

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

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Jim Drummond, (Alternate)
Vacant, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday June 19th, 2018, 5:00 PM

PUBLIC HEARING NOTICE

**The Burlington Development Review Board will hold a meeting on
Tuesday June 19th, 2018 at 5:00pm in Contois Auditorium, City Hall.**

- 1. 14-0671CA/MA; 194 Saint Paul St (FD5, Ward 6S) Champlain College Inc**
Request for Time Extension: Construction of mixed use building with ground-floor commercial space, 104 residential units and enclosed parking. Development to merge three existing lots.
- 2. 18-0950AP; 213 Prospect Parkway (RL, Ward 6S) Melissa Holley**
Appeal of NOV 345410; Exterior storage in excess of an aggregate of 24 sf. located in the back yard of property without Zoning Approval.
- 3. 18-1007AP; 110 Riverside Ave (NAC-R, Ward 1E) Sisters & Brothers Investment Group, LLP**
Appeal of zoning determination ZP13-0650CA/MA; Proposed 57-unit residential building with associated underground parking.
- 4. 18-0983CU; 27 Staniford Road (RL, Ward 4N) Peter Goldstone and Anne Guevel**
Change of use to a two room B&B.
- 5. 18-0899CA/MA; 66 North Ave (RL, Ward 3C) Sara Holbrook Community Center Inc.**
Combine three parcels and expand Sara Holbrook Community Center at 66 North Avenue, demolish a duplex and garage at 58 North Avenue, and demolish a duplex and a shed at 56 North Avenue.
- 6. 18-0771AP; 12 Weston St (RL, Ward 1E) Charles and Cynthia Burns**
For the purposes of closing the public hearing regarding the appeal of NOV 336638 pertaining to duplex use

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.

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).

Printed on 100% Recycled Paper

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/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday June 19th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AGENDA

I. Agenda

II. Communications

III. Minutes

IV. Consent

1. **14-0671CA/MA; 194 Saint Paul St (FD5, Ward 6S) Champlain College Inc.**

Request for Time Extension: Construction of mixed-use building with ground-floor commercial space, 104 residential units and enclosed parking. Development to merge three existing lots. (Project Manager: Scott Gustin)

2. **18-0983CU; 27 Staniford Road (RL, Ward 4N) Peter Goldstone and Anne Guevel**

Change of use to a two room B&B. (Project Manager: Mary O'Neil)

V. Public Hearing

1. **18-0771AP; 12 Weston St (RL, Ward 1E) Charles and Cynthia Burns**

For the purposes of closing the public hearing regarding the appeal of NOV 336638 pertaining to duplex use (Project Manager: Scott Gustin)

2. **18-0950AP; 213 Prospect Parkway (RL, Ward 6S) Melissa Holley**

Appeal of NOV 345410; Exterior storage in excess of an aggregate of 24 sf. located in the back yard of property without Zoning Approval. (Project Manager: Jeanne Francis)

3. **18-1007AP; 110 Riverside Ave (NAC-R, Ward 1E) Sisters & Brothers Investment Group, LLP**

Appeal of zoning determination ZP13-0650CA/MA; Proposed 57-unit residential building with associated underground parking. (Project Manager: Mary O'Neil)

4. **18-0899CA/MA; 56, 58 & 66 North Ave (RM, Ward 3C) Sara Holbrook Community Center**

Combine three parcels and expand Sara Holbrook Community Center at 66 North Avenue, demolish a duplex and garage at 58 North Avenue, and demolish a duplex and a shed at 56 North Avenue. (Project Manager: Ryan Morrison)

VI. Other Business

July 3rd, 2018 DRB Meeting has been rescheduled for July 5th, 2018

VII. Adjournment

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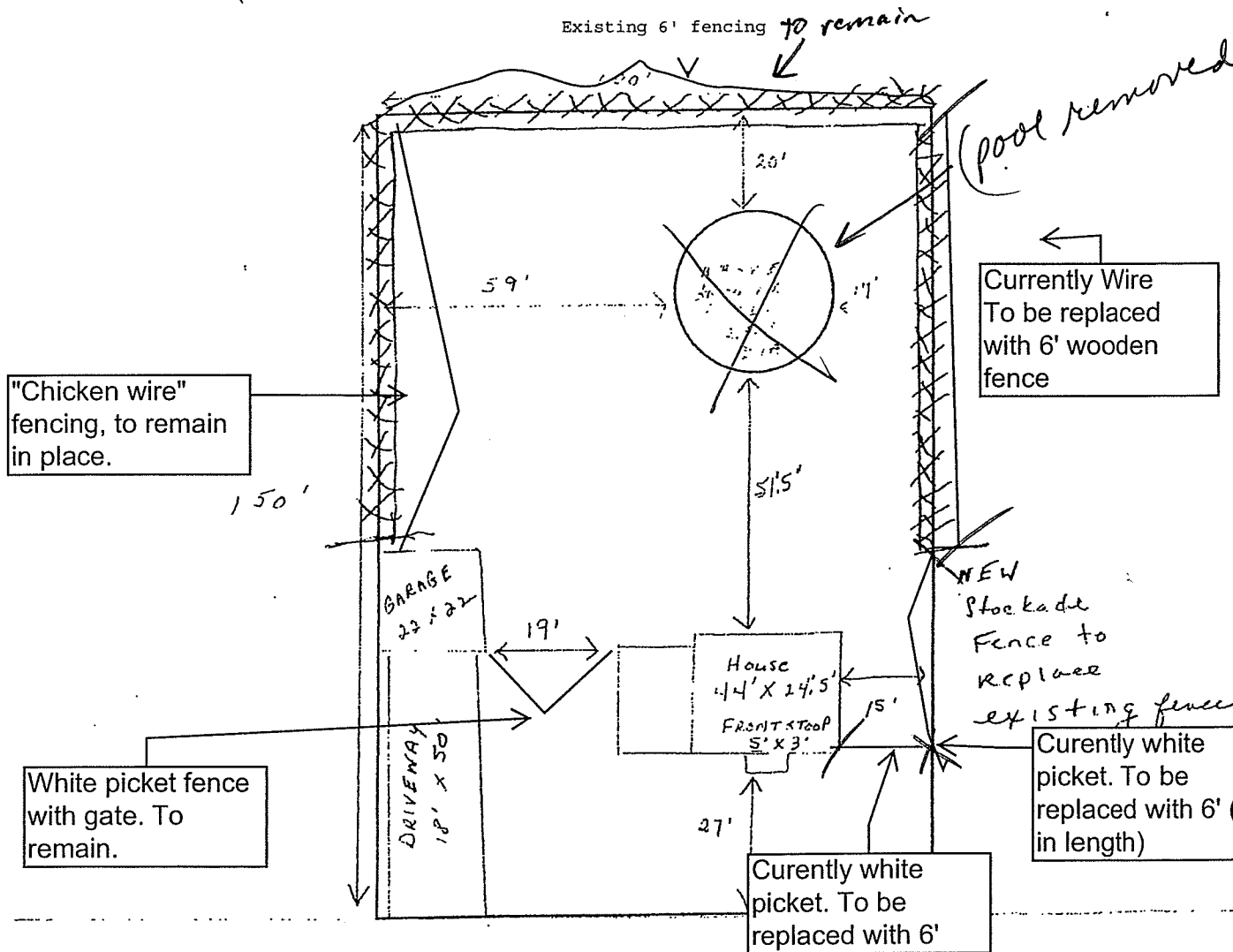
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RECEIVED

APR 11 2007

DEPARTMENT OF
PLANNING & ZONING

DEPT. OF
PLANNING & ZONING



-- NOTE --

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

FINAL APPROVAL

SIGNED

DATE 6/19/17

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

RM

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FINAL APPROVAL

SIGNED

DATE 4/18/07

PLANNING & ZONING DEPARTMENT
BURLINGTON, VERMONT

1-11-11-12

CLOSET 3

8

BATH

LARGE
BED ROOM
(to be used at times
for Air BnB)

CLOSET

WALK IN
CLOSET

12 FT

RECEIVED

MAY - 9 2018

DEPARTMENT OF
PLANNING & ZONING

HALLWAY

STAIRS

7 bedrooms
plan
stairs

CLOSET

8'

French door
OFFICE/Bedroom

Small

~~CLOSET~~

BED ROOM

To be used at times
for Air BnB

11'

11 FT

~~South~~
North

Department of Planning and Zoning

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Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Vacant, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: June 19, 2018
RE: ZP18-0983CU, 27 Staniford Road

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.

Project Number: ZP18-0983CU

Zone: RL **Ward:** 4N

Date application accepted: May 1, 2018 (incomplete); additional material May 9, 2018.

Applicant/ Owner: Anne Grevel & Peter Goldstone

Request: Change of use to a bed and breakfast, renting 2 rooms.



Background:

- ♦ **Zoning Permit 18-1086HO;** Home occupation to give on-line French instruction. May 2018.
- ♦ **Zoning Permit 17-1259FC,** replace fencing with new 6' high privacy fence. June 2017.

- ♦ **Non-Applicability of Zoning Permit Requirements 17-1264NA**; remove above ground pool. June 2017.
- ♦ **Zoning Permit 07-579FC**, install 6' stockade fence to replace existing fence. April 2007.
- ♦ **Zoning Permit 04-456**; Install above ground pool. April 2004.
- ♦ **Zoning Permit 04-327**; replace 5 x 3 open porch with 6 x 6 enclosed porch and a 6 x 6 open deck. January 2004.
- ♦ **Zoning Permit 98-138**; replace existing side porch with single story addition. September 1997.
- ♦ **Zoning Permit 98-138**; bedroom and bathroom addition. September 1997.

Overview: The owners seek to rent two rooms as short term rentals in the single family house. There is an existing home occupation (on-line French instruction), but no clients come to the residence.

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

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned.**

Article 3: Applications, Permits and Project Reviews

Part 5: Conditional Use

Section 3.5.6 (a) Conditional Use Review Standards

1. *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

This is a developed parcel with an existing single family home. The property is served by municipal utilities. Sufficient water and sewer service are available. A State of Vermont wastewater permit may be required. The short term rental of two existing bedrooms will have no measureable impact on utilities, facilities or services supporting the use. **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 property is located within an established residential neighborhood in the low density residential zoning (RL) district. The RL zoning district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history. The proposed bed and breakfast use limited to 2 bedrooms, and is associated with an owner-occupied single family home. The MDP does not specifically address bed and breakfasts, but insofar as it will be associated with a single

family dwelling in the RL zone, it can be found consistent with the intent of the district and municipal development plan.

While no direct reference is made in the MDP, the popularity of Burlington as a destination, and characterization of divergent housing accommodations infers accommodating short term rental guests:

- *Burlington has become a destination itself apart from the overall “Vermont Experience.” The City hosts several major event throughout the year that attract thousands of visitors from throughout the northeast.... Burlington can best encourage tourism by serving the needs of its residents first. A community that provides excellent facilities and services for its owner inhabitanta and has a well established sense of community, will continue to be an attraction to visitors. MDP, Economic Development Plan, Page VI-10.*
- *Burlington is home to a wide range of people. Family households and unrelated indiiduals sharing housing include both traditional and nontraditional families, with and without children...MDP, Housing Plan, Page IX-8.*

Affirmative finding as conditioned.

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

Activities and impacts are anticipated to be equal to other residential uses in the area. Guest arrival and departure times are recommended to be limited to avoid any neighborhood disruption. A 7:00 AM to 10:00 pm curfew for guest arrivals is suggested. **Affirmative finding if conditioned.**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

Staniford Road is an accepted city street, with the subject property approximately 200’ from North Avenue and connected to the network of city public streets and sidewalks. Public transit is available on the Avenue with the nearest stop at Heineberg Housing. No traffic analysis has been provided or is required for this application. The subject site is compliant for required parking for the proposed use. **Affirmative finding.**

5. *The utilization of renewable energy resources;*

Nothing within the application prevents the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding.**
and,

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

Compliance with state regulations regarding short-term rentals, including but not limited to payment of required rooms and meals taxes is required. Additionally, per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned.**

Section 3.5.6 (c) Conditions of Approval:

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

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

Not applicable. No changes to the site are proposed or newly introduced headlamp glare requiring mitigation.

- 2. Time limits for construction.*

Not applicable. There is no construction proposed.

- 3. Hours of operation and/or construction to reduce the impact on surrounding properties.*

It is recommended that guests' arrivals and departures be limited to 7:00 am – 10:00 pm to minimize noise, traffic, and neighborhood nuisances. **Affirmative finding as conditioned.**

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

There are no enlargements or alterations proposed. However, should the applicant wish to add an additional B&B room(s), the change will require review and permitting under regulations in effect at that time. **Affirmative finding as conditioned.**

and

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

None identified.

Article 8: Parking

Per Table 8.1.8-1, **Minimum Off Street Parking Requirements**, a single family home in the Neighborhood Parking District requires 2 parking spaces and a bed and breakfast requires 1 for each room let. Total requirement is 4 parking spaces, which may be met within the existing two car garage and driveway. The previously approved home occupation had no additional parking requirement as no clients come to the residence. **Affirmative finding.**

Appendix A: Use Table

Bed and Breakfast is a Conditional Use in the RL zoning district, and has two footnotes:

4. No more than three rooms to be let in the RL district, and

6. Must be owner-occupied.

Affirmative finding as conditioned.

II. Conditions of Approval

1. A State of Vermont wastewater permit may be required.
2. The bed and breakfast use is limited to 2 bedrooms and is contingent on continued owner occupancy of the residence.
3. **Prior to issuance of a final certificate of occupancy**, all outstanding zoning permits for the subject property shall be closed out.
4. Guests' arrivals and departures are limited to 7:00 am – 10:00 pm to minimize any neighborhood impact.
5. Standard Conditions 1-15.

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Vacant, Zoning Clerk



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: June 19, 2018

RE: ZP18-1007AP, Appeal of Zoning Determination re: permit expiration for ZP13-0680CA/MA, 110 Riverside Avenue.

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

Project Number: ZP18-1007AP (ZP13-0680CA/MA)

Address: 110 Riverside Avenue

Zone: NAC-R **Ward:** 1

Date application accepted: Original application: December 20, 2012

Letter issued re: Expiration of zoning permit: April 11, 2018

Applicant/ Owner: Sisters and Brothers Investment Group LLP / Joseph Handy, represented by David H. Greenberg.

Request: Appeal of administrative determination that ZP13-0650CA/MA is expired. The original permit was issued in July, 2013.

General background for 110 Riverside Avenue:

(See below for specific timeline of ZP13-0650CA/MA)

- **ZP 13-0129; Sketch Plan** review of project. Reviewed by DRB September 18, 2012.
- **Zoning Permit 05-065SN;** 4' x 6' parallel sign for M & H Auto. Approved August 2004.
- **Zoning Permit 04-314;** Increase number of display cars from 25 to 45 and decrease 10 spaces for repair business to 6 spaces. Approved January 2004.
- **Zoning Permit 01-318 / COA 097-029;** Installation of a new non illuminated parallel sign over the entry of the existing used car sales establishment within the existing commercial complex. No change in use. Approved February 2001.
- **Zoning Permit 99-362;** Change of use from vacant commercial to auto and light truck repairs. No exterior changes proposed to the structure. Site currently contains a used auto dealer. Approved March 1999.
- **Zoning Permit 99-419 / COA 097-029B;** Installation of a non illuminated freestanding sign for the existing auto and light truck repair facility. Approved April 1999.

- **Zoning Permit 99-570 / COA 097-029C**; Installation of two signs for the existing auto repair facility. Approved June 1999.
- **Zoning Permit 98-311 / COA 097-029**; replacement of existing sign faces at existing auto sales building. Approved January 1998.
- **Zoning Permit 98-310 / COA 097-029B**; Change of use from retail (see COA 97-029) to used car sales. Maximum outdoor storage of 25 cars. Approved January 1998.
- **Zoning Permit 97-460 / COA 097-029A**; Partial demolition of the existing structure and parking area to facilitate improvements included in COA 97-029. Approved May 1997.
- **Zoning Permit 97-274 / 097-029**; Renovation to the existing commercial complex, addition to create multiple retail storefronts. 1987 net new square feet. Approved January 1997.
- **Zoning Permit 88-031**; one internally illuminated aluminum sign. Approved August 1988.
- **Zoning Permit COA 87-199**; Convert building to auto body shop; minor exterior work. Approved January 1988.
- **Zoning Permit 87-746 / COA 87-199A**; install one sign. Approved April 1988.
- **Zoning Permit 85-491**; construct a chain fence 4' to run along the west boundary of the property. Approved October 1985.
- **Zoning Permit 84-446 / COA 84-118**; Remove front wall of plate glass and replace with 2 x 6 frame, insulate and finish exterior with vinyl siding. Install thermopane picture window. Approved September 1984.
- **Zoning Permit 84-328 / COA 84-088**; construct 30 x 30' one story building to be used as a repair shop to replace a building of the same size and use that was destroyed by fire 4 months previous. Approved July 1984.
- **Zoning Permit 82-546**; parallel sign for "First Quality Carpets." Approved December 1982.
- **Zoning Permit 82-525**; To establish a floor covering and home decoration store. Prior use was a furniture store. Approved December 1982.
- **Zoning Permit 82-344 / COA 82-75**; Change pitch of roof. July 1982.
- **Zoning Permit 82-337 / COA 82-73**; establish use as a building supply and material retail outlet – dealing in hot tubs and plumbing fixtures for residential installation. 1000 sq ft devoted to retail use. Approved July 1982.
- **Zoning Permit 81-292**; Change of use from automobile retail business into a furniture retail business. No structural alterations. Approved December 1980.
- **Zoning Permit 78-162**; Used car sales, service and repair. Build partitions and 3 phase electric power in order to create car painting stalls in existing large garage. No additional coverage. Paint shop presently exists in the small garage at 110 Riverside. Issued October 1978.
- **Zoning Permit 75-891?** ; Erect a pylon sign flat against the building. May 1975.

- **Zoning Permit**, erect a 30' x 60' addition on the north side of the existing garage and remodel the front of the showroom. Issued August 1971.

Permit review for ZP13-0650CA/MA, Proposed 57-unit residential building with associated underground parking.

Technical Review	August 9, 2012
NPA meeting	September 12, 2012
Sketch Plan by Development Review Board	September 18, 2012
Formal application	December 20, 2012
Review by Conservation Board	January 7, 2013
Review by Design Advisory Board	January 8, 2013
Review by Development Review Board	February 20, 2013
	March 19, 2013
	April 2, 2013
EPSC and Stormwater approval	March 12, 2013
Decision by Development Review Board	April 23, 2013 Approved with conditions
Request to re-open hearing (reconsideration of Conditions #2 and 9.)	June 18, 2013 Public hearing
	July 2, 2013 Approved with conditions (33 conditions, 20 Prior to release)
Time Extension (DRB) One-year	One Year time extension approved June 3, 2014
Act 250 application	June 29, 2015
Act 250 Decision	July 21, 2016
2nd Time Extension (DRB) One-year	Approved July 25, 2016
Pre-release conditions met	July 25, 2017
Permit picked up	July 28, 2017

Overview: The owner of 110 Riverside Avenue has held a valid zoning permit for development at 110 Riverside Avenue since July 2, 2013. The DRB issued two one-year extensions, and additional time was afforded by the delay in application for the Act 250 permit, which was issued July 21, 2016. Standards of the Comprehensive Development Ordinance require that project development begin within the first year, and the project is completed within two unless a differing timeline is approved by the Development Review Board. The applicant did not commence the project within one year of permit approval (as extended), and therefore has foreclosed the opportunity to exercise the work afforded in the permit.

Recommended motion: Denial of appeal, and uphold Administrative Officer's determination that Zoning Permit ZP13-0650CA/MA has expired.

I. Findings

Article 3: Applications, Permits and Project Reviews

Section 3.2.9 Zoning Permits

(d) Time Limit on Permits

Notwithstanding (e) and (f) below, a zoning permit shall become invalid unless the work or action authorized commences within on (1) year after the date of final decision. All work or action authorized there under shall be completed, and a Final Zoning Certificate of Occupancy received, within two (2) years of the date of decision unless a written extension of time not to exceed one (1) year is granted in advance by the administrative officer. Extensions of time for a zoning permit issued in connection with a conditional use or variance shall require approval by the DRB after a public hearing.

Zoning approvals were issued April 23, 2013 and July 2, 2013 (re-opened public hearing). A DRB one-year extension was given June 3, 2014, and a second one issued July 25, 2016. One year from that final date of approval is July 25, 2017. Although the applicant met his prior-to-release conditions on that day, the permit was not picked up, building permits were not sought or issued, and the project had not commenced by that date. **Adverse finding** for project commencement within one year of approval.

(f) Exceptions to Permit Time Limits

Except for projects subject to additional state or federal permitting jurisdiction, or which have been appealed to Vermont Environmental Court pursuant to the requirements of Article 12, there shall be no exceptions to the time limits specified in Section 3.2.9 (d) and (e) unless longer or shorter time limits are specifically imposed as permit conditions of approval by the DRB at the time of approval.

The applicant did not request phasing in any of this application materials to the DRB. The project approval was issued with the standard one-year commencement; two year permit life identified in (d), above. Under the second time extension, the DRB specifically articulated that there would be no further time extensions, and directed the applicant to begin and complete the project as approved.

For projects subject to additional state or federal permitting jurisdiction, the date of decision shall be deemed to be the latest date of the decision of the state or federal permitting authority. For projects under appeal pursuant to the requirements of Article 12, the date of decision shall be deemed to be the date of the decision adjudicating such appeal.

Zoning Permit 13-0650CA/MA was subject to state permitting under Act 250. That application submission for Act 250 was not submitted by the applicant until June 29, 2015, almost two years after the issuance of the original municipal zoning permit. The DRB, in review for a requested time extension, observed this delay and counseled the applicant to avoid any further efforts to extend time allowances.

The Act 250 decision (which would toll the approval date, per this standard) was issued July 21, 2016, just four days prior to the DRB final extension of July 25, 2016. As the most recent decision becomes the date of approval, the project had to commence within one year of July 25, 2016 and be completed within two years (July 25, 2018.) The development had not commenced by demonstration of picking up the zoning permit, seeking necessary trades permits, or evidence of construction site work by July 25, 2017.

The zoning permit was picked up July 28, 2017; after the one-year requirement. Not having commenced construction, it is unlikely that the entire development could have been completed by July of this year, a further requirement of this standard. **Adverse finding.**

FY2018 Fee Schedule

Counsel for the applicant requests return of fees paid to the Planning and Zoning Office July 25, 2017. The FY2018 Fee Schedule is annotated in Bold Print:

ALL FEES ARE NON-REFUNDABLE

On the bottom of the page.

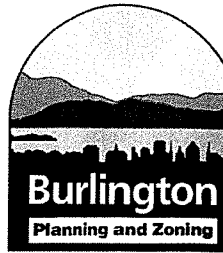
Adverse finding for request to return fees.

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Anita Wade, Zoning Clerk



April 11, 2018

Mr. Joseph Handy
Sisters and Brothers
75 South Winooski Avenue
Burlington VT 05401

Dear Joe,

On December 20, 2012 Sisters and Brothers group applied for a zoning permit to demolish a 1935 auto repair structure and construct a four story 57-unit apartment building with underground parking on a 1.22 acre site at 110 Riverside Avenue, seeking a height bonus for Senior Housing. This was a combined COA Level II permit application and Major Impact review.

Here is a timeline of the project's review:

Technical Review	August 9, 2012
NPA meeting	September 12, 2012
Sketch Plan by Development Review Board	September 18, 2012
Formal application	December 20, 2012
Review by Conservation Board	January 7, 2013
Review by Design Advisory Board	January 8, 2013
Review by Development Review Board	February 20, 2013 March 19, 2013 April 2, 2013
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Pre-release conditions met	July 25, 2017
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The Comprehensive Development Ordinance states:

(Section 3.2.9, (d) Time Limit on zoning Permits)

Notwithstanding € and (f) below, a zoning permit shall become invalid unless the work or action authorized commences within one (1) year after the date of final decision.

All work or action authorized there under shall be completed, and a Final Zoning Certificate of Occupancy received, within two (2) years of the date of decision unless a written extension of time not to exceed one (1) year is granted in advance by the administrative officer.

Standard Permit Condition #2, Time Limits:

This zoning permit shall become invalid unless work or action authorized by the permit is commenced by July 2, 2014 [time extension modified to July 25, 2017]. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by July 2, 2015 [modified by time extensions] or subject to enforcement actions.

I met with Frank Naef repeatedly in June and July of 2017, and was explicit in those meetings that the permit life was about to expire. This is reflected in the flurry of Pre-release conditions being met the last week of July, 2017. In a string of email communications, Frank Naef and Steve Guild acknowledge their understanding that construction must commence by July 25, 2017 (email July 6, 2017, Steve Guild to Mary O'Neil; email June 12, 2017 Mary O'Neil to Steve Guild and Frank Naef.)

The final decision, issued by the Development Review Board was July 25, 2016 making the expiration of the 1-yr construction commencement period July 25, 2017. The zoning permit was not signed by you or your representative and picked up until July 28, 2017.

As the project was not commenced as evidenced by retrieval of the zoning permit, securement of building permits, and initiation of construction site work, the permit became invalid one year from the date of issuance, or July 25, 2017.

Pursuant to Article 12, Part 2 of the CDO this decision may be appealed within 15-days...

Please see attached email correspondence confirming that the applicant and his design team were informed of the permit timeline and imminent closure of permit life.

Respectfully,

Mary O'Neil, AICP
Principal Planner

Enclosures

Burlington Development Review Board
149 Church Street
Burlington, VT 05401
www.burlingtonvt.gov/PZ
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Austin Hart, Chair
Geoff Hand
Alexander J. LaRosa
Brad Rabinowitz
Israel Smith
Wayne Senville
Alexandra Zipparo,
Jim Drummond, (alternate)
Vacant (alternate)



Burlington Development Review Board
Findings of Fact
Deliberative Hearing Monday, July 25, 2016

Board Members Present: Austin Hart, Geoff Hand, Brad Rabinowitz, Alexander LaRosa, Israel Smith, Ali Zipparo, Wayne Senville.

Absent: Jim Drummond (alternate)

Staff members present: Scott Gustin, Mary O'Neil, Kimberlee Sturtevant.

File: ZP13-0650CA/MA

Location: 110 Riverside Avenue

Zone: Neighborhood Activity Center, Riverside Corridor (NAC-R) **Ward:** 1

Date application accepted: May 26, 2016

Applicant/ Owner: Sisters and Brothers Investment Group / Joe Handy

Request: 2nd request for a one-year time extension for ZP13-0650CA/MA: Demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Approved with amended conditions, July 2, 2013.



Evidence Presented:

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

I. Findings

Background:

- Application filed for Act 250 June 30, 2015. Per **Section 3.2.9 (f), Exception to Permit Time Limits:** *Except for projects subject to additional state or federal permitting jurisdiction, or which have been appealed to Vermont Environmental Court pursuant to the requirements of Article 12, there shall be no exceptions to the time limits specified in Section 3.2.9 (d) and (e) unless longer or shorter time limits are specifically imposed as permit conditions of approval by the DRB at the time of approval.*

For projects subject to additional state or federal permitting jurisdiction, the date of decision shall be deemed to be the latest date of decision of the state or federal permitting authority.

The application for Act 250 review tolled the approval date.

- **ZP13-0650CA.MA**; One Year Time Extension approved by DRB June 3, 2014.
- **ZP13-0650CA.MA**; Demolish existing c. 1935 former auto repair structure; construct new 4 story 57 unit apartment building with underground parking on 1.22 acre site. Height bonus exercised by providing Senior Housing. Approved with amended conditions, July 2, 2013.
- **.ZP 13-0129; Sketch Plan** review of project. Reviewed by DRB September 18, 2012.
- **Zoning Permit 05-065SN**; 4' x 6' parallel sign for M & H Auto. Approved August 2004.
- **Zoning Permit 04-314**; Increase number of display cars from 25 to 45 and decrease 10 spaces for repair business to 6 spaces. Approved January 2004.
- **Zoning Permit 01-318 / COA 097-029**; Installation of a new nonilluminatd parallel sign over the entry of the existing used car sales establishment within the existing commercial complex. No change in use. Approved February 2001.
- **Zoning Permit 99-362**; Change of use from vacant commercial to auto and light truck repairs. No exterior changes proposed to the structure. Site currently contains a used auto dealer. Approved March 1999.
- **Zoning Permit 99-419 / COA 097-029B**; Installation of a nonilluminated freestanding sign for the existing auto and light truck repair facility. Approved April 1999.
- **Zoning Permit 99-570 / COA 097-029C**; Installation of two signs for the existing auto repair facility. Approved June 1999.
- **Zoning Permit 98-311 / COA 097-029**; replacement of existing sign faces at existing auto sales building. Approved January 1998.
- **Zoning Permit 98-310 / COA 097-029B**; Change of use from retail (see COA 97-029) to used car sales. Maximum outdoor storage of 25 cars. Approved January 1998.
- **Zoning Permit 97-460 / COA 097-029A**; Partial demolition of the existing structure and parking area to facilitate improvements included in COA 97-029. Approved May 1997.
- **Zoning Permit 97-274 / 097-029**; Renovation to the existing commercial complex, addition to create multiple retail storefronts. 1987 net new square feet. Approved January 1997.
- **Zoning Permit 88-031**; one internally illuminated aluminum sign. Approved August 1988.
- **Zoning Permit COA 87-199**; Convert building to auto body shop; minor exterior work. Approved January 1988.
- **Zoning Permit 87-746 / COA 87-199A**; install one sign. Approved April 1988.
- **Zoning Permit 85-491**; construct a chain fence 4' to run along the west boundary of the property. Approved October 1985.

- **Zoning Permit 84-446 / COA 84-118**; Remove front wall of plate glass and replace with 2 x 6 frame, insulate and finish exterior with vinyl siding. Install thermopane picture window. Approved September 1984.
- **Zoning Permit 84-328 / COA 84-088**; construct 30 x 30' one story building to be used as a repair shop to replace a building of the same size and use that was destroyed by fire 4 months previous. Approved July 1984.
- **Zoning Permit 82-546**; parallel sign for "First Quality Carpets." Approved December 1982.
- **Zoning Permit 82-525**; To establish a floor covering and home decoration store. Prior use was a furniture store. Approved December 1982.
- **Zoning Permit 82-344 / COA 82-75**; Change pitch of roof. July 1982.
- **Zoning Permit 82-337 / COA 82-73**; establish use as a building supply and material retail outlet – dealing in hot tubs and plumbing fixtures for residential installation. 1000 sq ft devoted to retail use. Approved July 1982.
- **Zoning Permit 81-292**; Change of use from automobile retail business into a furniture retail business. No structural alterations. Approved December 1980.
- **Zoning Permit 78-162**; Used car sales, service and repair. Build partitions and 3 phase electric power in order to create car painting stalls in existing large garage. No additional coverage. Paint shop presently exists in the small garage at 110 Riverside. Issued October 1978.
- **Zoning Permit 75-891?** ; Erect a pylon sign flat against the building. May 1975.
- **Zoning Permit**, erect a 30' x 60' addition on the north side of the existing garage and remodel the front of the showroom. Issued August 1971.

Overview: The applicant received approval in 2013 from the DRB to raze all buildings on this corner site and develop a multi-story residential building (original request at Sketch Plan Review was for 64-66 units; now set at 57) with 61 parking spaces, 49 of those provided under the building and 12 more on a small surface lot. 25% of the units (14) are intended to be low to moderate income Senior Housing to qualify for the additional height bonus. The applicant asserted in 2014 that with time requirements waiting for State permits (Waste Water, Act 250), the project was not likely to meet the commencement/completion dates provided for within the approval. They applied for and received a one-year time extension from the DRB in 2014. In 2015, the applicant demonstrated that they were still under state jurisdictional review (Act 250) and, therefore, their approval date could be tolled to the date of that decision. Documentation provided, however, demonstrated that they did not apply for their project until late June 2015, nearly two years after receiving initial project approval from the DRB. This application again requests another one-year time extension to begin the project.

II. Minutes

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

III. Motion by Austin Hart:

I move that the Board approve the request for a 2nd time extension, and adopt the findings above and the conditions below.

IV. Conditions of Approval

1. The applicant shall demonstrate persistence and timeliness in identifying and securing all required state and federal permits for construction of this project. The project must commence upon securement of said permits, and to the approved plans of July 2, 2013.
2. All conditions of ZP13-0650CA/MA not herein altered shall remain in effect.
3. No other time extensions shall be considered by the DRB.
4. Standard Permit Conditions 1-15.

Second: Wayne Senville

Vote: 6-0

Vote: motion carried

Please note that an interested person may appeal a decision of the Development Review Board to the Vermont Superior Court, Environmental Division. (Comprehensive Development Ordinance Article 12, Section 12.2.3 Appeals of Development Review Board Decisions: An interested person may appeal a decision of the Development Review Board to the Vermont Environmental Court within 30 days of the date of the written decision as follows:

(a) Notice of Appeal: The appeal shall be taken in such a manner as the Supreme Court or the environmental court may by rule provide for appeals from state agencies governed by Sections 801 through 816 of Title 3, Vermont Statutes Annotated. Notice of the appeal shall be sent by mail to every interested person appearing and having been heard at the hearing before the DRB, and, if any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.)



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

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APR 25 2018

DEPARTMENT OF
PLANNING & ZONING

Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 110 Riverside Ave

Subject Property Owner: Sisters and Brothers Investment Group

Appellant: SAME

Agent/Representative: David H. Greenberg

Mailing Address: Po Box 201

City, St, Zip: Burlington VT 05402-0201

Day Phone: 802-862-8165 Email: David@dgreenberg.com

Appellant Signature: SEE ATTACHED

Date: SEE ATTACHED

In order for your request to be considered complete, **ALL** of the following information **must** provided, as applicable:

- ☐ The Appeal fee of \$250;
- ☐ Description of the decision under appeal;
- ☐ Description of the property subject to the appeal;
- ☐ Reference to the regulatory provisions applicable to the appeal;
- ☐ Relief requested by the appellant;
- ☐ Alleged grounds why such requested relief is believed proper under the circumstances.

Office Use Only:

Check No. 21458

Amount Paid 250

Zoning Permit # 18-1007AP

18-1007AP

DAVID H. GREENBERG
ATTORNEY AT LAW
P.O. BOX 201
BURLINGTON, VERMONT 05402-0201

TELEPHONE (802) 862-8165
FAX (802) 862-5537
DAVID@DGREENBERG.COM

THE DANIEL KERN HOUSE
70 SOUTH WINOOSKI AVENUE
BURLINGTON, VERMONT 05401

April 25, 2018

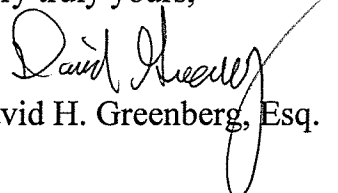
HAND DELIVERED
City of Burlington
Department of Planning and Zoning
149 Church Street
Burlington, VT 05401

Re: Sisters and Brothers Investment Group, LLP
110 Riverside Avenue, Burlington VT

Dear Sir or Madam,

In reference to the above mentioned property, please find enclosed Notice of Appeal on behalf of Sisters and Brothers Investment Group, LLP.

Very truly yours,


David H. Greenberg, Esq.

DHG/bsb

Enclosure

RECEIVED
APR 25 2018

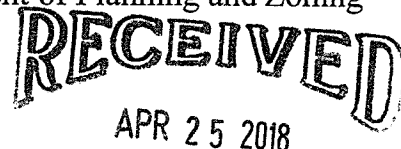
DEPARTMENT OF
PLANNING & ZONING

CITY OF BURLINGTON
DEPARTMENT OF PLANNING AND ZONING

NOTICE OF APPEAL

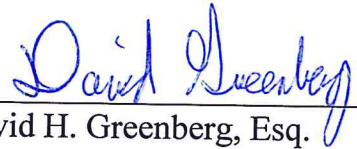
Sisters and Brothers Investment Group, LLP, Appellant, appeals the April 11, 2018 (amended April 16, 2018) decision of the Department of Planning and Zoning terminating Appellant's Zoning Permit to demolish a 1935 auto repair structure and to construct a four story 57 unit apartment building with underground parking on a 1.22 acre site. In support of its appeal Appellant states as follows:

1. Appellant's legal name is Sisters and Brothers Investment Group, LLP with address of 75 South Winooski Avenue, Burlington, Vermont 05401.
2. The property which is the subject of the appeal is 1.22 acres site at 110 Riverside Avenue, Burlington, VT 05401.
3. The appeal concerns Section 3.2.9(d) of the Comprehensive Development Ordinance which requires construction commence within one year of the date the permit and requires completion within two years from the permit date unless another one year is granted.
4. Appellant is requesting the following relief:
 - a. Extension of the zoning permit construction commencement date of July 25, 2017 and extension of the two year subsequent period to complete the project and to receive a final zoning certificate.
 - b. Extension of the date by which Appellant was required to pick up its zoning permit.
 - c. In the event the foregoing relief is denied, return to Appellant of the Zoning fees paid by it in the amount of \$23,826.00.
5. The above requested relief is proper given that Appellant paid for its permit on July 24, 2017 and attempted to pick up its permit on that date, but was advised by an agent of the Department of Planning and Zoning, who accepted Appellant's payment for its permit, that the Principal Planner was unavailable to provide Appellant's zoning and building permits until July 28, 2017. In the event the Department of Planning and Zoning



was able to provide the zoning permit on July 24, 2017 when Appellant asked and paid for it, Appellant could have immediately started preliminary work on the demolition of the building and removal of personal property from the property. By letter dated July 28, 2016 to Appellant the Department of Planning and Zoning notified Appellant that it had until July 21, 2018 to complete its project.

Dated at Burlington, Vermont this 24th day of April, 2018.



David H. Greenberg, Esq.

P.O. Box 201

Burlington, VT 05402-0201

(P) (802) 862-8165

Email: david@dgreenberg.com

Attorney for Appellant

Sisters and Brothers

Investment Group, LLP

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APR 25 2018

DEPARTMENT OF
PLANNING & ZONING



City of Burlington, VT
Department of Planning and Zoning
FY2018 Fee Schedule

Development Applications and Permits	Fee
<u>Awning Permit:</u>	
A. Awning <u>with</u> a Sign: (per awning with signage)	1. \$10 filing fee; and , 2. \$80 per awning (less 50% if part of an approved Master Sign Plan)
B. Awning <u>without</u> Sign: (Treated as a Basic or COA Level I)	\$80
<u>Fence Permit:</u>	\$50
<u>Sign Permit:</u> (<i>per sign</i>) (<i>Awnings with signage subject to fee listed above</i>)	1. \$10 filing fee; and , 2. \$80 per sign. (less 50% if part of an approved Master Sign Plan)
<u>Sketch Plan Review:</u>	
A. Initial Review (<i>per Board</i>)	\$300 per request
B. Subsequent Review (<i>per Board</i>)	\$250 per request
<u>Basic Zoning Permit:</u>	\$80
<u>Certificate of Appropriateness (COA) Level I:</u> (<i>Estimated Construction Cost (ECC) of \$24,000 or less^{F, H}</i>)	\$80
<u>Certificate of Appropriateness (COA) Level II:</u> (<i>Estimated Construction Cost (ECC) greater than \$24,000^{F, H}</i>)	
A. <u>Application Fee</u>	1. \$110; and , 2. \$2 per \$1,000 of ECC;
B. <u>Development Review Fee</u> (<i>due prior to release of the permit</i>)	\$4.50 per \$1,000 of ECC;
<u>Certificate of Appropriateness (COA) Amendment:</u> (<i>based upon original ECC of total project</i>)	1. \$110; and , 2. \$0.50 per \$1,000 of ECC

Burlington Development Review Board

149 Church Street, City Hall
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Telephone: (802) 865-7188
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Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Wayne Senville
Jim Drummond, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday July 19, 2016, 5:00 PM

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

Board Members Present: Austin Hart, Brad Rabinowitz, Geoff Hand, A.J.LaRosa,
Wayne Senville, Alexandra Zipparo, Israel Smith
Board Members Absent: Jim Drummond (Alt)
Staff Members Present: Scott Gustin, Mary O'Neil, Anita Wade

I. Agenda

Mary O'Neil recommends 66 Vest Haven for consent agenda.

II. Communications

Board Accepts communications submitted in the supplemental packet.

III. Minutes

Board will review minutes at the next deliberative meeting.

IV. Public Hearing

1. **16-1175CU; 66 Vest Haven Drive (RL, Ward 7N) Bruce Bergman**
Expansion of existing accessory dwelling unit by creating new habitable area.
(Project Manager, Mary O'Neil)

Changed to consent item.

A.Hart: asks applicant if they have reviewed staff comments.

B.Bergman: applicant affirms this.

B.Rabinowitz: makes a motion to approve item.

W.Senville: seconds this motion.

Board vote: 7-0-0

2. **16-1318CU; 120-132 North Willard Street (RL, Ward 1E) Tioli Properties, LLC**
Request to allow 5 unrelated adults within a dwelling unit.
(Project Manager, Scott Gustin)

A.Hart: applicant and interested parties sworn in.

J.Pizzagalli: purchased property in 2012. Has operated the property in the same manner as the previous owner from 2001. Filed application for conditional use. Staff expressed affirmation for the project except for parking.

A.Hart: questions attic space.

S.Gustin: need to know total square footage third floor, attic, and parking.

J.Pizzagalli: property went through renovation on 3rd floor. Does comply with 2500sq ft.

Presented Board with 1st and 2nd floor plans.

S.Gustin: received plans from applicant for the Board.

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).

Printed on 100% Recycled Paper

J.Noll: I feel I have commercial property around my house having problems with noise, traffic, pollution and debris. When vehicles come back Sunday night they make noises with each door closure. One vehicles' alarm went off and woke up my grandchildren. Made quite clear to Holly Farrington that when I bought this house in 1985 I did not have this problem.

A.Hart: talking about the use for church parking lot as opposed to Majestic's use.

K.Godule: comment on distance where park cars and big panel trucks, which is less than 20 ft. from my client. Cannot run a fleet of 40 to 50 vehicles and ask the neighborhood to endure this. Majestic parking plan does not meet what the area is zoned for. Thousands of vehicles are parked there all the time.

J.Noll: not right for City to allow this

K.Godule: they were denied parking, but they continue to do this every day. There's been no code enforcement by the City. The City has to say no, now.

A.Zipparo: do they have acceptable site plan?

S.Gustin: on site conditions are approved.

A.Zipparo: are the vans close to the property?

S.Gustin: they got a permit in 1983.

A.Zipparo: conforming now?

G.Hand: this is not before us.

S.Gustin: agrees with this.

B.Rabinowitz: must stay with the plan.

J.Noll: the plan is a stalling technique.

W.Senville: how do you distinguish when car share takes spaces in the other location?

S.Gustin: this is Neighborhood and Mixed use zone and car share has always been part of parking management plan.

K.Godule: We have protested to Majestic for years. They've had lots of complaints.

S.Compaste; disappointed that new information was asked for, but is not specified as to the number of cars and overflow parking on the street. As someone who walks the streets, I often see Majestic vehicles park on and across the street. This is not random use. Sometimes they fill their own lot. One van is extended over the lot despite a high volume of traffic in the circle. It seems like the church is operating as a business. The neighborhood is against this.

M.Fitzgerald: worked with Scott on the issues. We were only allotted 11 spots: There never was an issue in 9 years. Church has allowed us to work this out. Understand businesses work together.

G.Hand: why can't parking be at other two spaces?

M.Fitzgerald: problem is when they return, there are a limited number of people to assist with the returns. People often return using the church space.

G.Hand: you could move them.

M.Fitzgerald: not always feasible.

A.Zipparo: this may not be the right space for this business.

A.Hart: what percent of bus use is from local use?

M.Fitzgerald: a lot of neighborhood are walking in?

A.Hart: vans?

M.Fitzgerald: summer camps are using our vans.

A.Zipparo: questions inventory.

A.Hart: closed public hearing.

4. 13-0650CA/MA; 110 Riverside Ave (NAC/R, Ward 1) Sisters & Brothers Investment Group, LLC

Request for a 2nd one-year extension for proposed 57 unit residential building with associated underground parking, approved July 2, 2013.
(Project Manager, Mary O'Neil)

A.Hart: swears in applicant and interested party.

J.Matosky: things are taking longer with State permitting process and therefore, asking for an extension.

A.Hart: we need to guard against approval of extensions and then people shelving projects. Why did this go on so long?

J.Matosky: permit was approved in June, 2013. We did not apply to Act 250 until 2 years later, which is what all other permits are based on.

A.Hart: what is the status of all permits now?

J.Matosky: water and waste water held up with the Act 250 this month. Received all state permits Project hasn't changed.

A.Hart: we need to preserve integrity of the process and will be tough on this. When will you start?

J.Handy: starting construction April, 2017. Things like asbestos and preconstruction will be done beforehand.

W.Senville: why the delay with Act 250?

J.Handy: other projects delayed it, such as a spill in the building that needed cleanup.

A.Hart: we're uncomfortable about granting an extension on a project we approved 4 years ago.

J.Matosky: the process of preparation and getting permits is complex.

J.Handy: remember the State was unsure if we needed Act 250 and it took 6 months to do this.

S.Bushor, city councilor of Ward 1. Supports this project, but concerned about the hiatus. Two issues here: One, there is a fair amount of change and alterations with erosion and stability issues on the bank. Is it possible to stay away from the bank and what would this look like?

Two: at the time we were trying to get pedestrian crossing activated and it was turned down. This looks differently now. Want to see the project move forward according to the City's position.

A.Hart: I know we discussed this and may decide if we don't want to renew the extension. The applicant and people above may want to know the stability of the bank.

J.Matosky: if we get approval through Act 250, the zoning permit process and building are next. Not aware any changes with stability. Thought we agreed to sidewalk crossing and activated crossing on Riverside Ave.

A.Hart: closed public hearing.

5. **16-1378CA/CU; 75 Orchard Terrace (RH, Ward 8E) Laura and Liam Murphy**
Amend Zoning Permit 83-539 (Convert building into one apartment and a boarding house for no more than four persons) to apartment with boarding house for not more than 2 persons; relief of condition identifying 18 Bradley Street at site of two off-site parking spaces; request for 1 space parking waiver.
(Project Manager, Mary O'Neil)

A.J.LaRosa: recused from this item.

A.Hart: swears in applicant

L.Murphy: practicing lawyer in Burlington. Lived in Charlotte for nine years. He and his wife would like to move back into the City. Came across this house next to City Market. It has been student rental for 20 years. Upon change of ordinance, it could not use as single family house in residential high density district. There is a history of approval in 1983 with parking. In 1993, this property changed to single family rental. The house is on the national register. Met with staff and found out for the first time about the approval in 1983 and change in zoning not being able to use as single family dwelling. This property was always registered as dwelling with 4 rental units. The argument is when the boarding house ceased and the parking condition of the permit was not met, it reverted back to single family, although staff disagreed. In May, a final email from staff was about compliance with extra two parking spaces.

The comprehensive development ordinance of 2008 did not allow for a single family.

It seems either a duplex or boarding house is a possible designated use. Offsite parking is difficult because things change.

Looking for a boarding house designation with one offsite parking and asking Board to waive the space. Staff recommendations were against the waiver. We are renting to people who will not have cars, but we think the waiver is reasonable. Staff asked for a parking management plan. For people who do not have cars, we would give two bikes, pay for car share, or give a bus pass. This is an imposition more than other properties.

The YMCA has a parking waiver of 300 spaces. If we had a choice, we would not have a boarding house. Other houses on Orchard Terrace were excluded from the downtown transition and downtown parking district. The number of bedrooms will be four, which is what there is now. Our goal was to find a nice downtown house and bring it back.

Department of Planning and Zoning

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(802) 865-7142 (TTY)

David White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
vacant, Zoning Clerk
Layne Darfler, Planning Technician



TO: Development Review Board
FROM: Scott Gustin
DATE: June 19, 2018
RE: 14-0671CA/CU; 194 Saint Paul 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: FD5 Ward: 6S

Owner/Representative: Champlain College, Inc.

Request: Extend expiration date of zoning permit 14-0671CA/CU approving mixed use apartment/commercial building and structured parking.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Review)

Background Information:

The applicant is seeking approval for a second 1-year time extension to complete the construction associated with a mixed use building with apartments and ground-floor commercial space and related structured parking. The application originally received approval on appeal to the Vermont Environmental Court; decision dated March 16, 2015. The project's Act 250 decision was issued June 11, 2015 – commencing the 1-year start date for construction associated with the zoning permit. A 1-year time extension to the zoning permit was sought and obtained April 5, 2016. This action extended the zoning permit to June 11, 2018. The applicant has sought a second 1-year time extension. Construction remains underway. No changes to the project are included in this extension request.

Previous zoning actions for this property are listed below.

- 12/19/17, Approval to modify permit condition regarding allocation of onsite parking
- 10/20/17, Approval for soffit accent lighting
- 8/23/17, Approval for two signs
- 6/6/16, Approval for miscellaneous modifications to project plans
- 11/13/13, Approval to demolish structure and parking areas and to excavate
- 1/9/09, Approval to change use to temporary boarding house
- 7/27/06, Approval to install freestanding sign
- 11/9/99, Approval to install parallel sign
- 8/27/97, Approval to install replacement 2nd floor windows
- 1/28/93, Approval to install a telecommunications cabinet

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 effective date for the zoning permit for this project is June 11, 2015. An initial time extension pushed the expiration date to June 11, 2018. Construction remains underway and not yet complete. The applicant is now seeking a 2nd time extension. Per this criterion, the applicant may request another 1-year time extension prior to expiration of the zoning permit. The request for extension was submitted May 7, 2018, prior to the June 11 expiration date. No changes to the project are proposed. Extension by an additional 1 year is acceptable. Construction must be complete by June 11, 2019. **(Affirmative finding)**

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permit approval shall remain in effect.
2. Standard permit conditions 1 -15 (including construction completion date no later than June 11, 2019).

Department of Planning and Zoning

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(802) 865-7142 (TTY)

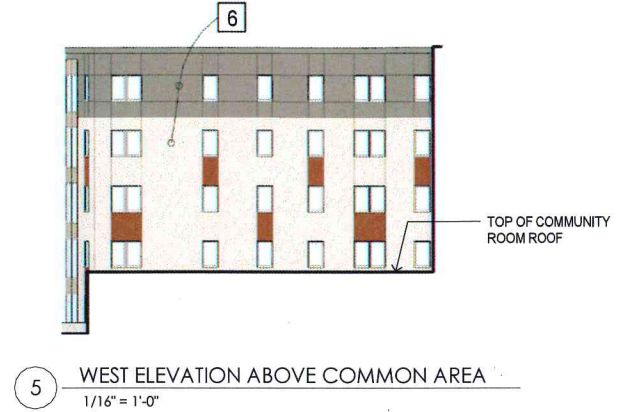
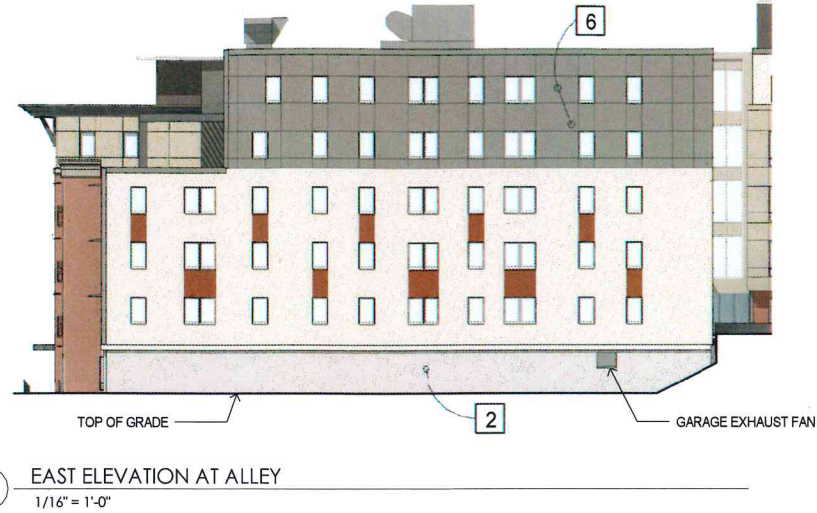
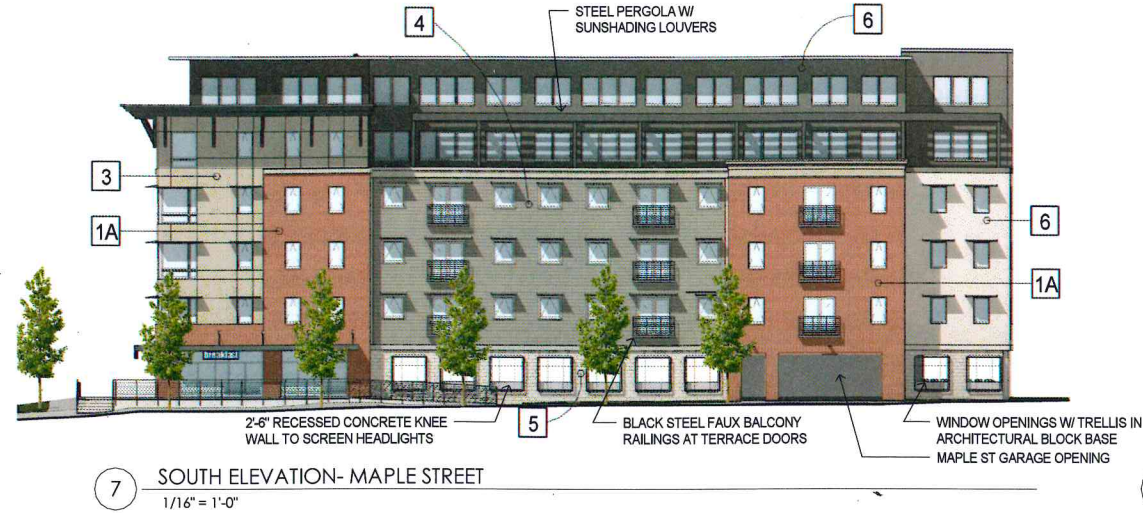
*David White, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Vacant, Zoning Clerk*



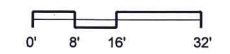
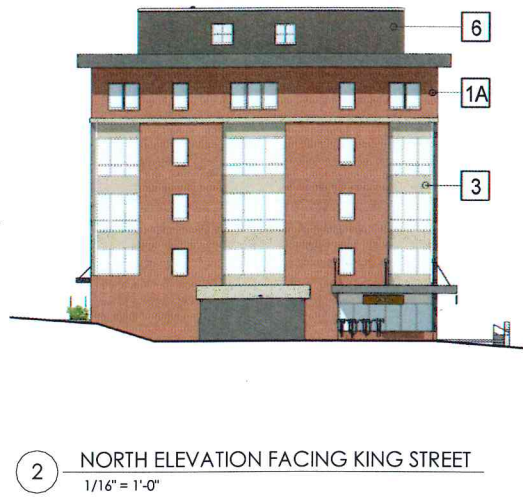
TO: Development Review Board
FROM: Scott Gustin
DATE: June 19, 2018
RE: 18-0771AP; 12 Weston Street

=====

The Development Review Board opened the public hearing for the above-noted 12 Weston Street appeal on May 15, 2018. The Board continued the public hearing but discussed the matter at a deliberative meeting on May 21, 2018 wherein the Board arrived at a decision. The public hearing needs to be closed before the Board's decision is made final. Staff recommends that the Board close the public hearing at this June 19, 2018 meeting.



- CLADDING KEY:**
SEE SHEET A6 FOR WALL ASSEMBLY/ FINISH MATERIALS SCHEDULE
- 1 BRICK VENEER
1A: brick color 1
1B: brick color 2
 - 2 EXPOSED CONCRETE
 - 3 METAL PANEL
color: champagne
 - 4 FIBER CEMENT HORIZONTAL SIDING
 - 5 ARCHITECTURAL BLOCK
 - 6 EIFS



2 NORTH ELEVATION FACING KING STREET
1/16" = 1'-0"

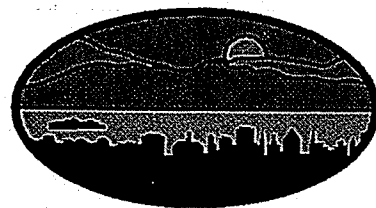
1 WEST ELEVATION FACING ST. PAUL STREET
1/16" = 1'-0"



EAGLE'S LANDING APARTMENTS

ST. PAUL STREET, BURLINGTON, VERMONT

ELEVATIONS WITH MATERIAL KEYS
REVISED MEDIATION SETTLEMENT - January 2015



ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 12/31/2013

Appeal Expiration Date: 04/15/2015

Project Location: 194 SAINT PAUL STREET

District: DT

Owner: Champlain College Inc.

Ward: 6

Address: PO BOX 670

Tax ID: 049-3-028-000

BURLINGTON VT 05402-0670

Project Type: Mixed Use - New Construction

Project Description: Construction of mixed use building with ground-floor commercial space, 104 residential units and enclosed parking. Development to merge three existing lots.

Construction Cost:	\$25,000,000	Lot Size (Sq Ft):	43,560
Net New Habitable Sq Ft:	174,846.00	Net New # of Housing Units:	104
Existing % Lot Coverage:	73.50	Existing # of Parking Spaces:	41
Proposed % Lot Coverage:	88.00	Proposed # of Parking Spaces:	66
Net New % Lot Coverage:	14.50	Required # of Parking Spaces:	66

Zoning Permit #: 14-0671CA/MA

Decision By: Development Review Board

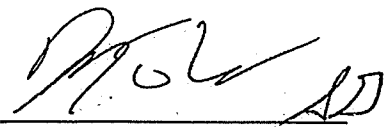
Level of Review: 2

Decision: Approved

See Conditions of Approval

Decision Date: March 16, 2015

Project File: 14-0671CA/MA


Zoning Administrative Officer

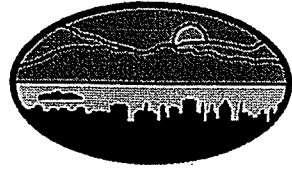
Combined Review: Major Impact Development

An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division until 4 pm on April 15, 2015.

Fee Type	Amount	Paid in Full	Balance Due: \$112,500.00
Application Fee:	\$77,820.00	Yes	Date Paid: _____
Development Review Fee:	\$112,500.00	No	Check # _____
Impact Fee:	See Conditions of Approval		

Building Permit Required: **Yes**

Permit Received by: _____ Date: _____



City of
Burlington, Vermont
149 Church Street

**Zoning Permit - COA and Major Impact Development –
Conditions of Approval**

ZP #: 14-0671CA/MA

Tax ID: 049-3-028-000

Issue Date: March 16, 2015

Decision: Approved

Property Address: 194 SAINT PAUL STREET

Description: Construction of mixed use building with ground-floor commercial space, 104 residential units and enclosed parking. Development to merge three existing lots.

Project Permit Conditions:

1. This permit approval is per the “Stipulated Approval of Permit” contained within the March 16, 2015 “Consented to Order” issued by Presiding Judge Tom Walsh of the Superior Court Environmental Division (attached).
2. **Prior to release of the zoning permit**, review and approval of sight distances, turning radii, and retaining walls by the city engineer shall be required.
3. **Prior to release of the zoning permit**, a wastewater capacity letter from the Department of Public Works shall be obtained.
4. **Prior to release of the zoning permit**, a plan or mutual agreement for snow storage and/or removal, particularly for Browns Court, shall be executed between Champlain College and the City of Burlington.
5. **Prior to release of the zoning permit**, removal of the street tree for the Maple Street garage entrance shall be reviewed and approved by the City Arborist.
6. **Prior to release of the zoning permit**, a revised site plan depicting a relocated dumpster away from the Browns Court homes and screened shall be submitted, subject to review and approval by the Development Review Board.
7. **Prior to release of the zoning permit**, revised project plans depicting the following shall be submitted, subject to staff review and approval:
 - a. Bicycle parking sign details;
 - b. Additional shrubs planted to screen the Browns Court garage openings;
 - c. Outdoor and garage lighting details compliant with Sec. 5.5.2 of these findings; and,
 - d. Commercial mailbox details.
8. **Prior to release of the zoning permit**, all required permissions and encroachment agreements for work and development (including the final extent, layout, and components of such construction) within the public ROW shall be sought and granted.
9. **Prior to release of the zoning permit**, the following stormwater management conditions shall be met:
 - a. The applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator;
 - b. The applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator; and,
 - c. A letter of credit or escrow agreement shall be executed with the City of Burlington for all construction site stormwater management and erosion control measures. The agreement shall be in an amount sufficient to cover the complete cost of administration and construction

\$110655.78	\$32385.44	\$57363.58	\$68388.41	\$0.00	\$0.00	\$268793.21
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Standard Permit Conditions:

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

2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **March 16, 2016**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **March 16, 2017**, or be subject to enforcement actions.

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

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

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

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

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.
5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in

COPY

STATE OF VERMONT

SUPERIOR COURT

ENVIRONMENTAL DIVISION
DOCKET NO. 55-4-14Vtec

IN RE: APPEAL OF EAGLES PLACE,
LLC

CONSENTED TO ORDER

The Parties to this appeal have reached an agreement settling all disputes arising out of or related to *Eagles Place, LLC*, Docket No. 55-4-14 Vtec ("Lawsuit"). The Parties include applicant Eagles Place, LLC, appellee City of Burlington, appellee/cross appellants Frank von Turkovich, Allen Hunt, Jacob Webster, and Intervenor Ron Wanamaker, Anne Geroski, Jerrold Manock, Liisa Reinmann Rivera, Marge Allard, Tom Simon, Jack Menten, Peg Menten, Dan Goltzman, Norman Williams, Lucy Totten, and Emily Lee, hereinafter referred to jointly as "*Parties*." In accordance with the settlement, this Court hereby Orders:

1. Stipulated Approval of Permit. The conditional use and site plan approval is approved. The approval includes the final plans and conditions for the construction of a mixed use building with ground-floor commercial space, residential units and enclosed parking ("Project"). The development merges three existing lots: 14-0671CA/MA (194 St. Paul St. (Ward 6, DT)(Tax Lot No. 049-3-028-000); 14-0672CA/MA (1 Browns Court (Ward 6, DT)(Tax Lot No. 049-3-027-000); and 14-0721CA/MA (14 Browns Court (Ward 6, DT)(Tax Lot No. 049-3-041-000). The Project is subject to the following provisions and conditions:

- A. The Project shall be completed and maintained in accordance with the Plans approved herein by the Parties and the Stipulated Approval, including drawing A6—Elevation With Material Keys, revised January 2015. Compliance with the Plans, which are attached as Exhibit A to the Agreement ("Revised Plans") shall be a condition of the

2. Other Agreements. Portions of the settlement agreement involved commitments as between the Parties unrelated to the permit. This Court's jurisdiction, and thereby this Order, is limited to affirming the compliance of the Project with the City of Burlington Zoning Ordinance. The Court leaves the enforceability of such provisions to the Parties in accordance with the terms of their settlement agreement.

3. Fees and Costs. No attorney's fees and court costs are awarded to any party.

SO ORDERED:

March 16, 2015
Date

Tom Walsh
Presiding Judge
Environmental Court

5562016_2:1491-00194

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SARA HOLBROOK CENTER

Prepared for: The City of Burlington Department of Planning & Zoning
Prepared by: Duncan Wisniewski Architecture

DEPARTMENT OF
PLANNING & ZONING

April 6, 2018

The Sara Holbrook Center (SHC) is pleased to present this Certificate of Appropriateness Level II Zoning Application, in conjunction with a Lot Line Adjustment Application, for the renovation and expansion of its existing building at 66 North Avenue (also incorporating properties at 56 and 58 North Avenue), to the City of Burlington Department of Planning & Zoning for review under the Comprehensive Development Ordinance.

The proposal includes the renovation of the existing building and new construction that totals approximately 12,500 SF that upon completion will include the addition of a multi-purpose/gym space for pre-middle school kids; toddler space on the first floor; improved kitchen and food prep area for snacks, lunches and community dinners; a vehicle drop-off to the main entrance; a clear separation between the children's play space and any vehicular traffic; modest office expansion; art space; three after school care classrooms; keeping two existing classrooms for adult ESL classes; and a total of 10 new parking spaces. For reference, the existing building at 66 North Avenue currently totals approximately 5,000 SF.

The proposal also includes the demolition of two adjacent duplexes, one each at 56 and 58 North Avenue. Please refer to accompanying documents for actual areas and a complete project description.

Please schedule this proposal for the earliest possible Design Advisory Board Design Review Board meetings.

An application fee check in the amount of \$4,810 (\$2,225,000 @ \$2/M + \$110 + \$200 Lot Line Adjustment) is included. All attachments are listed in the Index.

Sincerely,



Bob Duncan, RA, AIA

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DEPARTMENT OF
PLANNING & ZONING

Sara Holbrook Center
66 North Avenue
Burlington, VT 05401

April 6, 2018

DESIGN NARRATIVE

The Sara Holbrook Community Center (SHCC) has been serving the Burlington community since 1937, and now requires to make some property improvements and a building expansion to continue to serve our community and its clients well into the future. As the mission and focus of the Center have evolved, and as community needs have changed, an expansion to its child care capacity and its ability to serve the community is required. While the Center retains its name and will continue to serve as a community center, this portion of its mission is greatly reduced, and has become a complementary use to its primary focus as a child care facility; consequently, the community center component is now only evenings and weekends, so the two different uses share portions of the facility, and at completely different times.

The program requirements include the addition of a multi-purpose/gym space for pre-middle school kids; toddler space at the first floor; improved kitchen and food prep area for snacks, lunches and community dinners; a vehicle drop-off at the main entrance; a clear separation between the children's play space and any vehicular traffic; modest office expansion; an art space; three after school care classrooms; keeping two existing classrooms for adult ESL classes; a total of 15 new parking spaces. Current design includes structural accommodations for future expansion above the existing building.

The proposed design completes the two story portion of the existing building by adding new construction over the existing NW corner one story portion, and extends the existing building to the south to create a skylit circulation courtyard leading to the new multi-purpose/gym space. The new SHCC entrance is at the west end of the courtyard space, opening to an expanded existing entrance plaza. The new art room faces the street above the new entrance. Toddler space is located near the main entry, which will be a secure entry, monitored by camera and/or staff in the reception area. The second floor classrooms cover and conceal part of the on-grade parking area, the entrance to which is through a one-story masonry landscaping wall that shields the parking and defines the entry drive. The 14 space parking lot is effectively concealed from the street by tucking under the second story classrooms. The massing of the new construction is in keeping with several recent developments in the immediate area, including the Commodore Apartments, the Mermaid Building at the corner of North and North, and COTS new headquarters at 95 North Avenue.

The new construction will be a combination of steel and wood framing, with the SHCC portion primarily steel and the addition primarily wood or steel, as market conditions dictate at the time of construction. Exterior materials will be a combination of masonry, fiber cement panels and lap siding, and fiberglass windows. In addition to sustainable materials we are exploring other green features to include solar PV, a green roof over the enclosed courtyard, permeable paving the parking area, etc.

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DEPARTMENT OF
PLANNING & ZONING

Sara Holbrook Center
66 North Avenue
Burlington, VT 05401

April 6, 2018

ZONING SUMMARY

Existing Uses	Community Center, preschool, child care (66 North Avenue); duplex (each on 56 and North Avenue. Current SF @ 66 North Avenue = 5020 SF (1st = 2732 SF; 2nd = 2288 SF; total = 5020 SF).
Zoning District	Residential Medium Density (RM); max density is 20 units/acre (20,545 SF/ 43,560 SF = .472 a X 20 = 9.43 units.
Primary Permitted Uses	Appendix A allows, among others, residential (single detached, duplex, multi-family, assisted living, boarding house (up to 4), etc. See Appendix A, Use Table for full list.
Primary Conditional Uses	With DRB (Development Review Board) approval: Community Center, School, Child care (multi-family/mixed use). See Appendix A, Use Table for full list.
Lot Size	66 North Ave = 10,335 SF, 58 North Ave = 6542 SF; 56 North Ave = 3668 SF. Total area = 20,545 SF.
Frontage	66 North Ave = 66', 58 North Ave = 33'; 56 North Ave = 38'.
Depth	Varies, lot shapes are irregular.
Density	Residential density @ 20 units/acre. At combined lot size of 20,545 SF, the allowable density would be $20,545 / 43,560 \times 20 = 9.43$ units, rounded down to 9.
Density equivalent	Non-residential density equivalent is 1500 SF/DU; therefore, the maximum buildable area is 13,500 SF.
Lot Coverage	40%, however, existing lot coverage exceeds allowable; therefore, any new development is limited to not more than existing lot coverage. 66 North Ave = 76%; 58 North Ave = 51%; 56 North Ave = 46%. Total of all properties combined is 62%.
Setbacks	Front: avg of two adjacent lots on both sides, +/- 5'; side: 10% of width, minimum 5', maximum 20'; rear: 25% of lot depth, minimum 20', maximum 75'.
Proposed uses	Community center (evenings and weekends), preschool/child care/after school (max 60 children by licensing) and small adult ed weekdays (max 20 students + two teachers). Proposed total area approximately 12,500 SF (lower than density equivalent calculated above). All uses are conditional uses in this district.
Parking requirements	Preschool/child care/after school (daytime): $1/2$ employees + $1/5$ children = $14/2 + 60/5 = 7 + 12 = 19$; School, post-secondary (daytime and nights/weekends): $2/1000$ SF = 2×1.068 (1068 SF) = 2 spaces; Community center (nights/weekends): $3.3/1000$ SF = 3.3×2.2 (2200 SF) = 7. Total daytime parking requirement is $19 + 2 = 21$, total nights/weekends requirement is $2 + 9 = 11$.

Parking provided

15 spaces on site, up to 11 spaces at 95 North Avenue nights and weekends. Preschool, child care/after school and Community center are complementary uses (i.e., they do not happen simultaneously), but preschool/child care/after school and small adult education do occur simultaneously. Therefore, total parking requirement is 21 spaces. The adult education program (post-secondary school) has been in operation for many years, and parking has never been allowed on site due to space constraints, so teachers and any driving adults have always found other places to park. In fact, many of the adults attending language and other classes walk to the Center, drop their kids off at pre-school, and head upstairs for classes - the vast majority of these parents do not have cars. The extent of the post-secondary/adult ed program will not be increased.

Variance requested

The maximum parking requirement is 21 spaces for daytime uses, 2 of which are for adult language classes which could be considered as not required based upon historical use. The maximum nights/weekends requirement is 9, which is easily met by onsite parking, and in the occasion where a large evening or weekend activity may occur, the 15 spaces plus the overflow of 11 at COTS will be much more than adequate.

15 spaces is a 28.5% reduction request from the maximum 21 daytime spaces, and a 21% reduction from the 19 space theoretical daytime need. Since two long-time staff members walk to work, and since the majority of children served in preschool/child care/after school programs are not typically driven to the site, we are confident that a 21-28.5% reduction from the zoning requirement is justified, and well within the allowable DRB discretionary reduction of 50%.

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DEPARTMENT OF
PLANNING & ZONING

Sara Holbrook Center
66 North Avenue
Burlington, VT 05401

April 6, 2018

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APPLICATION NARRATIVE

DEPARTMENT OF
PLANNING & ZONING

PROJECT OVERVIEW

The Sara Holbrook Center (SHC) is planning an exciting expansion of its facility located at 66 North Avenue. The plan is to annex two properties to its south (58 and 56 North Avenue), combine all three parcels into one larger parcel, which after removing the buildings on the two annexed properties, will provide sufficient space for the expansion of the Center.

CONTEXT

The neighborhood context varies in both use and building type/size. North Avenue includes a mix of single family homes, duplexes, small apartment buildings, three story multifamily/commercial (Mermaid Building, COTS), Commodore Point condominiums, commercial uses (Star Printing, Brian's Auto/QuickStop) and even industrial uses (steel fabrication shop). The Lakeview Terrace neighborhood and its intersecting streets include single family homes, multi-family apartments, condominiums, including the new three story 24 unit multi-family building at the north end of the neighborhood. The building styles range from traditional pitched roof buildings in a variety of historical periods to more recent structures with flat roofs.

Parking for all of these uses is generally served on their respective sites, although street parking is standard on all adjacent streets.

SITE DESIGN

The site is in an RM District (medium density residential), which allows for 20 units/acre; commercial uses can be substituted for residential units at a rate of 1,500 SF of commercial use for every allowable dwelling unit. The combined lots total 20,545 SF, which at 20 units/acre would yield 9.43 units, to be rounded down to 9; 1500 SF/unit X 9 units = 13,500 SF allowable total building size. Proposed design provides 12,517 SF gross area.

The combined properties currently have 62% lot coverage, which exceeds the allowable in the district, but which is permissible to match under redevelopment of the combined properties. The site is very flat and trapezoidal in shape. Maximizing open space while providing the most parking possible are both important considerations. Several program and design considerations are critical: provide a safe drop-off/pick-up area at the main entrance for those who may be dropping off kids; maintain compatibility of scale with neighbors, and minimize the visual impact of parking on the streetscape. We have provided a drop-off area at the main entrance, have designed a building of two stories height, which is consistent with or lower than immediate neighbors, and have created a mural wall to screen parking from the street and merge with the building design.

Much of the parking is located under the second floor extension, and our engineering consultants have designed a stormwater system to comply with DPW and state requirements.

SITE LIGHTING & ELECTRIC/CATV/PHONE

Each building entrance will have soffit mounted recessed LED lighting, as well as parking area LED lighting designed to meet Dark Sky standards (both ceiling mounted and pole mounted), as indicated on the Site Plan. Bollards and building mounted light fixtures will provide additional pedestrian and modest security lighting. Electrical/CATV/phone utilities are

overhead across the street; therefore, these utilities will be overhead to the building, consistent with other adjacent properties.

CIVIL

The project civil engineer (Peter Smiar of VHB) has communicated with DPW to assure that the design meets city requirements, including sufficient water and sewer services, as well as a storm water mitigation design that utilizes underground infiltration structures to mitigate stormwater flow. The existing building and new construction will be sprinklered.

Sewer, water and natural gas utilities will be underground from existing services. Existing sewer, water and gas service to the demolished buildings will be terminated in accordance with the corresponding utility requirements. A new water service to accommodate a sprinkler system will be required.

PROPOSED DESIGN

The program requirements include the addition of a multi-purpose/gym space for kids; toddler space at the first floor; improved kitchen and food prep area for snacks, lunches and community dinners; a vehicle drop-off to the main entrance; a clear separation between the children's play space and any vehicular traffic; modest office expansion; and a space; three after school care classrooms; keeping two existing classrooms for adult ESL classes; and a total of 15 parking spaces. Current design includes structural accommodations for future expansion above the new construction.

The proposed design completes the two story portion of the existing building by adding new construction over the existing NW corner one story portion, and extends the existing building to the south to create a skylit circulation courtyard leading to the new multi-purpose/gym space. The new SHCC entrance is at the west end of the courtyard space, opening to an expanded existing entrance plaza. The new art room faces the street above the new entrance. Toddler space is located near the main entry, which will be a secure entry, monitored by camera and/or staff in the reception area. The second floor classrooms cover and conceal part of the on-grade parking area, the entrance to which is through a one-story masonry landscaping wall that shields the parking and defines the entry drive. The 15 space parking lot is effectively concealed from the street by tucking under the second story classrooms. The massing of the new construction is in keeping with several recent developments in the immediate area, including the Commodore Apartments, the Mermaid Building at the corner of North and North, and COTS new headquarters at 95 North Avenue.

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

Proposed lot coverage, as shown in attached documents, matches existing total lot coverage (62%).

BUILDING DESIGN

The concept provides for toddler and pre-school age children to be located on the first floor, and older children for the after school program at the second floor. Common space for both age groups exists on the first floor, along with a common kitchen space. These common spaces also serve as after hours community spaces for meetings, pot-luck suppers, etc.

A primary building and program design consideration is to minimize energy use by striving toward net zero; the existing building, built ca 1965 is a challenge to this consideration; therefore, skinning the building with exterior insulation and additional roof insulation is imperative. Another goal, driven by the building's purpose to serve the community and its children, is to offer a playful and welcoming presence to the street, hence the window projections and modulating window patterns. The SHCC logo is reproduced on the street facade, lining the main entrance to the parking entrance, broken by a series of masonry piers and walls, which provide a tactile and durable surface. The overhanging projection provides weather protection along the facade for any children who may be picked up, and it also serves to provide a small area for roof plantings.

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The stair and vertical transportation elements extend above the roof and integrate into mechanical equipment screen thus using these architectural elements to provide visual screening of necessary equipment. The new multi-purpose space, with 12' ceiling height, steps down in height for the main two story portion, thus allowing for natural light into second floor corridor space.

Fully one third of the parking is covered by the new second floor construction, thus taking advantage of the lot cover being provided by the second floor, and also screening the parking from the street.

Roof-mounted solar PV will be installed as budget and fund-raising efforts permit.

OTHER

Traffic: VHB has calculated existing and proposed vehicle trip ends based upon the ITE *Trip Generation Manual, 9th Edition*, the results of which show increases in vehicle trip ends of 18 AM peak hour and 17 PM peak hour when comparing the proposed development to the existing development. VTTrans Traffic Impact Study Guidelines identify the need for a traffic study when a site generates 75 or more trip ends in a peak hour. Since the trip ends are well below standard, adverse impacts on the adjacent roads are not anticipated.

The design will meet applicable state and federal handicapped accessibility requirements.

The building envelope will be highly energy efficient and we will be working closely with BED to utilize all available incentives. As mentioned above, the roof structure will be designed to incorporate photovoltaic panels either in this phase or the future.

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DEPARTMENT OF
PLANNING & ZONING

ZONING NARRATIVE

The application to the Department of Planning and Zoning of the City of Burlington for 66 North Avenue is made on behalf of the Sara Holbrook Center by Bob Duncan of Duncan Wisniewski Architecture. This project falls into the permit type "COA Level II", due to project cost and major impact. The proposed development consists of a renovation and expansion of its existing facility at 66 North Street, which includes the incorporation of the properties of 56 and 58 North Avenue into one combined new lot. The attached Zoning Summary explains the specific zoning and parking requirements in more detail. The following is the required narrative which explains compliance with the Comprehensive Development Ordinance and an appendix of submitted forms and drawings.

1. Zoning District Requirements:

The attached Zoning Summary summarizes uses, density, height, lot coverage, proposed development, etc. as applicable to the proposed development of combined parcels of 56, 58 and 66 North Avenue.

2. Conditional Uses and Major Impact (Article 3, Part 5)

The proposal falls under 3.5.2 (b) Major Impact Review as a development in an RM district with a development footprint that exceeds 8,000 SF. As such, it is required to comply with both the Conditional Use Review Standards of Section 3.5.6(a) and the Major Impact Review Standards of Section 3.5.6(b).

a. Conditional Use Review Standards:

- (1) Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;
- (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;
- (3) The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than those typically generated by other permitted uses in the same zoning district;
- (4) The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies; and,
- (5) The utilization of renewable energy resources; and,
- (6) Any standards or factors set forth in existing City bylaws and city and state ordinances; the proposal will not result in an undue adverse effect on the capacity of existing or planned community facilities.

b. Applicant Responses:

- (1) Public utilities, etc: Because of a change in design concept, we have presented to two Technical Review Committee (TRC) meetings, the most recent of which was on 1/11/18.
 - a. Department of Public Works: Stormwater design has been reviewed and approved by DPW. Ability to serve letter for water and sewer from DPW is attached to this application.
 - b. Based upon input from Burlington Electric Department at the 1/11/18 TRC meeting, there are no electrical service issues.
- Natural gas: A representative from VT Gas Co was not in attendance at TRC meeting, but gas service to the building is expected.
- Burlington Fire Department: The BFD responded in detail to the TRC presentation, and that comment letter is attached to this application. The conditions and expectations are acceptable to the Applicant.
- Department of Parks and Recreation: P&R responded in writing to the TRC presentation, and that comment letter is attached to this application. The conditions and expectations are acceptable to the Applicant.

Character of the area:

- a. Existing context: The neighborhood context varies in both use and building type/size. North Avenue includes a mix of single family homes, duplexes, small apartment buildings, three story multifamily/commercial (Mermaid Building, COTS), Commodore Point condominiums, commercial uses (Star Print, Brian's Auto/QuickStop) and even industrial uses (steel fabrication shop). The Lakeview Terrace neighborhood and its intersecting streets include single family homes, multi-family apartments and condominiums, including the new three story 24 unit multi-family building at the north end of the neighborhood. The building styles range from traditional pitched roof buildings in a variety of historical periods to more recent structures with flat roofs.

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- b. Proposed design: The proposed design completes the two story portion of the existing building by adding new construction over the existing NW corner one story portion, and extends the existing building to the south to create a skylit circulation courtyard leading to the new multi-purpose/gym space. The new South entrance is at the west end of the courtyard space, opening to an expanded existing entrance plaza. The new art room faces the street above the new entrance. Toddler space is located near the main entry, which will be a secure entry, monitored by camera and/or staff in the reception area. The second floor classrooms cover and conceal part of the on-grade parking area, the entrance to which is through a two-story masonry landscaping wall that shields the parking and defines the entry drive. The 15 space parking lot is effectively concealed from the street by tucking under the second story classrooms. The massing of the new construction is in keeping with several recent developments in the immediate area, including Commodore Apartments, the Mermaid Building at the corner of North and North, and COTS new headquarters at 95 North Avenue.
- c. Conclusion: While the character of the area is changing, the proposed design sensitively responds to the existing building and the context in which it is situated. Its total height of two stories is consistent with adjacent residential buildings, its overall massing is responsive to other changes in the neighborhood that have occurred over the last 15-20 years, and the way the parking has been concealed reduces its overall visual impact.
- (3) Nuisance impacts: while the process of construction and renovation will necessarily include some noise, dust, and minor vibrations, the operation of the building will not have any nuisance impacts than typically generated elsewhere in the zoning district. Hours of construction will be limited as per City requirements, and hours of operation of the Center are generally weekday all day hours; however, occasional events such as pot-luck dinners will occur some nights or weekends, but will never extend beyond 11 PM.
- (4) Transportation system: the majority of the population served by the SHC is local/neighborhood; consequently much of the traffic to the building is by bus or walking. Several current staff members walk to work. The parking that is being provided, while less than full compliance with the zoning requirements, is adequate for the needs of the facility as demonstrated in the zoning summary, and for which a variance has been requested. The SHC is located on a collector street and is served by bus transportation very nearby at the Mermaid Building. The attached Trip Generation Study prepared by VHB demonstrates that the impact on traffic is minimal. For all of these reasons, we conclude that the existing transportation system is capable of supporting the proposed use in addition to the existing uses in the area.
- (5) Renewable energy: Burlington is very fortunate to have a public utility that is 100% renewably generated. Sara Holbrook Center is committed to reducing its carbon footprint, both in terms of energy use and embodied energy. Toward that end, part of its fundraising appeal is to raise additional funds to strive to meet the 2030 Challenge, and to be able to provide solar PV, which will be roof-mounted. The new roof construction will be designed to permit the installation of solar PV, and during the development of the drawings, the existing building roof framing will be evaluated to determine its capability to accommodate the addition of solar PV. Of course, the building will meet or exceed the requirements of the 2015 Commercial Building Energy Code (CBES).
- (6) Other standards or factors: The City's Housing Replacement Ordinance will be applicable to this project, and four housing units will be eliminated. The Applicant has been working closely with Todd Rawlings in CEDC to determine the necessary compliance requirements with this Ordinance, and which will be accepted as a condition of approval of this application. There are no other identified conflicts with City bylaws or state ordinances.
- c. Major Impact Review Standards: Before a major impact development may receive approval, the DRB must be satisfied, based on documentation provided by appropriate city agencies, experts, interested parties and/or the applicant that the proposed development shall:
- (1) Not result in undue water, air or noise pollution;
 - (2) Have sufficient water available for its needs;
 - (3) Not unreasonably burden the city's present or future water supply or distribution system;
 - (4) Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
 - (5) Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;
 - (6) Not cause an unreasonable burden on the city's ability to provide educational services;
 - (7) Not place an unreasonable burden on the city's ability to provide municipal services;

- (8) Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;
 - (9) Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;
 - (10) Be in substantial conformance with the city's municipal development plan and all incorporated plans;
 - (11) Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location; and/or
 - (12) Not have an undue adverse impact on the present or projected park and recreation needs of the city.
- d. Applicant responses:
- (1) A complete stormwater management plan has been reviewed and approved by DPW, and included in the application. The proposed stormwater management system includes capture and on-site retention of stormwater, and also includes minor rain gardens to facilitate infiltration of some roof drainage.
 - (2) Ample capacity is available, and is supported by the attached "ability to serve" letter.
 - (3) See item 2 above.
 - (4) The stormwater management plan also includes a construction site erosion plan, and specific requirements for a stabilized construction entrance.
 - (5) Traffic: refer to the attached Trip Generation Summary prepared by VHB.
 - (6) The proposed development will not have any impact on the city's ability to provide educational services; rather, the Sara Holbrook Center and the School department work closely together to serve school-aged children.
 - (7) The proposed development will have modest impacts on city services; however, those impacts will be mitigated by the impact fees being assessed. In addition, water, sewer and electrical services have all been identified as having the ability to serve the project.
 - (8) The proposed development is located in an area of previous development, including two existing duplexes and miscellaneous outbuildings. The duplexes were created from original single family homes, and although old, they are not considered historic or significant. Their proposed demolition has been explained in two different technical review committee meetings, two different NPA meetings, and one DRB sketch plan meeting, and no objections to their proposed demolition were raised. Therefore, it can be concluded that there will not be an undue adverse effect under this standard.
 - (9) The proposed development is located on a major street and thus has no impact on present or future growth patterns, or the City's fiscal ability to accommodate such growth, nor on the city's. The impact fees being applied to the proposed development are intended to offset the City's ability to accommodate the growth, therefore there is no undue effect under this standard.
 - (10) The proposed development is in conformance with the municipal plan and the currently adopted Comprehensive Development Ordinance.
 - (11) The proposed development includes the removal of a total of four (4) apartments. The Owner understands and agrees to comply with the housing replacement requirements of the CDO. Such housing replacement requirements have been adopted by the City to offset the potential negative effects of removing housing units from available stock, therefore, the proposed project will not have an undue adverse impact on the present or projected housing needs of the city.
 - (12) In order to meet its State licensing requirements for exterior play space for its child care programs, the Sara Holbrook Center currently uses Battery Park and Waterfront Park to provide additional exterior recreation space. The proposed development will provide additional exterior space on-site, so the combination of additional new space and continuing use of existing park space will not have an undue adverse impact on the present or projected park and recreation needs of the city.

3. Special Uses and Performance Standards (Article 5): See the attached Zoning Summary for lot coverage, buildable area, setbacks, and building height restrictions.

- a. 5.4.8 Historic Buildings and Sites (pg 5-28). Under this proposal, the circa 1900 duplexes at 56 and 58 North Avenue will be removed or demolished. (The Owner has been seeking potential partner(s) to consider relocation of one or both buildings). In Staff comments prepared on 9/16/14 for an earlier Sketch Plan Review, the following was noted:

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(d) Protection of Important Cultural Resources:

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

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

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

In 3/2/16 Staff comments for a subsequent Sketch Plan Review, the following was noted:

(b) Protection of Important Architectural Resources:

None of the buildings within the plan are listed on the state or National Register of Historic Places.

Therefore, removal of these two buildings has been previously demonstrated to be permissible. The SHC is aware that the Housing Replacement Ordinance will apply to this application.

- b. 5.5.2 Outdoor Lighting (pg 205). Refer to civil drawings.
 - c. 5.5.3 Stormwater and Erosion Control (pg 213). Refer to civil drawings.
4. Development Review Standards (Article 6, Site Plan Design Standards), Section 6.2.2 Review Standards:
- a. Protection of Important Natural Features: not applicable.
 - b. Topographical Alterations: not applicable.
 - c. Protection of Important Public Views: not applicable.
 - d. Protection of Important Cultural Resources: not applicable.
 - e. Supporting the Use of Renewable Energy Resources: the new addition has been designed to accommodate rooftop solar PV if financially feasible.
 - f. Brownfield Sites: not applicable.
 - g. Provide for nature's events: the existing site has virtually no stormwater control whatsoever. The stormwater design utilizes the existing underlying sandy soils to infiltrate runoff from the building rooftop and parking area using a proposed underground infiltration facility located to the east of the proposed building. A small amount of proposed rooftop will receive treatment in two small Bioretention areas to be located between the new building and the City sidewalk. These systems have been designed to infiltrate runoff for storm events up to and including the 10- year storm event.
 - h. Building Location and Orientation: new addition has been carefully designed to respect the scale of its surrounding context, and the location of the street facade extension maintains the neighborhood setbacks.
 - i. Vehicular Access: new site access provides for a small drop-off area, as well as a separate parking lot entrance. All cars will be able to leave the site facing into North avenue, unlike most other adjacent properties which require backing out onto the street.
 - j. Pedestrian Access: the new primary entry relates directly to the sidewalk grid and to the repurposed landscape area, thus improving pedestrian access and safety.
 - k. Accessibility for the Handicapped: the building will be fully handicapped accessible in accordance with City, State and Federal requirements.
 - l. Parking and Circulation: as noted above, the new drop-off area and parking area will dramatically improve access into and out of the property.
 - m. Landscaping and Fences: landscaping and fencing will be provided as shown on the site plan.
 - n. Public Plazas and Open Space: the site's existing small plaza area is being repaved and landscaped.

- o. Outdoor Lighting: refer to site plan. Designed to conform to Section 5.5.2.
- p. Integrate infrastructure into the design: Trash is being collected and stored in totes stored out of site at ground level and will be collected multiple times/week as required. Staff will bring all internally generated trash to the trash storage shed on the east side of the parking area.

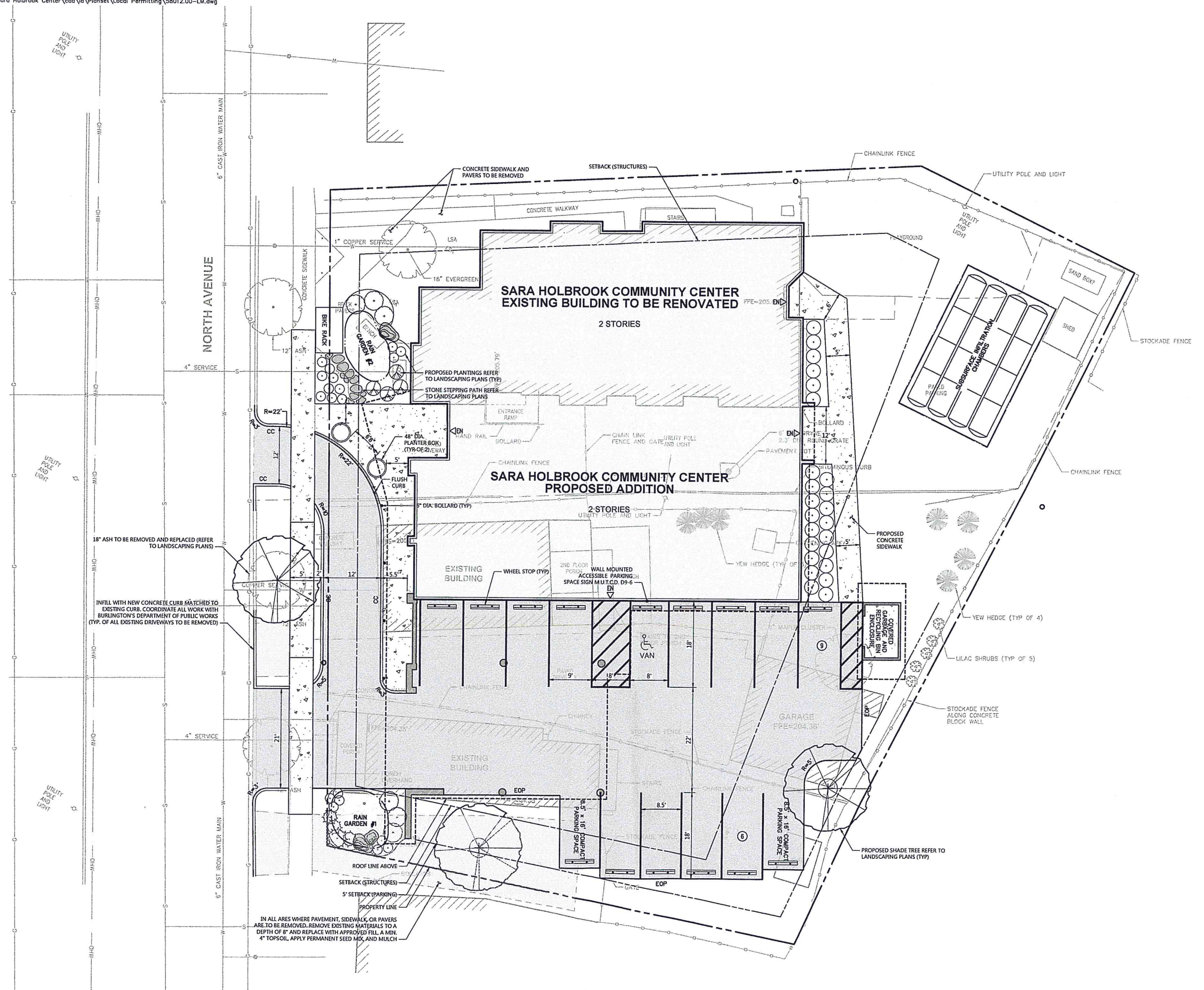
Section 6.3.2 Review Standards

- a. Relate development to its environment: The two stories of the building's design are consistent with the typical height and scale of adjacent buildings. At the same time, the overall scale of the building is also consistent with the changing nature of the immediate neighborhood, which includes three story buildings such as the Commodore Point condominiums across the street, the Mermaid Building at North and North, and the recently renovated COTS building at 95 North Avenue.
 - (1) Massing, Height and Scale: As noted above, the design of the new addition very carefully maintains the scale of surrounding buildings and transitions appropriately to the local neighborhood.
 - (2) Roofs and Rooflines: There are a variety of roof forms in the immediate area, ranging from flat or low sloped to more traditional gabled roofs. The proposed design expands on the original building's flat roof. This design serves to both minimize overall building height and scale, and also simplifies the control and direction of stormwater.
 - (3) Building Openings: The existing SHC main entrance is not directly visible from the street. This expansion dramatically improves the sense of entrance by directly facing the street, the vehicular drop-off facilitates a safer connection for those few families who drive their children, and the entrance to the parking area connects most of the parking from the street. The SHC logo reproduced on the entry facade clearly announces the building's purpose and connection to the community.
- d. Protection of Important Architectural Resources: The existing building has not been deemed to be of particular historic value. Even so, the design of the addition is respectful to the original scale and massing. As noted in 3(a) above, Staff found in its comments prepared on 9/16/14 for an earlier Sketch Plan Review that "The new construction will greatly improve the Sara Holbrook Center an important community resource and will provide additional affordable housing. Thus, the loss of these buildings at this location is acceptable due to the greater community benefit resulting from the project".
- e. Protection of Important Public Views: not applicable.
- f. Provide an active and inviting street edge: The design offers an inviting (clearly differentiated entrance, fun graphics, attractive tactile materials) and an active street edge by providing a drop-off/pick-up area with sheltered roof.
- g. Quality of materials: facade materials include brick masonry, fiber cement or other composite material lap siding, fiber cement or other composite material panels, stucco or EFIS, and metal siding accents. All new operable windows will be fiberglass, storefront entry door systems will be anodized aluminum, storefront fixed windows will be fiberglass, and some existing windows that are in acceptable condition will remain.
- h. Reduce energy utilization: The building will be designed to meet or exceed the requirements of the CBES Code of the state of Vermont, which exceed the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. The roof is being designed to accommodate the installation of solar PV, which will be included as budget and fundraising allow.
- i. Make advertising features complementary to the site: while not specifically advertising, the use of the SHC logo on the entrance facade is intended to be a playful expression of the buildings true purpose.
- j. Integrate infrastructure into the building design: bicycle storage is accommodated on the site plan. Staff will bring all internally generated trash to an enclosed shed adjacent to the parking area. Trash pick-up will occur as required according to the amount generated. Rooftop mechanical equipment will be concealed behind the rooftop equipment screen located to minimize any visibility from the street level.
- k. Make spaces secure and safe: The building has been designed to comply with all applicable building codes. Building security is a genuine concern for this use, and the design includes a space for staff monitoring of the entrance and electronic control of the entrance to maintain safety. The building entrances will be adequately lit and an intercom system for building access will be incorporated for those times when staff monitoring is replaced by locked doors.

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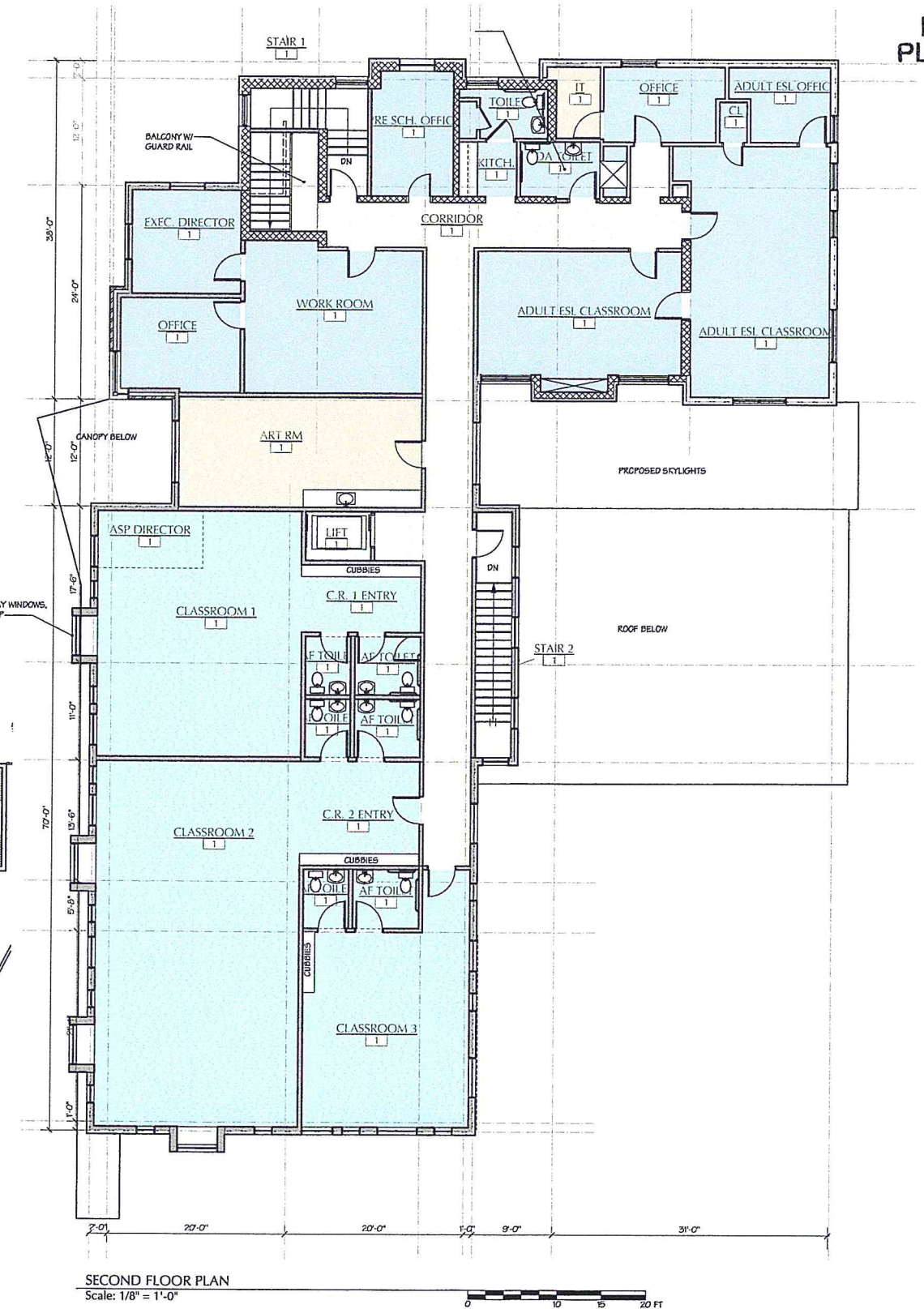
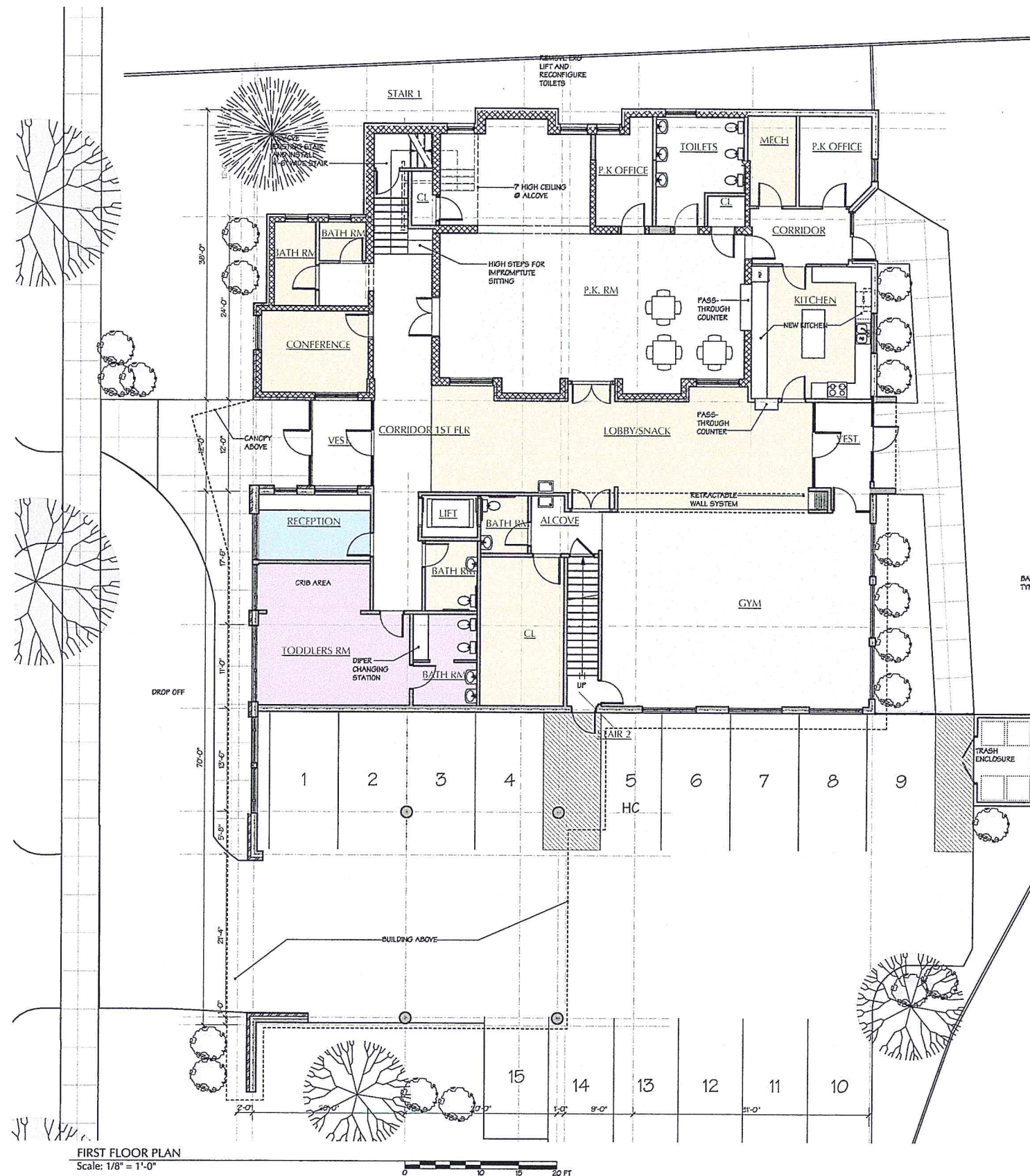
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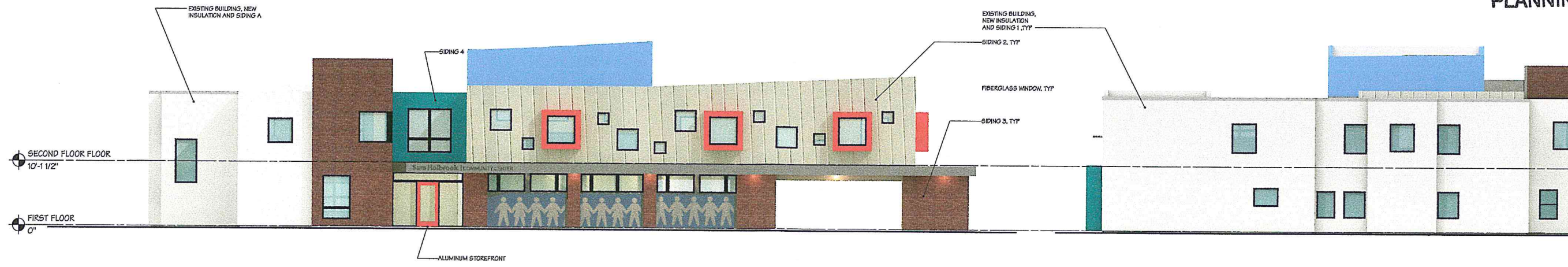


BURLINGTON, VERMONT

SCHEMATIC DESIGN

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401

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

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



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

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

SARA HOLBROOK COMMUNITY CENTER

BURLINGTON, VERMONT

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SCHEMATIC DESIGN

Duncan
Wisniewski
ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401



VIEW FROM NW



VIEW FROM SW



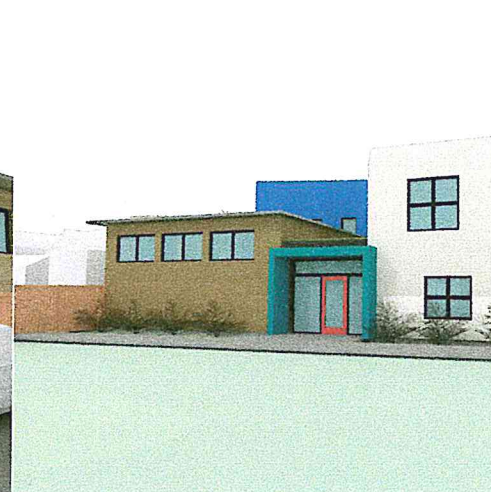
VIEW FROM NW



VIEW FROM SW



VIEW FROM SE



VIEW FROM E

VIEW FROM NORTH WEST

SARA HOLBROOK COMMUNITY CENTER

BURLINGTON, VERMONT

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DUNCAN WISNIEWSKI ARCHITECTURE

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255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401



NORTH AVE EAST ELEVATION



NORTH AVE WEST ELEVATION



VIEW LOOKING SOUTH EAST



VIEW LOOKING SOUTH EAST



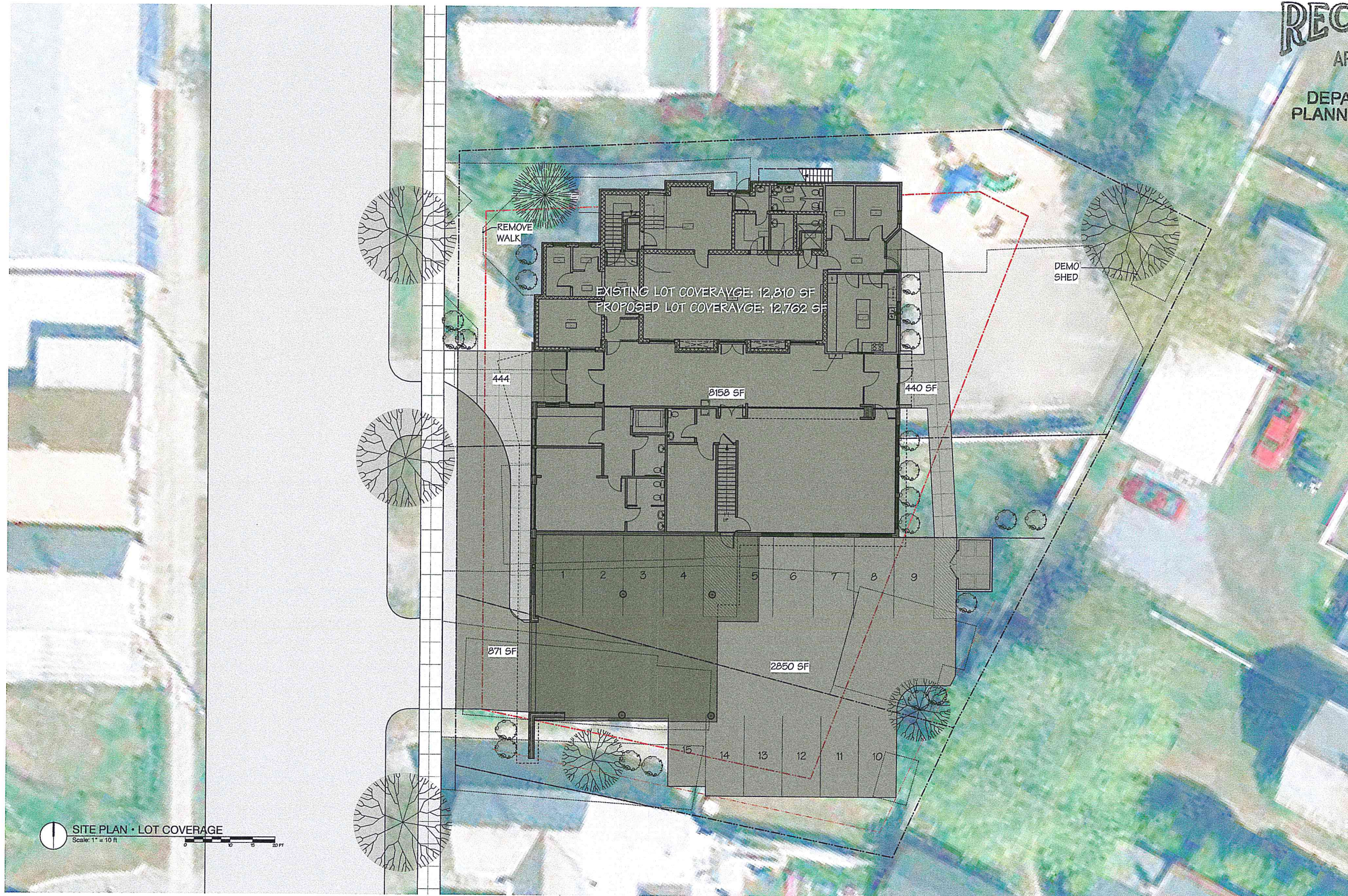
VIEW LOOKING NORTH EAST

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BURLINGTON, VERMONT

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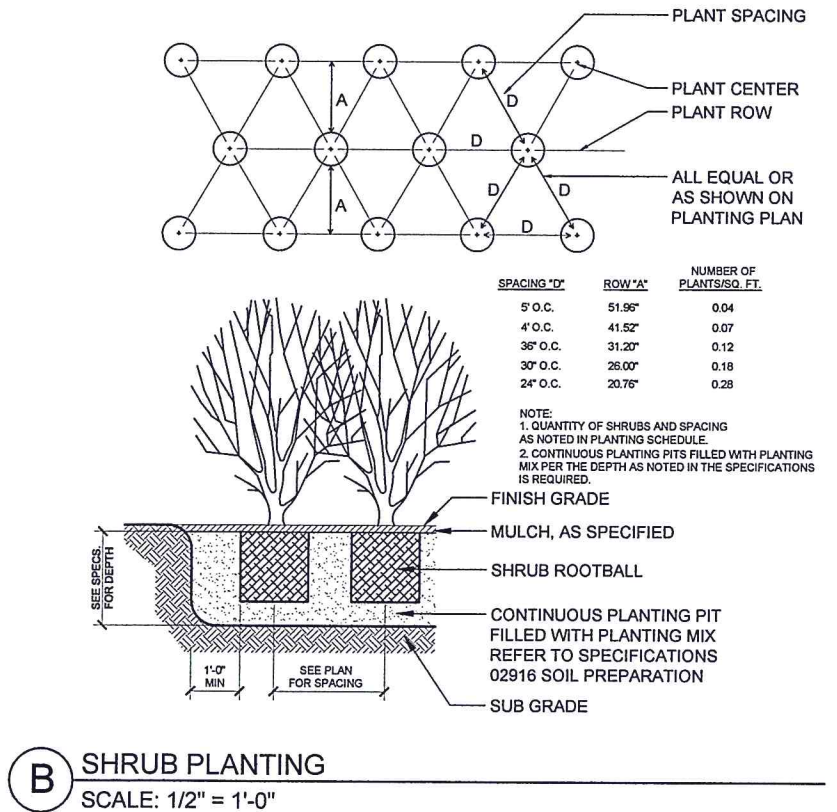
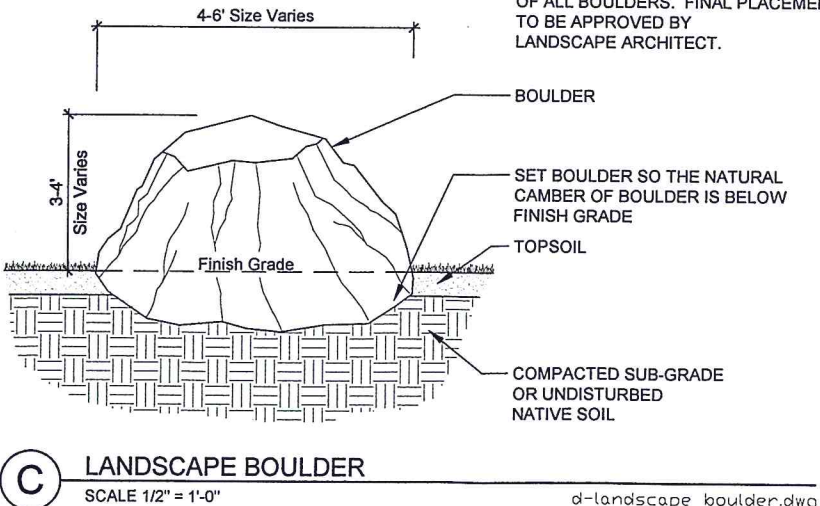
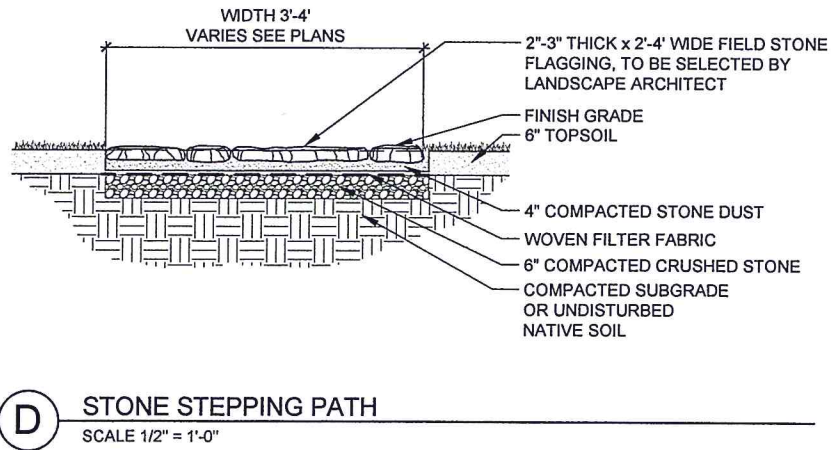
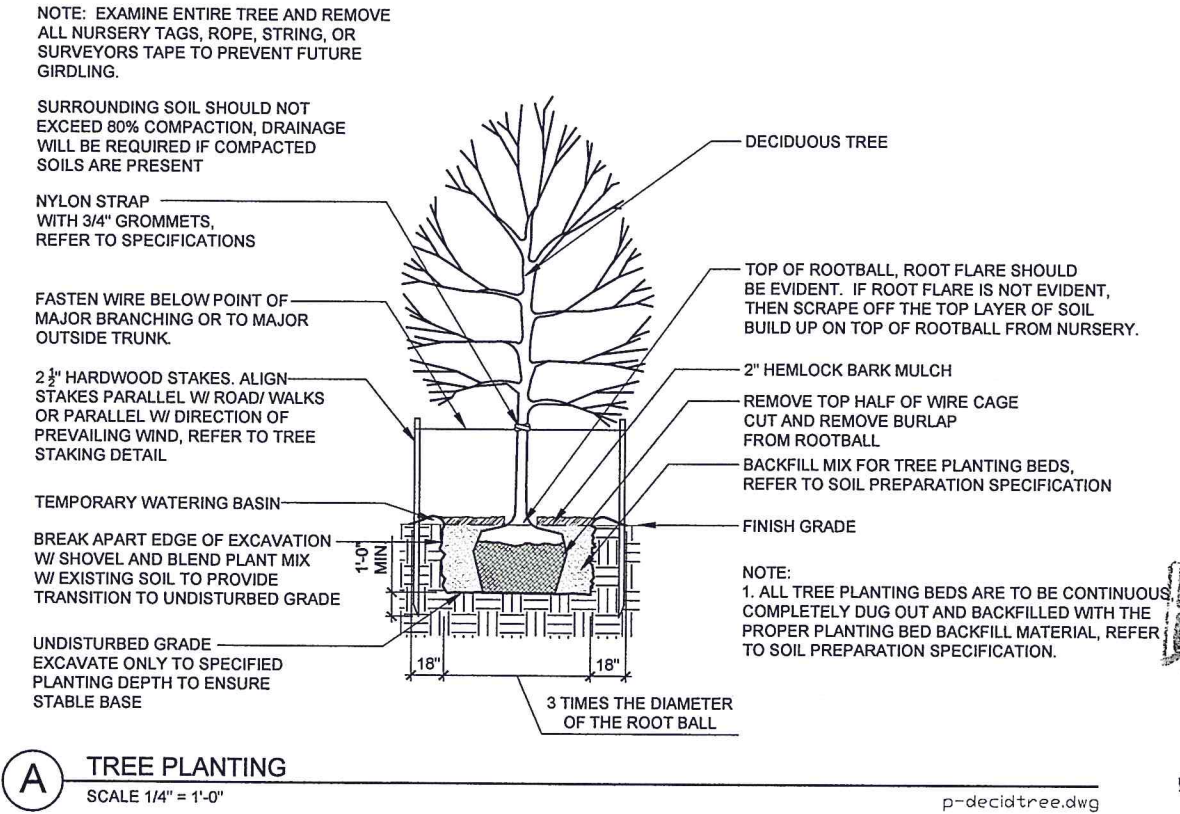
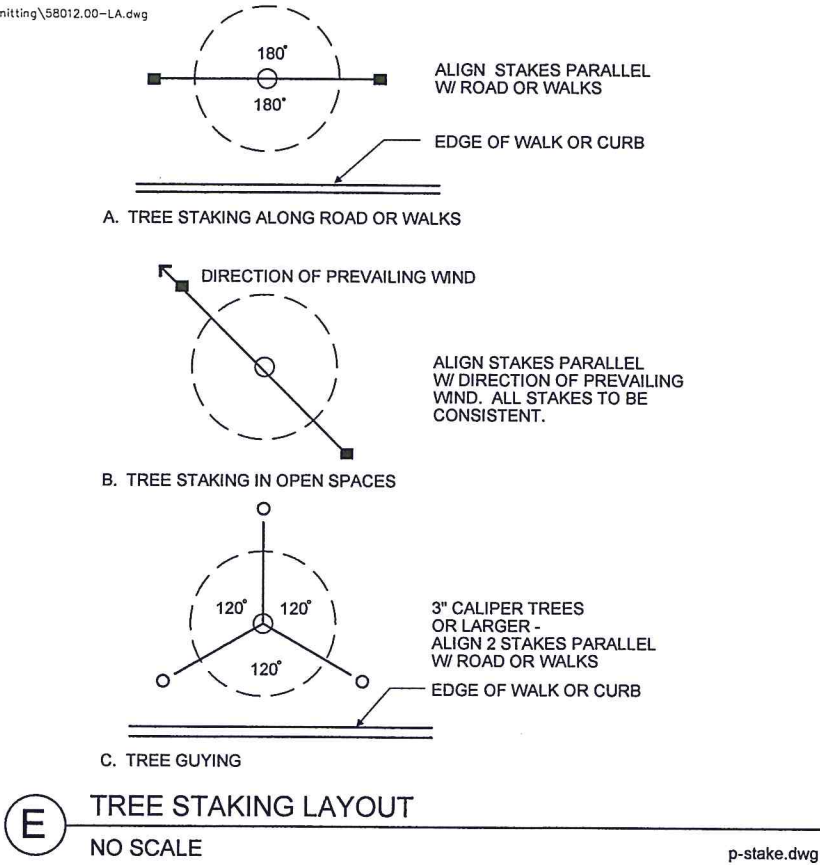
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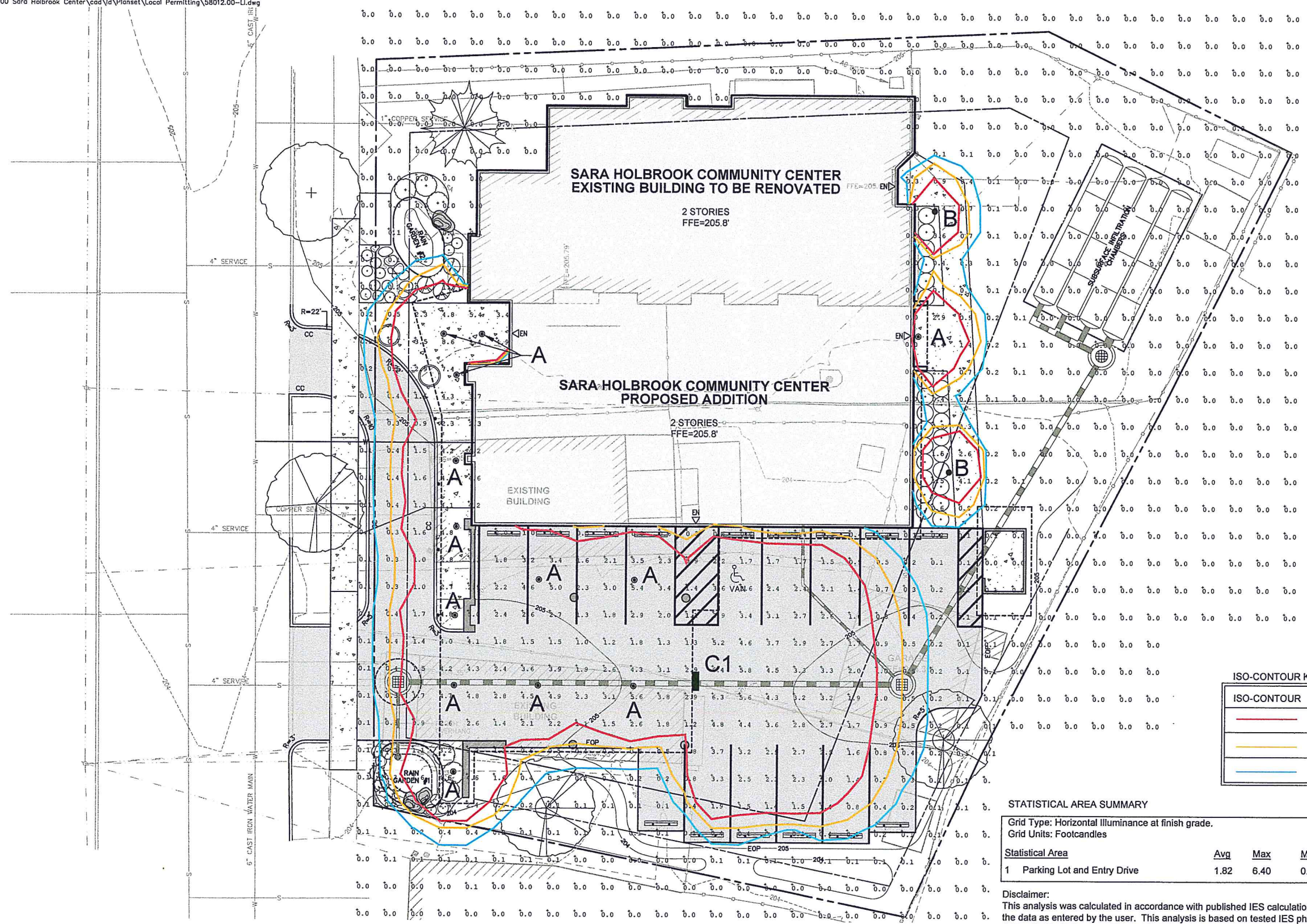
Duncan
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ARCHITECTURE
255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
T. 802.864.6603



NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES FOUND IN THE PLANTING PLANS. IF ANY DISCREPANCIES ARE FOUND, LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY.
2. FINAL LAYOUT AND PLACEMENT OF ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT. FINAL LAYOUT OF PROPOSED TREES MAY VARY DEPENDING ON SITE CONDITIONS OR ADJUSTMENTS IN THE DESIGN.
3. CONTRACTOR IS RESPONSIBLE TO SEED ALL DISTURBED AREAS ACCORDING TO THE SPECIFICATIONS AND LAWN DETAIL REFERENCE TO PLANTING DETAILS FOR PROPER PLANT MATERIAL INSTALLATION REQUIREMENTS.
4. ALL TREE, SHRUB AND PERENNIAL PLANTING BEDS ARE TO BE CONTINUOUS, COMPLETELY DUG OUT AND BACKFILLED WITH THE PROPER PLANTING BED BACKFILL MATERIAL TO DEPTH SPECIFIED IN DETAILS AND SOIL PREPARATION SPECIFICATION.
6. IF THE LANDSCAPE CONTRACTOR PROPOSES A SUBSTITUTE PLANT SPECIES, ALL SUBSTITUTES NEED TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO ORDERING.





ISO-CONTOUR KEY	
ISO-CONTOUR	FOOTCANDLE VALUE
	1.00
	0.50
	0.25

STATISTICAL AREA SUMMARY					
Grid Type: Horizontal Illuminance at finish grade. Grid Units: Footcandles					
Statistical Area	Avg	Max	Min	Avg/Min	Max/Min
1 Parking Lot and Entry Drive	1.82	6.40	0.10	18.20	64.00

Disclaimer:
This analysis was calculated in accordance with published IES calculation methods and procedures with the data as entered by the user. This analysis is based on tested IES photometric data, light loss factors as defined in the LLF value. This analysis is a mathematical model of real life situations, and it can be only as accurate as the model itself. Calculated values may vary from actual measurements in certain situations. VHB is not responsible for light output deviations due to light fixture or ballast combinations or other variables.

FIXTURE AND POLE SPECIFICATIONS

Fixture A Manufacturer: Philips Lightolier Fixture: SlimSurface LED - S6S (6inch) Color: Black LED Color: 4,000k Voltage: 120v (verify with electrical engineer)	Fixture B Manufacturer: KIM Lighting Fixture: Compact Bollard - CB32 LED Color: Black LED: 10w LED Color: 4,200k Voltage: 120v (verify with electrical engineer)	Fixture C Manufacturer: Beacon Lighting Products Fixture: Traverse Wall Light TRV-D Color: Black LED: 27w LED Color: 4,000k Voltage: 120v (verify with electrical engineer)
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DEPARTMENT OF
PLANNING & ZONING

To: Peter Smiar, P.E.

Date: March 28, 2018

Memorandum

Project #: 58012.00

From: Erica Quallen, EIT

Re: Sara Holbrook Center
Trip Generation Summary

As part of the local permitting process for the proposed expansion of the Sara Holbrook Center, located at 66 North Avenue in Burlington, Vermont, VHB has completed trip generation calculations to estimate the existing and proposed trips generated by the site.

The Proposed Project involves the acquisition of the properties located at 56 North Avenue and 58 North Avenue, removal of the 2 existing residential buildings, and expansion of the existing building and parking area of the Sara Holbrook Center. Trip generation estimates were performed using a combination of the 9th and 10th Editions of the Institute of Transportation Engineers (ITE) Trip Generation Manual¹.

The existing uses in the three lots impacted by this proposed project are described below:

- 66 North Avenue - Sara Holbrook Center – 8 staff members, 44 children
- 56 North Avenue – Residential building with two 2-bedroom apartments
- 58 North Avenue – Residential building with one 1-bedroom apartment and one 2-bedroom apartment

The proposed project will expand the operation at the Sara Holbrook Center to include a total of 14 staff members and 75 children (i.e. a net increase of 6 staff members and 31 children).

The Sara Holbrook Center trip generation estimates were calculated using Land Use Code (LUC) 565: Day Care Center. The existing residential trip estimates were calculated using LUC 221: Multi-Family Housing (Low Rise). The existing proposed, and net new trips are shown in **Table 1** on the following page. Net new trips were calculated by: 1) subtracting the existing trip generation from the proposed trip generation, and 2) by taking a reduction for non-vehicle trips. The 2017 American Community Survey data shows that over 30% of people in Burlington commute by walking, biking, or taking the bus². For the purpose of this calculation, a conservative reduction of 15% was included to account for people who are working at the Center or dropping off their child by a travel mode other than driving.

¹ *Trip Generation Manual, 9th Edition*. Institute of Transportation Engineers, 2012.

² *Burlington, VT Economy data*. "Towncharts.com – Burlington, VT Economy Data." N.p., December 2017. Web. Accessed 23 March 2018.

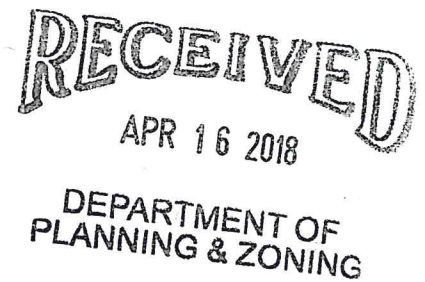


Table 1: Trip Generation Estimates

<i>Peak Period</i>	Proposed Site Generated Trips	Existing Site Generated Trips (15% Active Commuter Reduction Already Applied to Existing)		Active Commuter Reduction (15%)	Net New Trips (Proposed Existing- Reduction)
AM Peak Hour		Residential	Sara Holbrook		
<i>Entering</i>	33	1	17	5	10
<i>Exiting</i>	30	3	15	4	8
<i>Total</i>	63	4	32	9	18 trips
PM Peak Hour		Residential	Sara Holbrook		
<i>Entering</i>	29	3	15	4	7
<i>Exiting</i>	32	1	16	5	10
<i>Total</i>	61	4	31	9	17 trips

As documented in **Table 1** above, the proposed expansion of the Sara Holbrook Center is anticipated to generate a total of 18 net new morning peak hour trips and 17 evening peak hour trips. VTrans Traffic Impact Study Guidelines identifies the need for a traffic study when a site generates 75 or more trips in a peak hour. This site is well beneath this limit and is therefore not anticipated to have adverse impacts on the adjacent roadway network.



City of
Burlington, Vermont
149 Church Street

Miscellaneous Appeal - Enforcement – Code Report

ZP #: 18-0950AP

Tax ID: 058-3-025-000

Application Date: April 26, 2018

Property Address: 213 PROSPECT PARKWAY

TO: Development Review Board

FR: Jeanne Francis, Assistant Zoning Administrative Officer,
Code Compliance and Enforcement

DT: June 13, 2018

RE: Report on Appeal #18-0950AP; Appeal of an Administrative Officer's Zoning Notice of Violation (ZV # 345410) issued on March 15, 2018, for "Exterior storage in excess of an aggregate of 24 sf, located in the back yard of property, without zoning approval" for Premises Located at 213 Prospect Parkway, Burlington, Vermont

Note: This is the Administrative Officer's report; decisions are made by the Development Review Board, which may overturn or uphold the Zoning Administrator's Decision. **THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Location: 213 Prospect Parkway, Burlington, Vermont

Tax Lot # 058-03-025-000

Appellant: Melissa Holley

Applicable Regulations: CDO Articles 2, 3, 5, 8, 12 and VSA §4451

Appeal # 18-0950 AP

Appeal: Sec. 12.2.2 Appeals of Administrative Officer Decisions

Appeal filed at the Planning/Zoning office on April 4, 2018

Name and address of appellant:

Melissa C. Holley
213 Prospect Parkway
Burlington, VT 05401

Description of Property:

Owner-occupied single family home located in the RL zone.

Appellant's Appeal as Submitted

Notice is pursuant to Title 24 V.S.A. §4451, therefore Vermont Rules of Civil Procedure = Precedence et.al {with leave to amend} Pursuant to V.R.CP Rule 44.1; 79.1 et al: VRCP 44.1 Determination of Foreign Law

(a) Notice of State and Foreign Law

(b) Notice and Proof of Municipal Ordinances, and Regulation

Therefore [also] the following: Title [I] One [-Historical Document Titles 9 and 9a Uniform Commercial Code et al

[1] Now comes Melissa C. Holley, Widow of Major Robert g. Holley, MC From September 1969 to 31 August 1972, U.S. Army MD to 1974.

Notice under Penalty of perjury

Melissa C. Holley

213 Prospect Pkwy

Burlington, VT 05401

[2] I have no personal property photographed

[3] The stored tools, personal papers and wood products represent [Legal Lawful items] belonging to Steven Gordon King c/o 176 North Street, Burlington, VT, who is under Contract to [store] – ending October 1, 2018.

[4] I under affirmation declare that the offended parties next door [Steven and [or] Richard's Gene Richard as well as the Code Enforcement/remove the arbitrary, factious and capricious demands subject to Notice of Violation [NOV 3454010] at my 213 Prospect Parkway, Burlington, VT Lot Tax # 058-3-025-000

[5] I have no arbitrary choice to impair the above contracts.

Notice of Appeal Under Penalty of Perjury

Name: Melissa C. Holley

213 Prospect Parkway

Burlington, VT 05401

Background

On December 22, 2017 Code Enforcement Office Inspector, during a routine inspection of another property, observed Property's backyard had exceeded CDO Sec. 3.1.2 (c) 10), accumulation of exterior storage greater than 24 sf. A notification letter was mailed to Appellant on January 9, 2018 for "Excessive storage in the back yard of the property without Zoning Approval"; Appellant's representative, Steven Gordon King, responded to the notice and refuted the allegations, noting the storage was of personal use. On March 8, a follow-up inspection was conducted by an Enforcement Officer which concluded, exterior storage in the excess of an aggregate 24 sf dimension, continued at Property; Notice of Violation was mailed on March 15, 2018, to which Appellant appealed.

CDO Article 2. Enforcement

Sec. 2.7.5 Observation or Complaints of Violations

The observation of a violation on the part of the administrative officer shall be considered an investigation and the alleged violator may be issued a notice of zoning violation or a municipal civil complaint ticket.

CDO Article 3.1.2. Applications, Permits, and Project Review

10. *All structures of 24 square feet or less and no taller than 15 feet, as long as they are located in compliance with applicable setbacks. This exemption is limited to 1 such structure. This exemption does not apply to properties located within the Special Flood Hazard Area. Except for that development which is exempt from a permit requirement under Sec. 3.1.2(c) below, no development may be commenced within the city without a zoning permit issued by the administrative officer including but not limited to the following types of exterior and interior work:*

As shown in 3 Photos attached to this document, dated December 22, 2017, March 8, 2018, and June 13, 2018, exterior storage at this Property exceeds an accumulative dimension of 24 square feet and continues to be in violation of CDO.

CDO Article 12. Appeals, Conditional Uses, Variances

Appellant filed an appeal contesting NOV 345410 on April 4, 2018.

24 V.S.A. §4451. Enforcement, penalties

- (a) *Any person who violates any bylaw after it has been adopted under this chapter or who violates a comparable ordinance or regulation adopted under prior enabling laws shall be fined not more than \$200.00 for each offense. No action may be brought under this section unless the alleged offender has had at least seven days' warning notice by certified mail. An action may be brought without the seven-day notice and opportunity to cure if the alleged offender repeats the violation of the bylaw or ordinance after the seven-day notice period and within the next succeeding 12 months.*

Summary

Appellant admits there is exterior storage, in excess of 24 sf, at the property, but that Appellant has contracted with Steven King for the storage cited under ZV # 345410; Appellant does not have zoning approval to conduct a business in which to rent property out for exterior storage and, therefore, could be in violation for the use of the property in addition to the physical condition of the property. Appellant is responsible for her property, and prior to contracting with individuals to store items at their property she must first obtain zoning approval. In this instance, zoning approval for commercial storage could not be approved due to use limitations in the RL zone. As shown in 3 Photos attached to this document, dated December 22, 2017, March 8, 2018, and June 13, 2018, exterior storage at this Property exceeds an accumulative dimension of 24 square feet and continues to be in violation of CDO.

Conclusion:

The Code Enforcement Office, under the auspices of the Zoning Administrator, hereby requests the Development Review Board to uphold their decision that Property has violated CDO cited under NOV #345410. Further, we request the Board condition the following:

1. Within 35 days from date of DRB decision, Appellant shall reduce exterior storage to an aggregate of 24 sf or less. Appellant may also apply for a zoning permit to construct an outbuilding to provide enclosed storage space. Providing storage space for rent by offsite owners shall cease entirely. Upon completion of the reduction, Appellant shall contact Code Enforcement Office to verify compliance; or
2. Within 35 days from date of DRB decision, Appellant shall execute a Stipulation Agreement with the City that includes a reasonable timeline in which to bring Property into compliance with the CDO (administrative fees are required).



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849

Burlington, VT 05402-0849

VOICE (802) 863-0442

FAX: (802) 652-4221

NOTICE OF ZONING VIOLATION (NOV 345410)

March 15, 2018

MELISSA C HOLLEY
213 PROSPECT PARKWAY
BURLINGTON, VT 05401

Mailed Certified Mail #7015 1520 0000 4418 0499
And FIRST CLASS MAIL

NOTICE OF VIOLATION AT:
213 PROSPECT PARKWAY, BURLINGTON, VT
TAX LOT #058-3-025-000

Dear MS HOLLEY:

It has come to the attention of this office that a zoning violation exists at 213 Prospect Parkway.

Description of Violation: Exterior storage in excess of an aggregate of 24 sf, located in the back yard of property without Zoning Approval; see attached photos.

Burlington Comprehensive Development Ordinance (CDO) Article(s): 2, 3, 5, 12, and 24 VSA §4451.

Please be advised that violations of the CDO are subject to fines of up to two hundred dollars (\$200.00) for each day that a violation continues. You may submit an application to attempt correction of the violation, however, be advised application and filing fees are subject to a fee increase for permits required to correct a violation.

This correspondence serves as a formal notice of a zoning violation pursuant to 24 V.S.A §4451. You have seven (7) days from receipt of this notice to cure the referenced violation. Additional warnings for the violation are not required and will not be forthcoming. In the event that the violation is not cured or remedied as provided for in this notice, the City will pursue enforcement of the violation as provided for by law.

This Notice of Violation (NOV) may be appealed to the Burlington Development Review Board in accordance with the provisions of CDO Sections 2.7.12 and 12.2.2 provided that such appeal is filed within fifteen (15) days of the date of this NOV and accompanied by the appropriate fee in accordance with Sec. 3.2.4(a) of the CDO. Appeal fee and complete application shall be filed with the City's Planning and Zoning Office (City Hall, 149 Church Street) by **4 pm on March 30, 2018**; an appeal shall not be perfected until the fee is received.

If you have any questions, please call Jeanne Francis at (802) 864-8518.

Sincerely,

David E. White
Zoning Administrative Officer

Sincerely,

Jeanne Francis
Asst. Zoning Administrative Officer/
Code Compliance and Enforcement

Enclosures: Violation Details

Cc: Land Records for Tax Lot # 058-3-025-000

VIOLATION DETAILS

LOCATION: 213 PROSPECT PARKWAY

DECISION DATE: March 9, 2018

VIOLATION DESCRIPTION: Exterior storage in excess of an aggregate of 24 sf, located in the back yard of property without Zoning Approval; see attached photos.

FINDINGS:

- December 22, 2017, Code Enforcement Office received a complaint regarding excessive exterior storage in the backyard of this Property; complaint verified by Code inspector.
- January 9, 2018, Code Enforcement Office mailed a notification letter to Owner for excessive exterior storage in the back yard without zoning approval.
- January 22, 2018 Steve Gordon King responded to the above letter stating "all personal property is for seasonal use not arbitrary or capricious and therefore any factious complaints of excessive exterior storage is a falsity"; response to this letter is included with this notice.
- March 8, 2018 site visit to the Property revealed excessive exterior storage remains in the backyard of this Property.

REMEDY OPTIONS: Within seven (7) days from receipt of this notice you may cure the violation by:

1. Removing all exterior storage in excess of an aggregate of 24 sf from the Property and restoring the Premises to its prior state (green space), and informing the Code Enforcement Office that the violation has been removed so our office may close the case; or
2. Obtaining after-the-fact zoning approval from the Zoning Administrator for exterior storage in excess of an aggregate of 24 sf; (NOTE: exterior storage in excess of an aggregate of 24 sf is required to comply with lot coverage and setback regulations as set in the CDO and require screening). Permit application fee is doubled if complete application is submitted within seven days from receipt of the NOV, tripled if a complete application is submitted more than seven days from receipt of the NOV, or triple plus \$75 per hour of Code Enforcement staff time (up to \$500) if a completed application is submitted after 15 days from date of receipt of the NOV). See CDO Section 2.7.8. **PLEASE NOTE:** If the zoning permit request is denied, the violation is **NOT** cured. Owner shall be required to remove the violation as noted in #1 or request an agreement as noted in #3 below within five (5) business days from date of permit denial to remedy the violation; or
3. Executing an Agreement with the City of Burlington that includes a reasonable time to cure the above violation. Agreement shall be executed by March 28, 2018; administrative review required.

APPEAL RIGHTS: You have the right to appeal the enforcement officer's decision that a zoning violation exists on your property to the Development Review Board in accordance with the provisions of A.2.7.12 and 12.2.2 of the CDO within fifteen (15) days **from the date of this notice**

deadline for filing an appeal is 4 pm on **March 30, 2018**. Submit a complete application with the ZV# and appropriate fee to the Department of Planning and Zoning, accompanied by a memorandum stating the ZV#, the owner's name and address, a brief description of the property with respect to which the appeal is taken, a reference to the regulatory provisions applicable to that appeal, the relief you are requesting, and the alleged grounds why such relief is believed proper under the circumstances. *Failure to appeal constitutes admission that the violation exists, and the decision of the enforcement officer shall be binding 24 V.S.A §4472(d).*

**REGULATION
CITATION:**

CDO Article(s): 2, 3, 5, 12 and 24 VSA §4451







Scott Gustin

From: William Ward
Sent: Wednesday, June 13, 2018 1:25 PM
To: Scott Gustin
Cc: Jeanne Francis; Kimberlee Sturtevant
Subject: Re: 213 Prospect Pkwy -NOV Response Letter and Check

We can discuss this property today but it is clear to me that the backyard remains mostly storage.





Bill

Sent from my iPhone



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

RECEIVED

APR 25 2018

DEPARTMENT OF
PLANNING & ZONING

Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 213 Prospect Parkway

Subject Property Owner: Melissa Holley

Appellant: _____

Agent/Representative: _____

Mailing Address: _____

City, St, Zip: _____

Day Phone: _____ Email: _____

Appellant Signature: See Attached Letter Date: _____

In order for your request to be considered complete, **ALL** of the following information **must** be provided, as applicable:

- ☒ The Appeal fee of \$250;
- ☐ Description of the decision under appeal;
- ☐ Description of the property subject to the appeal;
- ☐ Reference to the regulatory provisions applicable to the appeal;
- ☐ Relief requested by the appellant;
- ☐ Alleged grounds why such requested relief is believed proper under the circumstances.

Office Use Only:

Check No. 7254 Amount Paid 250 Zoning Permit # 18-0 950 AP



RECEIVED

APR 25 2018

DEPARTMENT OF
PLANNING & ZONING

CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849

VOICE (802) 863-0442

FAX: (802) 652-4222

April 13, 2018

Melissa C. Holley
213 Prospect Parkway
Burlington, VT 05401

RE: Incomplete appeal

Dear Property owner:

On April 4, 2018 we received
check you wrote was
incorrect organization.

We are returning the incorrect payment and asking that you correct the error. You should correct
this by writing a check be made out to "The City of Burlington" for the amount of \$250 and
return it to us before 4:00 p.m. Monday April 23, 2018.

Please contact me if you have questions. If we do not receive your corrected reply before April
23, 2018 we will inform the City Attorney's office that we recommend the appeal be rejected for
failure to meet the deadline.

Sincerely,

William M. Ward
Director of Code Enforcement
(802) 865-7510

RECEIVED

APR 25 2018

BURLINGTON
CODE ENFORCEMENT

MELISSA C. HOLLEY
PH 862-2934
213 PROSPECT PKWY
BURLINGTON, VT 05401

Date 4-21-18

Pay to the Order of City of Burlington \$ 250

Two hundred fifty Dollars

People's United Bank
peoples.com

For Code Enforcement / Appeal Melissa C. Holley

ALL RIGHTS RESERVED

221172186 0015211970 7254

MELISSA C. HOLLEY
PH 862-2934
213 PROSPECT PKWY
BURLINGTON, VT 05401

Date 3-29-18

Pay to the Order of Burlington Development Review \$ 200

Two hundred Dollars

People's United Bank
peoples.com

For All Rights Reserved

Without Prejudice
Melissa C. Holley

221172186 0015211970 7246



CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849
VOICE (802) 863-0442
FAX: (802) 652-4221

April 13, 2018

Melissa C. Holley
213 Prospect Parkway
Burlington, VT 05401

RECEIVED
APR 25 2018
DEPARTMENT
PLANNING & ZONING

RE: Incomplete appeal

Dear Property owner:

On April 4, 2018 we received your written appeal of the Notice of Violation in the mail. The check you wrote was for the incorrect amount and it was written as "pay to the order of" an incorrect organization.

We are returning the incorrect payment and asking that you correct the error. You should correct this by writing a check be made out to "The City of Burlington" for the amount of \$250 and return it to us before 4:00 p.m. Monday April 23, 2018.

Please contact me if you have questions. If we do not receive your corrected reply before April 23, 2018 we will inform the City Attorney's office that we recommend the appeal be rejected for failure to meet the deadline.

Sincerely,

William M. Ward
Director of Code Enforcement
(802) 865-7510

March 29, 2018
David E. White
Zoning (ADM) Officer

Jeanne Francis,
Asst. Zoning Officer

1-OP5

RECEIVED

NOTICE OF Appeal PURSUANT

TO VERMONT STATUTES

APR 25 2018
DEPARTMENT OF
PLANNING & ZONING

ANNOTATED = The Title

24 V.S.A. § 4451; Therefore

VERMONT Rules of Civil

PROCEDURE = PRECEDENCE

et al. [with Leave to AMEND]

Pursuant TO V.R.C.P. Rule 44.1

79.1 et al.

V.R.C.P. 44.1 Determination of

Foreign LAW

(a) Notice of STATE and Foreign

(b) Notice AND PROOF of Municipal
Ordinances AND Regulation

copy
original
of 0

RESOLVE

APR 25 2018

DEPARTMENT OF
PLANNING & ZONING

2-OF-5

THEREFORE ALSO The

FOLLOWING TITLES ON

HISTORICAL DOCUMENTS

TITLES 9 and 9a uniform

Commercial Code etc.

I Now comes Melissa

Holley Widow of Major

Robert L. Holley, MC

From 1 September 1969

To 31 August 1972

U.S. Army MD, to 1974

Copy of sent
original

RECEIVED

APR 25 2018

DEPARTMENT OF
PLANNING & ZONING

NOTICE UNDER PENALTY OF PERJURY

Melissa C. Holley

213 Prospect Pkwy.

Burlington, VT 05401

3-OF-5

[2] I HAVE NO PERSONAL

PROPERTY PHOTO GRAPHED

[3] THE STORED TOOLS, PERSO-

NALS AND WOOD PRODUCTS

REPRESENT LEGAL LAWFUL
ITEMS BELONGING TO STEVEN

GORDON KING 90176 NORTH

STREET BURLINGTON

WHOM UNDER CONTRACT TO

UPHOLD-ENDING OCTOBER 1 2018

Copy of
original

RECEIVED

APR 25 2018

DEPARTMENT OF
PLANNING & ZONING

4-OF-5

~~14~~ I UNDER AFFIRMATION

declare that The offend-

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[STEVEN AND FR] Richard's

Gene Richard as well

as the code enforce-

ment remove the

arbitrary, Fastuous and

Capricious demands sub-

ject to - Notice of Violatio

(NOV 3454(0)) at my 213

PROSPECT PARK Way, Burl, VT
LOT TAX #058-3-025-000 05401

~~15~~ I have NO Arbitrary CHOICE to
I make the above contracts.

copy of original

MARCH 15, 2018 - MARCH 30, 2018

5-055

JEAN FRANCIS

ASST ZONING
ADMINIS

RECEIVED

APR 25 2018

DEPARTMENT OF
PLANNING & ZONING

— Notice of Appeal Under
Penalty of Perjury

NAME Melissa C. Holley
213 Prospect Pkwy.

MELISSA C. HOLLEY
PH 862-2934
213 PROSPECT PKWY
BURLINGTON, VT 05401

3-29-18

Date

Pay to the Order of Burlington Development Review \$200.

Two hundred Dollars

People's United Bank
peoples.com

SOCIALLY RESPONSIBLE BANKING
Without Prejudice

For All Rights Reserved

Melissa C. Holley

MELISSA C. HOLLEY
PH 862-2934
213 PROSPECT PKWY
BURLINGTON, VT 05401

4-21-18

Date

Pay to the Order of City of Burlington \$250

Two hundred fifty Dollars

People's United Bank
peoples.com

SOCIALLY RESPONSIBLE BANKING

For Code Enforcement/Appeal All Rights Reserved
Melissa C. Holley

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, FAICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician*



TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: June 19, 2018
RE: 18-0899CA/MA; 56, 58, and 66 North Avenue

=====

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

Zone: RM Ward: 3C

Owner/Applicant: Sara M. Holbrook Community Center (SHCC) / Duncan Wisniewski
Architecture

Request: Combine 56, 58, and 66 North Avenue into one property and expand the Sara Holbrook Community Center at 66 North Avenue, demolish a duplex and garage at 58 North Avenue, and demolish a duplex and shed at 56 North Avenue.

Applicable Regulations:

Article 2 (Administrative Mechanisms), Article 3 (Applications, Permits and Project Reviews), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing), and Article 10 (Subdivision)

Overview:

The applicant proposes to combine three parcels into one 20,545 sf parcel and renovate and expand the existing Sara Holbrook Community Center, totaling approximately 12,500 sf. The project will result in the addition of a multi-purpose/gym space for pre-middle school children; toddler space on the first floor; improved kitchen and food prep area for snacks, lunches and community dinners; a vehicle drop-off to the main entrance; an office expansion; an art space; three after-school care classrooms – keeping two existing classrooms for adult ESL classes; and a total of 15 new parking spaces.

The proposal also includes the demolition of two adjacent duplexes (one each at 56 & 58 North Ave.), and demolition of two accessory structures. While the duplex structures were constructed circa 1899, neither are listed on any historic registers, and have both seen exterior modifications over the years.

The current project was reviewed by the Technical Review Committee on January 11, 2018. Previous renditions of the project went through sketch plan reviews with the DRB on September 16, 2014 and January 28, 2016. Those renditions differ slightly from what is currently proposed.

The Design Advisory Board reviewed this project on May 22, 2018 and recommended approval of the project as proposed, with a 3-2-0 vote.

Previous zoning actions for 66 North Avenue:

-) **Zoning Permit 94-395**; rear two story addition to the existing Sara Holbrook Community Center. Approved April 1994.
-) **Zoning Permit 01-029**; replace existing window sash with new for the SHCC; proposal includes stucco repairs where necessary – no change in footprint or use. Approved July 2000.
-) **Zoning Permit 04-447**; replace existing playground structure. Approved March 2004.
-) **Zoning Permit 04-595**; replace existing playground structure – no increase in lot coverage. Approved May 2004.
-) **Zoning Permit 15-0263SP**; sketch plan review to combine three parcels (56, 58 and 66 North Ave.), demolish one house, relocate one house, expand community center and construct new attached building for six apartments.
-) **Zoning Permit 16-0811SP**; sketch plan review to demolish two existing duplex residential buildings at 56 and 58 North Ave. and build an addition to the existing SHCC.
-) **Non-Applicability of Zoning Permit Requirements 18-0277NA**; replacement of current sign and temporary banner. Approved September 2017.

Previous zoning actions for 58 North Avenue:

-) **Zoning Permit 91-343**; demolish 10 ft x 10 ft and 6 ft x 10 ft sheds in rear of existing single family home, and construct 24 ft x 24 ft single story garage with gravel access drive. Approved May 1991.
-) **Zoning Permit 03-330**; replace northern 2nd story window on rear of house with fire exit door, erect railings around flat rooftop of existing mudroom on rear of house, install staircase with a 4' x 4' platform leading up to 2nd story on rear of house – all wood pressure treated. Approved February 2003.
-) **Zoning Permit 06-802CA**; amend ZP03-330 to remove condition #3 of permit regarding painting of the deck. Approved May 2006.
-) **Non-Applicability of Zoning Permit Requirements 14-0226NA**; repair front porch ceiling in kind. Approved August 2013.
-) **Zoning Permit 14-0257CA**; change of use from single family to duplex residence, add stair railing, and replace 5 windows. Approved December 2013.
-) **Zoning Permit 16-0577FC**; relocate fence between 66 and 58 North Ave. for children's play space. Approved November 2015.

Previous zoning actions for 56 North Avenue:

-) **Zoning Permit 06-632CA**; construct a 9' x 12' wooden pressure treated deck with railing on rear of second floor unit. Approved May 2006.

Recommendation: Initial review and continuation pending resolution of the outstanding items.

I. Findings

Article 2: Administrative Mechanisms

Part 7, Enforcement:

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations. **Affirmative finding as conditioned**

Article 3: Applications, Permits, and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

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

Impact fees shall apply. The fees will be based on the net new square footage of the building. In this case, that figure is 7,130 (approx.) sf. **Affirmative finding as conditioned**

Section 3.3.8 Time and Place of Payment

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

Part 5: Conditional Use and Major Impact Review

Section 3.5.6 Review Criteria

(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 each of the following general standards:

- 1. Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The proposed redevelopment may require additional water and sewer services; a letter of confirmation of adequate capacity will be required from the Department of Public Works. A state wastewater permit will also be required. **Affirmative finding as conditioned**

- 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 community center is within the medium density residential zoning district, which is intended primarily for medium density residential development in the form of single family detached dwellings and attached multi-family apartments. The proposed expansion of the SHCC will cause the removal of 2 existing duplexes, for a loss of four residential units. Community centers typically offer supportive services for neighboring residential districts, and are therefore beneficial. The expansion and further enhancement of the SHCC may be consistent with the MDP in that it would conserve existing elements and design characteristics of the City's neighborhoods, particularly where the importance of a structure is defined. (The SHCC was designed by noted

Burlington architect Benjamin Stein and is included within the inventory of Burlington's Modern Architecture Survey, 2010. MDP reference Page IV-5.). **Affirmative finding**

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The expansion of the existing community center would precipitate similar noise and traffic associated with the current use. No undue nuisance relative to odor, dust, heat or vibration is anticipated. **Affirmative finding**

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

North Avenue is a major arterial linking the City's new north end with downtown and the old north end. It is lined on both sides with sidewalks. Bus stops are within walking distance in either direction. According to the VHB Memo, dated March 28, 2018, the proposal will result in a minor increase in traffic and circulation impacts: 18 net new morning peak hour trips and 17 new evening peak hour trips. VTrans Traffic Impact Study Guidelines identifies the need for a traffic study when a site generates 75 or more trips in a peak hour. The site is well beneath this limit and is not anticipated to have adverse impacts on the adjacent roadway network. **Affirmative finding**

5. *The utilization of renewable energy resources;*

No part of the application precludes the utilization of wind, water, solar, geothermal or other forms of renewable energy resources. **Affirmative finding**

and,

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

The proposal will be required to meet all bylaws and city and state ordinances in effect.

Affirmative finding as conditioned

(b) Major Impact Review Standards

Before a major impact development may receive approval, the DRB must be satisfied, based on documentation provided by appropriate city agencies, experts, interested parties and/or the applicant that the proposed development shall:

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

The development will not result in undue water, air or noise pollution. Air and noise pollution are expected to be minimal. As noted above, no industrial uses typically associated with air or noise pollution are included in the project plans. Mechanical equipment will locate on the roof and will be screened from visibility and audibility. The Stormwater Program Manager approved the project's EPSC plan on May 21, 2018. **Affirmative finding**

2. *Have sufficient water available for its needs;*

See Sec. 3.5.6 (a) 1.

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

See Sec. 3.5.6 (a) 1.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
See Sec. 5.5.3.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;
See Sec. 3.5.6 (a) 4.

6. Not cause an unreasonable burden on the city's ability to provide educational services;
The proposal does not include new housing, and thus no additional demand on educational services. **Affirmative finding**

7. Not place an unreasonable burden on the city's ability to provide municipal services;
The Fire Department provided technical comments relative to fire safety at Technical Review. These technical requirements will be administered through the offices of the Fire Marshal and the Building Inspector.

The Burlington Police Department provided technical comments relative to police services at Technical Review. As expected, some additional service may be required with the added capacity, but it is expected that the development will not adversely impact the department in the context of providing service to the site. One particular bonus is that the center is approximately 250 ft from the police department.

See Sec. 3.5.6 (a) 1 for Electric and Public Works Departments.

See Sec. 3.5.6 (b) 12 for Parks and Recreation Department.

See Sec. 3.5.6 (b) 6 for School Department.

Impact fees will be paid to help fund necessary capital improvements necessitated by this development. **Affirmative finding as conditioned**

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;
See Article 6 for effects on significant natural areas, historic buildings, and archaeological significance.

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;
The project will not have an adverse effect on the city's present or future growth as it is simply an addition to an existing facility. The property fronts on a major arterial street, designed to handle high traffic capacities. With the removal of the 2 duplexes, the applicant will be required under Article 9 to address housing replacement. **Affirmative finding**

10. Be in substantial conformance with the city's municipal development plan;
The application demonstrates substantial conformance with the Municipal Development Plan.

The project will ensure excellent and diverse educational opportunities, services, and facilities in order to facilitate a tradition of lifelong learning by Burlington residents, and support and encourage efforts by parents to be involved in their children's education. (Education Plan, pg. X-1). The center will include 3 preschool/after school care classrooms, and 2 classrooms for adult ESL classes.

The project will handle essentially all of its stormwater onsite utilizing the capture and on-site retention of stormwater, and also includes minor rain gardens to facilitate infiltration of some roof drainage. Sandy soils on-site will aid in infiltration (Natural Environment Action Plan, pg. II-12).

The project intends to incorporate alternative energies in the future (solar), thereby reducing utilization of fossil fuels (City Policies, pg. VIII-1).

The center currently has, and will continue to have, access to GMT bus service. (Stressing Other Modes of Travel, pg. V-12). **Affirmative finding**

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

As noted above, the applicant will be required to address housing replacement as a result of removing 4 dwelling units. Article 9 (below) requires a number of conditions to be met in order to retain housing units in the city. **Affirmative finding**

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

No additional housing units will result from the proposal. However, parks impact fees will be required to be paid to help offset any related impact on public park needs. **Affirmative finding as conditioned**

(c) Conditions of Approval:

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

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

The proposed development is not expected to generate offsite noise or glare substantial enough to require mitigation. **Affirmative finding**

2. Time limits for construction.

No construction timeline or phasing are included in the project plans. The standard 2-year timeframe for zoning permits will apply. **Affirmative finding as conditioned**

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

Footnote #13 within Appendix A – Use Table – All Zoning Districts, limits operating hours for community centers in the RM zoning district to 5:30 am to 11:00 pm. Typical construction hours

are Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday. **Affirmative finding as conditioned**

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

Any future enlargement or alteration will be reviewed under the zoning regulations in effect at that time. **Affirmative finding as conditioned**

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

To be addressed in conditions of approval. **Affirmative finding**

Article 4: Zoning Maps and Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(3) Residential Medium Density (RM)

The subject properties are located in the RM zone. This zone is intended primarily for medium density residential development in the form of single family detached dwellings and attached multi-family apartments. The proposal is to add onto the existing community center, which is a conditional use within the underlying zoning district. The use will remain consistent with the intent of this zone. **Affirmative finding**

(b) Dimensional Standards & Density

For the RM district, maximum dwelling units per acre is 20 units. No dwelling units are proposed or will be retained. The Density Equivalent, for nonresidential use (Section 5.2.7, (a) 2.) provides that for purposes of density calculations, *each 1,500 sf of nonresidential gross floor area not contained within a dwelling unit or within common hallways, stairwells and elevator shafts shall be counted as one dwelling unit.*

The combined lots total 20,545 sf, which at 20 units/acre would yield 9.43 units, to be rounded down to 9. 1,500 sf/unit x 9 units = 13,500 sf of allowable building size. The proposed design totals 12,517 sf gross area.

After the 3 properties are combined, frontage will total 137 ft, far exceeding the 30 ft frontage minimum requirement.

Lot coverage is limited to 40% in the RM zone, with an additional 10% bonus for certain features. The existing lot coverages for 56, 58, and 66 North Ave. are 46%, 51%, and 76%, respectively. After the properties are combined, the lot coverage will total 12,810 sf (62%). The proposal will result in a slight decrease in lot coverage – down to 12,762 sf (61.76%). This still exceeds the maximum lot coverage allowance; however, instead of 3 non-conforming properties, the project reduces the non-conformity to just one property. Additionally, the overall lot coverage decreases.

RM Zoning District	Setbacks	
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	Front - min/max of 2 adjacent lots on both sides	Side - min 10% of lot width (13.7') or ave. of side yard setback of 2 adjacent lots on both sides	Rear - min 25% lot depth but in no event less than 20'	Max Height 35'
	The front canopy, which extends closest to the front property line, will be setback 7'. This setback is greater than each of the 4 adjacent buildings.	No change to north setback. South setback meets 10% lot width (approx. 13.7). Parking is subject to minimum 5' setback.	Proposed building meets the required 25% rear setback; parking and walkways meet the minimum 5' setback.	< 35' (approx. 28')

Affirmative finding

(c) Permitted & Conditional Uses

A community center is a conditional use in the RM zoning district. **Affirmative finding**

(d) District Specific Regulations

1. Setbacks

No setback encroachments are sought. **Not applicable**

2. Height

No height bonuses are being sought. **Not applicable**

3. Lot Coverage

No lot coverage bonuses are being sought. **Not applicable**

4. Accessory Residential Structures and Uses

No accessory structures are being sought. **Not applicable**

5. Residential Density

No residential use is proposed. **Not applicable**

6. Uses

No neighborhood commercial use is included in this proposal. **Not applicable**

7. Residential Development Bonuses

No development bonuses are being sought. **Not applicable**

Article 5: Citywide General Regulations

Part 2: Dimensional Standards

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2. Required Frontage or Access

The combined lot will meet minimum frontage per Table 4.4.5-1, and have access to a public street. **Affirmative finding**

Sec. 5.2.3, Lot Coverage Requirements

See Article 4 above.

Sec. 5.2.4, Buildable Area Calculation

The parcel will not exceed 2 acres. **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

A. Dwelling Units per Acre

2. Density Equivalent, Nonresidential Uses

See Sec. 4.4.5 (b) and area breakdown, above.

Part 5: Performance Standards

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

See Sec. 6.2.2 (o).

Sec. 5.5.3, Stormwater and Erosion Control

An Erosion Prevention and Sediment Control and stormwater plans have been reviewed and approved by the City's Stormwater Program Manager (approved May 21, 2018). The EPSC addresses site management for the duration of construction. **Affirmative finding**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

No land division will occur. The project review will include the merger of three parcels, which can be accomplished as a boundary line adjustment.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

No significant or important natural features exist. **Affirmative finding**

(b) Topographical alterations

No topographical alterations have been included within the plans, and are not anticipated.

Affirmative finding

(c) Protection of important public views

There are no protected views from any of the three parcels. **Affirmative finding**

(d) Protection of important cultural resources

While the Center has been serving the community since 1937, the existing building is not identified as historic. The two duplexes are over 50 years old, both being constructed around 1899. The buildings are not included in an historic register, nor has there been a determination as to their eligibility for inclusion. Their demolition is not subject to consideration under Sec. 5.4.8.

Affirmative finding

(e) Supporting the use of alternative energy

No renewable energy resources are specified but the applicant is considering adding such resources (rooftop solar panels) in the future. **Affirmative finding**

(f) Brownfield sites

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

(g) Provide for nature's events

The applicant notes that the site has virtually no stormwater control. The stormwater design will utilize the existing underlying sandy soils to infiltrate runoff from the building rooftop and parking area using a proposed underground infiltration facility located to the east of the proposed building. Snow storage will locate in the areas behind the parking spaces. **Affirmative finding**

(h) Building location and orientation

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

Affirmative finding

(i) Vehicular access

While a single access drive currently serves the community center, a drop-off area off North Avenue that doesn't require backing out to the street is proposed, in combination with a driveway at the south end of the parcel, which will go under the second level of the new addition. This will facilitate quick and easy delivery of children and materials. It may be problematic if used as short-term or unauthorized parking.

A 15-space parking lot is proposed will be effectively concealed from the street by locating behind the addition.

The applicant states that the existing and proposed vehicle trip ends, based upon the ITE Trip Generation Manual, 9th Edition, show increases in vehicle trip ends of 18 AM peak hour and 17 PM peak hour when comparing the proposed development to the existing development. VTrans Traffic Impact Study Guidelines identify the need for a traffic study when a site generates 75 of more trip ends in a peak hour. **Affirmative finding**

(j) Pedestrian access

An entry court accessed directly from the public sidewalk will provide a direct pedestrian route to the building. Additionally, walkways are proposed along the front and rear of the building, allowing pedestrian access from the parking area. **Affirmative finding**

(k) Accessibility for the handicapped

The building will be required to meet all ADA standards. Review of compliance is under the jurisdiction of the building inspector. **Affirmative finding**

(l) Parking and circulation

Vehicular entry will occur at a southerly driveway, with the ability to enter the drop-off area or access the parking lot. It is recognized that two existing curb cut (for 56 and 58 North Avenue) will be eliminated with the plan.

The 15 space parking area is accessed through and under the building, and is located in the rear at the southeast portion of the site. **Affirmative finding**

(m) Landscaping, fences, and retaining walls

Two street trees existing within the greenway between the sidewalk and North Avenue will remain. The landscape plan identifies planting islands with various shrubs and grasses in front of the existing structure and at the southwest corner of the lot. The project also proposes two new red maple trees – one along the south property line, and the other at the rear of the parking lot.

A chain link fence exists along the north property line and behind the existing community center. A stockade fence exists along the rear property lines of 56 & 58 North Avenue, and will remain. A stockade fence also exists along the north property line of 52 North Avenue. No new fencing is proposed as part of the project. **Affirmative finding**

(n) Public plazas and open space

An entry patio is proposed on the North Avenue frontage; a smaller rear patio with a connected walkway leading to the parking lot will locate to the rear of the building. The rear lawn will be used for play space. **Affirmative finding**

(o) Outdoor lighting

A lighting plan has been submitted, which incorporates soffit mounted recessed LED lighting, as well as parking area LED lighting designed to meet dark sky standards. Bollards and building mounted light fixtures will provide additional pedestrian and security lighting. A lighting plan and lighting spec sheets have been provided and the fixtures comply with the lighting standards of Sec. 5.5.2. **Affirmative finding**

(p) Integrate infrastructure into the design

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

Rooftop mechanical equipment will be screened by the stair and vertical transportation elements that extend above the roof.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

The site plan indicates a garbage/recycling bin enclosure at the rear of the parking lot.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed design will see an extension of the existing structure along the North Ave. frontage. The height of the addition will be consistent with that of the existing structure. The new Center entrance is at the west end of the building and opens into an entrance lobby. The frontage along North Avenue contains other smaller scale residential structures along North Avenue, but also includes other large structures in the vicinity along North Avenue and North Street. Thus this structure is not an anomaly in the overall neighborhood. **Affirmative finding**

2. Roofs and Rooflines

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

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

As noted above, roof top mechanical equipment will be screened by the stair and vertical transportation elements that extend above the roof.

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

As noted, the rooftop is flat. The roof is designed to accommodate the installation of solar PV, which will be included in the future as budget and fundraising allow. **Affirmative finding**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape

features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building.
The primary accesses are clearly identifiable.

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

The entrance to the Center is under a canopy, and a vestibule will provide safe and comfortable respite from inclement weather.

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

An irregular pattern of window placement on the primary North Ave. façade, exhibiting an informality and freshness that exudes a playful quality appropriate to the intended neighborhood users, is proposed. **Affirmative finding**

(b) Protection of important architectural resources

None of the buildings within the plan are listed on the State or National Register of Historic Places. **Affirmative finding**

(c) Protection of important public views

There are no protected public views from the site. **Affirmative finding**

(d) Provide an active and inviting street edge

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

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

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

(e) Quality of materials

Façade materials include brick masonry, fiber cement or other composite material lap siding, fiber cement or other composite material panels, stucco or EFIS, and metal siding accents. All new operable windows will be fiberglass, storefront entry door systems will be anodized aluminum, storefront fixed windows will be fiberglass, and some existing windows that are in acceptable condition will remain. **Affirmative finding**

(f) Reduce energy utilization

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. The applicant is exploring rooftop solar PV, a green roof over the enclosed courtyard, and permeable paving in the parking area. **Affirmative finding**

(g) Make advertising features complimentary to the site

While not advertising, the applicant notes that the use of the SHC logo on the entrance façade is intended to be a playful expression of the building's true purpose. **Affirmative finding**

(h) Integrate infrastructure into the building design

A fully enclosed trash/recycling bin will be located to the rear of the parking lot, out of sight from the public street. Rooftop mechanical equipment will be concealed behind the rooftop equipment screen located to minimize any visibility from the street level. **Affirmative finding**

(i) Make spaces safe and secure

The building entrances and parking area will be adequately lit for safety. **Affirmative finding**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The property is within a Neighborhood Parking District. Per Table 8.1.8-1, community centers (the primary use) require 3.3 parking spaces per 1,000 sf of gross floor area. Based on a gross floor area of 12,517 sf, the required number of parking spaces totals **41**. As proposed, 15 parking spaces are to be provided.

The applicant is seeking a parking waiver. See Sec. 8.1.15 below. **Affirmative finding if the DRB approves the parking waiver request.**

Sec. 8.1.11, Parking Dimensional Requirements

All but 2 of the 15 parking spaces depicted on the site plan comply with the dimensional standards of Table 8.1.11-1, *Minimum Parking Dimensions*. The minimum space dimension is 8' x 18'. Two spaces, labeled 'compact car', are 8'6" x 16'. There are no provisions in Article 8 that allow any type of space to be as short as 16'. Given a 20' minimum aisle width requirement, the 22' wide aisle can be reduced in the areas where the two 16' deep parking spaces can extend the extra 2 feet to comply with the 18' minimum parking space depth requirement. **Affirmative finding as conditioned**

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

For non-residential uses, parking waivers cannot exceed 90% of the required number of parking spaces. Based on the overall community center use, 41 parking spaces are required. The site plan identifies 15 parking spaces. The applicant broke down the various uses within the community center (Sec. 8.1.8 above) and arrived at a total of 28 spaces required. It should be noted that the various uses of the center are typical of community centers, and since community centers have its own parking requirement designation, it acts as the primary use of the property, and therefore results in a requirement of 41 spaces (based on the gross square footage).

The applicant notes that not only will the center have 15 onsite spaces, but it also has access of up to 11 spaces at COTS, at 95 North Avenue on nights and weekends. It is important to note that COTS has 29 spaces onsite and is required to have them. Lending out 11 spaces for use by SHCC

will require a parking waiver for 95 North Ave. Preschool/child care/after school and community center do not happen simultaneously, but the preschool/child care/after school and small adult education do happen simultaneously. Based on this, the applicant has come up with a total parking requirement of 21 spaces. Again, the primary use is community center, which, based on the overall size, requires 41 spaces.

The applicant continues by noting that the adult ed program has been in operation for many years, and parking has never been allowed onsite due to space constraints, so teachers and any driving adults have always found other places to park. Many of the adults attending language and other classes walk to the center, drop their kids off at pre-school, and head upstairs for classes – the vast majority of these parents do not have cars. The point of a parking management plan is to reduce parking demand – not to just park elsewhere. Aside from 95 North Avenue, the location of the ‘other places to park’ is unknown and needs to be known.

The applicant states that the maximum parking requirement is 21 spaces for daytime uses, 20 of which are for adult language classes which could be considered as not required based upon historical usage. The maximum nights/weekends requirement is 9, and on the occasion where a large evening or weekend activity may occur, the 15 spaces plus the overflow of 11 at COTS will be more than adequate.

The applicant goes on to state that 15 spaces is a 28.5% reduction request from the maximum 21 daytime spaces, and a 21% reduction from the 19 space daytime need. Since two staff members walk to work, and since a majority of children served in preschool/child care/after school programs are not typically driven to the site, the applicant is confident that a 21-28.5% reduction from the zoning requirement is justified, and well within the 90% reduction allowance.

Applicant argument aside, based on the gross square footage of the overall ‘community center’, parking spaces required total 41. With 15 onsite spaces, a waiver request of 63.5% would be required – still considerably less than the 90% waiver allowance. Staff feels that a more specific parking management plan, in accordance with Sec. 8.1.15, needs to be prepared to justify the reasons for the 63.5% waiver. Off-site parking locations that have been, and will continue to be utilized, need to be identified, and in the case of the COTS property, a parking waiver needs to be approved before the city can acknowledge the 11 parking spaces devoted to SHCC for overflow parking. And as for all parking waivers, the applicant should be prepared to report back to the Department of Planning & Zoning every year for 3 years following construction with a summary of actual parking demands. **No finding yet possible.**

Sec. 8.2.5, Bicycle Parking Requirements

Bicycle parking for community centers is required at 1 long term space per 20,000 sf of gross floor area, and 3 short term spaces per 5,000 sf of gross floor area. Based on a gross floor area of 12,517 sf, 1 long term space is required, and 9 short term spaces are required. The plans do not indicate short or long term parking spaces. Revised plans must identify these spaces. **Affirmative finding as conditioned**

Article 9: Inclusionary and Replacement Housing

Part 2: Housing Preservation and Replacement/Demolition and Conversion

Section 9.2.3 Approval

Notwithstanding any other provision of this ordinance, a person who proposes to remove, demolish, or to convert to a nonresidential use any housing unit or units, in a zone where such is a use is otherwise permitted, must obtain approval pursuant to all applicable provisions of this Ordinance. In addition to the permit application requirements contained in Article 3, the applicant must also submit:

- a. A statement certifying the number of housing units to be demolished or converted to a nonresidential use and the number of bedrooms existing within each of these units; and*
- b. A list containing the name of each tenant currently residing in the housing units to be demolished or converted, as well as verification by affidavit of compliance with the tenant notice requirements of this section.*

The applicant acknowledges that two duplexes (4 dwelling units) will be removed, and that a condition of this zoning permit will require those 4 units to be replaced. Assessor's records indicate 3 bedrooms in 56 North Ave., and 3 bedrooms in 58 North Ave. At the time of report preparation, the names of each tenant residing in the housing units have not been provided. This information must be submitted prior to release of the zoning permit. **Affirmative finding as conditioned**

Section 9.2.4 Relocation Requirements; Notice and Relocation Costs

Prior to demolition or conversion, the owner shall:

- (a) Deliver to every tenant who occupies a housing unit slated for demolition or conversion, written notice to vacate the unit due to the owner's intent to demolish or convert the unit to nonresidential use. The notice to tenants shall consist of the written notice that an owner is required to send by certified mail and by regular mail or hand delivery to the current tenants of any housing unit that is slated for demolition or conversion to a non-residential unit, announcing the owner's intent to demolish or convert the unit to non-residential use, required under the Federal Uniform Relocation Act. As previously noted, this notice to tenants shall be sent certified mail, return receipt requested, and by either regular mail or hand delivery, and shall provide the tenant not less than one hundred eighty (180) days to vacate the rental unit. Evidence of receipt of notice to each affected tenant shall be required prior to approval by the development review board; and*
- (b) Be responsible for paying the costs of relocation for any tenant(s) displaced from any housing unit demolished or converted to a nonresidential use. The costs that are included and the manner in which these costs are paid shall be identical to the relocation services that are required for displaced persons under Section 18-2 of the Burlington Code of Ordinances*

As a condition of approval, the applicant will be required to provide proof that notices to the tenants were sent at least 180 days prior to the start of demolition. The applicant will also be required to pay the costs of relocation for any tenant displaced from the housing units. **Affirmative finding as conditioned**

Section 9.2.5 Housing Replacement Requirement

Notwithstanding that housing replacement in and of itself does not require Development Review Board review and approval, an owner shall replace any housing units that are demolished or converted to a nonresidential use in accordance with and subject to all other applicable requirements of the Comprehensive Development Ordinance. Replacement units may be provided by the owner or by the owner's designee fully in any of the following ways:

- a. New Construction. Construction of housing units within a new structure or new addition;*

- b. *Residential conversion. Conversion of all or a portion of a nonresidential building to residential use; or*
 - c. *Subsidy. Creation of affordable housing units that have not been affordable to low-income households for the twenty-four months preceding that date of application for approval.*
- An applicant may use any of the three methods to partially fulfill their replacement requirements, until the total requirement is met.*

The demolition of 56 and 58 North Avenue will result in the loss of four housing units. The applicant has been working with the Housing Program Manager in Burlington's Community & Economic Development Office (CEDO) to determine the necessary compliance requirements of this section. A condition of the permit will require the successful replacement of 4 dwelling units, with a matching (or greater) bedroom count, within city limits, within 18 months from the date that conditional use approval is granted. **Affirmative finding as conditioned**

Section 9.2.6 Replacement Unit Requirements

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

- (a) *Each unit shall have at least the same number of bedrooms as the unit being replaced;*
- (b) *These units must be provided within the City of Burlington;*
- (c) *These units must be ready for occupancy within eighteen (18) months of the date on which the conditional use approval is granted;*
- (d) *These units must remain assisted housing, as either rental housing or limited equity housing, for a period of not less than ten (10) years from the date of first occupancy;*
- (e) *These units must be sold or leased to prospective occupants who qualify as low-income households at the time they first lease or purchase the unit; and*
- (f) *These units shall contain at least the same number of accessible units being replaced, or the number of accessible units that may otherwise be required by statute or regulation, or one accessible unit, whichever is greater*

These replacement unit requirements will be made conditions of the permit. **Affirmative finding as conditioned**

Section 9.2.7 Performance Bond

Owners must post a performance bond, letter of credit, or other security acceptable to the city attorney in an amount equivalent to the estimated cost of producing the replacement unit(s) required by this section, as determined by the administrative officer. Should the owner fail to provide the replacement unit(s) required within the time period specified in Section 9.2.6(c), the performance bond, letter of credit or other security shall be forfeited and the proceeds placed in the city's Housing Trust Fund.

This requirement will be made a condition of the permit. **Affirmative finding as conditioned**

Section 9.2.9 Relief

Any owner who has applied for approval for demolition or conversion of a housing unit or units may apply to the DRB for relief from the housing replacement requirements of Section 9.2.5. Such relief may be a downward adjustment of up to fifty percent (50%) of the owner's housing replacement obligation if the owner establishes to the Board's satisfaction that:

- a. *The literal interpretation and strict application of the housing replacement requirement would be impossible for the owner;*
- b. *The requested relief would be consistent with the spirit and purpose of this Article; and*

- c. *The requested relief does not constitute a grant of special privilege inconsistent with the limitations upon similar properties.*

The DRB must make positive findings on each of the three (3) criteria above in order for any such adjustment to be valid.

No such relief has been requested. **Not applicable**

Section 9.2.10 Exemptions

This article shall not be applicable to:

- (a) *A loss or change of use lasting less than one (1) year, where residential use is restored within that same one (1) year period, shall not be subject to the replacement requirements of this Part.*

As all four units are proposed to be lost through building demolition. Not applicable

(b) *Any housing unit ordered demolished or declared unfit for habitation by the office of inspection services because of damage caused by civil commotion, malicious mischief, vandalism, natural disaster or other causes beyond the owner's control shall not be subject to these regulations. Any housing unit ordered demolished, or declared unfit for human habitation, by the office of inspection services because of deterioration caused by neglect or deferred maintenance by the existing or prior owner(s) shall not be exempt. A determination of neglect or deferred maintenance shall be made by the administrative officer based on evidence of one or more of the following:*

- 1. The deterioration of exterior walls or other vertical support;*
- 2. The deterioration of roofs or other horizontal members;*
- 3. The deterioration of external chimneys;*
- 4. The deterioration or crumbling of exterior mortar;*
- 5. The ineffective waterproofing of exterior walls, roofs and/or foundations; and/or*
- 6. The existence of broken windows or doors.*

In the event that any unit is demolished prior to obtaining conditional use approval, enforcement action in accordance with Article 2 shall commence immediately and the requirements of this Article shall apply in addition to any enforcement penalties.

No such information has been submitted. **Not applicable**

(c) *The demolition or conversion to a nonresidential use of a single attached or detached housing unit or duplex that is occupied by the owner as his or her primary residence for the twelve-(12) month period preceding the date of application for conditional use approval. Nor shall this section be applicable in its replacement requirement to that portion of a multi-unit building of three (3) units or more that is occupied by the owner as his or her primary residence for the thirty-six-(36) month period preceding the date of application for conditional use approval. Any exemption allowed under this provision shall be void if the owner sells any of the applicable units within twenty-four (24) months of the date of conditional use approval;*

Not applicable. SHCC has owned both properties for over 2 years.

and,

(d) *The demolition or conversion of a housing unit that has rented, for the twenty-four (24) months preceding the date of application for conditional use approval, for a monthly charge in excess of twice the HUD Fair Market Rent for the Burlington MSA, adjusted for unit size.*

Although rental rate information has not been submitted, it is unlikely that the units would meet this threshold. **Not applicable.**

Article 10: Subdivision

Section 10.1.5 Lot Line Adjustments

In order to merge the 3 lots, the applicant has submitted a lot line adjustment application. Per section (c), lot line adjustments do not constitute a subdivision, and can be approved administratively. Separate lot line adjustment applications have been filed and are under administrative review. **Affirmative finding**

II. Conditions of Approval

In the event that the parking management plan is satisfactorily revised, the following conditions of approval are recommended.

1. Per **Section 2.7.8, Withhold Permit**, all zoning permits issued after July 13, 1989 must be closed out (issued a Certificate of Occupancy) prior to issuance of a Final Certificate of Occupancy for this permit. See attached permit list. Upon expiration of this new zoning permit, no additional zoning permits may be issued until it, and all prior zoning permits, have been closed out with final certificate(s) of occupancy. It is recommended that certificates of occupancy for the old zoning permits be sought prior to seeking a certificate of occupancy for the new zoning permit.
2. At least **7 days prior to issuance of a certificate of occupancy**, impact fees based on the net new building square footage shall be paid to the Department of Planning & Zoning.
3. **Prior to the release of the zoning permit**, the applicant shall secure a letter of adequate capacity from DPW for water and sewer services.
4. **Prior to the release of the zoning permit**, spec sheets for all windows, doors, mechanical units, and siding shall be submitted to staff for review and approval.
5. **Prior to the release of the zoning permit**, the site plan shall be revised to show the following:
 -) 1 long term and 9 short term bicycle parking spaces.
 -) all vehicle parking spaces with a minimum depth of 18 ft.
6. **Prior to the release of the zoning permit**, the names of each tenant residing in the housing units shall be provided to Planning and Zoning.
7. **Within 180 days from the date of approval**, the associated lot line adjustment mylar, signed by the zoning administrative officer, combining the three properties shall be recorded in the land records.
8. **Prior to demolition of the residences**, the applicant shall demonstrate compliance with the housing replacement standards of Article 9 *Inclusionary and Replacement Housing*.
9. A parking waiver of 63.5% (15 onsite parking spaces) has been approved for the project.
10. The applicant shall report back to the Department of Planning & Zoning every year for 3 years following construction with a summary of actual parking demands.
11. Hours of operation for the community center shall be limited between 5:30 am and 11:00 pm.
12. Construction hours shall be limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday.
13. Any future enlargement or alteration to the community center will be reviewed under the zoning regulations in effect at that time.

14. A State of Vermont wastewater permit is required.
15. All new utility lines shall be buried.
16. It is the applicant's responsibility to comply with all applicable ADA requirements.
17. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
18. Any outdoor signage will require a separate sign permit.
19. Standard Conditions 1-15.

SENSCAPE™ SPG18 SERIES

PRODUCT FEATURES:

- » Textured tertiary lens for glare reduction and up-light feature to eliminate "cave-effect"
- » Outputs ranging from 3,455 lm to 11,728 lm
- » Compatible with TekLink™ lighting control technology
- » 10 Year limited product warranty

APPLICATIONS:

- » Parking Decks
- » Canopies
- » Low Bay

SPECIFICATIONS

HOUSING: Marine-grade die-cast aluminum and UV-stabilized polycarbonate construction. Standard TGIC polyester powder coat finish on aluminum components with five-step pre-treatment to withstand 1,000 hour salt spray test per ASTM B117. See Ordering Information for available finishes. Closed-cell silicone gasketing seals all housing component interfaces.

MOUNTING: Direct-to-Surface (DTS) and Quick-Mount (QM) mounting over recessed junction box, Trunnion Mount (TK) or pendant-mounted (PM) via ¾" rigid sealed conduit. See Ordering Information for selection.

OPTICAL: Type V-Square and V-Narrow roadway distributions. Multiple uplight options optically coupled to primary light source requires no additional electrical power to provide function. UV-stabilized, high-impact resistant injection-molded clear textured polycarbonate or DR acrylic tertiary lens.

ELECTRICAL: Arrayed backlit mid-power LED light source. See Ordering Information for color temperature and CRI options. 70 CRI minimum. 120-277 VAC, 347VAC and 480VAC 50/60Hz single-phase input; constant-current dimming driver; <10% THD, >0.95 PF. Minimum 83% electrical efficiency. 0-10V dimming protocol with 1-100% range, 0.2mA source current. Replaceable surge suppressor rated to 20kA/kV per IEEE/ANSI C62.41 Cat. A. EMC compliant with FCC 47 CFR Part 15, Class B. Passes IEC 61000-4-4 EFT and IEC 61000-4-5 (Class 4) surge evaluation.

TEKLINK™ TL50M/TL50DM: An independent lighting control system integral to the luminaire, featuring its own embedded occupancy sensor and adjustable time-out/dimming settings. TL50DM adds a closed-loop daylight harvesting function for maximum energy savings.

TEKLINK™ TL100: Centralized, wired zonal occupancy and closed-loop daylight harvesting control system. TL100 controllers are standalone devices and ordered separately from luminaire. [Click here for specifications.](#)

TEKLINK™ TL1000/2000: An adaptive lighting control system with wired or wireless communication between system nodes. In addition to occupancy detection and daylight harvesting, TL1000 and TL2000 feature advanced scheduling and energy management capabilities with cloud-based management of system settings, reporting and notifications.

PHOTOMETRICS: Photometry tested to the IESNA LM-79-08 standard by an ILAC/ISO 17025 accredited laboratory. For photometric data, please go to www.kenall.com.

WARRANTY: Limited ten (10) year warranty. Limited five (5) year warranty when constructed with HA option. Peace of Mind Guarantee™ when ordered and installed with direct-to-surface (DTS) mounting and polycarbonate lens (TP).

LISTINGS: Luminaire is certified to UL Standards by Intertek Testing Laboratory for Wet Location. IP65 rating per IEC 60598 standard with optional IP66 rating. Suitable for installation into -40°C to 40°C ambient environments, unless otherwise noted. Certain versions of this product are Designlights Consortium (DLC) qualified. Consult factory and check the DLC Qualified Products List [here](#) for listed configuration details.



POLYCARBONATE LENS &
DIRECT SURFACE MOUNT ONLY

OPTION

ORDERING INFORMATION (Ex: SPG18-PM-MW-5S-SU-TP-45L-40K7-DCC-DV-IP66-TL50M)

Model	Mounting	Finish	Optic Type	Uplight	Lens Type	Lamp Power	Lamp Color	Driver Type	Voltage	Options	Accessories	TekLink	Controls Kit
SPG18								DCC					
Mounting					Lamp Color			Accessories					
DTS	Direct-to-Surface				30K8	3000K/80CRI min		BG	Bird Guard (DTS and QM Mounting only)				
PM	Pendant Mount				40K8	4000K/80CRI min							
TK	Trunnion Kit				40K7	4000K/70CRI min							
QM	Quick Mount System				50K7	5000K/70CRI min							
					57K7	5700K/70CRI min							
Finish					Driver Type			TekLink					
MW	Matte White (STD)				DCC	0-10V Dimming Constant Current							
LG	Light Gray												
CC	Custom Color (consult factory)												
Optic Type					Voltage			TL50M					
5S	Type V – Wide Square				DV	120-277 Volts (50/60Hz)			TL50 Control System, Motion Only (Click here for specifications)				
5N	Type V – Narrow				347	347 Volts (60Hz)			TL50DM TL50 Control System, Daylight Harvesting and Motion Sensing (Click here for specifications)				
					480	480 Volts (60Hz)			TL100 TL100 Control System Compatibility (Click here for specifications)				
Uplight					Options			TL1000					
SU	Standard Uplight (STD)				LEL	LED Emergency Battery Backup (0°C min. ambient, N/A 90L lamp, N/A 347V and 480V input)			TL1000 Wired Control System (Click here for specifications)				
EU	Enhanced Uplight				CEL	Cold-Weather Battery Backup (-20°C min. ambient, N/A 90L lamp, N/A 347V and 480V input)			TL2000 TL2000 Wireless Control System (Click here for specifications)				
D	Downlight								Please consult Kenall Applications when ordering controls. Mounting heights above 14' may require alternate sensor technology.				
Lens Type					FS			Controls Kit					
TP	Textured Polycarbonate (STD)				DS	Single Fuse & Holder			< > Factory Assigned Internal Code				
TA	Textured Acrylic				IP66	IP66 Rating per IEC60598							
					HA	50°C Ambient Rating (see Warranty; n/a battery backup options)							
Lamp Power													
30L	30W LED												
45L	45W LED												
70L	70W LED												
90L	90W LED												



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Luminaires for Parking Garages

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PLANNING & ZONING**

Optic			Lamp Power	Initial Delivered Lumens, By Lamp Color (lm)					Efficacy (lm/W)	Input Power (W)	Est. L70 LED Life (hrs)	Delivered Output in CEL Battery Mode (lm)
Distribution	Uplight	Lens Type		57K7	50K7	40K7	40K8	30K8				
SS	SU (12%)	TP	30L	4,444	4,444	4,444	4,138	3,847	111 - 129	35	125,000	1,998
			45L	6,563	6,563	6,563	6,110	5,680	102 - 118	55	120,000	1,998
			70L	8,901	8,901	8,901	8,287	7,704	99 - 115	78	100,000	1,998
			90L	11,299	11,299	11,299	10,520	9,780	96 - 111	102	80,000	N/A
		TA	30L	4,366	4,366	4,366	4,065	3,779	109 - 126	35	125,000	1,962
			45L	6,448	6,448	6,448	6,003	5,581	101 - 116	55	120,000	1,962
			70L	8,744	8,744	8,744	8,141	7,568	98 - 113	78	100,000	1,962
			90L	11,101	11,101	11,101	10,335	9,608	94 - 109	102	80,000	N/A
	EU (18%)	TP	30L	4,426	4,426	4,426	4,121	3,831	111 - 128	35	125,000	1,998
			45L	6,536	6,536	6,536	6,085	5,657	102 - 118	55	120,000	1,998
			70L	8,864	8,864	8,864	8,252	7,672	99 - 114	78	100,000	1,998
			90L	11,252	11,252	11,252	10,476	9,739	95 - 110	102	80,000	N/A
		TA	30L	4,348	4,348	4,348	4,048	3,763	109 - 126	35	125,000	1,962
			45L	6,421	6,421	6,421	5,978	5,557	100 - 116	55	120,000	1,962
			70L	8,708	8,708	8,708	8,107	7,537	97 - 112	78	100,000	1,962
			90L	11,055	11,055	11,055	10,292	9,568	94 - 108	102	80,000	N/A
	D (0%)	TP	30L	4,064	4,064	4,064	3,783	3,517	102 - 118	35	125,000	1,836
			45L	6,001	6,001	6,001	5,587	5,194	94 - 108	55	120,000	1,836
			70L	8,138	8,138	8,138	7,577	7,044	91 - 105	78	100,000	1,836
			90L	10,332	10,332	10,332	9,619	8,942	88 - 101	102	80,000	N/A
		TA	30L	3,992	3,992	3,992	3,717	3,455	100 - 116	35	125,000	1,800
			45L	5,895	5,895	5,895	5,489	5,103	92 - 106	55	120,000	1,800
			70L	7,995	7,995	7,995	7,444	6,920	89 - 103	78	100,000	1,800
			90L	10,150	10,150	10,150	9,450	8,785	86 - 100	102	80,000	N/A
SN	SU (6%)	TP	30L	4,613	4,613	4,613	4,295	3,993	116 - 134	35	125,000	2,088
			45L	6,812	6,812	6,812	6,342	5,896	106 - 123	55	120,000	2,088
			70L	9,238	9,238	9,238	8,601	7,996	103 - 119	78	100,000	2,088
			90L	11,728	11,728	11,728	10,919	10,151	100 - 115	102	80,000	N/A
		TA	30L	4,561	4,561	4,561	4,247	3,948	114 - 132	35	125,000	2,052
			45L	6,736	6,736	6,736	6,271	5,830	105 - 121	55	120,000	2,052
			70L	9,135	9,135	9,135	8,505	7,907	102 - 118	78	100,000	2,052
			90L	11,597	11,597	11,597	10,797	10,038	98 - 114	102	80,000	N/A
	EU (9%)	TP	30L	4,595	4,595	4,595	4,278	3,977	115 - 133	35	125,000	2,070
			45L	6,786	6,786	6,786	6,318	5,873	106 - 122	55	120,000	2,070
			70L	9,203	9,203	9,203	8,568	7,965	103 - 119	78	100,000	2,070
			90L	11,683	11,683	11,683	10,878	10,112	99 - 115	102	80,000	N/A
		TA	30L	4,546	4,546	4,546	4,232	3,935	114 - 132	35	125,000	2,052
			45L	6,713	6,713	6,713	6,250	5,810	105 - 121	55	120,000	2,052
			70L	9,104	9,104	9,104	8,476	7,880	102 - 117	78	100,000	2,052
			90L	11,558	11,558	11,558	10,761	10,003	98 - 113	102	80,000	N/A
	D (0%)	TP	30L	4,364	4,364	4,364	4,063	3,777	109 - 126	35	125,000	1,962
			45L	6,445	6,445	6,445	6,001	5,578	101 - 116	55	120,000	1,962
			70L	8,741	8,741	8,741	8,138	7,565	97 - 113	78	100,000	1,962
			90L	11,096	11,096	11,096	10,331	9,604	94 - 109	102	80,000	N/A
		TA	30L	4,209	4,209	4,209	3,918	3,643	105 - 122	35	125,000	1,890
			45L	6,215	6,215	6,215	5,786	5,379	97 - 112	55	120,000	1,890
			70L	8,429	8,429	8,429	7,847	7,295	94 - 109	78	100,000	1,890
			90L	10,700	10,700	10,700	9,962	9,261	91 - 105	102	80,000	N/A

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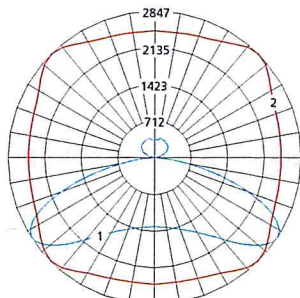
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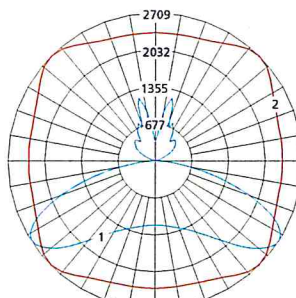
DEPARTMENT OF PLANNING & ZONING
Enhanced Uplight Downlight

Model: SPG18-DTS-MW-5S-SU-TP-90L-40K7-DCC-DV



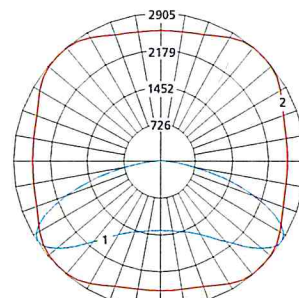
Max Candela = 2847 Located At Horizontal Angle = 45, Vertical Angle = 57.5
1 - Vertical Plane Through Horizontal Angles (45 - 225) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (57.5) (Through Max. Cd.)

Model: SPG18-DTS-MW-5S-EU-TP-90L-40K7-DCC-DV



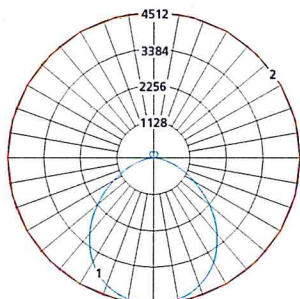
Max Candela = 2709 Located At Horizontal Angle = 45, Vertical Angle = 57.5
1 - Vertical Plane Through Horizontal Angles (45 - 225) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (57.5) (Through Max. Cd.)

Model: SPG18-DTS-MW-5S-D-TP-90L-40K7-DCC-DV



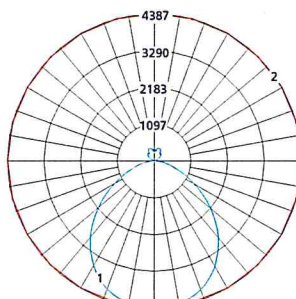
Max Candela = 2905 Located At Horizontal Angle = 45, Vertical Angle = 57.5
1 - Vertical Plane Through Horizontal Angles (45 - 225) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (57.5) (Through Max. Cd.)

Model: SPG18-DTS-MW-5N-SU-TP-90L-40K7-DCC-DV



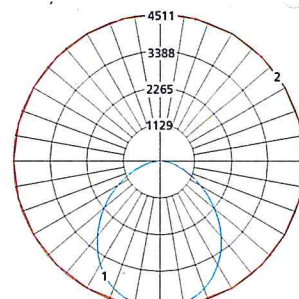
Max Candela = 4512 Located At Horizontal Angle = 0, Vertical Angle = 0
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (0) (Through Max. Cd.)

Model: SPG18-DTS-MW-5N-EU-TP-90L-40K7-DCC-DV



Max Candela = 4387 Located At Horizontal Angle = 15, Vertical Angle = 2.5
1 - Vertical Plane Through Horizontal Angles (15 - 195) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (2.5) (Through Max. Cd.)

Model: SPG18-DTS-MW-5N-D-TP-90L-40K7-DCC-DV



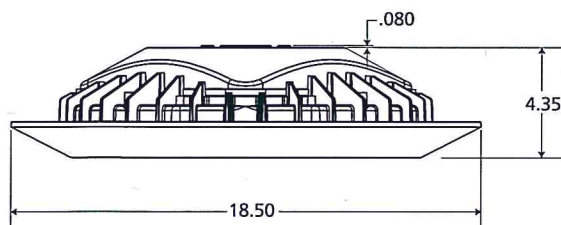
Max Candela = 4511 Located At Horizontal Angle = 90, Vertical Angle = 2.5
1 - Vertical Plane Through Horizontal Angles (90 - 270) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (2.5) (Through Max. Cd.)

LUMEN AMBIENT TEMPERATURE (LAT) FACTORS

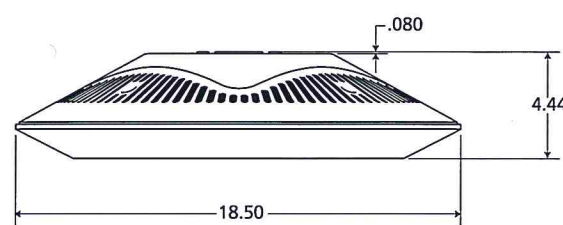
Avg. Ambient Temperature	10°C	15°C	20°C	25°C	30°C	35°C	40°C
Lumen Output Factor	1.03	1.02	1.01	1	0.99	0.98	0.97

DIMENSIONAL DATA

Standard Product



Product with Optional Debris Shield



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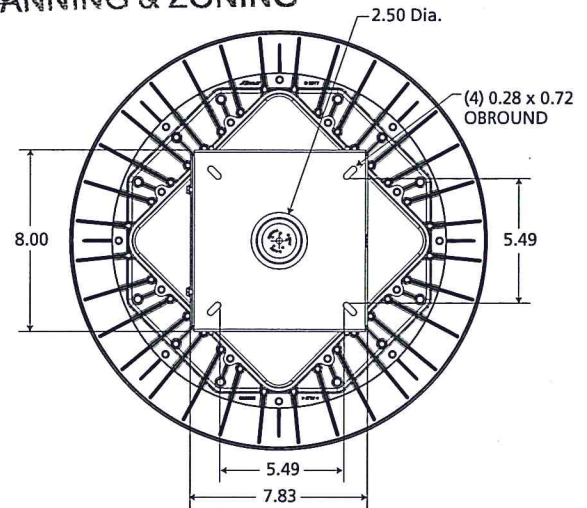
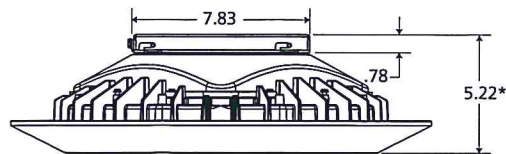
SPG18 SERIES

MOUNTING DIMENSIONAL DATA

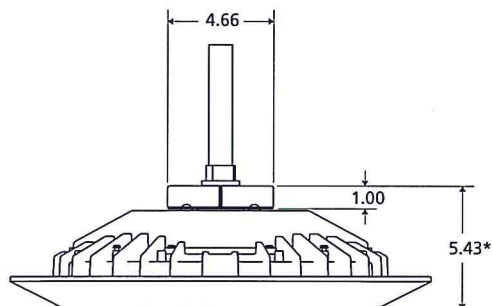
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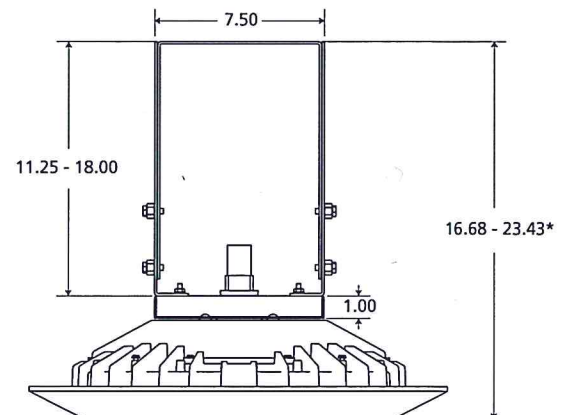
Direct-to-Surface



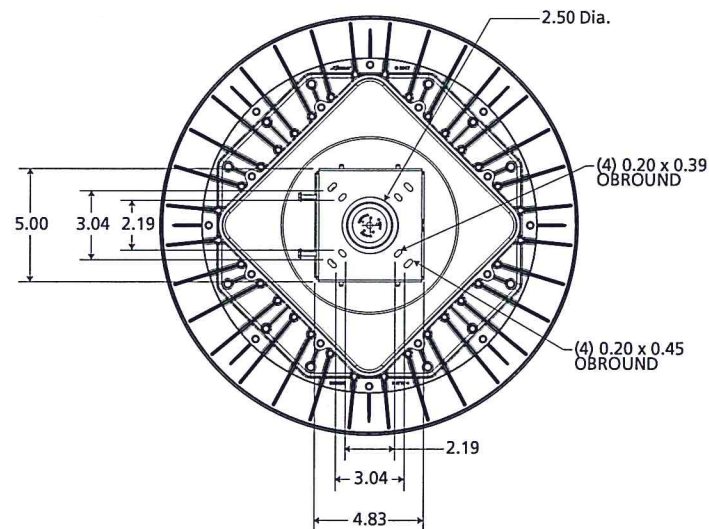
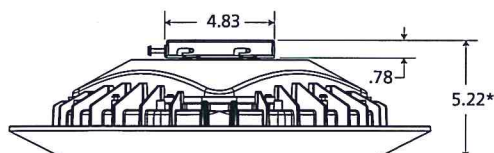
Pendant Mount



Trunnion Kit



Quick Mount System



* LEL/CEL option adds 2.61" to the dimension



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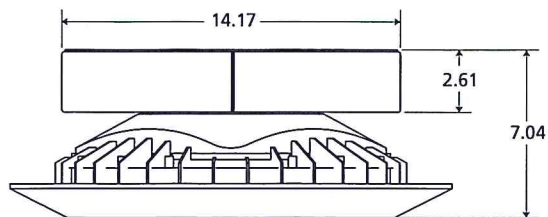
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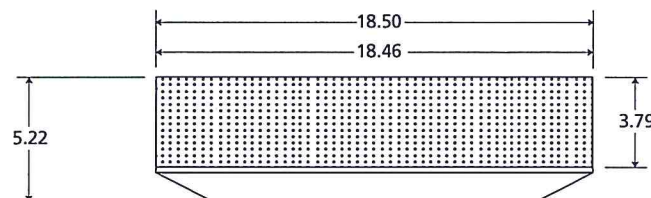
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OPTIONS DIMENSIONAL DATA

LEL/CEL Battery Backup



Bird Guard



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SPG18-0124

SLIM37N USA

RAB



37, 57 and 62 Watt SLIM Wallpacks are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 20' to 30', and replace HID Wattages from 200W MH to 320W MH. These ultra-high efficiency fixtures are available in cutoff or full cutoff models.

Color: Bronze

Weight: 7.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.31A
208V:	0.19A
240V:	0.16A
277V:	0.14A
Input Watts:	34W
Efficiency:	N/A

LED Info

Watts:	37W
Color Temp:	4000K
Color Accuracy:	73 CRI
L70 Lifespan:	100000
Lumens:	3873
Efficacy:	112 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Wall Mount only.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P00001722

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label

Construction

Footprint:

Designed to replace RAB HID WP1 wallpacks, both in size and footprint template, so upgrading to LED is easy and seamless

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

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

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Housing:

Precision die-cast aluminum housing and door frame

Mounting:

Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

Cutoff:

Cutoff (7.5°)

Recommended Mounting Height:

Up to 20 ft

Lens:

Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution

Reflector:

Specular thermoplastic

Gaskets:

The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

LED Characteristics

LED:

Long-life, high-efficiency, micro-power, surface mount LEDs; binned and mixed for uniform light output and color

Lifespan:

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

Correlated Color Temp. (Nominal CCT):

4000K

Color Stability:

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

Color Consistency:

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

Electrical

Driver:

Constant Current, 100-277V. 50/60Hz, 100-277VAC 0.6A, 4kV Surge Protection, 700mA, Power Factor 99.4%.

Other

Accessories:

Available accessories include polycarbonate and wire guard. Click to see all accessories.

Patents:

The design of the SLIM™ is protected by patents pending in US, Canada, China, Taiwan and Mexico

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

HID Replacement Range:

Replaces 200W Metal Halide

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SLIM37N USA

RAB

Technical Specifications (continued)

Other

FTC Country of Origin:

This product was assembled in the USA by RAB using imported components

Buy American Act Compliance:

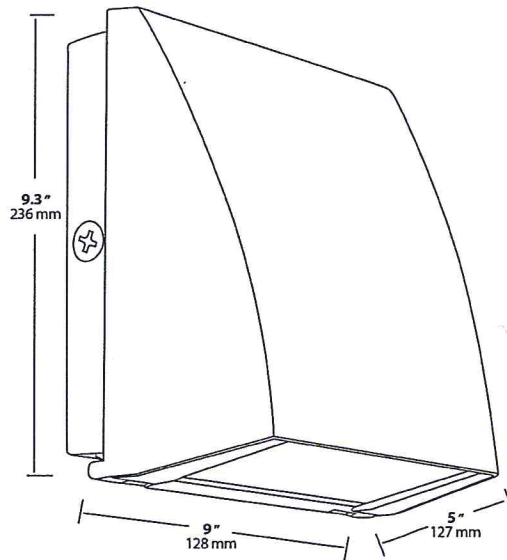
This product complies with the Buy American Act

Optical

BUG Rating:

B1 U1 G1

Dimensions



Features

Covers footprint of most traditional wallpacks

Easy installation with hinged access, bubble level and multiple entries

Tight-lock gasket keeps elements out

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Cutoff	Wattage	Color Temp	Finish	Driver Options	Options
SLIM		37	N			
	Blank = Cutoff (10°)	62 = 62W	Blank = 5000K (Cool)	Blank = Bronze	Blank = Standard (120-277V)	Blank = No Option
	FC = Full Cutoff (0°)	57 = 57W	N = 4000K (Neutral)	W = White	/BL = Bi-Level	/PC = 120V Button Photo
		37 = 37W	Y = 3000K (Warm)		/D10 = Dimmable	/PC2 = 277V Button Photo
					/480 = 480V	/PCS = 120V Swivel Photo
						/PCS2 = 277V Swivel Photo
						/PCS4 = 480V Swivel Photo

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TRAVERSE SERIES

SURFACE/CEILING/GARAGE

Cat.#

Job

Type



Approvals

SPECIFICATIONS

Intended Use:

The Traverse luminaire is a wall surface mounted luminaire with a field replaceable LED light engine & optical bezel system. Internal components are totally enclosed in rain-tight and corrosion-resistant die cast aluminum housing. The TRV Luminaire is suitable for wet locations.

Construction:

- Traverse luminaire consists of a die cast aluminum two-piece housing.
- Die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor air by drawing heat through integral heat channels and out to the sculptured and functional luminaire surface.
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sunk to the rear housing.
- Main housing is designed with heat dissipating fins for LED thermal management without the use of metallic screens, cages, or fans.
- Shape of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access.

LED/Optics:

- Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- A two-piece die cut silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the Traverse luminaire to be rated for high-pressure hose down applications.
- Optical cartridge is secured to the extruded housing with fasteners and a heat pad to ensure thermal conductivity.
- Optics are held in place without the use of adhesives and the complete assembly is gasketed for high pressure hose down cleaning.
- Cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV).
- Power factor is min 0.92 at full load.
- All electrical components are rated at 50,000 hours at full load and 40°C ambient conditions per MIL-217F Notice 2.
- Optional 0 to 10 volt dimming drivers are available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.
- Surge protection - 20KA

Controls/Options:

- Traverse is available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage down to a factory preset level, reducing light level accordingly. When motion is detected, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from the standard configurations
- Available with Energeni for optional set dimming with simple delay, or timed dimming based on time of night (see Energeni product page for more details www.beaconproducts.com/products/energeni)
- In addition, Traverse can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit: www.hubbellighting.com/sitesync/ for more details

Installation:

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

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

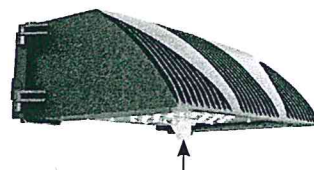
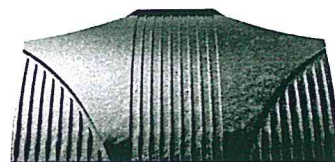
Listings:

- The luminaire shall bear a CSA label and be marked suitable for wet locations (standard).
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/traverse>

Warranty:

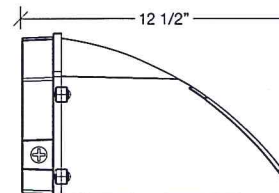
Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

PRODUCT IMAGE(S)

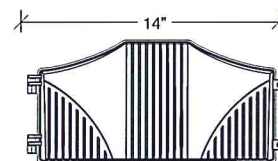


Shown with SiteSync™

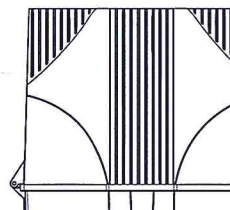
DIMENSIONS



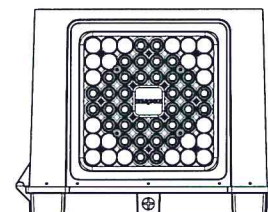
Side View



Front View



Top View



Bottom View

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only

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ORDERING INFORMATION ORDERING EXAMPLE: TRV-D/60NB-136/5K/T5R/UNV/GENIXX/PEC/BBT

SERIES	ENGINE-WATTS	LED COLOR ¹	OPTICS	CONTROL OPTIONS	FINISH
TRV-D Traverse Down Light	24NB-27 27 Watts - LED array	3K 3000K	T2 Type II	GENI-XX ⁶ Energeni	BBT basic black texture
TRV-U ¹ Traverse Up Light (lens req.)	24NB-55 55 Watts - LED array	4K 4000K	T3 Type III	SWP ^{7,8} SiteSync Wire- less Pre-Com- mission	BMT black matte texture
	36NB-80 80 Watts - LED array	5K 5000K	T4 Type IV	SWPM ^{7,8,9} SiteSync Wire- less Pre-Com- mission w/ Occupancy Sensor	WHT white textured
	48NB-110 110 Watts - LED array		T5R Type V, rectan- gular		MBT metallic bronze texture
	60NB-136 136 Watts - LED array		2X2 Narrow spot flood		BZT bronze textured
			5X5 Medium flood		DBT dark bronze texture
					GYS gray smooth
					DPS dark platinum smooth
					GNT green textured
					MST metallic silver texture
					MTT metallic titanium
					OWI old world iron
					RAL _____

VOLTAGE

UNV 120-277V
347 347V
480 480V

SENSOR OPTIONS

MOB^{3,5,7,9} Occupancy Sensor
(33% or 50%
dimming)

ELECTRICAL OPTIONS

PEC Photocell, button
2PF^{2,3,10} Dual power feed
BPC⁴ Cold weather batte
pack

¹ Indoor use only

² Not available on 24NB-27

³ Not available @ 347V or 480V input

⁴ 36NB-80 only, not available with SWP or SWPM control options

⁵ Not available on 48NB-110 or 60NB-136

⁶ When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

⁷ Not available with other control or sensor options. PEC is available with MOB and OCS.

⁸ Specify group and zone. See SiteSync product page www.hubbellighting.com/controls/sitesync for more details.

⁹ Specify time delay; dimming level and mounting height.

¹⁰ Not available with SWP or SWPM control options.

¹¹ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specs/specs_files/Traverse_LED_turtle_spec_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbellighting.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: TRV/24NB-55/5K/T3/UNV/SWP/DBT
TRV/24NB-55/5K/T3/UNV/SWPM-20F/DBT

SiteSync only
SiteSync with Occupancy Sensor

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

TRV/24NB-55/5K/T3/UNV/MOB - 1 to 30 min. - 33% or 50% - ?? / DBT

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

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based)
SWTAB*	SiteSync Windows Tablet
SWBRG*	SiteSync Wireless Bridge Node

*When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.

+ If needed, an additional Bridge Node can be ordered.

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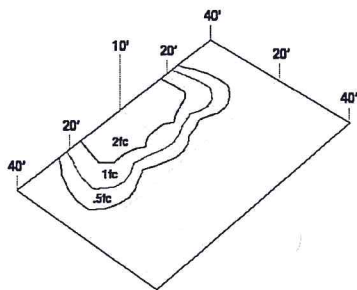
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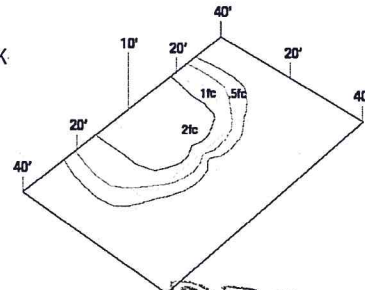
SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

PHOTOMETRICS

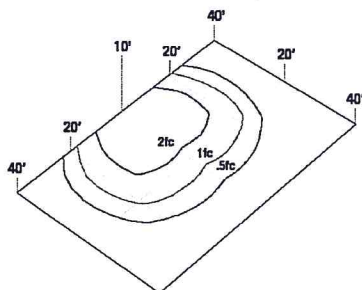
Type II
TRV-60NB-136-5K-T2



Type III
TRV-60NB-136-5K



Type IV
TRV-60NB-136-5K-T4



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PERFORMANCE DATA

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 80 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
24	350mA	27w	T2	2833	105	1	0	1	2805	104	1	0	1	2408	89	1	0	1
			T3	2805	104	1	0	1	2777	103	1	0	1	2392	89	1	0	1
			T4	3086	114	1	0	1	3055	113	1	0	1	2623	97	1	0	1
			T5R	3142	116	2	0	2	3111	115	2	0	2	2670	99	2	0	2
			5X5	3031	112	2	0	1	3001	111	2	0	1	2577	95	2	0	1
			2X2	3287	122	3	0	1	3254	121	3	0	1	2794	103	3	0	1
24	700mA	55w	T2	5666	102	2	0	2	5610	101	2	0	2	4816	86	1	0	2
			T3	5610	101	1	0	2	5554	100	1	0	2	4784	86	1	0	2
			T4	6171	111	1	0	2	6110	109	1	0	2	5245	94	1	0	2
			T5R	6283	113	3	0	3	6221	111	3	0	3	5341	96	3	0	3
			5X5	6063	110	3	0	1	6002	109	3	0	1	5153	94	3	0	1
			2X2	6573	118	4	0	1	6508	117	4	0	1	5587	100	4	0	1
36	700mA	80w	T2	8505	101	2	0	3	8415	100	2	0	3	7224	87	2	0	2
			T3	8415	100	2	0	2	8331	99	2	0	2	7175	86	2	0	2
			T4	9256	110	1	0	3	9164	109	1	0	3	7868	94	1	0	3
			T5R	9425	112	3	0	3	9331	111	3	0	3	8011	96	3	0	3
			5X5	9094	109	4	0	1	9003	108	4	0	1	7730	93	3	0	1
			2X2	9860	118	4	0	1	9762	116	4	0	1	8381	100	4	0	1
48	700mA	110w	T2	11332	102	3	0	3	11220	101	3	0	3	9633	87	2	0	3
			T3	11220	101	2	0	3	11108	100	2	0	3	9567	86	2	0	3
			T4	12342	111	2	0	3	12219	110	2	0	3	10491	95	2	0	3
			T5R	12567	113	4	0	4	12441	112	4	0	4	10682	96	3	0	3
			5X5	12126	109	4	0	1	12004	108	4	0	1	10307	93	4	0	1
			2X2	13147	118	5	0	1	13016	117	5	0	1	11175	101	5	0	1
60	700mA	136w	T2	14165	103	3	0	3	14025	102	3	0	3	12041	88	3	0	3
			T3	14025	102	3	0	3	13885	101	3	0	3	11959	87	3	0	3
			T4	15427	113	2	0	3	15274	111	2	0	3	13114	96	2	0	3
			T5R	15708	115	4	0	4	15259	111	4	0	4	13352	97	4	0	4
			5X5	15157	111	4	0	1	15006	110	4	0	1	12884	94	4	0	1
			2X2	16434	120	5	0	2	16269	119	5	0	2	13968	102	5	0	1

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

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°F	1.00	0.97	0.96	0.95	0.93	>560,000

¹ Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	OPER. CURRENT (Amps)	SYSTEM POWER (Watts)
24	1	(350mA)	120	0.23	27.0
			277	0.10	
24	2	(700mA)	120	0.46	55.0
			277	0.20	
36	1	(700mA)	120	0.68	80.0
			277	0.30	
48	1	(700mA)	120	0.92	110.0
			277	0.40	
60	1	(700mA)	120	1.13	136.0
			277	0.49	

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99
50°C	122°F	0.98

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

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PHILIPS
LIGHTOLIER

Downlighting

SlimSurface LED

4" and 6" square aperture
surface mount downlight



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

SlimSurface LED is a 5/8" thick surface mounted luminaire with the appearance of a recessed downlight. Easy to install into most standard j-boxes, the SlimSurface LED square apertures are available as a 4" 650lm & 6" 1000lm fixture.

Ordering guide

example: S4S830K7AL

Family	CRI	CCT	Lumens	Finish	Dimming
☐	☐	☐	☐	☐	☐
S4S SlimSurface 4" Square	8 80 9 90	27K 2700K 30K 3000K 35K 3500K 40K 4000K	7 650lm	blank White AL Aluminum BK Black W White AL Aluminum BK Black	blank ELV / Triac (120V) Z10U 0-10V (120V-277V)
S6S SlimSurface 6" Square	8 80 9 90	27K 2700K 30K 3000K 35K 3500K 40K 4000K	10 1000lm	blank White AL Aluminum BK Black W White AL Aluminum BK Black	blank ELV / Triac (120V) Z10U 0-10V (120V-277V)

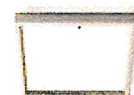
1. Configurations using 90 CRI are only available with 2700K and 3000K CCT.



White



Black



Aluminum

Features

- Flange:** One piece plastic flange. Injection molded white, applied aluminum or black.
- Lens:** High transmittance lens allowing for smooth, comfortable light pattern.
- Power supply:** Integral class 2 driver. Factory wired electronic LED driver (see Electrical section for specifications)
- LED Strip:** Utilizes Philips LEDs.
- Lifetime:** Expected lifetime 50,000 hours and backed by a 5-year warranty (see Philips.com/warranties for details).
- Compliance:** Non-conductive fixture for shower light application.

Electrical

Electronic power supply: RoHS compliant. Class 2 power unit. Unit tolerates sustained open circuit and short circuit output conditions without damage.

Dimming: Intended for ELV/Triac (120V) or 0-10V dimming (120V-277V) based on the configuration. Min 90°C supply conductors.

Labels

cULus listed.
Wall-mounted: damp location only.
Ceiling-mounted: wet location.
Title 24 (JA8-2016) on 90CRI S6S models.
ENERGY STAR® certified.

Electrical specifications	Dimming	Input volts	Input frequency	Input current	Input Power	THD Factor	Power Factor	Minimum Operating Temp
Slim 4" 650lm	Triac	120V	50/60Hz	0.08A	9.5W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.08A	10.0W	<20%	>0.9	-20°C
		277V	50/60Hz	0.04A	10.2W	<20%	>0.9	-20°C
Slim 6" 1000lm	Triac	120V	50/60Hz	0.13A	14.2W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.12A	14.5W	<20%	>0.9	-20°C
		277V	50/60Hz	0.06A	14.7W	<20%	>0.9	-20°C

For more details, please see LED-DIM spec sheet.



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S4S & S6S SlimSurface LED

4" and 6" square aperture surface mount downlight

Compatibility

Installs into standard J-box applications:



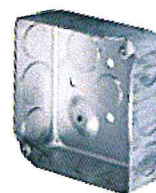
3 1/2" round (plastic)



4" square (plastic)
 Not compatible with S5R



4" octagonal (metal)



4" square (metal)
 Not compatible with S5R

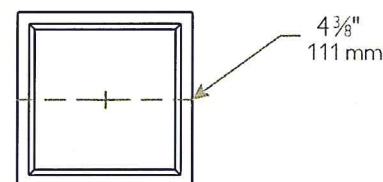
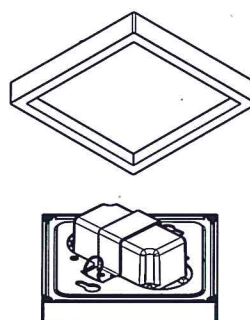
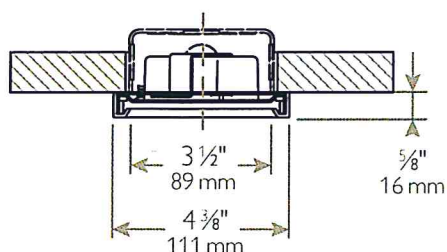


Fire rated J-box
 Fire rated classification is per the ceiling and junction box ratings.

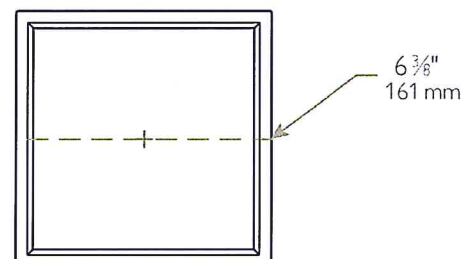
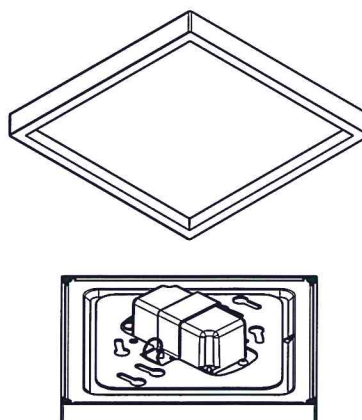
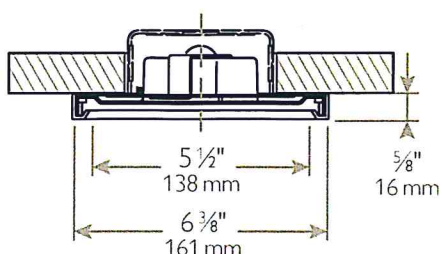
Note: A 2 1/8" deep octagon junction box is recommended for through circuit wiring applications.

Dimensions

SlimSurface LED 4" downlight



SlimSurface LED 6" downlight



S4S & S6S SlimSurface LED

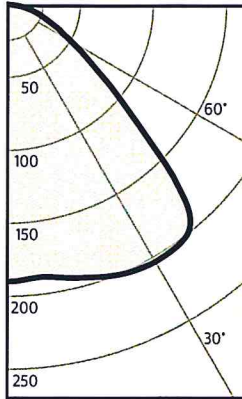
4" and 6" square aperture surface mount downlight

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S4S927K7 • 10W LED, 90 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	189	18
5	188	
10	189	
15	193	55
20	198	
25	201	93
30	203	
35	202	126
40	196	
45	153	116
50	103	
55	71	66
60	51	
65	39	38
70	28	
75	21	21
80	13	
85	4	5
90	0	

Report: 943GFR

Output lumens: 539 lms
Spacing Criterion: 1.5
Beam Angle: 86°
Input Watts²: 9.1W

Efficacy: 59.3 lm/w
CCT³: 2700 K
CRI: 90 min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	8	7.5'
6'	5	9.0'
7'	4	10.5'
8'	3	12.0'
9'	2	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	22.5	0.40
6'	14.7	0.26
7'	10.5	0.19
8'	8.8	0.16
9'	7.0	0.13

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	106	106	106	106	106	106
1	110	106	102	99	104	97	100	94	89	80	85	78	74	74	74	74	74
2	101	94	88	83	92	82	89	80	76	67	67	67	67	67	67	67	67
3	93	84	76	70	82	70	79	68	64	56	56	56	56	56	56	56	56
4	86	75	67	61	73	60	71	59	69	59	59	59	59	59	59	59	59
5	79	67	59	53	66	52	64	52	62	51	51	51	51	51	51	51	51
6	73	61	52	46	60	46	58	46	56	45	45	45	45	45	45	45	45
7	68	55	47	41	54	41	53	41	52	40	40	40	40	40	40	40	40
8	63	50	42	37	50	37	48	36	47	36	36	36	36	36	36	36	36
9	59	46	38	33	46	33	45	33	44	33	33	33	33	33	33	33	33
10	55	43	35	30	42	30	41	30	40	30	30	30	30	30	30	30	30

Zonal lumens & percentages

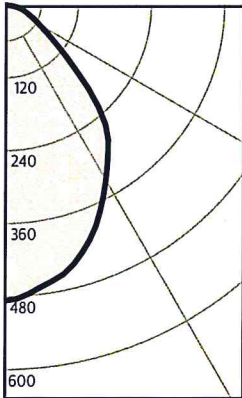
Zone	Lumens	% Luminaire
0-30	166	30.7%
0-40	292	54.2%
0-60	474	88.0%
0-90	539	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S6S927K10 • 14W LED, 90 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	486	45
5	476	
10	460	
15	441	123
20	410	
25	373	170
30	333	
35	296	184
40	258	
45	193	147
50	131	
55	90	83
60	65	
65	51	50
70	39	
75	30	30
80	20	
85	9	9
90	0	

Report: 957GFR

Output lumens: 841 lms
Spacing Criterion: 1.1
Beam Angle: 82°
Input Watts²: 13.3W

Efficacy: 63.2 lm/w
CCT³: 2700 K
CRI: 90 min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	19	5.5'
6'	14	6.6'
7'	10	7.7'
8'	8	8.8'
9'	6	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	21.8	2.80
6'	14.2	1.84
7'	10.2	1.31
8'	8.5	1.09
9'	6.8	0.88

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	106	106	106	106	106	106
1	111	107	103	100	105	98	100	95	97	93	93	93	93	93	93	93	93
2	103	96	90	85	94	84	90	82	87	80	80	80	80	80	80	80	80
3	95	86	79	74	85	73	82	72	79	71	71	71	71	71	71	71	71
4	88	78	70	65	77	64	74	63	72	63	63	63	63	63	63	63	63
5	82	71	63	57	70	57	68	56	66	56	56	56	56	56	56	56	56
6	76	65	57	51	64	51	62	51	61	50	50	50	50	50	50	50	50
7	71	59	52	46	59	46	57	46	56	45	45	45	45	45	45	45	45
8	67	55	47	42	54	42	53	42	52	41	41	41	41	41	41	41	41
9	63	51	43	38	50	38	48	38	48	38	38	38	38	38	38	38	38
10	59	47	40	35	47	35	46	35	45	35	35	35	35	35	35	35	35

Zonal lumens & percentages

Zone	Lumens	% Luminaire
0-30	338	40.2%
0-40	522	62.1%
0-60	753	89.5%
0-90	841	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

S4S & S6S SlimSurface LED

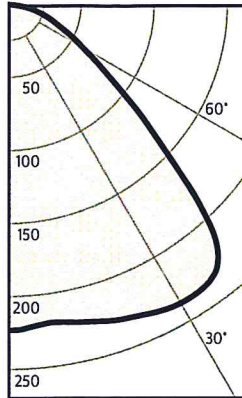
4" and 6" square aperture surface mount downlight

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S4S827K7 • 10W LED, 80 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	223	
5	221	21
10	221	
15	225	64
20	229	
25	233	108
30	237	
35	236	146
40	224	
45	175	133
50	121	
55	83	76
60	60	
65	44	44
70	33	
75	24	25
80	15	
85	5	6
90	0	

Report#: 944GFR

Output lumens: 622lms
Spacing Criterion: 1.5
Beam Angle: 101°
Input Watts: 9.2W

Efficacy: 67.6lm/w
CCT: 2700 K
CRI: 80 min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	9	7.5'
6'	6	9.0'
7'	5	10.5'
8'	3	12.0'
9'	3	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	25.9	0.41
6'	17.0	0.27
7'	12.1	0.19
8'	10.1	0.16
9'	8.1	0.13

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
0	119	119	119	119	116	116	111	111	106	106	101	101	106	106	101	101	101
1	110	106	102	99	104	97	100	94	96	91	87	87	96	91	87	87	87
2	101	94	88	83	92	82	89	80	85	78	74	74	85	78	74	74	74
3	93	84	76	70	82	70	79	69	77	67	64	64	77	67	64	64	64
4	86	75	67	61	74	60	71	59	69	59	56	56	69	59	56	56	56
5	79	67	59	53	66	53	64	52	62	51	49	49	62	51	49	49	49
6	73	61	52	46	60	46	58	46	57	45	43	43	57	45	43	43	43
7	68	55	47	41	55	41	53	41	52	41	38	38	52	41	38	38	38
8	63	51	42	37	50	37	49	37	47	36	34	34	47	36	34	34	34
9	59	46	38	33	46	33	45	33	44	33	31	31	44	33	31	31	31
10	55	43	35	30	42	30	41	30	40	30	28	28	40	30	28	28	28

Zonal lumens & percentages

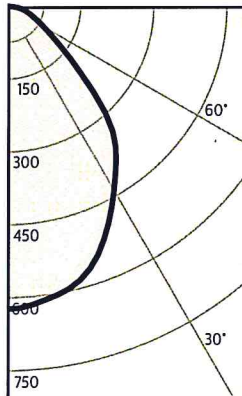
Zone	Lumens	%Luminaire
0-30	192	30.9%
0-40	338	54.4%
0-60	547	88.0%
0-90	622	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S6S827K10 • 14W LED, 80 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	625	
5	618	59
10	604	
15	584	164
20	546	
25	494	227
30	440	
35	390	244
40	337	
45	250	193
50	170	
55	117	108
60	85	
65	65	65
70	51	
75	39	41
80	27	
85	12	13
90	0	

Report#: 964GFR

Output lumens: 1113lms
Spacing Criterion: 1.1
Beam Angle: 83°
Input Watts: 13.4W

Efficacy: 83.1lm/w
CCT: 2700 K
CRI: 80 min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	25	5.5'
6'	17	6.6'
7'	13	7.7'
8'	10	8.8'
9'	8	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	24.2	3.68
6'	15.8	2.42
7'	11.3	1.73
8'	9.5	1.44
9'	7.5	1.15

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
0	119	119	119	119	116	116	111	111	106	106	101	101	106	106	101	101	101
1	111	107	103	100	105	98	100	95	97	93	88	88	97	93	88	88	88
2	103	96	90	85	94	84	90	82	87	80	77	77	87	80	77	77	77
3	95	86	79	74	85	73	82	72	79	71	68	68	79	71	68	68	68
4	88	78	70	65	77	64	74	63	72	63	60	60	72	63	60	60	60
5	82	71	63	57	70	57	68	56	66	56	53	53	66	56	53	53	53
6	76	65	57	51	64	51	62	51	61	50	48	48	61	50	48	48	48
7	71	59	52	46	59	46	57	46	56	45	43	43	56	45	43	43	43
8	67	55	47	42	54	42	53	42	52	41	39	39	52	41	39	39	39
9	63	51	43	38	50	38	49	38	48	38	36	36	48	38	36	36	36
10	59	47	40	35	47	35	46	35	45	35	33	33	45	35	33	33	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	449	40.4%
0-40	693	62.3%
0-60	994	89.3%
0-90	1113	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

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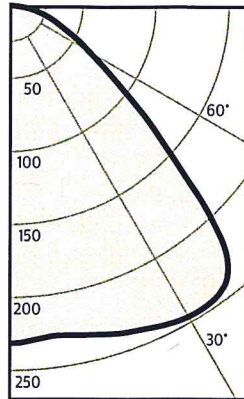
S4S & S6S SlimSurface LED

4" and 6" square aperture surface mount downlight

DEPARTMENT OF
PLANNING & ZONING

S4S830K7 • 10W LED, 80 CRI, 3000K

Candela Curves



Angle	Mean CP	Lumens
0	231	
5	229	22
10	230	
15	236	67
20	241	
25	246	113
30	248	
35	247	153
40	237	
45	185	139
50	125	
55	87	80
60	63	
65	47	47
70	34	
75	25	26
80	15	
85	5	6
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	9	7.5'
6'	6	9.0'
7'	5	10.5'
8'	4	12.0'
9'	3	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	27.2	0.40
6'	17.9	0.26
7'	12.8	0.19
8'	10.6	0.16
9'	8.5	0.13

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
0	119	119	119	119	116	116	111	111	106	106	101	101	96	96	91	87	83
1	110	106	102	99	104	97	100	94	89	80	85	78	74	69	64	59	55
2	101	94	88	83	92	82	89	80	85	78	74	69	64	59	55	51	47
3	93	84	76	70	82	70	79	69	77	67	64	59	55	51	47	43	40
4	86	75	67	61	74	60	71	59	69	59	56	51	47	43	39	36	33
5	79	67	59	53	66	52	64	52	62	51	49	44	40	36	33	30	27
6	73	61	52	46	60	46	58	46	57	45	43	38	34	30	27	24	21
7	68	55	47	41	55	41	53	41	52	40	38	33	29	25	22	19	16
8	63	51	42	37	50	37	49	36	47	36	33	28	24	20	17	14	11
9	59	46	38	33	46	33	45	33	44	33	30	25	21	17	14	11	8
10	55	43	35	30	42	30	41	30	40	30	27	22	18	14	11	8	5

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	202	30.9%
0-40	355	54.3%
0-60	574	87.9%
0-90	653	100.0%

CRI and CCT adjustment factors

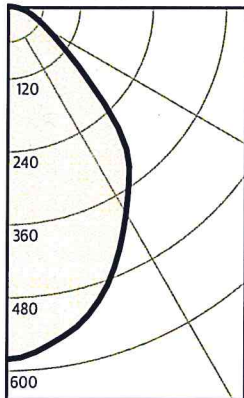
90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report: 945GFR

Output lumens:	653 lms	Efficacy:	71.8 lm/w
Spacing Criterion:	1.5	CCT ³ :	3000K
Beam Angle:	86°	CRI:	80 min
Input Watts ² :	9.1W		

S6S830K10 • 14W LED, 80 CRI, 3000K

Candela Curves



Angle	Mean CP	Lumens
0	582	
5	572	54
10	551	
15	526	148
20	489	
25	442	203
30	394	
35	351	220
40	307	
45	227	176
50	153	
55	106	99
60	77	
65	59	60
70	45	
75	34	36
80	22	
85	10	10
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	23	5.5'
6'	16	6.6'
7'	12	7.7'
8'	9	8.8'
9'	7	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	26.2	3.33
6'	17.1	2.18
7'	12.2	1.56
8'	10.2	1.30
9'	8.1	1.04

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
0	119	119	119	119	116	116	111	111	106	106	101	101	96	96	91	87	83
1	111	107	103	100	105	98	100	95	97	93	88	80	85	78	74	69	65
2	103	96	90	85	94	84	90	82	87	80	77	70	74	67	64	59	55
3	95	86	79	74	85	73	82	72	79	71	68	60	64	57	54	49	45
4	88	78	70	65	77	64	74	63	72	63	60	52	56	49	46	41	37
5	82	71	63	57	70	57	68	56	66	56	53	45	49	42	39	34	30
6	76	65	57	51	64	51	62	51	61	50	48	40	44	37	34	29	25
7	71	59	52	46	59	46	57	46	56	45	43	35	39	32	28	23	19
8	67	55	47	42	54	42	53	42	52	41	39	31	35	28	24	19	15
9	63	51	43	38	50	38	49	38	48	37	35	27	31	24	20	15	11
10	59	47	40	35	47	35	46	35	45	34	32	24	28	21	17	12	8

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	405	40.2%
0-40	625	62.1%
0-60	900	89.5%
0-90	1006	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report: 958GFR

Output lumens:	1006 lms	Efficacy:	75.1 lm/w
Spacing Criterion:	1.1	CCT ³ :	3000K
Beam Angle:	82°	CRI:	80 min
Input Watts ² :	13.4W		

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

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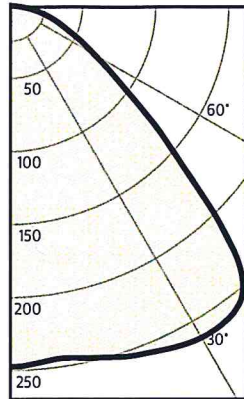
S4S & S6S SlimSurface LED

4" and 6" square aperture surface mount downlight

DEPARTMENT OF
PLANNING & ZONING

S4S835K7 • 10W LED, 80 CRI, 3500K

Candela Curves



Report¹: 946GFR

Output lumens: 698lm
Spacing Criterion: 1.5
Beam Angle: 99°
Input Watts²: 9.1W

Angle	Mean CP	Lumens
0	247	
5	245	
10	245	23
15	249	
20	255	71
25	259	
30	263	121
35	262	
40	249	163
45	194	
50	135	149
55	93	
60	67	86
65	50	
70	37	50
75	27	
80	17	28
85	6	
90	0	7

Efficacy: 76.7lm/w
CCT³: 3500K
CRI: 80min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	10	7.5'
6'	7	9.0'
7'	5	10.5'
8'	4	12.0'
9'	3	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	29.1	0.40
6'	19.1	0.26
7'	13.6	0.19
8'	11.4	0.16
9'	9.1	0.13

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	106	106	106	106	106	106
1	110	106	102	99	104	97	100	94	96	91	87	83	79	75	71	67	63
2	101	94	88	83	92	82	89	80	85	78	74	69	64	59	54	50	46
3	93	84	76	70	82	70	79	69	77	67	63	58	53	48	44	40	36
4	86	75	67	61	74	60	71	59	69	59	55	50	45	41	37	33	30
5	79	67	59	53	66	53	64	52	62	51	47	43	38	34	30	27	24
6	73	61	52	46	60	46	58	46	57	45	41	37	33	29	25	22	19
7	68	55	47	41	55	41	53	41	52	40	36	32	28	24	21	18	15
8	63	51	42	37	50	37	49	36	47	35	31	27	23	20	17	14	11
9	59	46	38	33	46	33	45	33	44	32	28	24	20	17	14	11	8
10	56	43	35	30	42	30	41	30	40	29	25	21	17	14	11	8	5

Zonal lumens & percentages

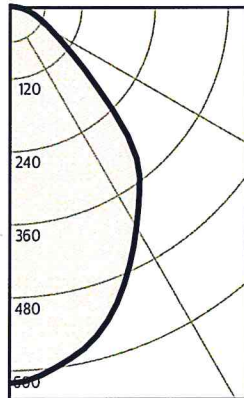
Zone	Lumens	%Luminaire
0-30	216	30.9%
0-40	379	54.3%
0-60	614	87.9%
0-90	698	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S6S835K10 • 14W LED, 80 CRI, 3500K

Candela Curves



Report¹: 959GFR

Output lumens: 1074lm
Spacing Criterion: 1.1
Beam Angle: 82°
Input Watts²: 13.3W

Angle	Mean CP	Lumens
0	620	
5	610	
10	589	58
15	561	
20	521	157
25	471	
30	420	217
35	375	
40	327	235
45	242	
50	163	188
55	113	
60	82	106
65	63	
70	48	64
75	37	
80	24	38
85	11	
90	0	11

Efficacy: 80.8lm/w
CCT³: 3500K
CRI: 80min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	25	5.5'
6'	17	6.6'
7'	13	7.7'
8'	10	8.8'
9'	8	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	28.6	3.58
6'	18.7	2.35
7'	13.3	1.68
8'	11.2	1.40
9'	8.9	1.12

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	106	106	106	106	106	106
1	111	107	103	100	105	98	100	95	97	93	89	85	81	77	73	69	65
2	103	96	90	85	94	84	90	82	87	80	77	73	69	65	61	57	53
3	95	86	79	74	85	73	82	72	79	71	66	62	58	54	50	46	42
4	88	78	70	65	77	64	74	63	72	63	58	54	50	46	42	38	34
5	82	71	63	57	70	57	68	56	66	56	51	47	43	39	35	31	27
6	76	65	57	51	64	51	62	51	61	50	45	41	37	33	29	25	21
7	71	59	52	46	59	46	57	46	56	45	40	36	32	28	24	20	16
8	67	55	47	42	54	42	53	42	52	41	36	32	28	24	20	16	12
9	63	51	43	38	50	38	49	38	48	37	31	27	23	19	15	11	8
10	59	47	40	35	47	35	46	35	45	34	28	24	20	16	12	8	5

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	432	40.2%
0-40	667	62.1%
0-60	961	89.5%
0-90	1074	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

S4S & S6S SlimSurface LED

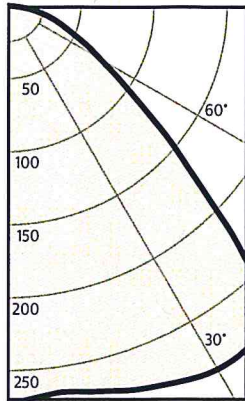
4" and 6" square aperture surface mount downlight

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S4S840K7 • 10W LED, 80 CRI, 4000 K

Candela Curves



Angle	Mean CP	Lumens
0	271	
5	269	26
10	269	
15	273	78
20	279	
25	284	133
30	288	
35	287	179
40	272	
45	212	163
50	148	
55	103	94
60	74	
65	55	55
70	41	
75	30	30
80	19	
85	6	8
90	0	

Report: 947GFR

Output lumens: 766 lms
Spacing Criterion: 1.5
Beam Angle: 99°
Input Watts: 9.1W

Efficacy: 84.2 lm/w
CCT: 4000 K
CRI: 80 min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	11	7.5'
6'	8	9.0'
7'	6	10.5'
8'	4	12.0'
9'	3	13.5'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	31.9	0.40
6'	20.9	0.26
7'	15.0	0.19
8'	12.5	0.16
9'	10.0	0.13

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
0	119	119	119	119	116	116	111	111	106	106	106	106	106	106	106	106	106
1	110	106	102	99	104	97	100	94	96	91	87	83	78	74	70	66	62
2	101	94	88	83	92	82	89	80	85	78	74	67	64	60	56	52	49
3	93	84	76	70	82	70	79	68	76	67	64	58	54	50	46	43	40
4	86	75	67	60	73	60	71	59	69	58	56	50	47	43	40	37	34
5	79	67	59	53	66	52	64	52	62	51	49	44	41	37	34	31	28
6	73	61	52	46	60	46	58	46	56	45	43	39	36	32	29	26	23
7	68	55	47	41	54	41	53	41	51	40	38	34	31	27	24	21	18
8	63	50	42	37	50	37	48	36	47	36	34	30	27	23	20	17	14
9	59	46	38	33	46	33	45	33	43	33	31	27	23	20	17	14	11
10	55	43	35	30	42	30	41	30	40	30	28	24	20	17	14	11	8

Zonal lumens & percentages

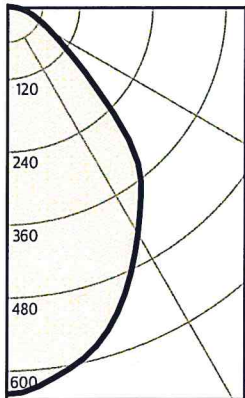
Zone	Lumens	% Luminaire
0-30	237	30.9%
0-40	416	54.3%
0-60	674	87.9%
0-90	766	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S6S840K10 • 14W LED, 80 CRI, 4000 K

Candela Curves



Angle	Mean CP	Lumens
0	637	
5	626	59
10	604	
15	577	162
20	535	
25	484	223
30	432	
35	385	241
40	336	
45	249	193
50	168	
55	116	109
60	84	
65	65	66
70	49	
75	38	39
80	25	
85	11	12
90	0	

Report: 960GFR

Output lumens: 1103 lms
Spacing Criterion: 1.1
Beam Angle: 82°
Input Watts: 13.3W

Efficacy: 82.9 lm/w
CCT: 4000 K
CRI: 80 min

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	25	5.5'
6'	18	6.6'
7'	13	7.7'
8'	10	8.8'
9'	8	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	30.3	3.68
6'	19.8	2.41
7'	14.1	1.72
8'	11.8	1.44
9'	9.4	1.15

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
0	119	119	119	119	116	116	111	111	106	106	106	106	106	106	106	106	106
1	111	107	103	100	105	98	100	95	97	93	88	84	79	75	71	67	63
2	103	96	90	85	94	84	90	82	87	80	77	72	67	63	59	55	51
3	95	86	79	74	85	73	82	72	79	71	66	61	57	53	49	45	41
4	88	78	70	65	77	64	74	63	72	63	58	53	49	45	41	37	33
5	82	71	63	57	70	57	68	56	66	56	51	46	42	38	34	30	26
6	76	65	57	51	64	51	62	51	61	50	45	40	36	32	28	24	20
7	71	59	52	46	59	46	57	46	56	45	40	35	31	27	23	19	15
8	67	55	47	42	54	42	53	42	52	41	36	31	27	23	19	15	11
9	63	51	43	38	50	38	49	38	48	37	32	27	23	19	15	11	8
10	59	47	40	35	47	35	46	35	45	34	29	24	20	16	12	8	5

Zonal lumens & percentages

Zone	Lumens	% Luminaire
0-30	443	40.2%
0-40	685	62.1%
0-60	987	89.5%
0-90	1103	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI/NEMA/ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

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281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008



KIM LIGHTING

CB L

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Type:

Job:

Catalog number:

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Approvals:

/	/	/
Fixture	Electrical Module	Luminaire Finish
		Option

See page 2

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Date:

Page: 1 of 3

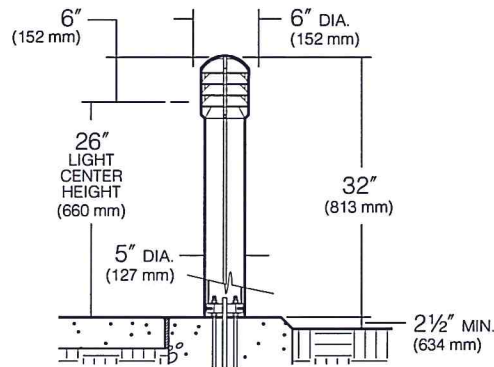
Specifications

CB Models

10 to 20 Diodes

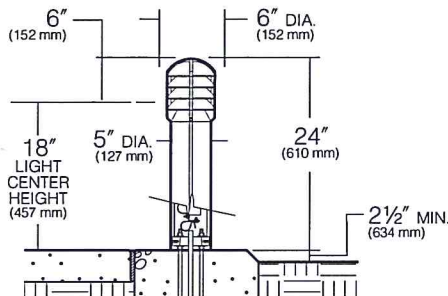
CB32

Maximum weight: 20 lb

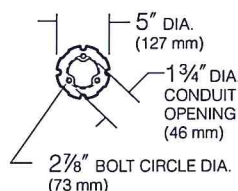


CB24

Maximum weight: 17 lb



BASE PLAN CB



HUBBELL LIGHTING, INC.

Top, Louvers: Interlocking die-cast, low-copper (<0.6%) aluminum sections fasten together with concealed stainless steel screws. Louver base assembly fastens internally to riser with 4 concealed screws.

Riser: Extruded aluminum, 5" diameter, .125" typical wall thickness, external vertical grooves align with vertical member of louver assembly. Attaches to anchor base with 4 countersunk stainless steel flat socket head screws finished to match fixture.

Anchor Base: Heavy cast aluminum, fully concealed within riser shaft. Three 3/8" x 10" x 2" zinc plated anchor bolts, each with lock nuts and washers, and a rigid pressboard template.

Globe: Internally fluted, clear tempered glass, fully gasketed to riser.

Optical Module: Each LED equipped with a directional optical lens for a maximum beam angle projecting through louver stack space. LED boards to be mounted to an anodized interlocking aluminum sink extrusion. (Type I) two 5-LED boards for a total of 10 LEDs. (Type II) three 5-LED boards for a total of 15-LED. (Type III) three 5-LED boards for a total of 20-LED. Available in 580nm A, 3000K, 4200K and 5100K color temperatures.

Electronic Module: All electrical components are either ETL recognized, mounted on a single plate and factory pre-wired with quick disconnect plugs. Driver is rated for -40°F starting temperature. Has a 0-10V dimming interface for multi-level illumination options.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and Custom Color (Include RAL#).

Listed to: UL 1598 Standard for Luminaires - UL 1598 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaire RoHS compliant. Meets Buy American provisions within America.

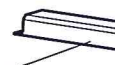
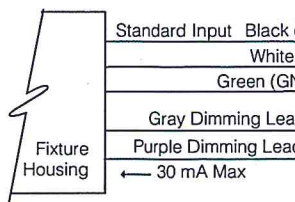
Warranty: Kim Lighting warrants Bollard LED products sold by Kim Lighting to be free from defects in materials and workmanship for (i) a period of five (5) years for metal components, (ii) a period of five (5) years for exterior housing paint finish, (iii) a period of five (5) years for LED Light Engines and a period of five (5) years for LED power components (including surge protector and LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipping documents for each product.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to ground may result in serious personal injury.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.



Standard and Optional Features

Fixture Cat. No. designates fixture.	Cat. No. ☐ CB24 Compact Bollard 24" overall height ☐ CB32 Compact Bollard 32" overall height
Electrical Module LED = Light Emitting Diode	Cat. Nos. for LED Electrical Modules available: xL Source: ☐ 10L= 10 LED (IES Type I) ☐ 15L= 15 LED (IES Type III) ☐ 20L= 20 LED (IES Type V) xK Color Temperature: ☐ 2K = 580nm - Amber ☐ 3K = 3000K ☐ 4K = 4200K ☐ 5K = 5100K UV Voltage: ☐ UV Universal Volt shall range from 120V-277V
Finish TGIC thermoset polyester powder coat paint on fixture and shaft	Color: Black Dark Bronze Light Gray Graphite Platinum Silver Titanium White Custom Co Cat. No.: ☐ BL ☐ DB ☐ LG ☐ GT ☐ PS ☐ TT ☐ WH ☐ CC *Custom color subject to additional charges, minimum quantities and extended lead time. Consult representative. Custom color description: _____
Battery Back-up Cat. No. ☐ EM ☐ No Option	Internal battery pack provides 90 minutes of supplemental light at 50% of initial lamp lumens. NOTE: For CB32 only.  Battery Back-up
Optional Duplex Receptacle Cat. No. ☐ DR ☐ DR-GFI ☐ No Option	(CB32 only) Mounted 18" from bottom of shaft, in a cast aluminum box that is internally w and sealed with a gasketed While-In-Use cover with locking tab. Painted to match bollard. DR weather proof duplex receptacle rated 20A, 125V. DR-GFI weather proof duplex receptacle with ground fault circuit interrupter rated 20A,
0-10V Dimming Interface	Driver has a 0-10V dimming interface with a dimming range of 10-100%. Is compatible with most control systems including Hubbell Building Automation wiHUBB™. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming lead. 



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Page: 1



Lumen Data

Spectroradiometric			
	3000K Average	4200K Average	5100K Average
Correlated Color Temp. CCT (K)	2800K - 3175K	3800K - 4600K	4600K - 5600K
Color Rendering Index (CRI)	≥75	≥70	≥65
Power Factor	>.90	>.90	>.90

Projected Lumen Maintenance		
mA	50,000 hrs	100,000 hrs
350mA	N/A	N/A

Based on 20LED version.

Electrical Drive Current - @350mA						
Volts - AC	Type 1		Type 3		Type 5	
	Amps - AC	System Watts	Amps - AC	System Watts	Amps - AC	System Watts
120	0.11	13	0.16	19	0.21	25
208	0.06	13	0.09	19	0.12	25
240	0.05	13	0.08	19	0.10	25
277	0.05	13	0.07	19	0.09	25

B.U.G. Rating (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare			
Temperature	TYPE 1	TYPE 3	TYPE 5
3000K	B0 U2 G1	B0 U2 G1	B1 U2 G1
4200K	B0 U2 G1	B0 U2 G1	B1 U2 G1
5100K	B0 U2 G1	B0 U2 G1	B1 U2 G1

Absolute Lumens			
Temperature	TYPE 1	TYPE 3	TYPE 5
3000K	403	533	795
4200K	499	705	985
5100K	525	740	1036

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library. For custom optics and color temperature configurations, contact factory.

ENTRANCES & FRAMING



ENTRANCES & FRAMING

Kawneer offers a comprehensive line of architectural aluminum building products and systems for commercial construction – entrances, framing systems, windows and curtain wall systems.

Hurricane Resistant and Blast Mitigation Products

Kawneer offers single-source responsibility with a comprehensive group of independently tested hurricane resistant and blast mitigation products. Many hurricane resistant products have received Notices of Acceptance (NOAs) issued by Miami-Dade County BCCO and Florida Product Approvals. Blast mitigation products meet requirements of the General Services Administration (GSA), Interagency Security Committee (ISC) and Department of Defense (DoD). For more information, visit Kawneer.com.

ADA Accessibility Guidelines

Kawneer entrances include options such as hardware, door controls and threshold heights that satisfy the guidelines of the Americans with Disabilities Act (ADA). Entrances are easily configured to meet ADA traffic control guidelines and state and local building accessibility codes.

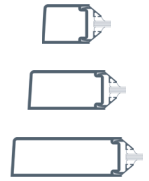
Kawneer's Limited Lifetime Welded Door Corner Warranty

Every door with welded corner joinery comes with a limited lifetime warranty, including 190/350/500 Standard Entrances, 350/500 Heavy Wall™ Entrances, 350/500 Tuffline™ Entrances, Flushline™ Entrances and 260/360/560 Insulclad™ Thermal Entrances. The corner joinery limited warranty is good for the life of the door under normal operation. The limited lifetime warranty is transferable from building owner to building owner and is in addition to the standard two-year warranty covering each Kawneer door.

190/350/500 Standard Entrances

A single-source, easily adaptable package of door, door frame and hardware

Our 190/350/500 Standard Entrances have been designed for accessibility, durability, flexibility and continuous use. These entrance systems can be fabricated with a myriad of hardware options to meet the most stringent design requirements.



190 Narrow Stile: engineered for moderate traffic | Slim-look 2-1/8" vertical stiles with 2-1/4" top rail and 3-7/8" bottom rail

350 Medium Stile: provides extra strength for high traffic | Vertical stiles and top rail 3-1/2" with 6-1/2" bottom rail

500 Wide Stile: monumental visual statement for heaviest traffic | Vertical stiles and top rail 5" with 6-1/2" bottom rail

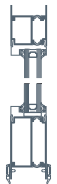
All three entrances feature welded corner construction with sigma deep penetration and fillet welds, plus corner mechanical fastenings | Door operation is single/double acting with maximum security locks or touch bar panics standard | Architect's Classic 1" round bent bar push/pull hardware in various finishes and sizes | Infills range from 1/4" to 1" | Door frames feature Sealair bulb polymeric weather stripping | Tested to NFRC thermal standards

AA™250/425 Thermal Entrances

Narrow and wide stile entrances designed to provide thermal performance to meet the most stringent requirements of the IECC and ASHRAE 90.1 standards.

AA250: 2-1/2" vertical stiles and top rail with 3-7/8" bottom rail

AA425: 4-1/4" vertical stiles and top rail with 6-1/2" bottom rail



Thermal breaks in the door, door frame and threshold isolate the interior metal components from the exterior metal components | Door rail and stile design with a double air cavity provides an added layer to the thermal barrier | Dual weathering around the perimeter of the door in conjunction with a low conductance polymer door stop minimizes air infiltration | Entrance is single acting and mounted on offset pivots, butt hinges or continuous geared hinges | Accepts 1" glazing infill | Optional 10" bottom rail | Horizontal cross rails of 1-3/8" and 8-1/4" | Tested to NFRC thermal standards | Tested for large missile impact for windborne debris



500 Wide Stile Entrance, 1600 Wall System™1 Curtain Wall
Carmel High School Theatre, Carmel, California
Architect: Kasavan Architects, Salinas, California
Glazing Contractor: Atascadero Glass, Atascadero, California
Photography: © Brett Drury



350 Medium Stile Paneline™ Entrances, Trifab™ VG (VersaGlaze™) 451T Framing, 1600 Wall System™1 Curtain Wall
Hurst Conference Center, Hurst, Texas
Architect: Ron Hobbs Architects, Garland, Texas
Glazing Contractor: Alliance Glass and Mirror Ltd., Keller, Texas
Photography: © Wes Thompson



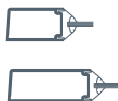
190 Narrow Stile Entrance (with high bottom rail) and Trifab™ VG (VersaGlaze™) 451T Framing used for auto showroom entrance application
Weeks Automotive/Danbury Audi, Danbury, Connecticut
Architect: Austin Patterson Disston Architects, LLC, Southport, Connecticut
Glazing Contractor: Advanced Performance Glass, Inc., South Windsor, Connecticut
Photography: © CJBerg Photographics

For over a century, Kawneer has been recognized as an innovator. Since that time, we've balanced experience with change and continuous improvement. We strive every day to develop solutions that promote integrated, sustainable building practices, and we are dedicated to providing the tools our customers need to succeed. Welded door corners, unique thermal breaks, cutting-edge design and fabrication flexibility are just a few examples of how we have responded to customer needs.

350/500 Heavy Wall™ Entrances

Medium and wide stile doors designed for durability in heavy-traffic areas

Heavy Wall™ entrance doors are designed for high-traffic applications such as schools, universities and office buildings | Door and frame have 3/16" walls throughout for added durability and strength | Door is 2" deep | Vertical stiles and top rails 3-1/2" and bottom rail 6-1/2" | Accepts glazing infills from 1/4" to 1" | Incorporates Kawneer's standard welded corner construction | Blast tested per ASTM F 1642 | Tested for large missile impact for windborne debris



350/500 Tuffline™ Entrances

Heavy-duty medium and wide stile doors engineered to withstand high traffic in schools, universities, malls and supermarkets

Constructed for unequalled strength with 3/16" walls throughout door and frame | 3-1/2" wide stiles and 3-3/8" top rail on 350 door | 5" wide stiles and top rail on 500 door | 2" deep door sections and 6-3/4" bottom rail | Door heights range from 7' to 9'; widths from 3' to 4' | Door frame face width is 2", depth is 4-1/2" | Accepts glazing infills of 1/4" to 1" | Complete package of door, door frame and hardware | Kawneer's welded corner construction resists both the lever arm and torsion forces all doors experience | Tested to NFRC thermal standards



350/500 IR Entrances

Medium and wide entrances designed for hurricane prone regions provide extra strength to meet the stringent code requirements for windborne debris and blast protection

1-3/4" deep with 3-1/2" or 5" vertical stiles and top rails and 6-1/2" bottom rails | Optional 7-1/2" and 10" bottom rails available | Square glass stops with options for interior silicone, 3M VHB tape or dry gaskets for impact resistant glazing | Single acting with offset pivots, butt hinges or continuous geared hinge | M.S. 3-point locks, M.S. locks with manual flush bolts or panic hardware options | Adjustable astragal and bottom rail sweep | Kawneer Sealair bulb polymeric weather stripping in door frames | Tested to meet current codes requiring protection of openings in windborne debris regions: ASTM E 1886, E 1996 and Florida Building Code TAS 201, 202 and 203 | Blast tested per ASTM F 1642 | Kawneer's welded corner construction resists both the lever arm and torsion forces all doors experience | Tested to NFRC thermal standards



2000T Terrace Doors

Designed for use in condominiums, lofts, apartments and hotels

Single or pair – outswing or inswing | 2-1/4" deep door rails and stiles | Thermally broken door and frame | Tested per NAFS, AAMA/WDMA/CSA 101/I.S.2/A440 | Thermal tested per CAN/CSA A-440, AAMA 1503 and NFRC 100 | Stainless steel multi-point locks and options | Contemporary lever handle with finish options | Mitered door and frame corners with rigid heavy-duty clips | Three-way adjustable butt hinge | Double weatherstripping | Accommodates 1/4" to 1-1/8" infills | Low-profile threshold (single or pair – outswing doors only) | Factory glazed | Kawneer standard and custom finishes and colors | Two-color option | Tested to NFRC thermal standards



2000T Terrace Doors, Arconic – Reynobond® ACM 4 mm PE and 4 mm FR Panels
W Hotel, Austin, Texas
LEED® registered project
Architects: Andersson-Wise Architects, Design Architect, Austin, Texas, and BOKA Powell, Architect of Record, Dallas, Texas
Glazing Contractor: Win-Con Enterprises, New Braunfels, Texas
Photography: © CJ Berg Photographics



500 Tuffline™ Entrances and Trifab™ VG (VersaGlaze™) 451T Framing
Pennsylvania State University School of Architecture and Landscape Architecture (SALA), State College, Pennsylvania
LEED® Gold certified
Architect: Overland Partners Architects, San Antonio, Texas
Glazing Contractor: Nittany Building Specialties, Port Matilda, Pennsylvania
Photography: © CJ Berg Photographics

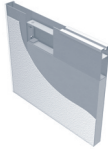


350 Heavy Wall™ Entrances
Kauffman Stadium, Kansas City, Missouri
Architect: Populous, Kansas City, Missouri
Glazing Contractor: The Bratton Corporation, Kansas City, Missouri
Photography: © Mark Kempf

Flushline™ Entrances

Single-acting entrances provide durability with design flexibility for applications such as schools and manufacturing facilities and applications where hurricane impact and blast protection is required

Offers a flush appearance with a face sheet of fiberglass-reinforced polyester (FRP) or aluminum in a variety of colors and captured on four sides by integral, extruded reglets | Heights range from less than 7' to a maximum of 10' | Widths vary from approximately 3' to 4' | Additional strength is achieved by the urethane foam core that interlocks with the aluminum and creates an extremely stable, durable entrance door | Paneline™ Exit Device with minimal 1-1/8" projection is available | Door vision lites are available in aluminum frames with 1/4" or 1" infill | Tested to NFRC thermal standards | 5 lb. per cubic foot poured-in-place closed-cell rigid urethane foam core (meets ASTM E84 rating with ≤ 450 smoke density and ≤ 25 flame spread) | Tested for both large and small missile impact for windborne debris and blast mitigation



Paneline™ and Paneline™ EL Exit Devices

The only clues that this is an exit device are the "push" indication and unlocking action

Paneline™ Exit Devices have been large-missile hurricane impact and cycle tested.

Pressure on the push panel quickly releases the door for emergency egress | Offers improved safety since Paneline™ cannot be chained or blocked | Available with 190/350/500 Standard Entrances, 350 Heavy Wall™ Entrances, 350/500 Tuffline™ Entrances and Flushline™ Entrances | Optional matching dummy panels are available for vestibule doors and fixed panels are available for side lites | Available with electric option for access control



260/360/560 Insulclad™ Thermal Entrances

Narrow, medium and wide stile, providing thermal efficiency for the entire building façade

Both the door and frame are thermally broken |

Complete package of door, fully integrated door frame (with or without transoms) and integrated hardware |

Stile face widths of 2-1/8", 3-1/2" and 5" | Door heights range from approximately 7' to 8' and widths from 3' to 3' 6"

| Kawneer standard welded corner construction | Engineered for use with Kawneer's Trifab™ VG 451T Framing Systems and 1600 Wall Systems™ | Entrance is single acting and mounted on offset pivots, butt or continuous geared hinges | Accepts glazing infill of 1" | Tested to NFRC thermal standards



Flushline™ Entrance

Converse Hall, James Madison University, Harrisonburg, Virginia

Architect: Moseley Harris & McClintock, Harrisonburg, Virginia

Glazing Contractor: Glass & Metals, Inc., Harrisonburg, Virginia

Photography: © Gordon Schenck, Jr.



560 Insulclad™ Thermal Entrances, 1600UT System™1

Curtain Wall, Trifab™ 451UT Framing

Community College of Denver – Confluence Building

Architect: OZ Architecture, Denver, Colorado

Glazing Contractor: Horizon Glass & Glazing Co., Inc., Denver, Colorado

Photography: © CJBerg Photography



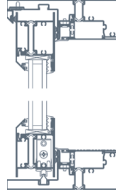
Left to right:

EPT (electric power transfer) mounted to door in retrofit application;
Paneline™ EL Concealed Rod Push Panel;
Paneline™ EL Outside Control Switch

AA™3200 Thermal Sliding Doors

A high-performance sliding door that meets thermal, coastal and impact resistant requirements

Available in both high performance (HP) and impact resistant (IR) versions | An IsoWeb™ thermal break meets current energy codes and allows a dual finish | Accommodates 1" insulating and 1-5/16" insulating/laminated glass for improved thermal, acoustic and impact performance | Large wheel, stainless steel tandem roller with precision ground sealed bearings provides smoother operation even on large/heavy panels | Corrosion-resistant stainless steel locks and fasteners | 2-1/4" standard sill provides an aesthetically pleasing smaller sightline | Slab-to-slab operable panels can span up to 10' tall | Unique beveled profiles create architectural shadow lines, allowing commercial product to receive mid- to high-rise residential acceptance | Multiple configurations: OX, XO, OXO, OXXO and OXOO | Tested to NFRC thermal standards

**990 Sliding Doors**

Engineered for rain-battered high- and low-rise applications

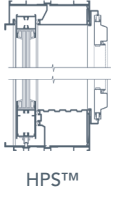
Features an adjustable steel ball-bearing, tandem-roller assembly to assure trouble-free, smooth operation and positive weatherseals on all sides | The manual sliding 990 is a complete system of door, door frame and hardware, available in four configurations | Stile face width is 2-1/2" (63.5 mm) and the door accepts infills from 3/16" to 1" (4.8 mm to 25.4 mm) | Withstands water infiltration at 10 PSF and meets or exceeds all criteria established by AAMA for ratings of C30, HC40 and HC60

**HPST™ and HPX Monumental Sliding Doors**

High performance designed to meet extreme conditions *HPST™ and HPX Monumental Sliding Doors have been hurricane impact and cycle tested.*

HPST™ Sliding Doors are available in four different performance ranges for low- and medium-rise applications | Tested for Performance Class and Grade HC60, HC80, HC100 and HC120 | Small-missile impact and cycle tested

HPX Sliding Doors are designed for high-rise coastal applications requiring greater wind load and superior water performance | Tested for Performance Class and Grade HC160 | Large- and small-missile impact and cycle tested



HPST™

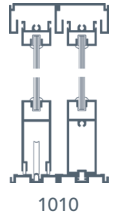
1010/1010C and 1040 Sliding Mall Fronts

For single- and multi-track interior and exterior applications

Available with both fixed and operable panels

The **1010/1010C Sliding Mall Front** has a low-profile multi-track that can be recessed or surface applied | Interior applications only | Accepts infills from 1/4" to 1"

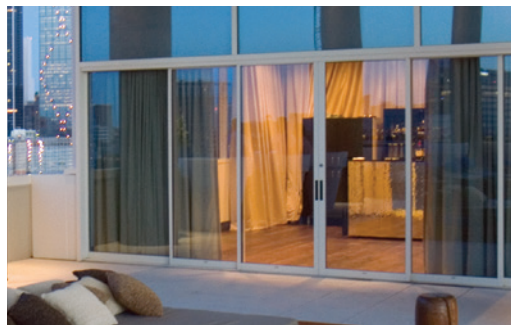
The **1040 Sliding Mall Front** is a single-track unit with three stacking options: parallel staggered, parallel even and 90° | Accepts 1/4" infills



1010

**990 Sliding Doors**

Hurst Conference Center, Hurst, Texas
Architect: Ron Hobbs Architects, Garland, Texas
Glazing Contractor: Alliance Glass and Mirror Ltd., Keller, Texas
Photography: © Wes Thompson

**1010 Sliding Mall Front (modified)**

W Dallas Victory Hotel & Residence, Dallas, Texas
Architect: HKS, Inc., Dallas, Texas
Customer: Win-Con Enterprises, Inc., New Braunfels, Texas
Photography: © Blake Marvin - HKS, Inc.

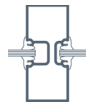
**HPST™ Monumental Sliding Doors (modified)**

Realm Condominiums, Atlanta, Georgia
Architect: The Preston Partnership, LLC, Atlanta, Georgia
Glazing Contractor: Glass Systems Inc., Lithonia, Georgia
Photography: © Jim Roof

FRAMING

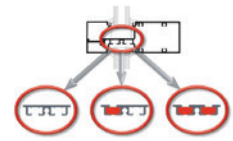
Trifab™ 400 Framing System

Proven solution for storefront and low-rise applications
1-3/4" x 4" frame members | Accepts 1/8", 1/4" and 3/8"
monolithic infills | May be flush glazed from the inside
or outside | Choice of screw spline, shear block or stick
fabrication



Trifab™ 601, 601T and 601UT Framing Systems

Larger, more versatile span delivers more
thermal options and more design choices



Three-in-one framing series includes the non-thermal Trifab™ 601, the single IsoLock™ thermal break Trifab™ 601T and the dual IsoLock™ thermal break Trifab™ 601UT | The greater system depth combined with three thermal performance options make this one of the most versatile framing systems available | 2" x 6" frame members accept infills up to 1-1/8" | Tested to NFRC thermal standards | Glass pockets are aligned to the 4-1/2"-deep center set Trifab™ framing systems, allowing integration of the two system depths on the same façade | Screw spline fabrication | High-performance (HP) flashing and HP interlock clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals | U-factors, CRF values and STC ratings for Trifab™ 601T and 601UT vary and depend on glass | Project-specific U-factors are easily calculated using technical charts (see Kawneer.com or Architectural Manual)

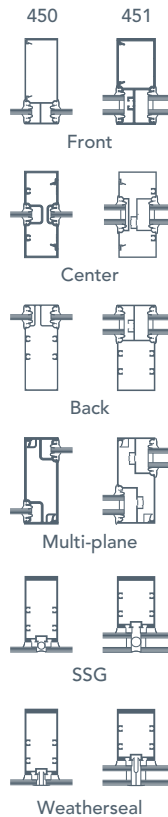
Trifab™ VG (VersaGlaze™) 450, Trifab™ VG 451, Trifab™ VG 451T and Trifab™ 451UT Framing Systems

Built on the proven and successful Trifab™ platform, these framing systems offer design versatility with unmatched fabrication flexibility

Trifab VG 450: 1-3/4" x 4-1/2" frame members accept 1/8", 1/4" and 3/8" monolithic infills

Trifab VG 451, 451T and Trifab 451UT: 2" x 4-1/2" frame members accept infills up to 1-1/8" | Tested to NFRC thermal standards

Choice of front, center, back or multi-plane glass applications with VG frames | Choice of screw spline, shear block, stick or punched opening fabrication | High-performance (HP) flashing and HP interlock clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals and are compatible with all glass planes | Flush glazed from either the inside or outside | Weatherseal is not silicone, but an ABS/Geloy™ extrusion offering a consistent sightline of 15/16" at every glass joint | Weatherseal allows complete inside glazing with no scaffolding or swing stages to run typical exterior silicone weatherseal | Trifab™ 451UT is designed for the most demanding thermal performance and employs a dual IsoLock™ thermal break | IsoLock™ thermal break option (Trifab™ VG 451T) and dual IsoLock™ thermal break (Trifab™ 451UT) are designed to AAMA TIR-A8 and tested to AAMA 505 | U-factors, CRF values and STC ratings for Trifab™ VG 451T and 451UT vary and depend on glass and/or glass plane | Trifab™ 451 and 451T-IR tested to ASTM E 1996 Wind Zone 3, Level D requirements | Project-specific U-factors are easily calculated using technical charts (see Kawneer.com or Architectural Manual)



Trifab™ VG 451 Center Glazed Framing and 1600 Wall System™2 Curtain Wall
Gateway Corporate Center, Coppell, Texas
Architect: O'Brien & Assoc., Dallas, Texas
Glazing Contractor: B&B Glass Inc., Dallas, Texas
Photography: © Wes Thompson



Trifab™ 400 Framing System used in interior application
Heifer International World Headquarters, Little Rock, Arkansas
LEED®* Platinum certified
Architect: Polk Stanley Rowland Curzon Porter Architects, Ltd., Little Rock, Arkansas
Glazing Contractor: ACE Glass Co., Inc., Little Rock, Arkansas
Photography: © Timothy Hursley



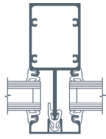
Trifab™ VG 451T, 500 Heavy Wall™ Entrances with 10" bottom rail, Versoleil™ SunShades
Hope Clinic, Lawrenceville, Georgia
Architect: Lindsay Pope Brayfield Clifford & Associates, Lawrenceville, Georgia
Glazing Contractor: Capital City Glass, Inc., Lawrenceville, Georgia
Photography: © Creative Sources Photography/
Rion Rizzo

EnCORE™ Thermal Framing System

The two-piece, face-and-gutter system that offers thermal economy with numerous design options

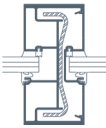
Offers a broad selection of system depths and a 1-3/4" sightline | Accepts 1/4" and 1" glazing infills and can be quickly adapted to accept other infills in 1/8" increments |

Two-piece assembly easily accommodates two-color finish options and curved applications | Glazing plane can be to the exterior or centered in the mullion | Can be structural silicone glazed | Choice of screw spline, shear block or punched opening fabrication | Type A (vertical members run through) or Type B (head and sill members run through) | Project-specific U-factors are easily calculated using technical charts (see Kawneer.com or Architectural Manual) | Tested to NFRC thermal standards

**IR 500/501 Framing System**

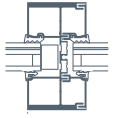
A center-glazed storefront framing system for hurricane impact/windborne debris requirements

2-1/2" x 5" frame members accept 9/16" and 5/8" impact or 1/4" non-impact infills (IR 500) | 2-3/4" x 5" frame members accept 1-5/16" impact or 1" non-impact infills (IR 501) | Flush glazed from the outside, with options for interior silicone seal or dry gasket | Screw spline fabrication | High-performance sill flashing | IR 501 tested to NFRC thermal standards | Hurricane impact and cycle tested | Blast tested per ASTM F 1642 | 350 IR singles or pairs of entrances available with 3-point lock, touch bar panics or Paneline™ panics

**IR 501T/501UT Thermal Framing System**

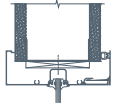
A center-glazed thermally broken storefront framing system for hurricane impact/windborne regions and blast mitigation projects

2-3/4" x 5" frame members accept 1-5/16" insulating laminated glass | Flush glazed from the exterior | Screw spline fabrication | High-performance sill flashing | Dual IsoLock™ thermal break for maximum thermal performance | Large- and small-missile hurricane impact and cycle tested | Tested to NFRC thermal standards | Blast tested per ASTM F 1642

**InFrame™ Interior Framing System**

An interior framing system that captures drywall 2" (50.8 mm) sightline x 6" (152.4 mm) depth members accept 1/8", 1/4" or 3/8" infill | Screw spline joinery |

Wraparound perimeter profile captures drywall | Accommodates standard Kawneer entrances | Features perimeter bulb gasket to compensate for variations in drywall thickness and inconsistencies



EnCORE™ Thermal Framing System
Manitowoc Public Library, Manitowoc, Wisconsin
Architect: Engberg Anderson Design, Milwaukee, Wisconsin
Glazing Contractor: Sheboygan Glass Company, Inc., Sheboygan, Wisconsin
Photography: © Bob Freund



IR 500 Framing System
Tarpon Springs Public Safety Building, Tarpon Springs, Florida
Architect: Gee & Jenson Engineers Architects Planners Inc., West Palm Beach, Florida
Glazing Contractor: Ashe Glass & Mirror, Temple Terrace, Florida
Photography: © Gordon Schenck



Trifab™ VG 451T (Thermal) Rear Glazed Framing
Preston Pointe, Louisville, Kentucky
Architect: Potter & Associates Architects PLLC, Louisville, Kentucky
Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, Kentucky
Photography: © Moberly Photography Inc.



HPS™ Monumental Sliding Doors
 Atlantis Casino & Resort, Paradise Island (Nassau), Bahamas
Architect: HKS, Inc., Dallas, Texas
Glazing Contractor: Commonwealth Building Supply Ltd.,
 Nassau, Bahamas
Photography: © Gordon Schenck

FINISHES

ANODIZED FINISHES

Long-lasting, protective coatings resist abrasion, corrosion and UV rays, and meet or exceed AAMA 611

Architectural Metals

Light satin is a Class I finish with a chrome-like brightness and light brushed texture | Available on a variety of products

Permanodic™ Clear Finishes

Available in Anodized Class I (#14) or Class II (#17)

Permanodic™ Color Finishes

Available in clear (Class I and Class II) and color (Class I) choices, including champagne, black, light bronze, medium bronze and dark bronze

PAINTED FINISHES

Fluoropolymer Coatings – Enduring color with high performance and durability

Available in many standard choices and unlimited custom colors | These include Permafluor™ and Permadize™ finishes, which meet or exceed AAMA 2604 or AAMA 2605

Powder Coatings – Create a green element with solvent-free high performance, durability and scratch resistance

Permacoat™ finishes available in 24 standard colors | Powder coatings meet or exceed AAMA 2604

NOTICE

Laws and building and safety codes governing the design and use of windows, glazed entrance, framing, curtain wall and overhead glazing products vary widely. Kawneer does not control the selection of product configuration, operating hardware or glazing materials, and assumes no responsibility thereof.

Information contained in this catalog is subject to change without notice.

OTHER PRODUCTS FROM KAWNEER

Curtain Wall & Overhead Glazing 08 44 00; Windows 08 51 00

FOR MORE INFORMATION

Visit Kawneer.com for more detailed information, including the most current Guide Specifications, CAD libraries and BIM product models.

COVER PHOTO:

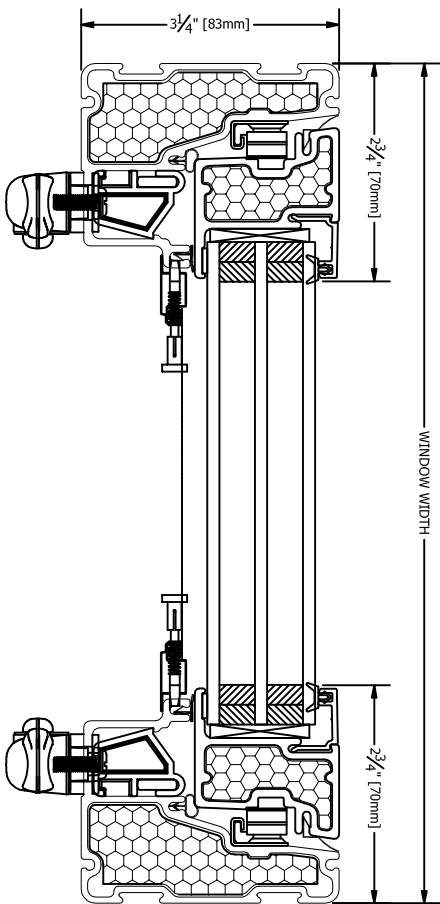
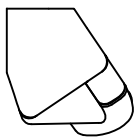
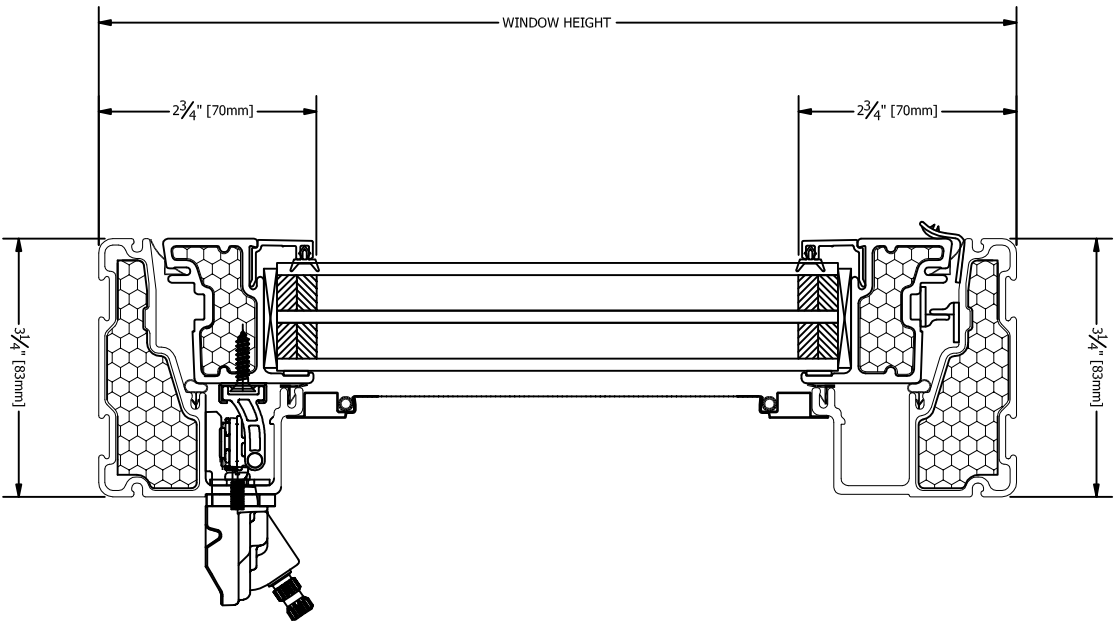
Trifab™ 451 Framing System, 500 Wide Stile Entrances with 10" Bottom Rails (interior application shown)

North American corporate headquarters of Saint-Gobain and CertainTeed, Malvern, Pennsylvania

Architect: Bernardon, Kennett Square, Pennsylvania and Jacobs, Philadelphia, Pennsylvania

Glazing Contractor: Malvern Glass, Malvern, Pennsylvania

Photography: © Jeffrey Totaro



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DRAWN BY: JV DATE: 3/1/16

SCALE: 10:1

AWNING

accurate

dorwin

GLASS * WINDOWS * DOORS



ACCURATE DORWIN

Awning Window Specifications

325 Series Fiberglass Windows

General Description: Fiberglass awning windows shall be Accurate Dorwin awning windows as manufactured by Accurate Dorwin Winnipeg, Manitoba. The frame and sash shall be pultruded fiberglass with a main frame depth of 3 1/4". The casement window shall meet or exceed the requirements for AAMA/WDMA/CSA 101/I.S.2/A440-11, NAFS 2011 performance requirements. Windows shall be of the size and type shown on the drawings.

Scope of Work: Provide Fiberglass Windows and related accessories as shown on the Construction Drawings and Schedules. Manufacturer to furnish as built Shop drawings for Architect's Approval. Coordinate all work with General Contractor or Subcontractor furnishing the installation labour.

Section Includes: Accurate Dorwin's fiberglass window products (box units), including optional brick mould, brick mould extensions, decorative panning, jamb, header and sill liners, including glass and glazing at window manufacturer's factory**, window installation hardware and accessories. (**For Safety and/or Logistical reasons; Factory glazing may depend on the size and weight of the glass and/or location of the window. Such instances will be indicated on Shop Drawings or written agreement with the General Contractor prior to manufacture date.)

Fiberglass: Accurate Dorwin fiberglass windows shall be constructed from specially designed heavy gauge pultruded sections of specially formulated fiberglass composite materials in accordance with Accurate Dorwin engineering standards and drawings of a nominal wall thickness of approximately 0.90".

Frame: Head, jamb and sill members are miter cut to be joined at each corner with large diameter screws fasten into glass reinforced nylon foam filled corner key. Each mitered corner is internally sealed at time of assembly with a high performance sealant. The "closed-back" frame is to be insulated with expanded polystyrene insulation.

Sash: The sash is miter cut and joined by screws fastened into specially designed glass reinforced nylon foam filled corner key. Each mitered corner is internally sealed at time of assembly with a high performance sealant. All sash members are of a tubular or hollow design as shown on Accurate Dorwin engineering standards drawings. The sash is to be insulated with expanded polystyrene insulation.

Hardware: A Truth™ Dyad (split-arm) operator is standard. A zinc die cast single lever multi-point lock is standard. Standard hardware colours are white, beige and brushed chrome. Heavy duty concealed hinges allow 90 degree opening. Egress hinges and easier wash hinges are available.

Weather-stripping: The three seal design conforms to the rain screen principle. The exterior seal prevents dust and rain penetration. The centre thermoplastic bulb seal prevents air leakage. The inner thermoplastic seal restricts air from circulating into the hardware cavity and condensing on the sash and on the hardware. All weather stripping is replaceable.

Glazing: The glass sits on shims and is held in place by a removable exterior aluminum glass stop. Double sided foam tape on the interior and a thermoplastic rubber gasket on the exterior assist in securing the glass. The glazing cavity is edge drained to the exterior with concealed drainage holes. The glazing cavity is also edge vented to the exterior through concealed vent holes. The glass replacement does not require sash replacement.

Glass: Glass type and thickness shall be a minimum 1/8" [3mm] or better as required by governing Building Codes, Current Standards, or Wind Load Design Pressure Requirements. The insulating glass conforms to CAN/CSGB-12.8-M90. Minimum glass thickness is 3mm or 1/8" (double strength). Both double glazing (20mm or 3/4" overall thickness) and triple glazing (34mm or 1 5/16" overall thickness) are available. Each insulated sealed unit is separated by a high performance spacer for maximum thermal performance.

Finish: All fiberglass sections are coated with a high performance two-component polyurethane enamel finish in accordance with AAMA 623-07 (Voluntary Specification, Performance Requirements and Test Procedures for Organic Coatings on Fiber Reinforced Thermoset Profiles). Total dry-film thickness on exposed surfaces shall be a minimum of 20 microns (.8 mil) total film thickness. Paint shall be Polane S Plus, as manufactured by Sherwin Williams Coatings. Color shall be one of Accurate Dorwin's standard colours or an optional color as selected by the architect or owner. An optional oak or fir veneer interior finish is available at additional cost. Two-tone finishes and custom colors are available at additional cost.

Screen: Frames to be roll formed aluminum, fitted with re-wireable fiberglass screen cloth held in place by a vinyl spline. Screens shall be held in place with 4 pins.

Contact Accurate Dorwin Company at 1-888-982-4640 for any additional information.

Feb-2015

MORIN EXPOSED FASTENER SERIES

Exposed fastener wall and roof panels are used on every type of building today from industrial manufacturing plants to Class A office buildings. Whether it's the traditional sine wave C profile or the bold O-24 profile, the many interesting designs available within this product line are numerous.

Seventeen unique profiles

Overlapping side joint design

Weather tight or rainscreen rear ventilated application

May be insulated to meet required thermal values

Ideal for new or retrofit projects

Smooth surface standard, stucco embossed texture optional

All PVDF painted finishes available

All weather installation

Panel Depth

1/2" (13mm) to 4" (102mm)

Cover Width

24" to 40" (711 mm)

Lengths

5' (1.52m) to 30' (9.14m) Standard
Shorter and longer lengths available

Galvalume/Zincalume

Painted Steel Options

18 GA (1.19mm) / 20 GA (.91mm) /
22 GA (.76mm) / 24 GA (.60mm)

Aluminum Options

.050 GA (1.27mm) /
.040 GA (1mm)

Stainless Steel Options

20 GA (.91mm) / 22GA (.76mm) /
24 GA (.60mm)

Zinc Options

18 GA (1.5mm) / 20 GA (1.0mm) /
22 GA (.91mm)

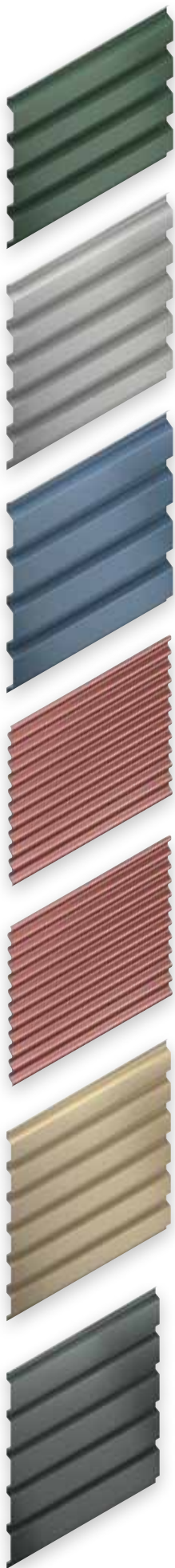
Natural Copper Options

20 oz. / 16 oz.

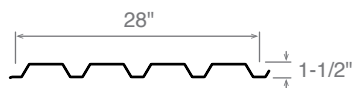
Application

Horizontal, vertical, or diagonal





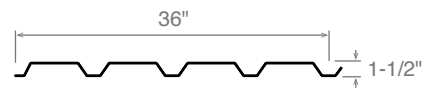
BR-28



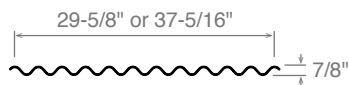
BR7-35*



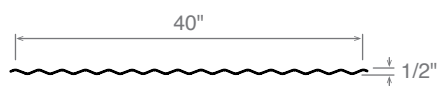
BR9-36



C-37-7/8"
C-29-7/8"



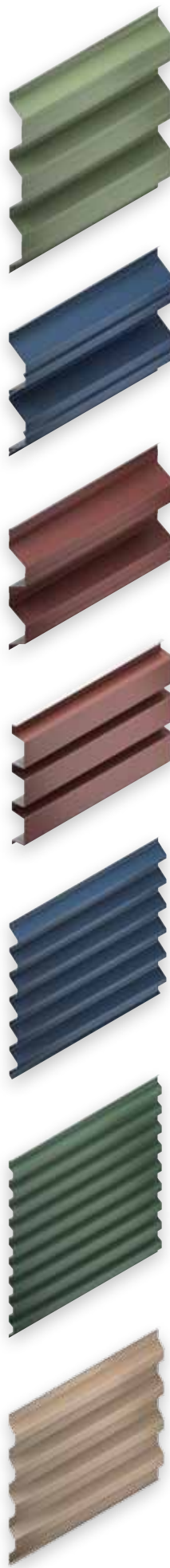
C-40-1/2



E-36



E8-40



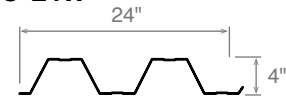
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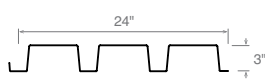
O-24



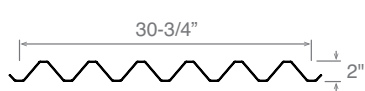
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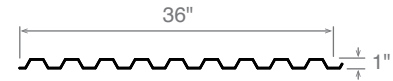
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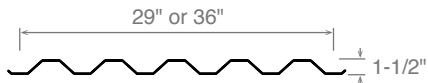
VB-31



VB-36



Y-29
Y-36



FINISHES

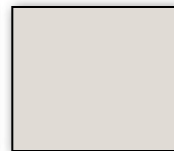
STANDARD COLORS



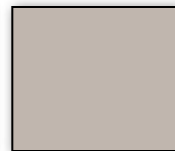
REGAL WHITE
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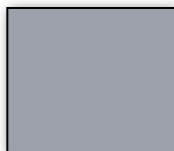
ASCOT WHITE
SR: 0.69 E: 0.85 SRI: 83



BONE WHITE
SR: 0.69 E: 0.84 SRI: 83



SANDSTONE
SR: 0.61 E: 0.85 SRI: 72



DOVE GRAY
SR: 0.47 E: 0.86 SRI: 53



ZINC GRAY
SR: 0.35 E: 0.86 SRI: 37



CHROMIUM GRAY
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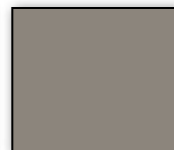
SURREY BEIGE
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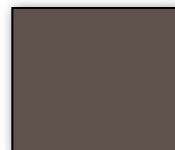
SIERRA TAN
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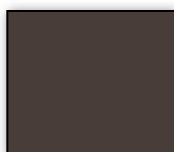
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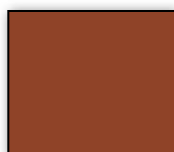
ANTIQUE BRONZE
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SPARTAN BRONZE
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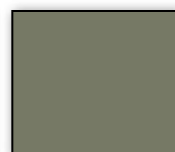
DARK BRONZE
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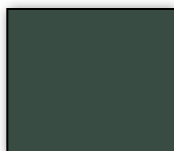
REDWOOD
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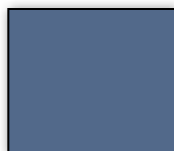
COLONIAL RED
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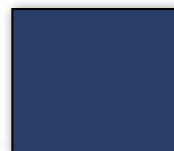
PATINA GREEN
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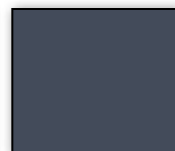
EVERGREEN
SR: 0.26 E: 0.85 SRI: 24



SLATE BLUE
SR: 0.28 E: 0.85 SRI: 27



REGAL BLUE
SR: 0.26 E: 0.85 SRI: 24

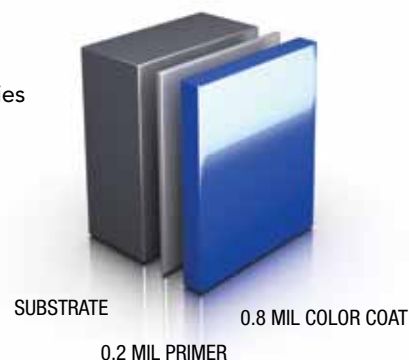


BLUE GRAY
SR: 0.28 E: 0.85 SRI: 27

FLUROPON® PVDF — KYNAR 500®

Formulated with 70% Kynar 500® proprietary resin, Fluoropon® is a premium fluoropolymer coating. Factory applied and baked on, it provides excellent adhesion and flexibility properties with aluminum, HDG steel or Galvalume® components.

All thicknesses
are nominal



CUSTOM COLOR MATCHING AVAILABLE

Morin makes it easy to add protection and visual distinction to your next project. Our state-of-the-art color and paint facility can achieve virtually any tint, shade or finish to your specifications, quickly and accurately. To get started, contact our experienced sales representatives today for details.

Stuc-O-Flex

Elastomeric Acrylic Finish



Description:

Stuc-O-Flex is a highly resilient 100% Acrylic Polymer compound that looks and feels like traditional stucco. Its thermo-plastic and elastomeric nature allows building movement while maximizing resistance against cracks. It can be applied over traditional and one coat stucco, prepared concrete, masonry, brick, primed metal, EIFS, and Fiber-Cement sheathings. Stuc-O-Flex is available in virtually any color desired.

Stuc-O-Flex comes in 4 different textures; Fine, Sand, Modified, and Putz. Aggregate size in each finish as well as application method determines the texture and coverage of each product. See Colors and Textures for samples.

Color:

20 standard colors, see color chart for specifics. Special colors available upon request, virtually no limit to selection; see color chart for special color formulation policy.

Use:

Stuc-O-Flex is used as a weathering membrane, finishing texture and color coat on the Waterway Drainable Stucco Assembly, as well as stucco, EIFS, direct-applied systems, and a wide variety of surfaces including metal, cementitious sheathings, block, brick, masonry, etc. Stuc-O-Flex can also be used over a variety of other common substrate materials.

Mixing:

Mix at a low speed with paddle type mixer and 1/2" drill to assure uniform consistency prior to use. Small amounts of clean potable water can be added to the Stuc-O-Flex finish to aid workability (maximum 16 oz.) Spraying the finish may require thinning with water, approximately 8 -16 ounces of water per pail.

Physical Properties:

TEST	METHOD	RESULT
ELONGATION % (FINISH)		105 Percent
WATER VAPOR TRANSMISSION	ASTM-E96	13 GRAINS PER HOUR / SQ. FT. (AVERAGE)
SALT SPRAY RESISTANCE	B-117	300 HOURS NO DELETERIOUS EFFECTS
ACCELERATED WEATHERING	G-23-81	2000 HOURS NO DELETERIOUS EFFECTS
ABSORPTION FREEZE THAW	60 CYCLES	NO CRACKING, CHECKING
TENSILE BOND	ASTM C-297	127.9 PSF
WATER PENETRATION TEST	ASTM-E-331	NO WATER PENETRATION OCCURRED ON SUBSTRATE
WATER RESISTANCE TEST	ASTM D-2247	NO CRACKING, BLISTERING, PEELING OR COMPROMISE
MILDEW / FUNGUS RESISTANCE	810 B	NO MOLD OR MILDEW GROWTH DURING TEST
WIND DRIVEN RAIN		NO DELAMINATION, NO WATER INTRUSION
FIRE TESTING TUNNEL TEST	ASTM E-84	FLAME SPREAD < 25 SMOKE DEVELOPED < 450 CLASS "A" FIRE RATED

Adhesion:

Excellent adhesion to properly prepared approved surfaces.

Coverage Rates:

Approximately 125 - 150 square feet per pail for sand finish @ a nominal 1/16 inch. Heavier textures will affect coverage rates.

Drying Time:

Typical dry time is 24 hours, depending on climate. Drying time can be greatly affected by low temperatures and/or high humidity. Do not allow product to freeze or allow exposure to rain while drying. Allow additional time during humid and/or cold temperatures.

Storage:

Protect from freezing. Store in a cool, dry area out of direct sunlight in tightly sealed containers. Recommended storage temperature between 40-90°F.

Clean-up:

Water soluble when wet. Clean tools and equipment with water immediately after use. Dried material is very difficult to remove.

Shelf Life:

One year, if protected from direct sunlight and freezing temperatures.

Limitations:

1. Ambient and surface temperatures must be above 40°F during application and drying period.
2. Stuc-O-Flex should never be used on horizontal surfaces.
3. Product performance is directly related to substrate integrity.
4. Stuc-O-Flex is a vertical wall coating. Small areas can be sloped; those surfaces shall be minimum 4 in 12 pitch.

Never cover Stuc-O-Flex finish with solvent based materials.

Never use below grade or on horizontal surfaces. (exceptions – ceilings, soffits, etc.)

Container:

60 pounds net weight / 5-gallon pail

Surface Preparation:

Substrate must be clean, dry, above freezing and free from all loose or foreign materials prior to application, including rust, mildew, dust, dirt and oils. Remove all loose surface materials using high pressure wash (>3000 psi), sandblast or mechanical bristle brush.

Application:

Apply only to clean, dry and prepared surfaces. Application of Stuc-O-Flex varies greatly depending on the desired texture. Usually, the finish is troweled on and textured with plastic floats. Stuc-O-Flex can also be sprayed on with proper equipment. Minimum thickness shall be 1/16 inch without voids. Apply in color and texture as approved by Architect and/or Client with sufficient manpower and equipment to

ensure a continuous operation without cold joints, scaffolding lines, etc. Work from a wet edge or break to prevent cold joints. Avoid application of different batches side by side (always box pails from different batch numbers). Always check color for proper match prior to application. Ambient temperatures shall be 40°F or greater at time of installation, and will remain so for a minimum 24 hours or protection and heat must be supplemented to ensure proper drying.

Stuc-O-Flex International can not be held responsible for color variations from batch to batch, fading resulting from natural causes, substrate or application deficiencies.

Manufacturer:

Stuc-O-Flex International, Inc.

17639 NE 67th Court
Redmond, WA 98052

1-800-305-1045

1-425-885-5085

1-425-869-0107 Fax

Info@stucoflex.com (E-mail)

www.stucoflex.com (Web page)

STUC-O-FLEX ELASTOMERIC ACRYLIC FINISHES

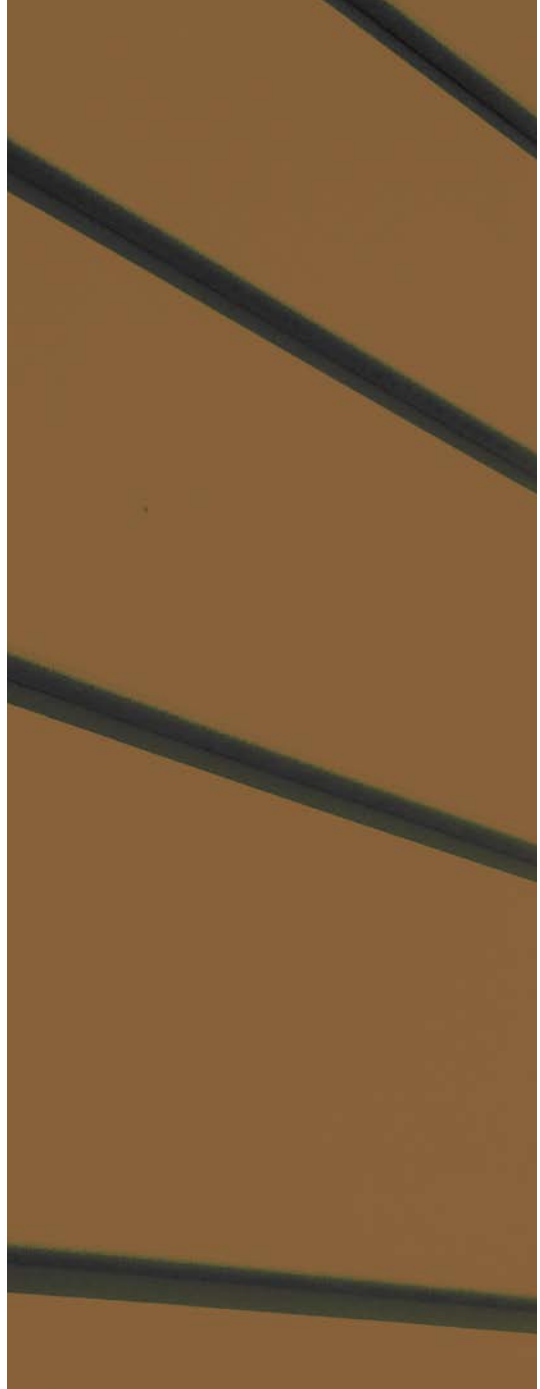
PRODUCT FEATURES:

1. Stuc-O-Flex is a water-based material - easy clean up while wet with soap and water.
2. Stuc-O-Flex is safe, similar to water based latex paint.
3. Stuc-O-Flex is class "A" fire rated - will not propagate fire.
4. Stuc-O-Flex is comprised of "100% Acrylic" polymer for best exterior performance.
5. Stuc-O-Flex is manufactured in the United States of America.
6. Easy to apply by trowel or appropriate spray equipment.
7. Stuc-O-Flex is available in twenty (20) standard colors; over 10,000 computer generated custom colors.
8. Uses include renovation, repair and new construction; either interior or exterior.
9. Washability - Cured Stuc-O-Flex can be cleaned with hot water and soap or appropriate pressure washing.
10. Stuc-O-Flex is chemical resistant against mineral spirits, paint thinner, muriatic acid, etc...
11. Stuc-O-Flex can be painted with an acrylic latex paint or Stuc-O-Flex Renew at a later point in time to change the color if desired. Also, designs can be painted over Stuc-O-Flex after drying.
12. Applications to most common construction surfaces.
13. Provides a noise reduction coefficient reducing decibel levels when applied to interior walls including restaurants, movie theaters, shopping centers, office buildings, etc.
14. Minimum maintenance required after installation - Wash walls with appropriate power washer or by hand as required.
15. Outstanding color consistency & color retention.
16. Competitively priced.
17. Unlimited texture opportunities in four different sized aggregate choices.
18. Outstanding quality control and consistency in Stuc-O-Flex production.
19. Building code compliant.
20. Stuc-O-Flex is a breathable membrane- 10 -14 perms average.
(H₂O vapor transmission)
21. Stuc-O-Flex can be either field applied or prefabricated (panelized).
22. Dries in 12 - 24 hours, complete cure in approximately 2 weeks.
23. Provides outstanding hiding power against shadowing from substrate below.

24. Outstanding resistance to environmental impact: freeze - thaw cycles, salt spray, wind driven rain, abrasion & chemical resistance, color retention, UV radiation.
25. A preservative system in the Stuc-O-Flex Finish resists mold & mildew growth.

COMPARISON TO COMPETITIVE PRODUCTS

1. Up to 33% more acrylic polymer solids than competitive acrylic finishes.
 2. Approximately 150 Sq. Ft. per pail coverage for sand finish texture.
20% - 35% more completed wall surface than competitors per pail.
 3. Stuc-O-Flex is made from calcium and marble aggregates, which are pure white and free of foreign materials. Many competitive finishes are manufactured with silica sand that may contain iron, causing rust on exterior walls.
 4. Our finish is the industries First Breathable Elastomeric Acrylic Finish;
 5. Stuc-O-Flex finish provides 105% elongation (stretchability).
 6. Others make claims of elasticity but have no reports using the same test methods, and ultimately, do not have the same performance.
 7. Some manufacturers use polymers which are externally plasticized to enhance flexibility. Unfortunately, this plasticizer leaches out very rapidly causing the modified product to become brittle.
 8. Geometric shape of aggregates in Stuc-O-Flex Finish is like square boxes - as opposed to round silica (in competitors) - combined with higher polymer solids lend itself to a more resilient material extending anticipated service life.
 9. High acrylic polymer content enhances abilities for spray application.
 10. Outstanding resistance to dirt pick-up.
 11. Stuc-O-Flex offers fully Warranty assemblies including a Ten Year Drainage Warranty on "WaterWay" Rainscreen Drainage Systems.
-



Eco-side[®] Premium Smooth

Pre-Finished Engineered Wood Siding

Delivers the warmth and beauty of traditional wood in the silky smooth finish of engineered wood. Easy to work with and stunning to look at, **Eco-side[®] Premium Smooth** siding and trims are fit for any design.

Built on solid foundations

For over four decades, KWP has been one of the world's leading manufacturers of premium building products. We are committed to continuing to refine business strategies and activities that meet the needs of the enterprise today. KWP is dedicated to protecting, sustaining and enhancing natural resources that will be required in the future. The wood we use to manufacture our Eco-side® Premium Smooth contains 100% pre-consumer recycled content. KWP products are eco-consciously manufactured with quality additives that increase strength, rigidity and durability while lessening our carbon footprint.



Building green is easy with Eco-side® Premium Smooth. Using 100% recycled content, Eco-side® Premium Smooth is FSC certified and can contribute points to LEED projects.



Resistant to termite damage, rotting, cracking and splitting, Eco-side® Premium Smooth is engineered to last.



Using state-of-the-art engineering and manufacturing techniques, Eco-side® Premium Smooth is 50% lighter than fiber cement siding, making the panel easier than ever to handle.



The color of your home is an expression of its architecture, character and surroundings. We have taken great care in factory painting Eco-side® Premium Smooth.



Available in 3/8" thickness, Eco-side® Premium Smooth has the perfect profile for any building.



Once installed, Eco-side® Premium Smooth nail hem is covered, eliminating the need for painted nails and ensuring a fresh clean look all around.



Upside down or right side up, Eco-side® Premium Smooth can be installed however you please.

TRIM BOARD

KWP engineered wood trim board adds the perfect finishing touch for all your windows and doors.

- *Won't crack, split or rot*
- *Available in a variety of sizes and thicknesses*
- *Unparalleled warranty*



www.KWPproducts.com

All KWP Eco-side® wood products and accessories are backed by a worry-free, KWP 50/25 year warranty.



Eco-side® is a registered trademark of KWP Inc. All rights reserved. Specifications and colors are subject to change without notice. Please refer to actual color chips for accurate color representation.

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Samantha Tilton
Jim Drummond, (Alternate)
Vacant, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday June 19th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT MINUTES

Board Members Present: A.Hart, B.Radbinowitz, I.Smith, A.LaRosa, A.Zipparo, S.Tilton

Board Members Absent: G.Hand, J.Drummond (Alt)

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Layne Darfler

I. Agenda

No changes to the agenda

II. Communications

No communications submitted

III. Minutes

A.Hart: Minutes from the June 5th meeting will be discussed at the next deliberative

IV. Consent

1. 14-0671CA/MA; 194 Saint Paul St (FD5, Ward 6S) Champlain College Inc.

Request for Time Extension: Construction of mixed-use building with ground-floor commercial space, 104 residential units and enclosed parking. Development to merge three existing lots. (Project Manager: Scott Gustin)

A.Hart: Recused

B.Rabinowitz: Has the applicant received and reviewed the staff comments?

Confirmed

B.Rabinowitz: Any questions?

None

B.Rabinowitz: Do any members of the Board object to this item remaining as consent?

None

B.Rabinowitz: Any public present wish to speak about this project?

None

I.Smith: Motion to approve and adopt staff findings and recommendations

A.LaRosa: Seconds the motion

4-0-0*

**A.Zipparo not present for vote; A.Hart Recused*

2. 18-0983CU; 27 Staniford Road (RL, Ward 4N) Peter Goldstone and Anne Guevel Change of use to a two room B&B. (Project Manager: Mary O'Neil)

A.Hart: Has the applicant received and gone through the staff recommendations?

Confirmed

P.Goldstone: Questions regarding the conditions on waste water

A.Hart: That is a curtesy but it is up to you if you want to check in with the waste water department.

A.Hart: Any board members object to consent

None

A.Hart: Are there any members of the public that wish to comment or have questions regarding the project?

B.Swinton: Concerns about parking and possible fire pit usage.

A.Hart: On the application they are being required to have 4 off street parking spaces

P.Goldstone: We have no plans to put in fire pit; there is an old chimney in the back yard but no plans to use it. Would not allow guests to have fires. There is a two car garage and significant parking in the driveway, however parking is allowed on the street but we are not asking anyone to park in the street.

A.Hart: The purpose of the ordinance in general is to make sure you are not imposing additional hardship or burden on the neighbors or the neighborhood. In order to minimize any impact on the neighbors the ordinance requires you to have spaces on site.

P.Goldstone: Will ask guests to park off of the street. No intent to use street parking

A.Hart: Closed the public hearing

V. Public Hearing

1. 18-0771AP; 12 Weston St (RL, Ward 1E) Charles and Cynthia Burns

For the purposes of closing the public hearing regarding the appeal of NOV 336638 pertaining to duplex use (Project Manager: Scott Gustin)

A.Hart: We need a motion to close the public hearing

A.LaRosa: Motion to close the public hearing

B.Rabinowitz: Seconds the motion

4-0-0*

**I Smith did not deliberate therefore recused from vote; A.Zipparo not present for vote*

2. 18-0950AP; 213 Prospect Parkway (RL, Ward 6S) Melissa Holley

Appeal of NOV 345410; Exterior storage in excess of an aggregate of 24 sf. located in the back yard of property without Zoning Approval. (Project Manager: Jeanne Francis)

J.Francis: Code Enforcement Office received a complaint about excessive storage in rear exterior of property. Sent the owner a notification letter notifying of complain and allowed time for response. They responded but they are saying they don't disagree the excessive storage but arguing the storage does not belong to the property owner and that it is rented out to another party. Notice of Violation was sent as we see it non-complying with the Ordinance under article 3; they subsequently responded with an appeal. They argue the storage does not belong to the homeowner; the person doing the appeal for the appellant, not sure what or who it is, but they are arguing some cites under the federal law but our office stands there is a violation on the property. If she is renting it to someone that creates a home occupation therefore she should get a zoning permit for the home occupation as well.

A.Hart: Does the Board have any questions?

None

A.Hart: Are there any members of the public here tonight that wish to speak about this item?

J.Goglia: Images shown online from March don't do it justice the issue has grown; more stuff is continuously added. Would like to see the property cleaned up as there are a lot of potential danger and animal hazards there. It is a growing concern. Back porch is full of stuff.

A.Hart: Have you had any conversation with the property owner?

J.Goglia: No the homeowner stays inside a lot. Believe it is a roommate who has all of the stuff, she mentioned they were planning on selling the stuff.

A.Hart: What are the proposals from the City If we are denying the appeal for conditions or a remedy?

K.Sturtevant: At the end of Code Enforcement's report they asked for a timeline for remedy; if not doable they could try to enter into an agreement with a timeline. It is clear there is exterior storage at the property, if they are renting the space then it becomes a type of business; both issues require a zoning permit and approval.

A.Hart: As neither the appellant nor the apparent renter is here today do we know if they were notified of the meeting?

Confirmed

B.Rabinowitz: Junkyard in the backyard isn't that against the regulations as well?

J.Francis: Definition for Junkyard includes dismantled vehicles

A.Hart: So if they put the stuff in a pile of less than 24 square feet it is fine?

J.Francis: As long as it is under 15 feet tall; Part of the agreement we would require covered storage.

A.Hart: Closed the public hearing

3. 18-1007AP; 110 Riverside Ave (NAC-R, Ward 1E) Sisters & Brothers Investment Group, LLP

Appeal of zoning determination ZP13-0650CA/MA; Proposed 57-unit residential building with associated underground parking. (Project Manager: Mary O'Neil)

A. Hart: Are there any members of the public that wish to speak about this project?

None

D.Greenberg: There has already been an extension granted by the Development Review Board twice. Client had to pick up the permit by 7/24/2017 and have the project complete by 7/21/2018 as per the permit conditions. Client went in early spring to find out about applying and was given a letter stating he owed fees; he went in and applied and picked up the permit with \$15,750 on July 19, 2017 but was told the fees were adjusted and that he owed \$23826, returned on 7/24/2017 to pick up the permit but was told by Anita Wade that Mary O'Neil was not available to process the check. Deadline to start project was the 24th of July 2017. He was told that he could not pick up the permit and they were keeping his money. He went back in on the 28th when they said Mary would have the permit ready. April 18th Mr. Handy received a letter telling him the permit had expired because they hadn't started work.

A.Hart: Confused about July 28th 2017 did he get the permit?

D.Greenberg: Client did not pick up or sign permit until July 28th 2017 then in April they were told the permit had expired.

A.Hart: So the permit was picked up on the 28th

D.Greeberg: yes after it had already expired

A.Hart: Once you had the permit in hand did you begin construction or demolition?

J.Handy: No

A.Hart: In packet is decision from last extension; we tripped over ourselves to say it was the last extension. Seems you were rather casual especially with the warnings that the project had to start- and the need to complete by this year.

J.Handy: site work and demo would have been done and then would have put in for building permit to do the other work- long project no easy way to do in a year; received letter June 15th 2018 saying permit is about to expire. July 21 2018. Client would still like an extension but convinced it cannot be done in a year period however it says zoning permit fees once paid are non-refundable it seems any business that accepts money ought to return the check- but they are saying no we are keeping the money. Don't think the city should keep his money if they do not allow the extension.

A.Hart: There is a fee paid at submittal and that was paid and earned, when he originally went in to submit there was a fee; what you're asking for is the development review fee which he paid on time but was told no one was there to process it.

A.Hart: Does the Board have any questions

B.Rabinowitz: Commencement Start Date was July 25th 2017; our permit is not what is needed for construction there is a building permit for that; if he went to the Building Department to obtain the building permit that would have kept the permit alive- did that permit get issued?

J.Handy: Went down to get it last year but they said it hadn't been processed, that was in September or October 2017

M.O'Neil: timeline is in staff report- aware zoning clerk asked to confirm Development Review Fee because the permit was so old we had to go back and check the fee schedule for the original issue year. The permit request for demo came in – Steve Guild requested it and we had a conversation to see if this was to reapply but stated it was new permit for only demolition – told the original permit expired; March 28th 2018 obtained Z card; gave opportunity for applicant to provide plans for new permit, nothing was forthcoming solely a demo request- denial was based on incomplete application. Was down at Department of Public Works when Mr. Handy came in seeking demo permit in April. Had a conversation explaining permit had expired. Insisted letter to be issued so he could appeal that finding, which is what brought us here today. Asked building inspector if any permits had been issued for project, Ned said no building permits had been issued. Discussed what fees went toward both applications and development review fees and how they are calculated. Ordinance expressly notes that there are no refunds provided for fee payments. The applicant also delayed the state permits so much that he had to apply for extension here; last approval date would have been the date of extension 25th

B.Rabinowitz: When he picked up the permit on the 28th he could have gotten a building permit

M.O'Neil: the status would have flipped to Commencement Start Date Expired on the 28th

B.Rabinowitz: The day he handed in the check it was already too late to start construction?

M.O'Neil: It was handed in on the appropriate date of the 25th

A.LaRosa: If the applicant submitted a new application with exactly the same materials would they have to pay the fees again?

M.O'Neil: New permit application fees would be applied again

A.LaRosa: if our decision is that the permit expired and the City gets to keep his money; seemingly it would have been more fair to tell them it was expired- if he files for the exact same thing where is the fairness in asking for another \$24,000 even though we have already done all of the work and review

S.Tilton: When you wrote the check you didn't think you could get the project done in 1 year, it would have had to be 2 years? Did you think you could get the work done in the timeframe provided?

J.Handy: When I wrote the check in April 2017 she needed the Development Review Board conditions and architect had to do more work. Email was sent to property manager saying they owed more money. Came back in with a higher Development Review Fee sent on July 19th, 2017 and went down with check to pay for it, Anita said Mary had to review it and they needed to come back, nothing more than that. I was going to start construction and do it; but thought once submitted the check that he would have 2 years to complete it. July 21st 2018; when I gave the check it was too late anyway, they should have told that

M.O'Neil: the automatic letter is generated near the end of permit life- those go out to all applicants as a reminder that the 2 years is almost up think about closing or finish the work; 1 year to commence the work and 2 years to finish unless other timeline afforded by the Development Review Board. Precedent of COTS renovation on North Ave; permit expired before completion and they reapplied with same plans and application fee of \$150 to come before the Board after the permit expired.

A.Hart: Any other questions from the Board or members of the public that wish to speak?

None

Public hearing closed

4. 18-0899CA/MA; 56, 58 & 66 North Ave (RM, Ward 3C) Sara Holbrook Community Center

Combine three parcels and expand Sara Holbrook Community Center at 66 North Avenue, demolish a duplex and garage at 58 North Avenue, and demolish a duplex and a shed at 56 North Avenue. (Project Manager: Ryan Morrison)

B.Duncan: There is one particular issue that arose in staff comments that I would like to address.

A.Hart: staff comments raised parking and other questions; walk through the plan.

B. Duncan: went over site plan overview via PowerPoint; proposing expansion to Sara Holbrook Center, used to be called Sara Holbrook Community Center; functioning largely as a child care center; functions as Community Center on nights and weekends. Well aware of the conditions listed out in the staff report. Critical need for center was a safe drop off for kids. Most kids come by foot. Parking is essentially concealed from street. Total lot coverage does not exceed what is currently there. Went through floor plan in relation to programs. Showed elevations- Design Advisory Board had issue with windows heights, took critique to heart and made slight revision to keep playful and friendly façade but a bit more regularity in the window layout. We've reduced from 6 to 4 exterior colors. All rooftop equipment will be concealed. Went over façade designs- parking/drop off-bike parking. Kitchen on 1st floor will serve childcare facility; discussed what programs would be using facility and when; parking numbers are dramatically diff than staff report but that comes down to uses and the majority is childcare not community center

A.Hart: Staff didn't agree with the characterization with 2 separate uses. Parking is based on the Community Center usage.

B.Duncan: The potential use is not the existing use

A.Hart: part of the reason why you don't need more spaces and a waiver is applicable is because teachers are told not to bring a car- still the obligation is to provide parking or come up with a management plan to justify the parking waiver.

parking in the neighboring property, Friday nights and Saturday afternoons. Because of the size of the community center it only requires 7 spaces

S.Gustin: Shared use with COTS would work well with a parking management plan but it would mean COTS would have to apply for a parking management plan; it would work with required paperwork.

P.Berman: The service to the community is outstanding; provide preschool and infant toddler services. Can assure that there are robust preschool programs at Sara Holbrook as well as discussion about extending the early head start program, affirming the use of the building.

D.Chattman: Read letter written by Emmy Louis in support of Sara Holbrook Community Center and for the DRB to reconsider requiring 41 parking spaces

B.Chattman: Discussed history of how Sara Holbrook Community Center has helped kids through grade school flourish. New building will allow preschool and infant care and at the same time they will also have the after school program. Adding more parking is counterproductive to the City lifestyle and motto of a livable/walkable community, but adding more kids programs helps the community. Parking plan is great.

R.Morrison: We are not requiring 41 spaces; we are requiring a parking management plan. The Board has the ability to call out more than one primary use on the property.

P.Robins: Institution with a very long history and reputation for taking care of immigrants- putting a parking requirement would kill the project.

A.Hart: Surprised in the introduction of the Staff report that two houses from 1899 are being demolished and the overview here was fairly generic; is Board comfortable with findings?

Confirmed

A.Hart: Motion to continue the Public Hearing until July 5th but will discuss at deliberation and close the Public Hearing if needed

B.Rabinowitz: Seconds the motion

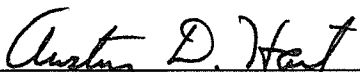
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VI. Other Business

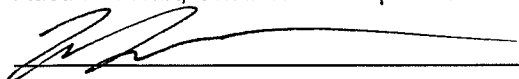
July 3rd, 2018 DRB Meeting has been rescheduled for July 5th, 2018

VII. Adjournment

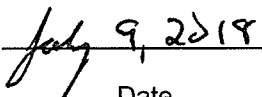
Meeting was adjourned at 6:50 pm

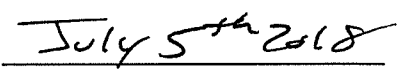


Austin D. Hart, Chair of Development Review Board



L. Darfler, Planning Technician


Date


Date

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/dr/ agendas or the office notice board, one week before the hearing for the order in which items will be heard.