iron ☐ Steel ☐ e. Other:		ARCHITECT/ENGINEER:	
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☒ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum & Asphal Siding ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:		BUILDER/CONTRACTOR: Edward Paya	
4. Roof Structure: a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐ b. Other:		STYLE: Vernacular	
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:		PLAN:	
6. Engineering Structure:		DATE BUILT: 1918	
7. Other:			
8. Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Shed ☐ Ells ☐ Wings ☐ Bay Window ☐ Other:			
9. Roof Styles: Gable ☒ Hip ☒ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:			
Number of Stories: 2		Entrance Location: gable right	
Number of Bays: 2 x 2		Approximate Dimensions: 22x27	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Additional Features:

hood molding; Colonial Revival porch;

Additional Description:

RELATED STRUCTURES:

Garage - One-bay Garage; Garage - Other Roof;

STATEMENT OF SIGNIFICANCE:

This house occupies Lot #86 as shown on the 1898 Buell plan. Batchelder and Brown sold the lot to Benjamin H. Sharp and the first Burlington City Directory listing appears in 1918 for Edward Paya. Paya was a carpenter and may have built house #61 next door. The house first appears on the 1919 Sanborn map. #65 and #61 were the first two houses built on Charlotte Street.

REFERENCES:

MAP: (Indicate North in Circle)

SURROUNDING ENVIRONMENT:

Open ☐

Woodland ☐

Scattered Buildings ☐

Moderately Built ☐

Densely Built Up ☒

Residential ☒

Commercial ☐

Agricultural ☐

Industrial ☐

Roadside Strip Development ☐

Designed Landscape Features ☐

Other:

RECORDED BY:

Devin Colman

ORGANIZATION:

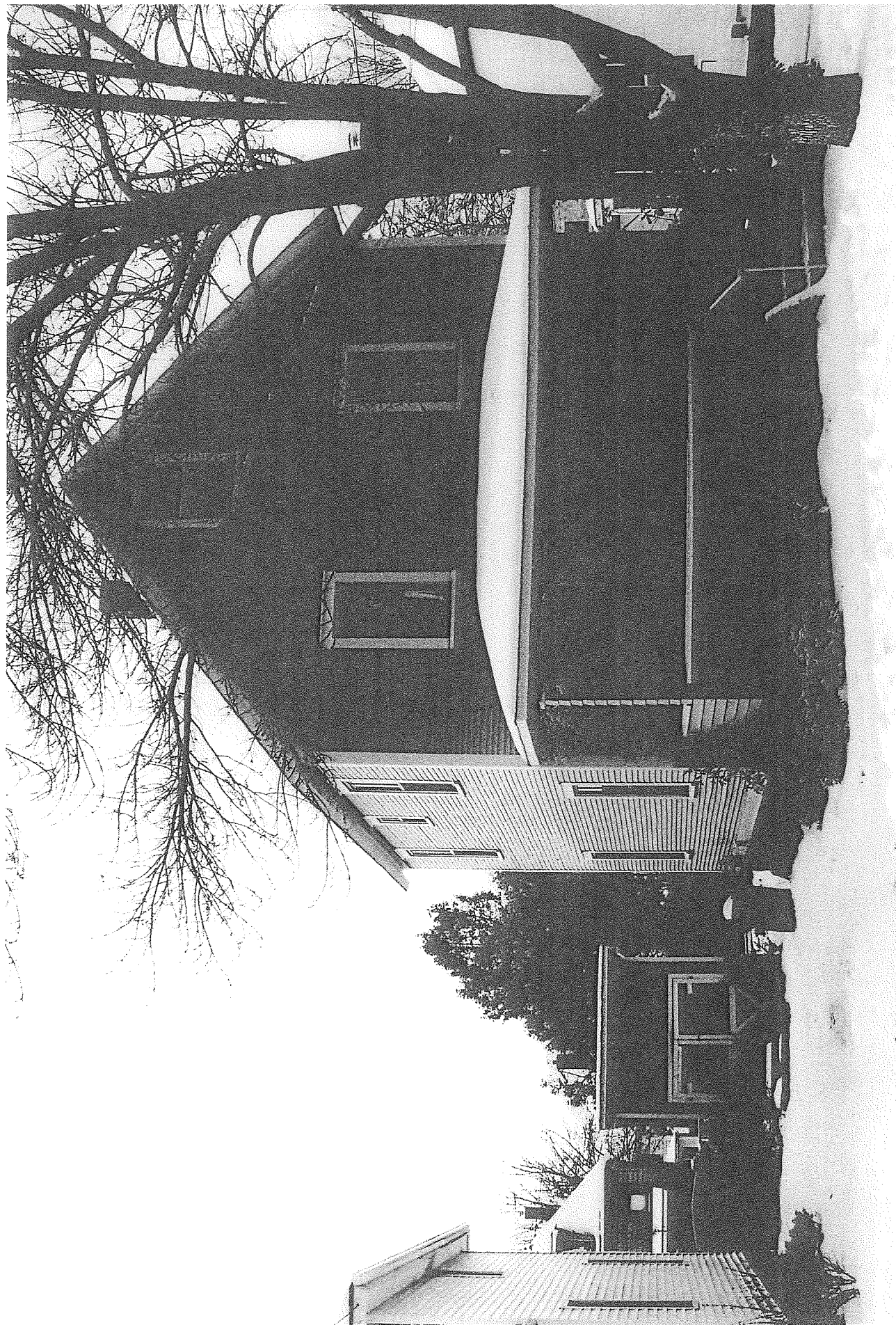
City of Burlington

DATE RECORDED:

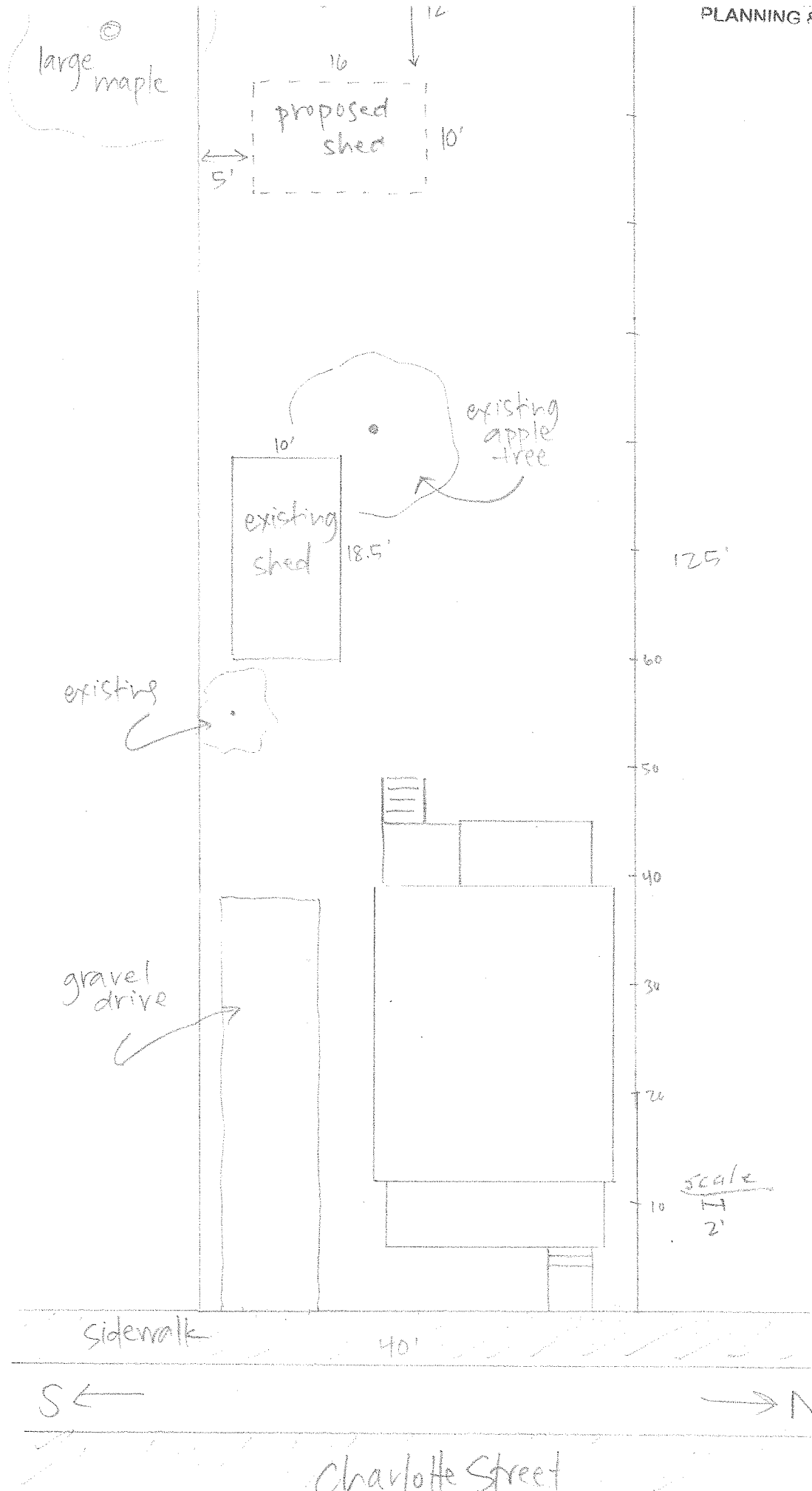
09/07/2007

LAST UPDATED:

10/06/2008



Survey 0402-5: 65 Charlotte Street
Burlington, VT. View northwest.
Photograph by Devin Colman, 12/8/2007



Department of Planning and Zoning

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

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



TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: July 1, 2014
RE: 14-1181CU/CA; 8 College Street et al

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

Zone: DW-PT, UR, RCO-RG Ward: 3, 5, 7

Owner/Applicant: City of Burlington & State of Vermont / Dept. of Parks & Recreation

Request: Bike Path rehabilitation, including phase 1 from Perkins Pier to North Beach. Also, improvements to Waterfront Park, including replacement lighting, potable water improvements, boardwalk renovation, and landscaping improvements.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Review), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards)

Background Information:

The applicant is seeking approval to rehabilitate and, in some sections, remove and reconstruct the waterfront bike path. Much of the proposed work amounts to repair and maintenance and includes resurfacing and painting. This work is included in the project plans but does not require zoning approval. Work extending beyond repair and maintenance includes the following:

- Widening the path to 11' with 2' aggregate shoulders wherever possible
- Realignment behind the Lake Champlain Transportation parking lot to eliminate the 90 degree turn
- Realignment through Waterfront Park, removal of a path section, and reconstruction of the maintenance/access road
- Realignment through the Urban Reserve and removal of existing impervious surfaces

Note that the sections of path between King and College Streets and also north of the Urban Reserve to North Beach are located within public right-of-way and are not subject to zoning review. Much of the work in these sections is limited to repair and maintenance. Also note that the section of path between Penny Lane and the border with the Urban Reserve has already been reviewed and approved as part of the Moran Plant redevelopment.

In addition to bike path work, the application also includes replacement lighting fixtures, new utility and water bollards, removal and replacement of landscaping, and boardwalk repair in Waterfront Park. Note that the boardwalk repair amounts to removal of the existing pressure

treated boards and replacement with new pressure treated boards. As such, it amounts to repair and maintenance and is not subject to zoning review.

The proposed work traverses multiple properties and multiple zoning districts. It is reviewed collectively as one project.

The Conservation Board will review this project on June 30. Recommendations from that Board will be conveyed to the Development Review Board by way of written communication.

Recommendation: Certificate of Appropriateness and Conditional Use approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Conditional use review applies only to the section of work proposed within the Urban Reserve.

(a) Conditional Use Review Standards

(1) The capacity of existing or planned community facilities;

The realigned bike path through the Urban Reserve will have no impact on other existing or planned community facilities. The proposed work will substantially improve a very popular public amenity in dire need of upgrade. **(Affirmative finding)**

(2) The character of the area affected;

The Urban Reserve consists of vacant former industrial land. The lake lies to the west. The bike path presently runs through the middle of the Reserve and will be repositioned to come closer to the lakeshore. No change in use is proposed, and the work will have no long term impact on the character of the area. **(Affirmative finding)**

(3) Traffic on roads and highways in the vicinity;

The proposed realignment of the bike path through the Urban Reserve will have no impact on roadway traffic. **(Affirmative finding)**

(4) Bylaws then in effect;

As conditioned, the project complies with all applicable zoning bylaws. **(Affirmative finding)**

(5) Utilization of renewable energy resources;

(Not applicable)

(6) Cumulative impacts of the proposed use;

(Not applicable)

(7) Functional family;

(Not applicable)

(8) Vehicular access points;

(Not applicable)

(9) *Signs;*
(Not applicable)

(10) *Mitigation measures;*
(Not applicable)

(11) *Time limits for construction;*
The proposed work will be commenced and completed within the standard 2-year time frame for all zoning permits. No zoning permit for lands within the urban reserve can exceed 2 years.
(Affirmative finding)

(12) *Hours of operation and construction;*
Hours of construction are not noted and must be. Construction-related impacts to neighboring properties to the east must be considered in a proposed construction schedule. **(Affirmative finding as conditioned)**

(13) *Future enlargement or alterations;*
Any future enlargement or alterations will require additional permit review in accordance with the regulations in effect at that time. **(Affirmative finding)**

(14) *Performance standards;*
See Sec. 5.5.3 for erosion control.

(15) *Conditions and safeguards;*
As conditioned, the proposed work complies with the applicable requirements of the Comprehensive Development Ordinance. **(Affirmative finding)**

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(4) Downtown Waterfront – Public Trust District (DW-PT)

Portions of the proposed work are located in the Downtown Waterfront – Public Trust District. This zone is intended to enhance and diversify commercial and residential development in the downtown waterfront area with an emphasis on enhanced community access to the lakeshore. This project will enhance the heavily used bike path along the community's waterfront. The project appropriately relates to the intent of this district. **(Affirmative finding)**

(b) Dimensional Standards & Density

FAR will remain unchanged.

There is no lot coverage limit in the DW-PT zone. Lot coverage on individual parcels will vary.

No setbacks apply to this bike path project.

No building heights will be affected by this work. **(Affirmative finding)**

(c) Permitted & Conditional Uses

No change in use is proposed. The bike path is permitted in these sections of DW-PT.
(Affirmative finding)

(d) District Specific Regulations

1. Use Restrictions

(Not applicable)

2. Public Trust Restrictions

See Sec. 4.4.1 (c) above.

3. Facades and Setbacks on Side and Rear Property Lines

(Not applicable)

4. Building Height Setbacks

(Not applicable)

5. Lake Champlain Waterfront Setbacks

The bike path may encroach into the 50' waterfront setback per criterion C of this section; however, no section of path in the DW-PT zone appears to come within 50' of the lakeshore.
(Affirmative finding)

6. Development Bonuses/Additional Allowances

(Not applicable)

Sec. 4.4.6, Recreation, Conservation, and Open Space Districts:

(a) Purpose

(2) RCO-Recreation/Greenspace (RCO-RG)

Portions of the bike path are located in the RCO-RG zone. This zone is intended primarily to provide a diversity of passive and active recreational opportunities. The proposed bike path work will contribute to future enjoyment of the path. (Affirmative finding)

(b) Dimensional Standards & Density

Permissible lot coverage per Zoning Amendment ZA-14-02 adopted 2/18/14 varies on the RCO-RG properties involved in this project. The southernmost parcel, with the city's main wastewater treatment plant, has pre-existing nonconforming lot coverage of 49.6%. The proposed bike path work will not change this existing degree of lot coverage. The abutting Perkins Pier parcel has 66% lot coverage, whereas 70% is permissible. Lot coverage will not change on this parcel either. Further north on Waterfront Park, lot coverage will increase from 18.6% to 19.2%. Lot coverage up to 25% is permissible. (Affirmative finding)

(c) Permitted & Conditional Uses

The outdoor recreational use is permitted in the RCO-RG zone and will not change. (Affirmative finding)

(d) District Specific Regulations

(Not applicable)

Sec. 4.4.7, Urban Reserve District:

(a) Purpose

A portion of the bike path traverses the Urban Reserve. The Urban Reserve is intended to temporarily preserve a large portion of the city's lakeshore and to reserve the right of future generations to determine the most appropriate combination of development and conservation. There is provision for recreational use and public access to the Reserve. **(Affirmative finding)**

(b) Dimensional Standards & Density

New lot coverage associated with realignment of the bike path through the Urban Reserve will be offset by removal of existing impervious surface. No net gain in lot coverage will result. **(Affirmative finding)**

(c) Permitted & Conditional Uses

No change in use is proposed. Provision is made to allow for public recreational paths through the Reserve. **(Affirmative finding)**

(d) District Specific Regulations

1. Any and all improvements in this district shall be consistent with any and all development and use restrictions and easements as may otherwise be applicable to the property.

No change in use is proposed. The existing bike path will simply be realigned through the Urban Reserve. Continued use as a public bike path appears to be consistent with restrictions and easements affecting the property. **(Affirmative finding)**

2. Any authorization granted by the DRB shall include a prescribed duration for the activity after which such authority and all related permits shall expire. The DRB may consider an extension of this time period if such a request has been made prior to expiration. No permit should remain in effect for more than 2 years without reapplication and review pursuant to this section.

This zoning permit approval is valid for 2 years. If the bike path work continues beyond that time frame, an additional permit will be needed. **(Affirmative finding as conditioned)**

3. As a condition of any approval by the DRB for projects involving temporary construction staging or seasonal snow storage, the site shall be restored to its prior condition once the temporary activity has been completed for which the DRB may require a bond or other necessary surety in a form satisfactory to the city attorney.

(Not applicable)

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Article 4 above.

Sec. 5.2.4, Buildable Area Calculation

(Not applicable)

Sec. 5.2.5, Setbacks

See Article 4 above.

Sec. 5.2.6, Building Height Limits

See Article 4 above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Article 4 above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. The use as a public bike path will remain unchanged. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

Lamps on all of the existing light poles along the boardwalk and other walkways in Waterfront Park will be replaced with new LED lamps. The proposed fixtures are cutoff and mounted at acceptable heights. Illumination levels exceed the applicable limits for walkway lighting. The photometric plans depict a number of locations with lighting levels above 3.0 footcandles and even above 4.0 footcandles. Per criterion 2 of this section, the average illumination level along walkways shall not exceed 0.5 footcandles, and no spot shall exceed 2.0 footcandles. The proposed lighting levels must be reduced accordingly. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

The proposed work requires an erosion prevention and sediment control (EPSC) plan for implementation during construction. A preliminary EPSC plan has been filed; however, final details are pending. The completed EPSC plan will be subject to review and approval by the Conservation Board and the Stormwater Administrator. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

(Not applicable)

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(m) Landscaping and fences

Some of the existing landscaping along the boardwalk will be removed and replaced with new landscaping. Details as to the layout, size, and species of proposed landscaping have not yet been provided and must be.

Except for provision for temporary event fencing, no new fencing is included in this proposal. **(No finding possible)**

(p) Integrate infrastructure into the design

New infrastructure associated with this project is limited to a number of new electrical bollards and water bollards. They are interspersed along Waterfront Park for ease of access. The bollards themselves are fairly small and unobtrusive. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(Not applicable)

II. Conditions of Approval

Assuming that details for the proposed landscaping along the boardwalk are provided, the following conditions of approval are recommended.

1. **Prior to release of the zoning permit**, the erosion prevention and sediment control plan shall be reviewed and approved by the Conservation Board and the Stormwater Administrator.
2. **Prior to release of the zoning permit**, days and hours of construction shall be specified in a construction schedule, subject to staff review and approval.
3. **Prior to release of the zoning permit**, lighting levels shall be revised in order to comply with the applicable walkway lighting standards of Sec. 5.5.2, subject to staff review and approval.
4. **Prior to issuance of a certificate of occupancy**, the applicant must obtain written certification from the Stormwater Administrator that, among other things, the project EPSC plan as approved has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
5. Standard conditions 1-15.



June 4, 2014

Ref: 57634.00

Scott Gustin, AICP, CFM
Senior Planner
Department of Planning and Zoning
City Hall, 149 Church Street
Burlington, VT 05401

Re: Zoning Permit Application – Burlington Bike Path Rehabilitation
First Phase of Construction (Perkins Pier to North Beach)

Dear Scott:

On behalf of the City of Burlington ("City") Department of Parks and Recreation ("Applicant, "DPR"), Vanasse Hangen Brustlin, Inc. ("VHB") has prepared the enclosed application for a Zoning Permit for the first phase of construction for the Burlington Bike Path Rehabilitation Project ("Project"). This first phase will address a variety of deficiencies in the Bike Path within its most heavily used segment: the downtown area between Maple Street and College Street and in Waterfront Park. Furthermore, Path realignment is proposed through the Urban Reserve to Texaco Beach, and Path widening to continue north to a point just south of the entrance to North Beach Park.

This application includes the following materials, which have also been provided electronically on the enclosed flash drive:

- signed Basic Zoning Permit Application Form;
- signed Erosion Prevention and Sediment Control Plan Form;
- representative photographs of existing conditions within the Project area;
- Preliminary Design Plans for the Project, printed at full-scale and reduced to 11X17;
- Zoning District Summary and Site Location Map; and
- tabular Summary of Lot Coverage.

As this is a City project, the application fees are waived.

Proposed Project Phasing

The overall Project encompasses the entire length of the Bike Path; roughly 7.9 miles from Austin Drive to the Winooski River Bridge. The first phase of construction, for which the Applicant is seeking approval, includes approximately 1.70 miles commencing just south of the Maple Street near Perkins Pier and running north to a location approximately 150 feet south of the entrance to North Beach Park (see Zoning District Summary and Site Location Map).

Status of Design and Plan Updates

As you are aware, the Project is moving forward at an accelerated schedule in order to provide the citizens of Burlington with much needed enhancements to one of the City's most prized recreational resources. The Mayor has made a commitment to commencing the Bike Path rehabilitation this year. It is for this reason that we have initiated the process of Project Review through this application, though some updates to the Design Plan are anticipated based on forthcoming information. In particular, soil testing in the Urban Reserve will be used to determine the degree to which removal of impervious surfaces, remnants of the area's industrial period, can be carried out in order to comply with the lot coverage restrictions for this Zoning District and to generally minimize unnecessary impervious surfaces.

The Applicant understands that any updates to the Design Plan are to be submitted to the Department of Planning and Zoning by June 23rd, 2014.

Components Not Included in this Application

- the segment of the Bike Path within the Waterfront Access North ("WAN") Project area, as this is a separate project subject to a previously issued Zoning Permit (between stations 131+19 and 140+96 on attached Design Plans);
- improvements to adjoining areas funded by the Public Investment Action Plan ("PIAP"), such as in Waterfront Park;
- shoreline stabilization; and
- design for pause places, signage, and wayfinding.

Proposed Activities by Design Segment and Schedule

The proposed activities for the first phase of construction are described in detail below by design segment, including the proposed construction schedule. A suite of representative photographs for each segment are provided as a separate attachment and referenced below.

Improvements Proposed for All Sections

The Bike Path will be generally rehabilitated along its existing alignment but widened wherever possible to a paved width of 11' with a 2' aggregate shoulder on each side for runners/walkers.



There will be two areas of major Path realignment that are described below in the section-by-section descriptions. Other improvements that are being designed for the path include centerline striping, appropriate path paint markings and standard signage.

Perkins Pier to King Street

Work along the Bike Path through this section will consist of resurfacing and striping. The portion to be milled and resurfaced (Photo 1) is approximately 150' in length. The striping will consist of the painting of a 4" thick white line to better delineate the area of the path where an existing painted yellow stripe is fading (Photo 2). The crossing of Maple Street lacks appropriate crossing markings (Photo 3), this problem will be solved with the painting of a proposed green textured surface, as well as crosswalk lines. The path will be realigned and reconstructed between Maple Street and King Street to eliminate a 'kink' in the path (Photo 4) that exists to allow for a 90° angle crossing over old railroad rails (Sheet 4 – "Layout View (1 of 16)").

Proposed Construction Schedule: November, 2014

King Street to College Street

The focus through this length of the Bike Path will be intersection improvements and enhanced Bike Path delineation. The intersection of the Bike Path and King Street (Photo 5) is proposed to be painted with the above mentioned green textured surface paint that will align Path users to cross the railroad tracks at a 90° angle. This same green textured surface paint is proposed between King Street and College Street (Photo 6) to widen the delineated area and alert non-path users of traveling cyclists and other path users.

Proposed Construction Schedule: November, 2014

College Street to Penny Lane (Waterfront Park)

This stretch of the path consists of two sections; the southern, "Great Lawn" section, and the northern, "Event Grounds" section. The Great Lawn section (Photo 7) will be milled and resurfaced at the existing width in order to rehabilitate the pavement without harming the roots of the existing silver linden trees that line the Path on both sides. The diagonal section of the Bike Path that currently bisects the Event Grounds will be removed and the Bike Path re-routed to the eastern perimeter of the Park where an existing gravel access road is present (Photo 8). Access along the waterfront will remain, so that cyclists and other users will have continuous access around the perimeter of the Event Grounds during most events (Sheet 8 – "Layout View (5 of 16)").

A pervious grass pavement system will be installed along the western side of the realigned Bike Path within the Event Grounds to improve access to the area by event construction and support vehicles. The width will be sufficient to allow for both vehicle parking and unencumbered access



for emergency access during events. The use of pervious grass pavers will minimize the rutting that is a current maintenance issue and allow for stormwater generated by the Bike Path to infiltrate into the underlying soil.

Proposed Construction Schedule: October to November, 2014

WAN to Texaco Beach (Urban Reserve)

The Bike Path from the terminus of WAN through to the end of the Urban Reserve will see a full realignment (Sheets 11-15 – “Layout View (8 of 16)” to “Layout View (12 of 16)”). The pavement conditions through here have deteriorated and have severe drainage issues (Photo 9). The proposed realignment of the Bike Path will lead the path west (Photo 10) away from the existing, damaged paved areas and towards Lake Champlain. Once the path reaches a point approximately 25’ from the top of the shoreline revetment or break in slope, it will travel parallel to the shoreline and connect back to the existing path alignment at station 167+00.

Proposed Construction Schedule: April to July, 2015

Texaco Beach to North Beach

The majority of the work taking place along this length of the Bike Path will be the items listed in the above “Improvements Proposed for All Sections”. A connection from the Bike Path to Lakeview Cemetery is also being proposed (Photo 11) in this section. This connection is not yet shown in the layout plans but will likely be a 5’ wide aggregate path to include a gated fence for access to the cemetery. The existing railing (Photo 12) is not safe for path users and will be replaced in all necessary locations.

Proposed Construction Schedule: August to November, 2015

Summary of Lot Coverage by Zoning District

Because of the breadth of the Project, the determination of existing lot coverage was carried out via a geographic information system (“GIS”) analysis using available geospatial data provided by the City, including impervious surface coverage by parcel. Survey data for the existing Bike Path alignment collected by VHB was used to supplement this information.

Of the nine parcels intersected by the proposed alignment of the rehabilitated Bike Path, all or portions of 6 parcels are zoned as Downtown Waterfront (“DW”), or Downtown Waterfront – Public Trust (“DW-PT”). Accordingly, there is no restriction on lot coverage for these segments of the Bike Path.

Four of the nine parcels intersected by the Bike Path are zoned in whole or part as Recreation, Conservation and Open Space / Recreation-Greenspace (“RCO-RG”) (see Zoning District



Summary and Site Location Map). However, because of their relatively intensive land use or because, in the case of Parcel 028-2-220-000, their relatively thinness, the current percent lot coverage for each exceeds the allowed lot coverage under the Zoning Ordinance (see enclosed Summary of Lot Coverage). These parcels include those housing the Wastewater Treatment Plant, Perkins Pier, and Waterfront Park. The proposed Bike Path improvements would result in only minor increases in the lot coverage for these parcels, as outlined in the enclosed table. Nevertheless, the Applicant understands that the proposed Bike Path improvements will require Conditional Use review and approval.

Also, portions of two of the parcels intersected by the Bike Path are zoned as Urban Reserve ("UR"). The Applicant understands that, for the proposed activities in the UR, the final design plans must indicate clearly where and how existing impervious surfaces will be removed to, at a minimum, offset the same square footage of proposed Bike Path improvements so that there is no change in lot coverage for this Zoning District.

Conditional Use Review Standards

Because the new proposed alignment of the Bike Path will intersect the Riparian and Littoral Conservation Zone, the Applicant hereby agrees to conform to the requirements listed in Section 4.5.4 (c) 4. of the Zoning Ordinance. Furthermore, because of these proposed activities within a Natural Resource Overlay District and because a number of the RCO-RG zoned lots have coverages exceeding their allowable limits, the Applicant understands that this Application is subject to review and approval pursuant to the Conditional Use review provisions of Article 3. An initial response to Section 3.5.6 (a) 1-5 is provided below.

Capacity of Existing or Planned Community Facilities

The Project will have no undue adverse effect on existing or planned community facilities. By its nature, the Bike Path rehabilitation will encourage community recreation and appreciation of the waterfront area and promote healthy lifestyles.

Character of the Area

Because the Project largely occupies the existing alignment and does not propose any new uses, it is consistent with the purposes of the Zoning Districts through which it passes. The realignment of the Bike Path in the UR represents passive use of a publically accessible open space, consistent with Section 4.4.7 of the Zoning Ordinance. The Applicant believes the proposed realignment of the Bike Path in the UR is consistent with Section 4.4.7. (c) 4), which allows for the following conditionally permitted use:

Existing public recreational paths and railroad facilities and their necessary maintenance.



Scott Gustin
Ref: 57634.00
Page 6
June 4, 2014

Traffic on Roads and Highways

It is not anticipated that the Project will result in any increased traffic demand such that an undue adverse effect would occur. Though the improvements will likely attract more visitors to the Bike Path, this would occur gradually over time.

City Bylaws and City and State Ordinance

The Project will be constructed and operated in accordance with all applicable City Bylaws and City and State Ordinance.

The Utilization of Renewable Energy Resources

Generally speaking, the Bike Path is not a consumptive use of energy. Accordingly, there is little opportunity for employing renewable energy resources.

We appreciate your assisting in reviewing this application and look forward to the opportunity to discuss the Project before the Conservation Board (June 30th) and Development Review Board (July 1st).

Sincerely,
VANASSE HANGEN BRUSTLIN, INC.


Brad Ketterling
Senior Environmental Scientist

DBK/pwe
Enclosure

cc: Jesse Bridges, Director and Harbormaster, Department of Parks and Recreation





Photo 1. Bike Path around blind corner along Railway Lane. View is to south.



Photo 2. Lack of Bike Path delineation along Railway Lane. View is to south.

Photographs were taken on a variety of dates, all by VHB.



Photo 3. Bike Path crossing at Maple Street. View is to north.



Photo 4. Right angle in Bike Path alignment. Initially aligned to allow for crossing old railroad rails at right angle. View is to south.

Photographs were taken on a variety of dates, all by VHB.



Photo 5. Current Bike Path alignment encouraging crossing railroad tracks at angle. View is to the southwest.



Photo 6. Minimal Bike Path delineation (fading paint) between the high traffic area of King Street and College Street. View is to north.

Photographs were taken on a variety of dates, all by VHB.



Photo 7. View of the Bike Path within the Great Lawn section of Waterfront Park. Path will see minimal work here to avoid harming the existing vegetation. View is to south.



Photo 8. Existing gravel road where Bike Path is to be realigned through the Event Grounds section of Waterfront Park. View is to north.

Photographs were taken on a variety of dates, all by VHB.



Photo 9. Existing pavement conditions in the Urban Reserve. View is to north.



Photo 10. Location in Urban Reserve where full Bike Path realignment will begin. Path will be brought west towards the lake to eventually travel along the lakefront. View is to west.

Photographs were taken on a variety of dates, all by VHB.



Photo 11. View of Bike Path at Lakeview Cemetery. View is to south.



Photo 12. View of non-standard bicycle railing along west side of Bike Path. View is to the southwest.

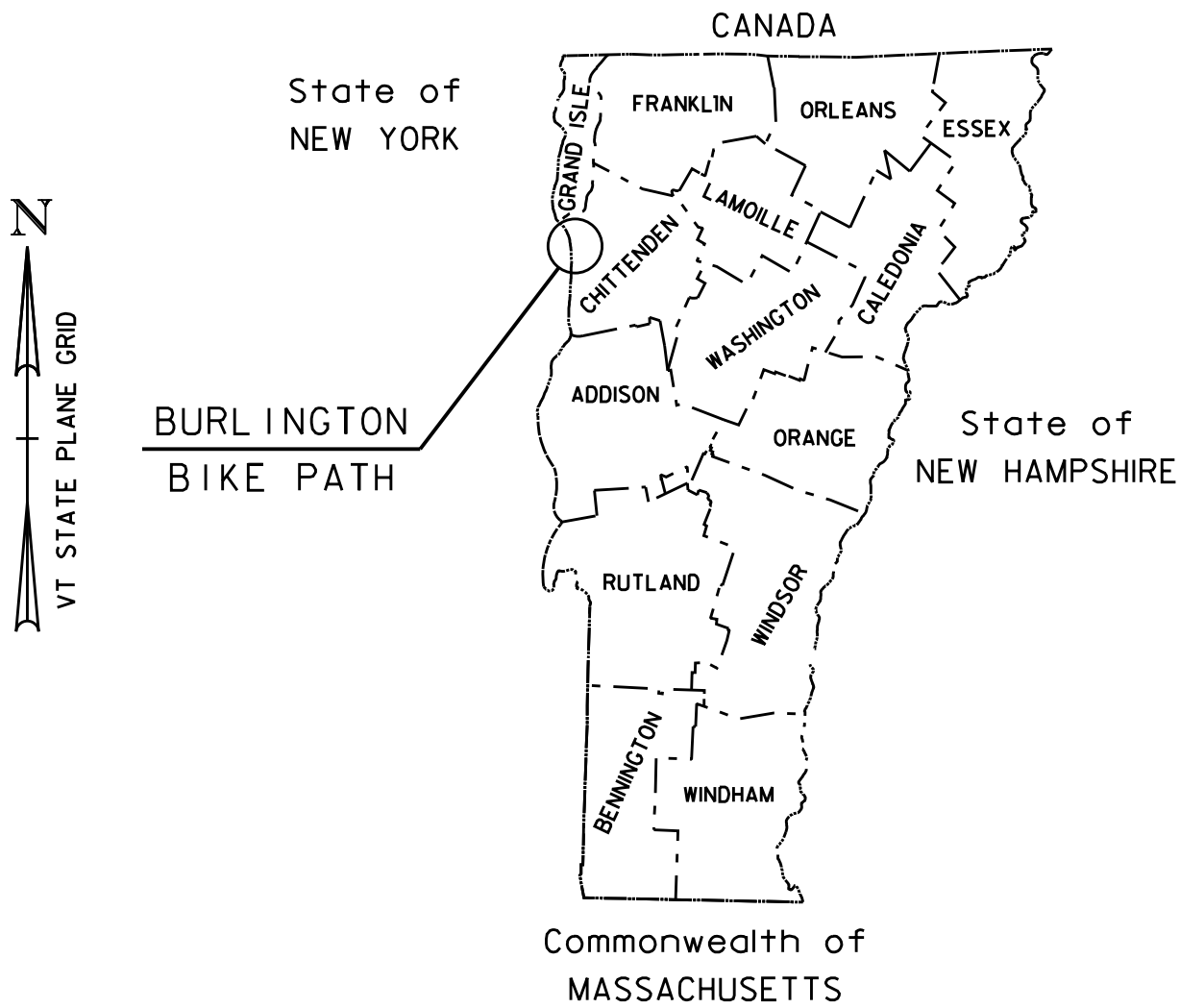
Photographs were taken on a variety of dates, all by VHB.

CITY OF BURLINGTON
DEPARTMENT OF PARKS AND RECREATION



PROPOSED IMPROVEMENT
BURLINGTON BIKE PATH
REHABILITATION PROJECT

CITY OF BURLINGTON
COUNTY OF CHITTENDEN

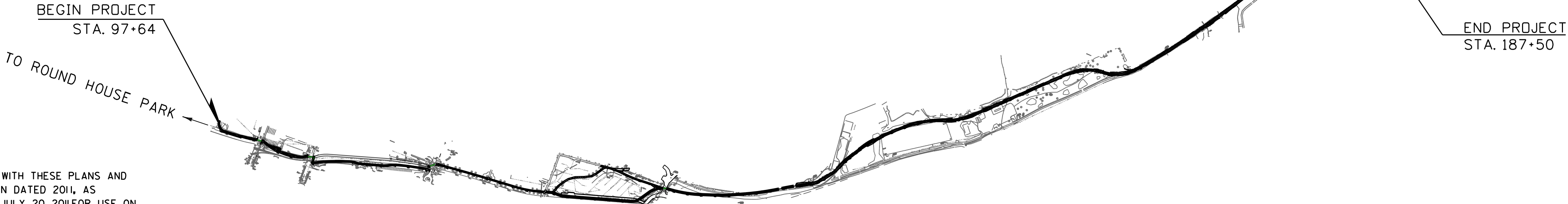
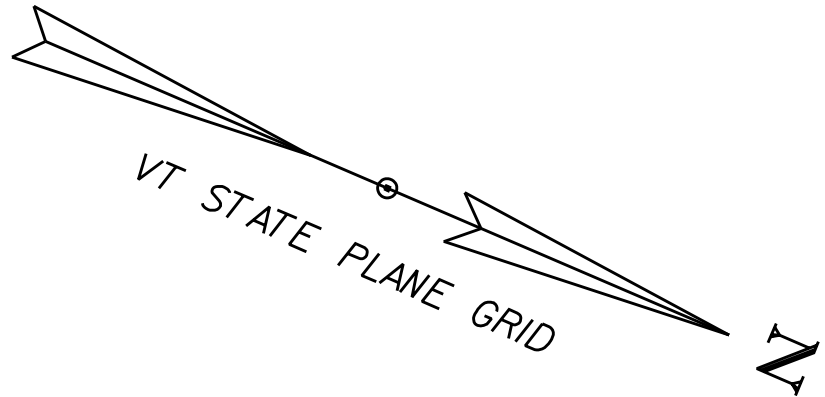


DRAFT PLANS – WORK IN PROGRESS
JUNE 2014

PROJECT LOCATION: LOCATED IN THE COUNTY OF CHITTENDEN, CITY OF BURLINGTON, THE PROJECT BEGINS AT A POINT APPROX. 200 FEET SOUTH OF THE INTERSECTION OF MAPLE STREET AND RAILWAY LANE AT STATION 97+64. THE PROJECT FOLLOWS ALONG LAKE CHAMPLAIN AND EXTENDS NORTHERLY 1.70 MILES TO A POINT APPROX. 150 FEET SOUTH OF THE NORTH BEACH OVERPASS.

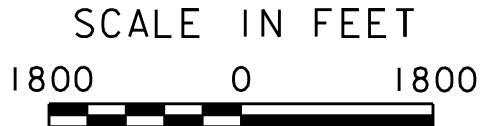
PROJECT DESCRIPTION: WORK TO BE PERFORMED UNDER THIS PROJECT INCLUDES REHABILITATION AND WIDENING OF THE EXISTING PATH, CLEARING VEGETATION, PATH REALIGNMENT, DITCHING, CURBING, FENCING, PAVEMENT MARKINGS, SIGNAGE, AND AMENITIES, AND OTHER PATH IMPROVEMENTS.

LENGTH OF PROJECT: 1.70 MILES



CONSTRUCTION IS TO BE CARRIED ON IN ACCORDANCE WITH THESE PLANS AND THE VTRANS STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED 2011, AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION ON JULY 20, 2011 FOR USE ON THIS PROJECT, INCLUDING ALL SUBSEQUENT REVISIONS AND SUCH REVISED SPECIFICATIONS AND SPECIAL PROVISIONS AS ARE INCORPORATED IN THESE PLANS.

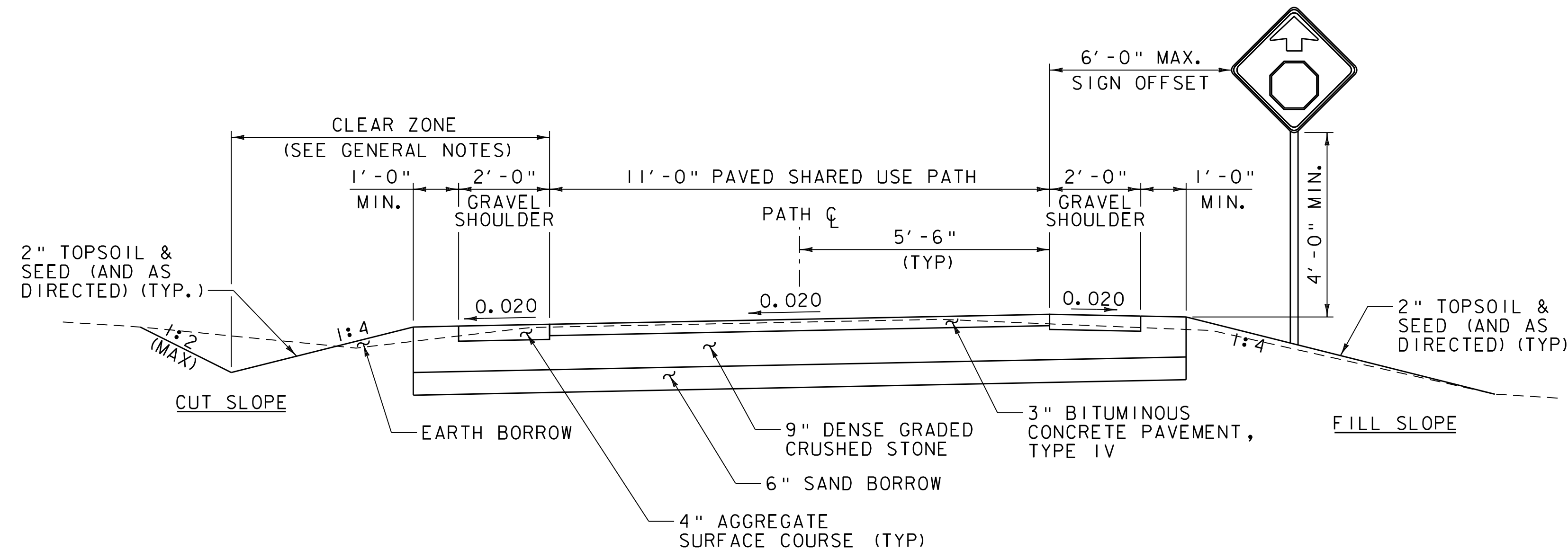
QUALITY ASSURANCE PROGRAM : LEVEL I	
SURVEYED BY :	VHB ALDRICH + ELLIOT, PC BUTTON PROFESSIONAL LAND SURVEYORS, PC CROSS CONSULTING ENGINEERINGS
SURVEYED DATE :	AUGUST 2013
DATUM	
VERTICAL	NAVD 88
HORIZONTAL	NAD 83 (07)



**DRAFT PLANS -
DESIGN ONGOING**

BURLINGTON PARKS AND RECREATION DIRECTOR	
APPROVED _____	DATE _____
PROJECT MANAGER : JEN FRANCIS	
PROJECT NAME :	BURLINGTON BIKE PATH
PROJECT NUMBER :	57634.00
SHEET 1 OF 19	SHEETS

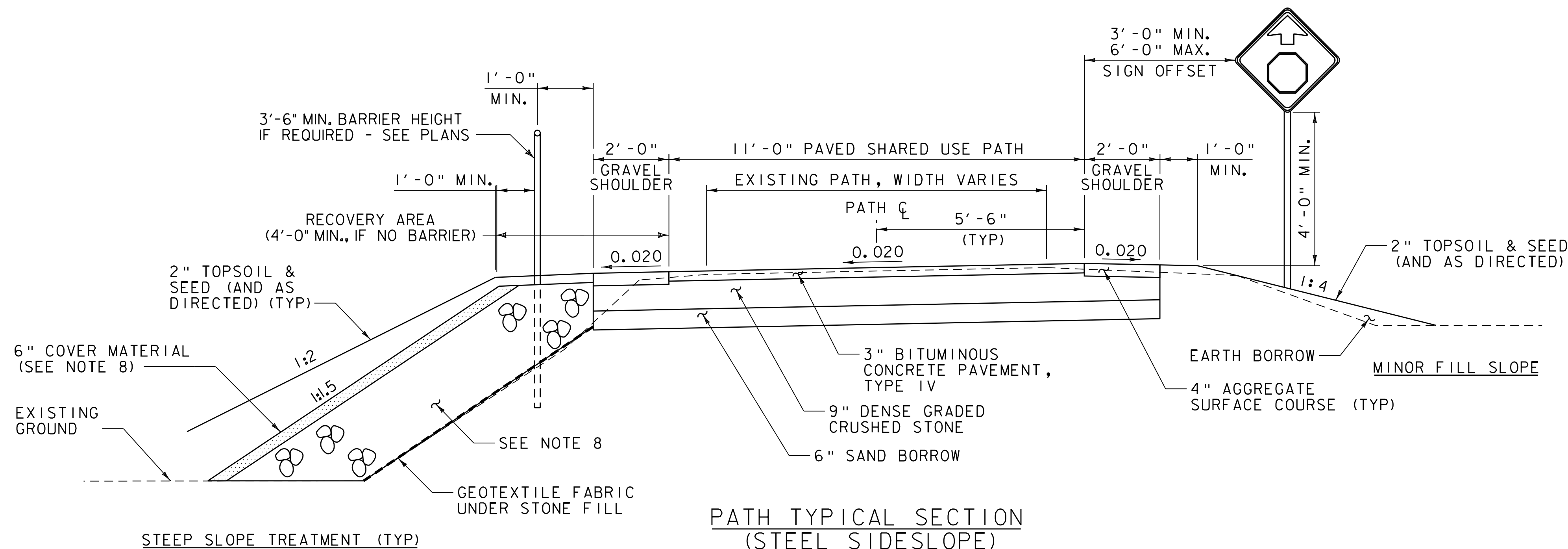




PATH TYPICAL SECTION
(NORMAL CUT/FILL SLOPES)

SCALE 1" = 2'-0"

STATIONING	
BEGIN	END
122+40	123+52
129+12	130+30
140+96	187+50



PATH TYPICAL SECTION
(STEEL SIDESLOPE)

SCALE 1" = 2'-0"

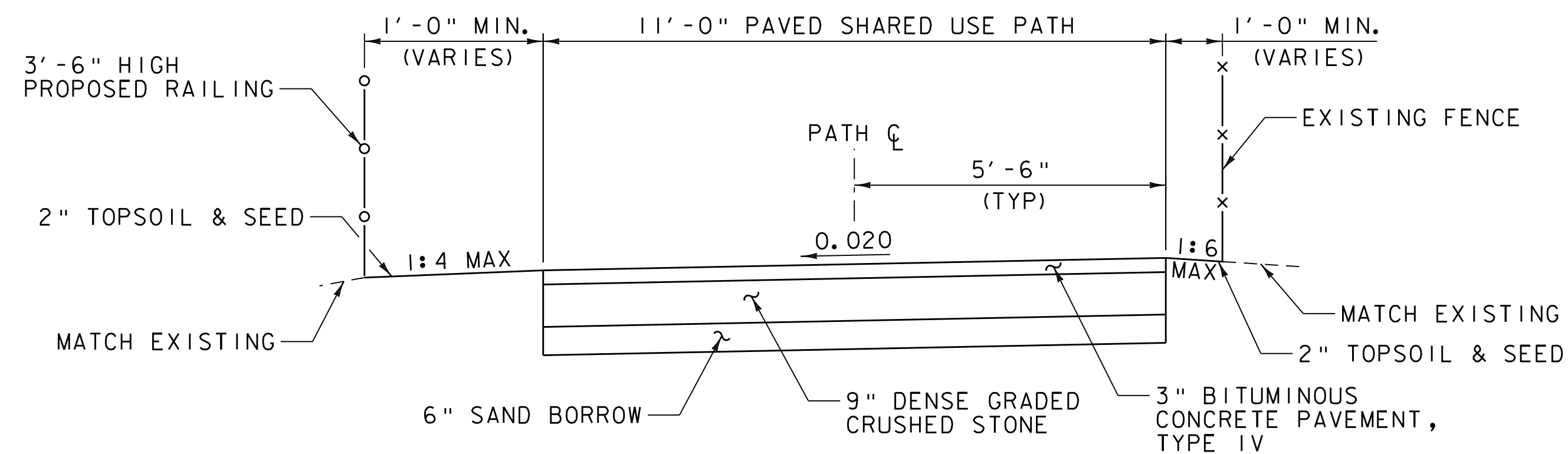
GENERAL NOTES:

- THE MINIMUM PAVED PATH WIDTH SHALL BE 11'-0" UNLESS NOTED OTHERWISE IN THE PLANS.
- ROADBED SUBGRADE SEPARATOR FABRIC SHALL BE PLACED BETWEEN SUBGRADE AND SUBBASE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER.
- THE USE OF UNDERDRAIN SHALL BE AS SHOWN IN THE PLANS.
- WHEN SAND BORROW IS USED, ITS THICKNESS SHALL BE TRANSITIONED TO OR FROM FULL DEPTH AT THE RATE OF 1:25 ALONG THE LENGTH OF THE PATH TO PREVENT A BUMP FROM OCCURRING AT ITS TERMINUS.
- THE PATH SHALL HAVE A UNIFORM TWO PERCENT SLOPE IN THE DIRECTION SHOWN IN THE PLANS, AND THE SUBBASE SHALL BE GRADED TO MATCH. ALL CURVED SECTIONS SHALL BE BANKED TOWARD THE INSIDE OF THE CURVE.
- ALL SHARED USE PATHS SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) TO THE EXTENTS POSSIBLE GIVEN EXISTING CONDITIONS. REFER TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR SPECIFIC DETAILS.
- ANY TREE ROOTS ENCOUNTERED WITHIN THE EXCAVATION LIMITS SHALL BE SAWCUT AND REMOVED. PAYMENT WILL BE INCIDENTAL TO COMMON EXCAVATION.
- STONE FILL, TYPE II THAT IS PROPOSED ON ANY SLOPE STEEPER THAN 1:2 SHALL BE 2'-0" DEEP AND SHALL RECEIVE A 6" LAYER OF COVER MATERIAL OVER THE STONE.
 - ANY SLOPES ADJACENT TO WETLANDS OR STREAMS SHALL USE GRUBBING MATERIAL AS A COVER FOR THE STONE FILL.
 - STONE COVERED SLOPES IN DRY AREAS SHALL USE EXCAVATED EARTH OR EARTH BORROW AS A COVER MATERIAL. COVER MATERIAL SHALL BE SEEDED AND MULCHED.
- DITCHES WILL RECEIVE THE FOLLOWING TREATMENTS BASED ON THEIR SLOPE, UNLESS SHOWN OTHERWISE ON THE PLANS.
 - 0-1% SEED AND MULCH
 - 1-2.5% EROSION CONTROL MATTING AND SEED
 - 2.5-10% TYPE I STONE FILL - 1'-0" DEPTH
 - >10% TYPE II STONE FILL - 2'-0" DEPTH
- IF THE VOLUME OF RECLAIMED MATERIAL IS NOT SUFFICIENT TO MEET THE REQUIRED LINES & GRADES SHOWN, IT SHALL BE SUPPLEMENTED WITH DENSE GRADED CRUSHED STONE.
- DETAIL SHEETS AND TRAFFIC CONTROL PLANS WILL BE DEVELOPED AND INCORPORATED IN THE PRELIMINARY PLAN SET.

STATIONING NOTES:

- THERE IS NO PROPOSED WESTERN SHOULDER FROM STA. 300+00 TO STA. 302+16.
- THERE ARE NO PROPOSED SHOULDERS FROM STA. 400+00 TO STA. 411+95. THERE IS NO PROPOSED EASTER SHOULDER FROM STA. 422+35 TO STA. 500+10.
- THE PAVED PORTION OF THE PATH NARROWS FROM 11'-0" TO 8'-0" FROM STA. 1131+75 TO STA. 1132+50 AND WIDENS BACK TO 11'-0" FROM STA. 1201+50 TO STA. 1202+25. A TAPER OF 25:1 IS TO BE USED.
- THE PAVED PORTION OF THE PATH WIDENS FROM 11'-0" TO 13'-0" FROM STA. 111+50 TO STA. 112+25 AND NARROWS BACK TO 11'-0" FROM STA. 116+50 TO STA. 117+25. A TAPER OF 25:1 IS TO BE USED. THE PAVED PORTION ALSO WIDENS FROM 11'-0" TO 13'-0" FROM STA. 130+00 TO STA. 130+75 AND NARROWS BACK TO 11'-0" FROM STA. 131+75 TO STA. 132+50.

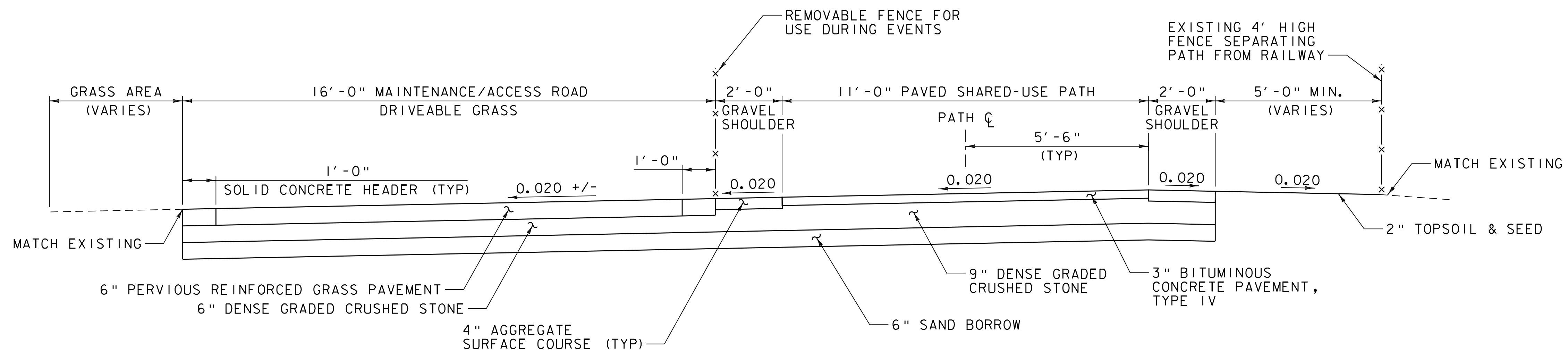
**DRAFT PLANS -
DESIGN ONGOING**



MAPLE STREET TO KING STREET PATH TYPICAL SECTION

SCALE 1" = 2'-0"

STATIONING	
BEGIN	END
100+68	104+22



PROPOSED WATERFRONT PARK PATH TYPICAL SECTION

SCALE 1" = 2'-0"

STATIONING	
BEGIN	END
123+52	129+12

**DRAFT PLANS -
DESIGN ONGOING**



PROJECT NAME: BURLINGTON BIKE PATH	
PROJECT NUMBER: 57634.00	
FILE NAME: z57634+yp.dgn	PLOT DATE: 6/4/2014
PROJECT LEADER: M.A. COLGAN	DRAWN BY: E.B. PARIZO
DESIGNED BY: E.B. PARIZO	CHECKED BY: M.J. SERVETAS
PATH TYPICAL SECTIONS (2 OF 2)	SHEET 3 OF 19

EXCAVATION OF SURFACES & PAVEMENTS

STA. 101+20 TO STA. 102+09, LT
STA. 100+62.50 TO STA. 100+68.50, LT
STA. 100+62.80 TO STA. 100+68.20, RT

REMOVE RAILING

STA. 97+77 TO STA. 98+82, RT
STA. 98+97 TO STA. 100+18, LT
STA. 100+90 TO STA. 102+75, LT

3'-6" BICYCLE RAILING

STA. 99+10 TO 100+25, LT
STA. 100+68 TO STA. 102+75, LT

2' X 10' DETECTABLE WARNING SURFACE

STA. 100+25
STA. 100+59

REMOVE BOLLARDS

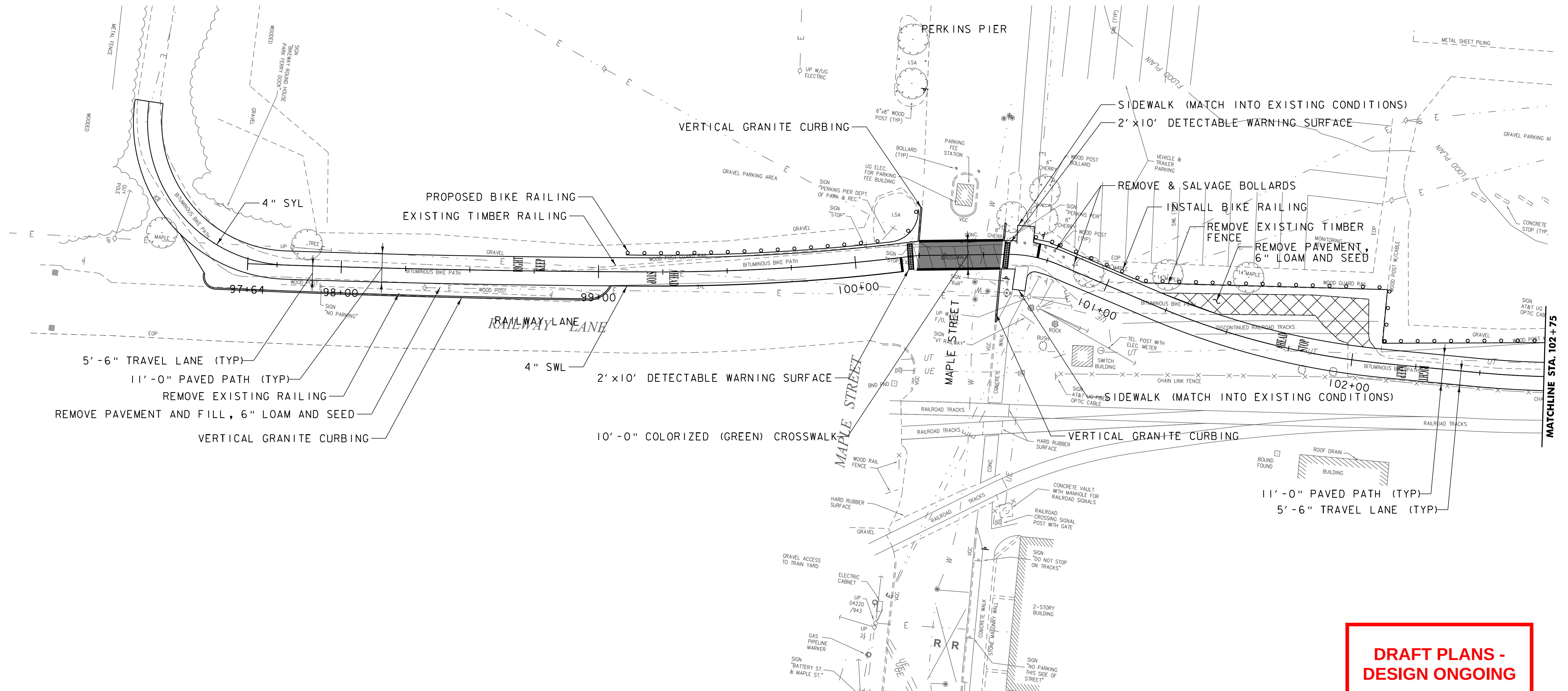
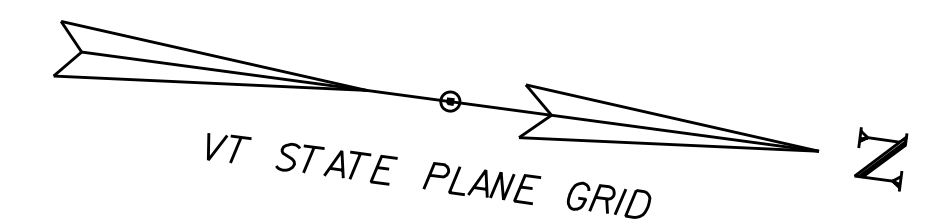
STA. 100+41 TO STA. 100+85, LT

PORTLAND CEMENT CONCRETE SIDEWALK (5 INCH)

STA. 100+63.50 TO STA. 100+68.50, LT
STA. 100+62.80 TO STA. 100+68.80, RT

VERTICAL GRANITE CURB

STA. 97+45 TO STA. 99+05, RT
STA. 100+25, LT
STA. 100+55, RT
STA. 100+58, LT



SCALE 1" = 20'-0"
20 0 20



**DRAFT PLANS -
DESIGN ONGOING**

PROJECT NAME: BURLINGTON BIKE PATH

PROJECT NUMBER: 57634.00

FILE NAME: z57634bdr_nul.dgn

PROJECT LEADER: M.A. COLGAN

DESIGNED BY: D.A. GINGRAS

LAYOUT VIEWS (1 OF 16)

PLOT DATE: 6/4/2014

DRAWN BY: D.A. GINGRAS

CHECKED BY: M.A. COLGAN

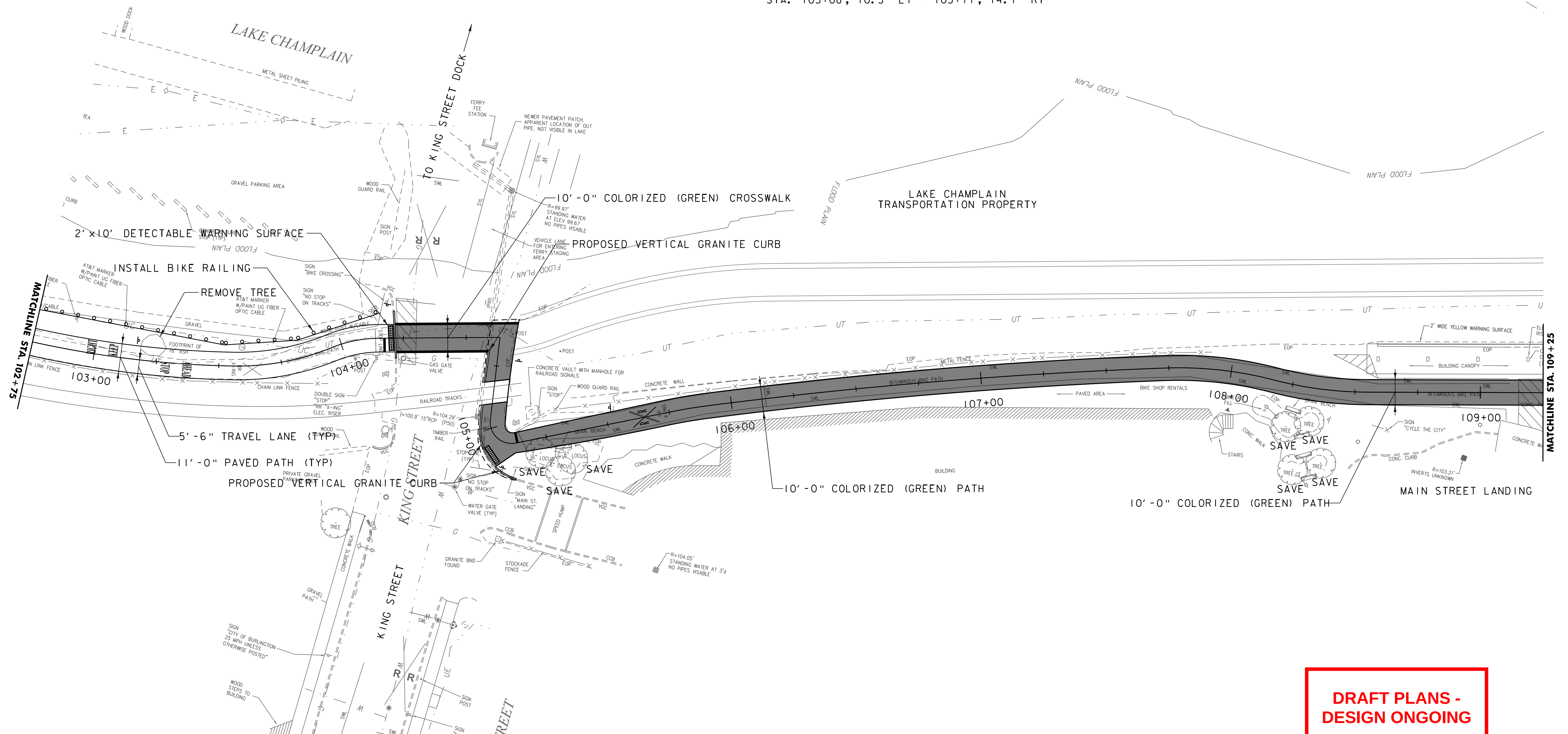
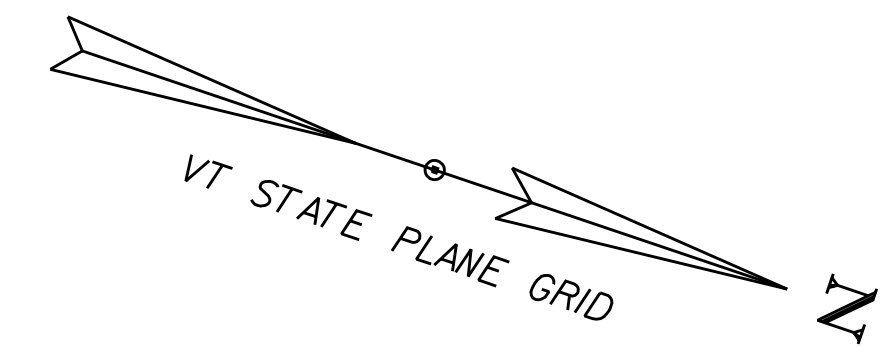
SHEET 4 OF 19

2' X 10' DETECTABLE WARNING SURFACE
STA. 104+19
STA. 105+06, 6.6' RT

PORTLAND CEMENT CONCRETE SIDEWALK (5 INCH)
STA. 100+63.50 TO STA. 100+68.50, LT
STA. 100+62.80 TO STA. 100+68.80, RT

VERTICAL GRANITE CURB

STA. 104+16, 10.7' LT - 104+22, 8' RT
STA. 104+69, 3.4' RT - 104+82, 3.7' RT
STA. 104+91, 3.7' RT - 105+04, 7.3' RT
STA. 105+08, 10.3' LT - 105+11, 14.1' RT



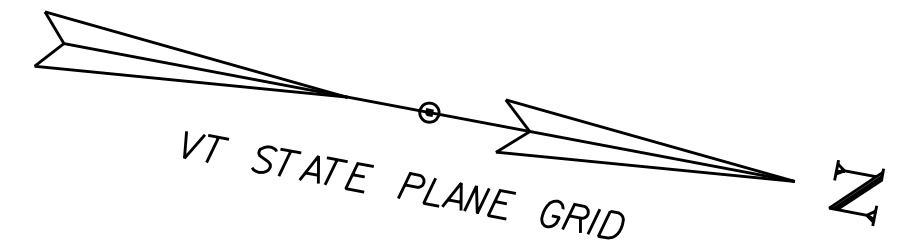
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FILE NAME: z57634bdr_nul.dgn
PROJECT LEADER: M.A. COLGAN
DESIGNED BY: D.A. GINGRAS
LAYOUT VIEWS (2 OF 16)

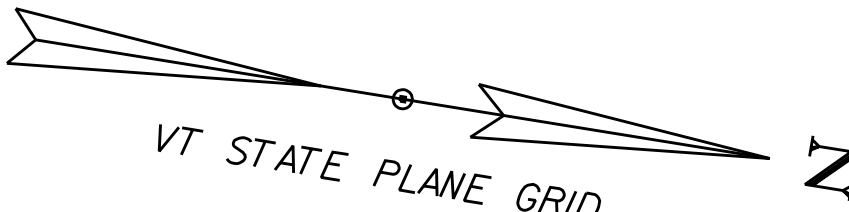
PLOT DATE: 6/4/2014
DRAWN BY: D.A. GINGRAS
CHECKED BY: M.A. COLGAN
SHEET 5 OF 19

2' X 10' DETECTABLE WARNING SURFACE



VHB *Vanasse Hangen Brustlin, Inc.*

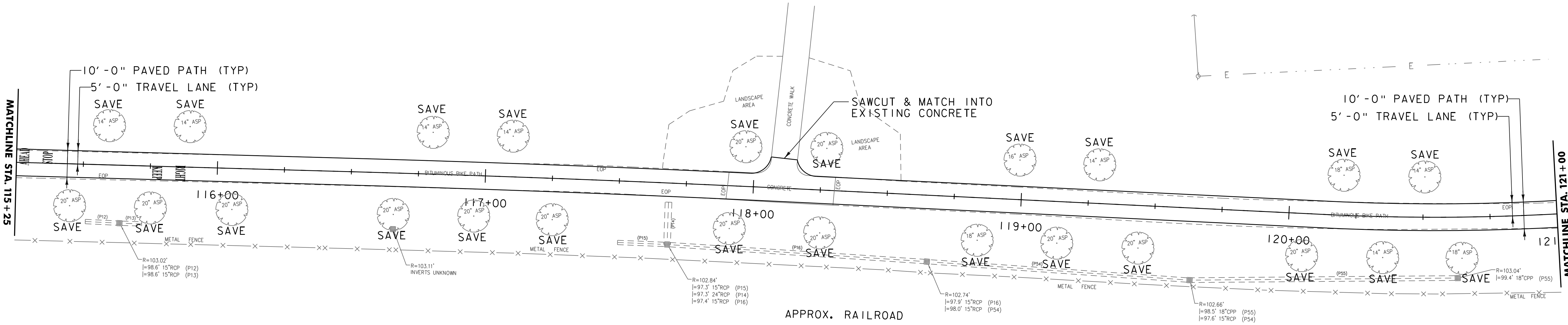
FILE NAME: z57634bdr_nul.dgn	PLOT DATE: 6/4/2014
PROJECT LEADER: M.A. COLGAN	DRAWN BY: D.A. GINGRAS
DESIGNED BY: D.A. GINGRAS	CHECKED BY: M.A. COLGAN
LAYOUT VIEWS (3 OF 16)	SHEET 6 OF 19



Y VAULT

WATERFRONT PARK

WATERFRONT PARK



**DRAFT PLANS -
DESIGN ONGOING**

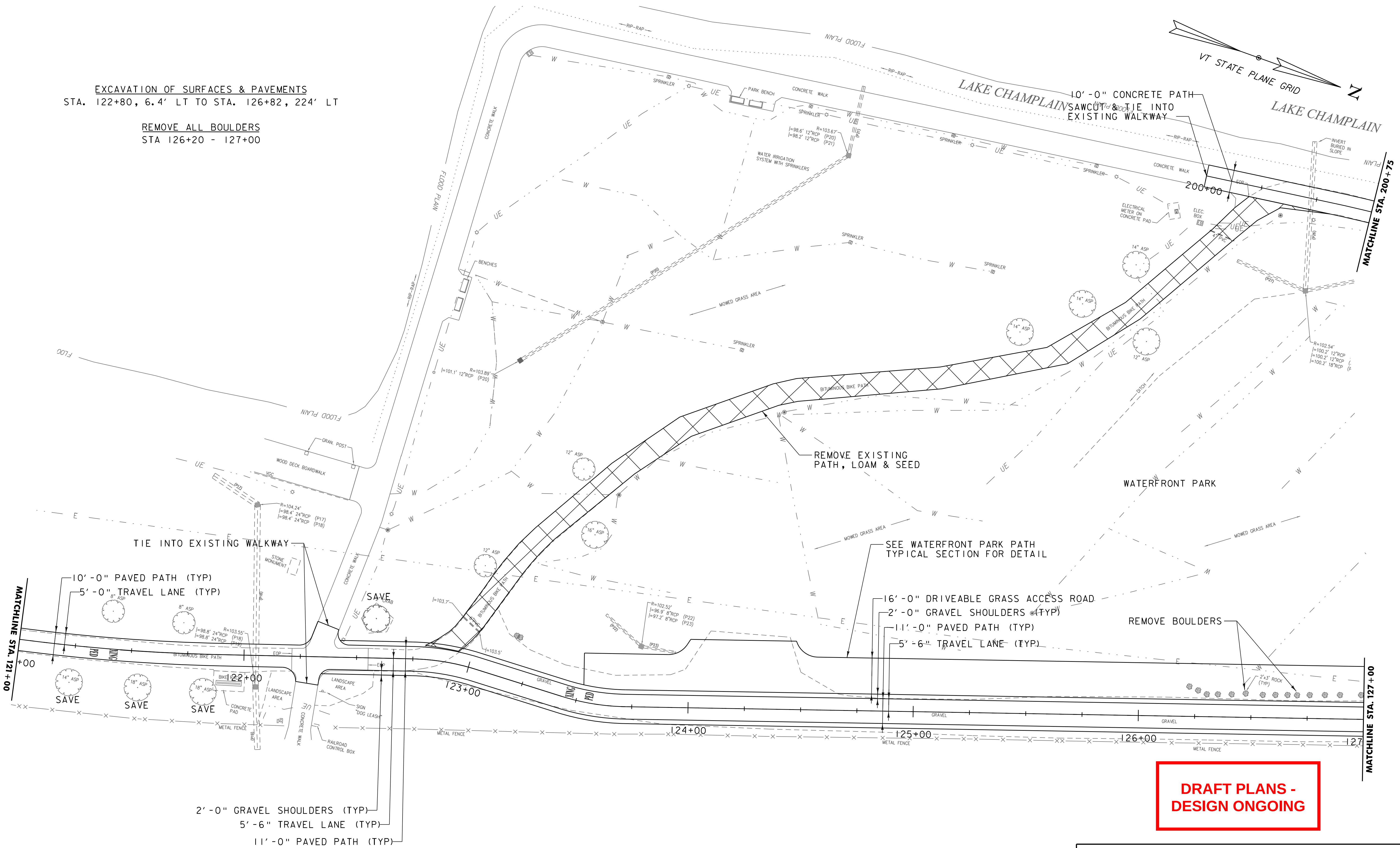
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PROJECT NAME: BURLINGTON BIKE PATH	
PROJECT NUMBER: 57634.00	
FILE NAME: z57634bdr_nul.dgn	PLOT DATE: 6/4/2014
PROJECT LEADER: M.A. COLGAN	DRAWN BY: D.A. GINGRAS
DESIGNED BY: D.A. GINGRAS	CHECKED BY: M.A. COLGAN
LAYOUT VIEWS (4 OF 16)	SHEET 7 OF 19

EXCAVATION OF SURFACES & PAVEMENTS
STA. 122+80, 6.4' LT TO STA. 126+82, 224' LT

REMOVE ALL BOULDERS
STA 126+20 - 127+00



SCALE 1" = 20'-0"
20 0 20

VHB Vanasse Hangen Brustlin, Inc.

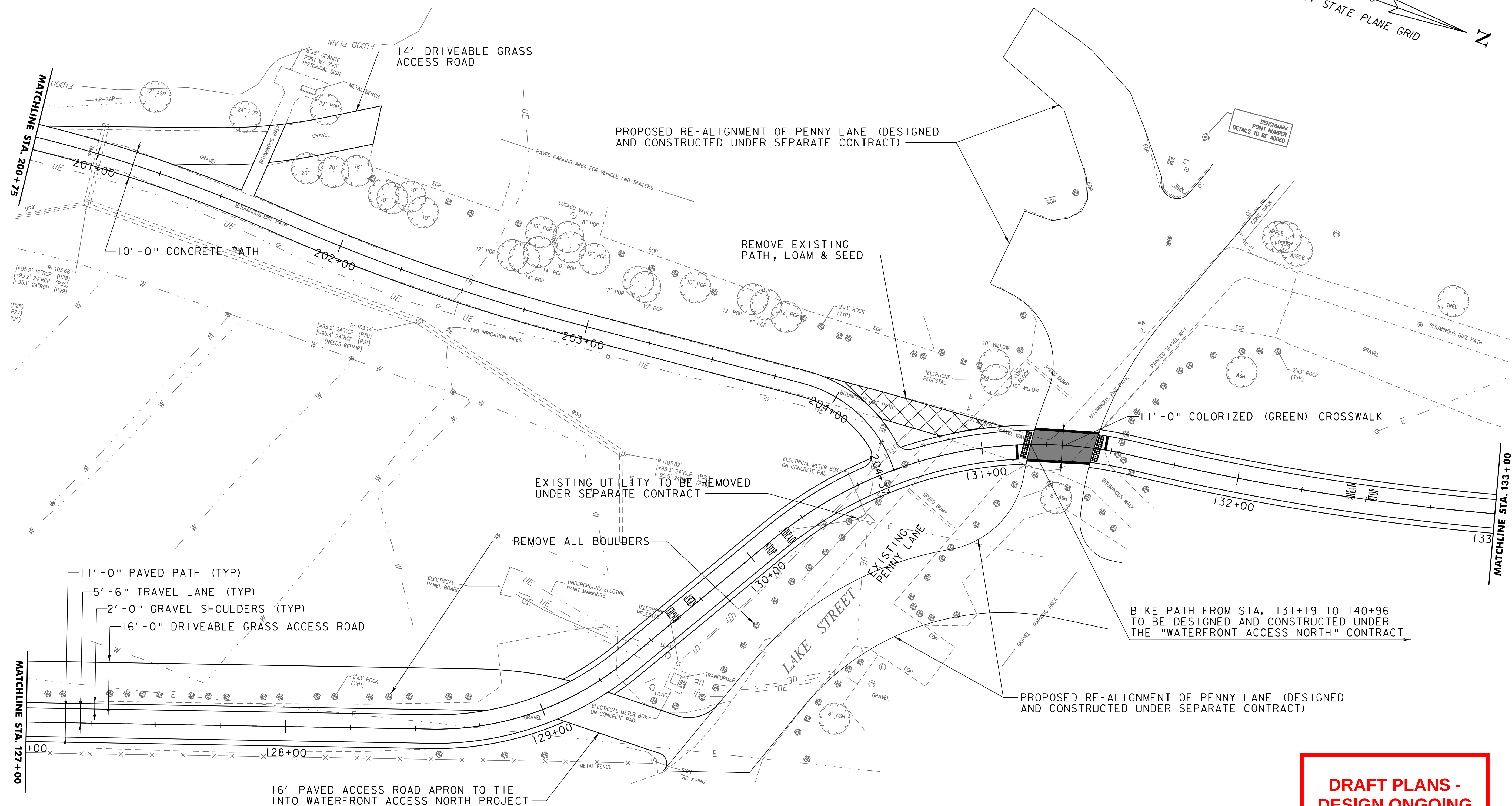
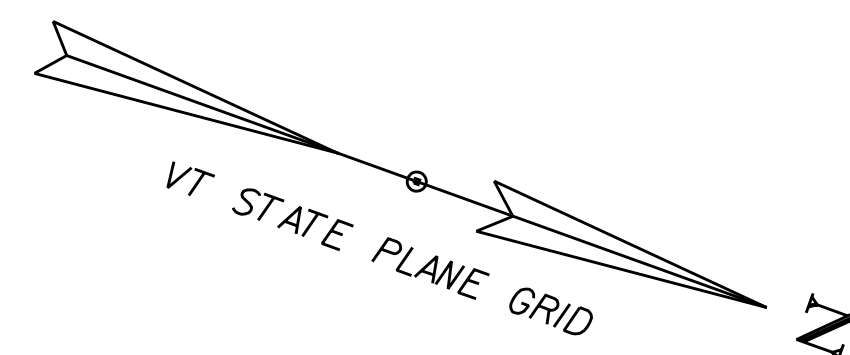
PROJECT NAME: BURLINGTON BIKE PATH
PROJECT NUMBER: 57634.00

FILE NAME: z57634bdr_nul.dgn
PROJECT LEADER: M.A. COLGAN
DESIGNED BY: D.A. GINGRAS
LAYOUT VIEWS (5 OF 16)

PLOT DATE: 6/4/2014
DRAWN BY: D.A. GINGRAS
CHECKED BY: M.A. COLGAN
SHEET 8 OF 19

EXCAVATION OF SURFACES & PAVEMENTS
STA. 130+55, 43.3' LT TO STA. 131+08, 7.5' LT

2' X 10' DETECTABLE WARNING SURFACE
STA. 131+17.1
STA. 131+44.8



**DRAFT PLANS -
DESIGN ONGOING**

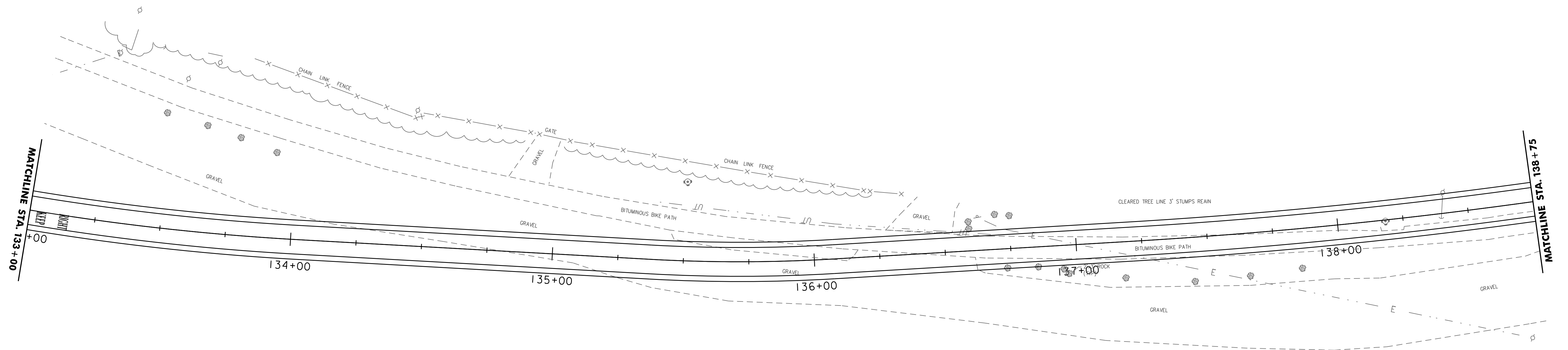
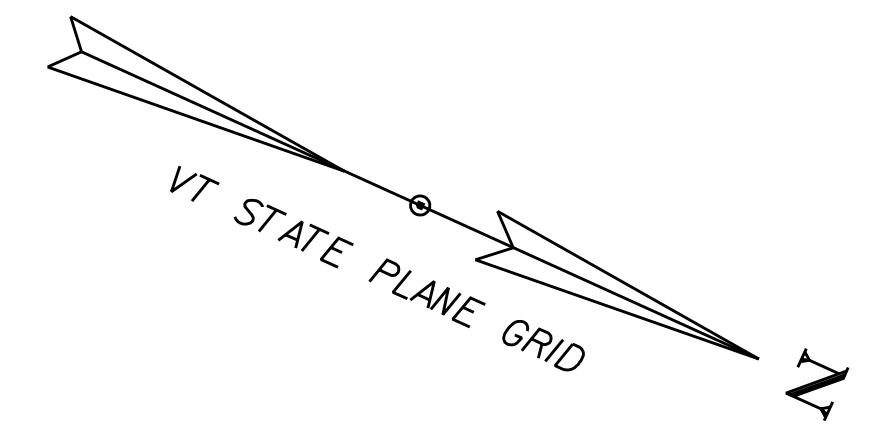
SCALE 1" = 20'-0"



PROJECT NAME:	BURLINGTON BIKE PATH
PROJECT NUMBER:	57634.00

FILE NAME: z57634bdr_nul.dgn
PROJECT LEADER: M.A. COLGAN
DESIGNED BY: D.A. GINGRAS
LAYOUT VIEWS (6 OF 16)

PLOT DATE: 6/4/2014
DRAWN BY: D.A. GINGRAS
CHECKED BY: M.A. COLGAN
SHEET 9 OF 19



**DRAFT PLANS -
DESIGN ONGOING**

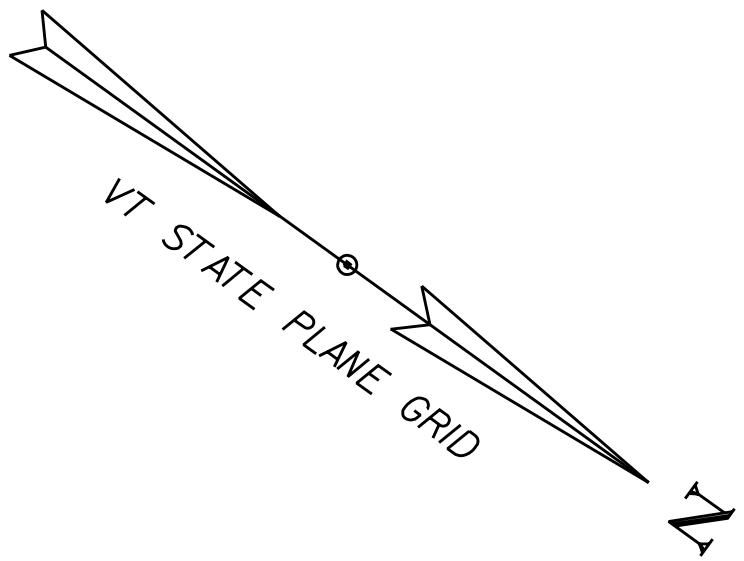
NOTE:
THE ENTIRETY OF THE BIKE PATH SEEN ON THIS LAYOUT SHEET IS BEING CONSTRUCTED UNDER THE "WATERFRONT ACCESS NORTH" CONTRACT. FOR THIS REASON, NO WORK IS BEING CALLED OUT ON THIS LAYOUT SHEET.

SCALE 1" = 20'-0"
20 0 20



PROJECT NAME: BURLINGTON BIKE PATH	
PROJECT NUMBER: 57634.00	
FILE NAME: z57634bdr_nul.dgn	PLOT DATE: 6/4/2014
PROJECT LEADER: M.A. COLGAN	DRAWN BY: D.A. GINGRAS
DESIGNED BY: D.A. GINGRAS	CHECKED BY: M.A. COLGAN
LAYOUT VIEWS (7 OF 16)	SHEET 10 OF 19

EXCAVATION OF SURFACES & PAVEMENTS
STA. 144+03, 13.7' LT TO STA. 144+37, 11.7' LT



URBAN RESERVE

REMOVE CONCRETE, SEED
& LOAM WHERE UNPAVED

BIKE PATH FROM STA. 131+19 TO 140+96
TO BE DESIGNED AND CONSTRUCTED UNDER
THE "WATERFRONT ACCESS NORTH" CONTRACT

FLOOD PLAIN

CONCRETE SHED:
"U.S. GOV'T PROP.
U.S. GEOLOGICAL
SURVEY STREAM
GAGING STATION"

BENCHMARK
POINT NUMBER
DETAILS TO BE ADDED

CONCRETE
PAD
CAPPED 6" C.I.
ABANDONED
WATER LINE

CONCRETE PAD

CONCRETE PAD

MATCHLINE STA. 144+30

MATCHLINE STA. 138+75

WOODED

139+00

140+00

BITUMINOUS BIKE PATH

CLEARED TREE LINE 3' STUMPS REAIN

141+00

142+00

BITUMINOUS BIKE PATH

143+00

144+00

BITUMINOUS BIKE PATH

RAILROAD TRACKS

GRAVEL

6' TALL CHAINLINK FENCE

6' TALL STONE RETAINING WALL

SCALE 1" = 20'-0"
20 0 20

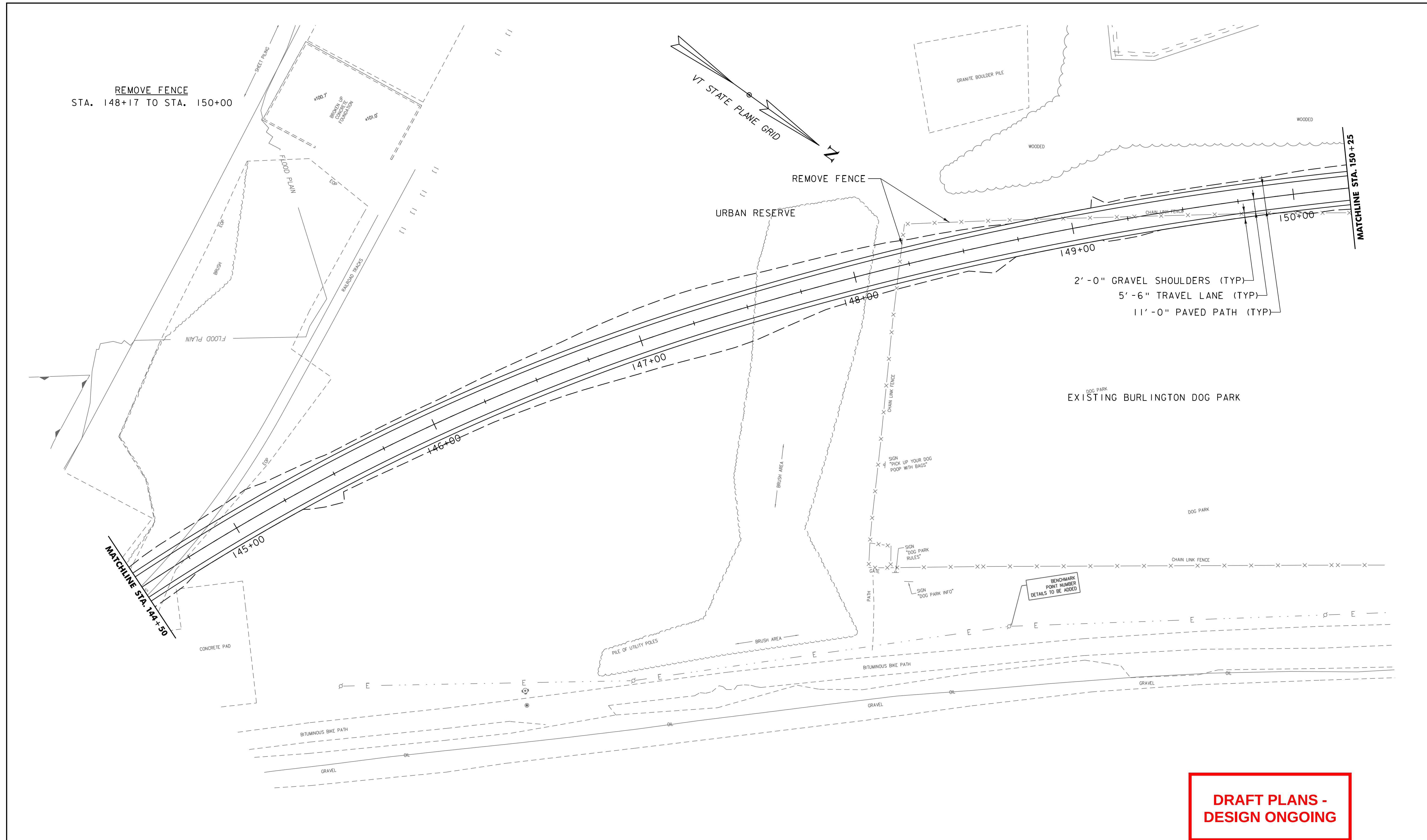


**DRAFT PLANS -
DESIGN ONGOING**

PROJECT NAME: BURLINGTON BIKE PATH
PROJECT NUMBER: 57634.00

FILE NAME: z57634bdr_nul.dgn
PROJECT LEADER: M.A. COLGAN
DESIGNED BY: D.A. GINGRAS
LAYOUT VIEWS (8 OF 16)

PLOT DATE: 6/4/2014
DRAWN BY: D.A. GINGRAS
CHECKED BY: M.A. COLGAN
SHEET II OF 19

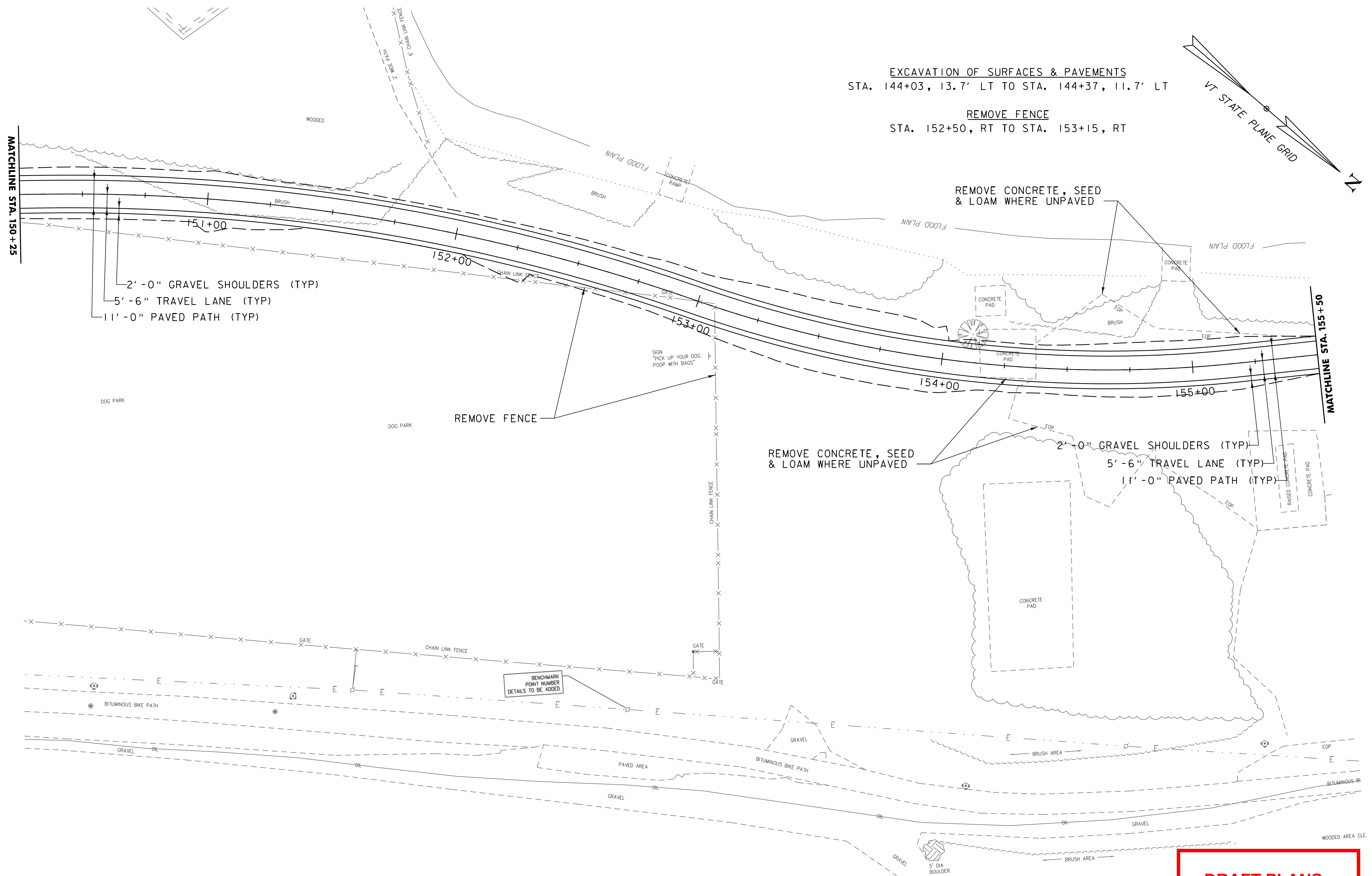


SCALE 1" = 20'-0"
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**DRAFT PLANS -
DESIGN ONGOING**

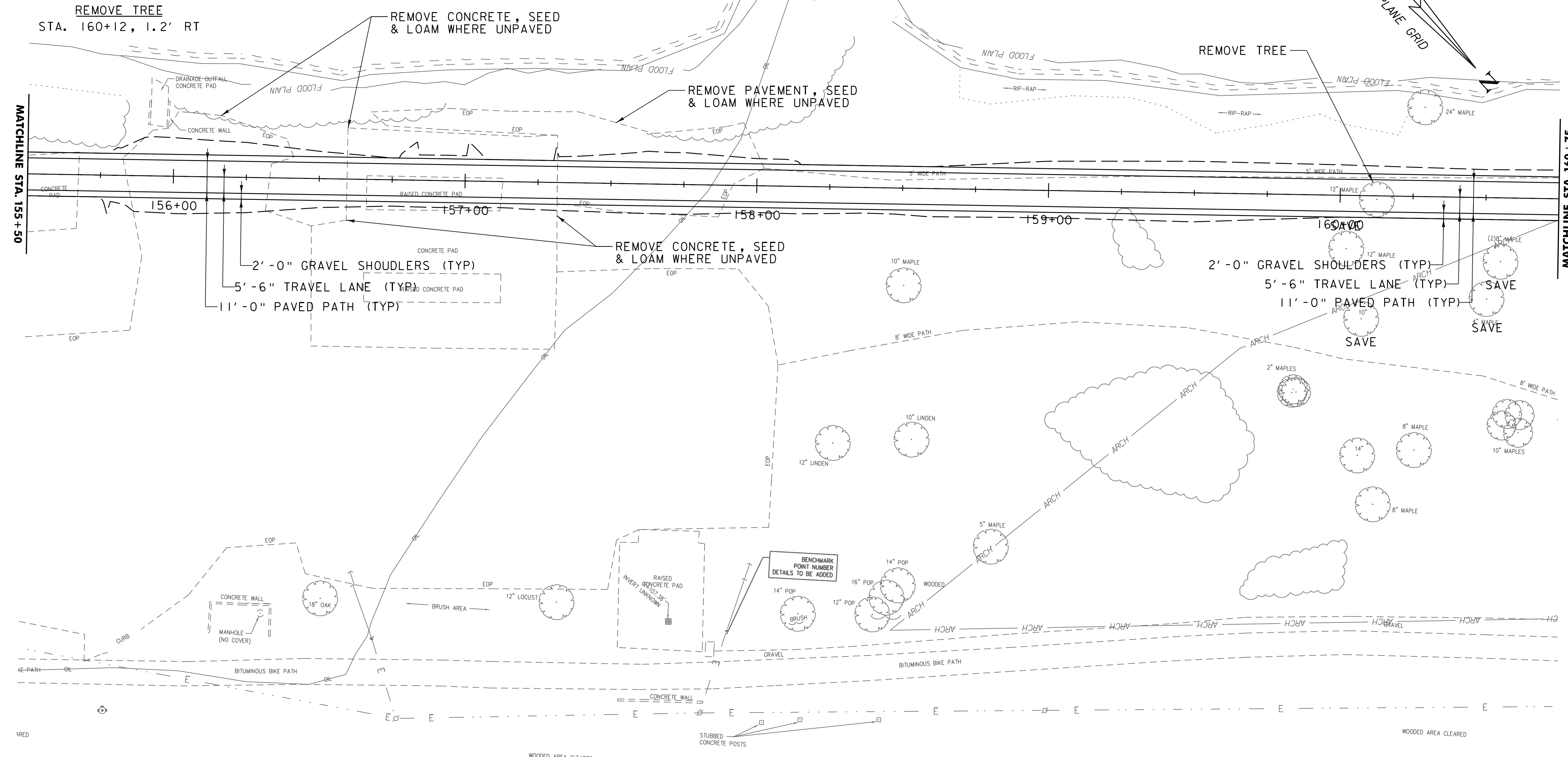
PROJECT NAME: BURLINGTON BIKE PATH	
PROJECT NUMBER: 57634.00	
FILE NAME: z57634bdr_nul.dgn	PLOT DATE: 6/4/2014
PROJECT LEADER: M.A. COLGAN	DRAWN BY: D.A. GINGRAS
DESIGNED BY: D.A. GINGRAS	CHECKED BY: M.A. COLGAN
LAYOUT VIEWS (9 OF 16)	SHEET 12 OF 19



**DRAFT PLANS -
DESIGN ONGOING**

SCALE 1" = 20'-0"
20 0 20

LAKE CHAMPLAIN
EXCAVATION OF SURFACES & PAVEMENTS
STA. 155+50 TO STA. 158+02, 30' LT & RT



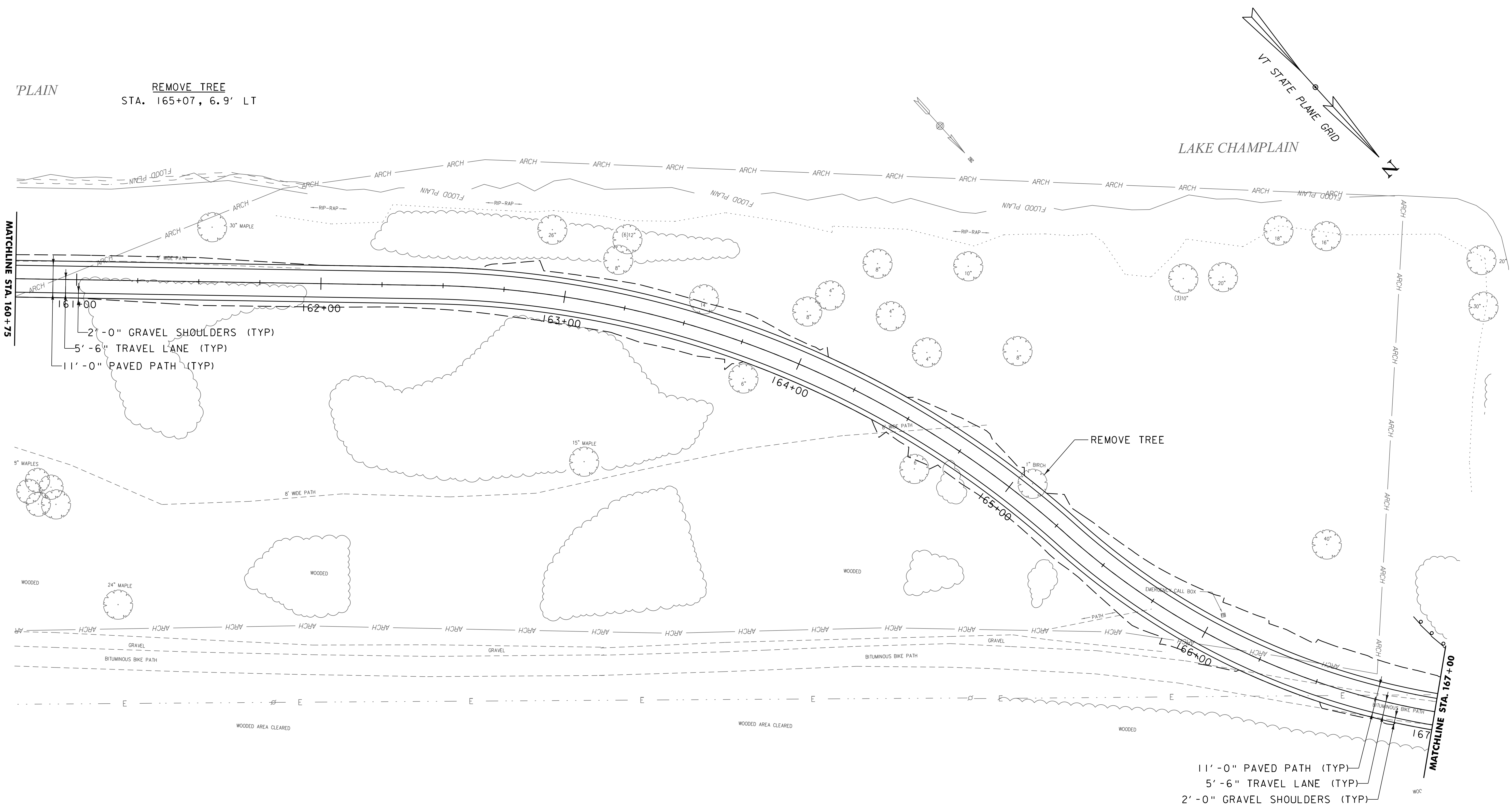
**DRAFT PLANS -
DESIGN ONGOING**

SCALE 1" = 20'-0"
20 0 20



PROJECT NAME: BURLINGTON BIKE PATH	
PROJECT NUMBER: 57634.00	
FILE NAME: z57634bdr_nul.dgn	PLOT DATE: 6/4/2014
PROJECT LEADER: M.A. COLGAN	DRAWN BY: D.A. GINGRAS
DESIGNED BY: D.A. GINGRAS	CHECKED BY: M.A. COLGAN
LAYOUT VIEWS (11 OF 16)	SHEET 14 OF 19

PLAIN
REMOVE TREE
STA. 165+07, 6.9' LT



11'-0" PAVED PATH (TYP)
5'-6" TRAVEL LANE (TYP)
2'-0" GRAVEL SHOULDERS (TYP)

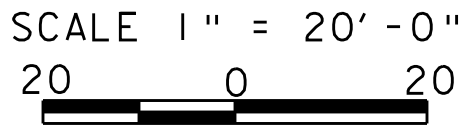
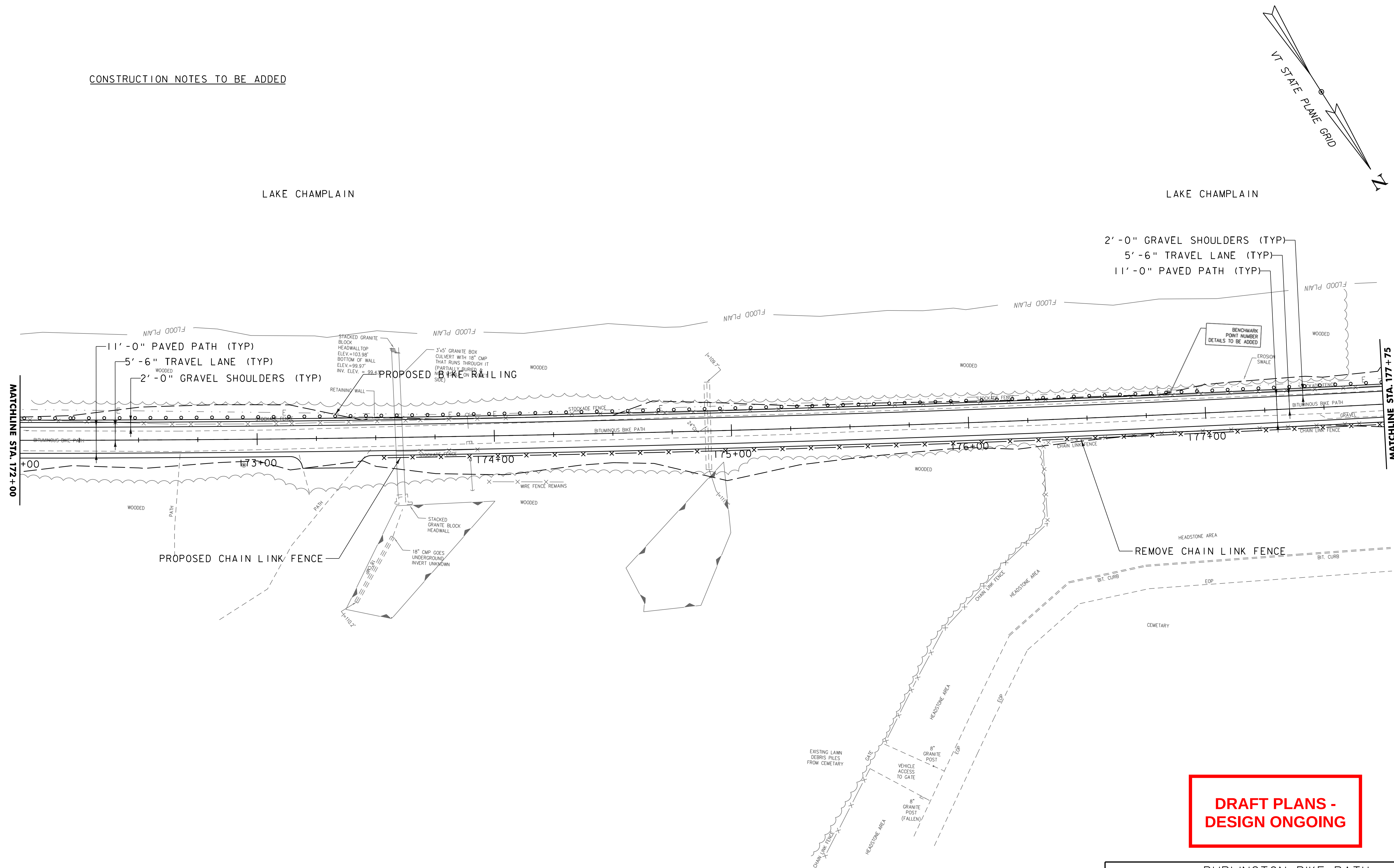
**DRAFT PLANS -
DESIGN ONGOING**

SCALE 1" = 20'-0"
20 0 20



PROJECT NAME: BURLINGTON BIKE PATH	
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PROJECT LEADER: M.A. COLGAN	DRAWN BY: D.A. GINGRAS
DESIGNED BY: D.A. GINGRAS	CHECKED BY: M.A. COLGAN
LAYOUT VIEWS (12 OF 16)	SHEET 15 OF 19

CONSTRUCTION NOTES TO BE ADDED

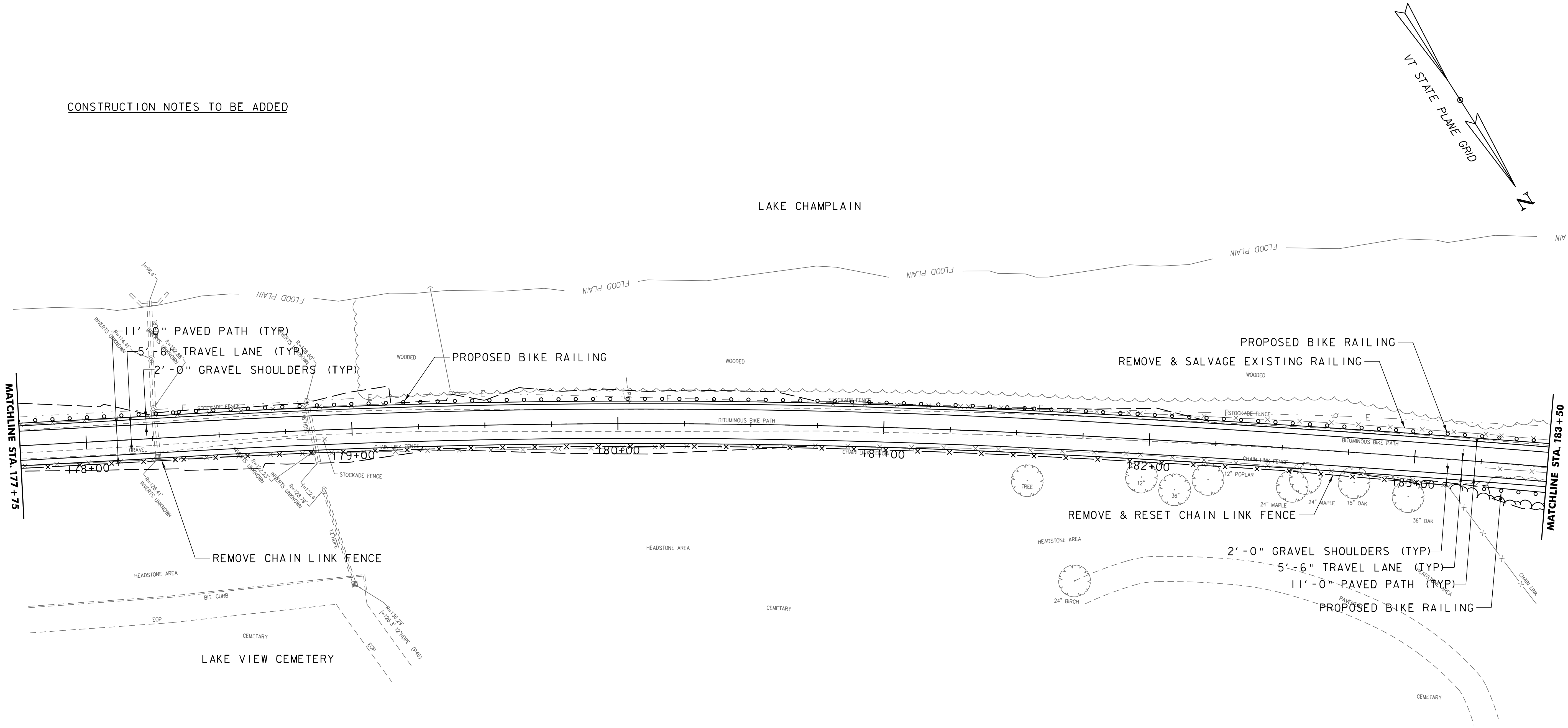


**DRAFT PLANS -
DESIGN ONGOING**

PROJECT NAME: BURLINGTON BIKE PATH
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PROJECT LEADER: M.A. COLGAN	DRAWN BY: D.A. GINGRAS
DESIGNED BY: D.A. GINGRAS	CHECKED BY: M.A. COLGAN
LAYOUT VIEWS (14 OF 16)	SHEET 17 OF 19

CONSTRUCTION NOTES TO BE ADDED



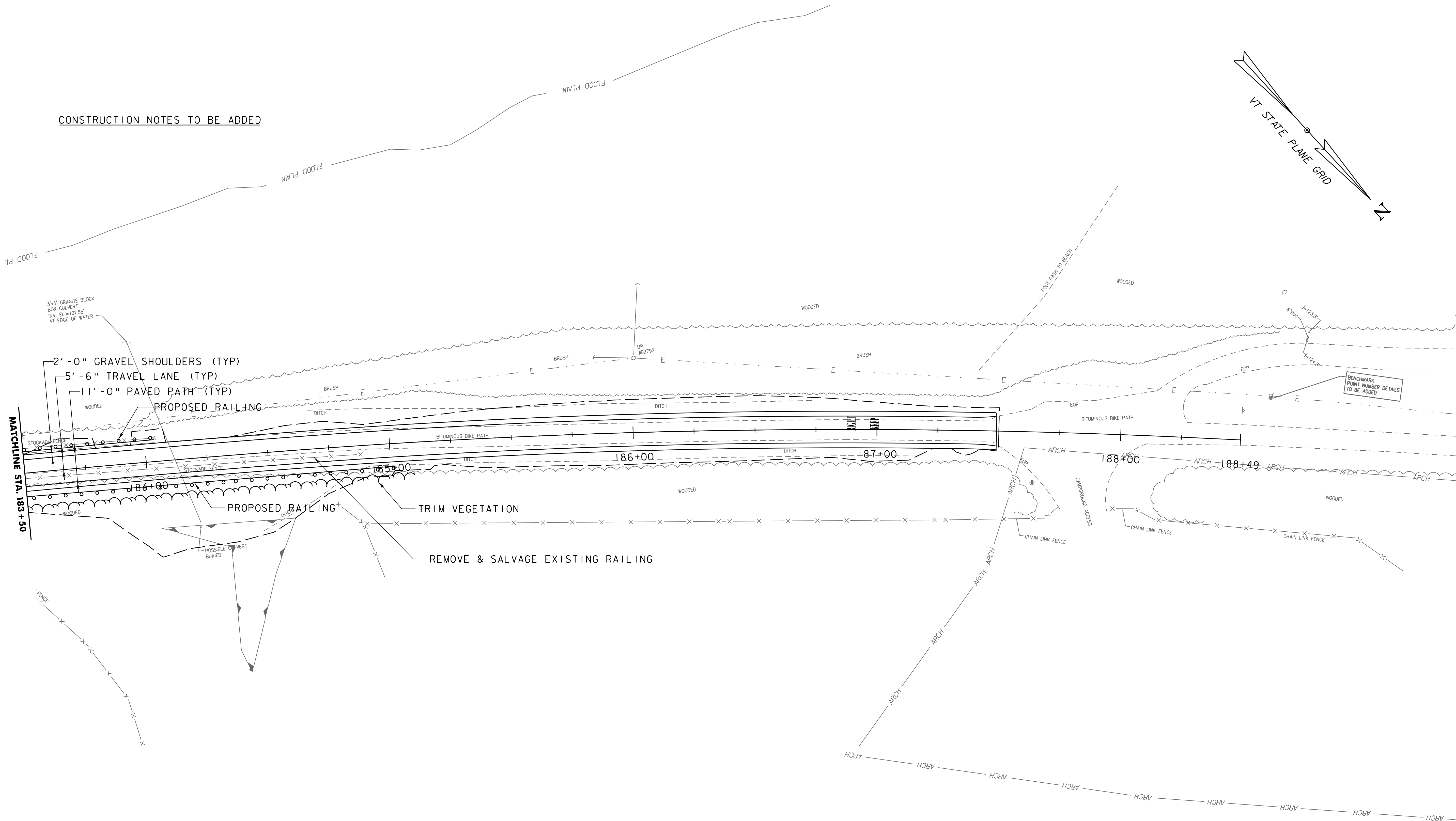
**DRAFT PLANS -
DESIGN ONGOING**

SCALE 1" = 20'-0"
20 0 20

VHB Vanasse Hangen Brustlin, Inc.

PROJECT NAME: BURLINGTON BIKE PATH
PROJECT NUMBER: 57634.00

FILE NAME: z57634bdr_nul.dgn	PLOT DATE: 6/4/2014
PROJECT LEADER: M.A. COLGAN	DRAWN BY: D.A. GINGRAS
DESIGNED BY: D.A. GINGRAS	CHECKED BY: M.A. COLGAN
LAYOUT VIEWS (15 OF 16)	SHEET 18 OF 19



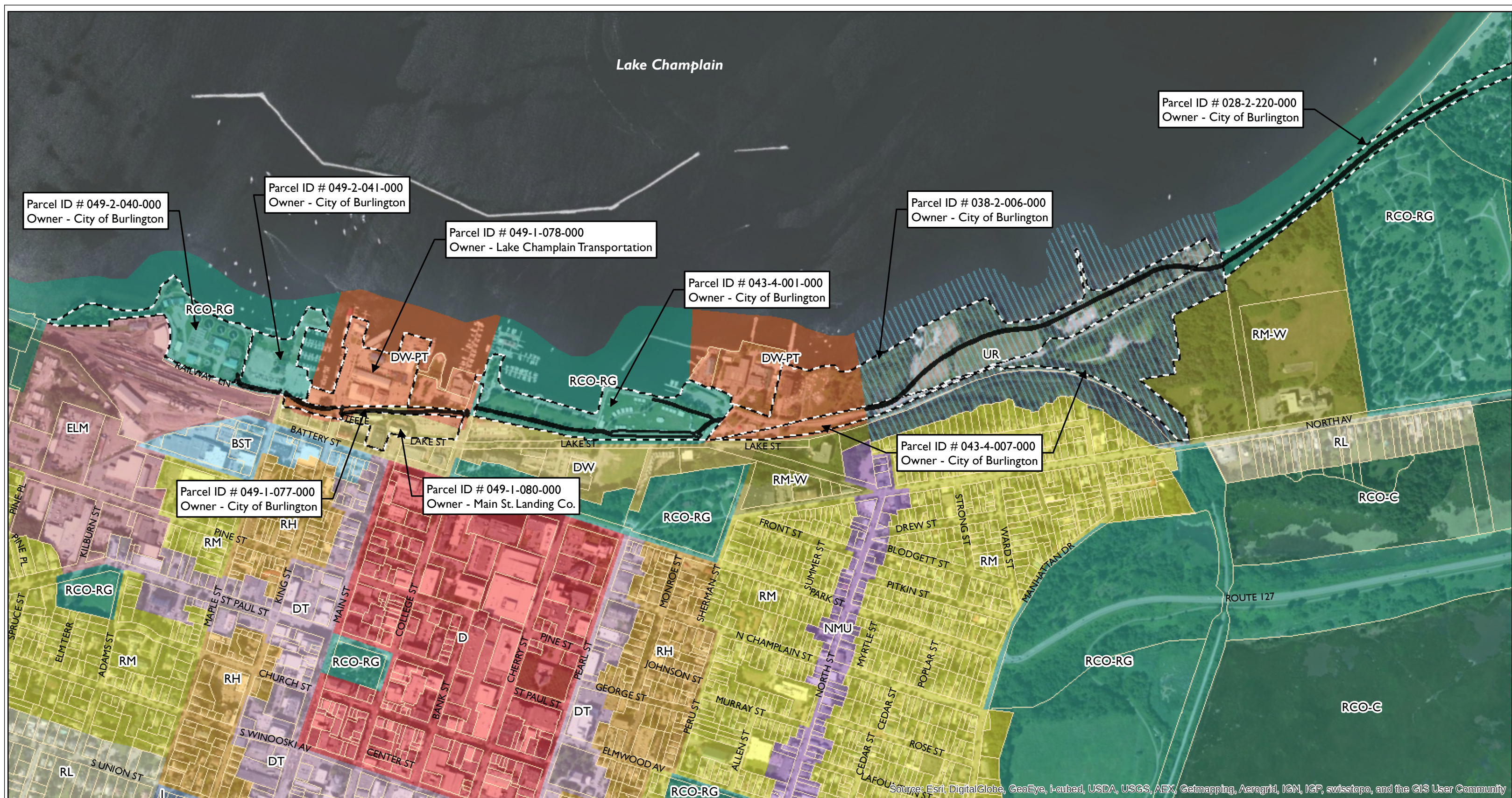
**DRAFT PLANS -
DESIGN ONGOING**

SCALE 1" = 20'-0"
20 0 20



PROJECT NAME: BURLINGTON BIKE PATH
PROJECT NUMBER: 57634.00

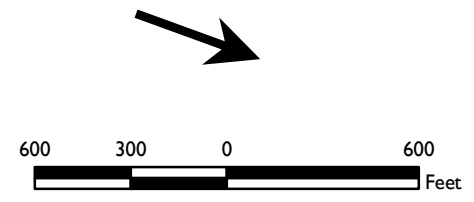
FILE NAME: z57634bdr_nul.dgn	PLOT DATE: 6/4/2014
PROJECT LEADER: M.A. COLGAN	DRAWN BY: D.A. GINGRAS
DESIGNED BY: D.A. GINGRAS	CHECKED BY: M.A. COLGAN
LAYOUT VIEWS (16 OF 16)	SHEET 19 OF 19



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

City of Burlington, VT Bike Path Rehabilitation: Perkins Pier to North Beach Zoning District Summary and Site Location Map

June 4, 2014



Sources: Background - ESRI Basemap (2012); Zoning base districts and parcel boundaries provided by the City of Burlington (2014); Roads data downloaded from VCGI (2013); Parcel Ownership from Burlington Grand List (2014)



- | | | |
|---|--|---|
| Proposed Phase One Construction Footprint | Parcels Intersected by Phase One of Construction | Parcel Boundary |
| Zoning - Base Districts | | |
| Downtown | Neighborhood Mixed Use | Residential - Medium Density |
| Downtown Transition | Neighborhood Activity Center | Waterfront Residential - Medium Density |
| Downtown Waterfront | Neighborhood Activity Center - Riverside | Residential - Low Density |
| Downtown Waterfront - Public Trust | Enterprise - Agricultural Processing and Energy | Waterfront Residential - Low Density |
| | Enterprise - Light Manufacturing | Urban Reserve |
| | Institutional | RCO - Agriculture |
| | Residential - High Density | RCO - Recreation/Greenspace |
| | | RCO - Conservation |

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JUN 23 2014

**DEPARTMENT OF
PLANNING & ZONING**

Burlington Bike Path Rehabilitation
Summary of Lot Coverage for Burlington Zoning Permit Application
First Phase of Construction - Perkins Pier to North Beach, Plus Physical Improvements in Waterfront Park

Prepared by VHB
Revised June 23, 2014

Parcel ID	Size of Parcel (sq. ft.)	Owner*	Bike Path Segment	Zoning District	Public Right-of-Way?	Size of Parcel within Zoning District (sq. ft.)**	Allowable Lot Coverage (%)	Approximate Existing Lot Coverage (sq. ft.)	Approximate Existing Lot Coverage (%)	Existing Lot Coverage Combined with Proposed Improvements (sq. ft.)***	Proposed Lot Coverage Including Bike Path Improvements (%)	Notes
028-2-220-000	817,802	State of Vermont (leased by City)	Texaco Beach to North Beach	RCO - Recreation/Greenspace	YES	381,149	N/A	N/A	N/A	N/A	N/A	Public Right-of-Way, not subject to Zoning Restrictions
038-2-006-000	905,768	City of Burlington	WAN (not applicable)	Downtown Waterfront - Public Trust	No	245,999	100%	--	--	--	--	--
			Urban Reserve	Urban Reserve	No	659,767	0%	6,818	1.0%	6,818	1.0%	Final plans to specify which existing surfaces will be removed to ensure no net increase in lot coverage.
043-4-001-000	465,785	City of Burlington	Waterfront Park	RCO - Recreation/Greenspace	No	389,102	25%	72,270	18.6%	74,610	19.2%	Below threshold.
043-4-007-000	648,455	City of Burlington	WAN (not applicable)	Downtown Waterfront - Public Trust	No	76,450	100%	--	--	--	--	--
			Urban Reserve	Urban Reserve	No	571,997	0%	74,991	13.1%	74,991	13.1%	Final plans to specify which existing surfaces will be removed to ensure no net increase in lot coverage.
049-1-077-000	59,417	State of Vermont (leased by City)	Perkins Pier to College St	Downtown Waterfront	YES	10,656	N/A	N/A	N/A	N/A	N/A	Public Right-of-Way, not subject to Zoning Restrictions
			Perkins Pier to College St	Downtown Waterfront - Public Trust	YES	48,762	N/A	33,721	N/A	N/A	N/A	Public Right-of-Way, not subject to Zoning Restrictions
049-1-078-000	258,424	Lake Champlain Transportation	Perkins Pier to College St	Downtown Waterfront - Public Trust	No	256,424	100%	241,513	93.5%	241,254	93.4%	Below threshold.
049-1-080-000	117,798	Main St. Landing Co.	Perkins Pier to College St	Downtown Waterfront - Public Trust	No	16,187	100%	16,103	99.5%	16,185	100.0%	At threshold.
049-2-040-000	311,047	City of Burlington	Perkins Pier to College St	RCO - Recreation/Greenspace	No	311,048	5%	154,372	49.6%	154,371	49.6%	Wastewater Treatment Plant
049-2-041-000	178,889	City of Burlington	Perkins Pier to College St	RCO - Recreation/Greenspace	TBD	178,726	70%	118,041	66.0%	118,035	66.0%	Below threshold.

Assumed public right of way

* Parcel ownership and public right-of-way are currently being confirmed. Responses are subject to change.

** For Waterfront Park, the value provided is the area of park limits within the parcel boundaries.

*** For Waterfront Park, calculation of lot coverage excludes drivable grass per zoning amendment and includes lot coverage reduction attributable to removal of diagonal path in Event Grounds.
For the Urban Reserve, the City understands that, per Zoning Ordinance, there is to be no net increase in lot coverage. Values provided are subject to change.

City of Burlington – Department of Parks and Recreation
Waterfront Park Physical Improvements

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JUN 12 2014

Photographs of Existing Conditions

DEPARTMENT OF
PLANNING & ZONING



Photograph 1: View of backboards and electrical panels, College St. (VHB, 12/4/13)



Photograph 2: View of backboards and electrical panels, College St. (VHB, 12/4/13)

City of Burlington – Department of Parks and Recreation
Waterfront Park Physical Improvements

Photographs of Existing Conditions



Photograph 3: View of backboard and electrical panels, south center of Event Grounds. (VHB, 12/4/13) (VHB, 12/4/13)



Photograph 4: View of backboard and electrical panels, west side of Event Grounds at intersection of Bike Path and sidewalk. (VHB, 12/4/13)

City of Burlington – Department of Parks and Recreation
Waterfront Park Physical Improvements

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JUN 12 2014

Photographs of Existing Conditions

DEPARTMENT OF
PARKS & RECREATION



Photograph 5: View of backboard and electrical panels, west side of Event Grounds at intersection of Bike Path and sidewalk (VHB, 12/4/13)



Photograph 6: View of backboard and electrical panels, north end of Event Grounds (VHB, 12/4/13)

City of Burlington – Department of Parks and Recreation
Waterfront Park Physical Improvements

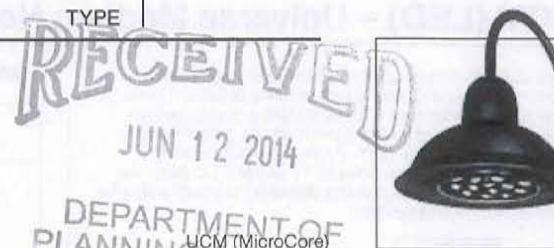
Photographs of Existing Conditions



Photograph 7: View boardwalk planks to be replaced, light fixture to be replaced
(VHB, 12/4/13)

UCM (LED) – Universe Medium Housing Scale

- MicroCore™ & MicroEmitter technologies
- Surge protection included
- 0-10v dimming ready
- IP65 construction
- DLC QPL Listed
- Powder coat finish in 13 standard colors with a polymer primer sealer



1. LUMINAIRE UCM	2. LUMINOUS HOOD	3. OPTICS	4. COLOR	5. HOOD OPTIONS	6. OPTIONS	7. MOUNTING
---------------------	------------------	-----------	----------	-----------------	------------	-------------

1. LUMINAIRE

☐ UCM Universe medium

2. LUMINOUS /HOOD

NO LUMINOUS & HOOD

ANGLED BELL FLARED STRAIGHT SKIRTED
☐ ANG ☐ BEL ☐ FLR ☐ STR ☐ SKB

LUMINOUS & HOOD

4 LUMINOUS WINDOWS	SOLID RINGS	VERTICAL SLOTS	LUMINOUS RINGS
☐ WND-ANG	☐ SR-ANG	☐ VSL-ANG	☐ LUM-ANG
☐ WND-BEL	☐ SR-BEL	☐ VSL-BEL	☐ LUM-BEL
☐ WND-FLR	☐ SR-FLR	☐ VSL-FLR	☐ LUM-FLR
☐ WND-STR	☐ SR-STR	☐ VSL-STR	☐ LUM-STR
☐ WND-SKB	☐ SR-SKB	☐ VSL-SKB	☐ LUM-SKB

3. OPTICS

MICROCORE LED (32 light emitting diode array, 75 watts. Class 2, 120 thru 277 volt. 3000K Warm White (3K), 4200K Neutral White (4K), 5100K Bright White (5K))

☐ T2-32LED-3K-700* (Type 2)	☐ T5-32LED-3K-700* (Type 5)
☐ T2-32LED-4K-700* (Type 2)	☐ T5-32LED-4K-700* (Type 5)
☐ T2-32LED-5K-700* (Type 2)	☐ T5-32LED-5K-700* (Type 5)
☐ T3-32LED-3K-700* (Type 3)	☐ TL-32LED-3K-700 (45° left)
☐ T3-32LED-4K-700* (Type 3)	☐ TL-32LED-4K-700 (45° left)
☐ T3-32LED-5K-700* (Type 3)	☐ TL-32LED-5K-700 (45° left)
☐ T4-32LED-3K-700* (Type 4)	☐ TR-32LED-3K-700 (45° right)
☐ T4-32LED-4K-700* (Type 4)	☐ TR-32LED-4K-700 (45° right)
☐ T4-32LED-5K-700* (Type 4)	☐ TR-32LED-5K-700 (45° right)

* DesignLights Consortium® Qualified



MICRO EMITTER LED (60 light emitting diode array, 65 watts. Class 1, 120 thru 277 volt. 3000K Warm White (WW), 4200K Neutral White (NW), 5100K Bright White (BW). 350mA (drive current))

☐ T2-60LED-WW (Type 2)	☐ T4-60LED-WW (Type 4)
☐ T2-60LED-NW (Type 2)	☐ T4-60LED-NW (Type 4)
☐ T2-60LED-BW (Type 2)	☐ T4-60LED-BW (Type 4)
☐ T3-60LED-WW (Type 3)	☐ T5-60LED-WW (Type 5)
☐ T3-60LED-NW (Type 3)	☐ T5-60LED-NW (Type 5)
☐ T3-60LED-BW* (Type 3)	☐ T5-60LED-BW* (Type 5)

* DesignLights Consortium® Qualified



4. COLOR (MicroCore only)

☐ AWT (Arctic White)	☐ CRT (Corten)
☐ BLK (Black)	☐ MAL (Matte Aluminum)
☐ MTB (Matte Black)	☐ MDG (Medium Grey)
☐ DGN (Dark Green)	☐ ATG (Antique Green)
☐ DBZ (Dark Bronze)	☐ LGY (Light Grey)
☐ WRZ (Weathered Bronze)	☐ RAL/PREMIUM
☐ BRM (Metallic Bronze)	COLOR (Provide RAL)
☐ VBL (Verde Blue)	☐ CUSTOM COLOR

(Provide color chip for matching)

5. OPTIONS - HOOD (The natural copper and stainless steel hoods are unfinished to develop a patina over time. All painted hoods have the underside of the hoods finished in high reflectance white.)

☐ COP (Copper) ☐ STS (Stainless steel)

6. OPTIONS

☐ FTG (Clear flat glass lens)

☐ SAG (Clear sag glass lens. MicroCore only)

☐ HSS (House side shield. MicroCore only)

☐ RCK (Rock guard painted black)

☐ SLC (Luminous element remains unlit during normal operation)

☐ FLD (Lightly diffused finish on flat glass lens)

☐ WIH (Integral HBA w/HUBB IFM transceiver and antenna. MicroCore only)

7. MOUNTING – Must choose one

WALL MOUNT

☐ WMA4	☐ WMA5	☐ WMA6	☐ WMA8
☐ WMA9D	☐ WMA10	☐ WMA11	☐ WMA12
☐ WMA16	☐ WMA17	☐ WMA18	☐ WMA20
☐ WMA22D	☐ WMA24	☐ WMA37	☐ WMA38
☐ WMA39			

POLE MOUNT

☐ SLA2	☐ SLA3	☐ SLA4	☐ SLA4-2
☐ SLA7	☐ SLA7-2	☐ SLA7(5)	☐ SLA7(5)-2
☐ SLA8D	☐ SLA9	☐ SLA9-2	☐ SLA10
☐ SLA10-2	☐ SLA16	☐ SLA16-2	☐ SLA17
☐ SLA17-2	☐ SLA17(5)	☐ SLA17(5)-2	☐ SLA18
☐ SLA18-2	☐ SLA20	☐ SLA20-2	☐ SLA20A
☐ SLA20A-2	☐ SLA20B	☐ SLA20B-2	☐ SLA20C
☐ SLA20C-2	☐ SLA20D	☐ SLA20D-2	☐ SLA22D
☐ SLA24	☐ SLA24-2	☐ SLA24(5)	☐ SLA24(5)-2
☐ TRA4	☐ TRA7	☐ TRA7-2	☐ TRA8
☐ TRA8-2	☐ TRA9	☐ TRA9-2	

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

The driver compartment shall be one-piece die cast aluminum. The luminous rings shall be clear acrylic with an internal lens. The hood and spacers shall be heavy gauge spun aluminum with hemmed edges for added rigidity. All internal and external hardware shall be stainless steel. The bottom of the luminaire shall consist of die cast aluminum door frame and ring assembly. The hood ring assembly shall be fully sealed with a molded silicone gasket. The door frame shall be hinged to the ring and opened with two captive fasteners for service access.

OPTICAL

All optical systems shall provide IES Types II, III, I, V, Custom, 45° Left & 45° Right distributions. Standard color temperatures shall be 3000K, 4200K and 5100K. See <http://www.aal.net> for comprehensive photometric data.

Luminaires featuring MicroCore light engines shall be composed of a distributed optical array of modules assembled together. Each module shall position the LEDs in a canted orientation allowing the diode's natural maximum output to begin at a high peak angle. An optically clear injection molded lens shall be coupled to every diode and LEDs shall be mounted to an anodized aluminum die-cast housing. A one piece injection molded silicone gasket shall seal each module for protection from the environment. An optional house side shield shall be integral to each module. Luminaires featuring MicroCore light engines are provided standard without a glass lens.

Luminaires configured with MicroEmitter shall feature precision injection molded, high specular reflector positioned to achieve directional control towards task. Secondary reflectors with a specular finish are used to redirect light downward. No fasteners are placed on the reflective surface. The entire assembly fastens to the housing as a one-piece module and features wiring quick-connects for easy installation. MicroEmitters shall be field replaceable. Luminaires configured with MicroEmitter shall be provided with tempered glass lens sealed with an extruded silicone gasket held by stainless steel fasteners.

ELECTRICAL

All Luminaires shall accept 120 thru 277 volt input with integral surge protection. LifeShield™ shall be provided with all configurations for added protection in extreme temperature environments (-30°C to 60°C). The electrical assembly shall be mounted to a serviceable tray mounted within the driver compartment. The surge protector shall be U.L. recognized and have a surge current rating of 1000A.

See next page

TYPE _____

JOB _____

NOTES _____

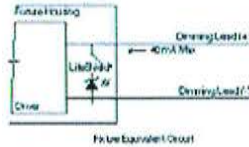


ARCHITECTURAL AREA LIGHTING
 16555 East Gale Ave. | City of Industry | CA 91745
 P 626.968.5666 | F 626.369.2695 | www.aal.net
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UCM (LED) – Universe Medium Housing Scale

TYPE

Amps using the industry standard 8/20uSec wave with a clamping voltage of 320V and surge rating of 372J. The surge protector case shall be a high-temperature, flame resistant plastic enclosure. Driver has a 0-10v dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NDTV and NTFTV. (Note: not compatible with current sourcing dimmers). Consult factory for compatible dimming systems.



MOUNTING

The fixture shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.

FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

Listed with ETL for outdoor, wet location use. Conforms to UL1598 and Canadian CSA Std. C22.2 no.250 standard. Universe Luminaire housings shall be constructed to IP65 standards. MicroCore Optical arrays shall be constructed to IP66 standards.

WARRANTY

Housing, LEDs driver and LifeShield™ shall be warranted for five years. Any unauthorized return, repair, replacement or modification of the product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover poles, arms, mounting, or any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. *Contact AAL for complete warranty language, exceptions, and limitations.

AAL reserves the right to change product specifications without notice.

WEIGHT & EPA

HOOD	LED		GLASS REFRACTOR		HORIZONTAL REFLECTOR		OPAL LENS	
No luminous	WT (lbs)	EPA	WT	EPA	WT (lbs)	EPA	WT (lbs)	EPA
ANG	28.55	.60	22.30	.59	28.55	.60	19.40	.62
BEL	32.00	.73	24.25	.71	32.00	.73	21.35	.73
FLR	28.85	.53	22.60	.54	28.85	.53	19.70	.55
STR	31.75	.59	24.00	.60	31.75	.59	21.10	.63
SKB	32.10	.90	24.35	.90	32.10	.90	21.45	.90
4 Lum Window								
WND-ANG	30.70	.72	24.45	.72	30.70	.72	21.55	.75
WND-BEL	34.15	.85	26.40	.83	34.15	.85	23.50	.86
WND-FLR	31.00	.65	24.75	.66	31.00	.65	21.85	.70
WND-STR	33.90	.71	26.15	.72	33.90	.71	23.25	.76
WND-SKB	34.25	1.03	26.50	1.03	34.25	1.03	23.60	1.03
Solid Rings								
SR-ANG	33.70	.74	27.45	.74	33.70	.74	30.00	.77
SR-BEL	37.15	.87	29.40	.85	37.15	.87	30.00	.88
SR-FLR	34.00	.67	27.75	.68	34.00	.67	30.00	.72
SR-STR	36.90	.73	29.15	.74	36.90	.73	30.00	.78
SR-SKB	37.25	1.05	29.50	1.05	37.25	1.05	34.00	1.05
Vertical Slots								
VSL-ANG	31.45	.72	25.20	.72	31.45	.72	30.00	.75
VSL-BEL	34.90	.85	27.15	.83	34.90	.85	30.00	.86
VSL-FLR	31.75	.65	25.50	.68	31.75	.65	30.00	.70
VSL-STR	34.65	.71	26.90	.72	34.65	.71	30.00	.76
VSL-SKB	35.00	1.03	27.25	1.03	35.00	1.03	34.00	1.03
Lum Rings								
LUM-ANG	32.85	.74	26.60	.74	32.85	.74	30.00	.77
LUM-BEL	34.15	.85	28.55	.85	34.15	.85	30.00	.88
LUM-FLR	33.15	.67	24.75	.66	33.15	.67	30.00	.72
LUM-STR	36.05	.73	28.30	.74	36.05	.73	30.00	.78
LUM-SKB	36.40	1.05	28.65	1.05	36.40	1.05	34.00	1.05

DIMENSIONS

The first dimension is the height of fixtures with LEDs or horizontal reflectors. The second is for the opal lens and the third is the glass refractor fixture.

HOOD	NO LUMINOUS	4 LUMINOUS WINDOW (WIN)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMINOUS P (LUM)
ANG	 DIA: 20"/508mm	 14.7"/373mm 18"/457mm 16.7"/424mm	 20.5"/520mm 22.2"/563mm 20.8"/528mm	 20.5"/521mm 22.2"/564mm 20.8"/528mm	 20.6"/523mm 22.4"/569mm 21"/533mm
BEL	 DIA: 24"/610mm	 15.8"/401mm 18"/457mm 16.7"/424mm	 21.4"/543mm 22.2"/563mm 20.8"/528mm	 21.4"/543mm 22.2"/564mm 20.8"/528mm	 21.5"/546mm 22.4"/569mm 21"/533mm
FLR	 DIA: 22"/559mm	 14.5"/368mm 18.1"/435mm 16.8"/427mm	 19.8"/503mm 22.3"/566mm 21"/533mm	 19.8"/503mm 22.3"/566mm 21"/533mm	 20"/508mm 22.5"/574mm 21.1"/536mm
STR	 DIA: 24"/610mm	 14"/355mm 18.1"/435mm 16.7"/424mm	 19.8"/503mm 22.3"/566mm 20.9"/531mm	 19.8"/503mm 22.3"/566mm 20.9"/531mm	 19.9"/505mm 22.5"/574mm 21.1"/536mm
SKB	 DIA: 24"/610mm	 19.7"/500mm 19.7"/500mm 19.7"/500mm	 23.9"/607mm 23.9"/607mm 23.9"/607mm	 23.9"/607mm 23.9"/607mm 23.9"/607mm	 24.1"/612mm 24.1"/612mm 24.1"/612mm

UCM-T5-32LED-5K-700

WATTAGE: 74.9

LUMEN OUTPUT: 6,721 EFFICACY: 90.0 Lm/W

B3 U0 G1

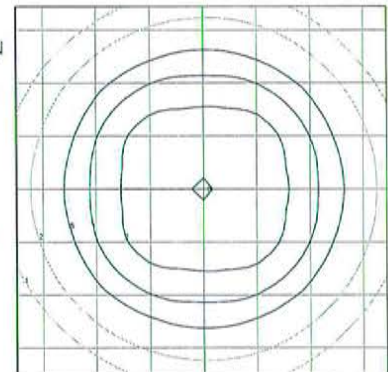
FORWARD LIGHT	LUMEN
FL 30°	3.0% 198.9
FM 60°	24.5% 1,649.5
FH 80°	22.0% 1,476.8
FVH 90°	1.0% 70

BACK LIGHT

BL 30°	2.9% 197.2
BM 60°	24.2% 1,629.5
BH 80°	21.4% 1,439.2
BVH 90°	1.0% 64

UPLIGHT

UL 100°	0%
UH 180°	0%



UPLIGHT 0%
DOWNLIGHT 100%

12' MOUNTING HEIGHT

UCM-T3-32LED-5K-700

WATTAGE: 74.9

LUMEN OUTPUT: 6619 EFFICACY: 88 Lm/W

B2 U0 G2

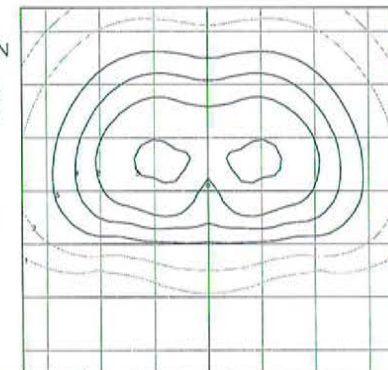
FORWARD LIGHT	LUMEN
FL 30°	3.6% 239.1
FM 60°	38.6% 2559.6
FH 80°	34.5% 2282.4
FVH 90°	1.2% 79.9

BACK LIGHT

BL 30°	2.3% 150.7
BM 60°	10.9% 720.3
BH 80°	8.3% 550.7
BVH 90°	0.6% 40.0

UPLIGHT

UL 100°	0%
UH 180°	0%



UPLIGHT 0%
DOWNLIGHT 100%

12' MOUNTING HEIGHT

IES files can be found at www.aal.net



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DB6 – Decorative Pole

TYPE

RESET

4" ROUND (RD) & FLUTED (FL) DECORATIVE BASE

1. BASE	2. POLE	3. OAH	4. COLOR	5. OPTIONS/ACCESSORIES
DB3	4R10-125	10 (3.1m)		



DB6

1. BASE	2. POLE	3. OAH	SHAFT	MAXIMUM ALLOWABLE EPA (MPH)										
				WT	85	90	100	110	120	130	140	150		
☐ DB6	4R10-125	10' (3.1m)	4" RD x .125"	50	19.4	17.1	13.5	10.8	8.9	7.4	6.3	5.5		
☐ DB6	4R12-125	12' (3.7m)	4" RD x .125"	54	15.3	13.4	10.5	8.3	6.7	5.6	4.7	4.0		
☐ DB6	4R14-125	14' (4.3m)	4" RD x .125"	57	12.3	10.7	8.2	6.3	5.0	4.1	3.4	2.9		
☐ DB6	4R16-125	16' (4.9m)	4" RD x .125"	61	10.0	8.6	6.4	4.8	3.6	2.9	2.4	2.0		
☐ DB6	4F10-188	10' (3.1m)	4" FL x .188"	56	22.1	19.5	15.4	12.4	10.2	8.5	7.1	6.1		
☐ DB6	4F12-188	12' (3.7m)	4" FL x .188"	62	17.6	15.4	12.1	9.6	7.7	6.4	5.3	4.4		
☐ DB6	4F14-188	14' (4.3m)	4" FL x .188"	67	14.3	12.5	9.6	7.5	5.9	4.8	3.9	3.2		
☐ DB6	4F16-188	16' (4.9m)	4" FL x .188"	72	11.7	10.1	7.6	5.8	4.4	3.5	2.7	2.2		
☐ DB6	4R10-226	10' (3.1m)	4" RD x .226"	60	23.8	21.0	16.7	13.5	11.1	9.3	8.0	6.9		
☐ DB6	4R12-226	12' (3.7m)	4" RD x .226"	66	19.2	16.9	13.3	10.6	8.6	7.2	6.1	5.3		
☐ DB6	4R14-226	14' (4.3m)	4" RD x .226"	73	15.9	13.9	10.8	8.4	6.8	5.6	4.7	4.0		
☐ DB6	4R16-226	16' (4.9m)	4" RD x .226"	79	12.4	12.3	9.4	7.3	5.7	4.7	4.0	3.3		

Note: Overall height is measured to top of pole.

4. COLOR

- | | |
|---|---|
| ☐ AWT (Arctic White) | ☐ CRT (Corten) |
| ☐ BLK (Black) | ☐ MAL (Matte Aluminum) |
| ☐ MTB (Matte Black) | ☐ MDG (Medium Grey) |
| ☐ DGN (Dark Green) | ☐ ATG (Antique Green) |
| ☐ DBZ (Dark Bronze) | ☐ LGY (Light Grey) |
| ☐ WRZ (Weathered Bronze) | ☐ RAL/PREMIUM |
| ☐ BRM (Metallic Bronze) | COLOR (Provide RAL) |
| ☐ VBL (Verde Blue) | ☐ CUSTOM COLOR |
| | (Provide color chip for matching) |

5. OPTIONS / ACCESSORIES

- ☐ FH (Flag holder. Specify location on pole)
- ☐ FS1 (Single weatherproof fuse holder. Fuse by others.)
- ☐ FS2 (Double weatherproof fuse holder. Fuse by others.)
- ☐ LR (Ladder rest. Slips over a 4" O.D. pole.)
- ☐ PCA-T (Rotatable photocell housing. The housing slips over a 4"/100mm O.D. pole. A fixture slips over the 4"/100mm O.D. tenon. Includes an internal twist lock receptacle, and an access cover with integral lens and stainless steel tether. Adds 5"/125mm to the overall height of the pole/fixture assembly. Prewired on the load side and line side for easy installation. Photocell by others.)
- ☐ PCR (Low profile twist lock photocell receptacle with cast pole cap top. Secures to the top of the pole with three stainless steel set screws. Photocell by others.)
- ☐ PLT (Plant Hanger. For 4" O.D. poles. (specify location on pole))
- ☐ RBC (Cast aluminum receptacle housing, integrally welded to the pole. Includes a NEC approved clear weatherproof cover. Does not include a receptacle or internal wiring.)

SPECIFICATIONS

Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic flaws. Base casting shall be heat treated to a T-6 condition, and of uniform wall thickness, with no warping or mold shifting.

WARNINGS

Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated on the wind map) or in an area where wind speed is unpredictable.

AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to extreme weather and exposure.

Poles installed on structures such as buildings and bridges may be subjected to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty.

The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage should be attached to an AAL pole unless approved by AAL.

If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising therefrom.

CAUTION

Poles should never be erected without the luminaire installed. Warranty is voided if the pole is erected without the luminaire. The warranty is voided if the pole is not grouted under the entire base after installation.

Anchor bolts shall be hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolts for poles are 3/4" x 24" x 3".



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JOB

TYPE

NOTES

| CLEAR

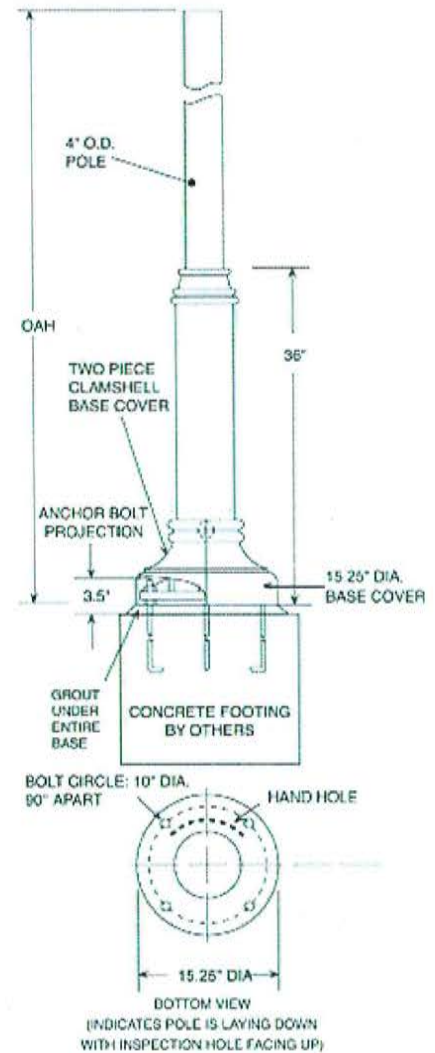
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DB6 – Decorative Pole

TYPE

4" ROUND (RD) & FLUTED (FL) DECORATIVE BASE

DIMENSIONS



SLA17/SLA17(5)/SLA17-2/SLA17(5)-2 – Contemporary Arms | TYPE

1. ARM

2. COLOR

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SLA17

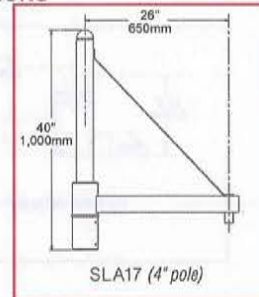
1. ARM

- ☐ SLA17 (Slips over 4" pole. Weight: 18 lbs. EPA: 1.50)
- ☐ SLA17(5) (Slips over 5" pole. Weight: 24 lbs. EPA: 2.20)
- ☐ SLA17-2 (Twin arms, slips over 4" pole. Weight: 24 lbs. EPA: 2.05)
- ☐ SLA17(5)-2 (Twin arms, slips over 5" pole. Weight: 33 lbs. EPA: 2.09)

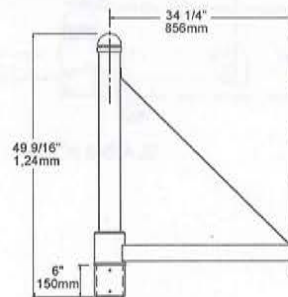
2. COLOR

- | | |
|---|---|
| ☐ AWT (Arctic White) | ☐ CRT (Corten) |
| ☐ BLK (Black) | ☐ MAL (Matte Aluminum) |
| ☐ MTB (Matte Black) | ☐ MDG (Medium Grey) |
| ☐ DGN (Dark Green) | ☐ ATG (Antique Green) |
| ☐ DBZ (Dark Bronze) | ☐ LGY (Light Grey) |
| ☐ WRZ (Weathered Bronze) | ☐ RAL/PREMIUM COLOR (Provide RAL) |
| ☐ BRM (Metallic Bronze) | ☐ CUSTOM COLOR (Provide color chip for matching) |
| ☐ VBL (Verde Blue) | |

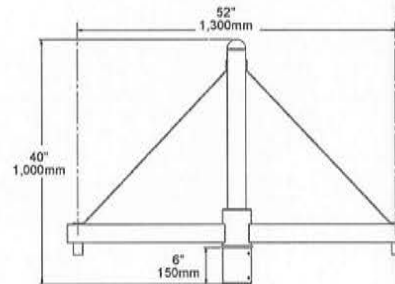
DIMENSIONS



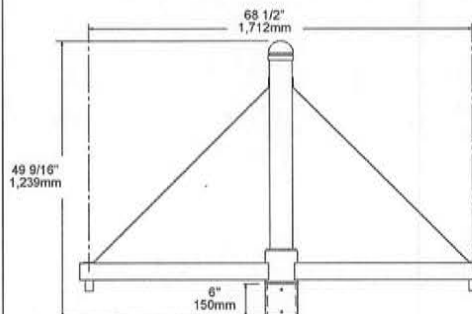
SLA17 (4" pole)



SLA17(5) (5" pole)



SLA17-2 (4" pole)



SLA17(5)-2 (5" pole)

SPECIFICATIONS

The arm shall be of one piece unitized aluminum construction, fully welded and assembled. The slip fitter shall be cast aluminum with an internal wireway and pole stop. The arm shall be pre-wired with a quick connector for easy installation.

The arm shall have a cast aluminum fitter welded to the top of the arm(s) for attaching the fixture. The fixture shall be mounted with three stainless steel bolts through the top of the arm fitter into the fixture. The attachment point shall have a silicone pad for sealing the fixture to arm connection.

The arm shall slip over a 4"/100mm or 5"/125mm diameter pole or tenon. The cast aluminum slip fitter shall have six stainless steel cup point screws for securing the arm to the pole or tenon.

JOB _____

TYPE _____

NOTES _____



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SLA20/SLA20-2 – Contemporary Arms

TYPE

1. ARM

2. COLOR



SLA20

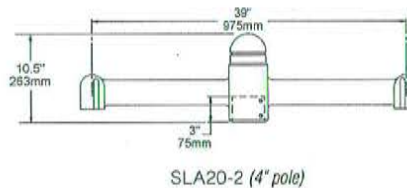
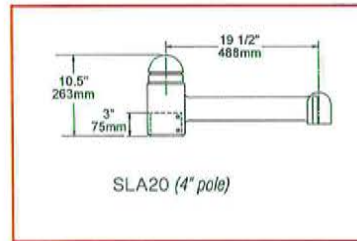
1. ARM

- ☒ SLA20 (Slips over 4" pole. Weight: 10 lbs. EPA: .70)
- ☐ SLA20-2 (Twin arms, slips over 4" pole. Weight: 18 lbs. EPA: 1.25)

2. COLOR

- | | |
|---|---|
| ☐ AWT (Arctic White) | ☐ CRT (Corten) |
| ☒ BLK (Black) | ☐ MAL (Matte Aluminum) |
| ☐ MTB (Matte Black) | ☐ MDG (Medium Grey) |
| ☐ DGN (Dark Green) | ☐ ATG (Antique Green) |
| ☐ DBZ (Dark Bronze) | ☐ LGY (Light Grey) |
| ☐ WRZ (Weathered Bronze) | ☐ RAL/PREMIUM |
| ☐ BRM (Metallic Bronze) | COLOR (Provide RAL) |
| ☐ VBL (Verde Blue) | ☐ CUSTOM COLOR |
| | (Provide color chip for matching) |

DIMENSIONS



SPECIFICATIONS

The arm shall be of one piece unitized aluminum construction, fully welded and assembled. The slip fitter shall be cast aluminum with an internal wireway and pole stop. The arm shall be pre-wired with a quick connector for easy installation.

The arm shall have a cast aluminum fitter welded to the top of the arm(s) for attaching the fixture. The fixture shall be mounted with three stainless steel bolts through the top of the arm fitter into the fixture. The attachment point shall have a silicone pad for sealing the fixture to arm connection.

The arm shall slip over a 4"/100mm diameter pole or tenon. The cast aluminum slip fitter shall have six stainless steel cup point set screws for securing the arm to the pole or tenon.

JOB

TYPE

NOTES



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MORANO



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MORANO

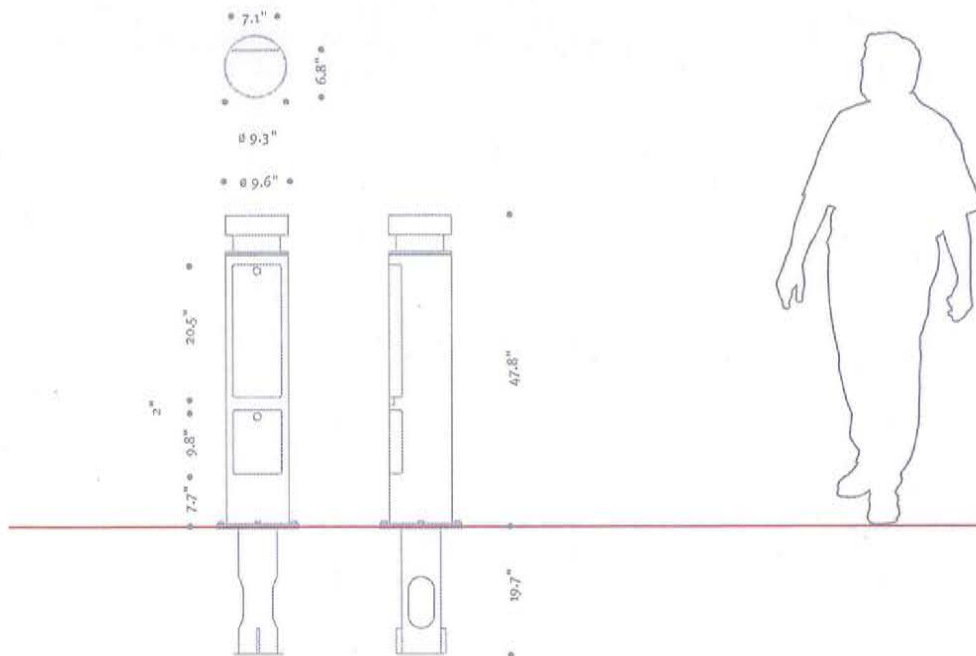


www.hessamerica.com/7510

MORANO . Utility Bollard

The MORANO utility bollard delivers an architectural alternative for locating electrical or water supply points in exterior landscapes. The simple top detail is machined from billet aluminum and fastened to the hot-dip galvanized shaft with concealed hardware to provide a one-piece appearance. Access doors are flush to the bollard shaft and secured with lock and key to ensure safety and prevent unauthorized entry. Power bollard features an integral chute for cables to allow closed door operation while in use. Electrical chassis is provided for installation of electrical components. Electrical design, components, and installation are by others per applicable codes. Water bollard is designed for open door operation. Plumbing and fittings are supplied by others. Bollard mounts to factory supplied galvanized steel soil Insert embedded in concrete foundation, by others. Companion barrier bollard completes the product family. Standard colors; matte silver grey metallic, dark grey, graphite grey, or black. Special colors available. All hardware is stainless steel.

Model	Height	Type
MOR1215-GS-PB	47.8"	Power Bollard – Closed Door Operation
MOR1215-OF-WB	47.8"	Water Bollard – Open Door Operation



MORANO 1215 GS PB

Specification

The MORANO utility bollard delivers an architectural alternative for locating electrical or water supply points in exterior landscapes. The simple top detail is machined from billet aluminum and fastened to the hot-dip galvanized shaft with concealed hardware to provide a one-piece appearance. Access doors are flush to the bollard shaft and secured with lock and key to ensure safety and prevent unauthorized entry. Power bollard features an integral chute for cables to allow closed door operation while in use. Electrical chassis is provided for installation of electrical components. Electrical design, components, and installation are by others per applicable codes. Water bollard is designed for open door operation. Plumbing and fittings are supplied by others. Bollard mounts to factory supplied galvanized steel soil insert embedded in concrete foundation, by others. Companion barrier bollard completes the product family. Standard colors; matte silver grey metallic, dark grey, graphite grey, or black. Special colors available. All hardware is stainless steel.

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MOR1215-GS-PB

Ordering Information

MOR1215

Specifications are subject to change without notification

HessAmerica > Products > Site Amenities > Utility Bollards > MORANO

http://www.hessamerica.com/Products/Site_Amenities/Utility_Bollards/MORANO_/

MORANO 1215 OF WB

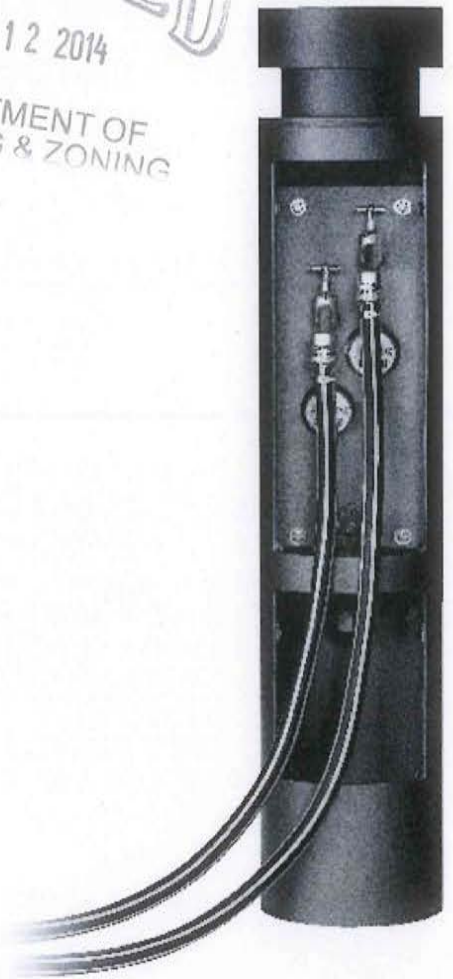
Specification

The MORANO utility bollard delivers an architectural alternative for locating electrical or water supply points in exterior landscapes. The simple top detail is machined from billet aluminum and fastened to the hot-dip galvanized shaft with concealed hardware to provide a one-piece appearance. Access doors are flush to the bollard shaft and secured with lock and key to ensure safety and prevent unauthorized entry. Power bollard features an integral chute for cables to allow closed door operation while in use. Electrical chassis is provided for installation of electrical components. Electrical design, components, and installation are by others per applicable codes. Water bollard is designed for open door operation. Plumbing and fittings are supplied by others. Bollard mounts to factory supplied galvanized steel soil insert embedded in concrete foundation, by others. Companion barrier bollard completes the product family. Standard colors; matte silver grey metallic, dark grey, graphite grey, or black. Special colors available. All hardware is stainless steel.

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Model

MOR1215-OF-WB

Ordering Information

MOR1215

Specifications are subject to change without notification

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http://www.hessamerica.com/Products/Site_Amenities/Utility_Bollards/MORANO_/

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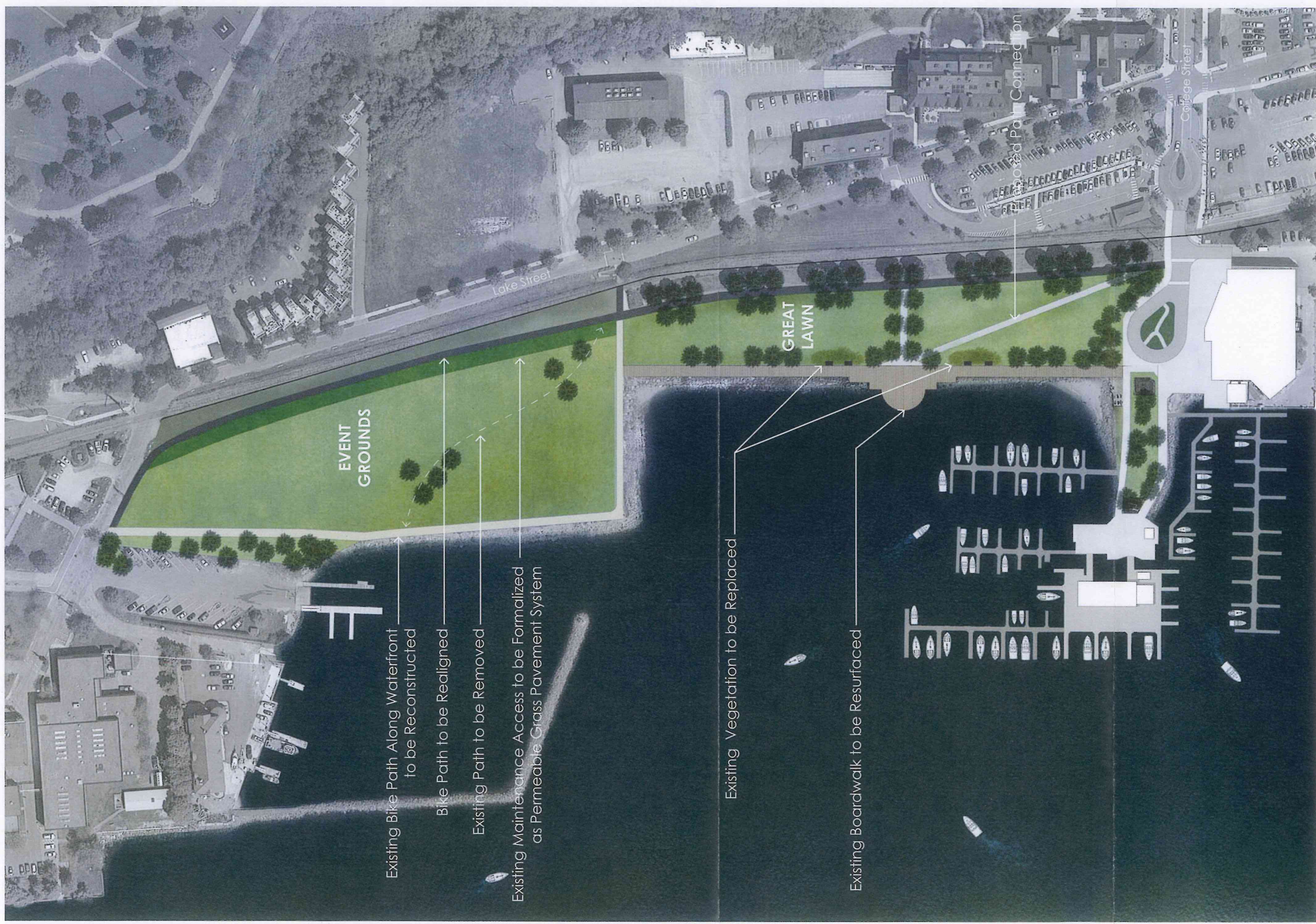
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PLANNING & ZONING

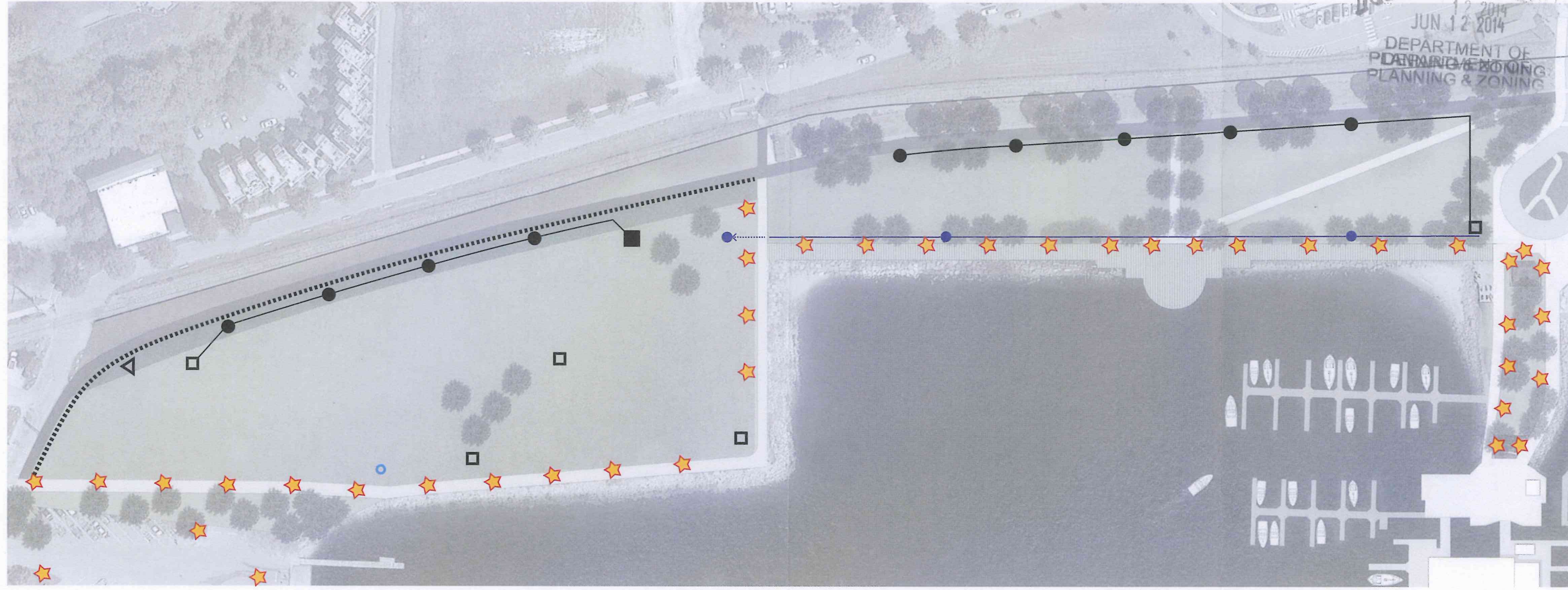
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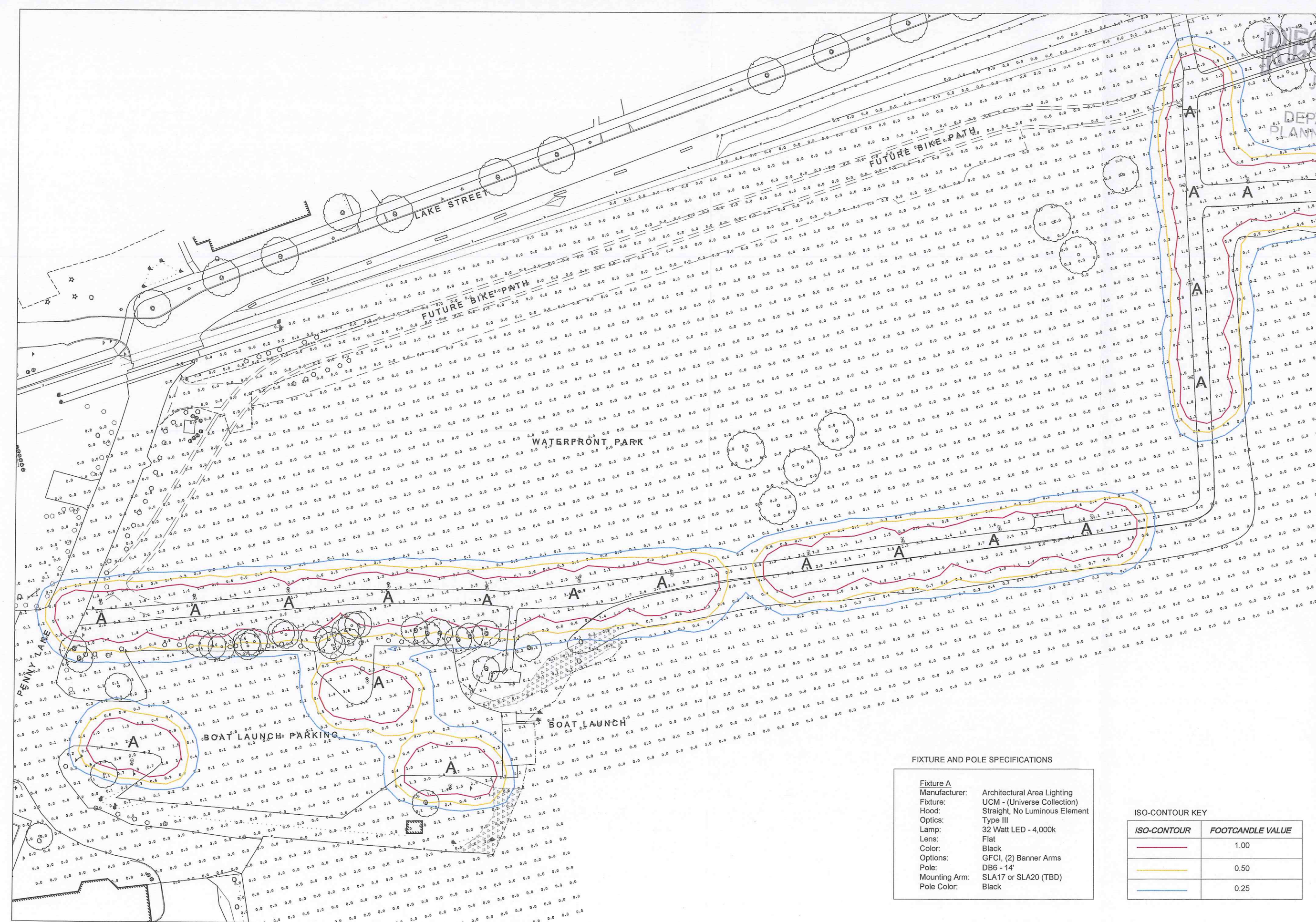
WATERFRONT PARK UPGRADES
Site Plan





- EXISTING WATER SPIGOT
- ▲ EXISTING TRANSFORMER TO REMAIN
- ◻ EXISTING POWER CABINET OR PANEL
- NEW POWER CABINET OR PANEL
- NEW POWER BOLLARD
- ★ UPGRADE EXISTING LIGHT
- ↗ NEW 2" WATER SERVICE
- ↘ EXISTING 2" WATER SERVICE
- NEW WATER BOLLARD
- TEMPORARY FENCING FOR EVENTS

1:100
0 10 50 100

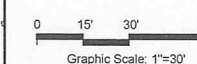


FIXTURE AND POLE SPECIFICATIONS

Fixture A	Architectural Area Lighting
Manufacturer:	UCM - (Universe Collection)
Fixture:	Straight, No Luminous Element
Hood:	Type III
Optics:	32 Watt LED - 4,000k
Lamp:	Flat
Lens:	Black
Color:	GFCI, (2) Banner Arms
Options:	DB6 - 14'
Pole:	SLA17 or SLA20 (TBD)
Mounting Arm:	Black
Pole Color:	

ISO-CONTOUR KEY

ISO-CONTOUR	FOOTCANDLE VALUE
—	1.00
—	0.50
—	0.25



North

Scale. 1-30

Date: 12/12/2013

Drawn By: mkw

Checked By: mkw

Revisions:		

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Rev.	Description	

Title

LIGHTING PLAN

100

[illegible]

L1.1

Project Number:

File.

FIXTURE AND POLE SPECIFICATIONS

<u>Fixture A</u>	
Manufacturer:	Architectural Area Lighting
Fixture:	UCM - (Universe Collection)
Hood:	Straight, No Luminous Element
Optics:	Type III
Lamp:	32 Watt LED - 4,000k
Lens:	Flat
Color:	Black
Options:	GFCI, (2) Banner Arms
Pole:	DB6 - 14'
Mounting Arm:	SLA17 or SLA20 (TBD)
Pole Color:	Black

ISO-CONTOUR KEY

<i>ISO-CONTOUR</i>	<i>FOOTCANDLE VALUE</i>
	1.00
	0.50
	0.25