

Burlington Development Review Board

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

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, June 1, 2021, 5:00 PM

PUBLIC HEARING NOTICE

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/85024138316?pwd=VHdubEFMLzRXQjNQKzd0cEs1Y05zUT09>

Webinar ID: 850 2413 8316

Password: 053341

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

1. **21-0927CA; 77 Pine Street (FD6, Ward 3C) Nedde Real Estate**
49-unit residential apartment building.
2. **21-0799CA; 157-159 South Champlain Street (FD5, Ward 3C) Nathan Dagesse**
New five-story building with 32 new residential units.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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

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+1 669 900 6833 or +1 253 215 8782

Agenda

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Public Hearing**
 1. **21-0927CA; 77 Pine Street (FD6, Ward 3C) Nedde Real Estate**
49-unit residential apartment building. (Project Manager: Mary O'Neil)
 2. **21-0799CA; 157-159 South Champlain Street (FD5, Ward 3C) Nathan Dagesse**
New five-story building with 32 new residential units. (Project Manager: Mary O'Neil)
- V. **Certificate of Appropriateness**
 1. **21-0910CA; 125 South Cove Road (RL-W, Ward 5S) David M. Boardman**
Demolish existing single family home and replace with new single family home and related site work. (Project Manager: Ryan Morrison)
- VI. **Sketch Plan Review**
 1. **21-0963SP; 278 Main Street (RH, Ward 8E) Committee on Temporary Shelter**
Sketch plan review of 16-unit addition. (Project Manager: Ryan Morrison)
- VII. **Adjournment**

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*The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).
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COTS
278 Main Street
Burlington, VT 05401

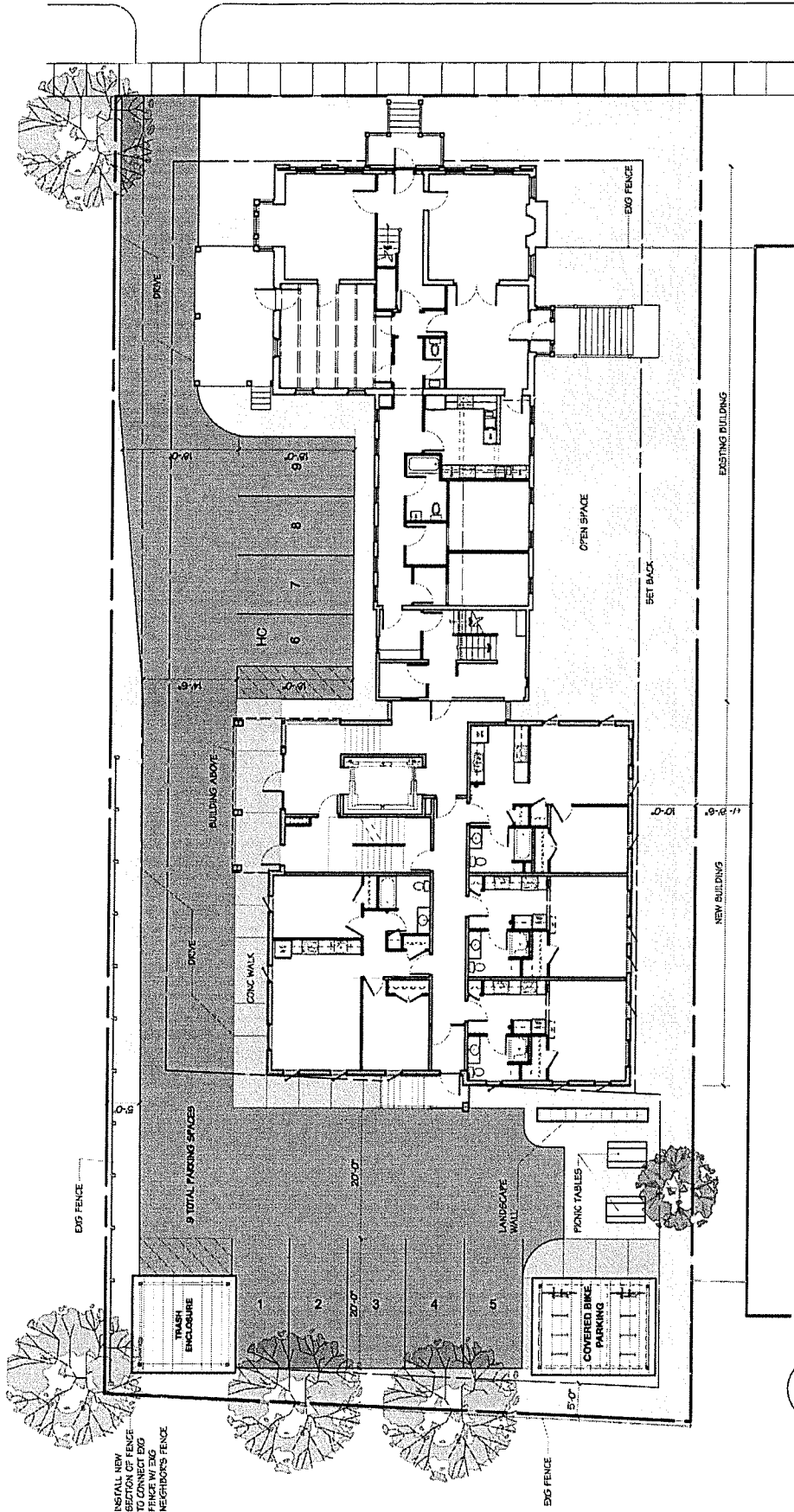
February 23, 2021

ZONING SUMMARY

Existing Uses	Existing shelter for ten homeless families, one room/family, shared bathing, cooking, rooms. This use has been permitted as a Community House, and thus counts as one for density purposes. Total area of existing building: 5,600 SF
Zoning District	Residential High Density (RH); max density is 40 units/acre, maximum lot coverage is 80%. Density increased to 46 units/acre and 92% lot coverage upon compliance with 15% inclusionary zoning requirement.
Primary Permitted Uses	Appendix A allows, among others, residential (duplex, multi-family, assisted living, boarding house (up to 4), Group Home, etc. See Appendix A, Use Table for full list.
Primary Conditional Uses	With CU approval: Emergency Shelter, boarding house (5 or more). See Appendix A, Table for full list.
Lot Size	18,015 SF (.414 acres) as surveyed. Frontage: 90' +/-; Depth: (198' East, 202' West)
Inclusionary Zoning	Applicable when creation of 5 or more units. When applied, IZ increases density in RH to 46 units/acre, and lot coverage to 92%.
Density	Residential density @ 40 units/acre: Lot size 18,015 SF ($18,015 \text{ SF} / 43,560 \text{ SF} = .414 \text{ a}$) $.414 \text{ a} \times 40 = 16.56$ units; 16.56 rounds up to 17 units less one existing = 16 new units. Residential density @ 46 units/acre: Lot size approx. 18,200 SF ($18,200 \text{ SF} / 43,560 \text{ SF} = .418 \text{ a}$) $.418 \text{ a} \times 46 = 19.23$ units; therefore, total allowable number of units is 19.23 rounded down to 19, less one existing = 18 new units. Proposal is for 16 new units.
Lot Coverage	80% increased to 92% w/IZ.
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'. Front setback is existing.
Height	Max 35'; however, the Table in Section 9.1.12 allows for an increase in height of 12' with a minimum increase of 5% of units complying with IZ. This increase is easily exceeded by the program intent of the project, which is that all units will meet IZ requirements.
Proposed use	New multi-family units in an addition to the existing building (Community House) on its north end.
Parking requirements	Section 8.1.6 Affordable Housing and Historic Buildings Exemption: <i>Regardless of location, the Minimum Off-Street Parking Requirements found under Section 8.1.8 below shall not apply to any of the following:</i> <i>(a) The creation of permanently affordable inclusionary housing units satisfying the applicable provisions of Article 9 Part 1 - Inclusionary Housing (see Sec. 9.1.10 Income Eligibility and Sec. 9.1.11 Calculating Rents and Selling Prices);</i>

Conclusions

The existing site can be developed to include as much as **18** new housing units; the coverage can be increased to 92%; the allowable building height is increased to **47'** 12"). There are no minimum parking requirements.



1 SITE PLAN
Scale: 1/16" = 1'-0"

278 MAIN STREET
BURLINGTON, VERMONT

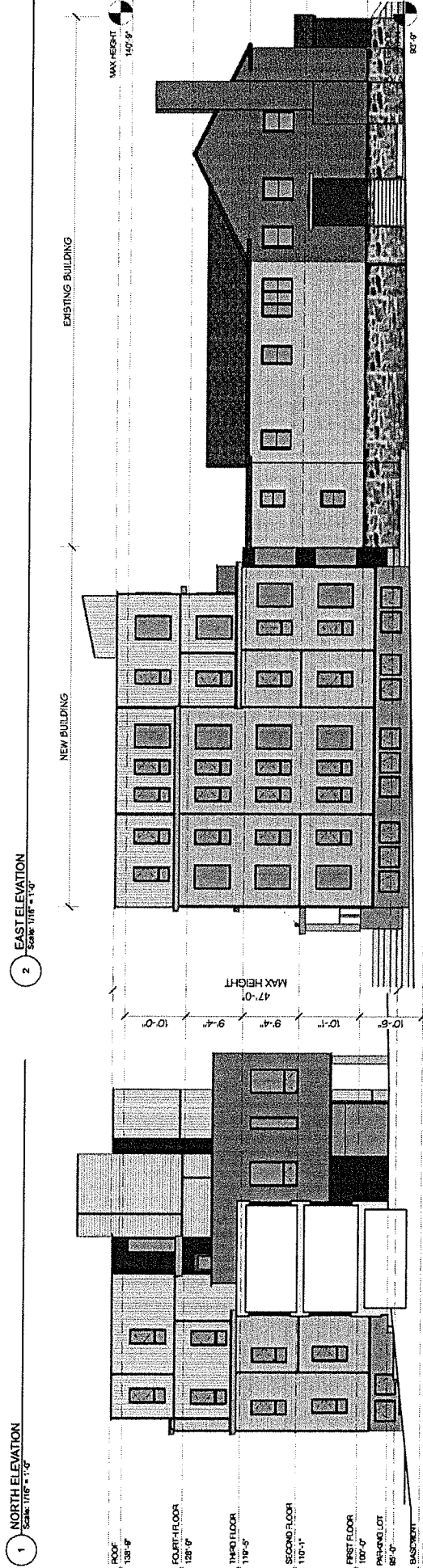
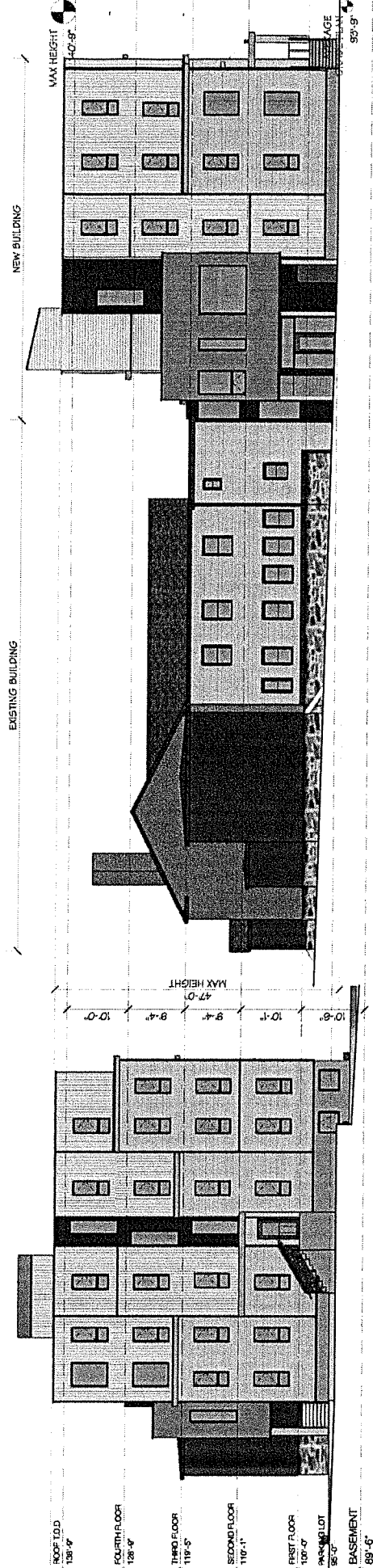
Duncan
Wisniewski
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET
BURLINGTON, VERMONT 05401
P: 802.654.4693

SCHEMATIC DESIGN

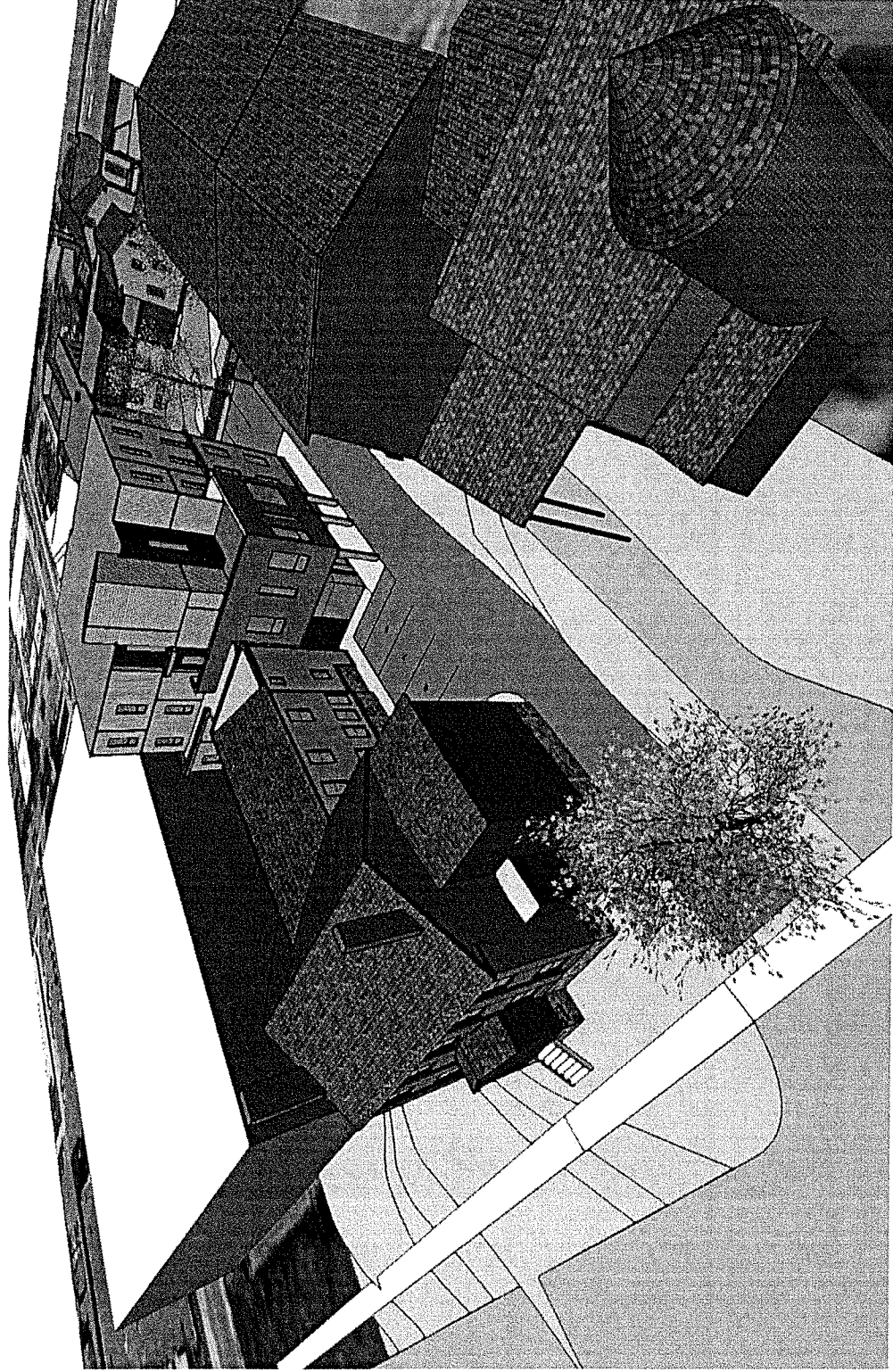
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5 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

278 MAIN STREET
BURLINGTON, VERMONT



VIEW LOOKING NORTH WEST FROM ABOVE

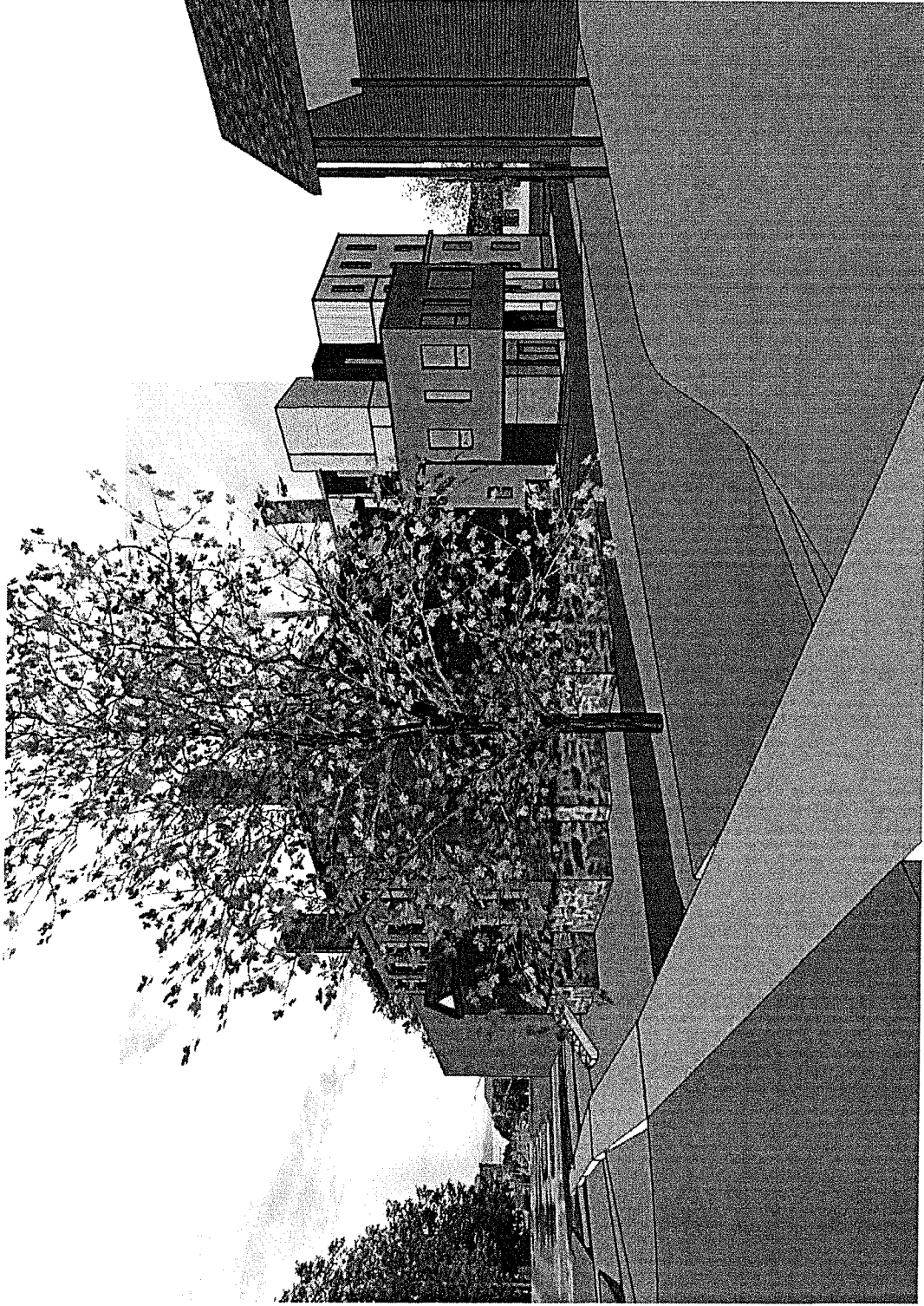
278 MAIN STREET BURLINGTON, VERMONT

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VIEW LOOKING NORTH WEST FROM SIDEWALK

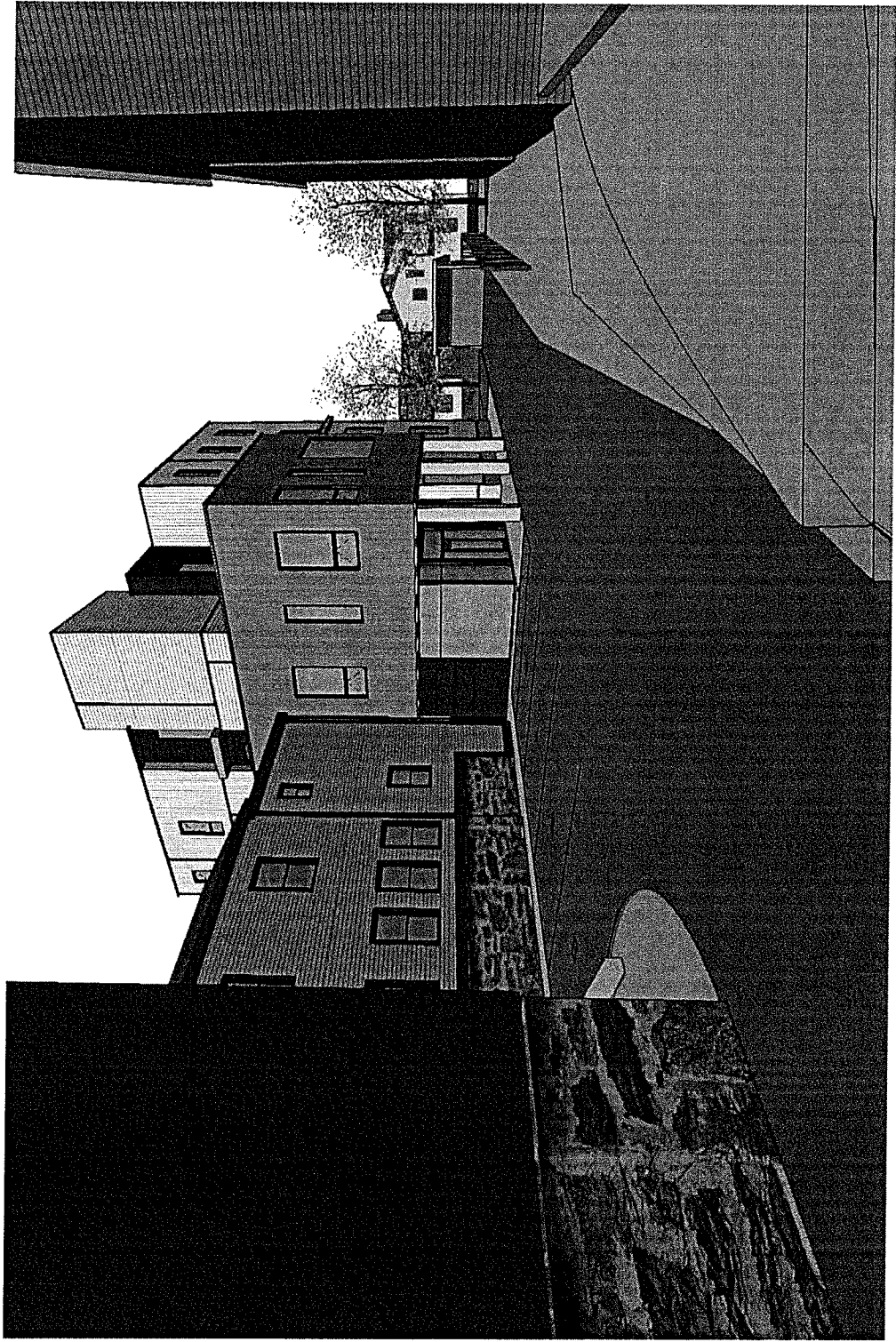
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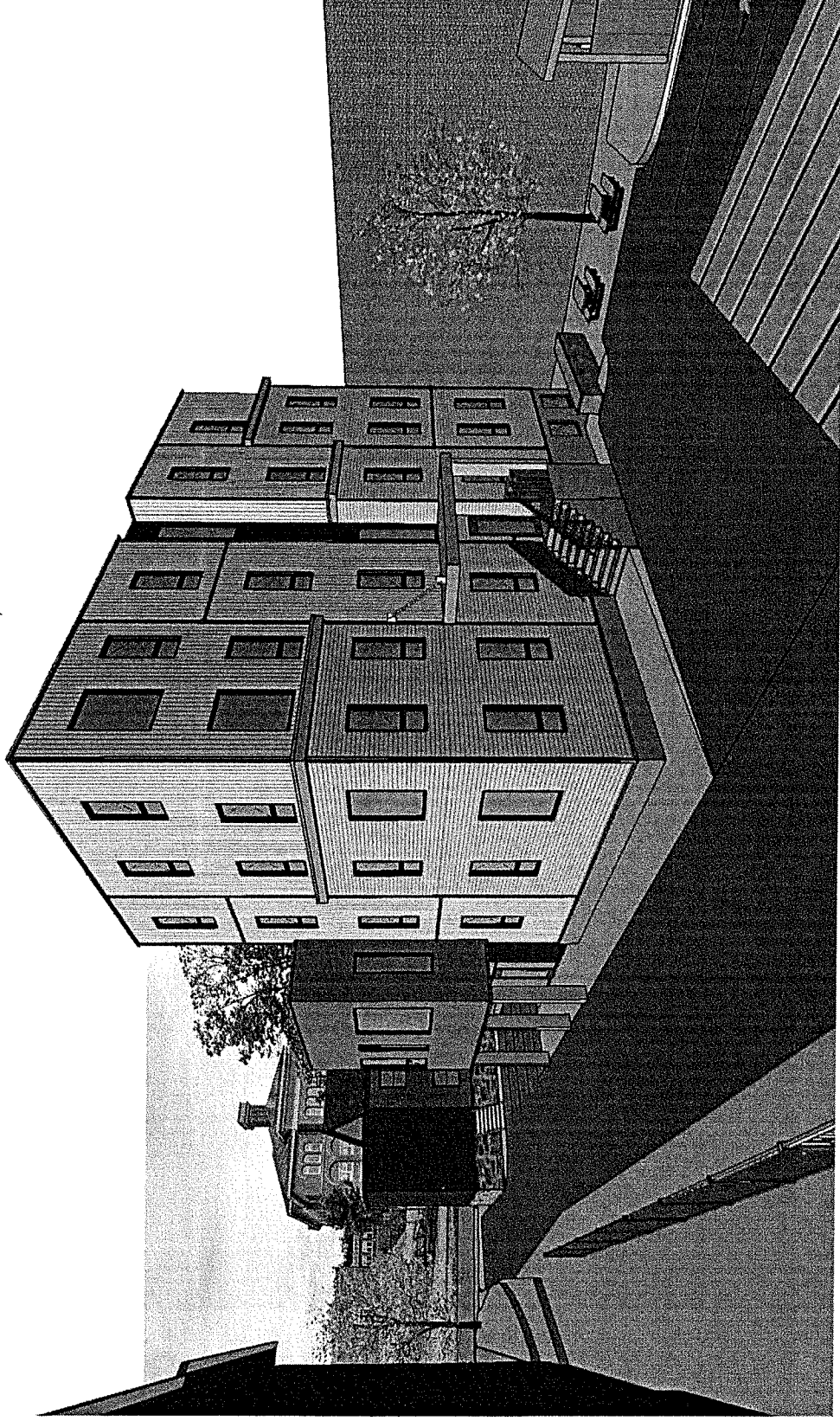
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VIEW LOOKING NORTH WEST

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BURLINGTON, VERMONT



VIEW LOOKING SOUTH-WEST

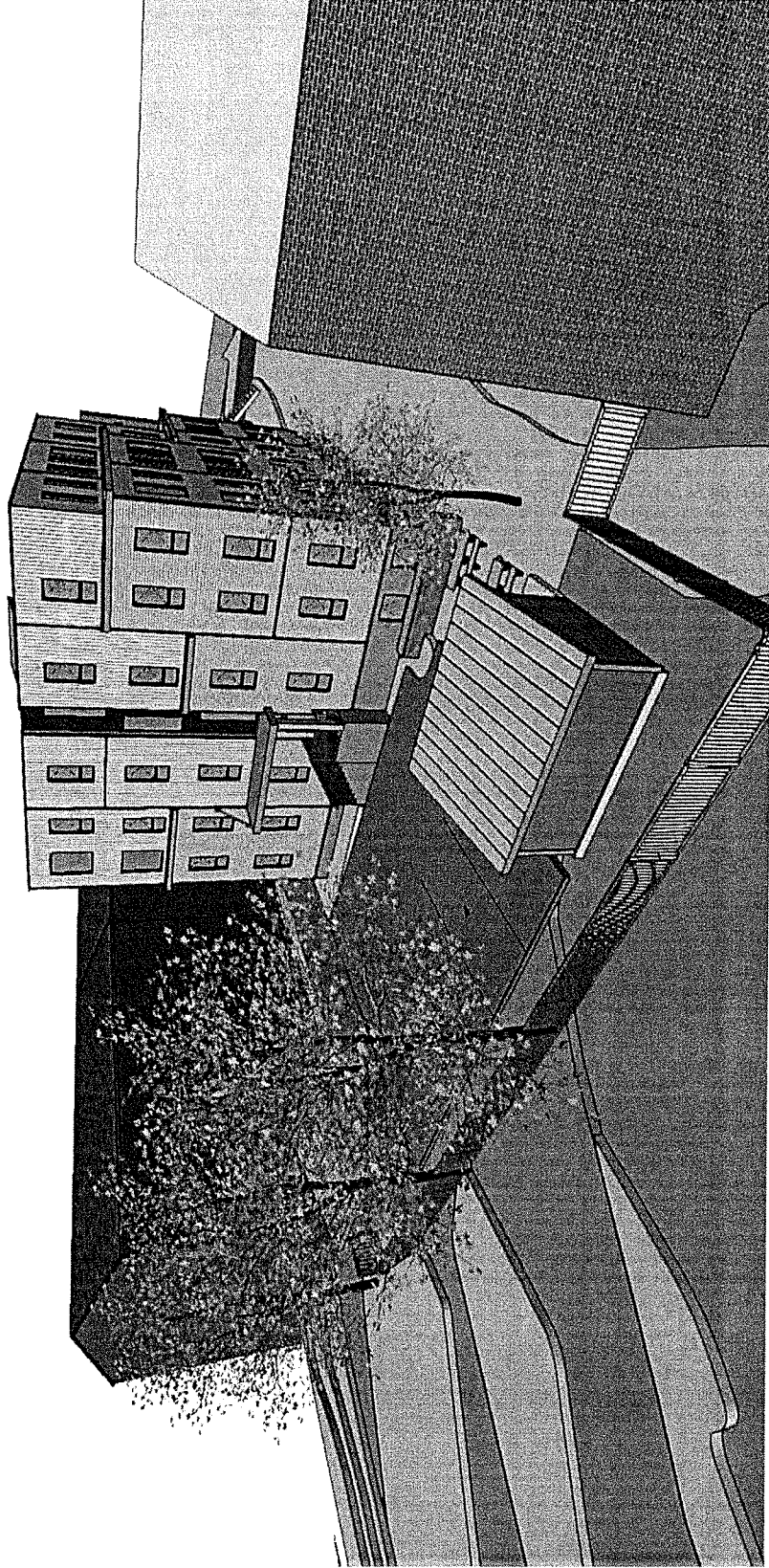
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VIEW LOOKING SOUTH EAST

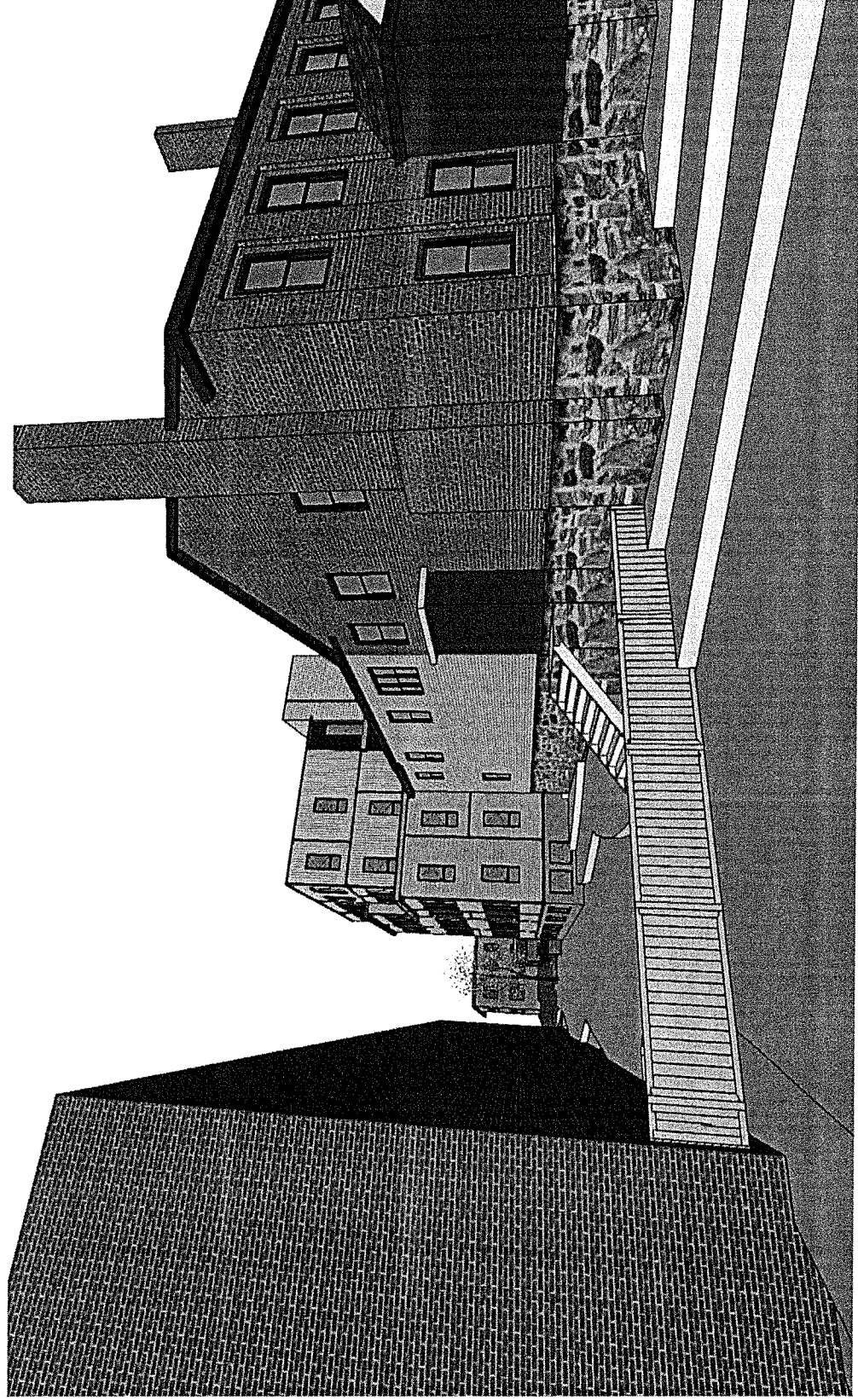
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VIEW LOOKING NORTH FROM SIDE WALK

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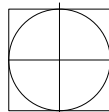
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TEL: 802.864.6028

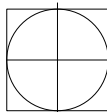
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East Elevation

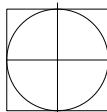
157 SOUTH CHAMPLAIN ST.
BURLINGTON, VERMONT



PROJECT	North Elevation	
	157 SOUTH CHAMPLAIN ST.	
	BURLINGTON, VERMONT	

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DRAWN	Checker
DATE	Issue Date
REVISED	

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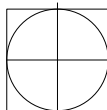


West Elevation

157 SOUTH CHAMPLAIN ST.
BURLINGTON, VERMONT

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DRAWN	Checker
DATE	Issue Date
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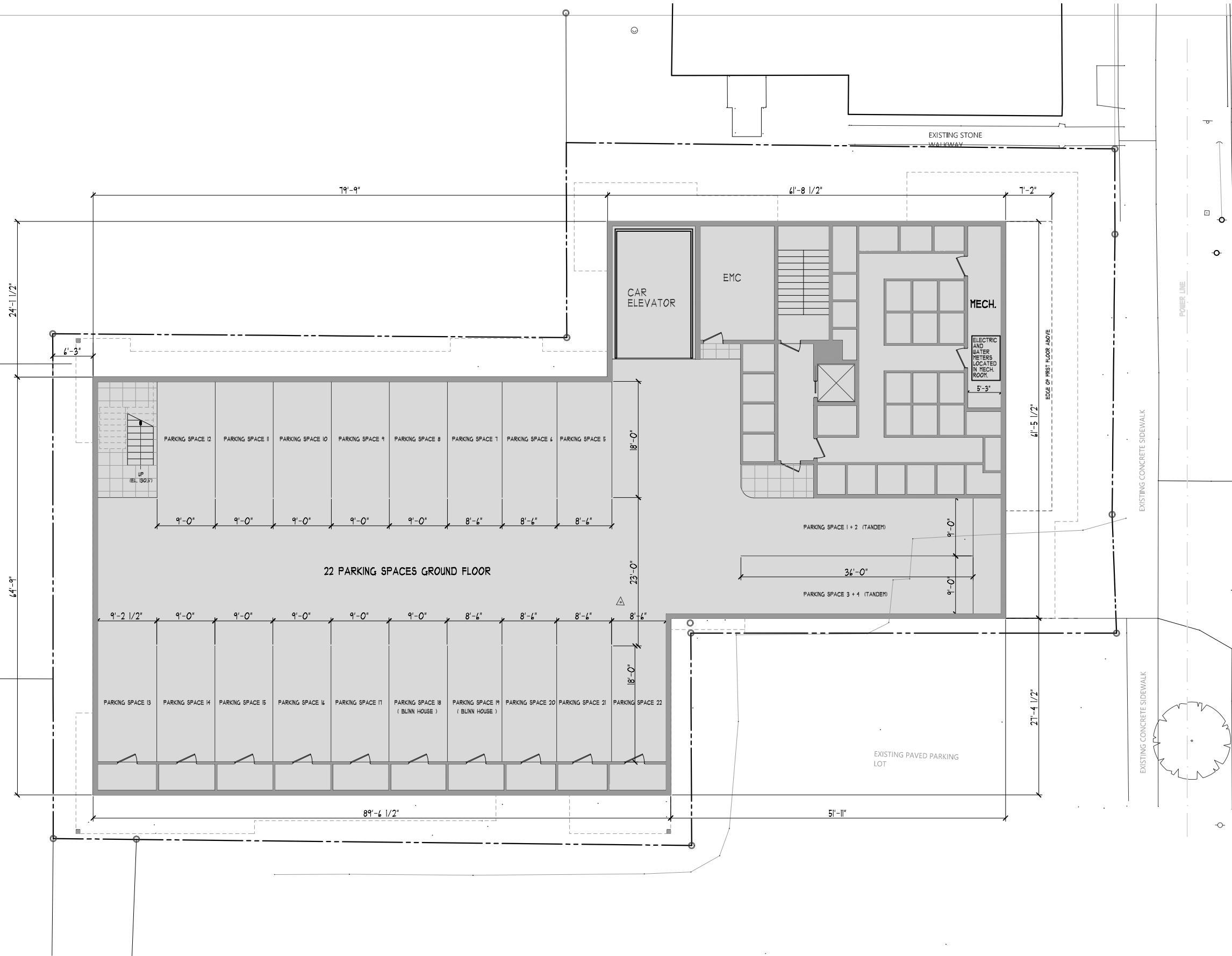
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	BURLINGTON, VERMONT	

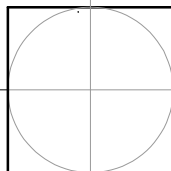
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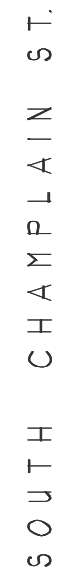


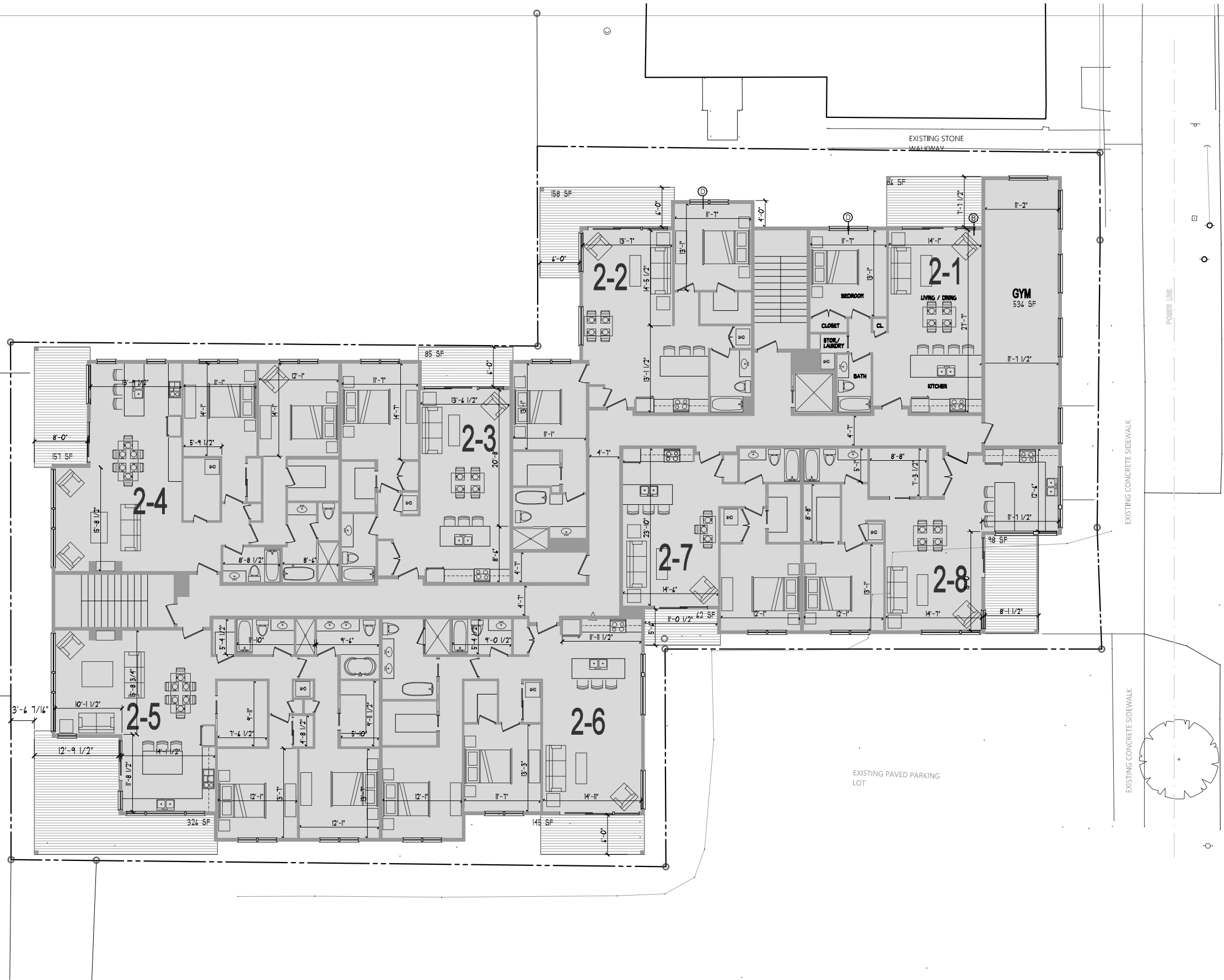
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EXISTING DRIVEWAY

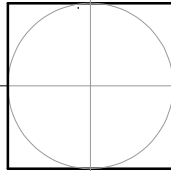


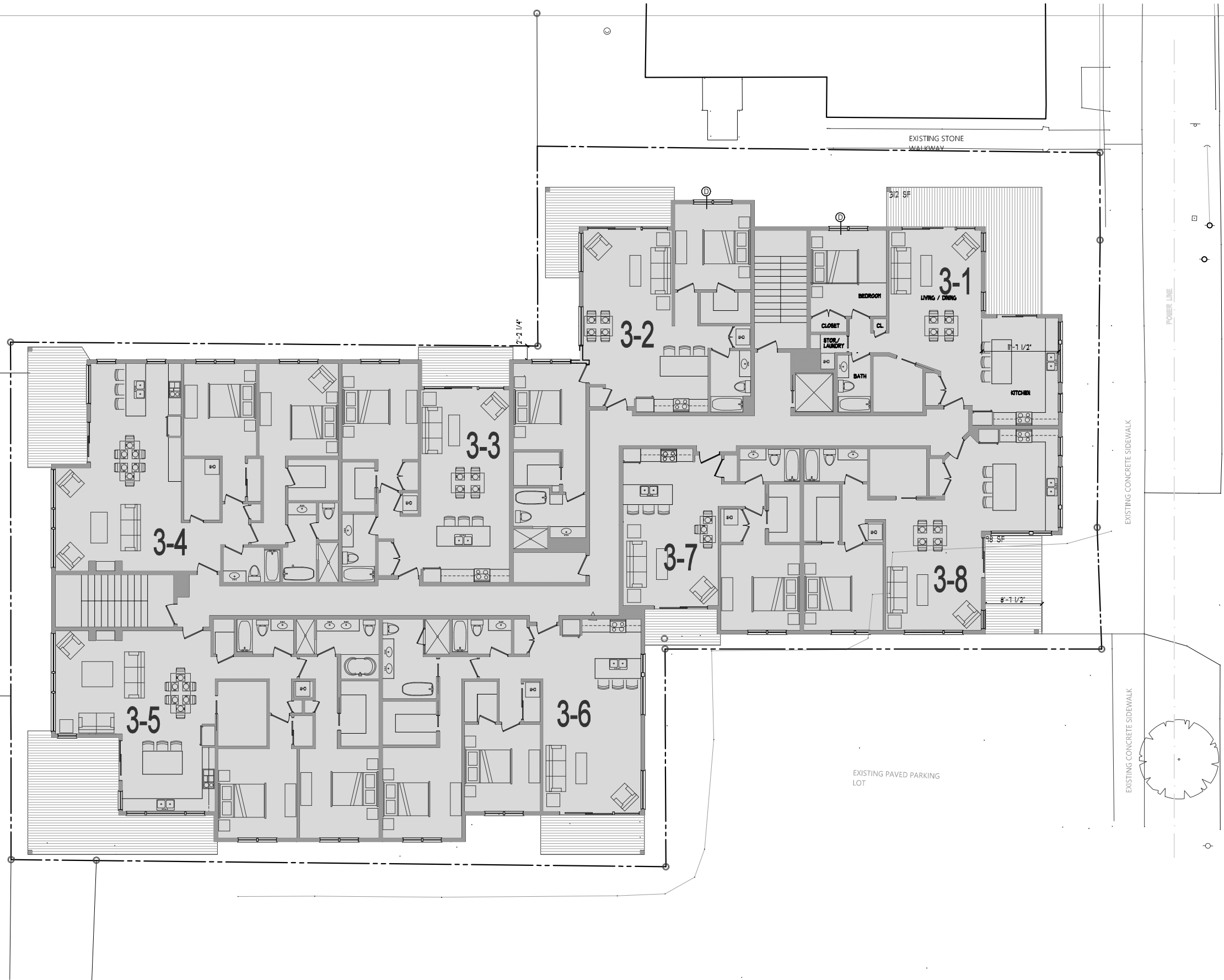
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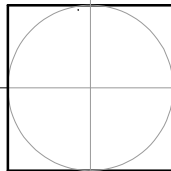
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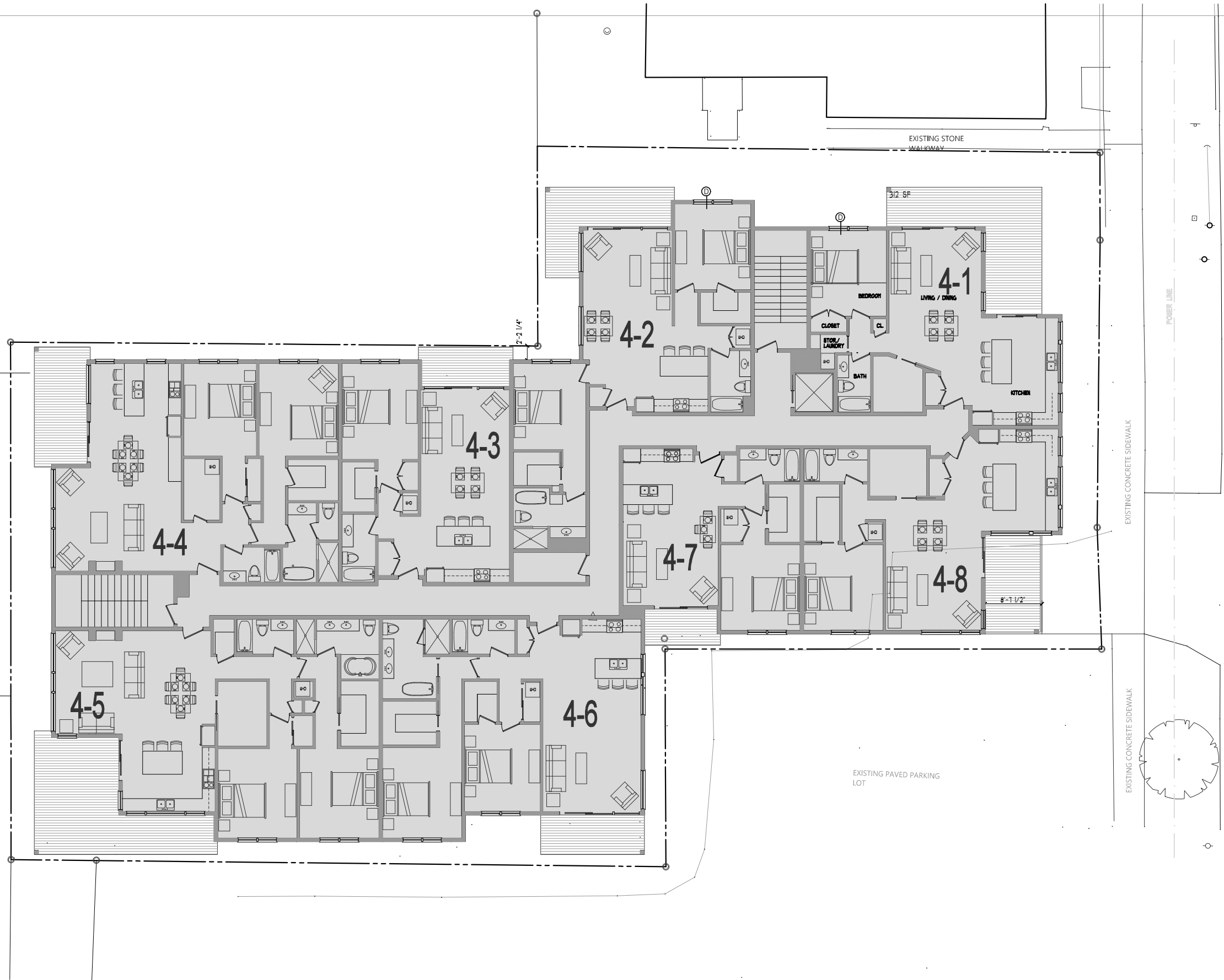




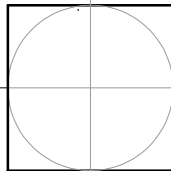
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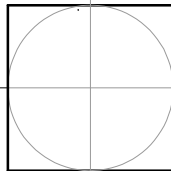
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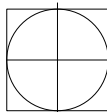


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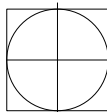


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PERSPECTIVE - NE

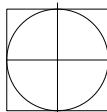
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BURLINGTON, VERMONT



PERSPECTIVE - SW

157 SOUTH CHAMPLAIN ST.
BURLINGTON, VERMONT

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DATE	Issue Date		
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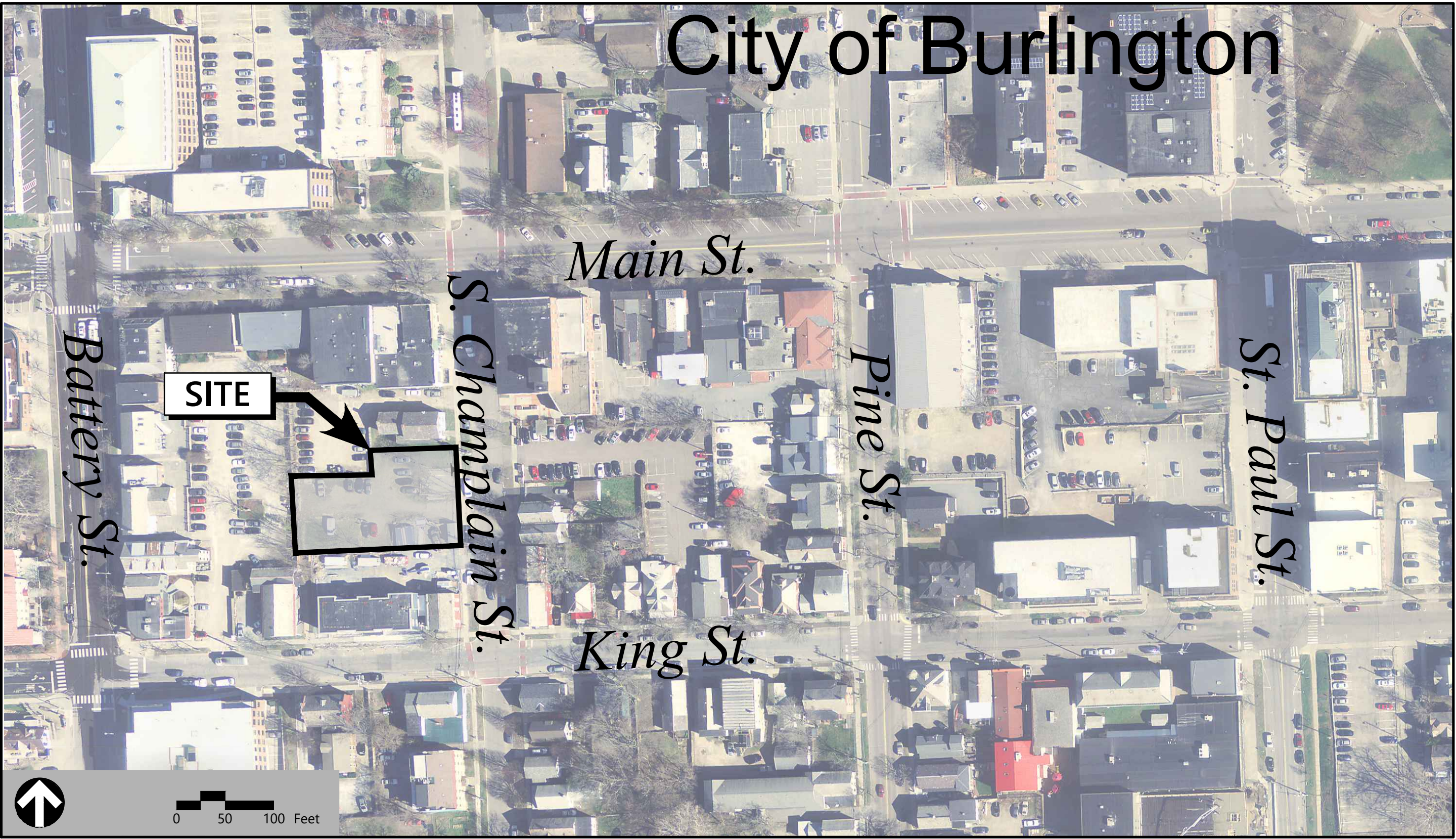


Site Plans

Issued for	Local Review
Date Issued	April 7, 2021
Latest Issue	April 7, 2021

157 South Champlain Street

157 S. Champlain St.
Burlington, VT



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

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Existing Conditions Plan	April 7, 2021
C2.00	Site Layout Plan	April 7, 2021
C3.00	Grading and Drainage Plan	April 7, 2021
C4.00	Utility Plan	April 7, 2021
C5.00	Erosion Prevention and Sediment Control Plan	April 7, 2021
C6.01	Site Details	April 7, 2021
C6.02	Erosion Prevention and Sediment Control Details	April 7, 2021
C6.03	Storm Drainage and Utility Details	April 7, 2021
C6.04	Storm Drainage and Utility Details	April 7, 2021
L1.00	Landscape Plan	April 7, 2021
L1.01	Landscape Details	April 7, 2021
L1.02	Landscape Details	April 7, 2021
L2.00	Lighting Plan	April 7, 2021

Reference Drawings

No.	Drawing Title	Latest Issue
D-1	City of Burlington Water System Details	December 11, 2018
SW1	Proposed Stormwater Management Plan	March 19, 2021
SW2	Existing Conditions Stormwater Plan	March 19, 2021

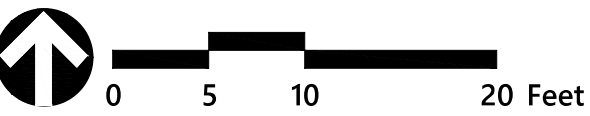
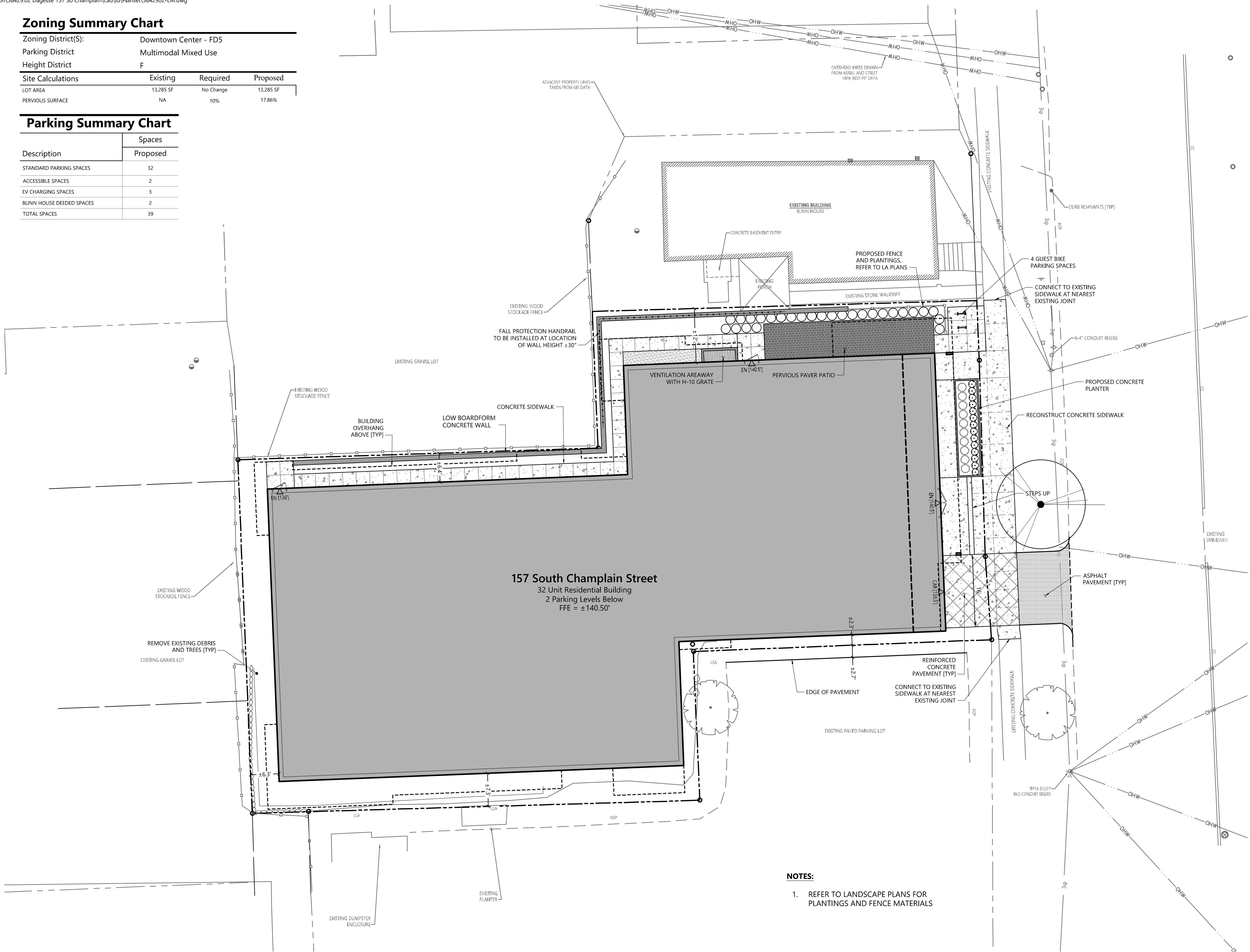
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Zoning Summary Chart

Zoning District(S):	Downtown Center - FD5		
Parking District	Multimodal Mixed Use		
Height District	F		
Site Calculations	Existing	Required	Proposed
LOT AREA	13,285 SF	No Change	13,285 SF
PERVIOUS SURFACE	NA	10%	17.86%

Parking Summary Chart

Description	Spaces
	Proposed
STANDARD PARKING SPACES	32
ACCESSIBLE SPACES	2
EV CHARGING SPACES	3
BLINN HOUSE DEEDED SPACES	2
TOTAL SPACES	39



Dagesse Company

157 South Champlain Street
Burlington, VT 05401

No.	Revision	Date	Apprd.

Designed by	Checked by
RWN	PBS

Local Review

April 7, 2021

Not For Construction

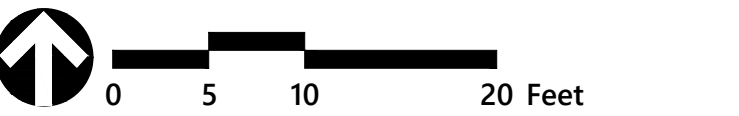
Site Layout Plan

Drawing Number

C2.00

Sheet 3 of 14

Project Number
58429.02



Dagesse Company
157 South Champlain Street
Burlington, VT 05401

No.	Revision	Date	Appvd.

Designed by RWN	Checked by PS
Issued for	Date
Local Review	April 7, 2021

Not For Construction

Drawing Title

Grading and Drainage Plan

Drawing Number

C3.00

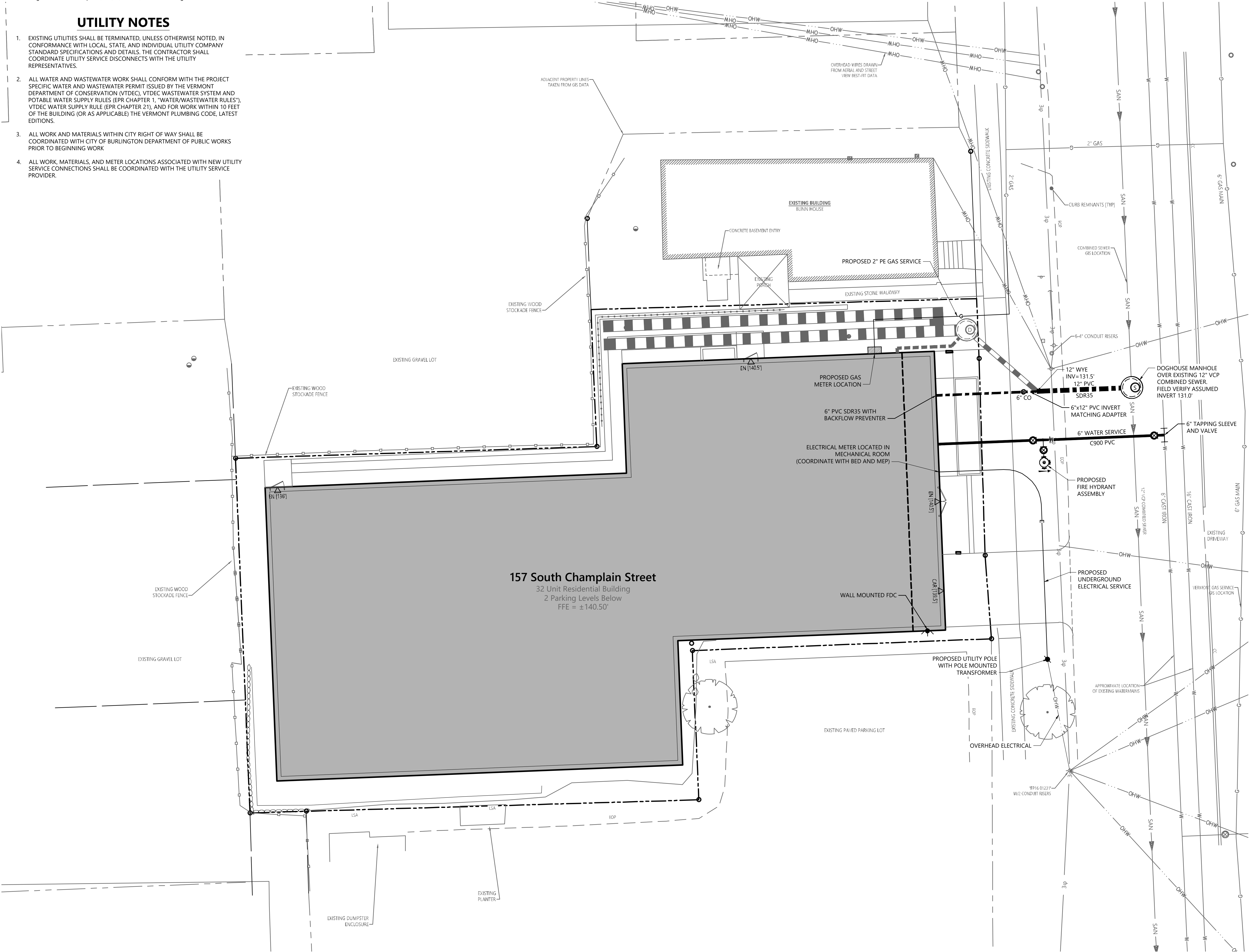
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Project Number
58429.02

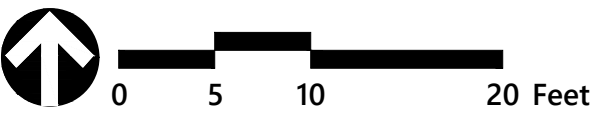
UTILITY NOTES

- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE, AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- ALL WATER AND WASTEWATER WORK SHALL CONFORM WITH THE PROJECT SPECIFIC WATER AND WASTEWATER PERMIT ISSUED BY THE VERMONT DEPARTMENT OF CONSERVATION (VTDEC), VTDEC WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES (EPR CHAPTER 1, "WATER/WASTEWATER RULES"), VTDEC WATER SUPPLY RULE (EPR CHAPTER 21), AND FOR WORK WITHIN 10 FEET OF THE BUILDING (OR AS APPLICABLE) THE VERMONT PLUMBING CODE, LATEST EDITIONS.
- ALL WORK AND MATERIALS WITHIN CITY RIGHT OF WAY SHALL BE COORDINATED WITH CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING WORK
- ALL WORK, MATERIALS, AND METER LOCATIONS ASSOCIATED WITH NEW UTILITY SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE UTILITY SERVICE PROVIDER.





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



Dagesse Company
157 South Champlain Street
Burlington, VT 05401

No.	Revision	Date	Apprd.

Designed by	RWN	Checked by	PBS
Issued for		Date	
Local Review		April 7, 2021	

Not For Construction

Drawing Title

Utility Plan

Drawing Number

C4.00

Sheet

of

5

14

Project Number

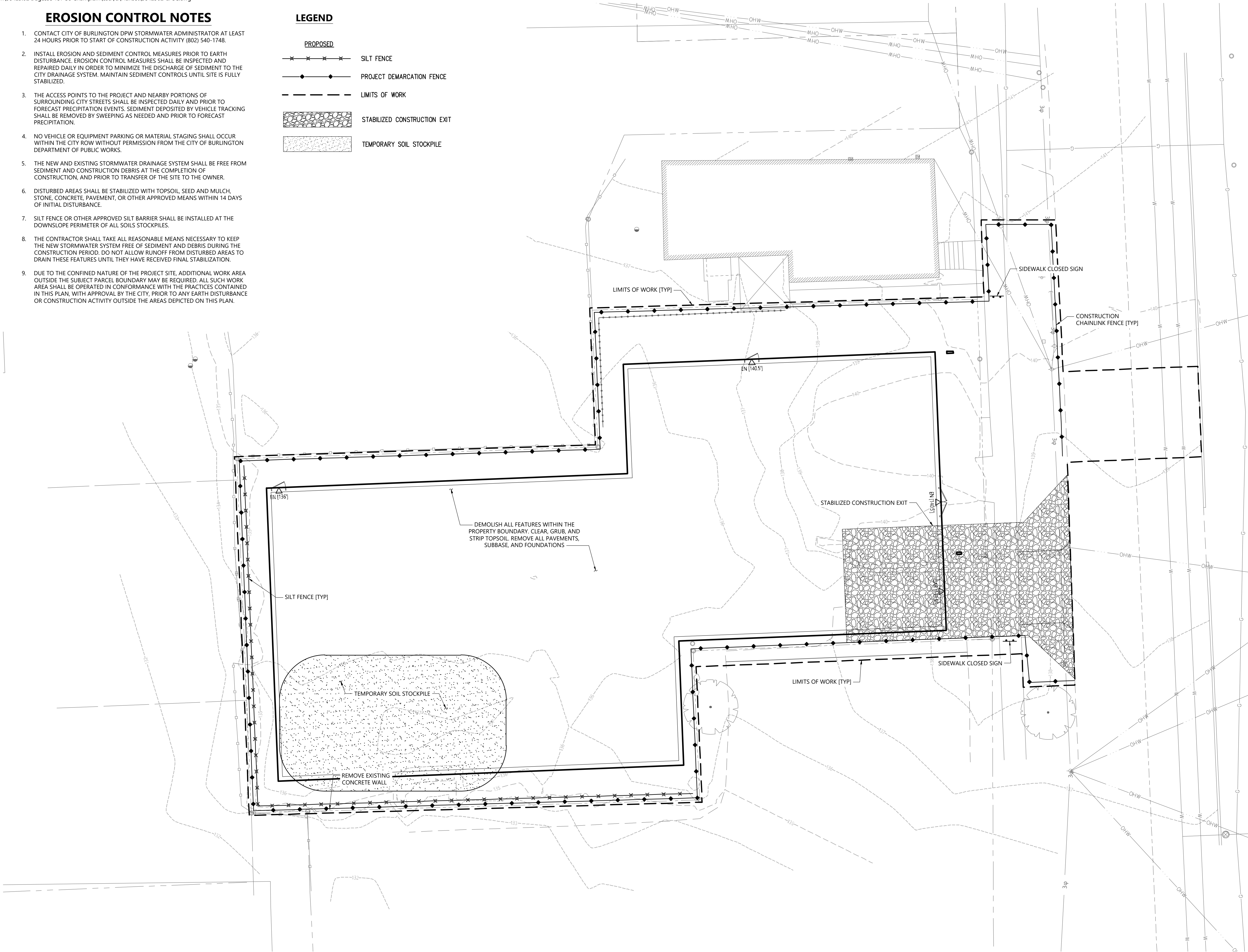
58429.02

EROSION CONTROL NOTES

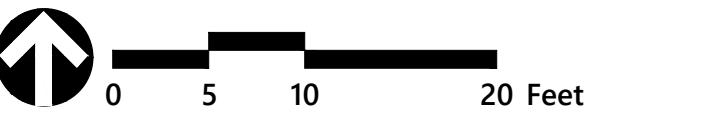
- CONTACT CITY OF BURLINGTON DPW STORMWATER ADMINISTRATOR AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITY (802) 540-1748.
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO EARTH DISTURBANCE. EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED DAILY IN ORDER TO MINIMIZE THE DISCHARGE OF SEDIMENT TO THE CITY DRAINAGE SYSTEM. MAINTAIN SEDIMENT CONTROLS UNTIL SITE IS FULLY STABILIZED.
- THE ACCESS POINTS TO THE PROJECT AND NEARBY PORTIONS OF SURROUNDING CITY STREETS SHALL BE INSPECTED DAILY AND PRIOR TO FORECAST PRECIPITATION EVENTS. SEDIMENT DEPOSITED BY VEHICLE TRACKING SHALL BE REMOVED BY SWEEPING AS NEEDED AND PRIOR TO FORECAST PRECIPITATION.
- NO VEHICLE OR EQUIPMENT PARKING OR MATERIAL STAGING SHALL OCCUR WITHIN THE CITY ROW WITHOUT PERMISSION FROM THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.
- THE NEW AND EXISTING STORMWATER DRAINAGE SYSTEM SHALL BE FREE FROM SEDIMENT AND CONSTRUCTION DEBRIS AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO TRANSFER OF THE SITE TO THE OWNER.
- DISTURBED AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH, STONE, CONCRETE, PAVEMENT, OR OTHER APPROVED MEANS WITHIN 14 DAYS OF INITIAL DISTURBANCE.
- SILT FENCE OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED AT THE DOWNSLOPE PERIMETER OF ALL SOILS STOCKPILES.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE MEANS NECESSARY TO KEEP THE NEW STORMWATER SYSTEM FREE OF SEDIMENT AND DEBRIS DURING THE CONSTRUCTION PERIOD. DO NOT ALLOW RUNOFF FROM DISTURBED AREAS TO DRAIN THESE FEATURES UNTIL THEY HAVE RECEIVED FINAL STABILIZATION.
- DUE TO THE CONFINED NATURE OF THE PROJECT SITE, ADDITIONAL WORK AREA OUTSIDE THE SUBJECT PARCEL BOUNDARY MAY BE REQUIRED. ALL SUCH WORK AREA SHALL BE OPERATED IN CONFORMANCE WITH THE PRACTICES CONTAINED IN THIS PLAN, WITH APPROVAL BY THE CITY, PRIOR TO ANY EARTH DISTURBANCE OR CONSTRUCTION ACTIVITY OUTSIDE THE AREAS DEPICTED ON THIS PLAN.

LEGEND

- PROPOSED
- SILT FENCE
 - PROJECT DEMARCATION FENCE
 - LIMITS OF WORK
 - STABILIZED CONSTRUCTION EXIT
 - TEMPORARY SOIL STOCKPILE



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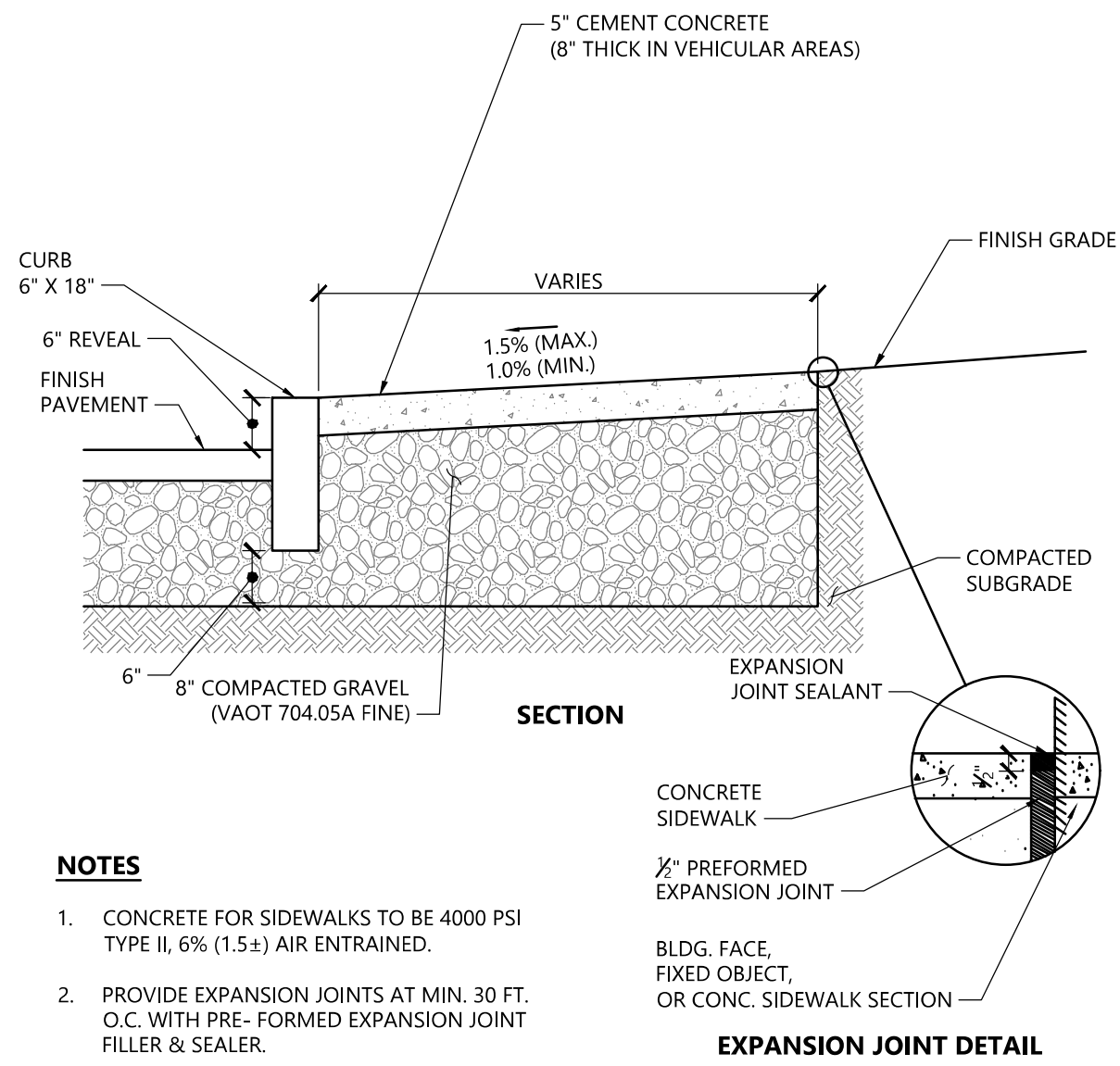


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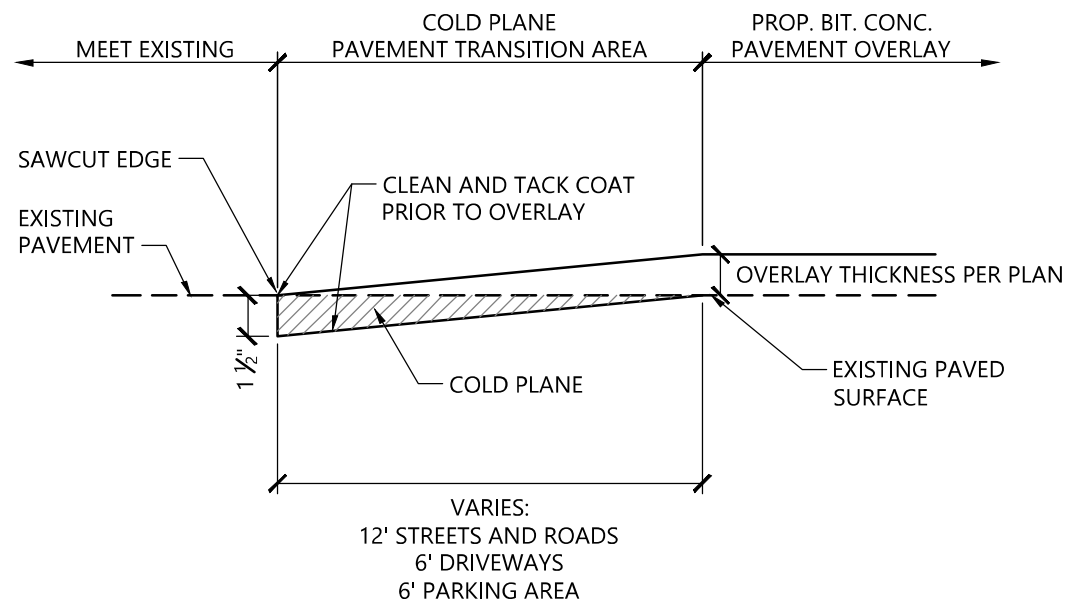
No.	Revision	Date	Apprd.

Designed by	RWN	Checked by	PS
Issued for	Local Review	Date	April 7, 2021

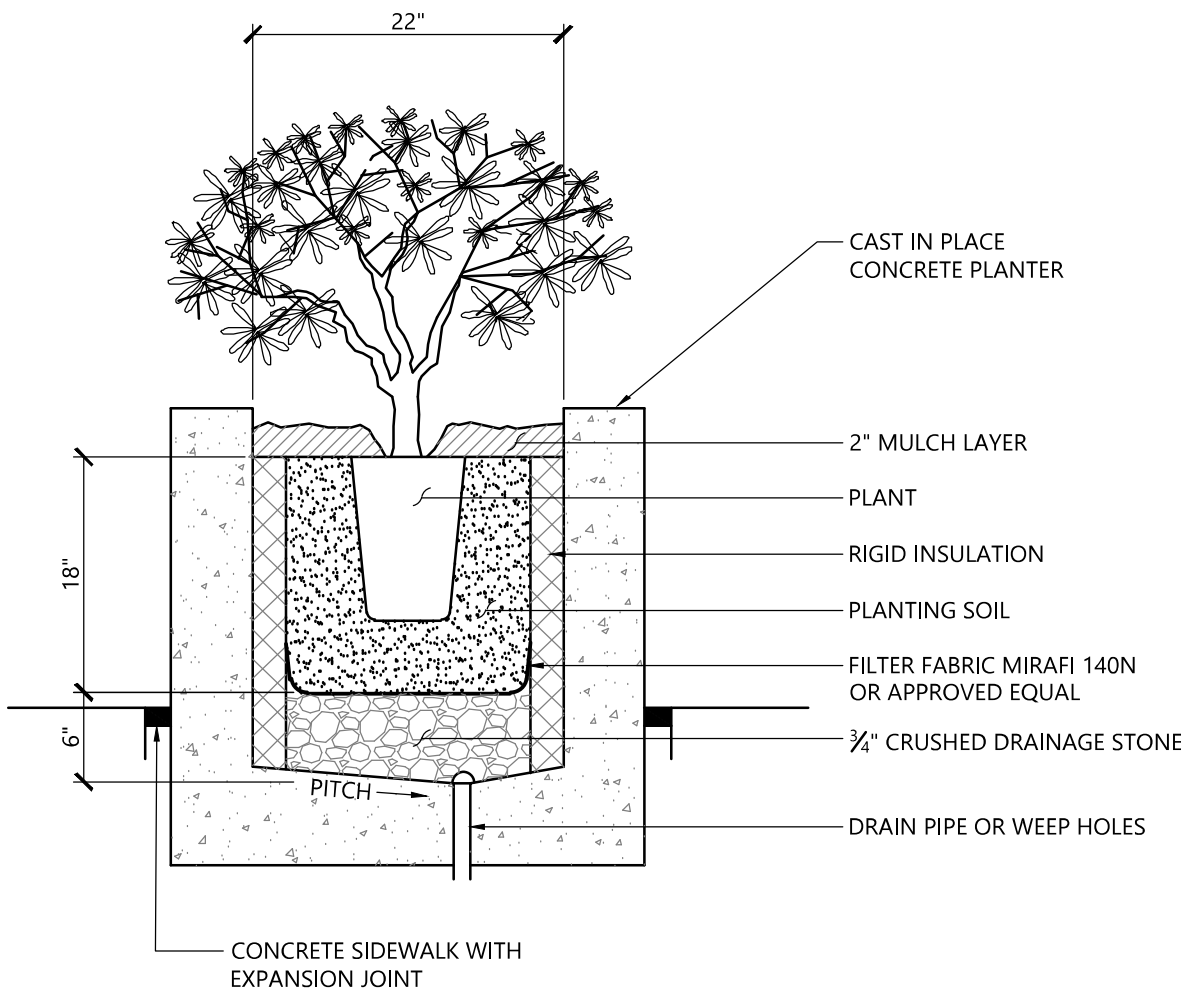
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Drawing Title
Erosion Prevention and Sediment Control Plan



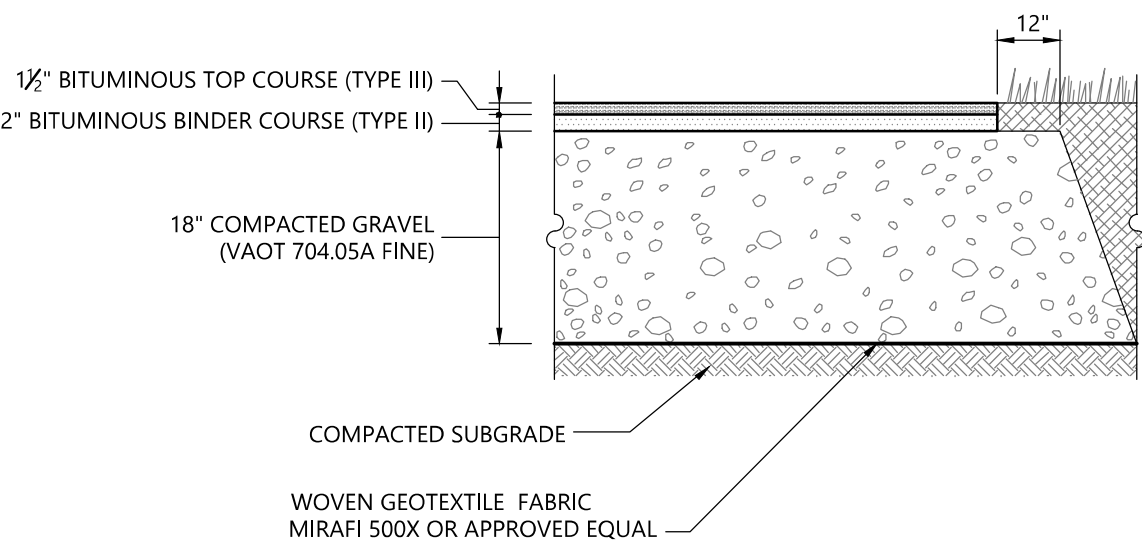
Cast-In-Place Concrete Curb (CC) & Sidewalk 1/16
N.T.S. Source: VHB LD_420



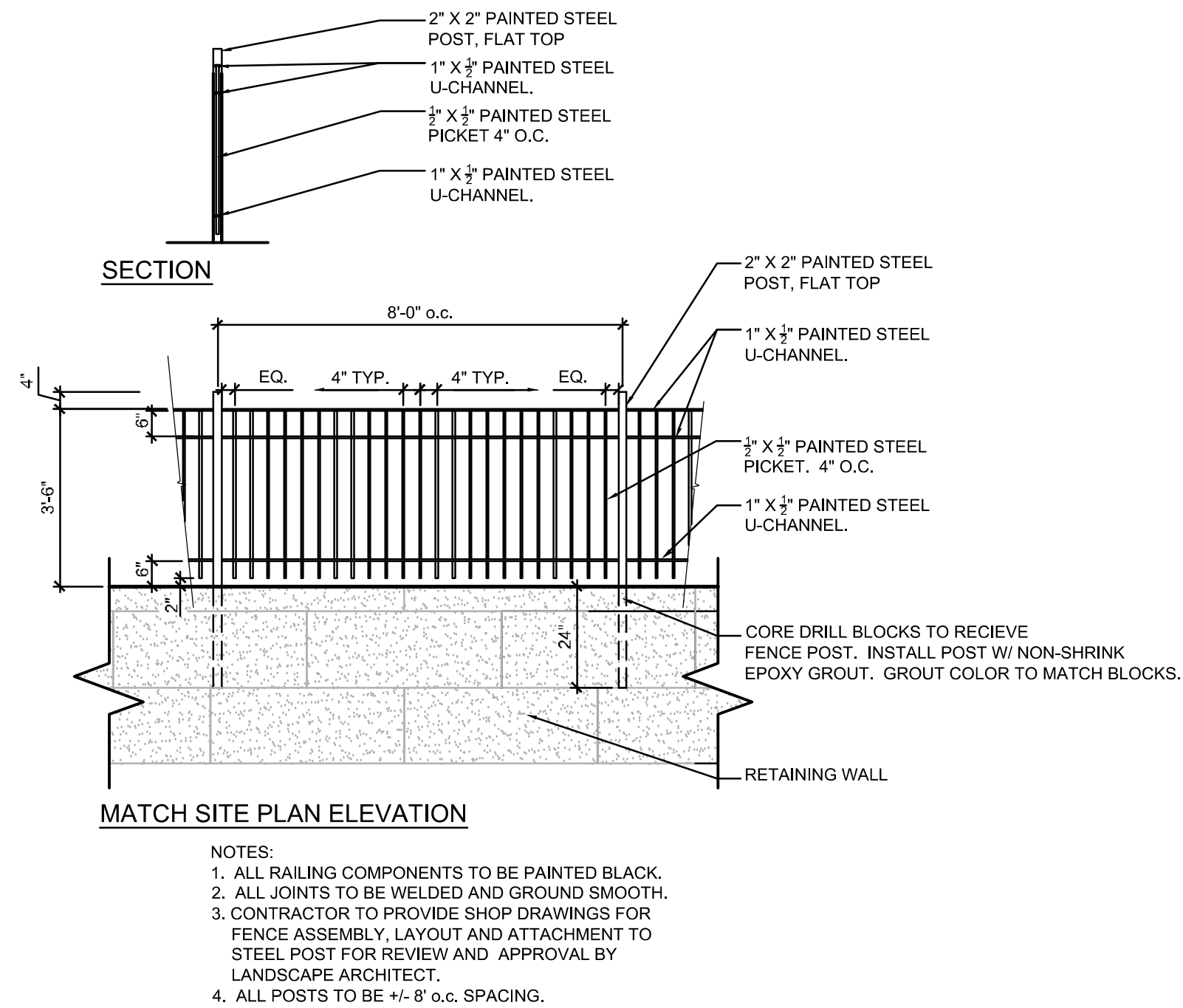
Pavement Overlay Transition Section 1/16
N.T.S. Source: VHB LD_435



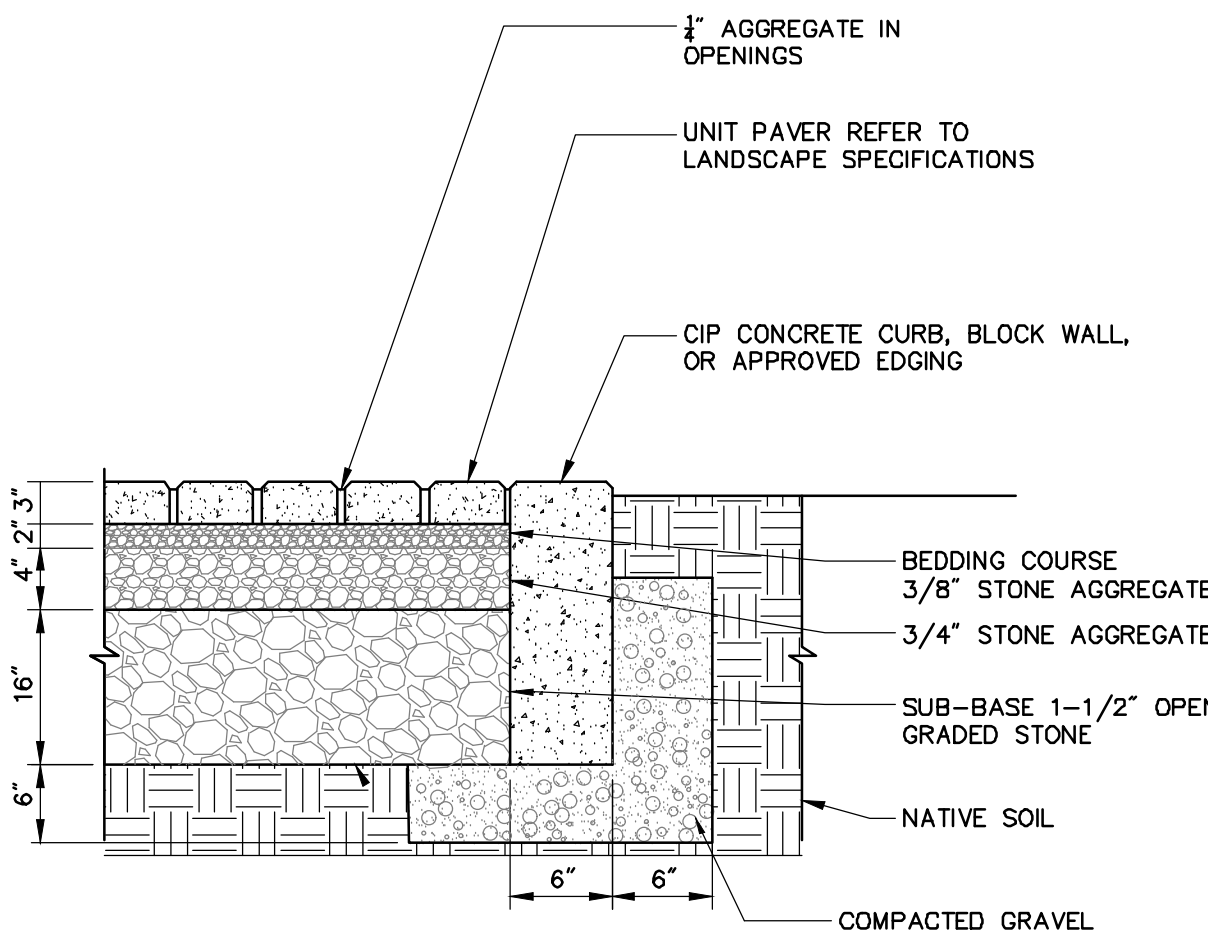
Planter Cross Section 1/16
N.T.S. Source: VHB LD_608



Standard Duty Flexible Pavement 4/18
N.T.S. Source: VHB LD



Fall Protection Handrail 4/21
N.T.S. Source: VHB LD_VT



Pervious Paver Typical Section
N.T.S.

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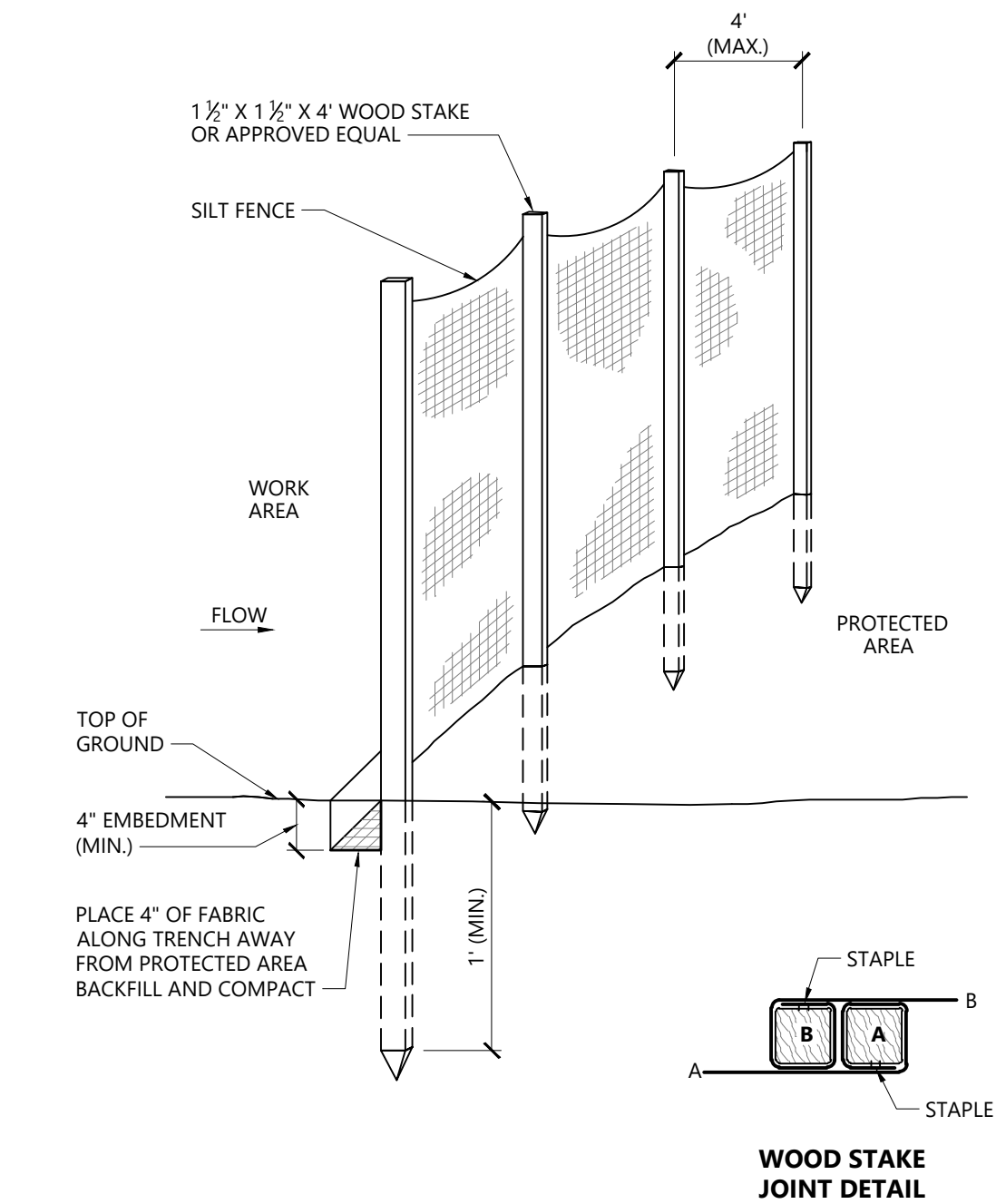
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Site Details

Drawing Number

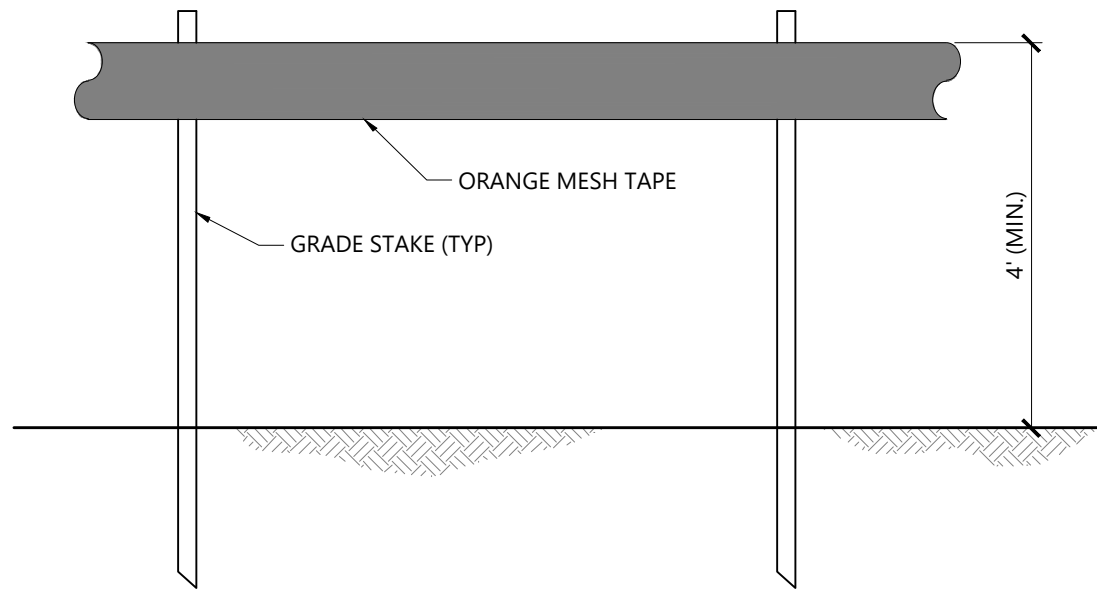
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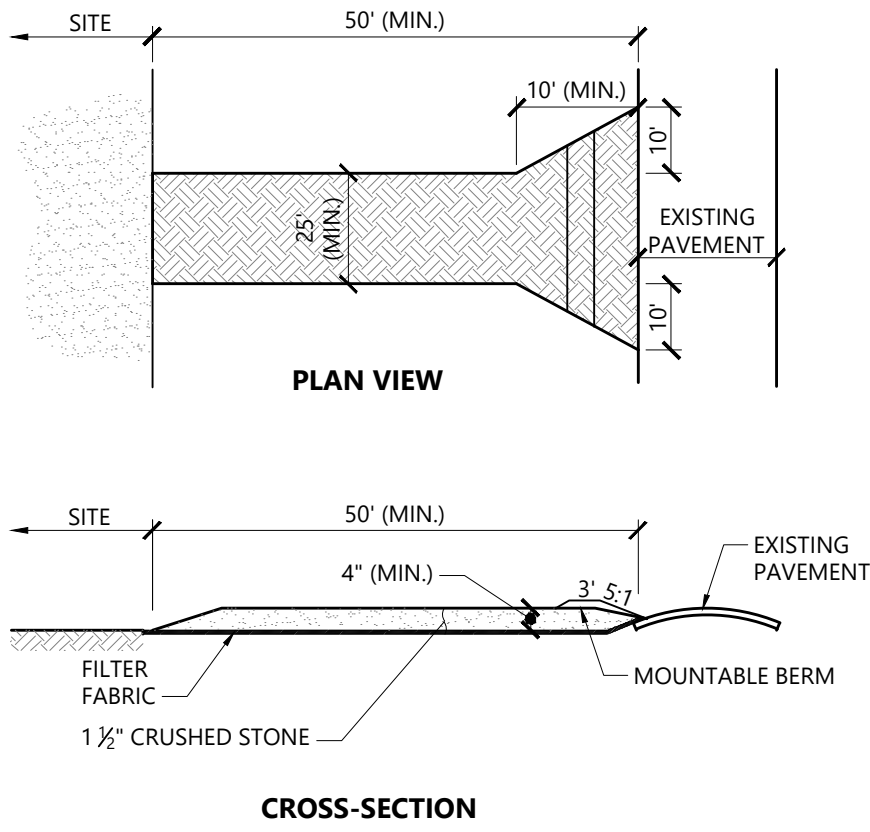
Silt Fence Barrier 1/16
N.T.S. Source: VHB LD_650



NOTES

1. BARRIER MESH TAPE SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT AREA TO DEMARCAT THE LIMIT OF DISTURBANCE. NO EARTHWORK OR STORAGE OF MATERIALS SHALL BE CONDUCTED BEYOND THIS LIMIT WITHOUT PRIOR APPROVAL FROM THE OSPC.
2. USE 3" ORANGE BARRIER MESH TAPE.
3. TAPE OR ROPE MAY BE FASTENED TO STAKES, TREES, OR OTHER APPROPRIATE FIXED OBJECTS.
4. PROJECT DEMARCATON SHALL NOT CROSS ACTIVE ACCESS ROUTES (E.G. ROADS).
5. PROJECT DEMARCATON SHALL REMAIN IN PLACE AND BE MAINTAINED/REPLACED AS NEEDED UNTIL FINAL STABILIZATION IN THE AREA HAS BEEN ACHIEVED.

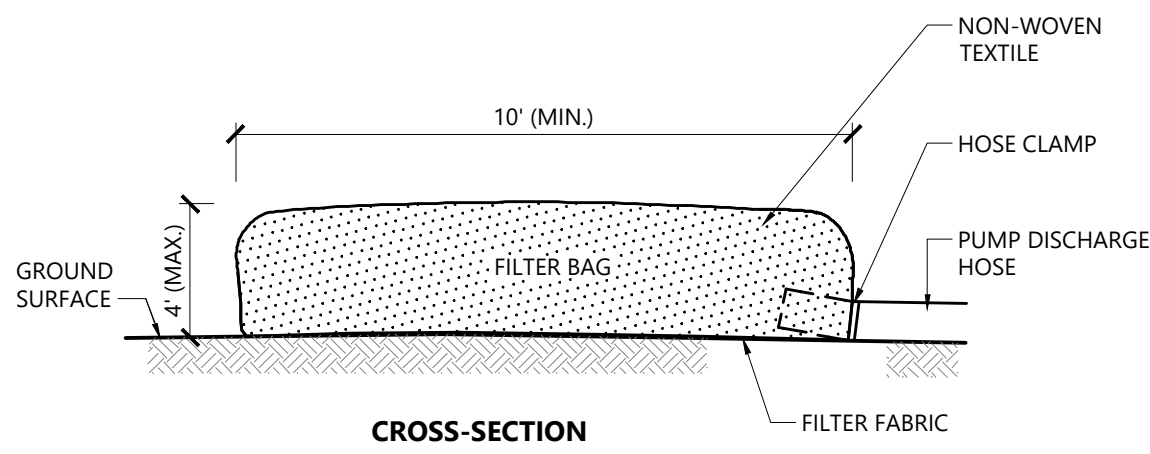
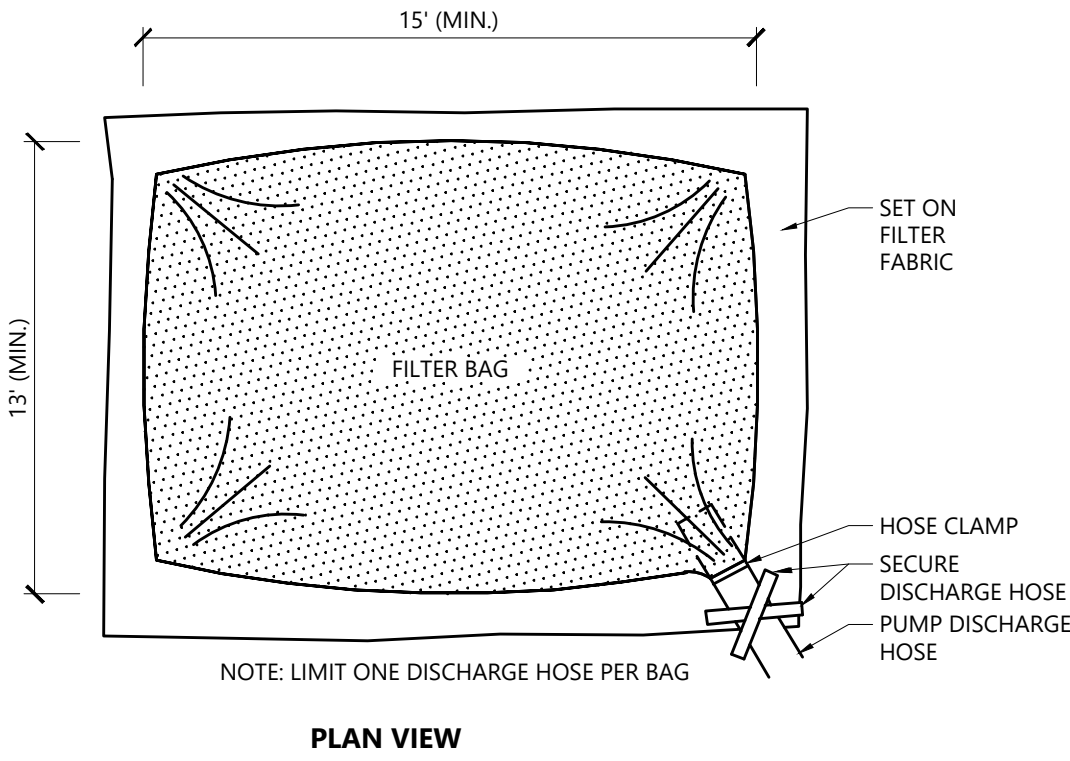
Barrier Mesh Tape or Rope 08/16
N.T.S. Source: VHB LD_VT



NOTES

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

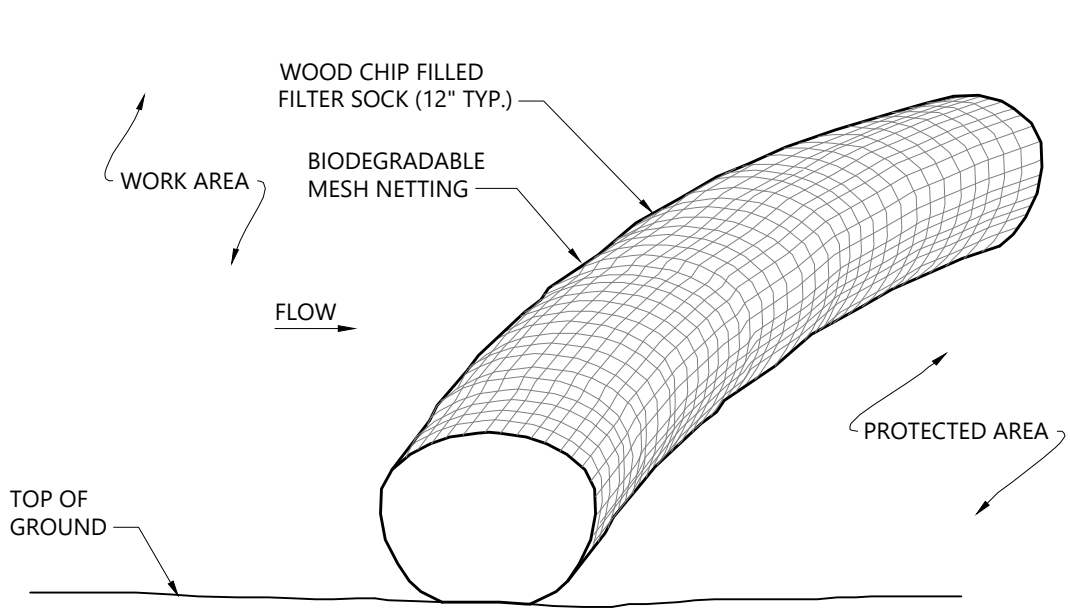
Stabilized Construction Exit 1/16
N.T.S. Source: VHB LD_682



NOTES

1. BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

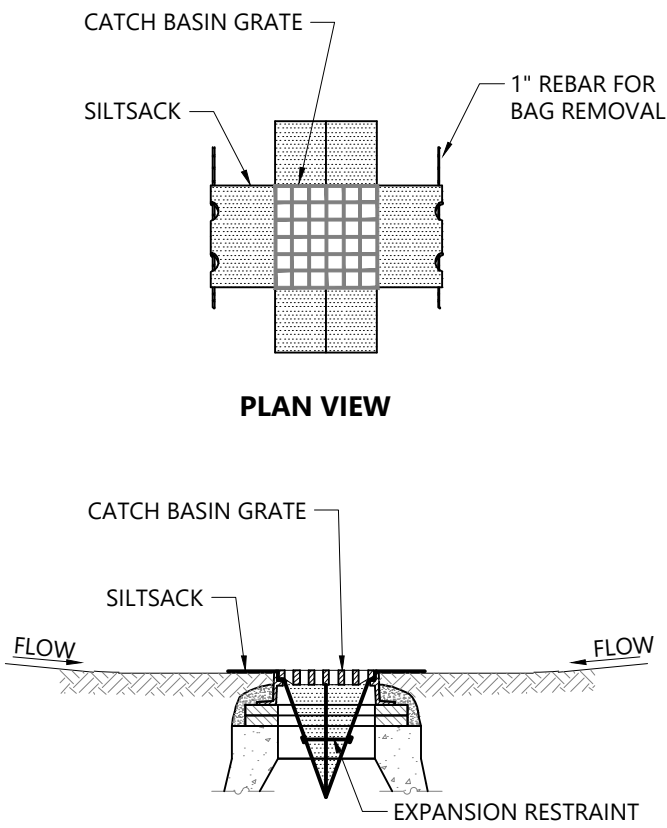
Dewatering Filter Bag 1/16
N.T.S. Source: VHB LD_691



NOTES

1. FILTER SOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. FILTER SOCK SHALL BE ANCHORED WITH GRAVEL BAGS.
3. FILTER SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock - Erosion Control Barrier 1/16
N.T.S. Source: VHB LD_658



NOTES

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

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

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Erosion Prevention and
Sediment Control Details

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TABLE OF DIMENSIONS											
BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 11 ¼"	8"	15"	12"	24"	12"	6" 45°	8"	30"	12"	24"	14"
6" 22 ½"	"	19"	"	"	13"	6" 90°	"	30"	"	"	27"
8" 11 ¼"	"	20"	"	"	12"	8" 45°	"	30"	"	"	24"
8" 22 ½"	"	22"	"	"	17"	8" 90°	"	38"	"	"	36"
12" 11 ¼"	"	30"	"	"	15"	12" 45°	"	40"	"	"	40"
12" 22 ½"	"	35"	"	"	25"	12" 90°	"	60"	"	"	52"

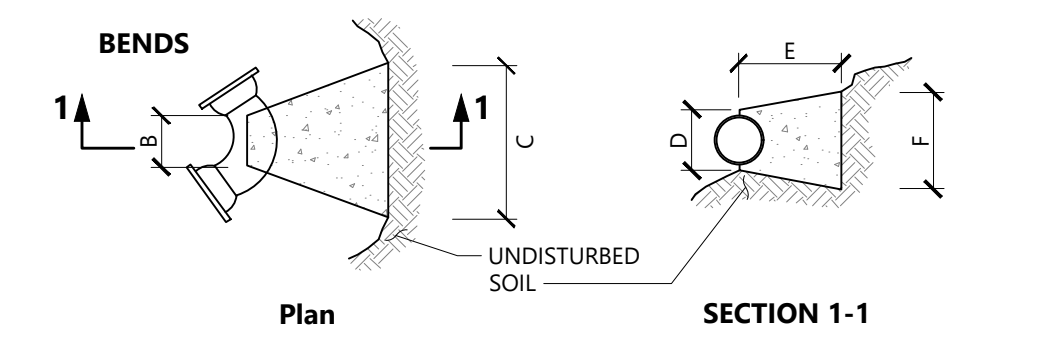
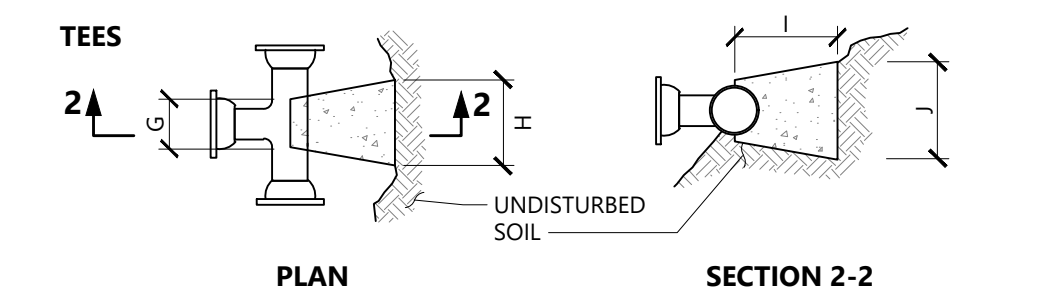


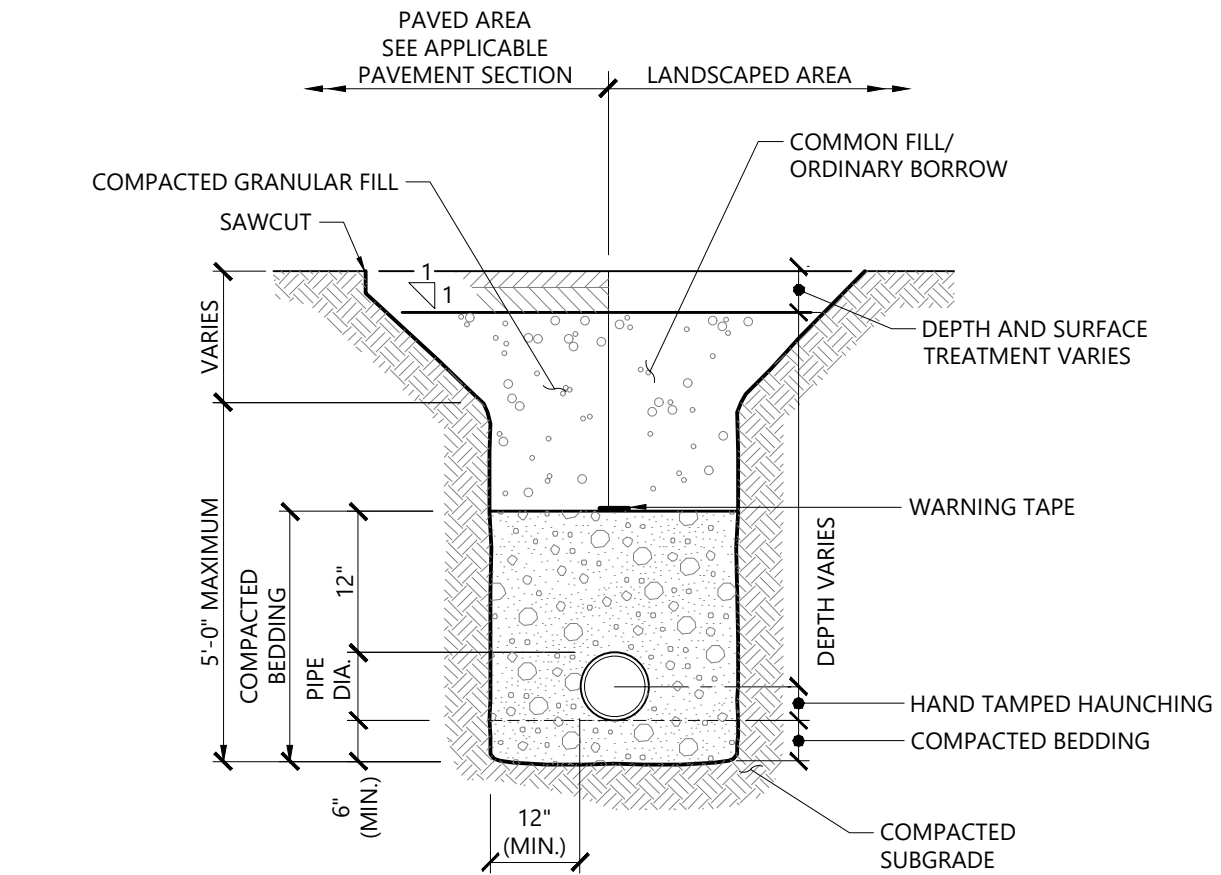
TABLE OF DIMENSIONS									
TEES	G	H	I	J	TEES	G	H	I	J
6"X6"X6"	12"	24"	24"	18"	12"X12"X6"	12"	24"	24"	18"
8"X8"X6"	"	"	"	"	12"X12"X8"	"	"	"	24"
8"X8"X8"	"	"	"	24"	12"X12"X12"	"	36"	"	36"



- NOTES**
1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES); PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
 2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
 3. CONCRETE SHALL BE 3,000 PSI-TYPE I.

Concrete Thrust Block

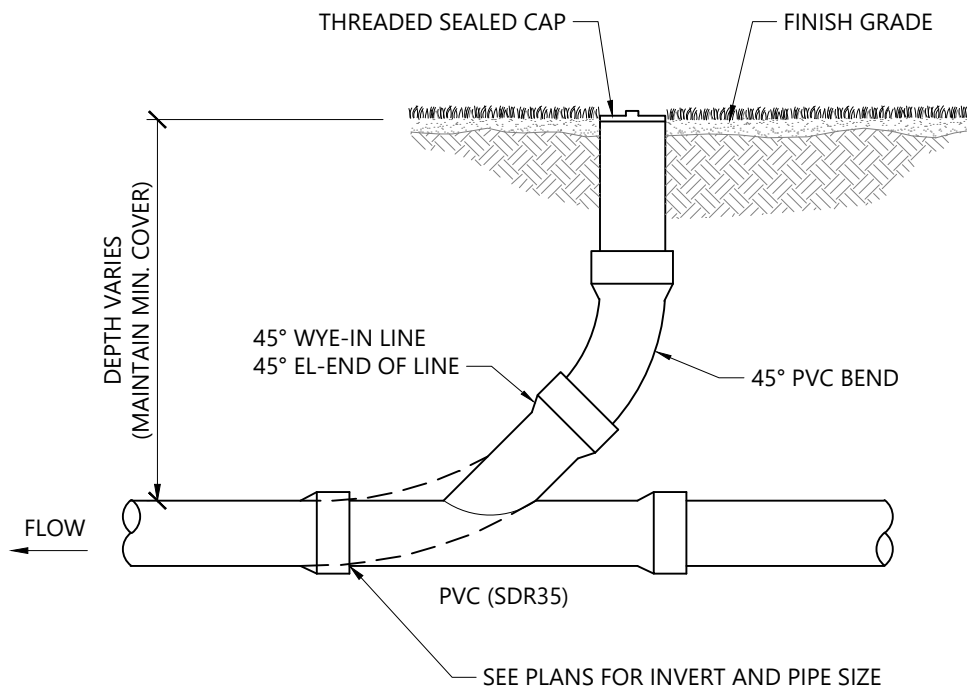
N.T.S. Source: VHB LD_260 1/16



- NOTES**
1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

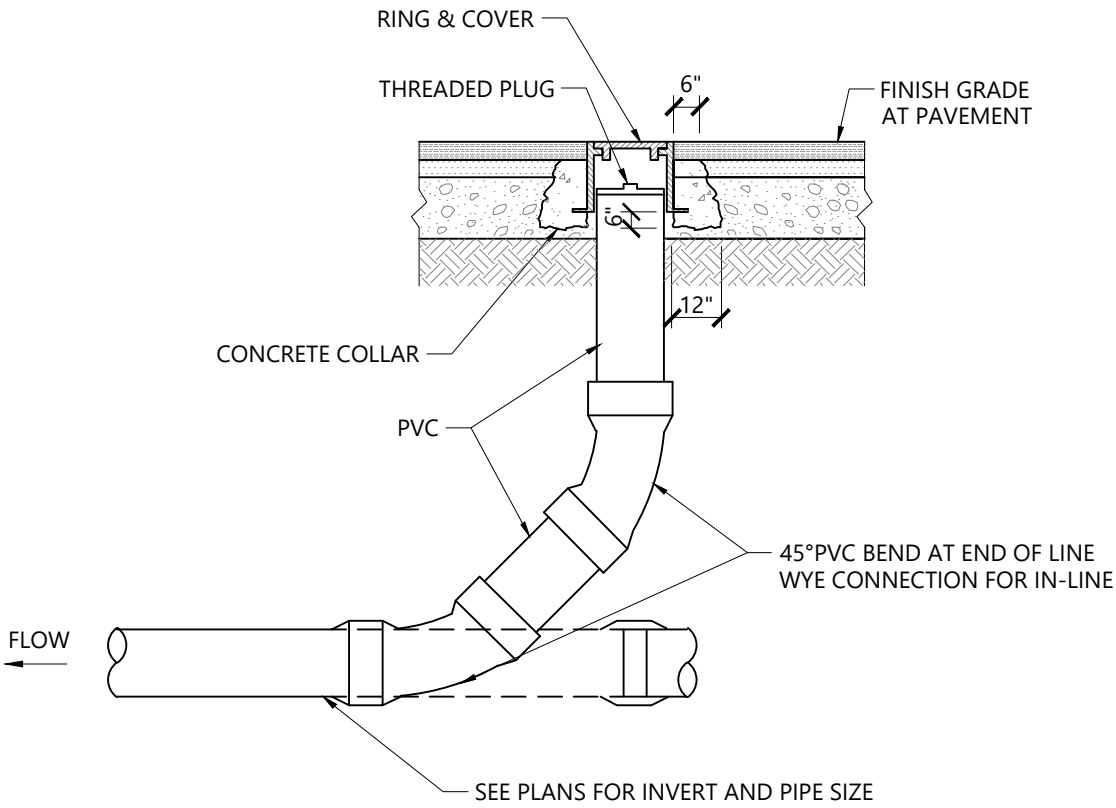
Utility Trench

N.T.S. Source: VHB LD_300 1/16



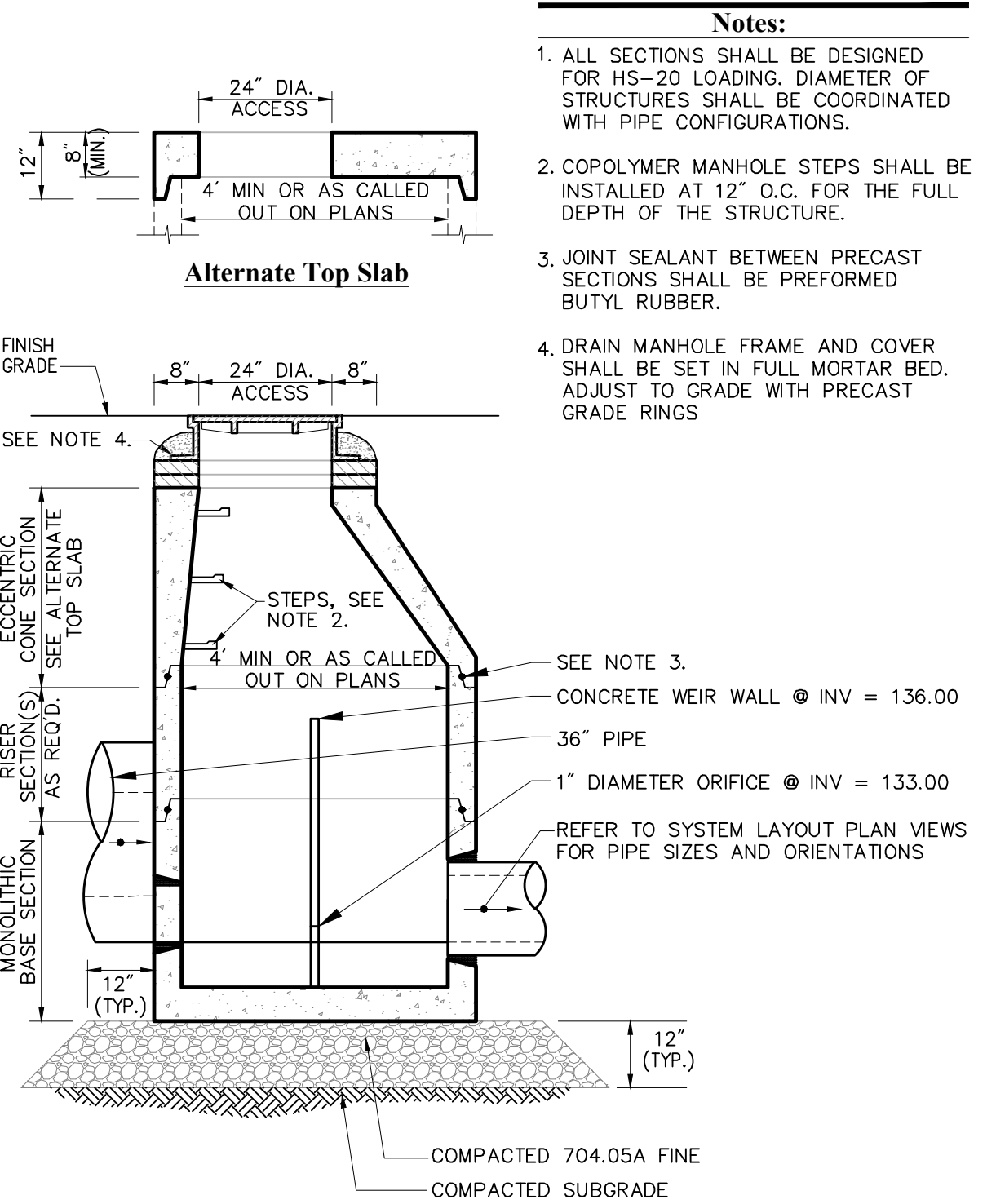
Cleanout - Landscape Area

N.T.S. Source: VHB LD_302 1/16



Cleanout - Paved Area

N.T.S. Source: VHB LD_303 1/16



Control Manhole

N.T.S. Source: VHB LD_ 11/15

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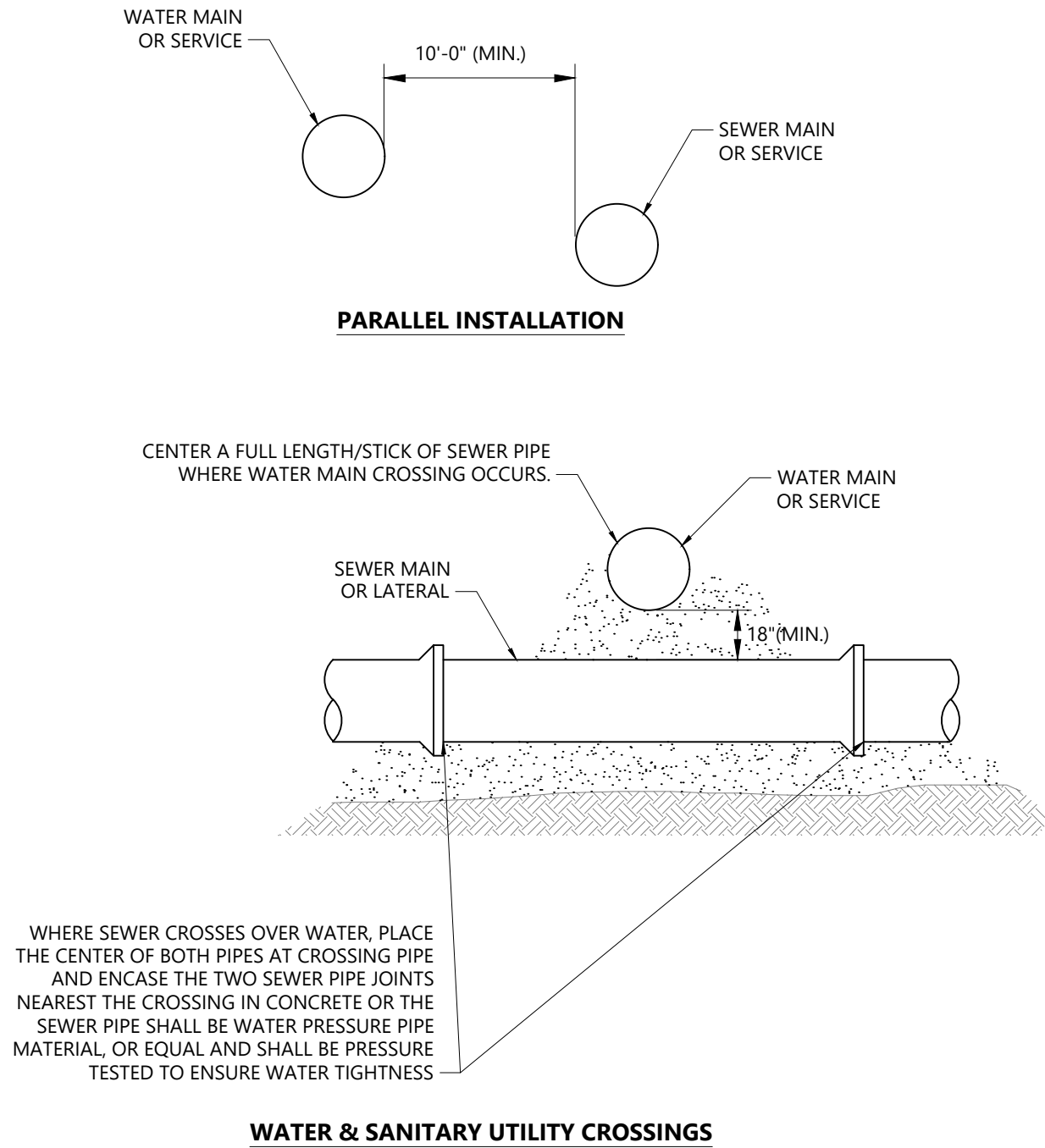
Designed by	RWN	Checked by	PBS
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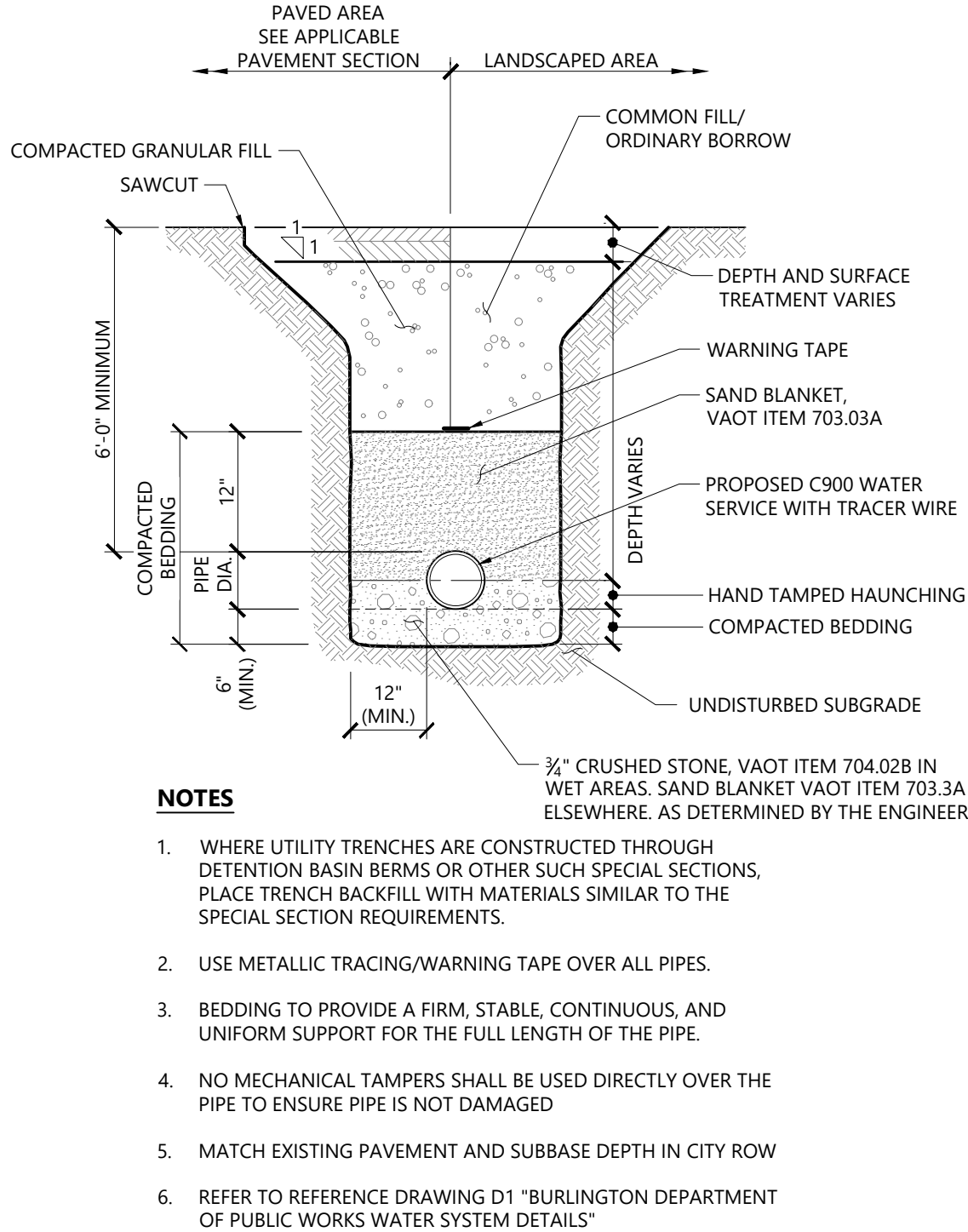
Drawing Title

Utility Details

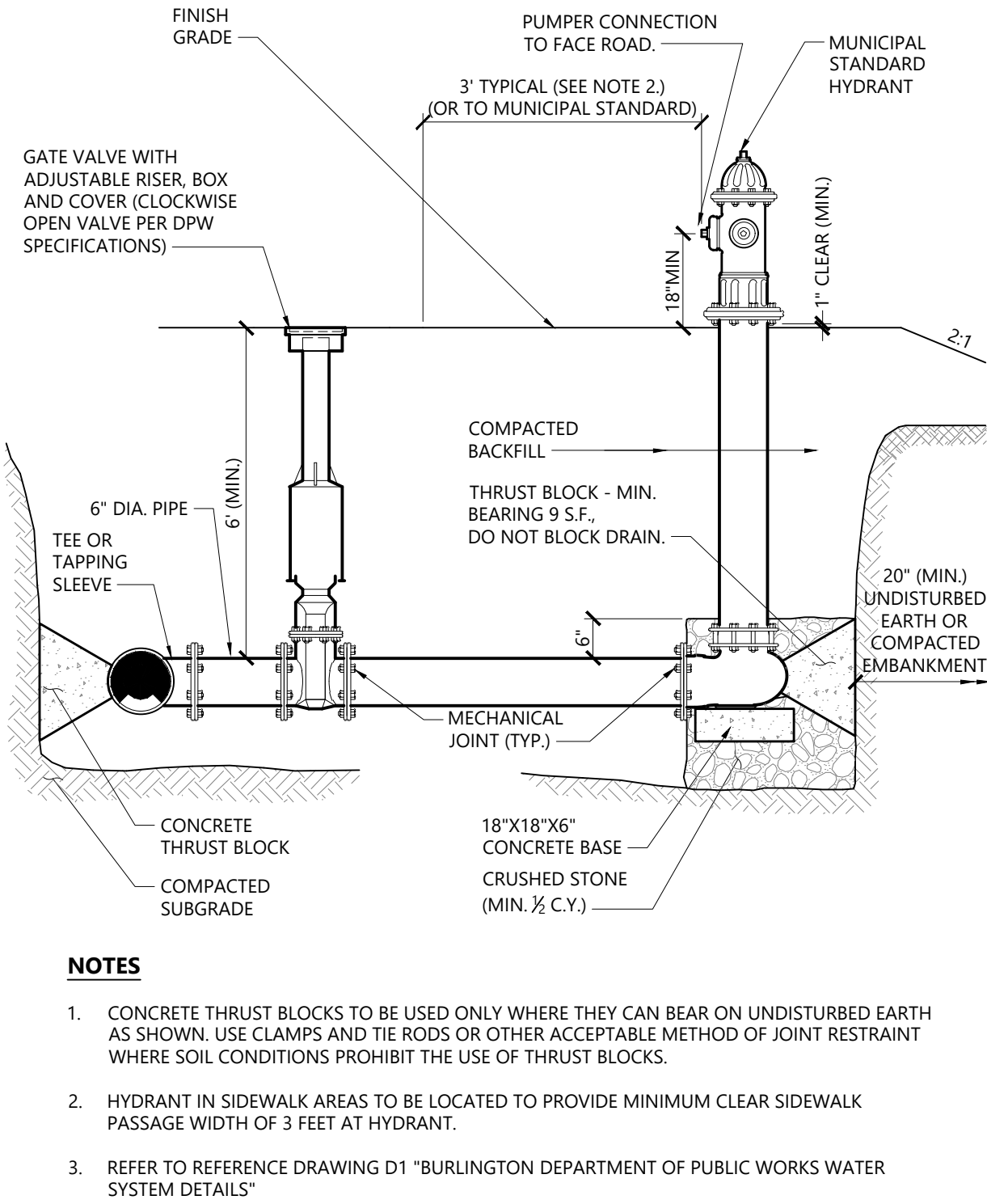
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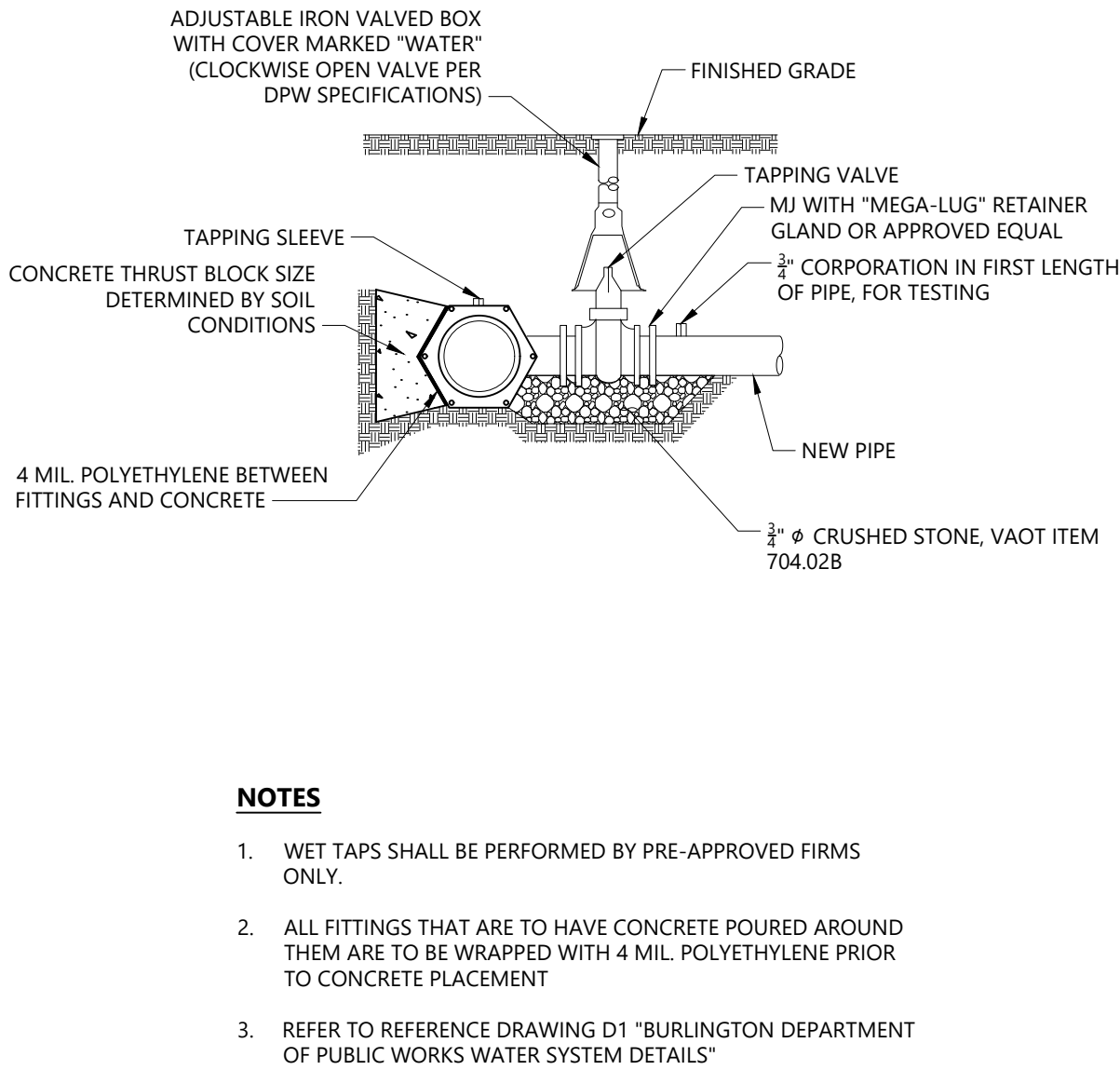
Water/Sewer Separation 1/16
N.T.S. Source: VHB LD_



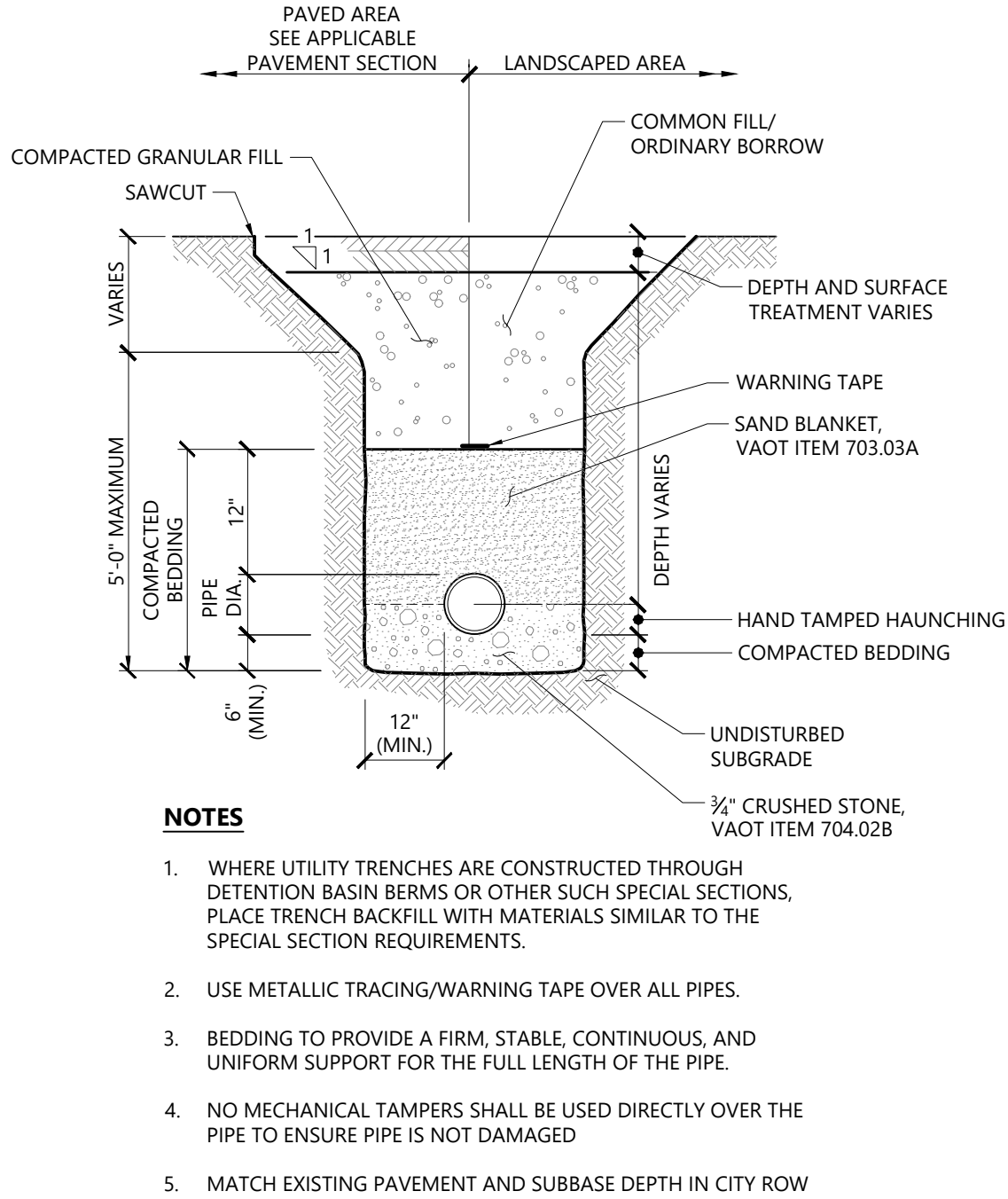
Waterline Trench 1/16
N.T.S. Source: VHB LD_



Hydrant Assembly Construction 1/16
N.T.S. Source: VHB LD_250



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



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

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Drawing Title
Utility Details

Drawing Number

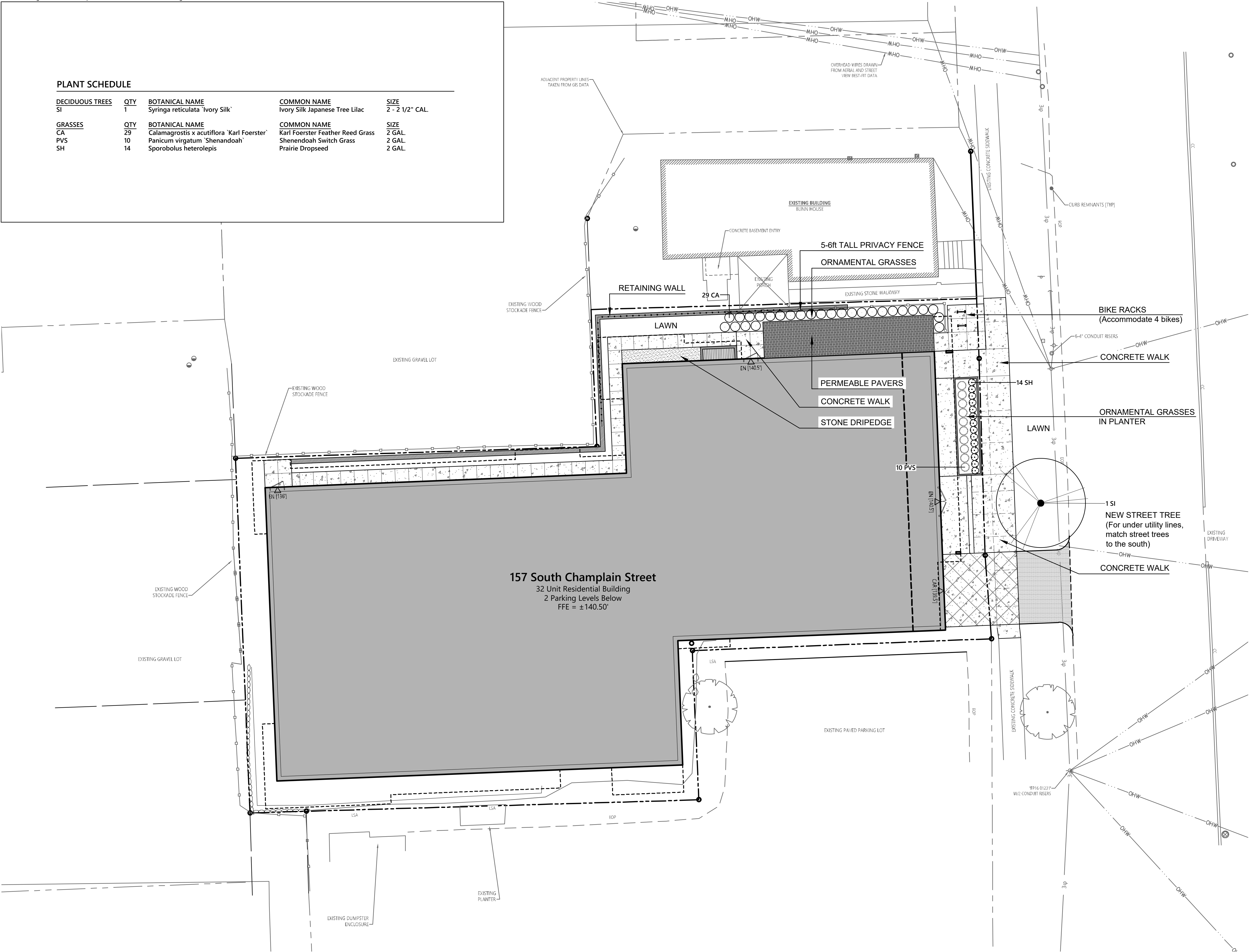
C6.03

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PLANT SCHEDULE

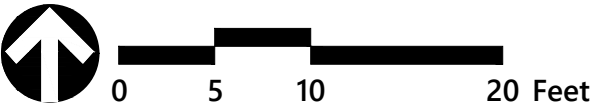
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SI	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2 - 2 1/2" CAL.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CA	29	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 GAL.
PVS	10	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 GAL.
SH	14	Sporobolus heterolepis	Prairie Dropseed	2 GAL.





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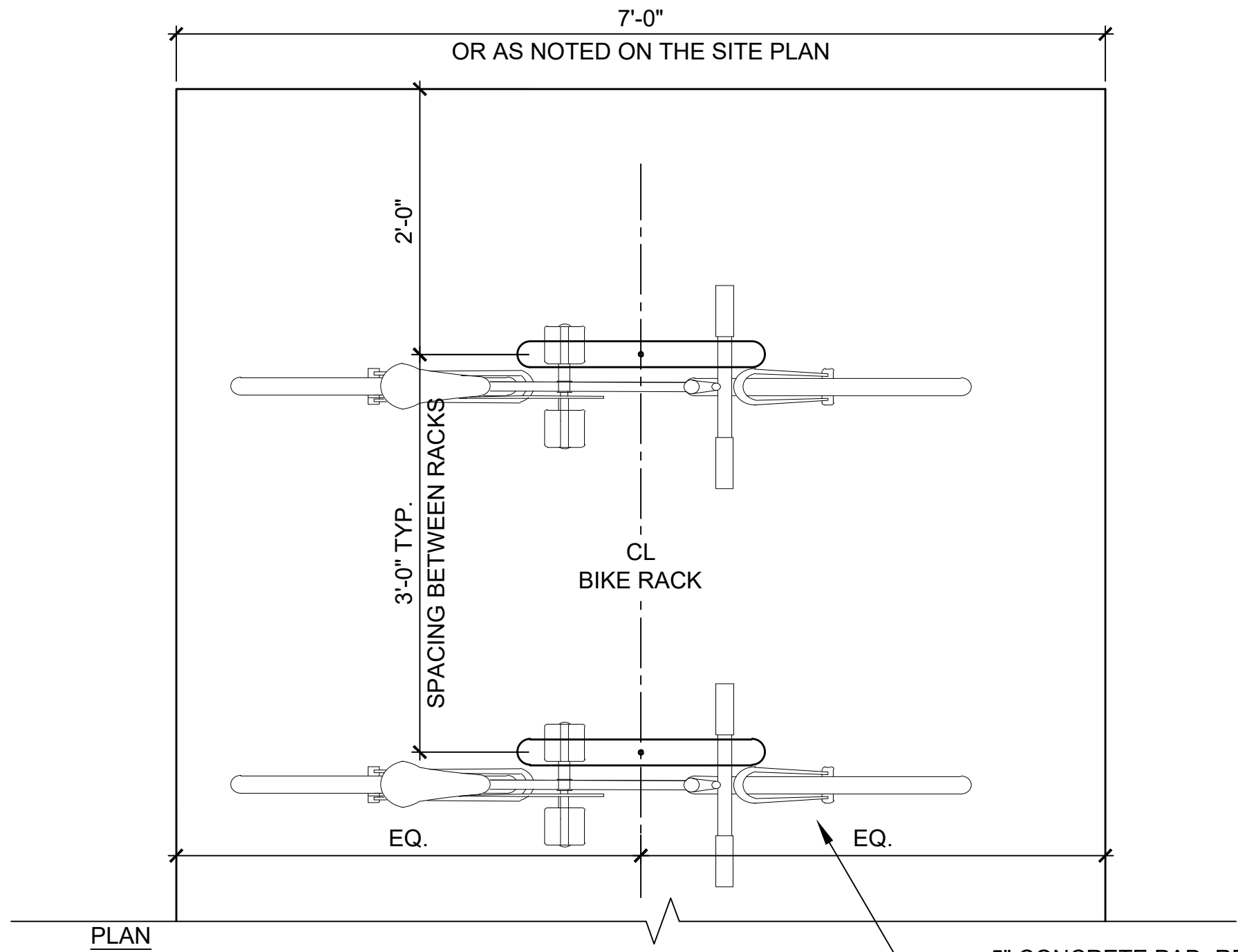
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Landscape Plan

Drawing Number

L1.00

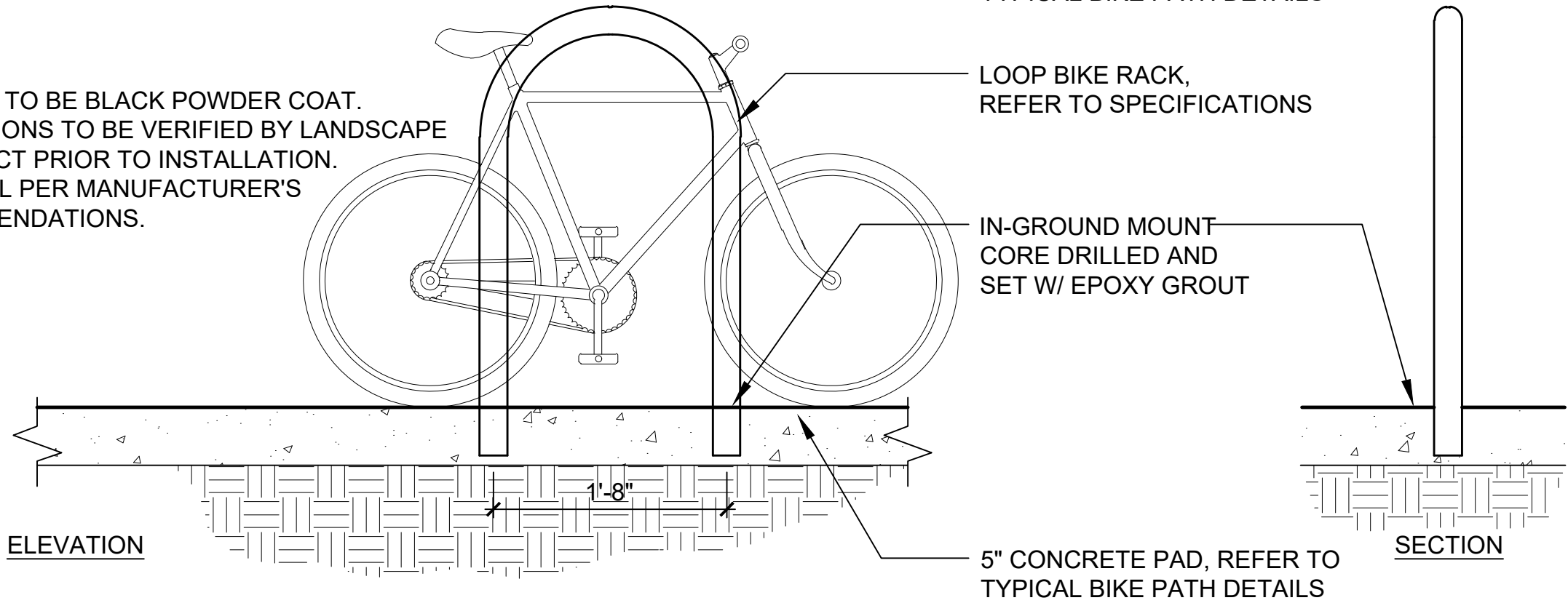
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NOTES:

1. COLOR TO BE BLACK POWDER COAT.
2. LOCATIONS TO BE VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



BIKE RACK

SCALE 1" = 1'

NOTES:

1. ALL WOOD FENCE COMPONENTS TO BE WESTERN RED CEDAR
2. WOOD FENCE POSTS TO BE P.T. LUMBER RATED FOR DIRECT GROUND CONTACT
2. ALL ASSOCIATED HARDWARE SHOULD BE SS
4. WOOD FENCE FINISH TO MATCH THE BUILDING CEDAR
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS SHOWING LAYOUT AND INCLUDING ALL PROPOSED MATERIALS AND HARDWARE.

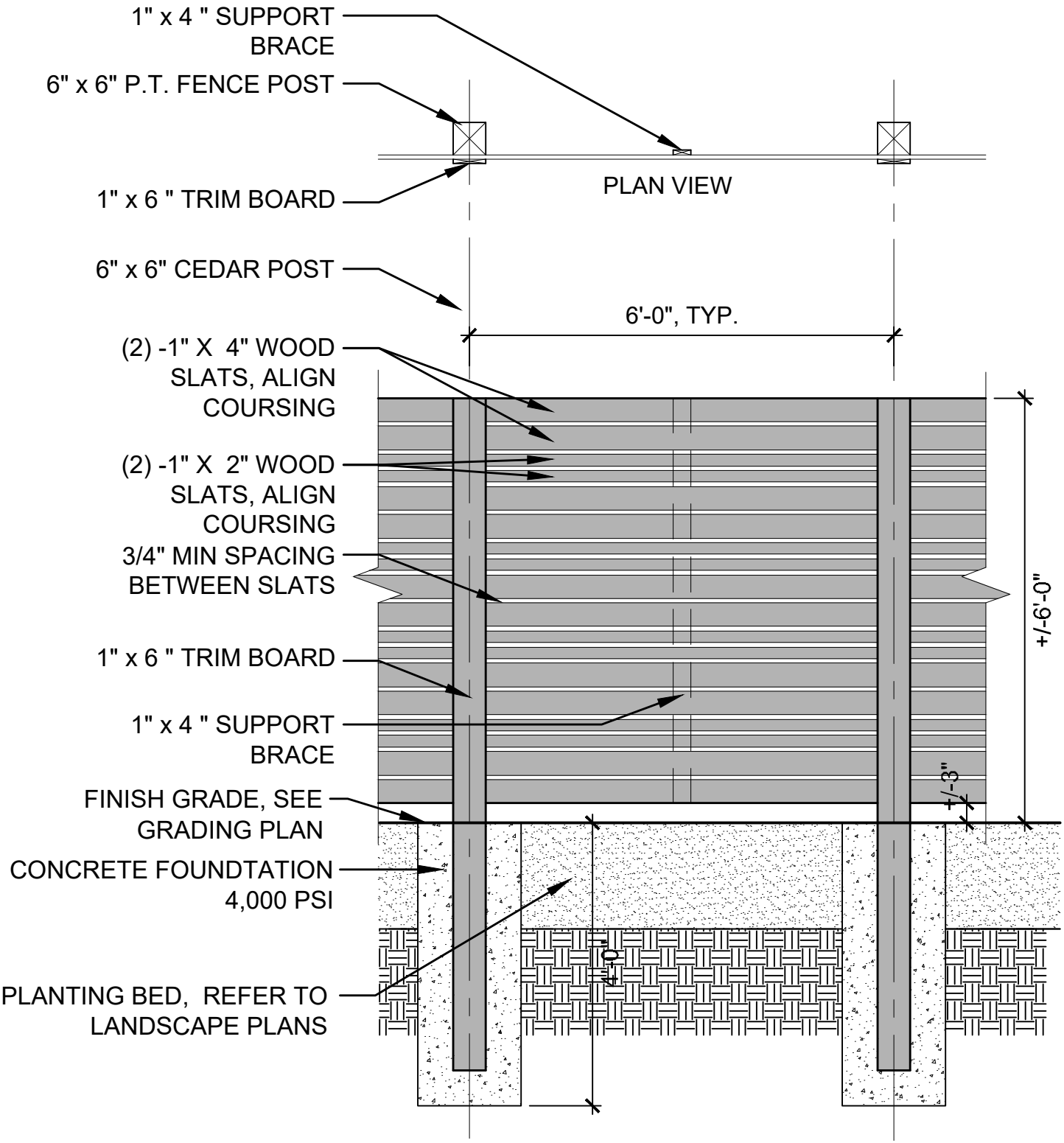


IMAGE FOR REFERENCE ONLY

PRIVACY FENCE

SCALE 1/2" = 1'-0"



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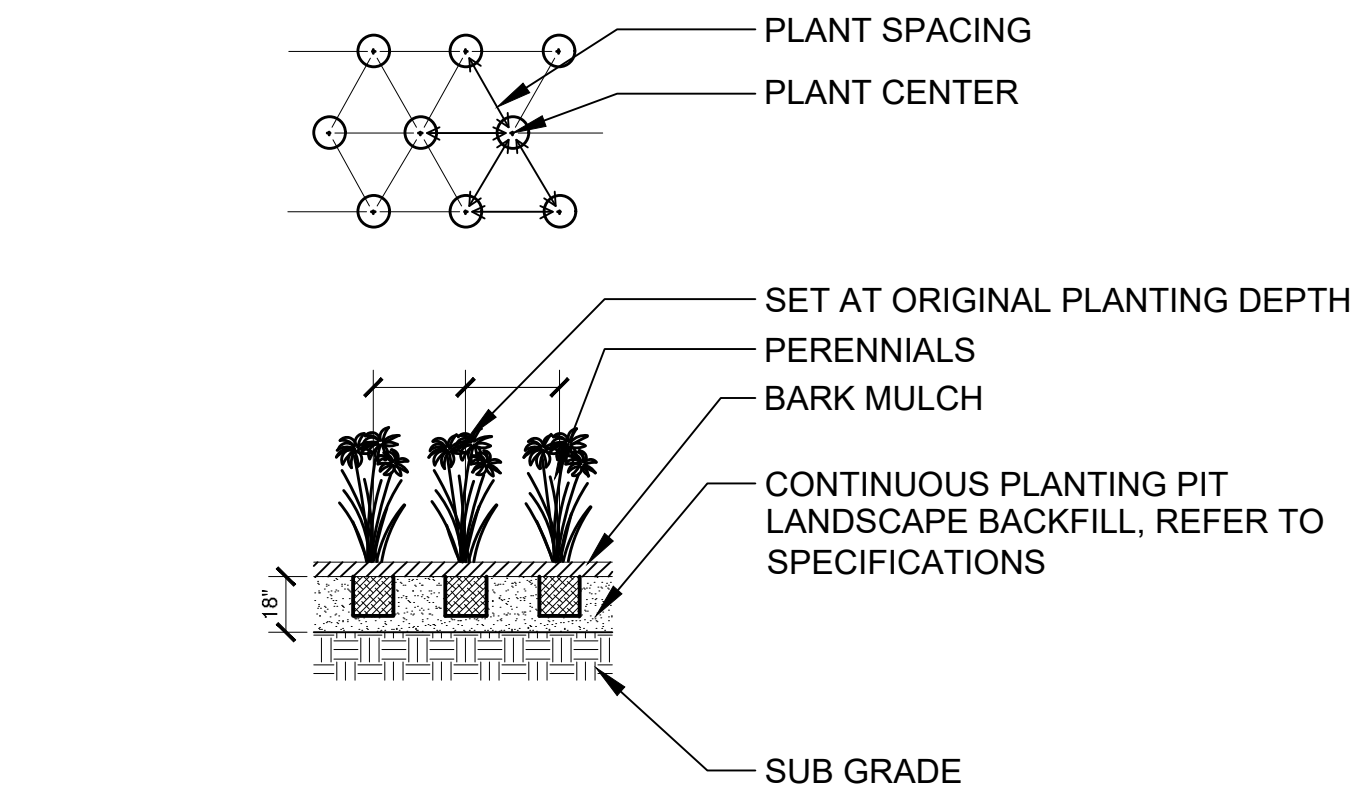
Drawing Title
Landscape Details

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PERENNIAL PLANTING
N.T.S.

- NOTES:
1. REFER TO PLANTING PLAN FOR SPACING AND QUANTITIES.
 2. ALL PLANTING BEDS ARE TO BE CONTINUOUS, COMPLETELY DUG OUT AND BACKFILLED WITH THE PROPER PLANTING BED BACKFILL MATERIAL, REFER TO SOIL PREPARATION SPECIFICATION.

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

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

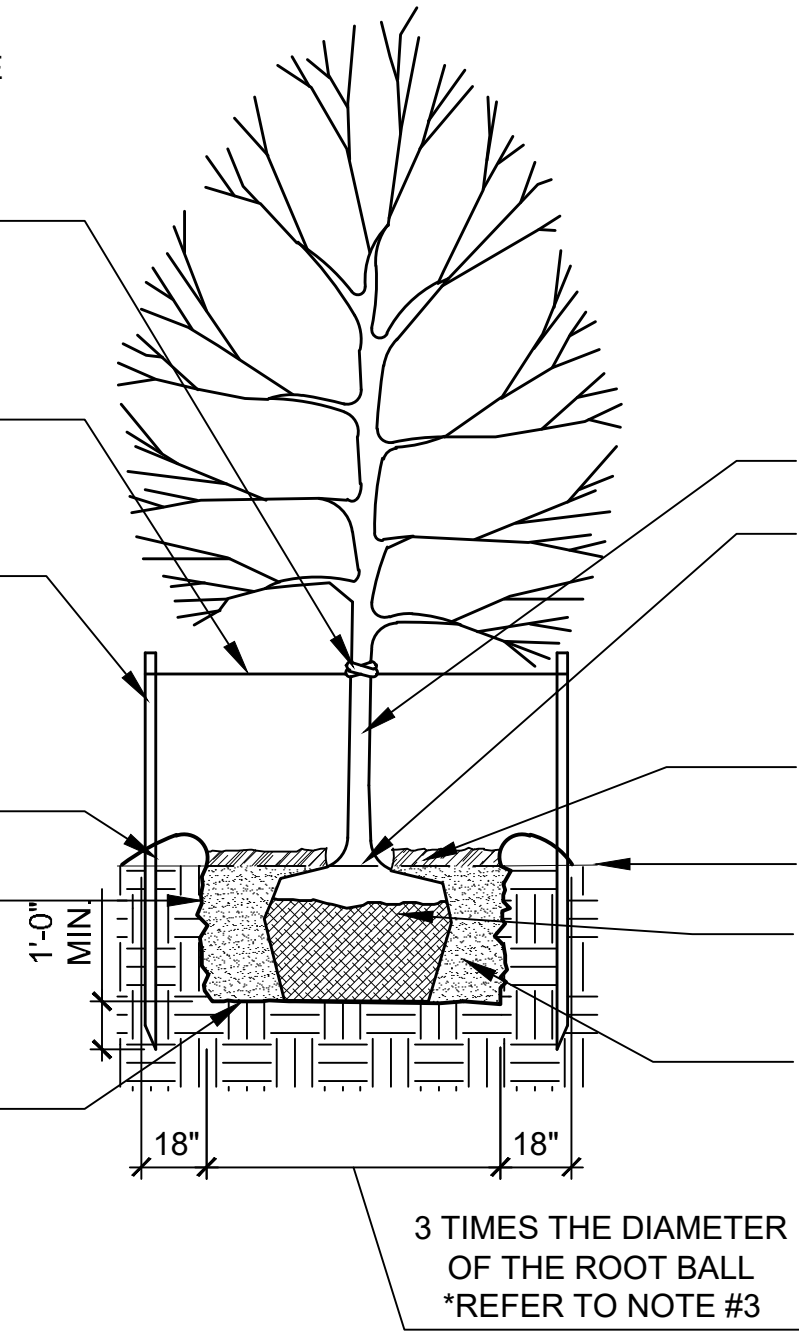
FASTEN WIRE BELOW POINT OF MAJOR BRANCHING OR TO MAJOR OUTSIDE TRUNK.

2 1/2" HARDWOOD STAKES. ALIGN STAKES PARALLEL W/ ROAD/ WALKS OR PARALLEL W/ DIRECTION OF PREVAILING WIND, REFER TO TREE STAKING DETAIL INCIDENTAL TO DECIDUOUS TREES

TEMPORARY WATERING BASIN MADE FROM SOIL

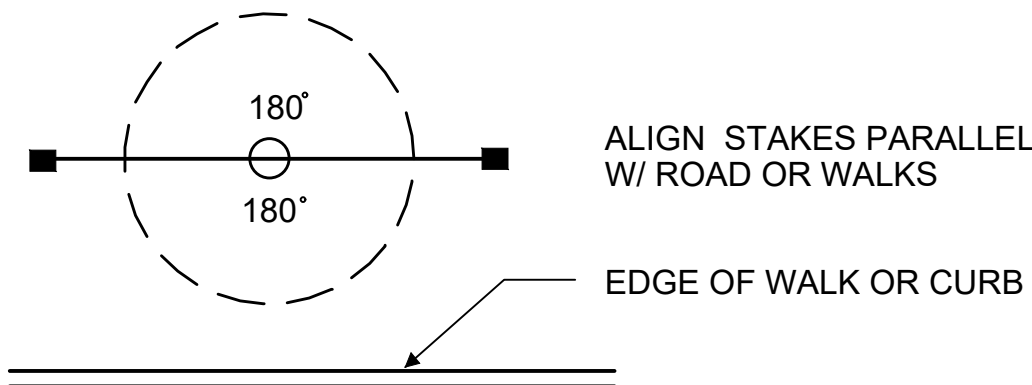
BREAK APART EDGE OF EXCAVATION W/ SHOVEL AND BLEND PLANT MIX W/ EXISTING SOIL TO PROVIDE TRANSITION TO UNDISTURBED GRADE

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

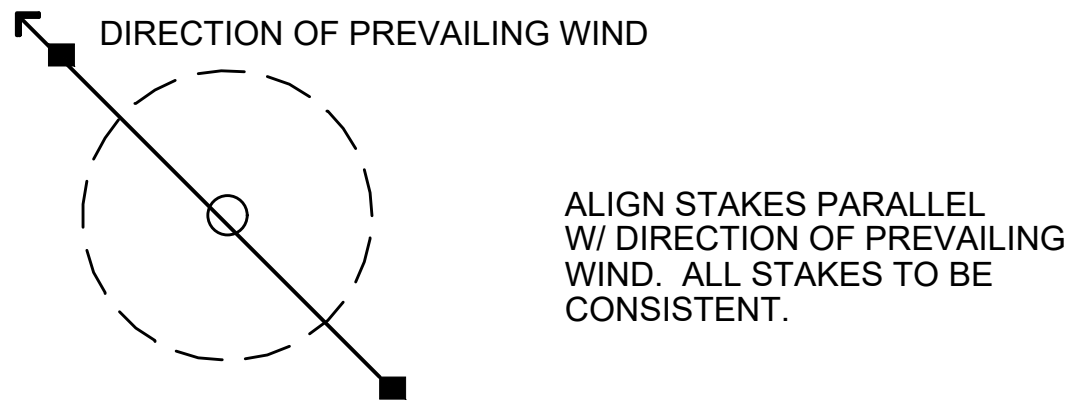


- NOTES:
1. EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING, OR SURVEYORS TAPE TO PREVENT FUTURE GIRDLING.
 2. ALL TREE PLANTING BEDS ARE TO BE CONTINUOUS, COMPLETELY DUG OUT AND BACKFILLED WITH THE PROPER PLANTING BED BACKFILL MATERIAL, REFER TO SOIL PREPARATION SPECIFICATION.
 3. WIDTH OF TREE PIT SHALL BE 3 TIMES THE DIAMETER OF THE ROOT BALL, UNLESS TREE IS BEING PLANTED IN CONTINUOUS LANDSCAPE BEDS / PITS.

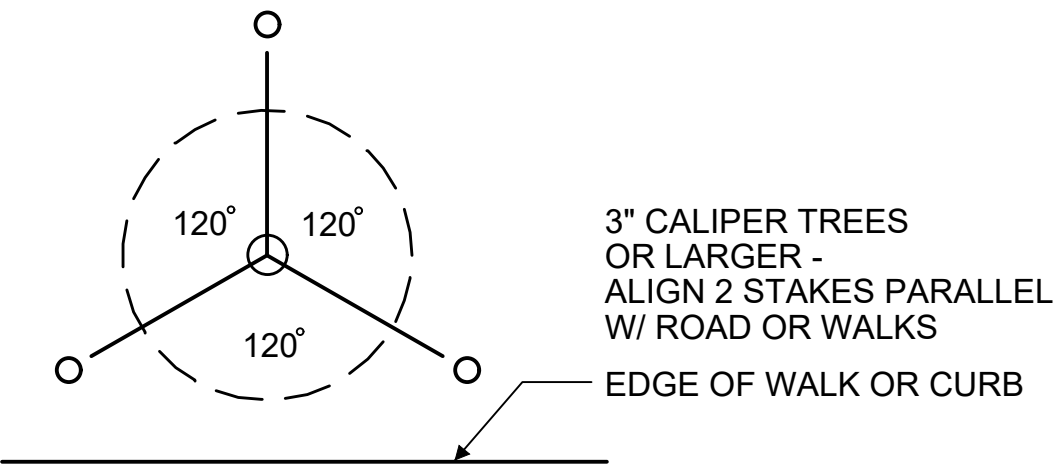
TREE PLANTING
SCALE 1/4" = 1'-0"



A. TREE STAKING ALONG ROAD OR WALKS



B. TREE STAKING IN OPEN SPACES



C. TREE GUYING

TREE STAKING LAYOUT
NO SCALE

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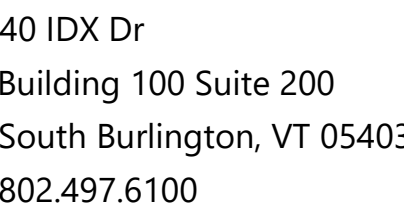
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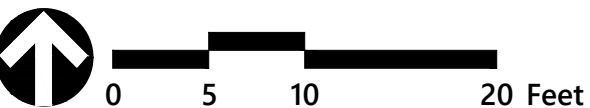
L1.02

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- Fixture A
Manufacturer: Lithonia Lighting
Fixture: WF6
Wattage: 14watt LED
LED Color: 3,000k
Voltage: 120v (verify with electrical engineer)
Color: White
Mounting Height: +/-12ft (Under canopy and garage ceiling)



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Lighting Plan

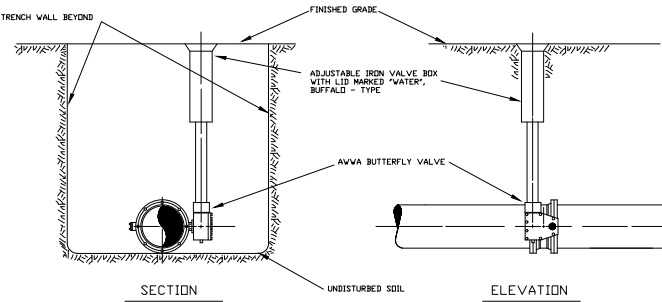
Drawing Number

L2.00

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NOTES:

Before construction of any utilities or improvements, the Contractor shall notify the Department of Public Works (DPW), IN WRITING, of intent to proceed.

- All water mains, fittings, appurtenances and other materials, and construction shall conform to all applicable AWWA, State and City codes, standards and regulations. In the case of conflict between these construction details and specifications and a code or regulation, the decision of the Vermont Department of Health or VTDEC Water Supply shall be binding.
- All water mains, fittings, appurtenances shall be installed in a workmanlike manner. Installation shall be under the general inspection of the Public Works Department. Before any water line work is commenced by the Contractor, they shall notify the Public Works Department at least five (5) work days in advance of his intention to proceed.
- Connection to an existing water main shall be done under the supervision of, and with the approval of the Public Works Department. It is the Contractor's responsibility to secure ALL necessary permits and permission to make the connection and to coordinate all parties involved in the process. The Public Works Department shall be notified AT LEAST five (5) work days in advance of the intended connection time.
- An inspector employed by the Public Works Department shall be notified at least two (2) days in advance of all water line installations. Said inspector shall be on the premises for all water line installations.
- As-Builts, prepared by the Contractor are required by the Public Works Department at the time of the completion of the water system. The contractor shall provide accurate tie sheets for all new valves, fittings and curb stops. The contractor shall allow the city to access the construction site to obtain additional infrastructure information throughout the project.
- All water mains shall have horizontal and vertical distances as detailed on this drawing.
- All public and private water mains: 1) 4' or greater shall be C-900 pipe (per note 21 below); 2) less than 4' in diameter shall be ULTRA-HIGH WEIGHT, CTS POLYETHYLENE TUBING DESIGNED FOR A WORKING PRESSURE OF 200 PSI (AWWA C-901, ASTM-D-1248 AND ASTM-D-2737). All water line fittings shall be ductile iron, (AWWA C-110), cement-lined. For water lines less than 4 inches in diameter, fittings (other than valves) shall MEET MANUFACTURER'S RECOMMENDATIONS AND MEET VERMONT ACT 193 REQUIREMENTS FOR LEAD CONTENT.
- All buried valves shall conform to AWWA C-504 or C-509, and be resilient wedge gate valves up to 12 inch in size, and either resilient wedge or butterfly valves for larger sizes. All gate valves shall open right (clockwise) and shall have adjustable iron valve boxes extending to the finished grade (see Typical Details).
- Hydrants shall be in accord with AWWA C-502, 3-way post type breakaway Kennedy K81-A, with two (2) 2-1/2' hose nozzles and one (1) 4-1/2' steamer nozzle. Nozzle threads shall be Roxbury double-start. Hydrants shall be provided with a 6'5" bury (riser). In all cases, it is the Contractor's responsibility to check with the Public Works Department to secure approval of the selected hydrant(s) and assure compatibility. All Hydrant drains shall be permanently plugged, or a non-draining hydrant shall be installed. All Hydrants shall be set back a minimum of three (3) feet from paved surfaces. In addition, whenever a traffic hazard appears to exist (in the opinion of the Public Works Department), the hydrant shall be protected by curbing and/or post-stanchions.
- Curb boxes shall be Buffalo type with telescoping top and bolt-on caps.

Stormwater Management Summary

Impervious Surface Summary

Existing: 6,230 SF (0.143 acre)

Proposed: 10,935 SF (0.251 acre)

Peak Flow Summary Table

Storm Event	Existing Peak Discharge (CFS) (Combined Site Discharge, All POIs)	Treatment Target (Qp-1)*	Proposed Conditions Qp (all POIs)	Flow Reduction
1 Year (1.9")	0.44	0.22	0.10	77.3%
10 Year (3.2")	0.75	NA	0.53	29.3%

*Treatment Target = Match Qp-1 from site as if 50% existing impervious converted to meadow.

Conformance with CSO Offset Policy:

The Burlington DPW CSO Offset Policy requires treatment for 0.5 SF existing impervious per 1.0 GPD of proposed WW flow. Project WW demand = 5,460 GPD. Therefore 5,460 GPD * 0.5 SF/GPD = 2,730 SF of existing surfaces require treatment. Within Main Plant CSO-shed, treatment priority is detention of peak flow during Q-1 event.

Summary of Treatment for Existing Surfaces:

Existing Impervious Surface: 6,230 SF

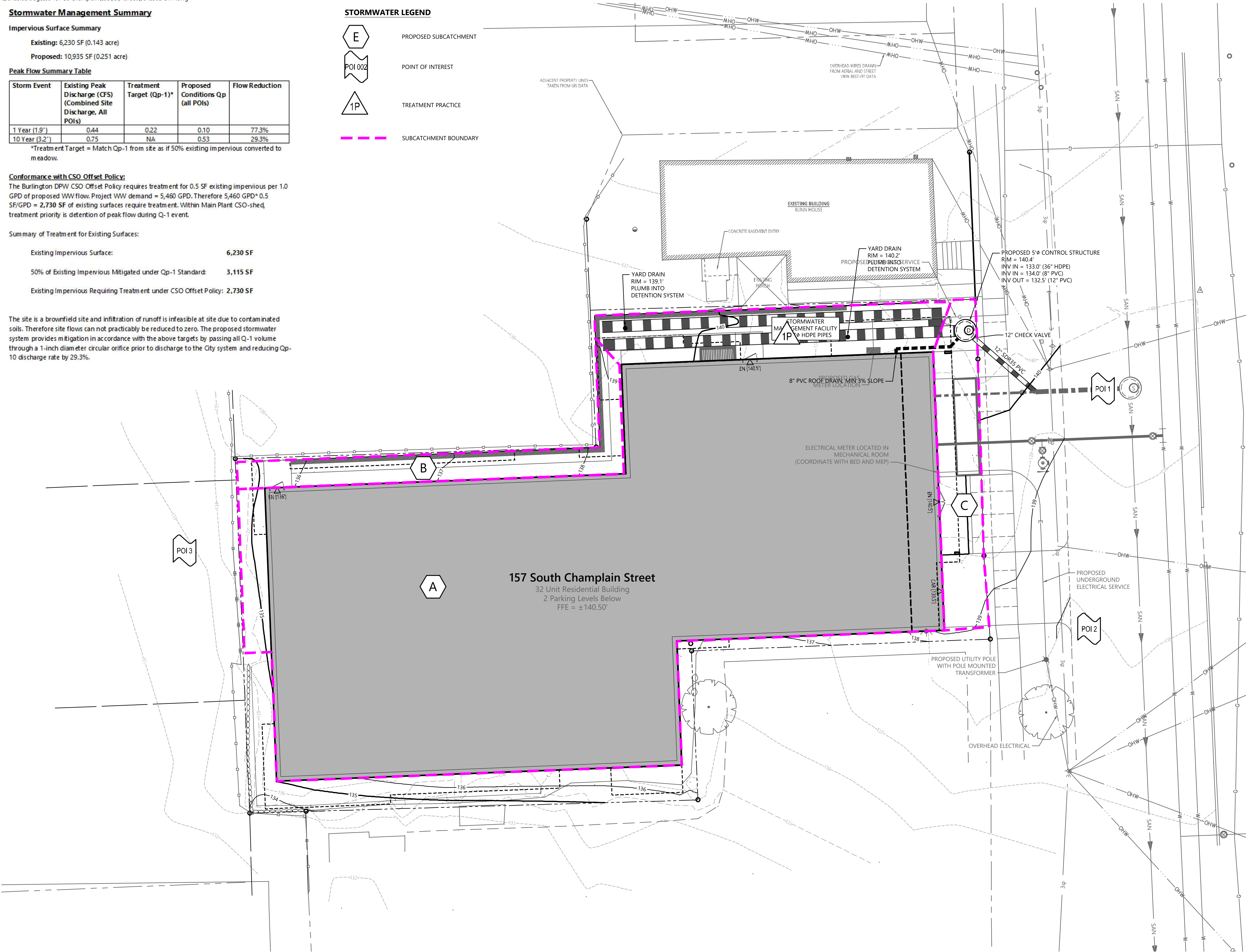
50% of Existing Impervious Mitigated under Qp-1 Standard: 3,115 SF

Existing Impervious Requiring Treatment under CSO Offset Policy: 2,730 SF

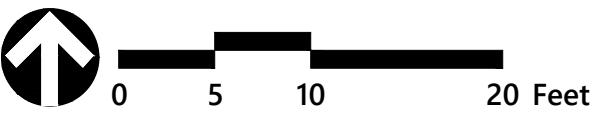
The site is a brownfield site and infiltration of runoff is infeasible at site due to contaminated soils. Therefore site flows can not practicably be reduced to zero. The proposed stormwater system provides mitigation in accordance with the above targets by passing all Q-1 volume through a 1-inch diameter circular orifice prior to discharge to the City system and reducing Qp-10 discharge rate by 29.3%.

STORMWATER LEGEND

- E PROPOSED SUBCATCHMENT
- POI 002 POINT OF INTEREST
- 1P TREATMENT PRACTICE
- SUBCATCHMENT BOUNDARY



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



Dagesse Company
157 South Champlain Street
Burlington, VT 05401

No.	Revision	Date	Apprd.

Designed by	RWN	Checked by	PS
Issued for		Date	Mar. 19, 2021

Local Review

Not For Construction

Drawing Title
Proposed Stormwater Management Plan

Drawing Number

SW1

Sheet 1 of 2

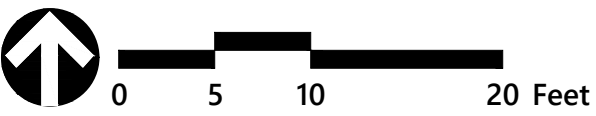
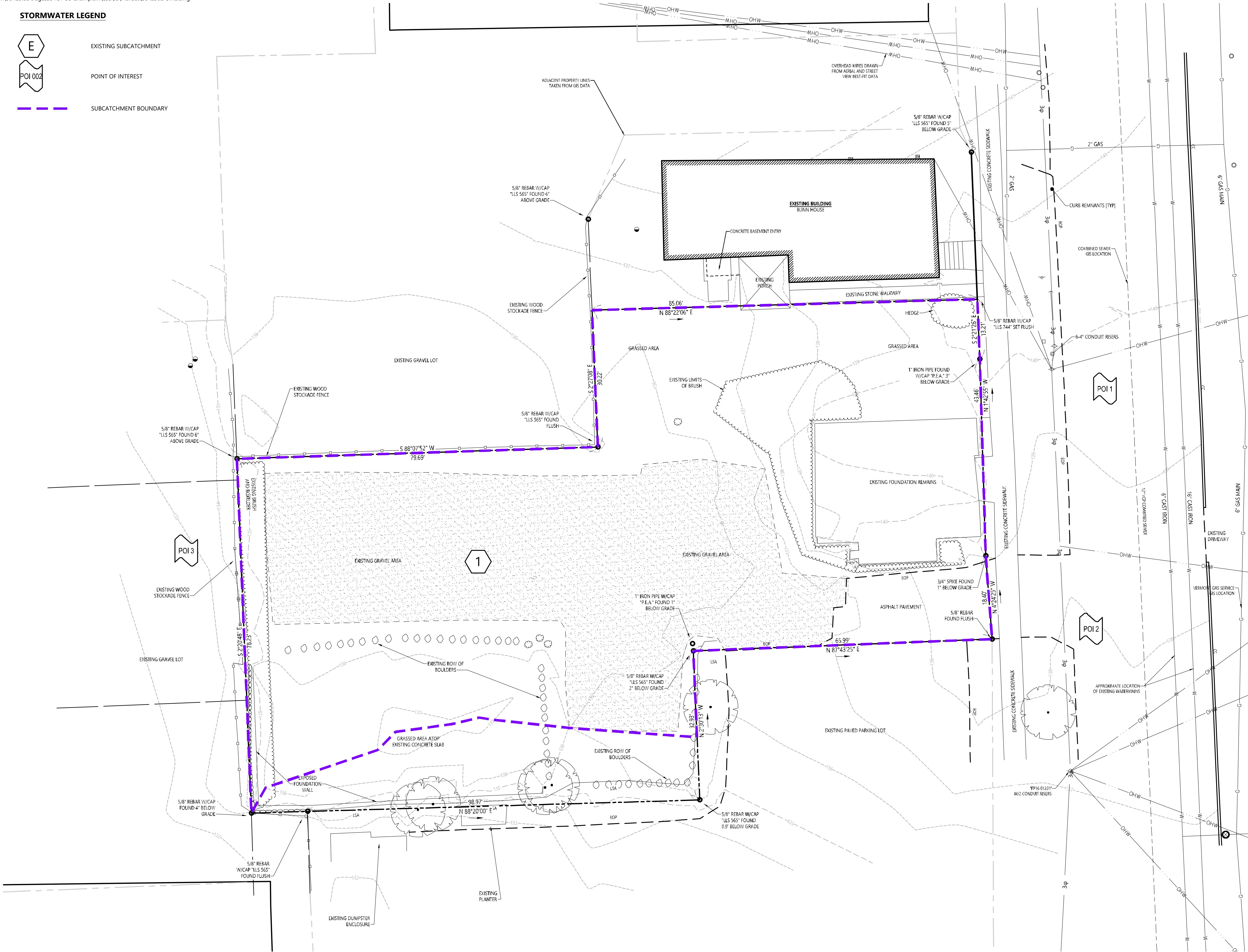
Project Number
58429.02

STORMWATER LEGEND

- E

EXISTING SUBCATCHMENT
- POI 002

POINT OF INTEREST
- SUBCATCHMENT BOUNDARY



Dagesse Company
157 South Champlain Street
Burlington, VT 05401

No.	Revision	Date	Appr'd.

Designed by	RWN	Checked by	PS
Issued for	Local Review	Date	Mar. 19, 2021

Not For Construction

Drawing Title

**Existing Conditions
Stormwater Plan**

Drawing Number

SW2

Sheet 2 of 2

Project Number
58429.02



To: Nate Dagesse

Date: April 8, 2021

Memorandum

Project #: 58429.02

From: Jenn Conley, PE, PTOE

Re: Transportation Demand Management (TDM)

VHB has reviewed the City ordinance regarding creation of a Transportation Demand Management (TDM) program in light of the approximately 32-unit residential facility proposed at 157 South Champlain Street. Based on the ordinance, any project that creates more than 10 dwelling units is required to create a TDM program.

According to the City of Burlington's Comprehensive Development Ordinance, the purpose of a TDM program is to reduce parking demand, car ownership, and vehicle miles traveled while increasing transit use and non-motorized travel.

VHB has discussed its recommendations with the client who has committed to the following TDM measures based on City requirements.

(a) Outreach and Education

The ordinance requires creation of a Transportation Coordinator who will be responsible for providing residents with information on TDM strategies during an annual meeting as well as on request. In addition, the Transportation Coordinator is required to prepare and disseminate an annual travel survey of residents and employees and provide record keeping to the City.

CATMA is a non-profit membership based transportation management association that administers and manages customized TDM programs. They work with members and community partners to plan and manage transportation options in ways that reduce environmental impacts. Their offerings include data collection and reporting as well as working with GMT to provide transit passes to groups, incentives for biking and walking, resources for carpool and vanpool services, and bikeshare discounts. VHB has contacted CATMA to inquire about membership costs for a building of this size.

The 157 South Champlain building will be professionally managed by a Property Manager. **The project has committed that the Property Manager will serve at the Transportation Coordinator and that the building join CATMA for the first two years of occupancy to provide the monitoring and reporting requirements as well as other benefits.** Over time the condominium association will determine if CATMA membership is appropriate for them or if they wish to self-manage the transportation data collection and reporting.

(b) TDM strategies.

The ordinance requires GMT transit passes be provided to all residents for free for the first year of occupancy and at a minimum discount of 50% for each year afterward. The Project should commit to providing GMT passes. **For the first two years, the Project has committed that transit passes will be offered for free to all residents of the building through the CATMA membership.**

During subsequent years, the condominium association may have the option to collectively buy transit passes through the management company or otherwise (some residents may have passes through their employer) in the event that CATMA membership is not continued. The Project will investigate methods to ensure that the condominium association continues to support transit passes.

The ordinance requires offering a car share membership to all tenants and employees for free for the first two years of occupancy, and at a minimum discount of 50% for every year afterward. In addition, the ordinance requires the provision of car share spaces on site at a rate of 1 space for every 20 residential units.

As shown on the graphic below, there are currently four vehicles located 0.3 miles or less from the proposed Project. As such, it is likely that site residents would use these vehicles. The Project has requested information from CarShare Vermont regarding the usage of those vehicles. Based on input from CarShare Vermont, there is likely enough demand for the placement of another vehicle in this area. **The Project has committed to providing a parking space for a CarShare vehicle on the site.** CarShare Vermont has requested that the Project provide a parking space that is EV ready for the car share. **The Project has committed to make the car share parking space EV ready .**

In conformance with the ordinance, **the Project will provide car share membership for the residents during the first year of building occupancy and will subsidize 50% towards a second year of membership**

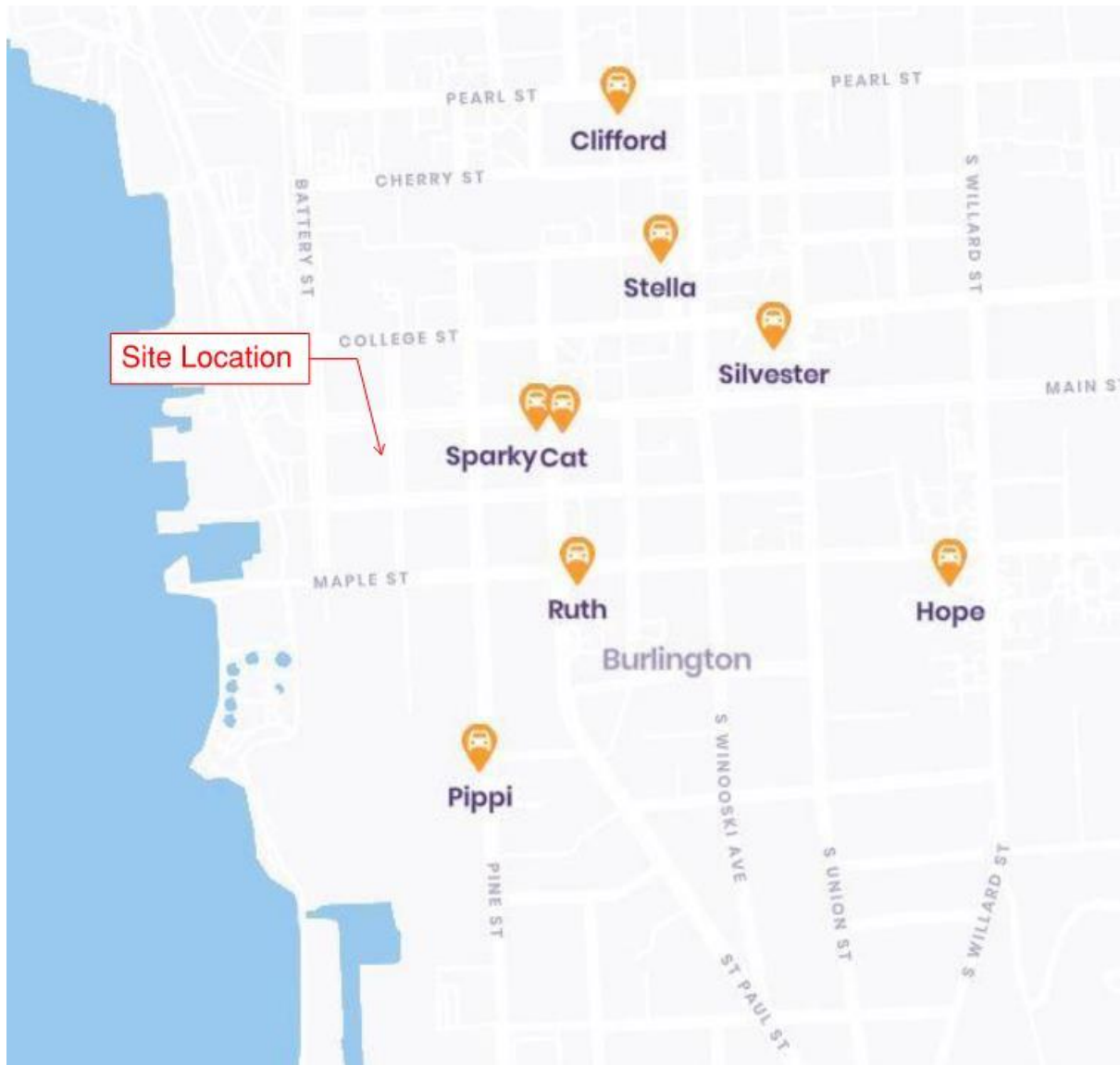


Figure 1. Car Share Locations in Proximity to the Project Site Location

The third TDM Strategy is, in lieu of the two items above, to join a TMA that offers equivalent or better strategies to the transit passes and car share membership outlined above. A discussion with CATMA reveals that their services do not cover car share placement or minimum lease agreements, however, CATMA can assist with the transit subsidy requirements and reporting requirements.

(c) Parking Management

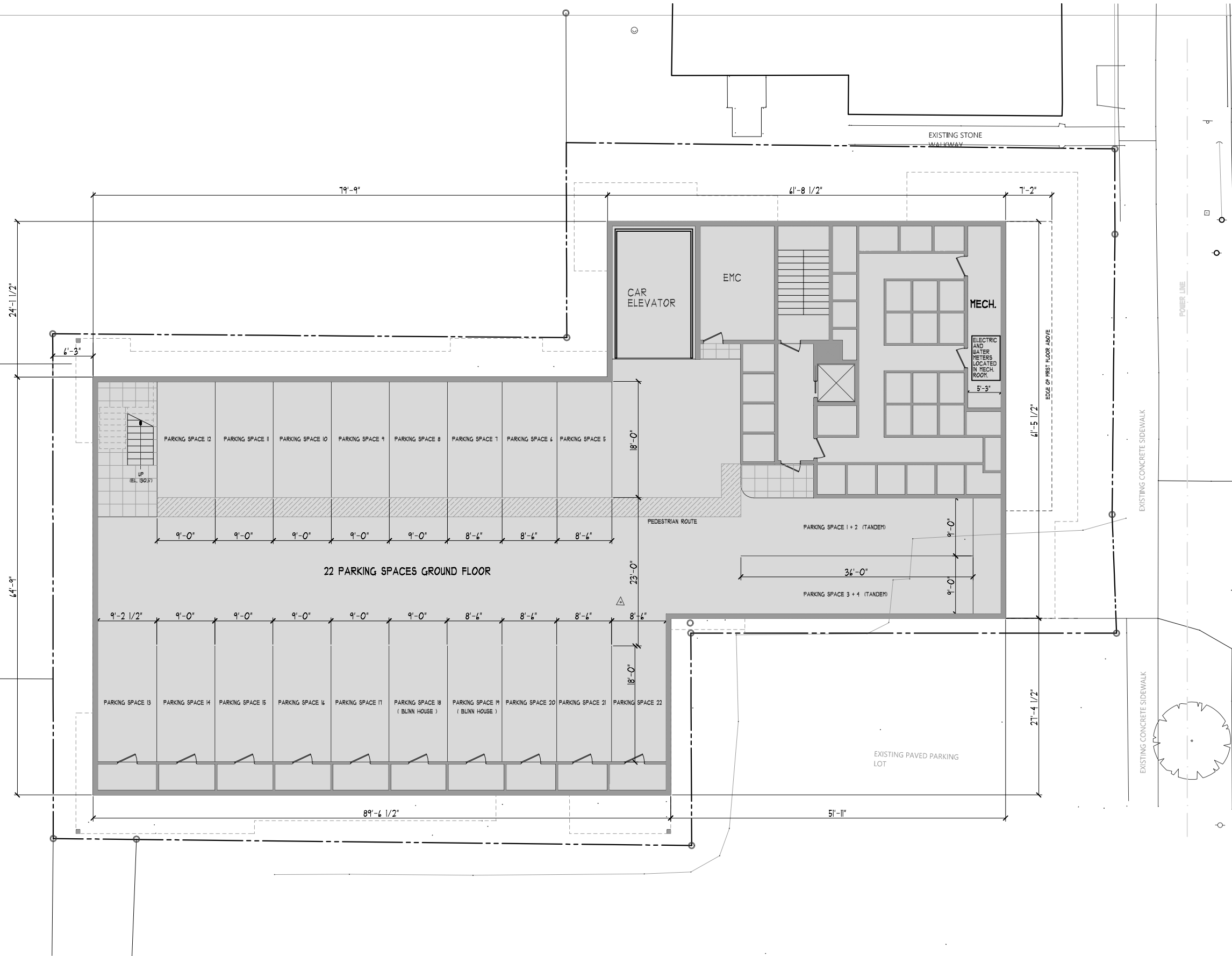
Per the Ordinance, Parking Utilization studies need to be conducted annually. **The Project has committed to collect this data either through the Transportation Coordinator and/or CATMA.**

In accordance with the Ordinance, the cost of parking shall be unbundled from residential leases and made available at a market rate. When parking available to off site users, parking may be made available by a renewable lease, not longer than one year. **The project has committed to unbundle the purchase of parking from the purchase of the residential units.** There are two parking spaces that are committed to another user by deed and are typically subject to a renewable lease.

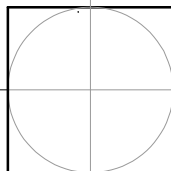
Priority parking spaces closest to the primary building entrance need to be provided for handicapped parking, bicycle, scooter and motorcycle spaces, and car share (as indicated above) for residential projects. **As outlined above, a priority parking space will be provided for car share as demand dictates (for a minimum of two years). A total of 35 bicycle parking spaces will be provided inside and four guest bicycle parking spaces will be provided outside.**

(d) TDM Agreement

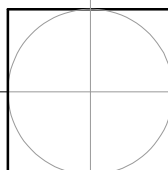
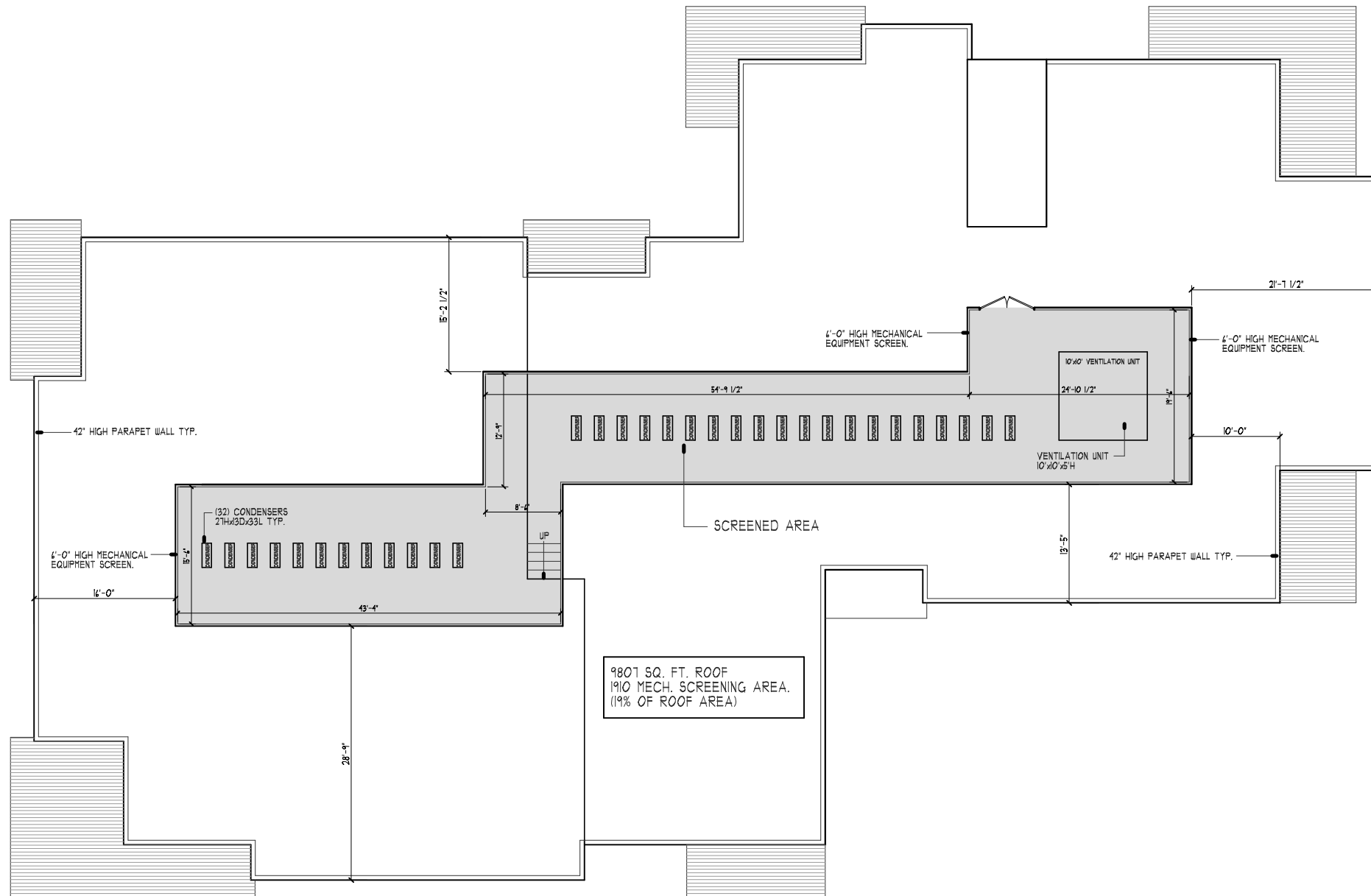
The Project is investigating the method of creating this ongoing commitment for a building that will be sold as residential condominium units. The intent will be to include an ongoing commitment to ongoing implementation of the TDM requirements as set forth above; acknowledgement that the project has no claim to on street parking; acknowledgement that failure to maintain TDM as required is a violation of this ordinance and that no certification of occupancy be granted until any such violation has been remedied; and commitment to notify subsequent owners and tenants in writing of their obligations under this section as part of any purchase and sale and/or lease agreements. The Project will continue to work with the City to develop the appropriate method of this commitment given the Developer will not continue to own the building.

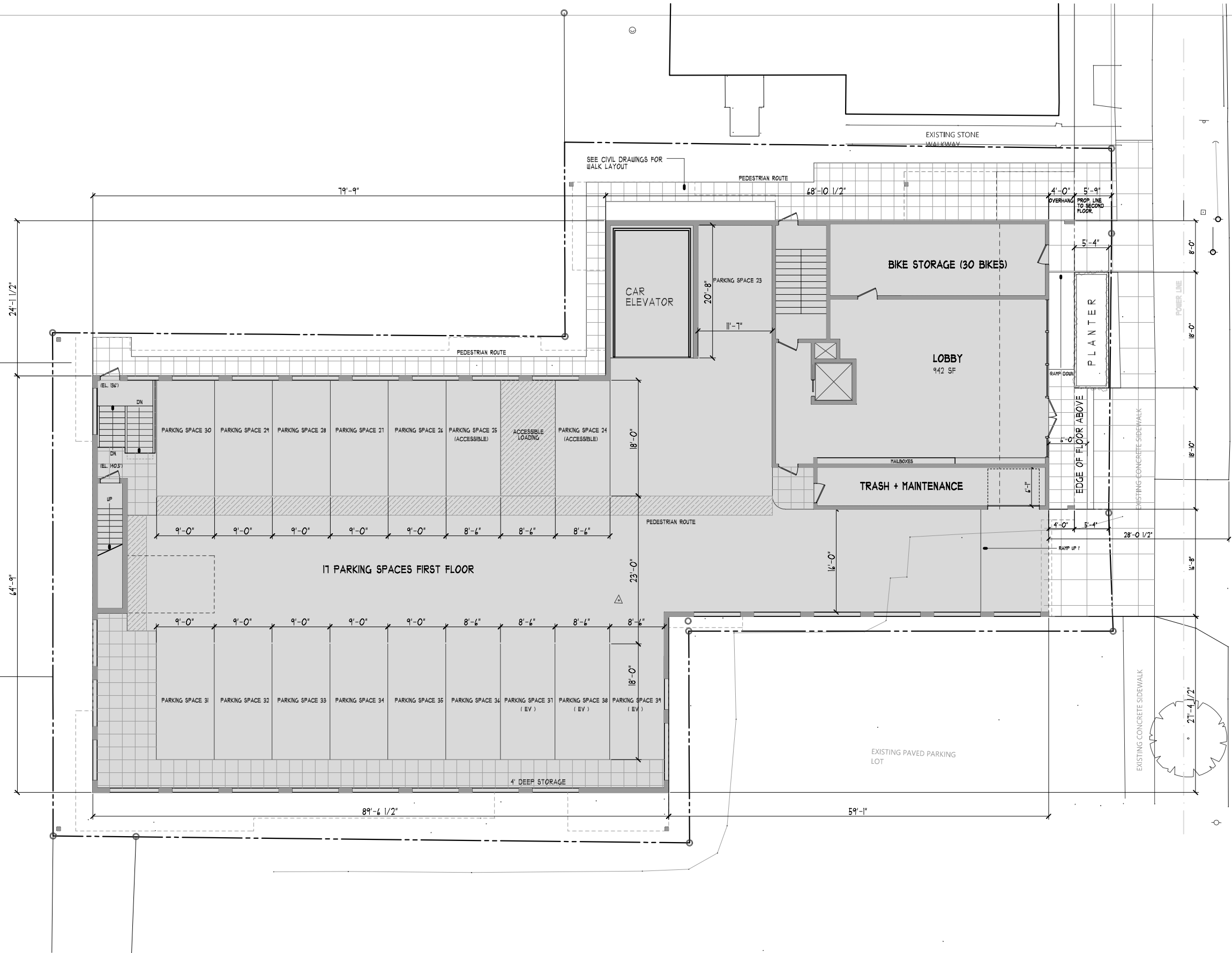


SOUTH CHAMPLAIN ST.

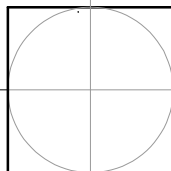


ISSUE	PERMITS
FILE	JOHN LIGHT
DRAWN	DW
DATE	
REVISED	





SOUTH CHAMPLAIN ST.



2 Light Wall Cylinder Black
9244BK (Black)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Certifications/Qualifications

Location Rating	Damp
Warranty	www.kichler.com/warranty

Dimensions

Base Backplate	5.00 X 4.75
Extension	7.00"
Weight	1.65 LBS
Height from center of Wall opening (Spec Sheet)	6.00"
Height	12.00"
Width	4.75"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount
Mounting Weight	1.65 LBS

Primary Lamping

Lamp Included	Not Included
Lamp Type	BR30
Light Source	Incandescent
Max or Nominal Watt	65W
# of Bulbs/LED Modules	2
Socket Type	Medium
Socket Wire	105

Product/Ordering Information

SKU	9244BK
Finish	Black
Style	Contemporary
UPC	783927536790

Specifications

Material	ALUMINUM
----------	----------

Kichler
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice.
All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.





RN/RQ Series



PACKAGED ROOFTOP UNITS, AIR-SOURCE HEAT PUMPS, WATER-SOURCE / GEOTHERMAL HEAT PUMPS, & OUTDOOR AIR HANDLING UNITS



RQ Series



RN Series

Features:

- Air-cooled or water-cooled condenser, with unit capacities from 2-140 tons
- Available as a chilled water or non-compressorized DX air handling unit, from 800-49,100 cfm
- Air-source, water-source, and geothermal heat pump options
- R-410A scroll compressors - one, two, or four compressor systems
- Variable capacity and variable speed scroll compressors for load matching cooling and improved part load efficiency
- Electric, gas, steam, or hot water heating
- AMCA certified and labeled low leakage economizer dampers
- Direct drive backward curved plenum fans
- Power exhaust and power return options
- Factory installed AAONAIR® total and sensible energy recovery wheels
- Double wall rigid polyurethane foam panel construction with a minimum R-value of 13
- Service access doors with full length stainless steel piano hinges and lockable handles
- Double sloped stainless steel drain pans

Application Flexibility
Minimizes Installation Time and Reduces Cost

○ Makeup Air Applications
Up to 100% Outside Air

○ Dehumidification and
Filtration Capabilities

○ Large Tonnage Rooftops
with Small Footprints

○ Factory Installed or Customer
Specific Controls Options

RN/RQ Series

Rooftop/Air Handlers

AAON RN and RQ Series rooftop units continue to lead the packaged rooftop equipment industry in performance and serviceability. Double wall rigid polyurethane foam insulated cabinet construction and direct drive backward curved plenum fans allow RN and RQ Series units to have quiet, energy efficient airflow with high static pressure capabilities. RN and RQ Series units also feature lockable hinged doors which provide service access to all sections of the unit.

Superior Features

- Cabinet construction consists of rigid polyurethane foam panels with G90 galvanized steel on both sides and a closed cell polyurethane foam interior core. The inner wall protects the insulation from moisture damage, prevents microbial growth, and is easy to clean.
- Two inch rigid polyurethane foam insulated panels have a thermal resistance R-value of 13 or greater, which exceeds the R-value of a cabinet with four inch thick fiberglass construction. They also make the cabinet more rigid and resistant to damage and provide increased sound dampening.
- Access doors with full length stainless steel piano hinges and quarter turn, lockable handles provide improved reliability over single point hinges and make the unit easily serviceable.
- Corrosion resistant polyurethane paint exceeds a 2,500 hour salt spray test.
- AMCA Certified low leakage gear driven economizer dampers are standard on RN and RQ Series rooftop units. AAON low leakage dampers meet the California Title 24 damper air leakage requirement. Optional Economizer Fault Detection and Diagnostics is also available with the low leakage dampers to meet the California Title 24 requirements.
- Compressors and unit controls are contained within a compartment isolated from the air stream for ease of service and increased sound dampening.
- Direct drive backward curved plenum fans provide improved energy efficiency and reduced maintenance versus belt driven fans.
- Double sloped stainless steel drain pans eliminate standing water which can support microbial growth and stainless steel construction prevents corrosion that could lead to water leaks and contaminants in the air stream.
- Run test report, wiring diagram, and Installation, Operation, and Maintenance manual with startup form provided in control access compartment of every unit.
- 5 year non-prorated compressor warranty, 15 year nonprorated aluminized steel gas heat exchanger warranty, and 25 year non-prorated stainless steel gas heat exchanger warranty.



► 55-140 ton RN Series Packaged Rooftop Unit

Feature Flexibility

Premier Options

- Variable capacity and variable speed R-410A scroll compressors for load matching cooling and improved part load efficiency.
- Air-source, water-source, and geothermal heat pump options for energy efficient heating.
- Factory installed total or sensible AAONAIRE energy recovery wheels.
- Humidity control options including: High Capacity Coils, Modulating Hot Gas Reheat Humidity Control, Return Air Bypass, and Mixed Air Bypass.
- Chilled water cooling coils allow unit to tie into new or existing chilled water system.
- Hot water or steam heating coils allow unit to tie into new or existing boiler system.
- Polymer e-coated coils are available to extend the life of the coils and protect them in corrosive environments.
- Power exhaust and power return fans with economizer for application flexibility.
- VFD controlled and ECM driven supply, exhaust, and return fans for precise airflow control, building pressure control, and reduced power consumption.
- Modulating gas heat with stainless steel heat exchanger provides greater fuel efficiency, longer heater life, and improved occupancy comfort.
- SCR (Silicon Controlled Rectifier) electric heat control for reduced power consumption, longer heater life, and improved occupant comfort.
- Multiple high efficiency air filtration options.
- Unit controls options including factory installed customer provided controls.
- VFD controlled or ECM driven condenser fans for energy savings and refrigerant head pressure control.



- ▲ Cutaway of double wall rigid polyurethane foam insulated cabinet panel increases thermal resistance, reduces air leakage, and attenuates radiated sound. Thermal break reduces heat transfer between interior and exterior metal cabinet walls.

- Standard AMCA Certified AAON Low Leakage Damper

Dehumidification

AAON offers many humidity control options. High capacity cooling coils are available which allow for more dehumidification versus standard cooling coils. Return air bypass and mixed air bypass are available on RN Series units for single coil humidity control. Modulating hot gas reheat humidity control is available to provide energy efficient dehumidification, even with low sensible heat loads, without the temperature swings common with on/off reheat systems.

High Ambient Operation

With robust design and construction, AAON equipment can be rated and operate to over 125°F (52°C) ambient.

R-13 Double Wall Rigid Polyurethane Foam Panel Construction

AAON is setting a new standard for performance with double wall construction using closed cell polyurethane foam insulation. Not only does it have several times the insulating R-value, it creates a far more rigid and stronger assembly with less air leakage than fiberglass insulated panels.

AMCA Certified and Labeled Low Leakage Dampers

Gear driven economizer eliminates the excess play and bind that occurs with linkage type economizers. Standard AMCA Certified and Labeled AAON Low Leakage Dampers meet the California Title 24 damper air leakage requirement.





Rooftop Units (6-140 tons)

RN Model	Cabinet	Configuration	Air-Cooled IEER	Air-Cooled EER	Water-Cooled IEER	Nominal cfm	Width*	Height*	Length*	
RN-006	A	Vertical	Up to 14.8	Up to 14.0	NA	2,000	79	44	82	
RN-007						2,500				
RN-008						2,650				
RN-010						3,000				
RN-009	B		Up to 20.5	Up to 13.9		3,400	96	50	88	
RN-011						3,600				
RN-013						3,800				
RN-015						4,200				
RN-014	C		Up to 20.2	Up to 13.6		NA	5,200	101	60	110
RN-016							6,400			
RN-018							6,800			
RN-020							7,000			
RN-025					Up to 16.0	9,000				
RN-030						10,500				
RN-026	D		Up to 12.0	Up to 13.8	Up to 16.5	10,000	100	102	155	
RN-031						12,400				
RN-040						16,000				
RN-050						20,000				
RN-060						23,000				
RN-070						25,000				
RN-055	E		Up to 17.5	Up to 12.1	Up to 15.2	15,000	142	105	241	
RN-065						17,000				
RN-075						18,000				
RN-090						22,000			303	
RN-105						24,000				
RN-120						29,500				
RN-130						32,000				
RN-140						33,000				
RNA-011	C	Horizontal	Up to 13.8	Up to 12.7	NA	3,600	101	60	138	
RNA-013						3,800				
RNA-016						6,400				
RNA-018						6,800				
RNA-020						7,000				
RNA-025					Up to 16.0	9,000				
RNA-030						10,500				

*Dimensions vary depending on options selected. • All dimensions are in inches • Design cfm may be 30-50% greater or less than nominal cfm.

Wide Range of Capacities



◀ 6-30 ton RN Series Air-Cooled Condenser Packaged Rooftop Unit



▶ 2-6 ton RQ Series Air-Cooled Condenser Rooftop Unit

- ▶ Dimpled heat exchanger provides energy efficient heat transfer and has no internal turbulator, which can corrode over time.



Rooftop Units (2-6 tons)

RQ Model	Cabinet	Air-Cooled SEER	Air-Cooled EER	Nominal cfm	Width*	Height*	Length*
RQ-002	Vertical or Horizontal	Up to 20.7	Up to 14.8	850	44	51	82
RQ-003				1,050			
RQ-004				1,400			
RQ-005				1,750			
RQ-006				1,800			

*Dimensions vary depending on options selected. • All dimensions are in inches • Design cfm may be 30-50% greater or less than nominal cfm.

Ease of Service

Ease of Service

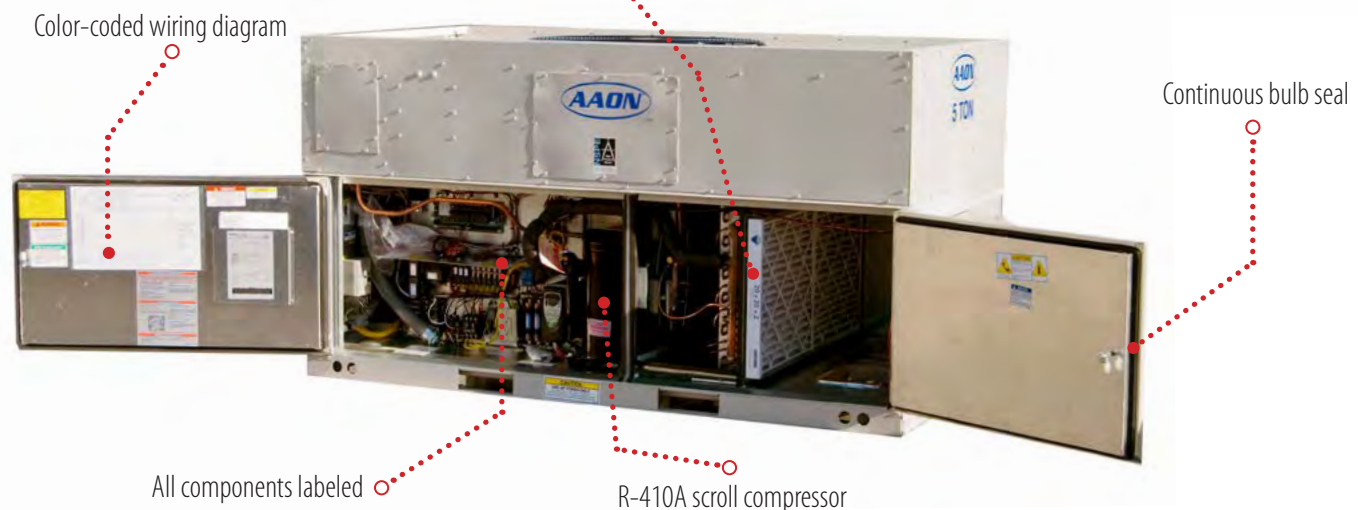
AAON equipment is designed from concept to completion with minimum service time as a primary factor. Readily accessible compressors and control components allow timely evaluation of service issues without delay. Color-coded wiring diagrams allow fast connection identification and analysis and thus a reduction in down time and cost. Individual components and wires are also labeled for quick circuit evaluation. The result of this AAON standard procedure is low service cost and greater unit run time.

Air Handling Unit Option

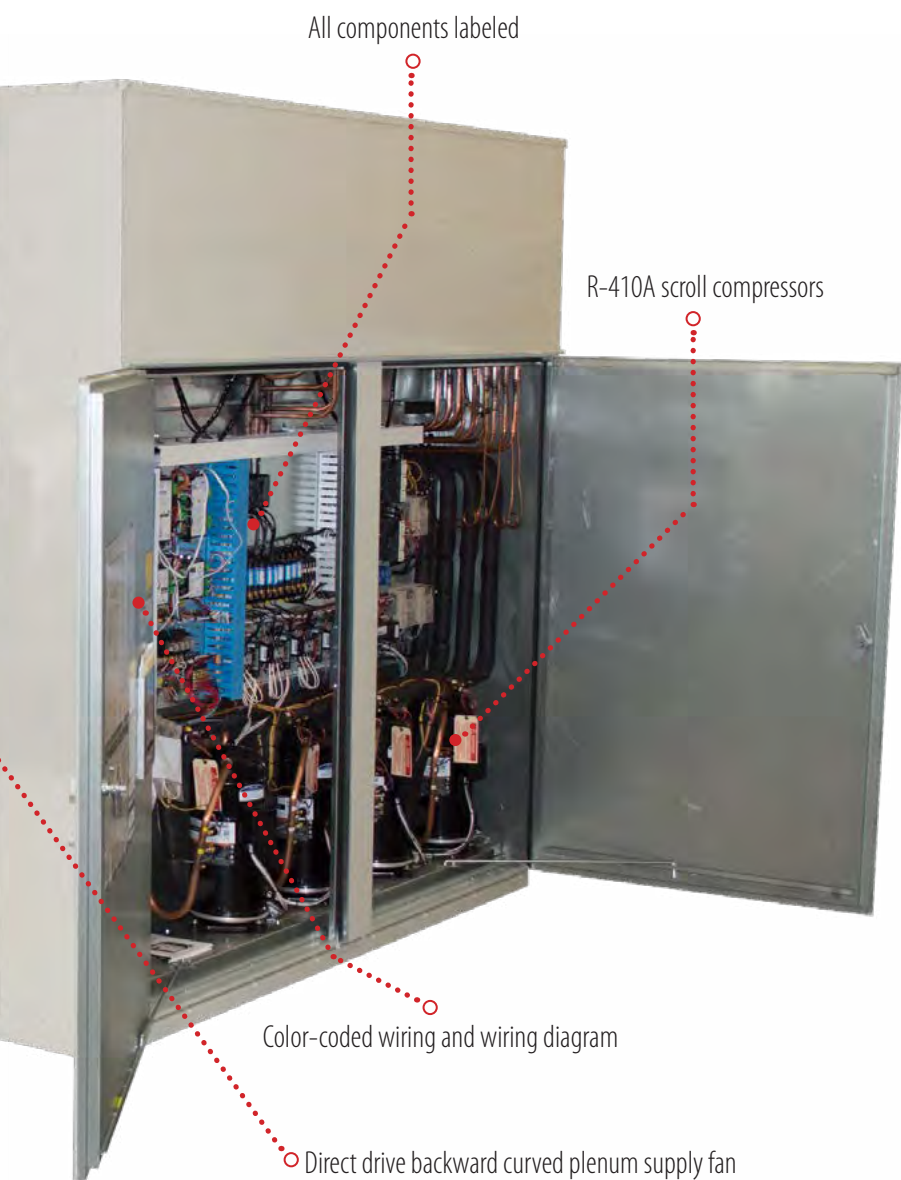
AAON RN and RQ Series outdoor air handling units provide a hydronic cooling and heating option. Gas, electric, steam, and hot water heating are available on an RN and RQ Series air handling units. Cabinet construction is similar to the packaged rooftop units with easily accessible coil connections.



2-6 ton RQ Series



26-70 ton RN Series Unit



▲ 11, 13, & 16-30 ton RN Series Horizontal Configuration Unit with Factory Provided Final Filtration

Makeup Air Capability

AAON RN and RQ Series units have makeup air capability and can be specified with up to 100% outside air. AAON AIRE energy recovery wheels are available on makeup air units to increase the unit's energy efficiency. High capacity cooling coils are available to handle the higher latent load of outside air. Modulating gas heat and SCR electric heat are available to provide energy efficient supply air temperature heating. Modulating humidity control is available to provide dehumidification without over cooling when the outside air humidity is above setpoint. Variable capacity scroll compressors are available to provide energy efficient supply air temperature control.

AHRI Certified High Efficiency

The RN Series is available with an IEER rating up to 20.5, while the RQ Series is available with a SEER rating up to 20.7.



◀ 20.7 SEER 3 ton RQ Series Unit



▶ 20.2 IEER 14 ton RN Series Unit

Horizontal Configuration

Horizontal configuration is available for RQ Series units (2-6 tons) and RN Series units (11, 13, 16-30 tons). This configuration provides a solution for applications that require horizontal ductwork; it does not require special horizontal supply/return curbs. All of the premier features and options currently available for the RQ and RN units are available with this configuration. **High efficiency final filtration configuration is available on the RN Series units for health care and other applications that require it.**

High Efficiency Options



- ◀ Electric Preheat is available with all AAON energy recovery options for frost prevention.

Air-Source Heat Pump Option

Energy efficient cooling and heating can be achieved by reversing the unit's refrigeration circuits. This allows the indoor coil to be used as either a cooling coil or heating coil. This is a more efficient method of heating than electric heating because a heat pump can reject more heat to the space per the amount of energy used. Thus, the operating costs of heat pump heating are always less than the operating costs of electric heating. Heat pump heating can also be a more efficient method of heating than gas heating and, depending on the cost of electricity and natural gas or propane, heat pump heating can have less operating costs than gas heating.

Compressor Capacity Control



- ◀ VFD controlled variable speed scroll compressors provide load matching cooling and improve part load efficiency.



- ◀ Two-Step Scroll Compressors provide the simplicity of staged capacity control with high part load efficiency

Two-Step Compressors improve part load efficiency with simple staged control. Unit IEER can be optimized without requiring complex refrigeration and DDC controls, reducing operating costs and maintenance costs. Two-step compressors are available in the RQ and RN Series.

- ▶ Variable compressors allow for a wide range of capacity control (10-100%) for improved part load efficiency with simple controls.



Variable Speed Compressors

Variable speed compressors provide load matching cooling and the highest efficiency ratings when operating at part load conditions. Refrigeration controls are built-in to the AAON equipment to protect the compressors and optimize the efficiency for VAV, Single Zone VAV and Makeup Air applications. Variable speed compressors are quiet in operation, especially at reduced capacity.



▲ 2-6 ton RQ Series with inverter driven variable speed compressors for load matching cooling and improved part load efficiency

Water-Source/Geothermal Heat Pump Option

Energy efficient cooling and heating can be achieved by reversing the flow of the unit's refrigeration circuits. This allows the indoor coil to be used as either a cooling coil or heating coil. Geothermal heat pumps take advantage of the relatively constant temperature of the earth below ground level to transfer heat to or from the building. Depending on latitude, ground temperatures range from 45°F to 75°F. This ground temperature is warmer than the air above it during the winter and cooler than the air in the summer.



▶ 2-230 ton RN Series Water-Source/Geothermal Heat Pump Packaged Rooftop Unit





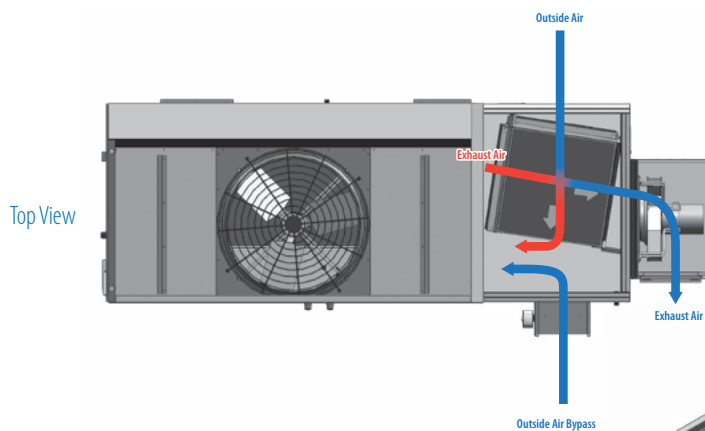
Electric Preheat is available with all AAON energy recovery options for frost prevention. ▼



Cross-Flow Fixed Plate Heat Exchanger Energy Recovery

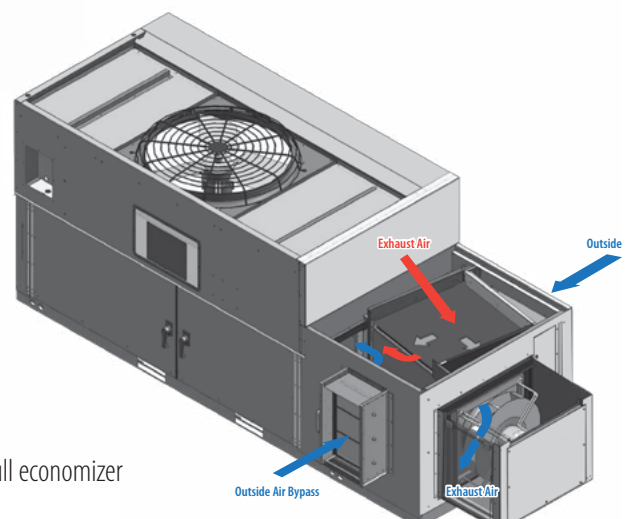
Cross-flow fixed plate heat exchangers save heating and cooling dollars by pre-cooling, pre-heating, and humidifying the ventilation outside air (depending on ambient conditions). Cross-flow fixed plate heat exchangers have no moving parts and can also improve indoor air quality by eliminating cross contamination. Sensible only or enthalpy fixed plate heat exchangers are available to meet application requirements. Fixed plate heat exchangers are available in the RQ Series (2-6 tons).

▲ 2-6 ton RQ Series with Cross-Flow Fixed Plate Heat Exchanger Energy Recovery



◀ Cross-Flow Fixed Plate Energy Recovery Airflow

▶ Cross-Flow Fixed Plate Energy Recovery Airflow



Outside Air Bypass allows for higher ventilation airflow and full economizer operation. Damper can also be used for defrosting the heat exchanger.

Energy Saving Configurations



- ▲ Factory installed AAONAIRE energy recovery wheel saves heating and cooling energy. Slide-out wheel allows for quick and easy maintenance.

AAONAIRE® Energy Recovery Wheel

The energy recovery wheel option can be provided in all model sizes allowing reduced equipment size and operating cost savings while pre-conditioning the outside air being introduced into the conditioned space. Sensible only or enthalpy wheels are available to meet the humidity control requirement of the system. Segmented polymer wheels allow for easy cleaning. Aluminum wheels are also available for application that require aluminum construction. Bypass dampers can be selected for full economizer operation.



AHRI Certified Performance

All AAON energy recovery options feature AHRI Certified heat exchangers.



- ◀ Direct Drive Backward Curved Plenum Fans are more energy efficient, quieter, and require less maintenance than belt driven fans. VFD controlled and ECM driven supply, exhaust, and return fans are available for precise air flow control, building pressure control, and reduced power consumption.

- ▶ Microchannel condenser coils are durable, more efficient, lighter, and use less refrigerant than traditional fin and tube condenser coils. These coils are standard on all air-cooled condenser RN/RQ Series rooftop units.





AAON Environmentally Friendly HVAC Product Family

ROOFTOP UNITS (2-240 tons)



WATER-SOURCE HEAT PUMPS (½ - 230 tons)



PACKAGED OUTDOOR MECHANICAL ROOMS (4-540 tons)



INDOOR AIR HANDLING UNITS (800 - 100,000 + cfm)



SELF-CONTAINED UNITS (3-70 tons)



CONDENSING UNITS (2-230 tons)



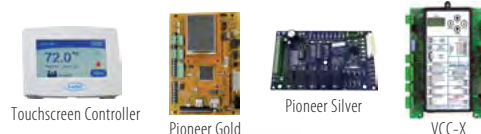
OUTDOOR AIR HANDLING UNITS (800 - 100,000 + cfm)



COILS BOOSTER, HYDRONIC, & DX



CONTROLS (WSHP, RTU, SELF-CONTAINED, & SPLIT SYSTEM)



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Department of Permitting and Inspections

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Burlington, VT 05401
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Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: June 1, 2021
RE: 77/79 Pine Street ZP21-0927CA ZP21-118OG

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

File: ZP21-0927CA
Location: 79 Pine Street
Zone: FD6 **Ward:** 3C
Parking District: Multi Modal
Mixed Use
Date application accepted: April 21, 2021
Applicant/ Owner: Nedde Real Estate
Request: Construct 9 story 49 unit residential building on the same lot as the Peoples United Bank.

Background:

(Address is sometimes recorded as 2 Burlington Square. Parcel is 77 Pine Street.)

- **Zoning Permit 21-0728SN;** install 1 wall sign, illumination included. April 2021.
- **Zoning Permit 21-0722SN;** install replacement signs for People's United Bank. March 2021.
- **Zoning Permit 21-0082CA;** adding rooftop terrace adjacent to existing mechanical penthouse. Solar panels, mechanical equipment and sun shades included. July 2020.



- **Zoning Permit 20-0681CA**; site changes relative to reestablishing greenspace and removal of access from 1 Burlington Square into 2 Burlington Square. February 13 2020.
- **Zoning Permit 20-0453CA**; consolidation of bank use; drive through reduce from 3 to 2 lanes, creation of 50 residential units; reorganization of circulation/parking; stormwater infiltration, revised landscaping and lighting, replacement windows, stained brick, metal clad canopy. November 2019.
- **Zoning Permit 18-0336CA**; removal of existing masonry façade and windows. Replacement with insulated wall assembly with rain screen ceramic façade system and new windows. October 2017. Permit expired.
- **Non-applicability of Zoning Permit Requirements 17-0502NA**; remove and replace same in kind concrete sidewalk, concrete step and landing with same handrail. October 2016.
- **Non-applicability of Zoning Permit Requirements 17-0328NA**; change out existing ATMs to newer models and set to ADA compliance. September 2016.
- **Zoning Permit 13-0538CA**; replace existing entry door with larger handicapped accessible doorway. November 2012.
- **Zoning Permit 11-0111SN**; replace two existing nonconforming parallel signs with new nonconforming parallel signs. September 2010.
- **Zoning Permit 10-0972SN**; replace two nonconforming parallel signs with two new nonconforming parallel signs. July 2010.
- **Zoning Permit 10-0971SN**; change face of three existing signs (two freestanding and one parallel). No change in dimensions or placement. No illumination for the freestanding signs. Internal illumination for the parallel sign. May 2010.
- **Non-applicability of Zoning Permit Requirements 09-036NA**; removal and replacement of concrete walls, stair and sidewalks replaced to match existing design. July 2008.
- **Zoning Permit 07-398SN**; replace face of existing parallel sign for Chittenden Bank. December 2006. Superseded by 10-0971SN.
- **Zoning Permit 09-034CA**; install new railings. July 2008.
- **Zoning Permit 99-606**; construction of an emergency generator enclosure adjacent to the existing drive up teller station. June 1999.
- **Non-applicability of Zoning Permit Requirements**, antennae placed on the rooftop. March 1995.
- **Zoning Permit 92-171**; installation of internally illuminated parallel sign above drive up ATM. November 1991.
- **Zoning Permit 92-172**; removal of teller operated drive-up bank window with drive-thru ATM unit. No change to circulation or overall use. November 1991.

- **Zoning Permit 81-255;** construct two vestibules on entrance ways for energy efficiency purposes. November 1980.
- **Zoning Permit 81-232;** enclose presently elevated loading dock area and extend out the platform being enclosed. October 1980.

Overview: The proposal is to construct a 9 story, 49 unit residential building on the same parcel as the former Chittenden Bank / Peoples United Bank. The parcel is within Form District 6.

The **Design Advisory Board** reviewed the application at their May 25, 2021 meeting. The Board voted unanimously to support the request for the discretionary building height allowance.

Recommended motion: Certificate of Appropriateness 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 2: Applications and Permits

(a) *Administrative Conference*

The applicant team met with staff prior to submitting an application.

(b) *Technical Review Committee*

The project was presented to City department representatives October 8, 2020.

(c) *Sketch Plan Review*

This was not required.

(d) *Pre-application Neighborhood Meeting*

There were 2 NPA meetings for review; March 11, 2021 and May 17, 2021. Meeting confirmation and attendance has been notarized as required. **Affirmative finding.**

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units....are subject to impact fees.

Based on the floorplates and an email from May 5, 2021 from Stephen Kredell, Impact Fees are estimated on the following:

SF of Project **47,127**

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.200	9,425.40
Fire	0.226	10,650.70
Police	0.045	2,120.72

Parks	0.759	35,769.39
Library	0.470	22,149.69
Schools	0.981	46,231.59
Total	2.681	\$ 126,347.49

The applicant shall confirm final area measurements. These fees may be subject to a partial waiver relative to Inclusionary Zoning. See Section 3.3.3, below.

Affirmative finding as conditioned.

Section 3.3.3 Exemptions and Waivers

(c) Inclusionary Housing Exemption

Inclusionary housing units per Article 9: Part 1 are exempt from this Part. A letter determining the number of IZ units; whether on-site, off site or Payment in Lieu is needed from the Housing Trust Fund Manager, as well as ultimate satisfaction of compliance with this part. **Affirmative finding as conditioned.**

Section 3.3.8 Time and Place of Payment

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

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

Affirmative finding as conditioned.

Part 5: Conditional Use and Major Impact Review

Multi-Family-Large is a permitted use in the Form Districts, and the project does not include creation of fifty or more dwelling units. Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

There is no required frontage in the Form district. Access is covered within the Checklists.

Section 5.2.3 Lot Coverage Requirements

Covered in the checklists.

Section 5.2.4 Buildable Area Calculation

Not applicable in this zoning district.

Section 5.2.5 Setbacks

Covered in the checklists.

Section 5.2.6 Building Height Limits

See Article 14, below.

Section 5.2.7 Density and Intensity of Development Calculations

Not applicable in the Form Districts.

Part 3: Non Conformities

The existing bank/residential building at 77 Pine Street is non-conforming to this ordinance in that it is set back significantly from the front property line. That building is not included within this review. Article 14 allows for multiple principal buildings on a site. The development of a new Multi-Family Large building is fully in concert with the Form Code.

Affirmative finding.

Section. 5.4.8 Historic Buildings and Sites

Not applicable.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

No part of this application suggests any undue nuisance impacts from typical residential use.

Affirmative finding.

Section 5.5.2 Outdoor lighting

f) Specific Outdoor Lighting Standards

The application proposes 2 LED downlit wall sconces, 4 recessed cans and 10 surface fixtures within the parking level. Plan SE-2, Lighting Statistics defines walkway and garage parking lighting slightly above limits allowed by this Section.

1. Parking Lot Lighting

B. The maximum illumination level shall not exceed 4 footcandles at any point.

These standards also shall apply to the top and/or unenclosed level of any parking garage.

- 2. Walkway Lighting:** *The average illumination level on a walkway or pathway surface shall not exceed 0.5 footcandles, and maximum walkway lighting levels shall not exceed 2 footcandles.*

The applicant shall revise the lighting plan to meet these limitations.

Affirmative finding as conditioned.

Article 7: Signs

Any signs shall require a separate sign permit. The applicant has included a request to defer consideration of signs.

Article 8: Parking

There are no longer any minimum parking requirements within the Mixed Use MultiModal Parking District. However, the applicant is obligated to produce a Transportation Demand Management Plan.

Section 8.1.9 Maximum On-Site Parking Spaces

Multimodal Mixed-Use District
100% of the minimum number of spaces required for the Shared Parking District for any given use as required in Table 8.1.8-1

Zoning Permit 20-0453CA and 20-0681CA defined a parking requirement of 56 spaces (50 new residential units, and bank use), with 70 spaces on-site.

Under the Shared Use Parking District (used to calculate maximum parking);

Bank requires 2/1000 sf. $36,091 \text{ sf} / 1000 = 36 \times 2 = 72$ parking spaces.

Residential use: Shared use parking district requires 1/dwelling unit. There were 50 dwelling units permitted under ZP20-0453CA in 77 Pine building and 49 proposed in 79 Pine = 99 residential units $\times 1 \text{ unit} = 99$ spaces. Total parking required under the shared use district: 72 (bank) + 99 (residential) = 171 parking spaces. The proposed parking (77 spaces) does not exceed that maximum parking limitation.

Affirmative finding.

Section 8.1.10 Off Street Loading

Not required in the Mixed Use Multi Modal Parking District. Not applicable.

8.1.11 Parking Dimensional Requirements

Parking is conforming to 14.6.7 g. of the Checklists. **Affirmative finding.**

Section 8.1.16 Transportation Demand Management

(b) Applicability: *A Transportation Demand Management Program shall be required for all projects located in the Multimodal Mixed Use Parking District (see Sec. 8.1.3(c)), and involving any one or more of the following:*

Dwelling Units Creation of ten (10) or more dwelling units

The creation of 49 units in the Multimodal Mixed Use Parking District requires a TDM plan.

(c) Transportation Demand Management (TDM) Program:

A TDM Program shall include each of the following elements at a minimum:

a. Outreach and Education:

i. Designation of a Transportation Coordinator who directly, or indirectly through membership in a Transportation Management Association, shall be responsible for each of the following:

1. Prepare and present informational and educational materials regarding available TDM strategies to all tenants and employees;

Grace Ciffo, Director of Operations for Nedde Real Estate assumes this responsibility.

2. Organize and host an annual meeting for all tenants and employees to present and discuss available TDM strategies, and opportunities for increased use and participation; Nedde Bank, LLC will organize and host an annual TDM strategy meeting to incentivize tenant and employee participation in our plan.

3. *Preparation and dissemination of an annual travel survey of all tenants and employees;* Nedde Bank, LLC will prepare, share, collect, and disseminate an annual travel survey of all tenants and employees;

And,

4. *Record-keeping and annual reporting to City of all TDM activities offered and rates of participation (including parking utilization if applicable).*

Nedde Bank, LLC will keep record of and report annually to the City of all TDM activities they offer and their rates of participation, including parking utilization of onsite parking spaces.

b. TDM Strategies: In addition to compliance with the on-site Bicycle Parking requirements found in Article 8, Part 2, the following TDM strategies shall also be included at a minimum for a period of 10 years from receipt of a Certificate of Occupancy as follows:

i. GMT Transit passes shall be provided to all tenants and employees for free for the first year of occupancy or employment, and at a minimum discount of 50% for every year thereafter; Nedde Bank, LLC will offer all tenants and employees a free GMT Transit pass for the first year of occupancy or employment, and at a minimum discount of 50% for every year thereafter for a minimum of 10 years from Occupancy.

and,

ii. A car share membership shall be offered to all tenants and employees for free for the first two years of occupancy or employment, and at a minimum discount of 50% for every year thereafter;

Nedde Bank, LLC will offer all tenants and employees a free Carshare Vermont membership for the first year of occupancy or employment, and at a minimum discount of 50% for every year thereafter for a minimum of 10 years from Occupancy.

or,

iii. In lieu of i and ii above, maintain an ongoing and active membership in a Transportation Management Association (TMA) that offers equivalent TDM strategies or better.

Nedde Bank, LLC will participate in aforementioned TDM strategies i and ii.

c. Parking Management: Where on-site or off-site parking is also made available:

i. Conduct parking utilization studies at least annually for a period of 10 years from receipt of a Certificate of Occupancy;

Nedde Bank, LLC will conduct parking utilization studies at least annually for 10 years from receipt of Certificate of Occupancy.

ii. With the exception of permanently affordable housing units, the cost of parking shall be unbundled from all residential and non-residential leases and deeds and made available at a market rate;

Nedde Bank, LLC has agreed to unbundle the cost of parking from all residential and non-residential leases and deeds and made available at a market rate except their permanently affordable housing units.

iii. Where parking spaces are made available to off-site users, parking spaces may be made available by a renewable lease, provided the term of any lease does not exceed one (1) year; If Nedde Bank elects to make parking spaces available to offsite users, those parking spaces will be made available by a renewable lease, provided the term of any lease does not exceed one (1) year.

and,

iv. Priority parking spaces - located in closest proximity to a primary building entrance and/or public street frontage - shall be made available for each of the following:

- 1. Handicapped spaces;*
- 2. Bicycles, scooters, and motorcycles spaces;*
- 3. Car-share: where 1 space must be offered for every 20 residential units, not to exceed a total of 5 spaces, subject to an agreement with a car-share provider; and,*
- 4. Carpool and/or Vanpool vehicles: where more than 20 spaces are available for non-residential uses. In such cases, 5 spaces or 5% of the parking spaces on site, whichever is less, must be reserved for carpool/vanpool use before 9:00 AM on weekdays.*

If Nedde Bank, LLC elects to make parking spaces available to offsite users, they will make Priority parking spaces - located in closest proximity to a primary building entrance and/or public street frontage - available for each of the following:

- 1. Handicapped spaces;*
- 2. Bicycles, scooters, and motorcycles spaces;*
- 3. Car-share: 1 space will be offered for every 20 residential units, not to exceed a total of 5 spaces, subject to an agreement with a car-share provider; and,*
- 4. Carpool and/or Vanpool vehicles: if more than 20 spaces are available for non-residential uses. In this case, 5 spaces or 5% of onsite parking spaces, whichever is less, will be reserved for carpool/vanpool use before 9:00 AM on weekdays.*

d. TDM Agreement: Each TDM Plan shall include a signed commitment to and acknowledgement of each of the following on a form provided by the Administrative Officer:

i. Commitment to ongoing implementation of the TDM requirements as set forth above;

Nedde Bank, LLC agrees to sign a commitment to and acknowledgement of the TDM requirements as set forth above.

ii. Acknowledgement that the project has no claim to the ongoing availability of nearby on-street public parking, and that, as is the case with other on-street public parking, the City retains the right to charge for or remove such on-street parking at any time;

Nedde Bank, LLC will sign a commitment to and acknowledgement that this project has no claim to the ongoing availability of nearby on-street public parking, and that the City retains the right to charge for or remove such on-street parking at any time

iii. *Acknowledgement that failure to maintain transportation demand management as required above is a violation of this ordinance, and understanding that, pursuant to Sec. 2.7.8 of this ordinance, no zoning permit or certificate of occupancy may be granted until any such violation has been remedied;*

Nedde Bank, LLC will sign a commitment to and acknowledgement that failure to maintain transportation demand management as required above is a violation of this ordinance, and understanding that, pursuant to Sec. 2.7.8 of this ordinance, no zoning permit or certificate of occupancy will be granted until any such violation has been remedied.
and,

iv. *Commitment to notify any subsequent owners and tenants in writing of their obligations under this section as part of any purchase and sale and/or lease agreements.*

Nedde Bank, LLC agrees to sign a commitment to notify any subsequent owners and tenants in writing of their obligations under this section as part of any purchase and sale and/or lease agreements.

Review and Enforcement: The Administrative Officer shall be responsible for determining compliance with the TDM Program requirements as set forth above, and ongoing implementation shall be included as a condition of any discretionary or administrative permit required for development subject to the conditions of this Section.

Failure to maintain a TDM Program as required above shall be a violation of this ordinance, and pursuant to Sec. 2.7.8 of this ordinance no zoning permit or certificate of occupancy may be granted without a TDM Program in effect.

Affirmative finding as conditioned.

Part 2: Bicycle Parking

Table 8.2.4-1 Bicycle Parking Requirements

The new residential units require the following:

Long Term Spaces	1 / 2 bedrooms	60 bedrooms – 30 long term spaces req'd
Short Term Spaces	1 / 10 units	5 short term spaces required

There is protected bicycle parking illustrated on plan A101 that will meet the long term requirement. Outdoor short-term bicycle parking will be provided west of the building; see C2.1.

Bedroom count is based on floor plans. If “dens” are converted to bedrooms, additional bike parking spaces will be required. **Affirmative finding as conditioned.**

Section 8.2.6 Location and Design Standards

(a) *All bicycle parking facilities shall be installed in accordance with the Association of Pedestrian and Bicycle Professionals’ “Bicycle Parking Guidelines.” (Revision September 2015)*

(b) *Short term bicycle parking or a sign leading thereto shall be visible from the main entrance of the structure or facility.*

The applicant shall include signage in the future sign application to direct residents and visitors to the short term bicycle parking west of the building. Residents will also be able to enter the building from that elevation.

- (c) *Short term bicycle parking shall be as convenient to cyclists as auto parking.*

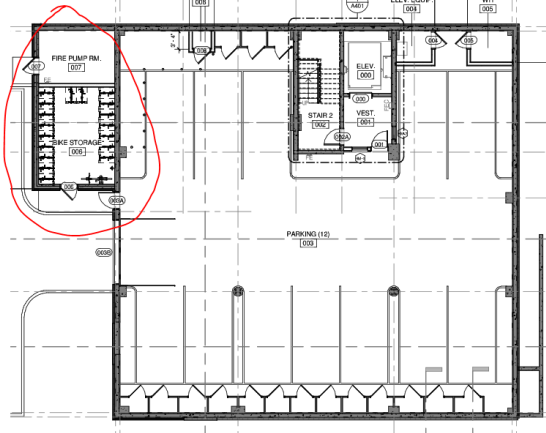
The short term bike parking is adjacent to the vehicular parking area.

- (d) *Short term bicycle parking may be provided within the interior of a building. In such cases, the bicycle parking must be located such that it is immediately apparent and accessible to the public, such as within the front lobby. Outdoor directional signage shall indicate the availability of such parking indoors.*

Bicycle parking is available both on the west of the building, and within the lower parking level. Future signage shall include such directional information.

- (e) *Bicycle parking facilities such as bicycle racks and lockers shall provide sufficient security from theft and damage. Bicycle racks shall be securely anchored to the ground, shall allow the bicycle wheel and frame to be locked to the rack, and shall be in a location with sufficient lighting and visibility.*

The bike parking room on the lower level is a secure space to leave bicycles.



- (f) *Bicycle parking facilities shall be visually compatible and of a design standard consistent with their environment and the development standards of Art 6.*
Article 6 does not apply within the Form Districts.

- (g) *Required bicycle parking spaces shall be of a sufficient dimension to accommodate a full-sized bicycle, including space for access and maneuvering.*

- (h) *Bicycle parking facilities shall be sufficiently separated from motor vehicle parking areas to protect parked bicycles from damage by motor vehicles.*
Bicycle parking is segregated from vehicular parking.

- (i) *The surfacing of bicycle parking facilities shall be designed and maintained to be clear of mud and snow.*

- (j) *Bicycle parking facilities shall be kept in place and maintained for year-round use.*

(k) *Covered bicycle parking facilities are encouraged whenever feasible.*

Covered bicycle parking is proposed on the lowest level, adjacent to the garage entrance.

(l) *Existing bicycle parking may be used to satisfy the requirements of this section provided the rack design is consistent with Association of Pedestrian and Bicycle Professionals' "Bicycle Parking Guidelines."*

There are approved bicycle parking accommodates associated with the existing building at 77 Pine Street that may be employed when necessary.

Affirmative finding as conditioned.

Article 9: Inclusionary and Replacement Housing

As the proposed development includes more than 5 new dwelling units, it is subject to the inclusionary housing provisions of this Article. In this case, a total of 49 residential units is proposed. Typically, 15% of housing units must be inclusionary, but this number may vary depending on price points of the market-rate units. This application has pointed to a 20% target, which would be 10 inclusionary units. The applicant is at present working with the Housing Trust Fund Manager in finalizing on-site, off site, or Payment in lieu options.

A final written approval confirming compliance with the requirements of this standard from the manager of the city's Housing Trust Fund Manager is a condition of approval. **Affirmative finding as conditioned.**

Article 10: Subdivision Review

Parcel survey has identified that the easterly property line for this parcel (the west side of Pine Street) runs mid-way down the pedestrian sidewalk and has been used for decades as if public right-of-way. The Form Code demands proximity to the street frontage, which is challenging given the location of the property boundary. (The existing bank building was constructed under a different set of regulations, and is non-conforming to front yard setback.) In a desire to continue an existing pattern of building frontage (using the ICV building on the corner of Pine and College as a guide), the applicant and the City have formulated a plan to address the public encroachment on this parcel, to continue pedestrian access along the westerly side of Pine Street, and to satisfy the defined setback requirements of the Form Code.

The plan has resulted in a maintenance easement to take effect immediately. DPW proposes to move the City ROW line 2.8' to the west. City Council is anticipated to authorize the easement agreement in early June, and the Boundary Line Adjustment can be addressed under separate permitting. These adjustments will allow the continued public use of the sidewalk, strengthen the street face wall along Pine Street, and facilitate conformance to the front setback requirements of the Form Code with the new building.

The proposed lot line adjustment / Easement Plat has been attached to development plans for a better understanding of this intended resolution.

Affirmative finding as conditioned.

Article 14: Plan BTV Downtown Code

14.3.4-D- BUILDING FORM

BUILDING HEIGHT

A

Principal Buildings	<u>Subject to Administrative Review:</u> • 3 Stories min. • 4 Stories max., not to exceed 45-feet within 20-feet of the Frontage Line on the Church Street Marketplace¹; otherwise, • 6 Stories max., not to exceed 65-feet
---------------------	--

Subject to DRB Review per Sec. 14.6.4(f):

- 10 Stories max., not to exceed 105-feet; or,
- 14 Stories max., not to exceed 160-feet²

Outbuildings	2 Stories max. not to exceed 24-feet
--------------	--------------------------------------



THE DIAGRAM ABOVE IS AN EXCERPT OF REGULATING PLAN SPECIAL REQUIREMENTS - MAP 2- SPECIFIC HEIGHT AREAS. (SEE SEC. 14.2.6)

Section 14.3.4-D Building Height & Bulk (Form District 6)

The by-right height is 6 stories or 65 feet. The applicant is requesting additional height subject to DRB review per Section 14.6.4 (f) for a total height of 105 feet maximum.

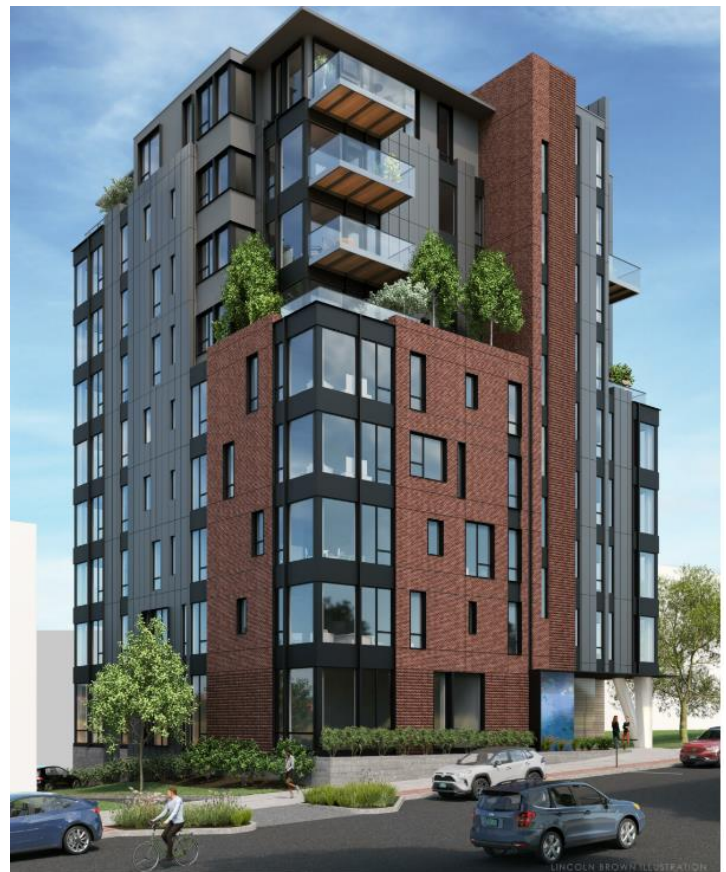
The subject parcel is NOT within any specific height area on Map 2 – *Specific Height Areas*. The proposed building height is 105'; within the DRB discretionary allowance. No additional stories are proposed above the 10 story limitation with DRB approval. The application seeks 9 stories.

Section 14.6.4 Building Height (f) Design and Public Space Standards Required for Additional Building Height

i. *Design Standards:* The maximum building height and mass is permitted By Right by the underlying Form District, as may be modified by the chosen Building Type and Frontage Type. However, there are a number of ways that building shape, articulations, and choice of materials can be used to reduce the perceived height and mass of taller buildings, and ensure a high quality of design that complements the character of the Downtown and Waterfront area.

After consultation with the Design Advisory Board and a Public Hearing, the Development Review Board shall evaluate any proposal seeking additional Building height under each of the following additional design standards, and find affirmatively that:

- a. The proposed building presents a design that emphasizes slender, vertically-oriented proportions to assure a rich visually interesting experience as viewed within the



SOUTH EAST VIEW

context of the downtown skyline; reinforces opportunities for establishing points of reference for visual orientation; and provides visual interest and human scale at the pedestrian level through the use of a variety of scales, materials, fenestration, massing, or other architectural design techniques;

The purposeful design (shown in a rendering, above right) utilizes materials, stepbacks, architectural voids, and a vertical design to slenderize the building as experienced from the street. The particular vertical emphasis of the off-center masonry column that runs the full height of the building further emphasizes the recesses and differing heights of the bookended companion building volumes. Furthermore, the fifth story stepback with green roof partnered with the three projecting balconies guides the eye upward. Vertical window ribbons further encourage skyward view. The alternating materials and varied building outline provide marked visual interest. Pedestrian level interface is excited by the conversely fluctuating recessed plane and void/solid contrast. A landscaped planter at the first level introduces the pedestrian entrance and welcomes directs to the primary access door, further identified by the modernist structural support column at the northeast corner.



and,

b. Upper story proportions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual building elements from the public thoroughfare.

The proposed residential building is situated between the former Chittenden Bank / Peoples United Bank to the north, and the ICV office building to the south. It addresses the street by replicating the front setback of ICV along Pine Street. There are voids between all building masses, allowing for skyview between each individual structure. Visual dynamism is produced with the modulating building edges: Projecting balconies, building step backs and plane recesses.

The Design Advisory Board agreed that the plan is in compliance with these standards.

Affirmative finding, if DRB concurs.

ii. Active Public Space and Restrooms

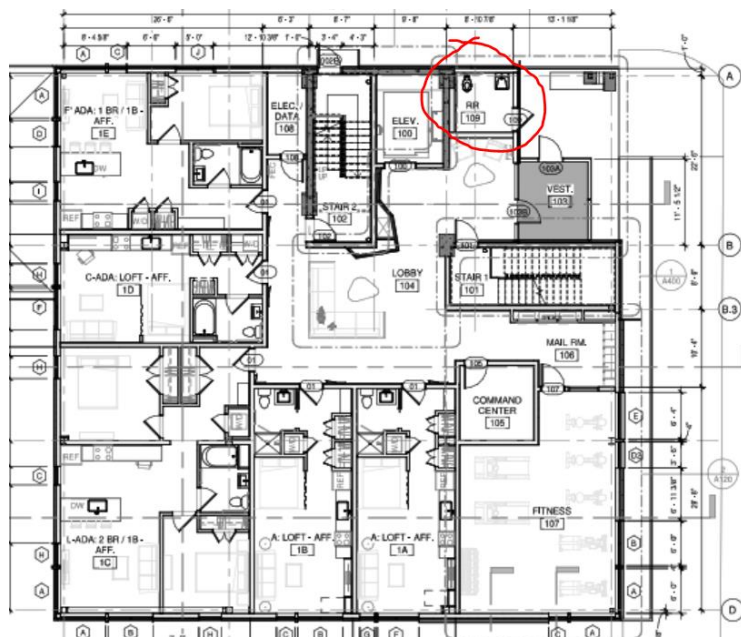
*A minimum of 20 sf/1,000 sf of the gross floor area above 85 feet shall be dedicated to active and publicly accessible upper story rooftops and terraces, **and/or** street-level public restrooms as follows:*

- a. Upper story rooftops and terraces must incorporate active public use such as outdoor dining with seating or other uses and activities that invite use by the public, and be located above the 7th floor. At least 25% of the space must be accessible to the general public during all regular business hours without expectation of payment or purchase.*

No rooftop public access is proposed for this development. The applicant is meeting the standard with (b), below.

- b. *Public restrooms may count towards the public space requirement above at a ratio of 10:1. Public restrooms must be located on the ground floor, have a minimum size of 50 sqft, be signed from the public street, be actively monitored and maintained, and be open to the public during all regular business hours. Placement of a public restroom in partnership with the City within an adjacent public space or the public ROW may be acceptable with the concurrence of the respective responsible City department and provided actual development costs and projected 20-yr maintenance costs are paid by the applicant.*

Floor plans confirm 4,040sf on the 9th floor establishing a gross floor area of 8466 sf above 85'.



The calculation for public space requirement is 20 sf/1,000 sf, or $20 \times 4 = 48$ sf. The ratio for public restrooms is 10:1, 10×58 (7'7" x 7'8") = 58.06 sf. The area of the restroom exceeds the calculation defined in this standard and therefore satisfies the active public space/restroom requirement. The restroom is on the ground floor (see plan A1.01, snip on the right), exceeds the minimum size of 50 sf, must be signed from the public street, actively monitored and maintained, and open to the public during regular business hours. **Affirmative finding as conditioned.**

II. Conditions of Approval

- Impact fees are required, based on the following estimated new area:

SF of Project **47,127**

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.200	9,425.40
Fire	0.226	10,650.70
Police	0.045	2,120.72
Parks	0.759	35,769.39
Library	0.470	22,149.69
Schools	0.981	46,231.59
Total	2.681	\$ 126,347.49

The applicant shall confirm final area for calculation of fees. These fees may be subject to a waiver based on providing Inclusionary units.

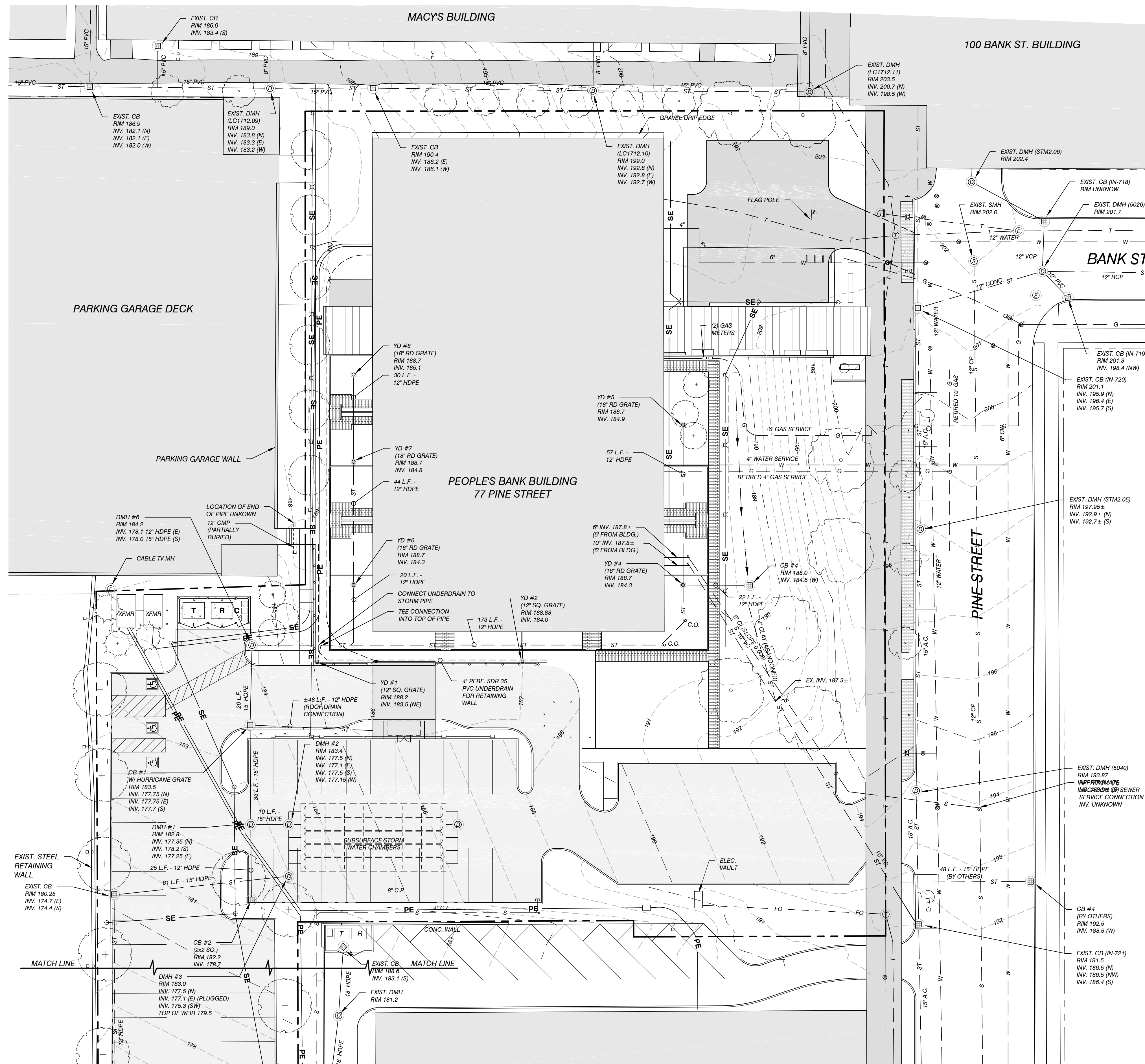
2. A letter of compliance from the Housing Trust Fund Manager shall be submitted identifying the number of inclusionary units to be provided, their location, and ultimate compliance with the standards of Article 9.
3. If “dens” are converted to bedrooms, additional bike parking spaces will be required.
4. The applicant shall provide a revised photometric plan in conformance with the standards of Section 5.5.2 (f).
5. The Transportation Demand Management Plan, as submitted by the applicants, is hereby adopted and included as a condition of approval. The applicants are obligated under the standards defined in Section 8.1.16 (b) for implementation of the standards and requirements of the Plan. Failure to maintain transportation demand management as required above is a violation of this ordinance, and understanding that, pursuant to Sec. 2.7.8 of this ordinance, no zoning permit or certificate of occupancy may be granted until any such violation has been remedied.
6. Per Section 8.1.16 (c) iii and adoption of the TDM Plan, parking spaces may be made available by a renewable lease, provided the term of any lease does not exceed one (1) year.
7. Approval of this plan reflects the DRB discretionary review and approval of the additional height afforded through Article 14, Section 14.6.4 (f) and the standards associated.
8. This development proposal is conditioned upon a lot line adjustment/easement plan with the City of Burlington relative to the location of the 77 Pine Street easterly boundary line and the City Right-Of-Way.
9. The new public restrooms must remain located on the ground floor, have a minimum size of 50 sqft, be signed from the public street, be actively monitored and maintained, and be open to the public during all regular business hours.
10. Signage will require separate permitting.
11. Prior to release of a Final Certificate of Occupancy:
A written certification from the third party commissioning agent that they are under contract to complete the activities described in the third party Commissioning Plan, that all measures receiving rebates from Burlington Electric or any other utility have been commissioned under the Commissioning Plan, and that the commissioning process is not less than 75% complete at the time of the Final Certificate of Occupancy. (Sec. 14.4.3 (b) 2.)
12. The underside of balconies fronting Pine Street shall be finished.(Sec. 14.4.13 g. ii)
13. Utility service shall be undergrounded (Sec. 14.4.13 i) iii.)
14. 30 Long term and 5 short term bicycle parking spaces shall be provided. The Bicycle Parking Standards of Section 8.2.6 shall be observed.

15. At the time of installation, landscaping shall meet the specific standards of Section 14.6.8 (c) ix.
 - a. Proposed Trees shall be a minimum height of ten (10) feet and/or three (3) inches in Caliper.
 - b. Proposed Understory Trees shall be a minimum of eight to ten (8-10) feet in height and/or three to three-and-one-half (3 - 3 1/2) inches in Caliper.
 - c. Proposed Shrubs shall be a five (5) gallon container minimum for large Shrubs or two to three (2-3) gallon container minimum for smaller species and shall be planted with 18" minimum Clearance from any Sidewalk or pavement edge at the Lot Line.
 - d. Where used, Tree grates should be quarter inch pedestrian Tree guard.
 - e. Where planting space is limited, Structural Soil or soil cell systems shall be utilized in and Adjacent to planting wells and strips.
16. **Prior to release of the zoning permit**, the stormwater management plan and the erosion prevention and sediment control plan shall receive final written approval by the city's stormwater program.
17. **Prior to release of the permit**, a letter of water/sewer capacity shall be provided by Burlington's Water Resources division.
18. A State of Vermont Wastewater permit will be required. It is the applicant's responsibility to secure said permit.
19. It is the applicant's responsibility to comply with all applicable ADA requirements.
20. 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.
21. The address for the new building is subject to assignment by the E-911 Coordinator.
22. Rooftop mechanicals shall be screened.
23. Standard Permit Conditions 1-15.

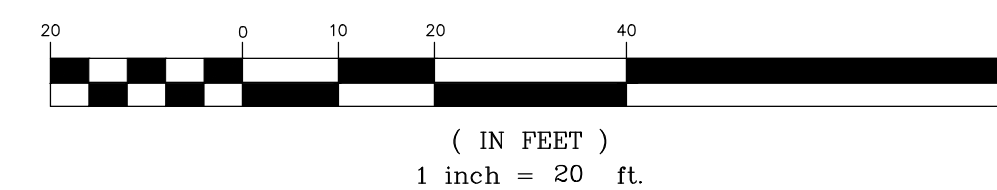
NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED CONTOUR
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED GRAVEL
	PROPOSED PAVEMENT
	PROPOSED GUARD RAIL
	PROPOSED ELECTRIC
	PROPOSED FORCEMAIN
	PROPOSED GAS
	PROPOSED STORM
	PROPOSED GRAVITY SEWER
	PROPOSED TELEPHONE
	PROPOSED WATER
	PROPOSED SWALE

-



GRAPHIC SCALE



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APPROV

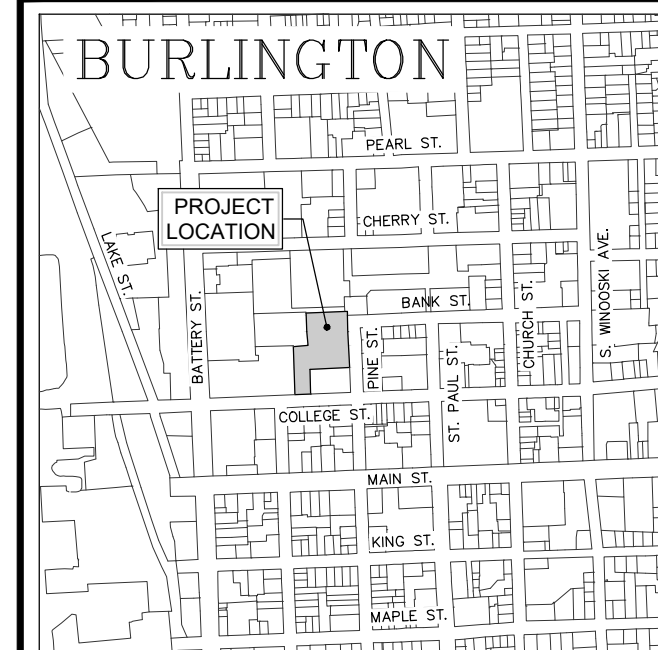
DSM

CLIENT:

747 PINE STREET, SUITE 501
BURLINGTON, VERMONT
05401

PROJECT:

79 PINE STREET
BURLINGTON, VT



LOCATION MAP

$$1^{\text{st}} = 2000$$
[illegible]

*PARTIAL EXISTING
CONDITIONS SITE
PLAN*

DATE
MAR., 2021

SCALE
 $1'' = 20'$

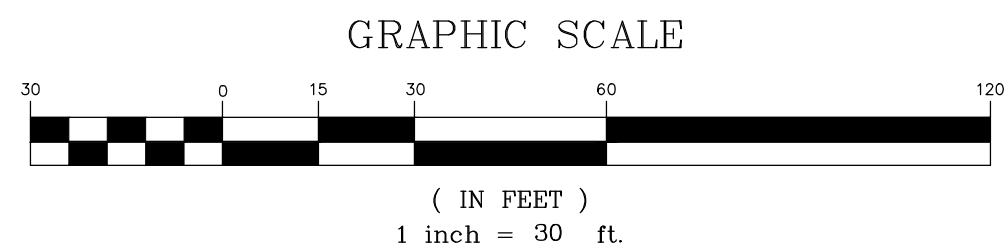
PROJ. NO.
19182.02

DRAWING NUMBER

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	EXISTING CURB		PROPOSED CURB
	EXISTING FENCE		PROPOSED FENCE
	EXISTING GRAVEL		PROPOSED GRAVEL
	EXISTING PAVEMENT		PROPOSED PAVEMENT
	EXISTING GUARD RAIL		PROPOSED GUARD RAIL
	EXISTING ELECTRIC		PROPOSED ELECTRIC
	EXISTING FORCE MAIN		PROPOSED FORCE MAIN
	EXISTING GAS		PROPOSED GAS
	EXISTING STORM		PROPOSED STORM
	EXISTING GRAVITY SEWER		PROPOSED GRAVITY SEWER
	EXISTING TELEPHONE		PROPOSED TELEPHONE
	EXISTING WATER		PROPOSED WATER
	EXISTING SWALE		PROPOSED SWALE
	STREAM		
	WETLANDS		
	WETLANDS BUFFER		
	EXISTING SEWER MANHOLE		PROPOSED SEWER MANHOLE
	EXISTING STORM MANHOLE		PROPOSED STORM MANHOLE
	EXISTING CATCH BASIN		PROPOSED CATCH BASIN
	EXISTING WELL		PROPOSED WELL
	EXISTING HYDRANT		PROPOSED HYDRANT
	EXISTING SHUT OFF		PROPOSED SHUT OFF
	EXISTING UTILITY POLE		PROPOSED UTILITY POLE
	EXISTING LIGHT POLE		PROPOSED LIGHT POLE
	EXISTING GUY WIRE/POLE		PROPOSED GUY WIRE/POLE
	EXISTING SIGN		PROPOSED SIGN
	EXISTING DECIDUOUS TREE		PROPOSED DECIDUOUS TREE
	EXISTING CONIFEROUS TREE		PROPOSED CONIFEROUS TREE
	EDGE OF BRUSH/WOODS		PROPOSED EDGE OF BRUSH/WOODS
	IRON ROD/PIPE FOUND		PROPOSED IRON ROD/PIPE FOUND
	CONCRETE MONUMENT FOUND		PROPOSED CONCRETE MONUMENT FOUND
	TEST PIT		PROPOSED TEST PIT
	PERCOLATION TEST		PROPOSED PERCOLATION TEST
	PROJECT BENCHMARK		PROPOSED PROJECT BENCHMARK

3. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES AND ELEVATIONS) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
4. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
5. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
6. MAINTAIN AND PROTECT ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
9. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
10. THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET. EXCEPT FOR AREAS LOCATED WITHIN 30' OF THE BUILDING WHERE THE TOLERANCE FOR FINISH GRADES WILL BE 0.04 FEET.
11. ANY DETERIORATION NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN CITY ROAD R.O.W. WITH CITY DEPARTMENT OF PUBLIC WORKS.
13. THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
14. EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
15. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
16. PROPERTY LINE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY LATITUDES LAND SURVEYING, JAN. 2019. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
17. IF THE BUILDING IS TO BE SPRINKLERED, BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH AWWA M14. THE SITE CONTRACTOR SHALL CONSTRUCT THE WATER LINE TO TWO FEET ABOVE THE FINISHED FLOOR. SEE MECHANICAL PLANS FOR RISER DETAIL.
18. THE OWNER IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
19. THE OWNER IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
20. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL, STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.
21. SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY LATITUDES LAND SURVEYING, JAN. 2019.



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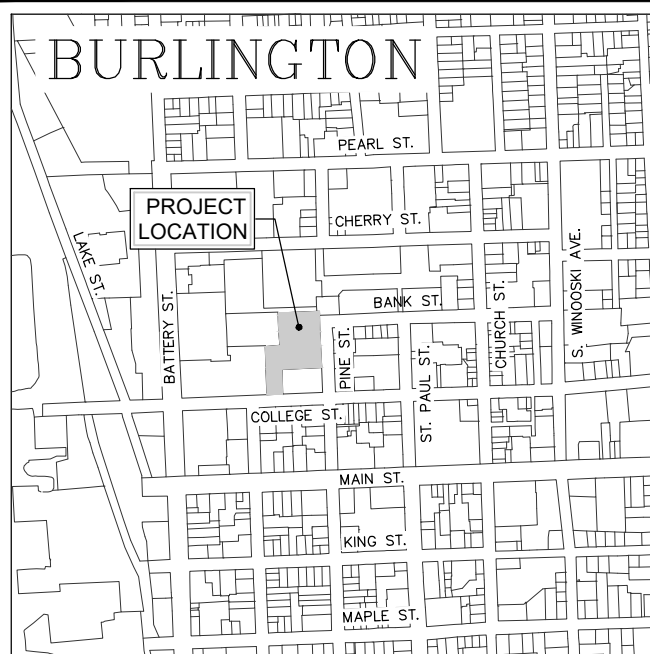
APPROVED

CLIENT:

747 PINE STREET, SUITE 501
BURLINGTON, VERMONT
05401

PROJECT:

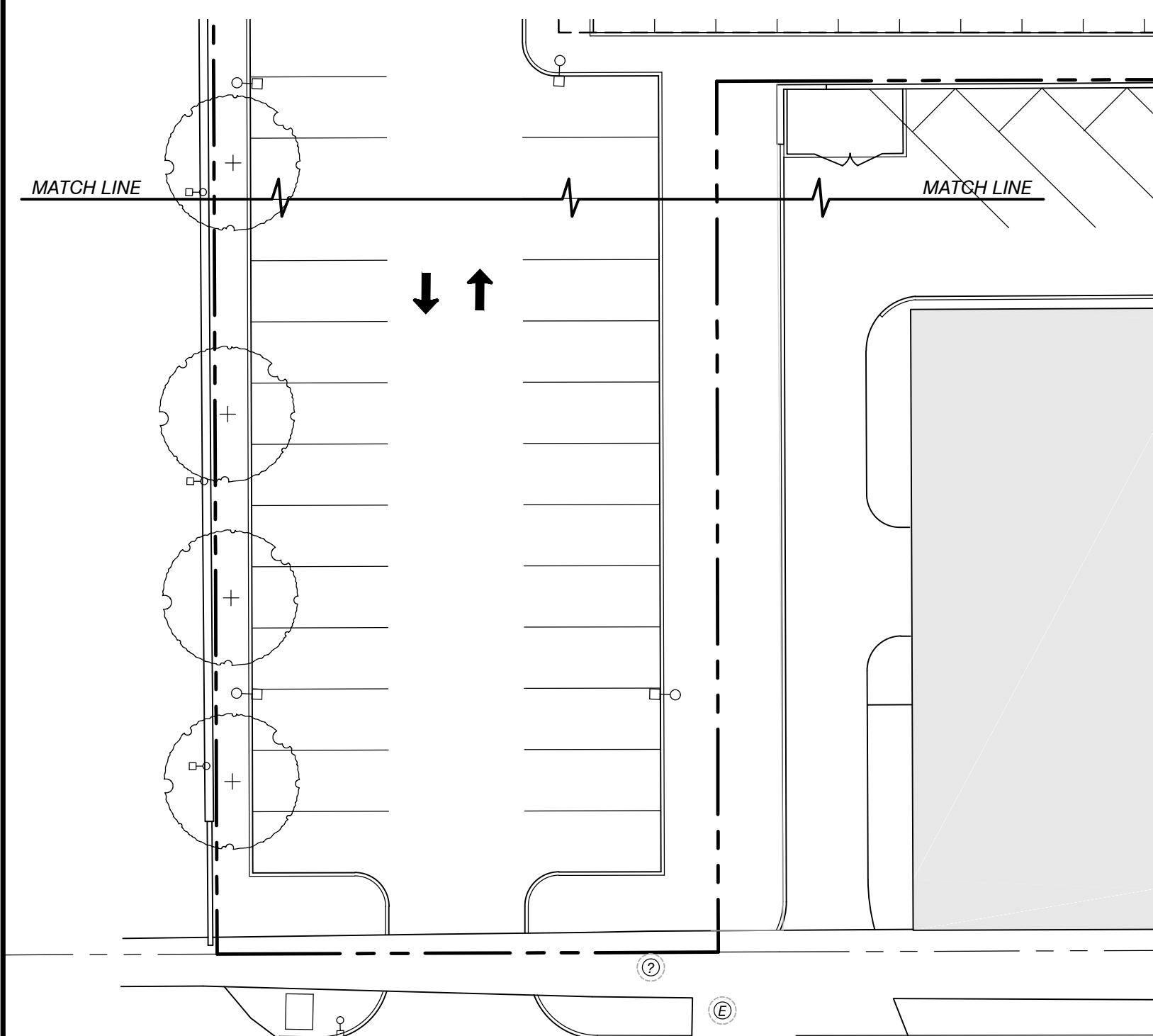
79 PINE STREET
BURLINGTON, VT


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PROJ. NO.
19182.02

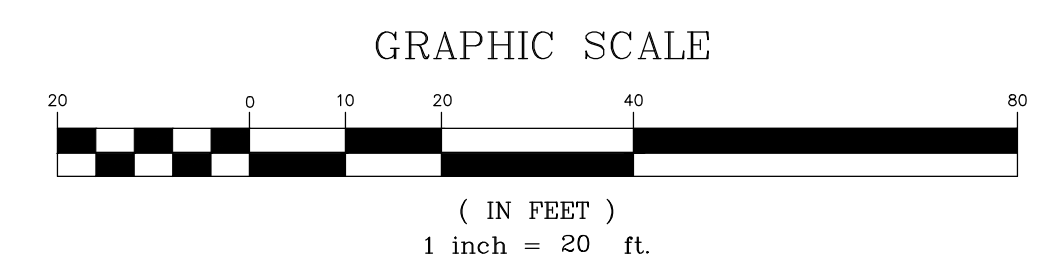
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	APPROXIMATE PROPERTY LINE		APPROXIMATE PROPERTY LINE
	APPROXIMATE SETBACK LINE		APPROXIMATE SETBACK LINE
	EXISTING CONTOUR		EXISTING CONTOUR
	EXISTING CURB		EXISTING CURB
	EXISTING FENCE		EXISTING FENCE
	EXISTING GRAVEL		EXISTING GRAVEL
	EXISTING PAVEMENT		EXISTING PAVEMENT
	EXISTING GUARD RAIL		EXISTING GUARD RAIL
	EXISTING ELECTRIC		EXISTING ELECTRIC
	EXISTING FORCEMAIN		EXISTING FORCEMAIN
	EXISTING GAS		EXISTING GAS
	EXISTING STORM		EXISTING STORM
	EXISTING GRAVITY SEWER		EXISTING GRAVITY SEWER
	EXISTING TELEPHONE		EXISTING TELEPHONE
	EXISTING WATER		EXISTING WATER
	EXISTING SWALE		EXISTING SWALE
	STREAM		STREAM
	WETLANDS		WETLANDS
	WETLANDS BUFFER		WETLANDS BUFFER
	EXISTING SEWER MANHOLE		EXISTING SEWER MANHOLE
	EXISTING STORM MANHOLE		EXISTING STORM MANHOLE
	EXISTING CATCH BASIN		EXISTING CATCH BASIN
	EXISTING WELL		EXISTING WELL
	EXISTING HYDRANT		EXISTING HYDRANT
	EXISTING SHUT OFF		EXISTING SHUT OFF
	EXISTING UTILITY POLE		EXISTING UTILITY POLE
	EXISTING LIGHT POLE		EXISTING LIGHT POLE
	EXISTING GUY WIRE/POLE		EXISTING GUY WIRE/POLE
	EXISTING SIGN		EXISTING SIGN
	EXISTING DECIDUOUS TREE		EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE		EXISTING CONIFEROUS TREE
	EDGE OF BRUSH/WOODS		EDGE OF BRUSH/WOODS
	IRON ROD/PIPE FOUND		IRON ROD/PIPE FOUND
	CONCRETE MONUMENT FOUND		CONCRETE MONUMENT FOUND
	TEST PIT		TEST PIT
	PERCOLATION TEST		PERCOLATION TEST
	PROJECT BENCHMARK		PROJECT BENCHMARK
	PROPOSED SEWER MANHOLE		PROPOSED SEWER MANHOLE
	PROPOSED STORM MANHOLE		PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN		PROPOSED CATCH BASIN
	PROPOSED WELL		PROPOSED WELL
	PROPOSED HYDRANT		PROPOSED HYDRANT
	PROPOSED SHUT OFF		PROPOSED SHUT OFF
	PROPOSED UTILITY POLE		PROPOSED UTILITY POLE
	PROPOSED LIGHT POLE		PROPOSED LIGHT POLE
	PROPOSED EDGE OF BRUSH/WOODS		PROPOSED EDGE OF BRUSH/WOODS
	REBAR SET		REBAR SET
	CONCRETE MONUMENT SET		CONCRETE MONUMENT SET



This site plan illustrates the proposed construction of the People's Bank Building at 77 Pine Street. The plan includes the following details:

- Proposed Building:** A 74x76 foot structure with a lower level (F.F. 185.8 (L.L.)) and a first floor (F.F. 195.8 (1ST FL.)). It features a concrete pad for stair access and a 5.5' wide concrete sidewalk.
- Parking and Access:** The plan shows 10 temporary parking spaces on 6" crushed gravel, a temporary van accessible parking sign, and a temporary access across the existing sidewalk into the temporary parking area. A new curb cut for a drive-thru lane is also indicated.
- Construction and Retention:** A segmental block retaining wall is shown, along with a short-term bicycle parking area. The emergency generator is located on the south side, with a timber retaining wall.
- Context and Surroundings:** The plan shows the existing People's Bank Building at 77 Pine Street, the Macys Building, and the 100 Bank St. Building. A parking garage deck is also visible.
- Other Features:** The plan includes a gravel drip edge, a flag pole, an existing hydrant to remain, a place asphalt shim for transition over the existing curb, a temporary access across the existing sidewalk into the temporary parking area, a new curb cut for a drive-thru lane, an at-grade planter with a 6" concrete curb, and an infill curb at the existing parking lot access.



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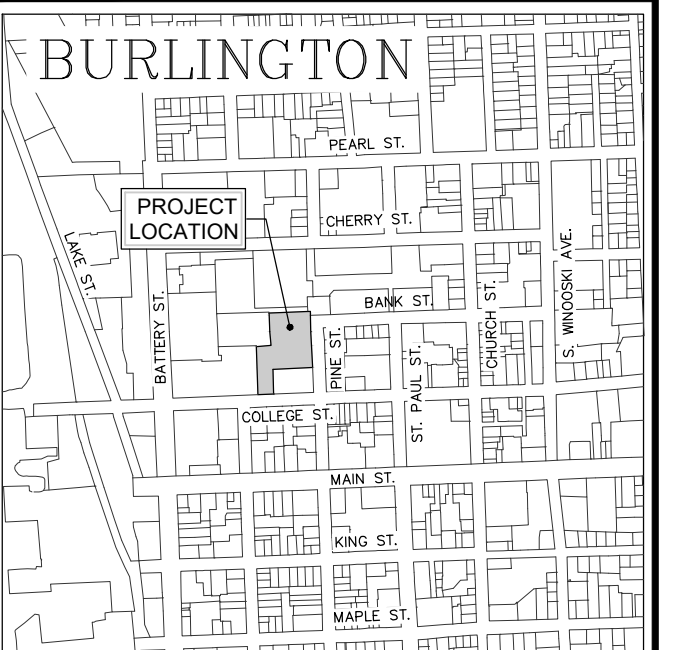
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CLIENT:

747 PINE STREET, SUITE 501
BURLINGTON, VERMONT
05401

PROJECT:

79 PINE STREET
BURLINGTON, VT


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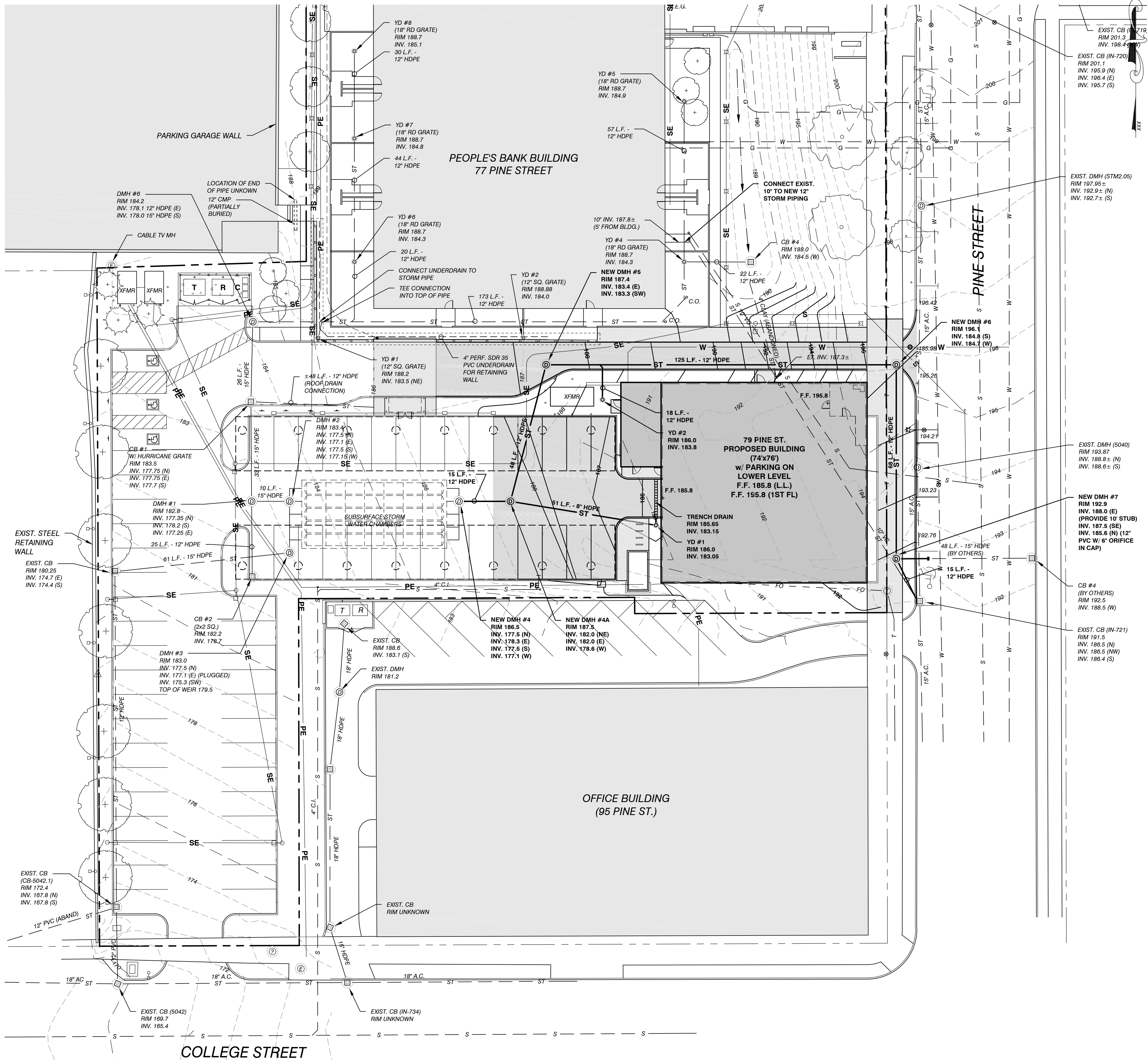
PROJ. NO.
19182.02

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LEGEND

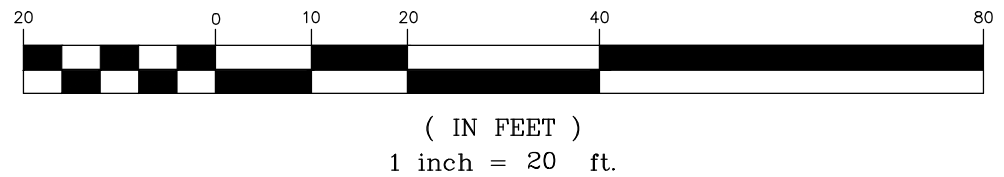
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED CONTOUR
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- PROPOSED FENCE
- PROPOSED GRAVEL
- PROPOSED PAVEMENT
- PROPOSED GUARD RAIL
- PROPOSED ELECTRIC
- FM PROPOSED FORCEMAIN
- G PROPOSED GAS
- ST PROPOSED STORM
- S PROPOSED GRAVITY SEWER
- T PROPOSED TELEPHONE
- W PROPOSED WATER
- PROPOSED SWALE

- PROPOSED SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED SHUT OFF
- PROPOSED UTILITY POLE
- PROPOSED LIGHT POLE
- PROPOSED EDGE OF BRUSH/WOODS
- REBAR SET
- CONCRETE MONUMENT SET



NOTE: RIM ELEVATIONS SHOWN REPRESENT DESIGN GRADE
ALL RIMS TO BE SET 1" BELOW DESIGN GRADE

GRAPHIC SCALE



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.ces-vt.com

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CLIENT:

NEDDE REAL
ESTATE

747 PINE STREET, SUITE 501
BURLINGTON, VERMONT
05401

PROJECT:

PEOPLE'S UNITED
BANK

79 PINE STREET
BURLINGTON, VT

BURLINGTON



LOCATION MAP

1" = 200'

DATE CHECKED REVISION

DATE	CHECKED	REVISION

PROPOSED SITE
GRADING &
DRAINAGE PLAN

DATE
MAR., 2021

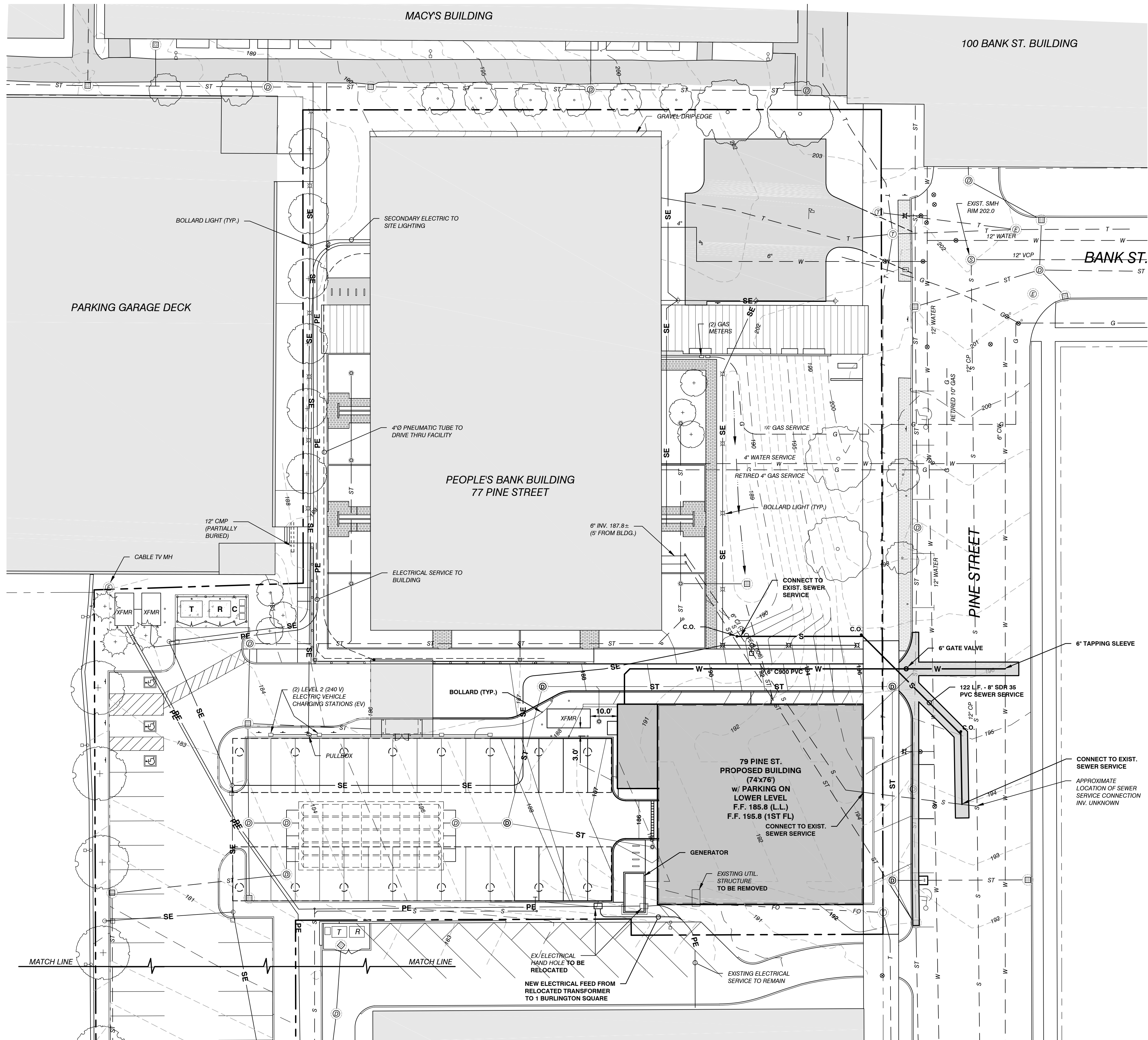
SCALE
1" = 20'

PROJ. NO.
19182.02

DRAWING NUMBER

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	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED CONTOUR
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED GRAVEL
	PROPOSED PAVEMENT
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	PROPOSED ELECTRIC
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	PROPOSED GAS
	PROPOSED STORM
	PROPOSED GRAVITY SEWER
	PROPOSED TELEPHONE
	PROPOSED WATER
	PROPOSED SWALE



(IN FEET)
1 inch = 20 ft.

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SAL

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APPROVED
DCM

CLIENT:

747 PINE STREET, SUITE 501
BURLINGTON, VERMONT
05401

79 PINE STREET
BURLINGTON, VT


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SPECIFIC EPSC EXECUTION REQUIREMENTS

Applicant will call 863-4501 or email gjohnson@burlingtonvt.gov at least 24 hours prior to initiating earth disturbance and submit the name and contact (cell phone and email) of the erosion control coordinator for the project.

Applicant will post the attached notice in a visible location.

I acknowledge that it is the responsibility of the owner and his/her representatives to ensure that:

- sediment does not enter surface water bodies (streams, ditches, ponds, lakes, wetlands etc.)
- sediment does not enter City conveyance infrastructure (catch basins, sewers etc.) and
- All sediment must be removed from the city ROW (sidewalks and roadways) by the end of each work day.

Sediment control measures will be installed prior to the initiation of earth disturbance.

During the non-winter construction season (April 15 - October 15): After an initial 14 day period of initial disturbance, temporary or permanent stabilization (mulching, erosion control matting or tarps for stockpiles, or other approved method) of exposed areas and stockpiles will occur at the end of each work day unless:

- Earthwork is to continue in the area within the next 24 hours and there is NO liquid precipitation forecast for the next 24 hours; or
- If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches.)

During the winter construction period from October 15 to April 15, any new disturbance must be temporarily or permanently stabilized (mulching, erosion control matting or tarps for stockpiles, or other approved method) will occur at the end of each work day unless:

- Earthwork is to continue in the area within the next 24 hours and there is NO liquid precipitation forecast for the next 24 hours; or
- If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches)

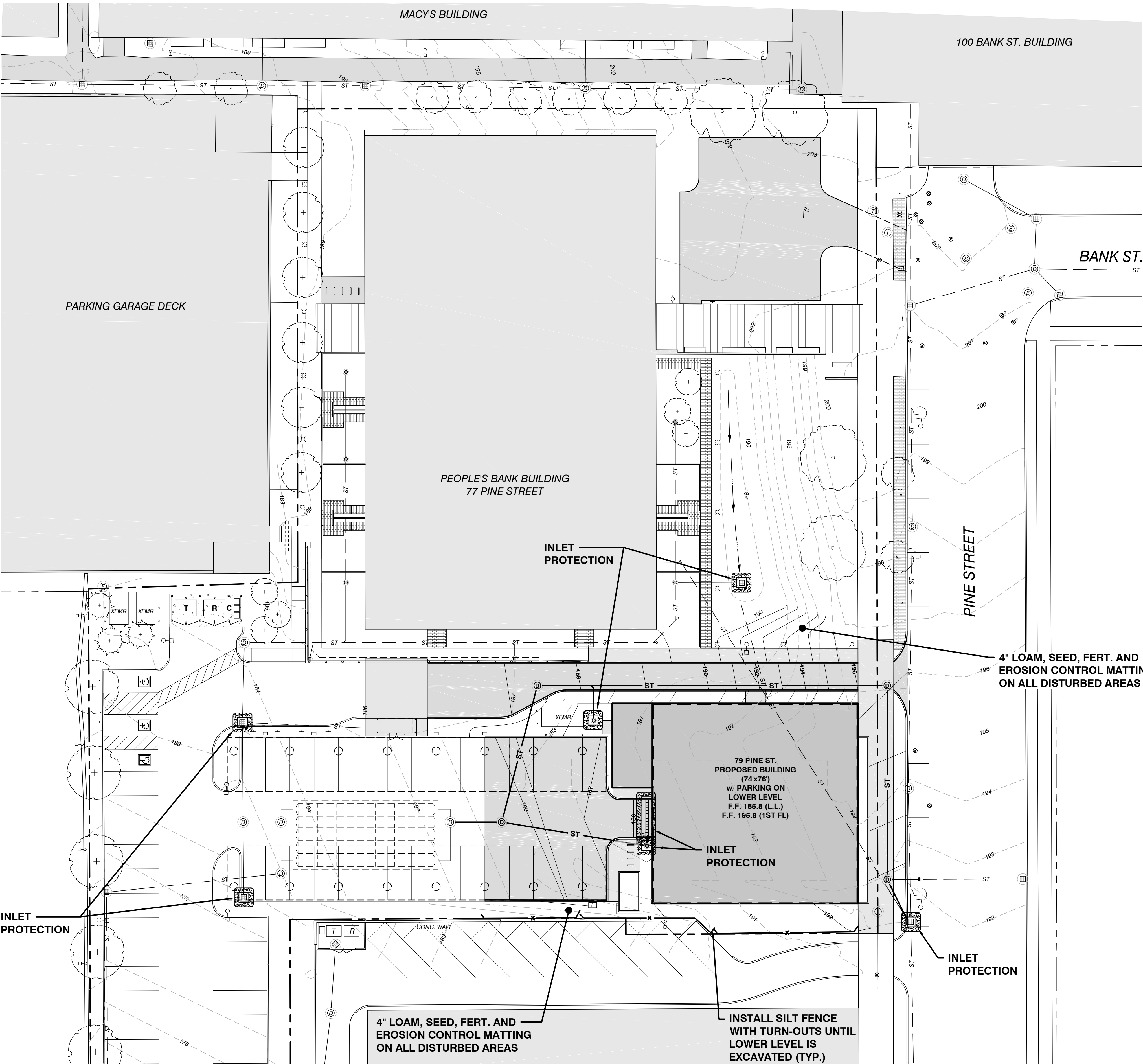
The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has travelled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each work day.

The owner and his/her representatives shall abide by the best management practices (BMPs) indicated in this plan and conditions and in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control (2006). Contact 802-863-4501 for a hard copy or go to the web: http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf

If soils will be exposed after October 15 and winter construction has not been permitted the project will notify DPW prior to October 15th and ensure that sediment control is installed PRIOR to soil freezing. If the project is completed during the winter months, an additional inspection will be required to ensure that the site is buttoned up for the winter.

Within 48 hours of reaching final grading, the exposed soil will be seeded and mulched or covered with erosion control matting (for slopes steeper than 3:1 or high wind prone areas). Erosion control matting is preferred.

The owner will contact DPW to schedule a stabilization inspection when site work is finished and stabilization measures (seeding and mulching or matting) have been installed.



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.ces-vt.com

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DSM

APPROVED

DSM

CLIENT:

NEDDE REAL
ESTATE

747 PINE STREET, SUITE 501
BURLINGTON, VERMONT
05401

PROJECT:

PEOPLE'S UNITED
BANK

79 PINE STREET
BURLINGTON, VT



LOCATION MAP

1" = 2000'

DATE

CHECKED

REVISION

EPSC PLAN

DATE

MAR., 2021

SCALE

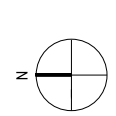
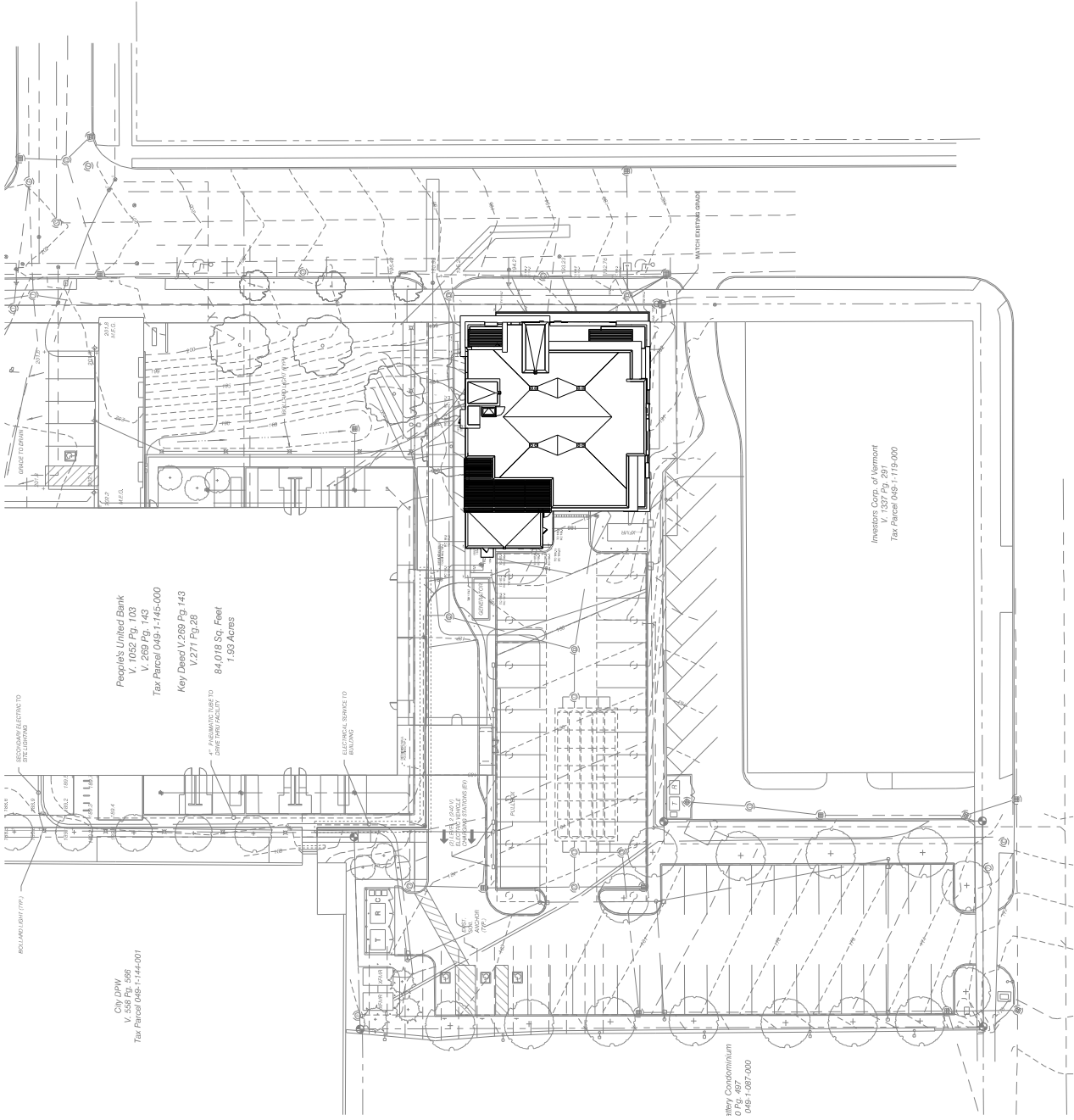
1" = 20'

PROJ. NO.

19182.02

DRAWING NUMBER

C3.0



gbA
ARCHITECTURE & PLANNING
85 grinnell street
montpelier, vermont 05602
802.223.1864 • 802.223.4822 FAX
www.gbarchitecture.com

PINE
STREET

79 Pine St. Burlington, VT

Revisions:
#

Project Number:	Project Number
Phase:	PROGRESS SET
Scale:	1" = 20'-0"
Date:	04/13/2021

SITE PLAN

A100

GOODESSEN BACHMAN, INC.

People's United Bank
V. 1089 Pg. 103
V. 269 Pg. 143
Tax Parcel 049-1-145-000
Key Deed V269 Pg. 143
V271 Pg. 28
84,018 Sq. Feet
1.93 Acres

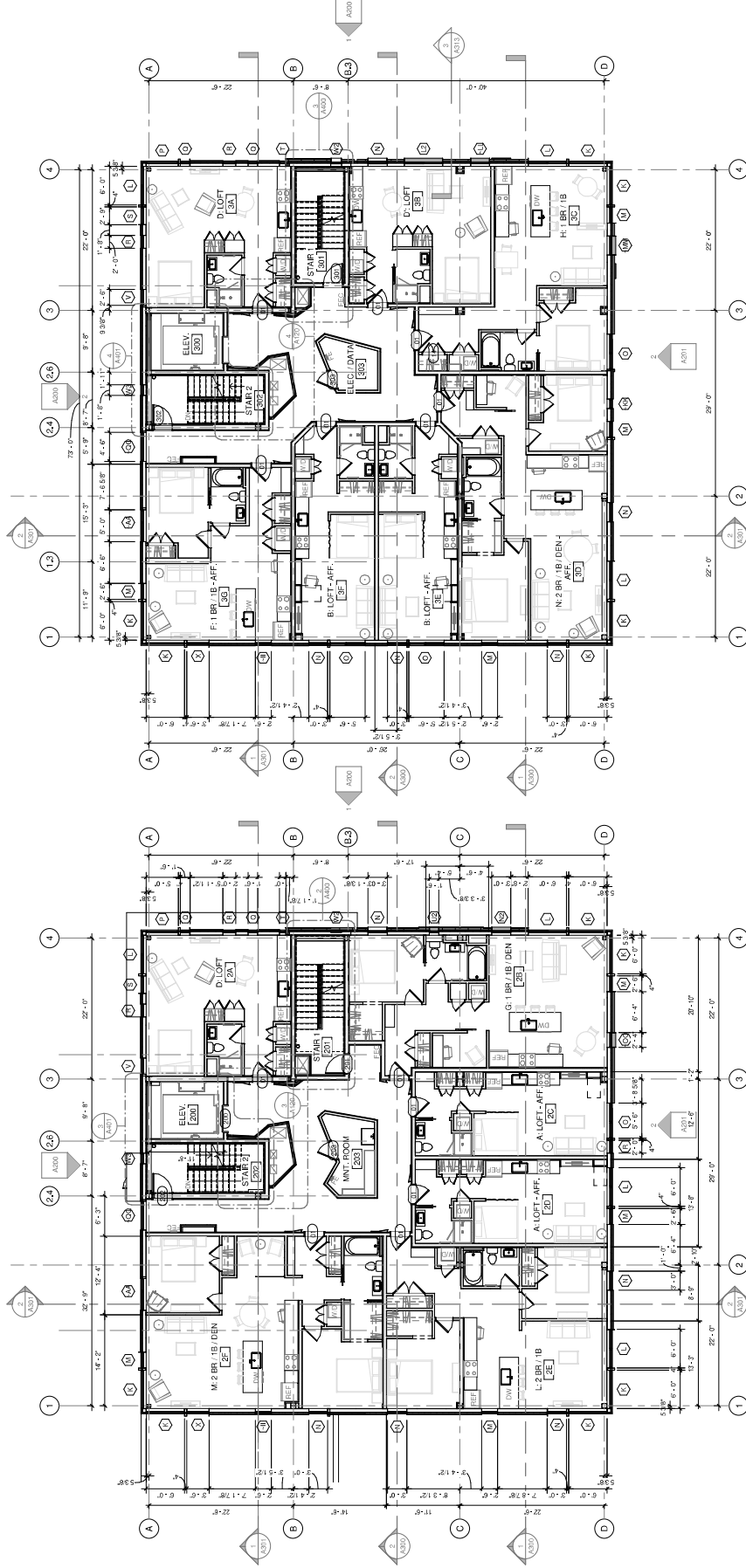
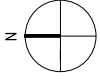
City DPW
V. 558 Pg. 566
Tax Parcel 049-1-144-001

Stony Condominium
0 Pg. 467
049-1-087-000

Investors Corp. of Vermont
V. 1337 Pg. 291
Tax Parcel 049-1-115-000

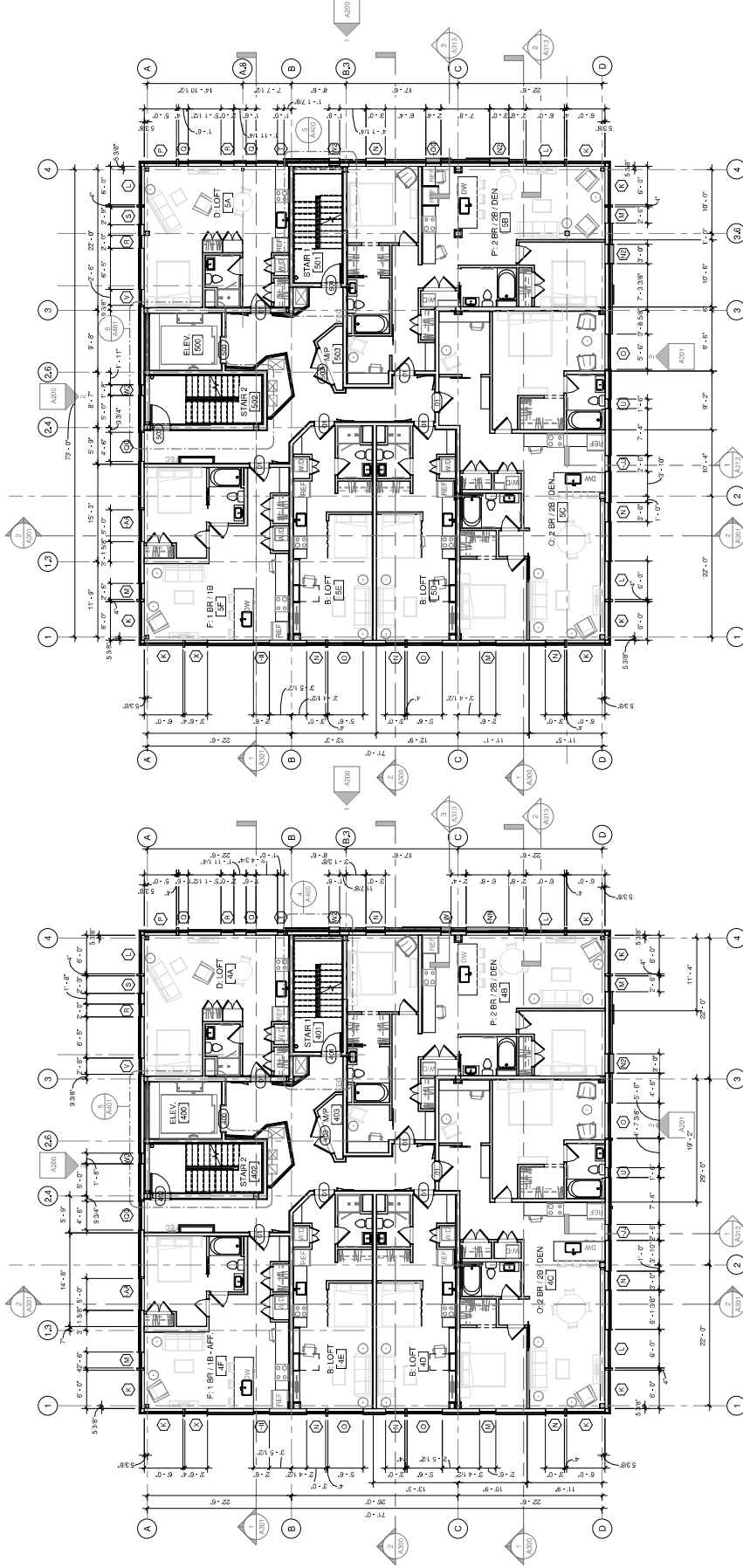
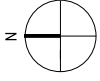
1 SITE

SCALE: 1" = 20'-0"



688 SF	CORR.	447 SF	B.1 LOFT - AFF.
833 SF	ELEV.	529 SF	D.1 LOFT - AFF.
123 SF	ELEV.	594 SF	D.2 LOFT
163 SF	STAIR 1	678 SF	F.1 BR / IB - AFF.
170 SF	STAIR 2	747 SF	H.1 BR / IB
1155 SF		1057 SF	N.2 BR / IB / DEN - AFF.
5624 SF		4469 SF	

688 SF	CORR.	447 SF	A.1 LOFT - AFF.
833 SF	ELEV.	529 SF	D.1 LOFT - AFF.
123 SF	ELEV.	594 SF	G.1 BR / IB / DEN
163 SF	STAIR 1	678 SF	L.2 BR / IB
170 SF	STAIR 2	1081 SF	M.2 BR / IB / DEN
1266 SF		4399 SF	
5624 SF			



545 SF	CORR.
323 SF	ELEV.
323 SF	M.P.
165 SF	W.P.
165 SF	STAIR 1
170 SF	STAIR 2
1031 SF	
5624 SF	

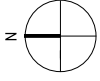
545 SF	B. LOFT
323 SF	D. LOFT
323 SF	F. 1 BR / 1 B
165 SF	O. 2 BR / 2B DEN
165 SF	P. 2 BR / 2B DEN
170 SF	
1031 SF	
5624 SF	

2 LEVEL 5

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

1 LEVEL 4

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



PINE
STREET

79 Pine St. Burlington, VT

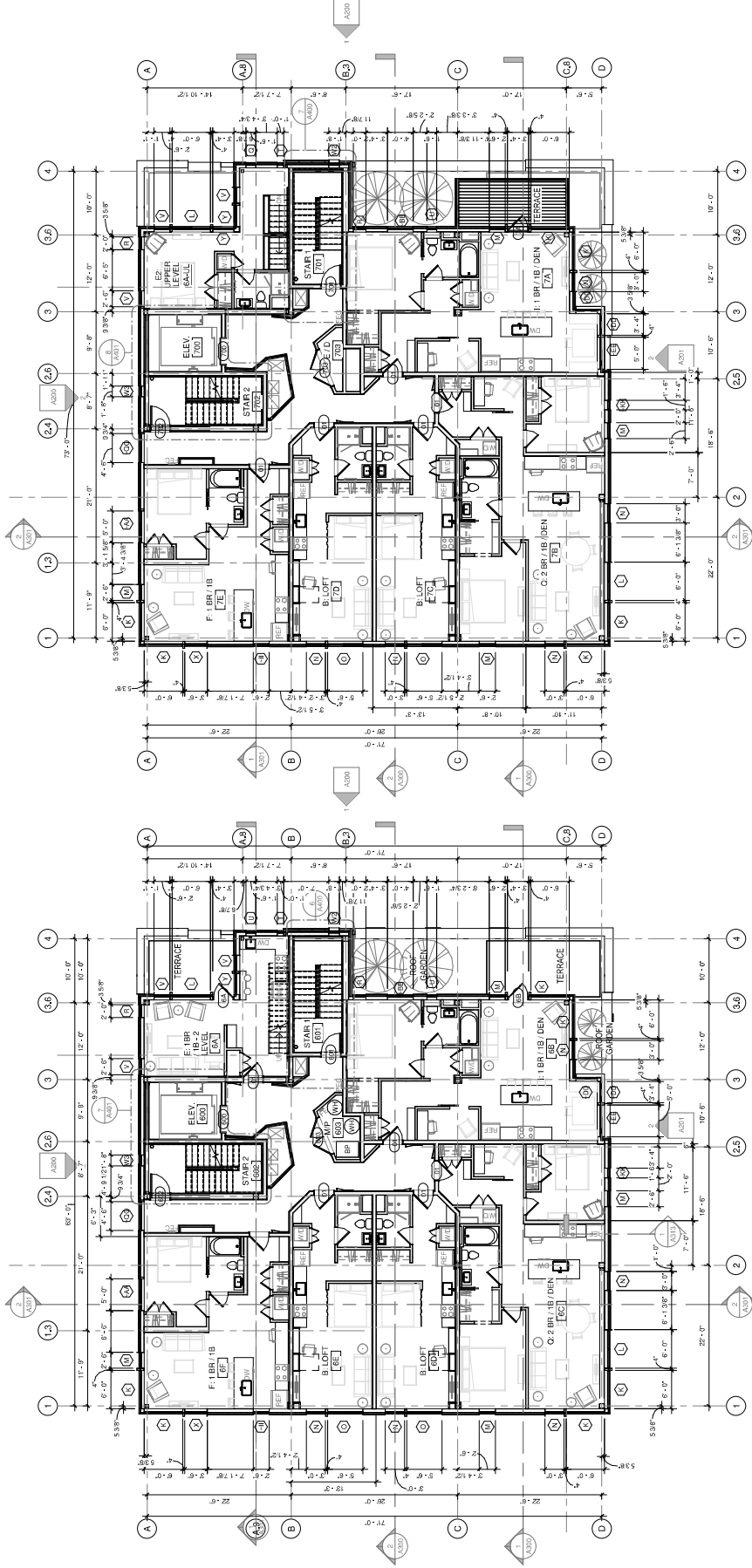
Revisions
#

Project Number:	Project Number
Phase:	PROGRESS SET
Scale:	1/8" = 1'-0"
Date:	04/13/2021

FLOOR PLAN
- LEVEL 6 & 7

A104

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553 SF
447 SF
325 SF
175 SF
1070 SF
4889 SF

CORR. UPPER LEVEL
ELEV.
ELEV.
ELEV.
STAIR 1
STAIR 2

447 SF
447 SF
675 SF
875 SF
1070 SF
3918 SF

B. LOFT
E. LOFT
F. 1 BR / 1 B
T. 1 BR / 1 B
Q. 2 BR / 1 B

447 SF
447 SF
675 SF
875 SF
1070 SF
3918 SF

447 SF
447 SF
675 SF
875 SF
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3918 SF

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3918 SF

2 LEVEL 7

1 LEVEL 6

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

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



PINE
STREET

79 Pine St. Burlington, VT

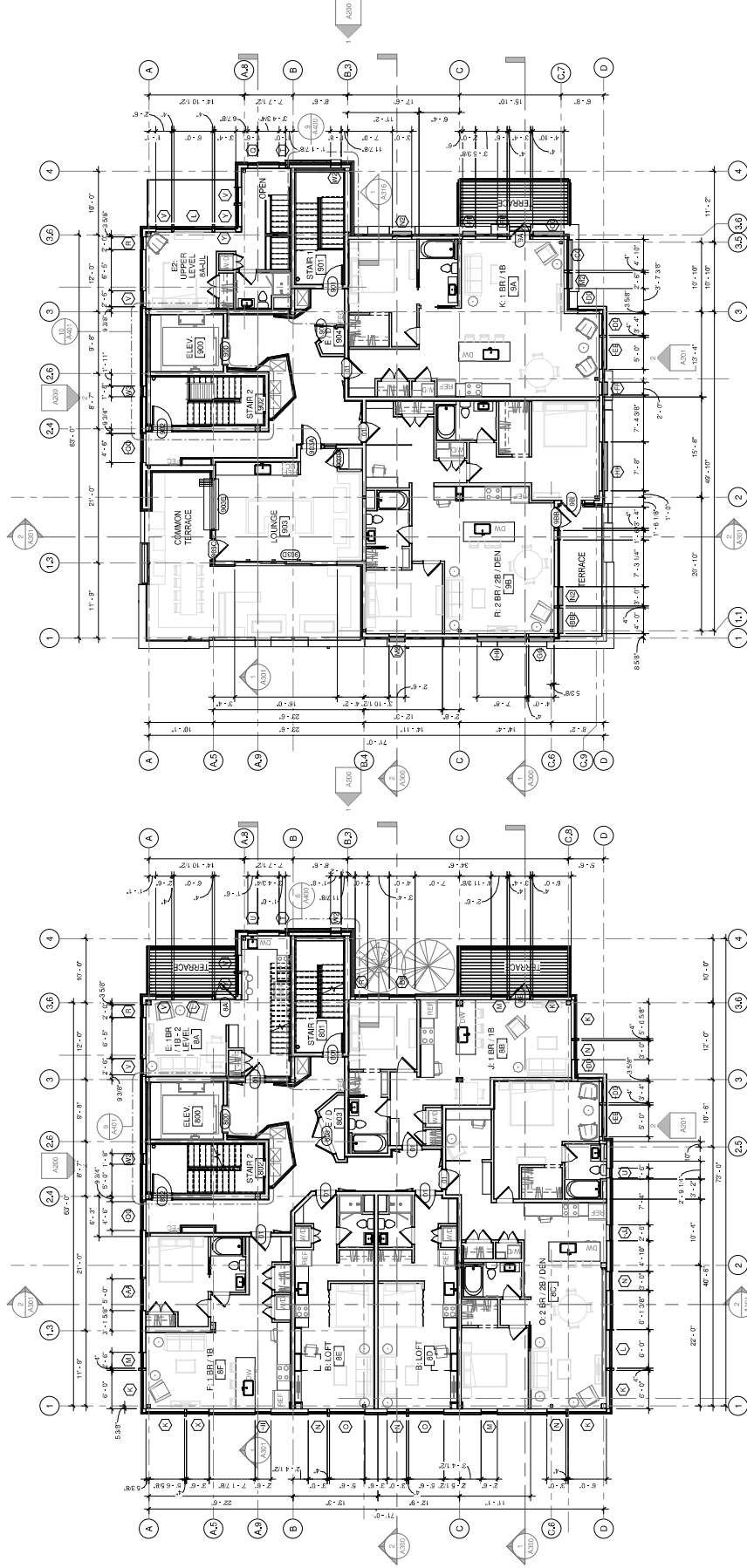
Revisions
#

Project Number:	Project Number
Phase:	PROGRESS SET
Scale:	1/8" = 1'-0"
Date:	04/13/2021

FLOOR PLAN
- LEVEL 8 & 9

A105

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490 SF	CORR. UPPER LEVEL
144 SF	ELEV.
23 SF	ELEV.
123 SF	LOUNGE
420 SF	STAIR 1
178 SF	STAIR 2
187 SF	
4040 SF	

94 SF	K: 1 BR / 1 B
238 SF	R: 2 BR / 2 B DEN
223 SF	

545 SF	CORR.
144 SF	ELEV.
23 SF	ELEV.
123 SF	STAIR 1
178 SF	STAIR 2
1044 SF	
4889 SF	

447 SF	B: LOFT
447 SF	C: 1 BR / 1 B
410 SF	F: 1 BR / 1 B
670 SF	J: 1 BR / 1 B
686 SF	O: 2 BR / 2 B DEN
1203 SF	
3944 SF	

1 LEVEL 8

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

2 LEVEL 9

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

LEVEL 1	
CORR.	1415 SF
ELEC. DATA	71 SF
ELEV.	63 SF
ENTR.	123 SF
FITNESS	60 SF
LOBBY	848 SF
MAL RM.	148 SF
RR	91 SF
STAIR 1	197 SF
STAIR 2	197 SF
VEST.	115 SF
	32 SF
A. LOFT - AFF.	427 SF
A. LOFT - AFF.	427 SF
CADA. LOFT - AFF.	402 SF
FADA. 1 BR / 1B - AFF.	632 SF
LADA. 2 BR / 1B - AFF.	598 SF
	2893 SF
	5405 SF

LEVEL 2	
CORR.	589 SF
ELEC. DATA	123 SF
ELEV.	63 SF
ENTR.	123 SF
FITNESS	60 SF
LOBBY	848 SF
MAL RM.	148 SF
RR	91 SF
STAIR 1	197 SF
STAIR 2	197 SF
VEST.	115 SF
	32 SF
A. LOFT - AFF.	427 SF
A. LOFT - AFF.	427 SF
CADA. LOFT - AFF.	402 SF
FADA. 1 BR / 1B - AFF.	632 SF
LADA. 2 BR / 1B - AFF.	598 SF
	2893 SF
	5405 SF

LEVEL 3	
CORR.	589 SF
ELEC. DATA	123 SF
ELEV.	63 SF
ENTR.	123 SF
FITNESS	60 SF
LOBBY	848 SF
MAL RM.	148 SF
RR	91 SF
STAIR 1	197 SF
STAIR 2	197 SF
VEST.	115 SF
	32 SF
A. LOFT - AFF.	427 SF
A. LOFT - AFF.	427 SF
CADA. LOFT - AFF.	402 SF
FADA. 1 BR / 1B - AFF.	632 SF
LADA. 2 BR / 1B - AFF.	598 SF
	2893 SF
	5405 SF

LEVEL 4	
CORR.	589 SF
ELEC. DATA	123 SF
ELEV.	63 SF
ENTR.	123 SF
FITNESS	60 SF
LOBBY	848 SF
MAL RM.	148 SF
RR	91 SF
STAIR 1	197 SF
STAIR 2	197 SF
VEST.	115 SF
	32 SF
A. LOFT - AFF.	427 SF
A. LOFT - AFF.	427 SF
CADA. LOFT - AFF.	402 SF
FADA. 1 BR / 1B - AFF.	632 SF
LADA. 2 BR / 1B - AFF.	598 SF
	2893 SF
	5405 SF

LEVEL 5	
CORR.	589 SF
ELEC. DATA	123 SF
ELEV.	63 SF
ENTR.	123 SF
FITNESS	60 SF
LOBBY	848 SF
MAL RM.	148 SF
RR	91 SF
STAIR 1	197 SF
STAIR 2	197 SF
VEST.	115 SF
	32 SF
A. LOFT - AFF.	427 SF
A. LOFT - AFF.	427 SF
CADA. LOFT - AFF.	402 SF
FADA. 1 BR / 1B - AFF.	632 SF
LADA. 2 BR / 1B - AFF.	598 SF
	2893 SF
	5405 SF

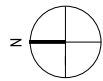
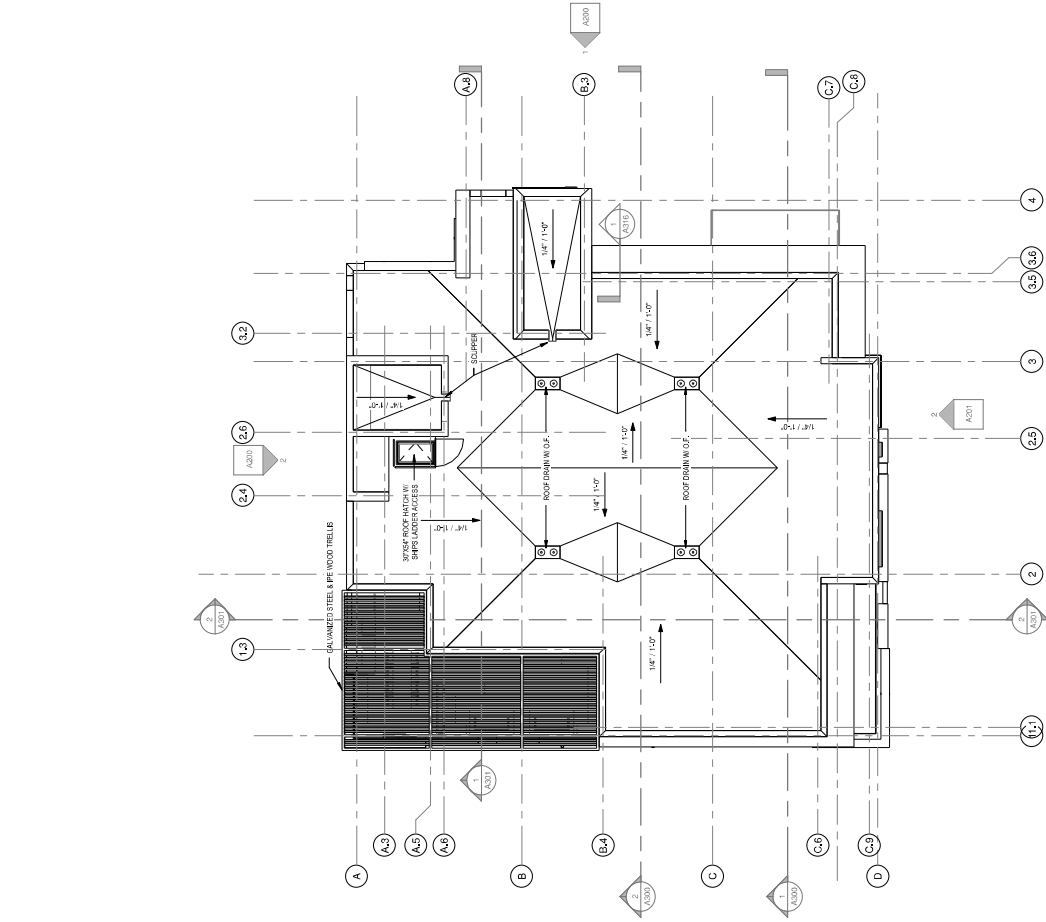
LEVEL 6	
CORR.	589 SF
ELEC. DATA	123 SF
ELEV.	63 SF
ENTR.	123 SF
FITNESS	60 SF
LOBBY	848 SF
MAL RM.	148 SF
RR	91 SF
STAIR 1	197 SF
STAIR 2	197 SF
VEST.	115 SF
	32 SF
A. LOFT - AFF.	427 SF
A. LOFT - AFF.	427 SF
CADA. LOFT - AFF.	402 SF
FADA. 1 BR / 1B - AFF.	632 SF
LADA. 2 BR / 1B - AFF.	598 SF
	2893 SF
	5405 SF

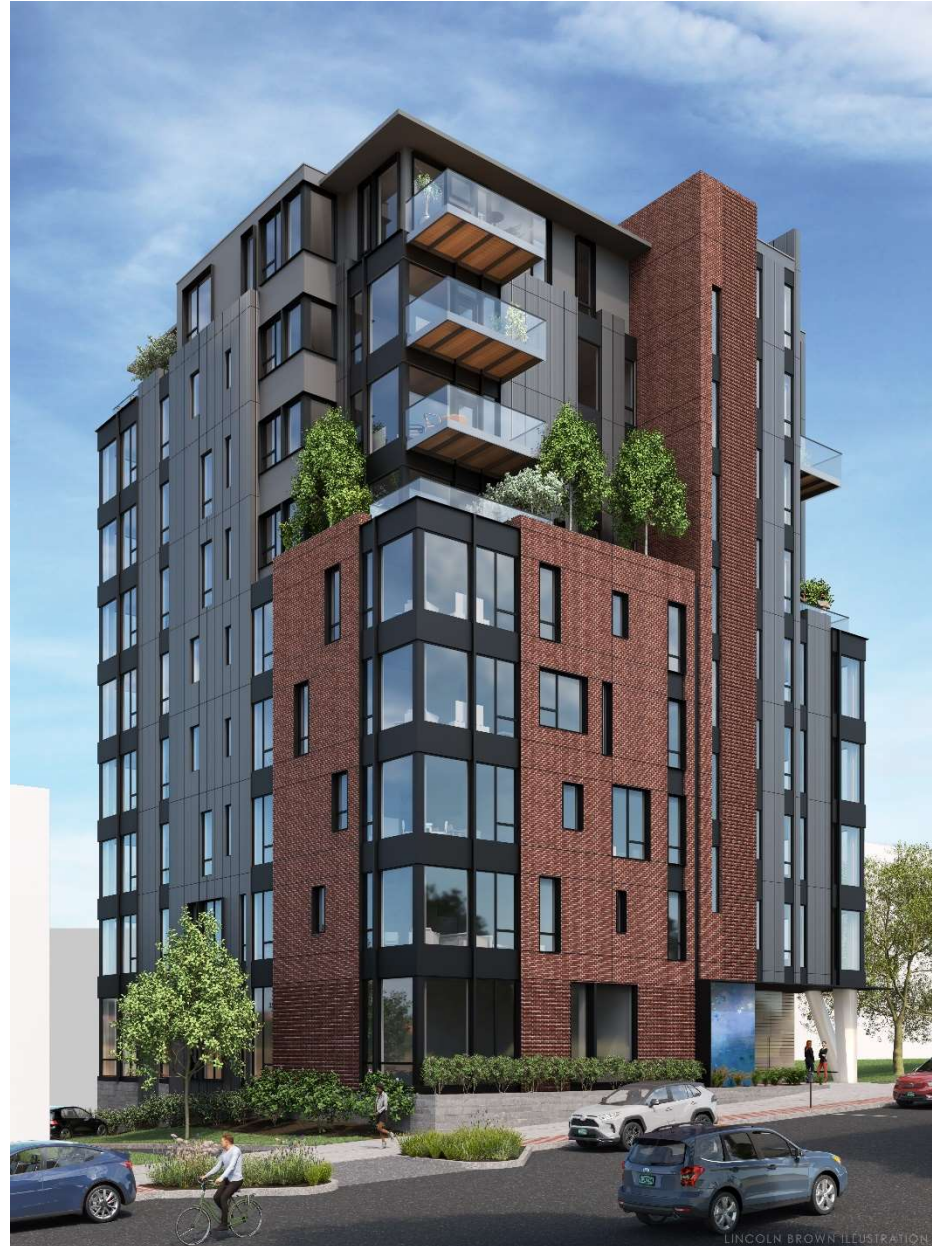
LEVEL 7	
CORR.	589 SF
ELEC. DATA	123 SF
ELEV.	63 SF
ENTR.	123 SF
FITNESS	60 SF
LOBBY	848 SF
MAL RM.	148 SF
RR	91 SF
STAIR 1	197 SF
STAIR 2	197 SF
VEST.	115 SF
	32 SF
A. LOFT - AFF.	427 SF
A. LOFT - AFF.	427 SF
CADA. LOFT - AFF.	402 SF
FADA. 1 BR / 1B - AFF.	632 SF
LADA. 2 BR / 1B - AFF.	598 SF
	2893 SF
	5405 SF

LEVEL 8	
CORR.	589 SF
ELEC. DATA	123 SF
ELEV.	63 SF
ENTR.	123 SF
FITNESS	60 SF
LOBBY	848 SF
MAL RM.	148 SF
RR	91 SF
STAIR 1	197 SF
STAIR 2	197 SF
VEST.	115 SF
	32 SF
A. LOFT - AFF.	427 SF
A. LOFT - AFF.	427 SF
CADA. LOFT - AFF.	402 SF
FADA. 1 BR / 1B - AFF.	632 SF
LADA. 2 BR / 1B - AFF.	598 SF
	2893 SF
	5405 SF

LEVEL 9	
CORR.	589 SF
ELEC. DATA	123 SF
ELEV.	63 SF
ENTR.	123 SF
FITNESS	60 SF
LOBBY	848 SF
MAL RM.	148 SF
RR	91 SF
STAIR 1	197 SF
STAIR 2	197 SF
VEST.	115 SF
	32 SF
A. LOFT - AFF.	427 SF
A. LOFT - AFF.	427 SF
CADA. LOFT - AFF.	402 SF
FADA. 1 BR / 1B - AFF.	632 SF
LADA. 2 BR / 1B - AFF.	598 SF
	2893 SF
	5405 SF

TOTAL UNITS: 49





***Northwest view
from pine street***



***Southwest view
from pine street***





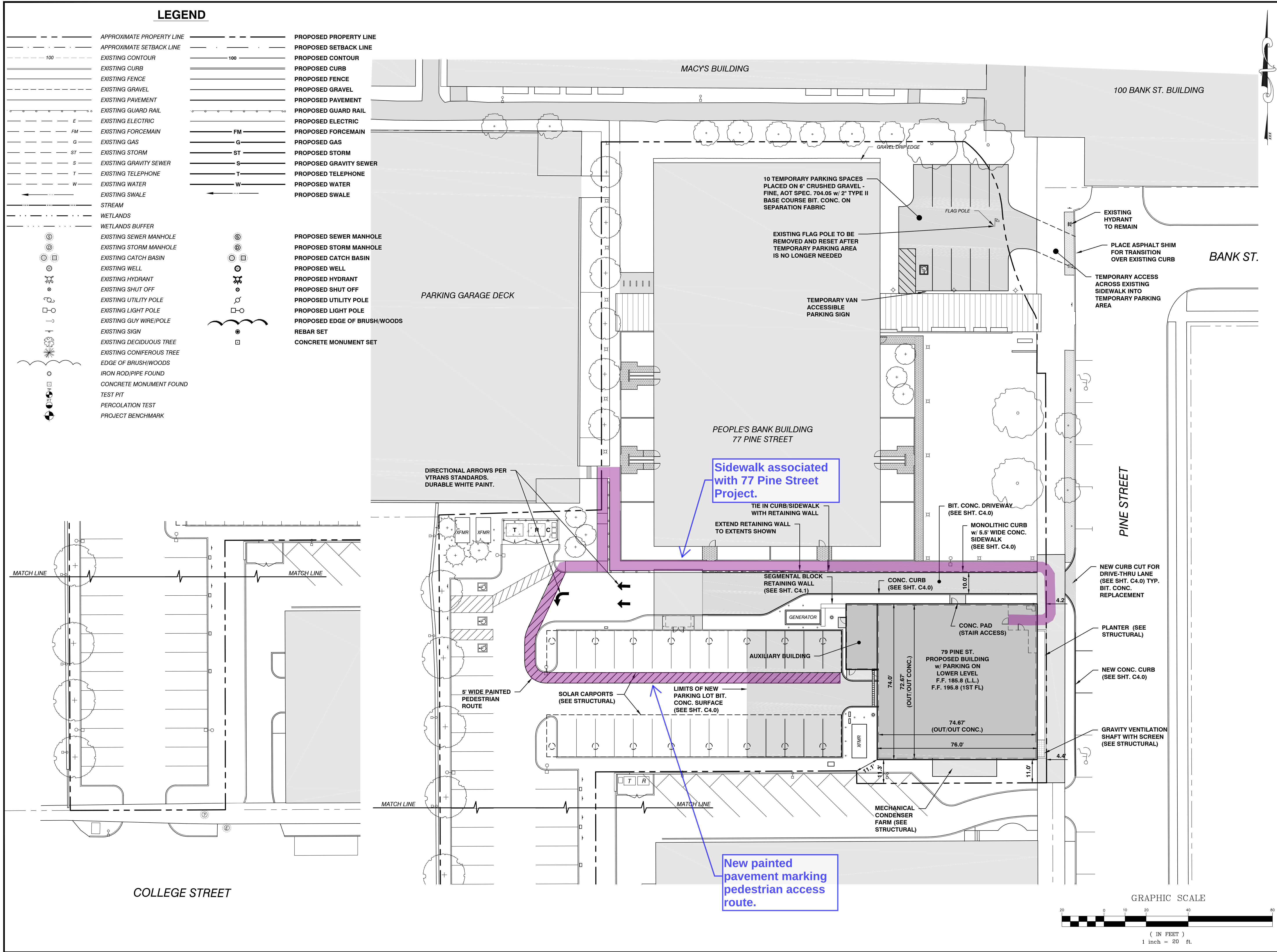
79 PINE STREET

view east . 9th floor . 96'



79 PINE STREET

view west . 9th floor . 96'



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.ces-vt.com

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DRAWN
SAL

CHECKED
DSM

APPROVED
DSM

CLIENT:

NEDDE REAL ESTATE
747 PINE STREET, SUITE 501
BURLINGTON, VERMONT 05401

PROJECT:

79 PINE STREET

79 PINE STREET
BURLINGTON, VT

BURLINGTON

LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION
3/23/21	DSM	BID SET
4/16/21	DSM	ZONING PERMIT SET
4/19/21	DSM	REV. UTILITIES COORDINATION
4/20/21	DSM	BID DOCUMENTS

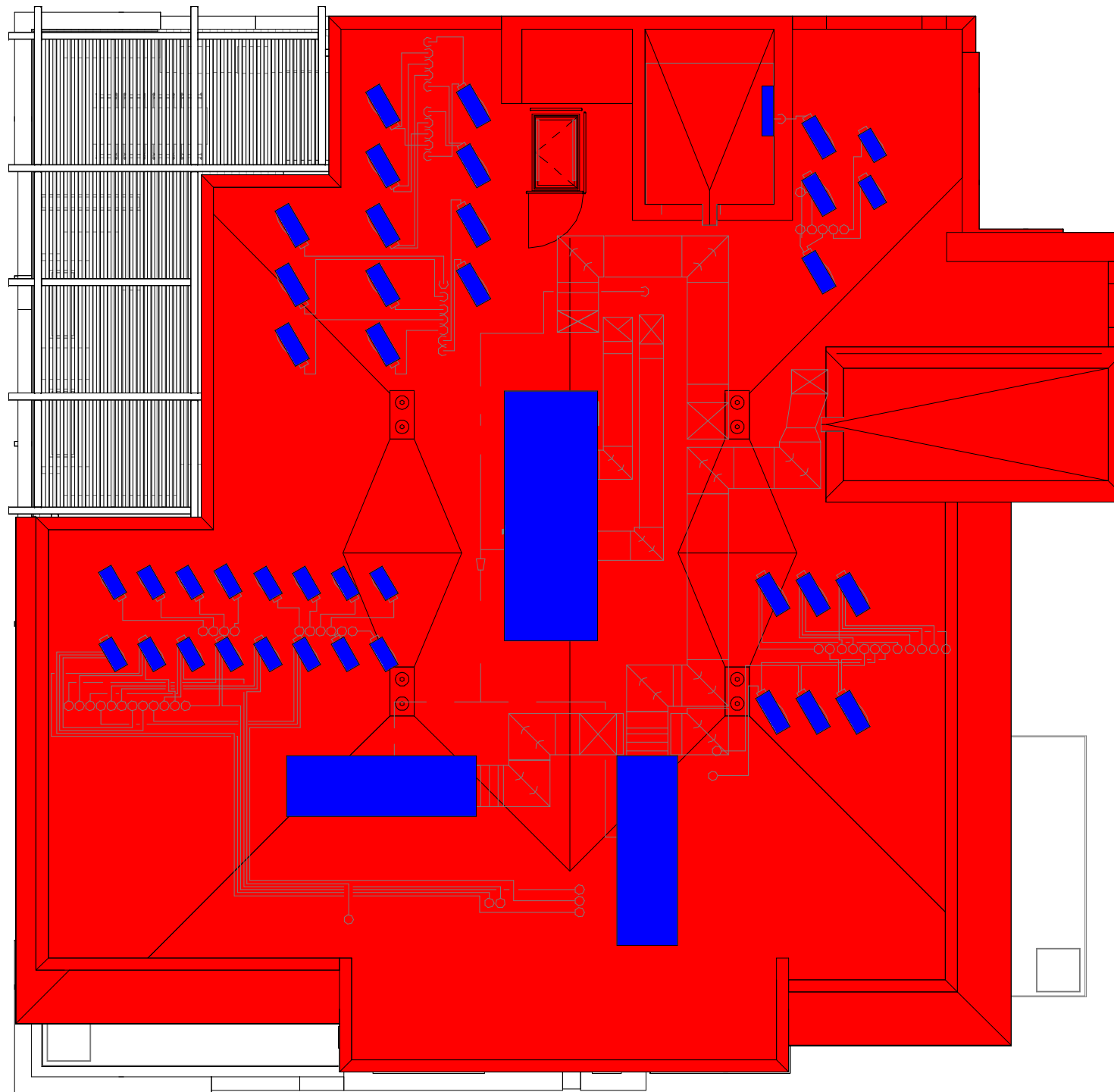
LAYOUT PLAN
Proposed Pedestrian Access Route

DATE
MAR., 2021

SCALE
1" = 20'

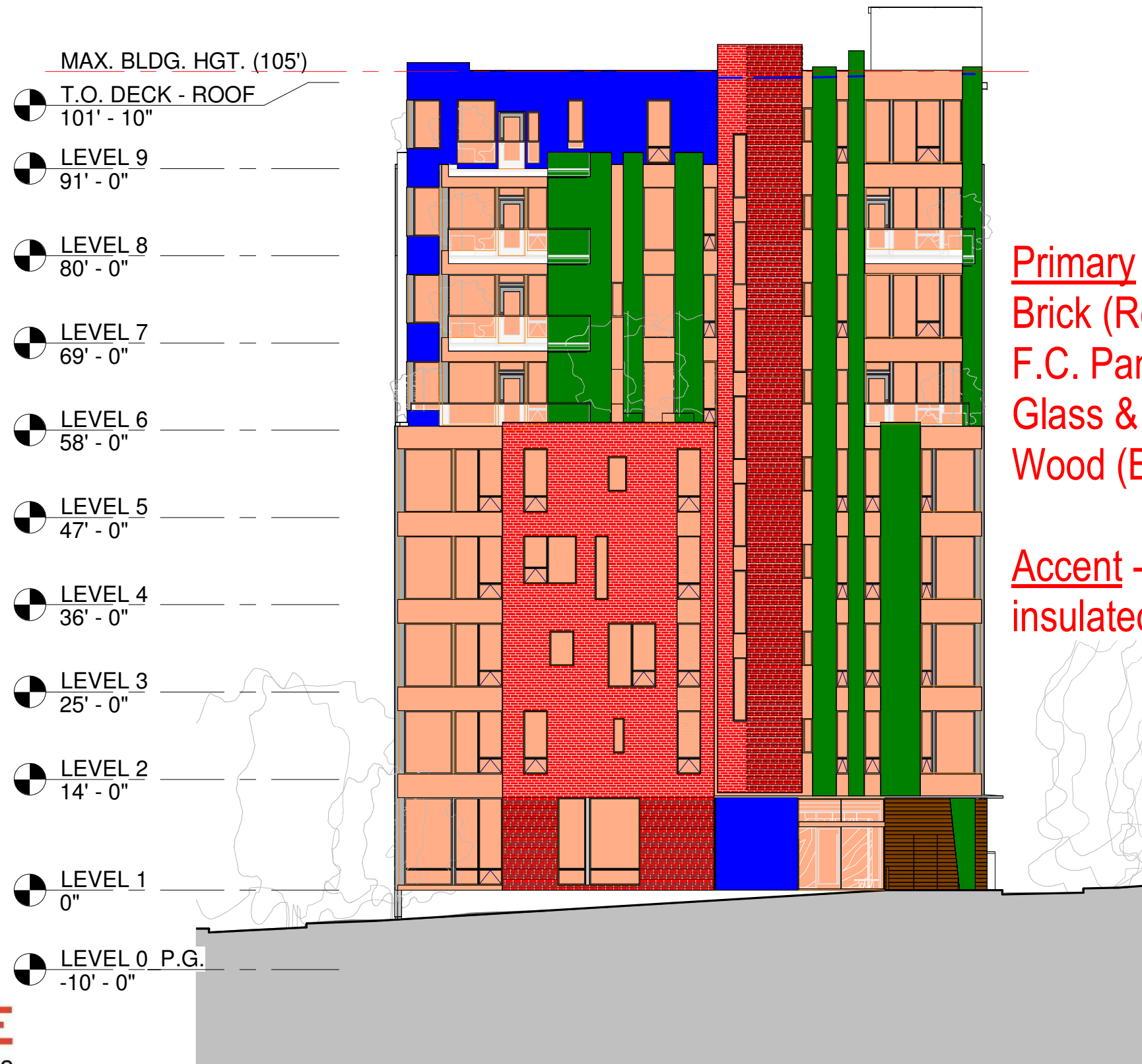
PROJ. NO.
19182.02

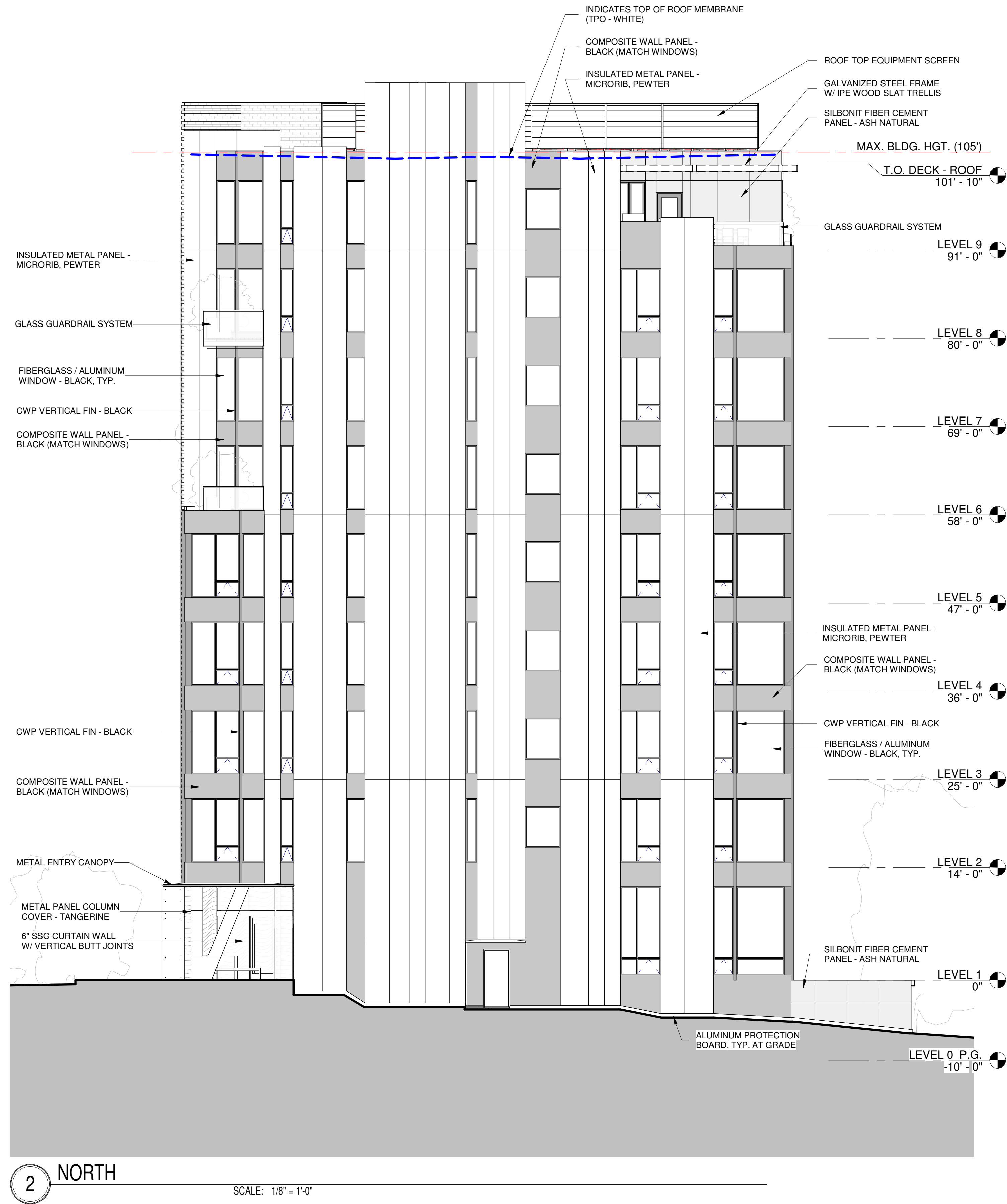
DRAWING NUMBER
C2.1



Roof area (red): 4,426 sf
HVAC Equip (blue): 324 sf (7%)

note: equipment cannot be seen from street.





gbA
ARCHITECTURE & PLANNING

85 granite shed lane
montpelier, vermont 05602
802.229.1664 • 802.229.4822 FAX
www.gbarchitecture.com

79 PINE STREET

79 Pine St. Burlington, VT

Revisions:
#

Project Number: Project Number

Phase: ISSUED FOR BID

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

Date: 05/17/2021

BUILDING ELEVATIONS

A200

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79 PINE STREET

79 Pine St. Burlington, VT

Revisions:
#

Project Number: Project Number

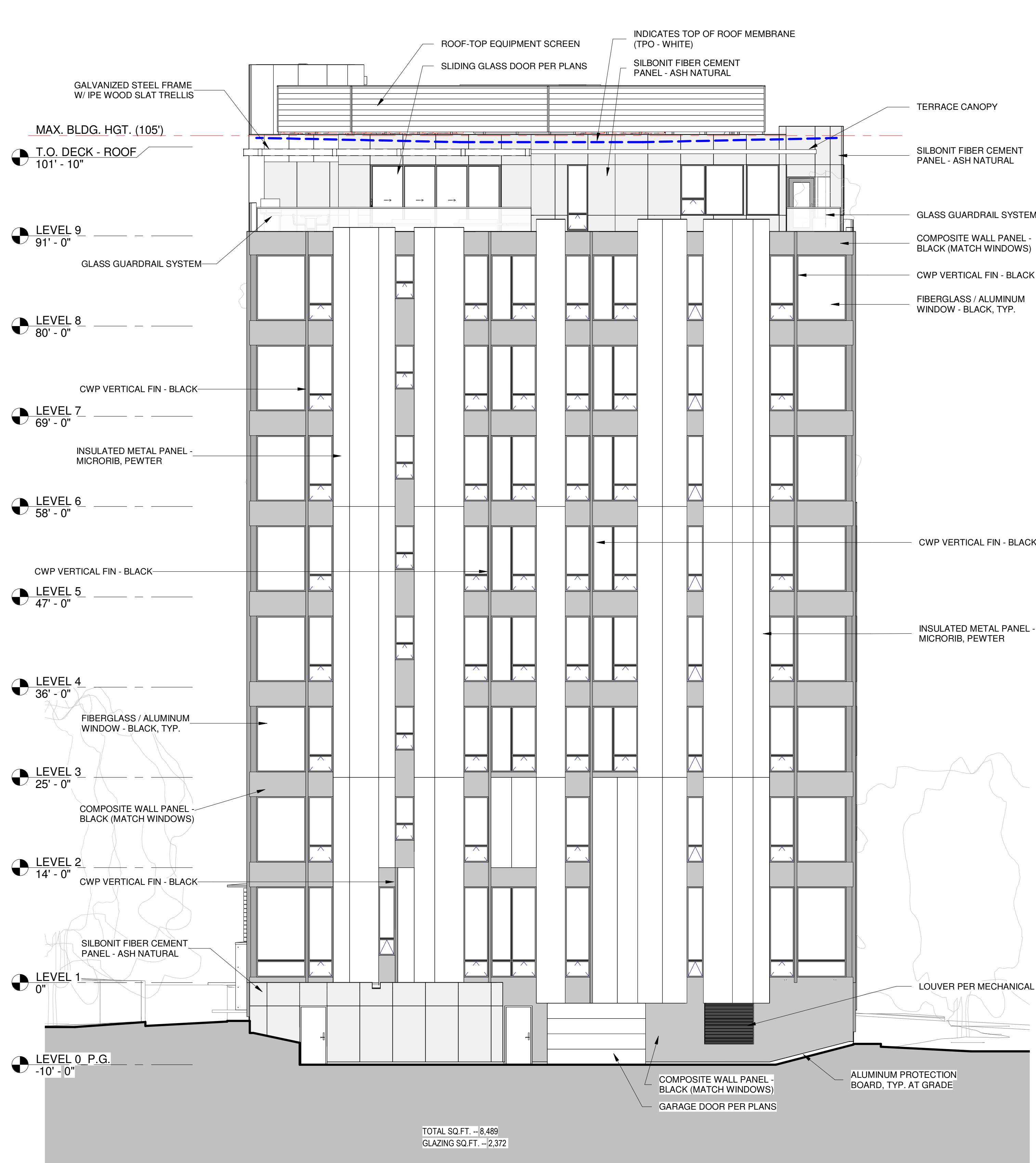
Phase: ISSUED FOR BID

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

Date: 05/17/2021

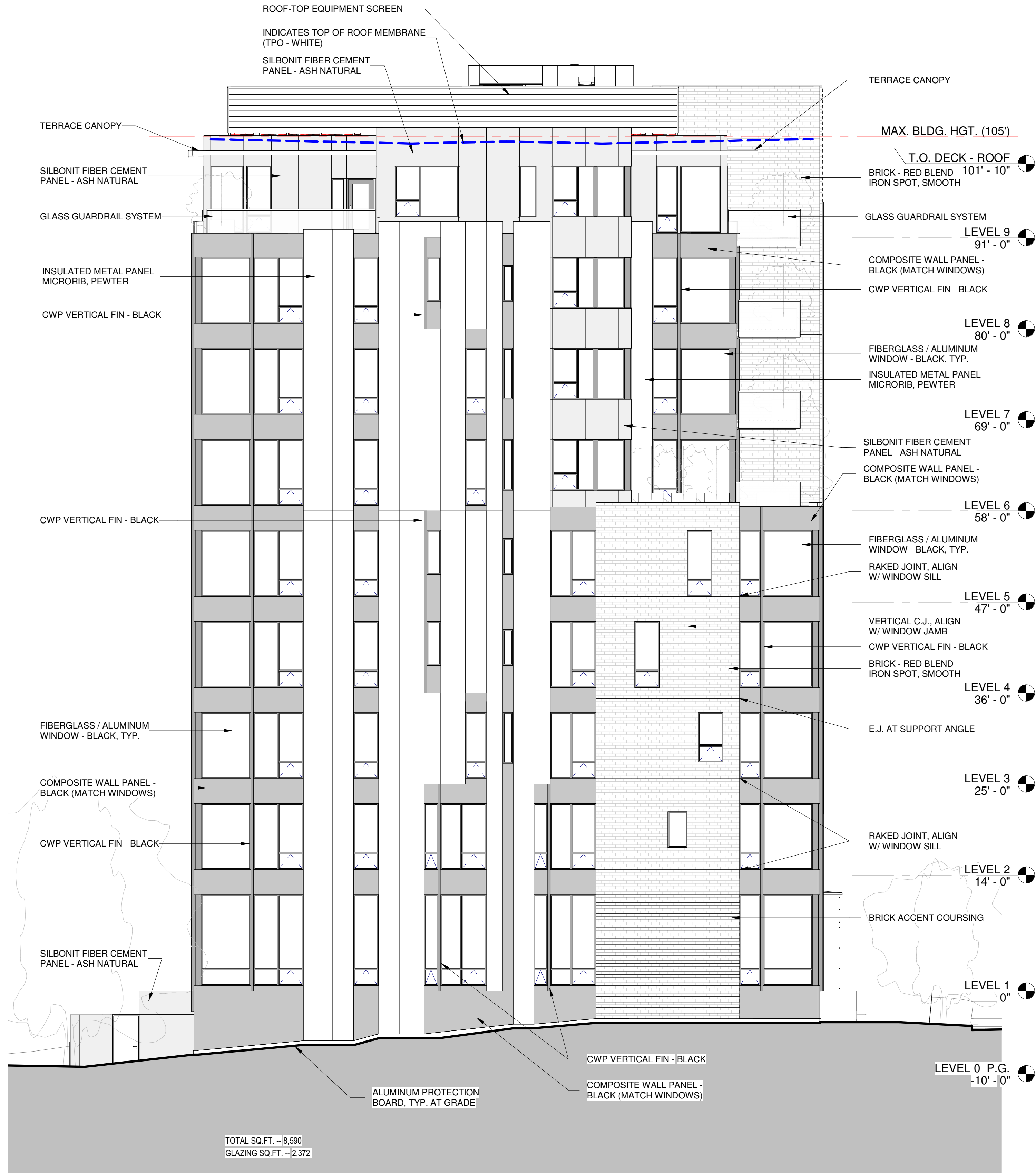
BUILDING ELEVATIONS

A201



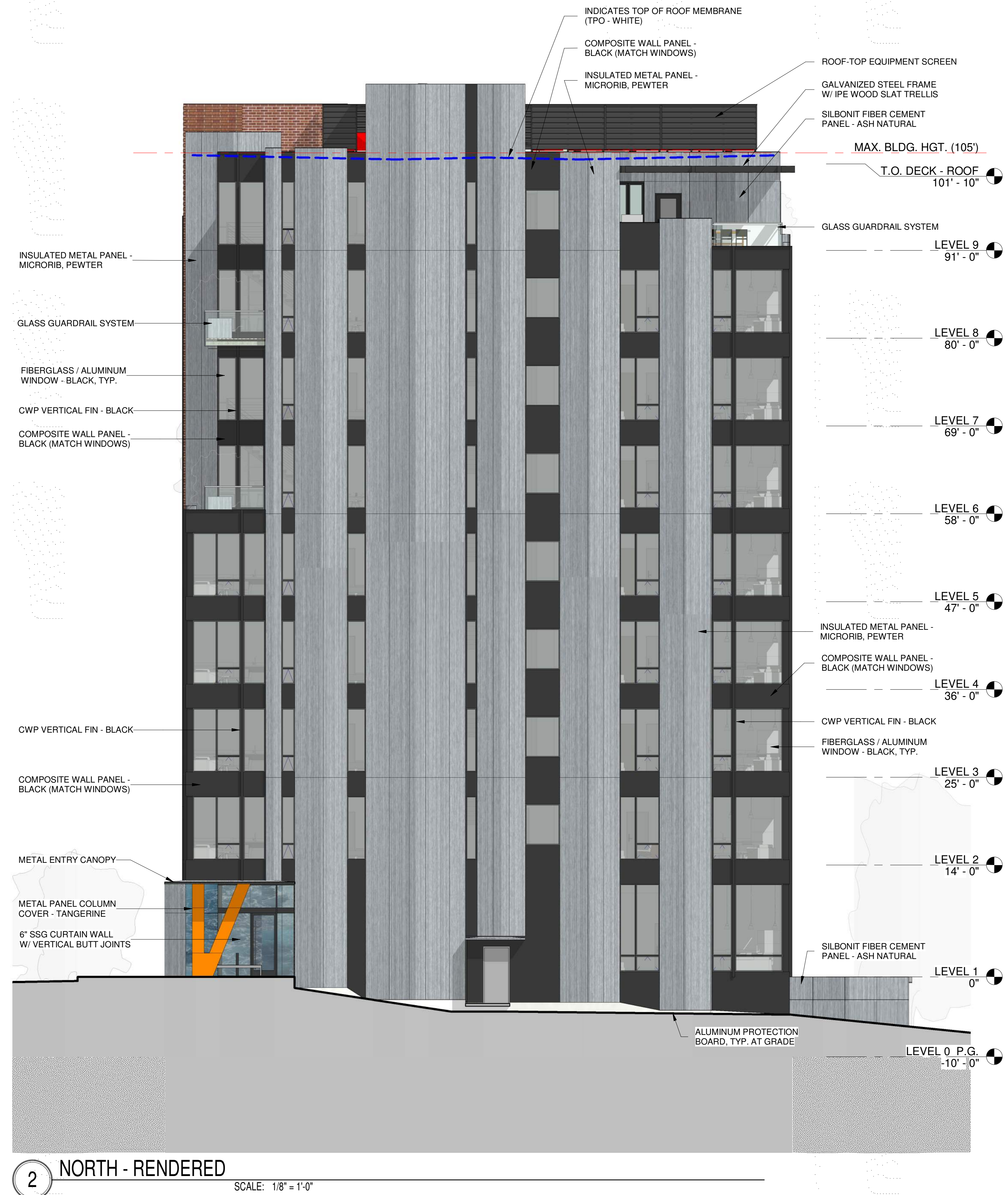
1 WEST

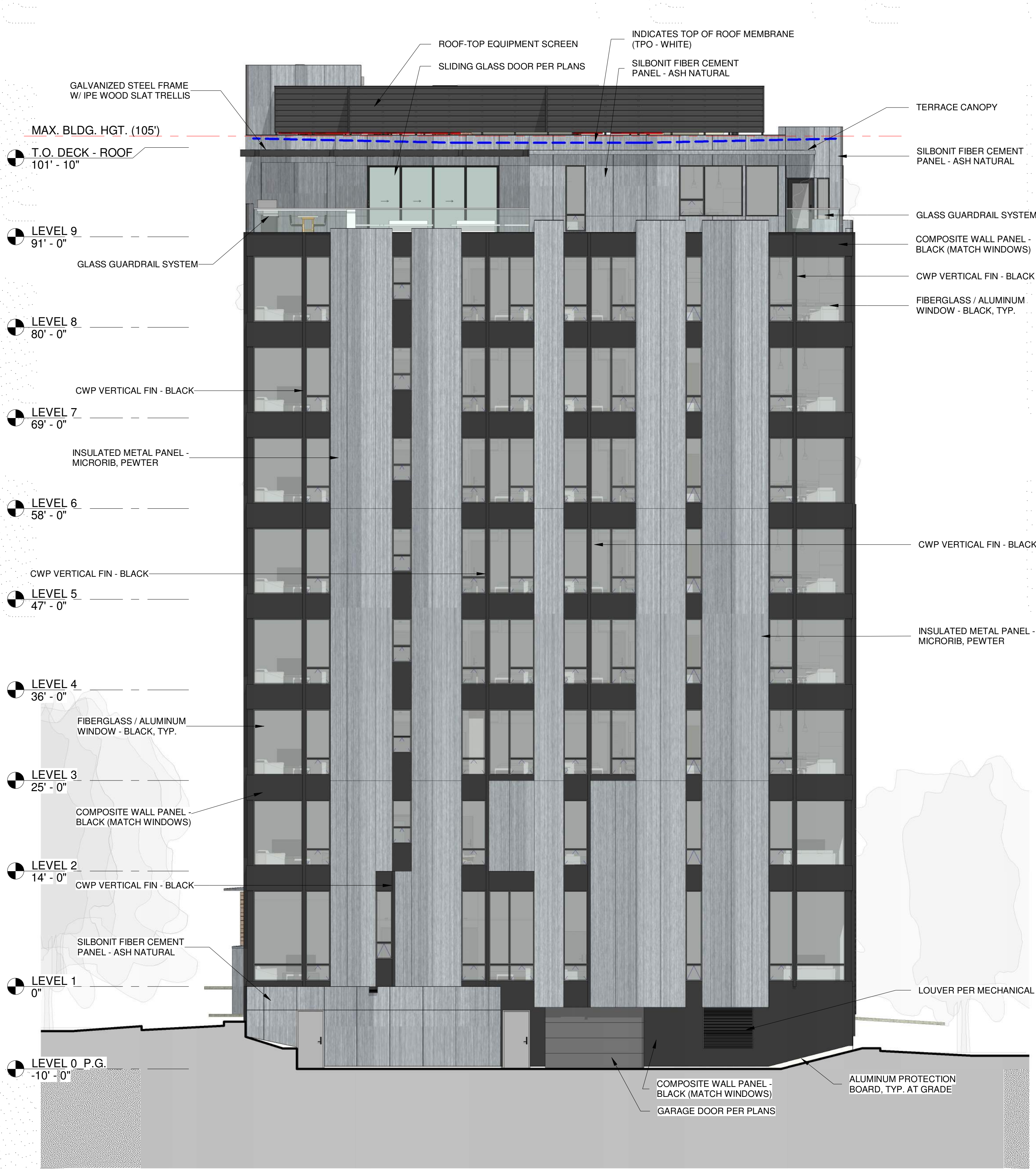
SCALE: 1/8" = 1'-0"



2 SOUTH

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





79 PINE STREET

79 Pine St. Burlington, VT

Revisions:	
#	
Project Number:	Project Number
Phase:	ISSUED FOR BID
Scale	1/8" = 1'-0"
Date	05/17/2021

BUILDING
ELEVATIONS
- COLOR

203



SOUTH EAST VIEW



NORTH EAST VIEW

79 PINE STREET

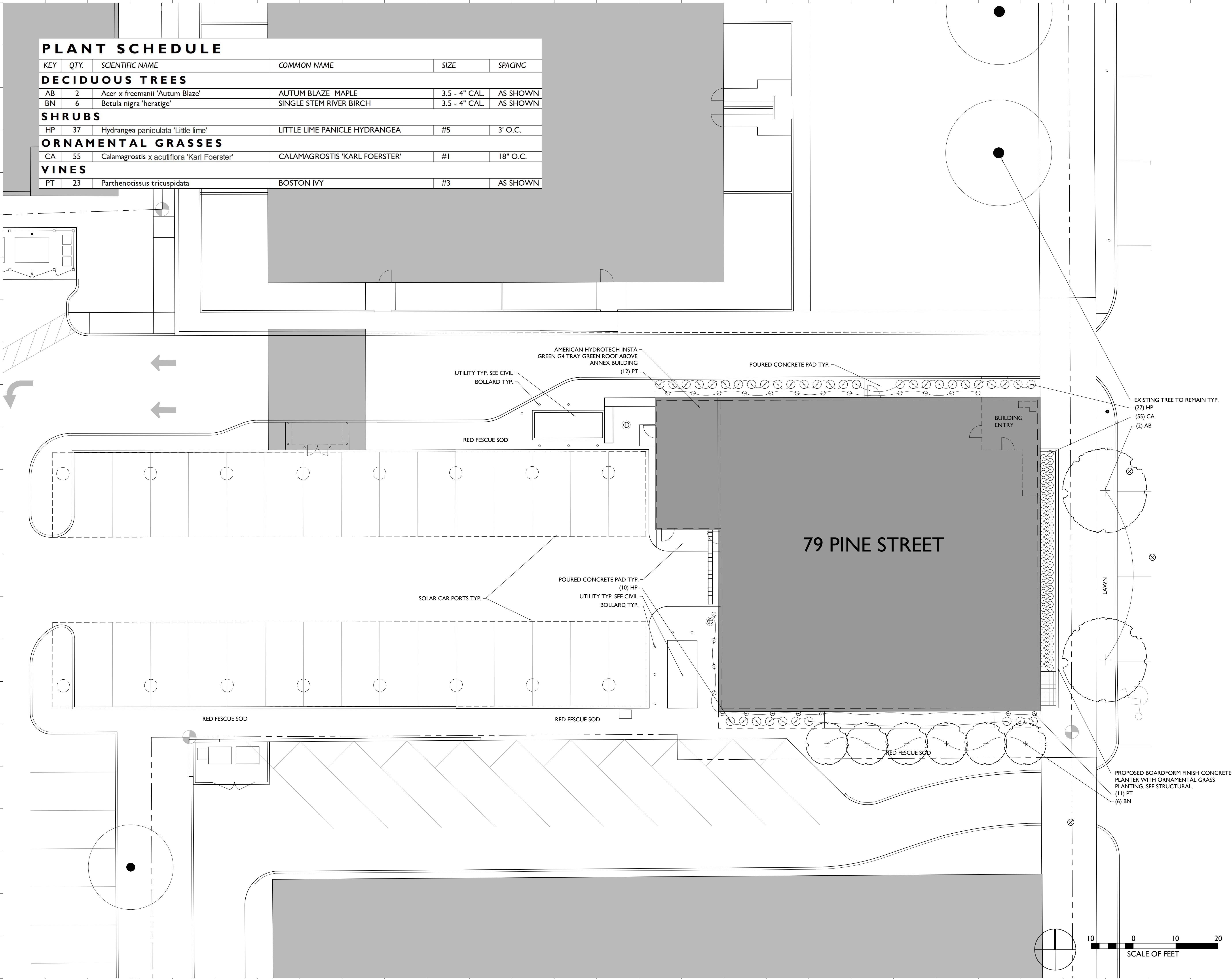
79 Pine St. Burlington, VT

Revisions:	
#	
Project Number:	Project Number
Phase:	ISSUED FOR BID
Scale	
Date	05/17/2021

3D
RENDERINGS

PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AB	2	Acer x freemanii 'Autum Blaze'	AUTUM BLAZE MAPLE	3.5 - 4" CAL.	AS SHOWN
BN	6	Betula nigra 'heratige'	SINGLE STEM RIVER BIRCH	3.5 - 4" CAL.	AS SHOWN
SHRUBS					
HP	37	Hydrangea paniculata 'Little lime'	LITTLE LIME PANICLE HYDRANGEA	#5	3' O.C.
ORNAMENTAL GRASSES					
CA	55	Calamagrostis x acutiflora 'Karl Foerster'	CALAMAGROSTIS 'KARL FOERSTER'	#1	18" O.C.
VINES					
PT	23	Parthenocissus tricuspidata	BOSTON IVY	#3	AS SHOWN



NO. DESCRIPTION DATE

77 PINE
BURLINGTON, VT

LANDSCAPE PLAN

JOB NO. 21-001
SCALE: 1"=10'
DRAWN BY: jfs
DATE: 042021

L100

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Department of Permitting and Inspections

Zoning Division

645 Pine Street

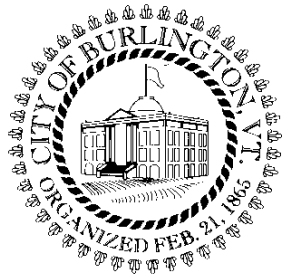
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

William Ward, Director
Theodore Miles, Code Compliance Officer
Charlene Orton, Permitting and Inspections Administrator
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: June 1, 2021

RE: ZP21-0799CA, 157-159 South Champlain 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.

File: 21-0799CA

Location: 155-157 South Champlain Street

Zone: FD5 **Ward:** 3C

Parking District: Mixed Use Multi Modal

Date application accepted: March 25, 2021

DAB review: May 11, 2021

Applicant/ Owner: Nathan Dagesse

Request: Construct 5 story Multi-family Large building with 32 residential units on vacant lot.



Background:

- **Non-applicability of Zoning Permit Requirements 13-0071NA;** Demolish historic building pursuant to Sec.3.1.2(c) 9 per Dangerous Building Order. July 2012.

- **VR 2003-037;** Variance to rear yard setback requirements for proposed multi-unit housing project. (151-157 South Champlain Street). Application **denied**, March 17, 2003.
- **Zoning Permit 00-318;** Amend previously approved ZP #00-009 to eliminate rear portion of the commercial structure. New footprint size to be approximately 35'6 x 25'. Previous building footprint to become additional parking with a two foot strip of grass to surround the building. Use of this commercial structure is specifically not included in this application. January 2000.
- **Zoning Permit 00-009;** Remove existing rear addition to the commercial structure, Replacing in-kind in order to remove contaminated soils. No change in size or coverage or use. July 1999.
- **Request to appear before the Zoning Board of Adjustment** for conversion of 159 South Champlain Street. No further detail. Application withdrawn April 1986.

Overview: The applicant proposes a 5 story, 41,362 sf. residential building with 32 units (7 IZ units) on the existing, vacant irregular lot. As this is an identified brownfield, the Phase II investigation has been completed and the Vermont Department of Environmental Conservation (DEC) site manager has agreed that further investigation is not needed. The parcel is poised for a Correction Action Plan (CAP), funding for which was approved May 11, 2021. That process will continue through review, public comment and implementation. DEC is very interested in seeing this site be redeveloped, and has been a key partner with the Regional Planning Commission in forwarding this plan.

The project is within Form District 5, so the review is largely administrative. As the applicant is asking for additional height per Section 14.6.4 (f) of the Comprehensive Development Ordinance, a recommendation from the Design Advisory Board with DRB review is required.

The **Design Advisory Board** reviewed the application at their May 11, 2021 meeting, and voted unanimously to recommend the additional height as afforded by 14.6.4 (f) and 5.2.6 (b), with the recommendation that the applicant explore diminishing the height of the parapet wall, in deference to the historic Blinn House to the north.

Recommended motion: Certificate of Appropriateness 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 Final 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

Section 3.2.1 Pre-Application Conferences

(d) Pre-application Neighborhood Meeting

A Pre-Application Public Neighborhood Meeting shall be required for all development involving the construction of five (5) or more dwelling units and/or ten thousand (10,000) s.f. or more of gross floor area of non-residential development in order to allow neighbors to become aware of potential development projects at an early stage of a development's conceptual design and for applicants to take into consideration neighborhood comments and concerns. Procedures and requirements regarding matters including but not limited to scheduling, location, public notice, and documentation shall be set forth by the department of planning and zoning.

The applicant has provided verification and notarization of appearance at the March 11, 2021 Wards 2 and NPA meeting for this project. **Affirmative finding.**

Part 3: Impact Fees

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.

Impact Fees will be recalculated for the gross new area. The applicant shall confirm the final proposed area for staff calculation of required Impact Fees. Projects containing newly constructed units that are affordable for households as described within this section are eligible for a waiver of impact fees for that portion of the project. Consultation with the Housing Trust Fund Manager has confirmed that a Payment in Lieu is available for those IZ units (see Section 9.1.13, below.) An email of May 3, 2021 confirms the intent to follow the PIL option.

Based on submitted plans, the estimated Impact Fees are as follows:

SF of Project	41,362	
	<u>Residential</u>	
Department	Rate	Fee
Traffic	0.200	8,272.40
Fire	0.226	9,347.81
Police	0.045	1,861.29
Parks	0.759	31,393.76
Library	0.470	19,440.14
Schools	0.981	40,576.12
Total	2.681	\$ 110,891.52

Affirmative finding as conditioned.

Section 3.3.8 Time and Place of Payment

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

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

Affirmative finding as conditioned.

Part 5: Major Impact

As the project will not exceed 50 residential units, Major Impact Review does not apply.
Not applicable.

Article 5: Citywide General Regulations

Section 5.2.3 Lot Coverage Requirements

This is covered in the Checklists.

Section. 5.2.4 Buildable Area Calculation

Not applicable in the FD5 Zoning District.

Section 5.2.5 Setbacks

(a) Setbacks Required

This is covered in the Checklists.

Section 5.2.6 Building Height Limits

(a) Height Measurement

The parcel is within the Special Height Area “F”, with a by-right height of 4 stories or 45’, with an option for DRB discretionary review of height up to 5 stories or 55’. Additionally, there is a provision within Article 5 (5.2.6 (b), see below) that allows the administrative officer consideration of an additional 5% in height to accommodate changing grades. At a maximum and with both height allowances, the maximum building height is 57.75’ without creation of any additional stories. The proposed building is 57’ in height, within allowable limits of 14.6.4 (f) and 5.2.6 (b).

The applicants are requesting additional height above the by-right amount, subject to DRB review under Section 14.6.4 (f), below.

Affirmative finding as conditioned.

(b) Exceptions to Height Limits

4. Exposed mechanical equipment shall be allowed to encroach beyond the maximum building height by no more than 15-feet provided that portion exceeding the height limit does not exceed 20% of the roof area.

Exposed mechanical equipment shall be fully screened on all sides to the full height of the equipment, and positioned on the roof to be unseen from view at the street level.

Screening may consist of parapets, screens, latticework, louvered panels, and/or other similar methods. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the Building

The applicants have provided a roof plan (A1.7) confirming that not more than 20% of the roof area will contain mechanical equipment and will be screened. None of the equipment will exceed the 15’ height limitation. **Affirmative finding.**

6. The administrative officer may allow for up to a 5% variation in the maximum building height to account for grade changes across the site. In no event however, shall

such additional height enable the creation of an additional story beyond the maximum permitted.

The applicant requests the consideration of the additional 5%, (up to 2.75') of height above the DRB maximum allowance. The building is poised at 57', less than the 5% admin allowance. No additional stories will be created.

The DAB has encouraged the applicant to consider lowering the parapet wall to ameliorate any impact to the historic Enos Blinn House to the north; however a parapet wall up to 4' does not count toward the overall building height and would only alter the perceived height rather than any change in the measured building height. **Affirmative finding.**

Section 5.2.7, Density and Intensity of Development Calculations

The Form Based Code (Downtown Code) does not have specific FAR requirements but the project complies with the building bulk requirements of 14.3.5-D and is covered in the Checklists.

Section 5.4.8 Historic Buildings and Districts

Although there previously existed a blacksmith and wheelright shop that was included within the Battery/King Street historic district, that building was demolished by an order of the building inspector in 2012. There are no historic structures on the site at the time of this review.

Not applicable.

Section 5.5.1 Nuisance Regulations

No part of the application indicates that nuisance impacts may result. No industrial or other commercial uses typically associated with heat, glare, emissions, or noise are included in the application. Parking areas and trash/recycling facilities will be internal to the proposed building, thereby limiting outdoor noise. Mechanical equipment will be located on the rooftop within screening. Noise from mechanical units will, therefore, be substantially less than ground mounted and/or unenclosed mechanical units. Anticipated levels of noise will therefore be consistent with the neighboring residential uses. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

Lighting interior to the garage falls within acceptable photometric range, with suitable LED residential fixtures proposed. The location of these “pucks” within the parking garage are unlikely to be visible from street-level public vantage points. Exterior lighting in the form of individual, downlight cylinder lamps on balconies and entrances are proposed and are of illumination levels consistent with residential use. **Affirmative finding.**

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control plan and Stormwater plan have been provided and forwarded to the Stormwater engineer for review. As may be expected, this identified brownfield has specific challenges relative to the treatment of its runoff. These plans reflect the steps post Corrective Action Plan activities, after the “dirty dirt” has been removed from the site and appropriate remediation in place. Plans C3.00, C5.00, 6.01 and SW1 define the methodology of capturing stormwater in a management facility north of the building footprint, with an articulated detention system. As with stormwater management, the EPSC plan is subject to final approval by the city’s stormwater program. **Affirmative finding as conditioned.**

Article 8: Parking

Part 1 General Requirements

Section 8.1.3 Parking Districts

c) Multi-Modal Mixed Use

Zoning Amendment 20-04 created the *Multi Modal Mixed Use Parking District*, which eliminated minimum parking standards in FD5. There are no minimum parking requirements for the proposed residential use. The applicant is required to provide a Transportation Demand Management plan, which has been submitted. See Section 8.1.16, below.

Section 8.1.6 Affordable Housing and Historic Buildings Exemption

The project will provide 7 perpetually affordable housing units off-site. See Section 9.1.3, below. As with the other uses, there are no minimum parking requirements for affordable units.

Section 8.1.8 Minimum Off-Street Parking Requirements

Table 8.1.8-1 Minimum Parking Requirements

There are no minimum parking requirements for residential use in the MMMU Parking District. A Transportation Demand Management Plan is a requirement, see Section 8.1.16, below.

Affirmative finding as conditioned.

Section 8.1.9 Maximum Off-site Spaces

Maximum parking standards for the MMMUPD are equal to 100% of the required minimum parking under the Shared Use Parking District.

Exemptions:

3. *Alternative Fueled Vehicle Parking. Parking spaces dedicated for vehicles operating on primarily alternative fuels including but not limited to electric, natural gas, and hydrogen shall not be counted towards the maximum. Such spaces shall be reserved for such use, and be signed and/or the space painted with the words "Alternative Fueled Vehicles Only."*

An analysis of what the parking requirements are under the Shared Use Parking District are as follows:

Use	Shared Use req/t	Area / Units	Total
Residential	1/unit	32	32
Total max parking			32
Total Parking proposed			39
Alternative Fuel spaces			-3
Shared parking (Blinn House)			-2
Tandem spaces			-2
			39-7= 32 spaces max.

The proposed parking count does not exceed the Maximum Off-site space limitation.

Affirmative finding.

Section 8.1.10 Off-Street Loading Requirements

Does not apply to the Multi Modal Mixed Use Parking District. **Not applicable.**

Section 8.1.11 Parking Dimensional Requirements

Parking spaces and aisle width are compliant with the revised parking dimensions of ZA20-04. (Standard 90° space, 9 x 18, 8 ½ x 18 residential use; compact 8 x 16, two-way aisle width 23’);

Affirmative finding.

Sec. 8.1.12 Limitations, Location, Use of Facilities

(a) Off-Site parking facilities:

Except for single and two-family dwellings, required parking facilities may be located on another parcel of land. The off-site parking area shall be within the same zoning district as the use it serves or in a zoning district that allows parking lots or parking garages as Principal uses. Parking that serves any use located outside a residential zoning district shall not be located within a residential zoning district.

There is an existing agreement with the owners of the Blinn House (north of this parcel) to accommodate 2 parking spaces. See reflection of Shared Parking in maximum parking analysis, above.

Affirmative finding.

(e) Joint Use of Facilities:

The required parking for two (2) or more uses, structures, or parcels may be combined in a single parking facility if it can be shown by the applicant to the satisfaction of the DRB that the use of the joint facility does not materially overlap with other dedicated parking in such facility, and provided that the proposed use is evidenced by a deed, lease, contract, reciprocal easement, or similar written instrument establishing the joint use acceptable to the city attorney

There is an existing legal agreement to provide 2 parking spaces for the Enos Blinn House to the north. These spaces are identified on Plan A1.1 of the Civil Plan set. **Affirmative finding.**

Section 8.1.13, Parking for Disabled Persons

Two handicap parking spaces are provided on on the first floor, plan A1.2. Compliance with ADA standards is under the jurisdiction of the building inspector. **Affirmative finding as conditioned.**

Section 8.1.14 Stacked and Tandem Parking Restrictions

Two tandem parking spaces are identified on Plan A1.1, on the east side. Tandem spaces are allowed per-unit for the residences and for dedicated employee parking. **Affirmative finding.**

Section 8.1.15 Parking Waivers and Parking Management Plans

No waivers are sought. See Section 8.1.16, below for Transportation Demand Management.

Section 8.1.16 Transportation Demand Management

(b) Applicability: *A Transportation Demand Management Program shall be required for all projects located in the Multimodal Mixed Use Parking District (see Sec. 8.1.3(c)), and involving any one or more of the following:*

Dwelling Units	Creation of ten (10) or more dwelling units
Non-residential or Mixed Use Development	A building footprint of eight thousand (8,000) s.f. or more; or, the creation of fifteen thousand (15,000) s.f. or more of gross floor area.

As part of the Multi Modal Mixed Use Parking District, and qualifying under the applicability standards listed above, a TDM is required.

The applicant has provided a TDM in his submission. **Affirmative finding.**

(a) Transportation Demand Management (TDM) Program:

A TDM Program shall include each of the following elements at a minimum:

a. Outreach and Education:

From an April 8, 2021 submission, the applicants propose:

- i. Committed that the Property Manager will serve as the Transportation Coordinator and the building owner will join CATMA for the first two years of occupancy to provide the monitoring and reporting requirements. This Manager will be required to accomplish the following:
 1. Ensure tenants understand parking, permitting, and options of the TDM.
 2. Organize and hold an annual meeting for tenants, residents and staff to present TDM strategies and encourage use and participation.
 3. Electronically distribute a travel and transportation survey to tenants, residents and staff annually.
 4. Report TDM offerings.

The on-going requirements of the TDM must be assumed by the Condominium Association, and continued to assure permit compliance.

b. TDM Strategies

In addition to compliance with the on-site Bicycle Parking requirements found in Article 8, Part 2, the following TDM strategies shall also be included at a minimum for a period of 10 years from receipt of a Certificate of Occupancy as follows:

- i. *GMT Transit passes shall be provided to all tenants and employees for free for the first year of occupancy or employment, and at a minimum discount of 50% for every year thereafter; and,*
- ii. *A car share membership shall be offered to all tenants and employees for free for the first two years of occupancy or employment, and at a minimum discount of 50% for every year thereafter; or,*
- iii. *In lieu of i and ii above, maintain an ongoing and active membership in a Transportation Management Association (TMA) that offers equivalent TDM strategies or better.*

The applicant commits to providing transit passes for free to all residents for the first two years. After an inquiry to CarShare, the applicant is willing to provide a CarShare vehicle within the site. To fully meet this standard, car share membership must be provided to all residents for free for the first two years (not one year, as suggested in the TDM submission), with 50% discount for every year afterward.

c. Parking Management:

Where on-site or off-site parking is also made available:

- i. Conduct parking utilization studies at least annually for a period of 10 years from receipt of a Certificate of Occupancy;*

The applicant proposes annual reporting for 10 years.

- ii. With the exception of permanently affordable housing units, the cost of parking shall be un-bundled from all residential and non-residential leases and deeds and made available at a market rate;*

The applicant has committed to unbundle the purchase of parking from the purchase of residential units.

- iii. Where parking spaces are made available to off-site users, parking spaces may be made available by a renewable lease, provided the term of any lease does not exceed one (1) year;*

A previous agreement will be upheld in the terms of parking made available to tenants of the abutting structure at the Enos Blinn House. Any additional leases shall be bound by this standard.

and,

- iv. Priority parking spaces - located in closest proximity to a primary building entrance and/or public street frontage - shall be made available for each of the following:*
 - 1. Handicapped spaces;*
 - 2. Bicycles, scooters, and motorcycles spaces;*
 - 3. Car-share: where 1 space must be offered for every 20 residential units, not to exceed a total of 5 spaces, subject to an agreement with a car-share provider; and,*
 - 4. Carpool and/or Vanpool vehicles: where more than 20 spaces are available for non-residential uses. In such cases, 5 spaces or 5% of the parking spaces on site, whichever is less, must be reserved for carpool/vanpool use before 9:00 AM on weekdays.*

A priority parking space will be provided for CarShare and two spaces for handicap parking. The garage is accessible from the building as well as from public streets. A total of 35 bicycle parking spaces will be provided inside and four guest bicycle parking spaces outside.

d. TDM Agreement:

Each TDM Plan shall include a signed commitment to and acknowledgement of each of the following on a form provided by the Administrative Officer:

- i. Commitment to ongoing implementation of the TDM requirements as set forth above;*
- ii. Acknowledgement that the project has no claim to the ongoing availability of nearby on-street public parking, and that, as is the case with other on-street public parking, the City retains the right to charge for or remove such on-street parking at any time;*
- iii. Acknowledgement that failure to maintain transportation demand management as required above is a violation of this ordinance, and understanding that, pursuant to Sec. 2.7.8 of this ordinance, no zoning permit or certificate of occupancy may be granted until any such violation has been remedied; and,*

- iv. *Commitment to notify any subsequent owners and tenants in writing of their obligations under this section as part of any purchase and sale and/or lease agreements.*

The applicant is required to formally commit to implementation of the TDM requirements, regardless of building ownership.

Review and Enforcement: The Administrative Officer shall be responsible for determining compliance with the TDM Program requirements as set forth above, and ongoing implementation shall be included as a condition of any discretionary or administrative permit required for development subject to the conditions of this Section. Failure to maintain a TDM Program as required above shall be a violation of this ordinance, and pursuant to Sec. 2.7.8 of this ordinance no zoning permit or certificate of occupancy may be granted without a TDM Program in effect.

The TDM and ongoing compliance with its standards will remain a condition of the permit.

Affirmative finding as conditioned.

Part 2: Bicycle Parking

Table 8.2.4-1, Bicycle Parking Requirements

Long Term Spaces	1 for every 2 bedrooms	46 BR / 2 = 23 spaces required
Short Term Spaces	1 for every 10 units	32 / 10 = 3 spaces required

Long term spaces (30) are accommodated within the building on the ground level. See Plan A1.2. Short term spaces (4) are located on a bike rack adjacent to the entrance. See Plans L1.00 and L1.01. **Affirmative finding.**

Article 9: Inclusionary and Replacement Housing

Section 9.1.5 Applicability

As the proposed development includes more than 5 new dwelling units, it is subject to the inclusionary housing provisions of this Article. In this case, a total of 32 residential units is proposed. Typically, 15% of housing units must be inclusionary, but this number may vary depending on price points of the market-rate units. This application proposes **7 inclusionary units** (> 20% of the total) with payment to the Housing Trust Fund to establish those units elsewhere in the City. The “Payment in Lieu” option will satisfy IZ requirements. See Section 9.1.13, below. Final written approval of the inclusionary housing approval from the manager of the city’s Housing Trust Fund is required. **Affirmative finding as conditioned.**

Sec. 9.1.13 Off-Site and Payment in Lieu Options

(b) Payment In-Lieu Option

The developer of a covered project may provide a payment in lieu to the Housing Trust Fund rather than construct inclusionary units on or offsite contingent on AMI as determined by HUD’s Low- and Moderate-Income Summary Data. The payment in lieu option may be utilized by right under the two following scenarios:

(1) Covered projects located in a census block where more than fifty-one percent (51%) of the residents are below eighty percent (80%) AMI as determined by HUD's Low- and Moderate-Income Summary Data may utilize the payment in lieu option subject to the following standards:

- i. The payment in lieu fee shall be \$35,000 per dwelling unit for projects containing 5-16 dwelling units.*
 - ii. The payment in lieu fee shall be \$70,000 per dwelling unit for projects containing 17-49 dwelling units.*
 - iii. The payment in lieu fee shall be \$85,000 per dwelling unit for projects containing 50 or more dwelling units.*
- A marginal fee approach shall be used in payment of the in lieu fees.*

(Example: A 17-unit project would pay a total of \$140,000 {\$35,000 for each of the first two inclusionary units and \$70,000 for the third inclusionary unit}.)

(2) Covered projects located in a census block where less than fifty-one percent (51%) of the residents are below eighty percent (80%) AMI as determined by HUD's Low- and Moderate-Income Summary Data may utilize the payment in lieu option per the following standards:

- i. The payment in lieu fee shall be \$35,000 per dwelling unit for projects containing 5-16 dwelling units.*
- ii. The payment in lieu fee shall not be allowed for projects containing 17 or more dwelling units.*

The payment in lieu option shall not apply to a project located within a waterfront zoning district. For the purposes of this Sec. 9.1.13, "site" shall consist of all adjacent lots which are the subject of a PUD or other single development application.

The project site is not within a waterfront zoning district. The Housing Trust Fund Manager has prepared an Impact Fee Payment-In-Lieu memorandum relative to this project with calculated rates.

Affirmative finding as conditioned.

Section 9.1.17 Review of Proposal for Phasing

Not applicable.

Section 9.1.18 Timeline for Availability/Phasing of Inclusionary Units for Issuance of Certificate of Occupancy

Not applicable.

Article 14 Downtown Code

Section 14.3.5-D Building Height & Bulk (Form District 5)

14.3.5-D- BUILDING HEIGHT & BULK

BUILDING HEIGHT

A

Principal Buildings

(See Sec. 14.2.6
Regulating Plan Special
Requirements - Map 2
for specific reference
areas)

Subject to Administrative Review:

- 3 Stories min.
- 3 Stories max., not to exceed 35-ft in area "F" along Battery St.; otherwise,
- 4 Stories max., not to exceed 45-ft; and,
- 6 Stories max., not to exceed 65-ft in area "C" along Main St.

Subject to DRB Review per Sec. 14.6.4 f:

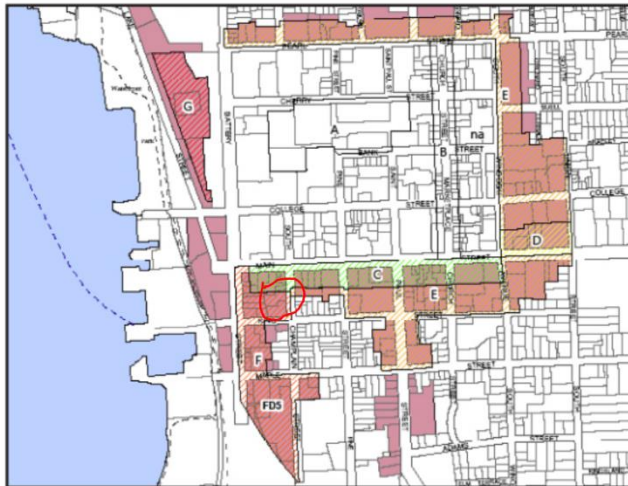
- see below¹

¹ Subject to Regulating Plan Special Requirements Map 2 (see Sec. 14.2.6), any Building with a Principal Frontage in the area identified as:

- "C" may be increased to 10 Stories not to exceed 105-ft.
- "D" may be increased to 8 Stories not to exceed 85-ft.
- "E" may be increased to 6 Stories not to exceed 65-ft.
- "F" may be increased to 5 Stories not to exceed 55-ft.
- "G" may be increased beyond 50-ft from the Lake St. Frontage Line in order to establish a second Frontage along Battery Park Extension of no more than 1 Story not to exceed 20-feet.

Additional height granted by the DRB per Sec. 14.6.5-d must not extend into a 45-degree angular plane projecting over the property measured from a height of 35 feet at any required side or rear setback along a Form District boundary shared with a residential district.

The subject parcel is within the area identified as "F" on Map 2 – *Specific Height Areas* and is



THE DIAGRAM ABOVE IS AN EXCERPT OF REGULATING PLAN SPECIAL REQUIREMENTS MAP 2 - SPECIFIC HEIGHT AREAS. (SEE SEC. 14.2.6)

therefore eligible to request of the DRB building height up to 55'. In addition, Section 5.2.6 (b) allows the administrative officer a 5% increase in building height to accommodate changing grades of the site.

6. The administrative officer may allow for up to a 5% variation in the maximum building height to account for grade changes across the site. In no event however, shall such additional height enable the creation of an additional story beyond the maximum permitted.

The proposed building height is 57', is within the DRB allowance (55') with

consideration of the additional 5% (2.75') allowable per 5.2.6 (b). No additional stories are proposed above the 5 story limitation with DRB approval. See Sections 5.2.6 (b) and 14.6.4 (f) below.



Section 14.6.4 Building Height

(f) Design and Public Space Standards Required for Additional Building Height

i. *Design Standards:* The maximum building height and mass is permitted By Right by the underlying Form District, as may be modified by the chosen Building Type and Frontage Type. However, there are a number of ways that building shape, articulations, and choice of materials can be used to reduce the perceived height and mass of taller buildings, and ensure a high quality of design that complements the character of the Downtown and Waterfront area. After consultation with the Design Advisory Board and a Public Hearing, the Development Review Board shall evaluate any proposal seeking additional Building height under each of the following additional design standards, and find affirmatively that:

- a. The proposed building presents a design that emphasizes slender, vertically-oriented proportions to assure a rich visually interesting experience as viewed within the context of the downtown skyline; reinforces opportunities for establishing points of reference for visual orientation; and provides visual interest and human scale at the pedestrian level through the use of a variety of scales, materials, fenestration, massing, or other architectural design techniques;

Applicants' response: To mitigate the impact of the requested additional 2'-0" of building height beyond the allowed 55' the primary façade along South Champlain Street is broken up into (3) bays with the middle bay broken up again into (3) smaller bays or vertically oriented segments. The north and south bays are stepped back 11'-7". The thin projecting terraces, horizontally delineated in these bays (the north terraces projecting past the north façade) further erode the northeast and southeast corners of the building reducing the perceived mass and height. The middle bay maintains vertically oriented proportions by cladding the center of the middle bay with a light granite flanked by north and south bays of dark brick. Visual interest is created by the contrasting materials and the relief provided by the detailing of the material and the projecting sills and lintels. The higher percentage of windows (void), the larger size of the windows and the stepped back first floor further help to reduce the perceived height of the building.

and,

- b. *Upper story proportions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual building elements from the public thoroughfare.*

See above. There is a parking area immediately south of this parcel, and a building of smaller volume immediately north; providing opportunities for sky view between individual building elements from the public thoroughfare.

Affirmative finding.



ii. *Active Public Space and Restrooms*

A minimum of 20 sf/1,000 sf of the gross floor area above 85 feet shall be dedicated to active and publicly accessible upper story rooftops and terraces, and/or street-level public restrooms as follows:

- a. *Upper story rooftops and terraces must incorporate active public use such as outdoor dining with seating or other uses and activities that invite use by the public, and be located above the 7th floor. At least 25% of the space must be accessible to the general public during all regular business hours without expectation of payment or purchase.*

The building does not include floor area above 85'. Not applicable.

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the stormwater management plan and the erosion prevention and sediment control plan shall receive final written approval by the city's stormwater program.
2. **Prior to release of a Final Certificate of Occupancy:**

A written certification from the third party commissioning agent that they are under contract to complete the activities described in the third -party Commissioning Plan, that all measures receiving rebates from Burlington Electric or any other utility have been commissioned under the Commissioning Plan, and that the commissioning process is not less than 75% complete at the time of the Final Certificate of Occupancy.

3. Impact fees must be paid **at least seven (7) days prior to issuance of a certificate of occupancy** of a new building or phase. Impact Fees will be calculated for the gross new area, with credit given for existing area. The applicant shall confirm those uses/areas for staff to calculate appropriate fees. From plans, the estimated Impact Fees are:

SF of
Project 41,362

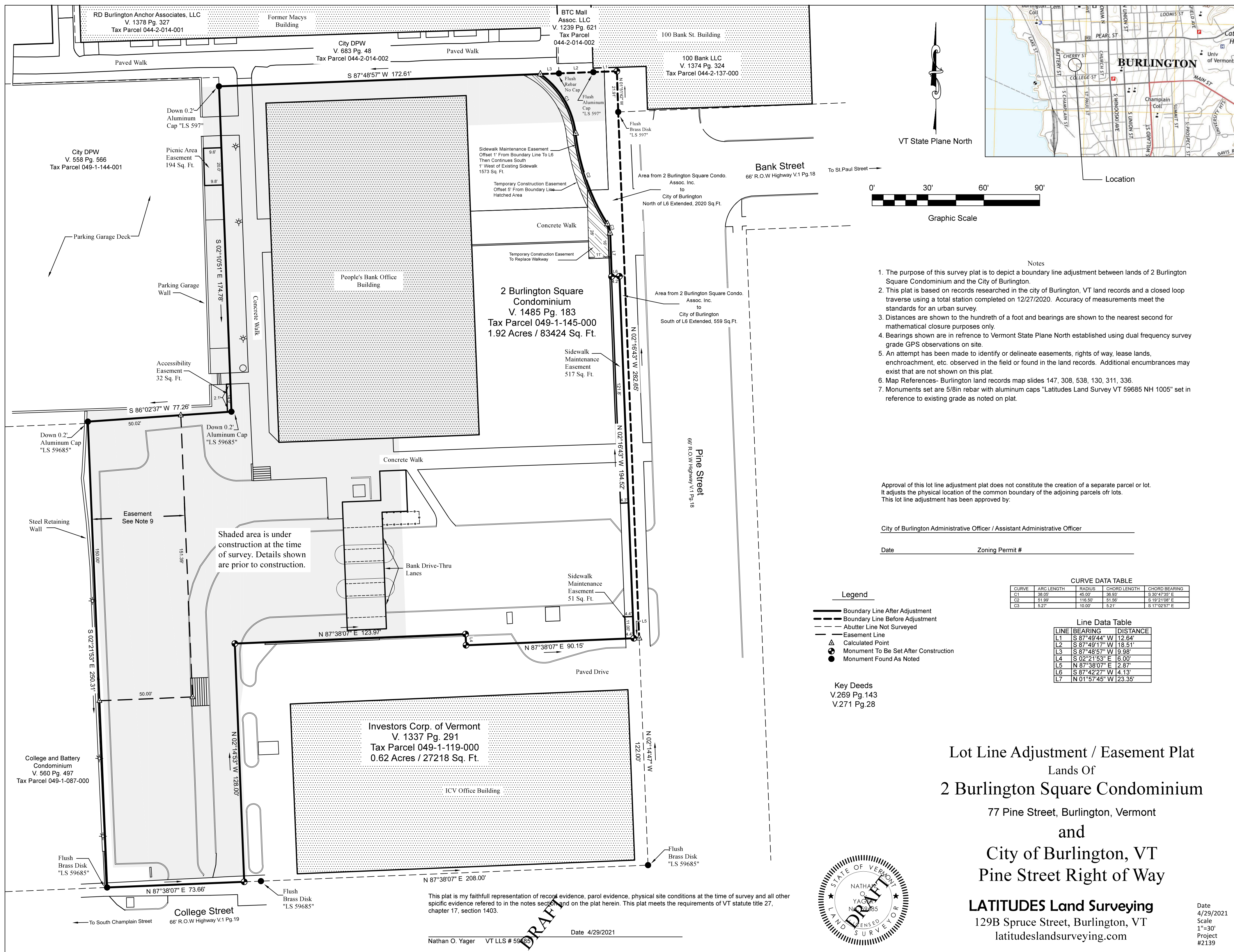
Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.200	8,272.40
Fire	0.226	9,347.81
Police	0.045	1,861.29
Parks	0.759	31,393.76
Library	0.470	19,440.14
Schools	0.981	40,576.12
Total	2.681	\$ 110,891.52

4. **Prior to issuance of a certificate of occupancy**, written approval shall be received from the Housing Trust Fund Manager confirming satisfaction of the Payment-in-lieu option relative to affordable housing.
5. **Prior to issuance of the final certificate of occupancy**, any zoning permits for the property not yet closed out with final certificates of occupancy must be closed out , superseded or relinquished as needed.
6. Balconies fronting South Champlain Street shall present a finished underside.
7. Service connections shall be undergrounded.
8. Tandem parking shall not serve more than one dwelling unit. They may be dedicated as employee only parking.
9. This permit shall be valid for three years from the date of approval. Construction must begin within the first year.
10. Work shall be completed consistent with the Corrective Action Plan, a copy of which shall be submitted for the zoning record.
11. Any and all construction within the public street right-of-way is subject to encumbrance permitting with the Department of Public Works and the City Council.
12. The Transportation Demand Management Plan, as submitted by the applicants, is hereby adopted and included as a condition of approval. The applicants and future owners are obligated under the standards defined in Section 8.1.16 (b) for

implementation of the standards and requirements of the Plan. Failure to maintain transportation demand management as required above is a violation of this ordinance, and understanding that, pursuant to Sec. 2.7.8 of this ordinance, no zoning permit or certificate of occupancy may be granted until any such violation has been remedied.

13. Per Section 8.1.16 (c) iii and adoption of the TDM Plan, parking spaces may be made available by a renewable lease, provided the term of any lease does not exceed one (1) year.
14. Upon concurrence of the DRB, the building height is approved for 57' (55' DRB allowance, and 5% administrative allowance per Section 5.2.6 (b)).
15. A State of Vermont wastewater permit is required.
16. It is the applicant's responsibility to comply with all applicable ADA requirements.
17. ADA parking shall be appropriately signed and marked.
18. Fencing shall present a finished side out.
19. Landscaping shall be installed as proposed, and maintained. The landscaping plan shall be compliant with 14.6.8 c. relative to shrub size and structural soil as appropriate.
20. 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.
21. Any outdoor signage will require a separate sign permit.
22. Standard Permit Conditions 1-15.

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



Department of Permitting & Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Planning & Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: June 1, 2021
RE: 21-0961SP; 278 Main 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: RH Ward: 8E

Applicant/Owner: Duncan Wisniewski Architecture / Committee on Temporary Shelter

Request: Sketch plan review for a new, 16-unit multifamily building addition to the existing 10-family community house.

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 & Replacement Housing)

Background Information:

The applicant has requested sketch plan review for a new 16-unit multifamily building addition to the existing community house. The 4-story addition will attach to the rear of the existing building, and site improvements will consist of reconfigured parking, a trash/recycling enclosure, covered bicycle storage, and an outdoor picnic area. The application proposes all 16 new units to meet inclusionary standards.

Previous zoning actions for this property are noted below.

-  **Zoning Permit 92-030;** demolish porch and construct a new 2-story porch (side). July 1991.
-  **Zoning Permit 03-057;** enclose two screened-in porches, adding stairs and modifying the parking area. August 2002.
-  **Zoning Permit 05-585FC;** extend existing wood fence. May 2005.
-  **Zoning Permit 15-1223CA;** replace wooden siding with fiber cement board siding. June 2015.

Recommendation: Not applicable for Sketch Plan review.

I. Findings

Article 2: Administrative Mechanisms

Part 7: Enforcement

Section 2.7.8 Withhold Permit

There are two permits associated with the property that have never been closed out, and remain 'permit indeterminate' (92-030 & 03-057). The applicant will be tasked with closing these permits before being able to obtain any future certificates of occupancy.

Article 3: Applications and Reviews

Part 2, Applications and Permits

Section 3.2.1 Pre-Application Conferences

(b) Technical Review Committee

A TRC meeting was held on May 13, 2021. Information was provided to the applicants by all interested city departments and agencies.

(d) Pre-Application Neighborhood Meeting

A Pre-Application Public Neighborhood Meeting shall be required for all development involving the construction of five (5) or more dwelling units and/or ten thousand (10,000) s.f. or more of gross floor area of non-residential development in order to allow neighbors to become aware of potential development projects at an early stage of a development's conceptual design and for applicants to take into consideration neighborhood comments and concerns. Procedures and requirements regarding matters including but not limited to scheduling, location, public notice, and documentation shall be set forth by the department of planning and zoning.

Documentation shall be provided with the future zoning permit application that this pre-application neighborhood meeting has taken place, in accordance with standards of this section.

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 any new non-residential buildings square footage are subject to impact fees.

Impact fees shall be calculated based on the total gross square footage of the principal use. Based on the plans submitted, an initial impact fee estimate cannot be made. When the zoning permit is submitted, and full plans presented, staff will be able to calculate impact fees.

Part 5, Conditional Use & Major Impact Review:

Section 3.5.2 Applicability

(b) Major Impact Review

Major Impact Review shall be required for the approval of all development involving any one or more of the following:

- The creation of ten (10) or more dwelling units in the RH zoning district.*

Section 3.5.4 Submission Requirements

Any development subject to Major Impact Review under this Part shall also include an affidavit or certification documenting that the Pre-Application Public Neighborhood Meeting requirement pursuant to Se. 3.2.1 (d) has been satisfied in accordance with the procedures and requirements set forth by the department of planning and zoning [now the Department of Permitting and Inspections].

This documentation will be required with the submittal of the future zoning permit application.

Section 3.5.6 Review Criteria

(b) Major Impact Review Standards

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

The proposed construction is not expected to result in undue water, air, or noise pollution. Stormwater is addressed under Sec. 5.5.3.

2. Have sufficient water available for its needs;

The applicant will have to obtain a letter of confirmation from the Dept. of Public Works that there is adequate water available for the proposed development.

3. Not unreasonably burden the city's present or future water supply or distribution system;
See 2 above.

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;

An erosion prevention and sediment control plan will be required with the zoning permit application. It will be subject to review and approval by the city's Stormwater Program staff.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

The property fronts on Main Street, a heavily utilized public street with sidewalks on both sides of the street, and access to public transportation in close proximity. Sixteen new units should not create unreasonable congestion or unsafe conditions on these public facilities. However, the applicant should expect to provide traffic analysis to address the impacts of the proposed development on these facilities.

6. Not cause an unreasonable burden on the city's ability to provide educational services;

The project will 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;

The project was reviewed by the Technical Review Committee on May 13, 2021. The applicant was informed of various requirements needing to be addressed to satisfy various city departments and agencies. There were no requirements or comments that identified any major issues to address. All comments have been forwarded to the applicant. Impact fees will be paid to help offset what impacts there are on 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;

See Sec. 6.2.2 (a) & 6.3.2 (b).

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

The proposed development will significantly intensify the degree of residential development onsite. In addition to the existing community house that houses up to ten families, there will be sixteen new dwelling units within the new building addition. The project is proposed within a

zoning district that enables development at a higher density than the nearby residential and institutional zones. It will have no adverse impact on the city's present or future growth patterns.

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

While short of floor plans, the sketch plan submitted provides a general overview of what is proposed. The new multifamily building addition is located in an area that is zoned for high density development. The immediate area has a variety of employment, service, and recreational opportunities. Conformance with the city's municipal development plan will be met.

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;

This project will add to the city's housing stock, specifically its inclusionary stock. No details have been provided as to pricing, but affordability requirements as articulated in the CDO must be met. It will have no adverse impact on the present or projected housing needs of the city.

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

Residents of the project may utilize the city's parks and recreation resources; however, impacts are expected to be moderate and typical of new residential development. Impact fees will be paid to help offset what impacts there are on park resources.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(5) Residential High Density (RH)

The Residential High Density (RH) district is intended primarily for high density attached multi-family residential development. Development is intended to be intense with high lot coverage, large buildings, and buildings placed close together. Parking is intended to be hidden either behind or underneath structures. The proposed development is exclusively residential, has parking hidden in the rear, and will have relatively high, but conforming, lot coverage. Residents of the building will live within easy walking distance of a variety commercial uses.

(b) Dimensional Standards & Density

The density and intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property lines, and the limits on lot coverage shall be governed by the following standards:

Table 4.4.5-2: Base Residential Density

<i>District</i>	<i>Maximum dwelling units per acre¹</i>
<i>High Density: RH</i>	<i>40 units/acre</i>
<i>Inclusive of new streets but exclusive of existing streets, and without bonuses or any Inclusionary Zoning allowances.</i>	

Given a density allowance of 40 units per acre, 1,089 sf of lot area is required per unit. An 18,040 sf lot size would allow for up to 16 dwelling units. In combination with the existing community house (1 dwelling unit), the proposal will result in 17 dwelling units. The proposed 16 units will be inclusionary units, and thus count for a density bonus in accordance with Article 9 (see below).

Projects that conform with inclusionary housing requirements may get up to a density of 46 units per acre in the RH zone.

Table 4.4.5-3: Residential District Dimensional Standards

Zoning District	Max. Lot Coverage¹	Setbacks^{1, 3, 4, 5, 6}				Max. Height¹
		Front²	Side³	Rear	Waterfront	
RH	80%	Min/Max: Ave of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20-feet	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	NA	35-feet
1. An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d)3A below. Measurement of and exceptions to coverage, setback, and height standards are found in Art 5. 2. Average front yard setback of the principal structures on the 2 adjacent lots on both sides within the same block having the same street frontage. See Sec. 5.2.4. 3. In no event shall the side yard setback be required to exceed 20-feet, or the rear-yard setback be required to exceed 75-feet. 4. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of the Sec 4.5.4 Riparian and Littoral Conservation Overlay Zone. 5. The side yard setback shall be calculated based on the 4 adjacent properties (2 on each side of the subject property). The right side yard setback is the average of the right side yard setback of the principal structures on these 4 properties. The left yard setback is the average of the left side yard setback of the principal structures on these 4 properties. The adjacent properties shall be within the same block having the same street frontage as the subject property. See Sec. 5.2.5. 6. Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the setback shall be 10% of the lot width.						

The plans submitted do not include lot coverage calculations, nor building setbacks. In addition to the density bonus for inclusionary housing noted above, there are bonuses for height and lot coverage as well. The application does not have lot coverage information, nor setback information, however height is noted on the elevation plans. By creating inclusionary housing, the project can get a maximum height allowance of 47 ft. The plans appear to show compliance with

this height requirement. Note that Section 5.2.6 (b) exempts non-habitable elevator towers from height limits. The proposal includes an elevator tower above the 47 ft height limit.

(c) Permitted & Conditional Uses

Multifamily residential development is a permitted use in the RH zone.

(d) District Specific Regulations

Each unit must be occupied by a family as that term is defined in Article 13.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

Lot coverage information has not been included. The RH zone sets a limit of 80% lot coverage, and with the inclusionary housing aspect of the proposal, the project can get a coverage of up to 92%. The applicant stated that the project will be below the standard 80% limitation.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

While specific setback information hasn't been included, the project must comply with minimum setback requirements of Table 4.4.5-3. Portions of existing driveway at the front infringe into the 5 ft setback, however, this section of driveway is existing and will remain as-is. All new driveway/parking areas will comply with the 5 ft setbacks.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) & Article 9 below. Per the inclusionary housing standards, a maximum height of 47 ft can be achieved. Additionally, non-habitable elevator towers are exempt from height limitations. The elevation plans indicate compliance with a maximum height of 47 ft, plus an elevator tower a few feet above that.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.5 (b).

Sec. 5.4.8, Historic Buildings and Sites

While the existing building at the front of the property is listed on both the National (College and Main Street Historic District) and State Historic Registries, no alterations to it are proposed. There is a rear addition to the existing building that was constructed in 1991 which the new building will attach to.

Sec. 5.5.1, Nuisance Regulations

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

Sec. 5.5.2, Outdoor Lighting

No outdoor lighting information has been provided. Details as to fixture types, placement, and illumination levels (photometric plan) will be required upon zoning permit application.

Sec. 5.5.3, Stormwater and Erosion Control

No stormwater or erosion control details have been provided. Comprehensive stormwater management and erosion prevention and sediment control plans will be required upon zoning permit application.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of Important Natural Features:

The property has a gentle east-west downslope. No changes are proposed that will significantly alter the topography. The street frontage is developed with the existing building and landscaping, and the proposal will occur behind the existing building.

(b) Topographical Alterations:

The parking configuration will be altered to make room for the new building. Parking will locate in two areas (with appropriate driveway access): four spaces along the east wall of the existing building (rear portion) and 5 spaces behind the proposed building addition.

(c) Protection of Important Public Views:

There are no protected views from or through this site.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

Not applicable. While the existing building at the front of the property is listed on both the National (College and Main Street Historic District) and State Historic Registries, no alterations to it are proposed.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude future utilization of wind, geothermal, water or other renewable sources of energy. The plans do not include any reference to renewable energy resources to be used. The applicant should take this into consideration and provide additional information if it is to be included.

(f) Brownfield Sites:

This site is not listed on the Vermont DEC list of identified Brownfields.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site

disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The application will trigger the need for an Erosion Prevention and Sediment Control plan, as well as a stormwater plan, to satisfy the requirements of Chapter 26 of Burlington Code of Ordinances. Written approval from the City Stormwater program will be a requirement of the zoning permit.

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

Based on the plans, it appears that there will be internal access to the new building addition from within the existing building. In addition, two ground level doors on the east wall of the addition will be covered by a portion of the second story. An entry at the rear will have a canopy cover as well.

With the proposed development area, there appears to be little room onsite for snow storage, aside from the 5-foot setback areas of the driveway and parking areas. The applicant will need to address this for the future zoning permit.

(h) Building Location and Orientation:

The new addition is proposed to the rear of the existing building. No changes to the existing streetscape are proposed.

(i) Vehicular Access:

The existing access off Main Street will continue to provide access to the property. The driveway will continue along the east property line to provide vehicular access to both parking areas and the trash enclosure.

(j) Pedestrian Access:

Pedestrian access to the existing building will remain as existing. There is a front entrance with a direct walkway to the Main Street sidewalk. There are no walkways identified on the plan that will allow for direct, unobstructed outdoor pedestrian access to the rear addition. It is conceivable that pedestrian access to the rear addition could avoid walking along the driveway by going through the existing building.

Aside from direct pedestrian access from the sidewalk, the plans do show a walkway along the east wall of the existing building's rear section, as well as along the east and north walls of the proposed addition.

(k) Accessibility for the Handicapped:

One handicap parking space will be provided per the site plan. The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, handicap access must be addressed.

(l) Parking and Circulation:

Circulation within the site is clear: one driveway along the east property line to provide access to the two separate parking areas. The property is within the Multimodal Mixed-Use Parking District, which eliminates any parking requirements. The proposal includes, however, two separate parking areas for a total of 9 onsite parking spaces. As required by Sec. 8.1.16 *Transportation Management Plan*, the applicant will be required to provide a Transportation

Demand Management (TDM) plan for review since the proposal includes more than 10 new dwelling units, and possibly more than 15,000 sf of new gross floor area. Each of the elements identified under this section will need to be addressed in the plan.

(m) Landscaping and Fences:

The plans do not indicate any new landscaping. Since the development will occur at the rear of the property additional landscaping isn't needed to enhance the streetscape. There is a 4 ft tall (approx.) picket fence between the existing building and the west property line (running parallel with Main Street) that will remain. Additional fencing runs along the rear half of the east property line, as well as along the rear (north) property line. The proposal includes continuing one of the existing fences to the neighbor's fence in the northeast corner. The applicant should be aware that this permit will only allow new fencing to be permitted strictly on the subject property. If any portion of this new fencing is to occur on the neighboring property, a separate zoning permit, filed for that neighboring property, will be required.

(n) Public Plazas and Open Space:

The site plan identifies open space along the west side. It is assumed that this area will be open to use for tenants of the property. To the rear of the new addition, picnic tables are identified for tenant use as well.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The plans submitted do not reference any exterior lighting. The applicant will need to update the elevation drawings to show where exterior light fixtures will locate, and provide manufacturer's spec sheets of the fixtures to be used. Compliance with the lighting standards of Sec. 5.5.2 will be required.

(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.

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 place 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.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The plans show a trash enclosure in the northeast corner of the lot. No other references are made for utilities, mailboxes, etc. The applicant will need to revise the plans to include utilities and amenities such as electric meters, mechanical units, infrastructure connections (water, sewer, gas) mailboxes, etc. If existing utilities/infrastructure will be used, please provide documentation as

such. Additionally, a letter from the Department of Public Works will be required to confirm that there is adequate water and sewer capacity for the proposal. A state wastewater permit will also be required.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed 4-story rear addition will exceed the mass, height and scale of the existing building at the front of the property, as well as neighboring structures. However, with its location at the rear of the property, it won't be dominant along the street frontage. Neighboring buildings along this stretch of Main Street range in height from 2 to 3 stories. The scale of development is similar to nearby properties – specifically, the abutting property to the east contains a three-story multifamily building. And the property beyond that to the east contains a multifamily development as well. Given the underlying zoning (Residential High Density), the proposal fits within the intent of the zone.

Additionally, the development will utilize inclusionary housing benefits with regard to density, building height, and possibly lot coverage. The applicant's narrative states that all units within the addition will meet inclusionary zoning requirements. Density can increase to 46 units per acre, lot coverage can go up to 92%, and building height can reach 47 ft, as long as the requirements of Article 9 – *Inclusionary and Replacement Housing* are met. The applicant will need to provide confirmation of the total number of units that will be reserved for inclusionary housing.

2. Roofs and Rooflines

The new, multi-level building addition will have flat roofs throughout. One exception to that is the elevator tower, which will have a sloped roof. In accordance with Sec. 5.2.6 (b) CDO, elevator towers are permitted to exceed maximum height limitations. Buildings within the immediate area have a variety of roof types, but more specifically, the large office building on the abutting property to the west has a flat roof. The roof/roofline of the proposed building addition will not create an anomaly in the neighborhood.

3. Building Openings

The elevation drawings show a variety of window types, with fixed, awning and casement windows throughout. With the exception of the elevator tower, there aren't any blank walls. Three first level access doors are provided (east and north side), and there appears to be a door on the south wall that will provide access to a portion of the second floor's rooftop.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Not applicable. No changes to the street edge are proposed. The existing building will remain as-is, and landscaping in front will remain.

(e) Quality of materials:

The application does not reference any building materials. As part of any zoning permit application, the applicant must provide a list and spec sheets for the proposed materials (siding, roofing, windows, doors, lighting, etc.). Generally, for new construction, a variety of materials is acceptable and are encouraged to be highly durable.

(f) Reduce energy utilization:

No reference to energy reduction utilization is included. The applicant should take into consideration the utilization of best available technologies and materials in order to maximize an energy efficient design.

(g) Make advertising features complementary to the site:

Not applicable. No signage is proposed. A separate sign permit will be required for any future signage.

(h) Integrate infrastructure into the building design:

The application does not include any reference to infrastructure. For the zoning permit application, the applicant should include the location of all new mechanical units and infrastructure, mailbox location(s), etc.

(i) Make spaces secure and safe:

It is assumed that the entrances to the new addition will be illuminated with compliant lighting. There are three ground floor covered entries/exits proposed that will aid in building evacuation should the need arise. As usual, the new building addition will have to meet life safety requirements of the building code. Additionally, circulation to allow emergency vehicle access as well as first responder entrances with a stretcher-sized elevator will need to be addressed.

Article 8: Parking

Sec. 8.1.6, Affordable Housing and Historic Buildings Exemption

Regardless of location, the minimum off-street parking requirements found under Sec. 8.1.8 below shall not apply to any of the following:

(a) The creation of permanently affordable inclusionary housing units satisfying the applicable provisions of Article 9 Part 1 – Inclusionary Housing.

The proposed 16 units will all be inclusionary housing units. As a result, Sec. 8.1.8 does not apply to the proposal. Additionally, the property is in the Multimodal Mixed Use Parking District, which eliminates minimum on-site parking requirements anyway.

Sec. 8.1.9, Maximum On-Site Parking Spaces

The total number of off-street parking spaces provided in any parking district shall not be more than as required in Table 8.1.9-1 below:

Table 8.1.9-1 Maximum Off-Street Parking Requirements		
Neighborhood District	Shared Use District	Multimodal Mixed-Use District
125% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1	100% of the minimum number of spaces required for the Neighborhood Parking District for any given use as required in Table 8.1.8-1	100% of the minimum number of spaces required for the Shared Parking District for any given use as required in Table 8.1.8-1

Per the Shared Use Parking District, the existing community house requires 0.75 parking spaces, and 16 dwelling units would normally require 16 parking spaces (1 per unit). The site will have 9 on-site parking spaces, well below the 17 space limitation.

Sec. 8.1.10, Off-Street Loading Requirements

Not applicable in the Multimodal Mixed Use Parking District.

Sec. 8.1.11, Parking Dimensional Requirements

While there is not a minimum parking space requirement, the spaces shown on the site plan are a mix of 18' and 20' deep. Widths are not noted and should be. Per the TRC meeting of May 13, 2021, the Fire Marshal indicated adequate travel space for emergency vehicles.

Sec. 8.1.12, Limitations, Location, Use of Facilities

Not applicable.

Sec. 8.1.13, Parking for Disabled Persons

One ADA parking space is depicted on the site.

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

Not applicable.

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

Not applicable.

Sec. 8.1.16, Transportation Demand Management

By creating more than 10 new dwelling units, the applicant will have to include a Transportation Demand Management Plan that addresses all criteria of this section.

Sec. 8.2.4, Bicycle Parking Requirements

Multi-unit developments require 1 long term space per 2 bedrooms, and 1 short term space per 10 units. The site plan includes covered bike parking for what appears to be 8 bicycles. The applicant will have to provide information and plans showing compliance with bicycle parking requirements as part of the zoning permit application submittal.

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

As the proposed development includes more than 5 new dwelling units, it is subject to the inclusionary housing provisions of Article 9. The applicant has stated that all 16 residential units will be inclusionary housing. As a result, the future zoning permit application will have to demonstrate this by way of addressing the requirements of this Article. By doing so, the development may utilize the density, lot coverage, and height bonuses allotted to such inclusionary housing developments.

II. Conditions of Approval

Not applicable for sketch plan.

NOTES

- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- PROPERTY LINE INFORMATION IS BASE ON A PLAT ENTITLED "SOUTH PORTION SECTION NO. 1 REDSTONE PARK" DATED OCTOBER 1961 RECORDED IN THE CITY LAND RECORDS VOL. 156 / PG. 687. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
- SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC. FEBRUARY 2021. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD83 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
- PROJECT BENCHMARK IS LAKE CHAMPLAIN ESTABLISHED FROM THE UNITED STATES GEOLOGICAL SURVEY GAUGING STATION 04284500 LOCATED IN BURLINGTON, VERMONT. (DATUM NGVD 29)
- THERE ARE SOME LIMITATION TO DEVELOPING EXISTING CONDITIONS SITE PLANS IN THE WINTER. DUE TO SIGNIFICANT SNOW COVER A RETURN TRIP AFTER SNOW MELT WILL BE REQUIRED TO VERIFY SITE CONDITIONS.

LEGEND

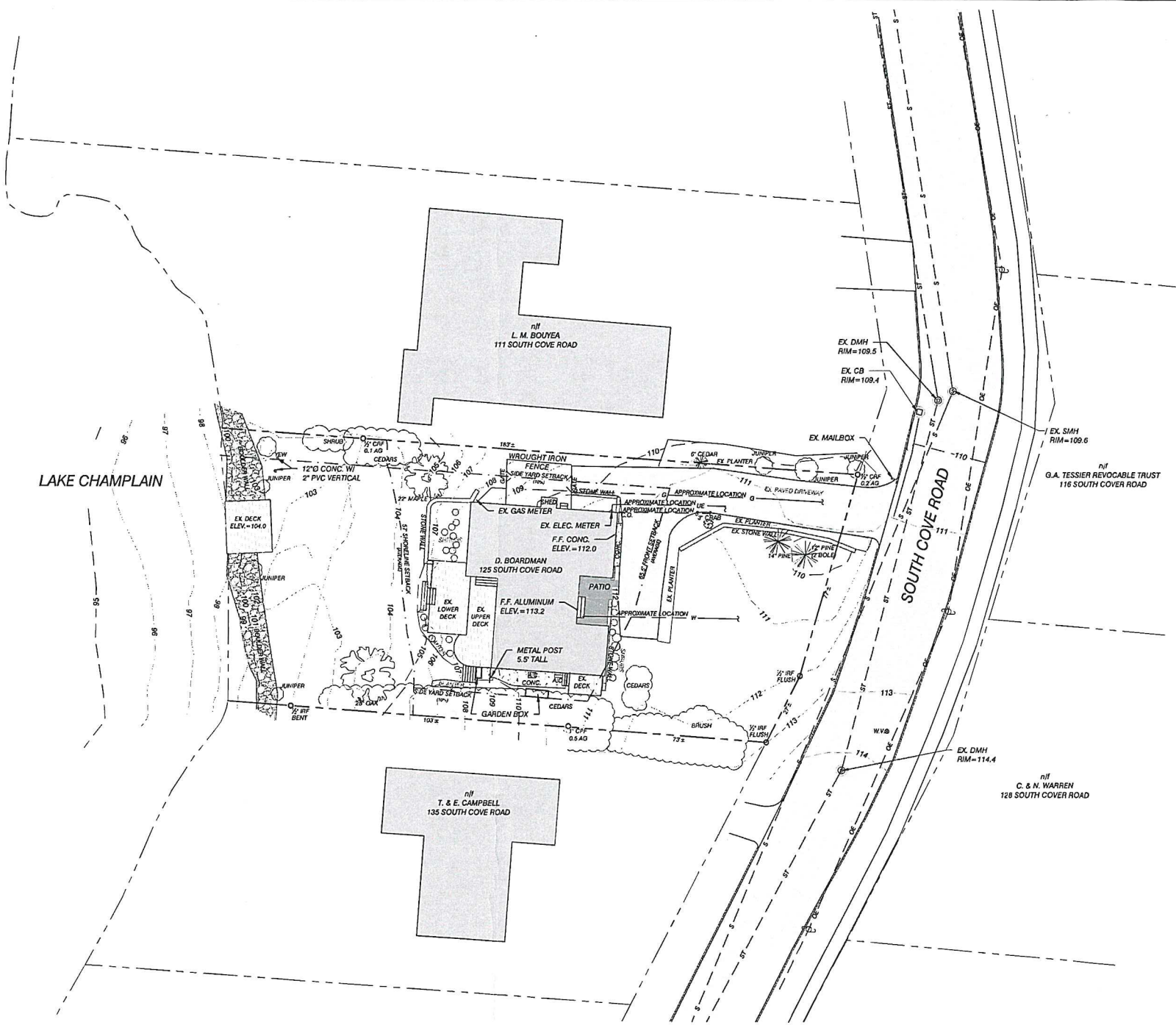
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---	SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING CURB
-X-	EXISTING FENCE
---	EXISTING PAVEMENT
OE	EXISTING OVERHEAD ELECTRIC
UE	EXISTING UNDERGROUND ELECTRIC
G	EXISTING GAS
ST	EXISTING STORM
S	EXISTING GRAVITY SEWER
W	EXISTING WATER
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING STORM MANHOLE
⊙	EXISTING CATCH BASIN
⊙	EXISTING UTILITY POLE
⊙	EXISTING DECIDUOUS TREE
⊙	EXISTING CONIFEROUS TREE
⊙	EDGE OF BRUSHWOODS
⊙	IRON ROD/PIPE FOUND

ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENSITY (RL-W)

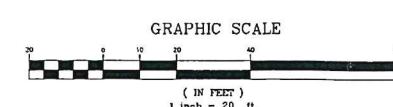
CATEGORY	ZONING REGULATIONS	EXISTING
LOT SIZE	6,000 S.F.	21,277 S.F. ±
COVERAGE		
TOTAL	35%	32%
SETBACK		
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES +/- 5'	74'±
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	16'±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	85'±
BUILDING HEIGHT		
EXISTING	35	-
PRIMARY		

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).

LAKE CHAMPLAIN



RECEIVED
APR 20 2021
BURLINGTON
PERMITTING & INSPECTIONS



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
19 MANFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P. 802-864-2323 FAX 802-864-2371 WEB: WWW.CEA-VE.COM

COPYRIGHT © 2021 - ALL RIGHTS RESERVED

DRAWN: MAB
CHECKED: JLM
APPROVED: ---

CLIENT:

**PEREGRINE DESIGN
BUILD**

49 COMMERCE AVENUE
UNIT 1A
SOUTH BURLINGTON, VT
05403

PROJECT:

**DAVID M.
BOARDMAN
PROPERTY**

125 SOUTH COVE ROAD
BURLINGTON, VT

BURLINGTON

LOCATION MAP

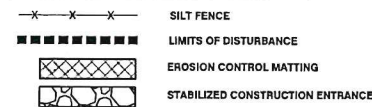
1" = 200'

DATE	CHECKED	REVISION

EXISTING
CONDITIONS
PLAN

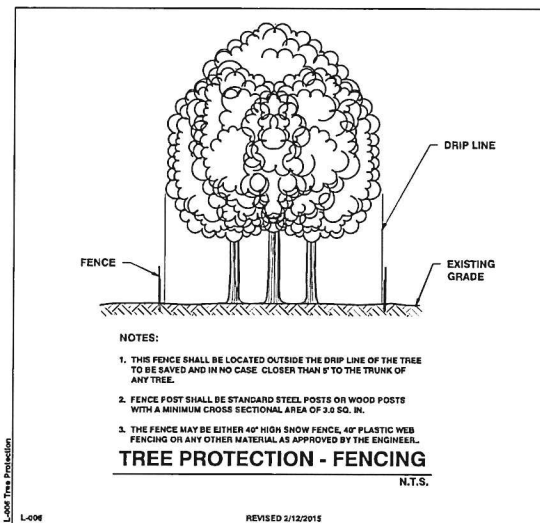
DATE 04/15/2021	DRAWING NUMBER C1.0
SCALE 1" = 20'	PROJ. NO. 21123

EROSION CONTROL LEGEND



NOTES:

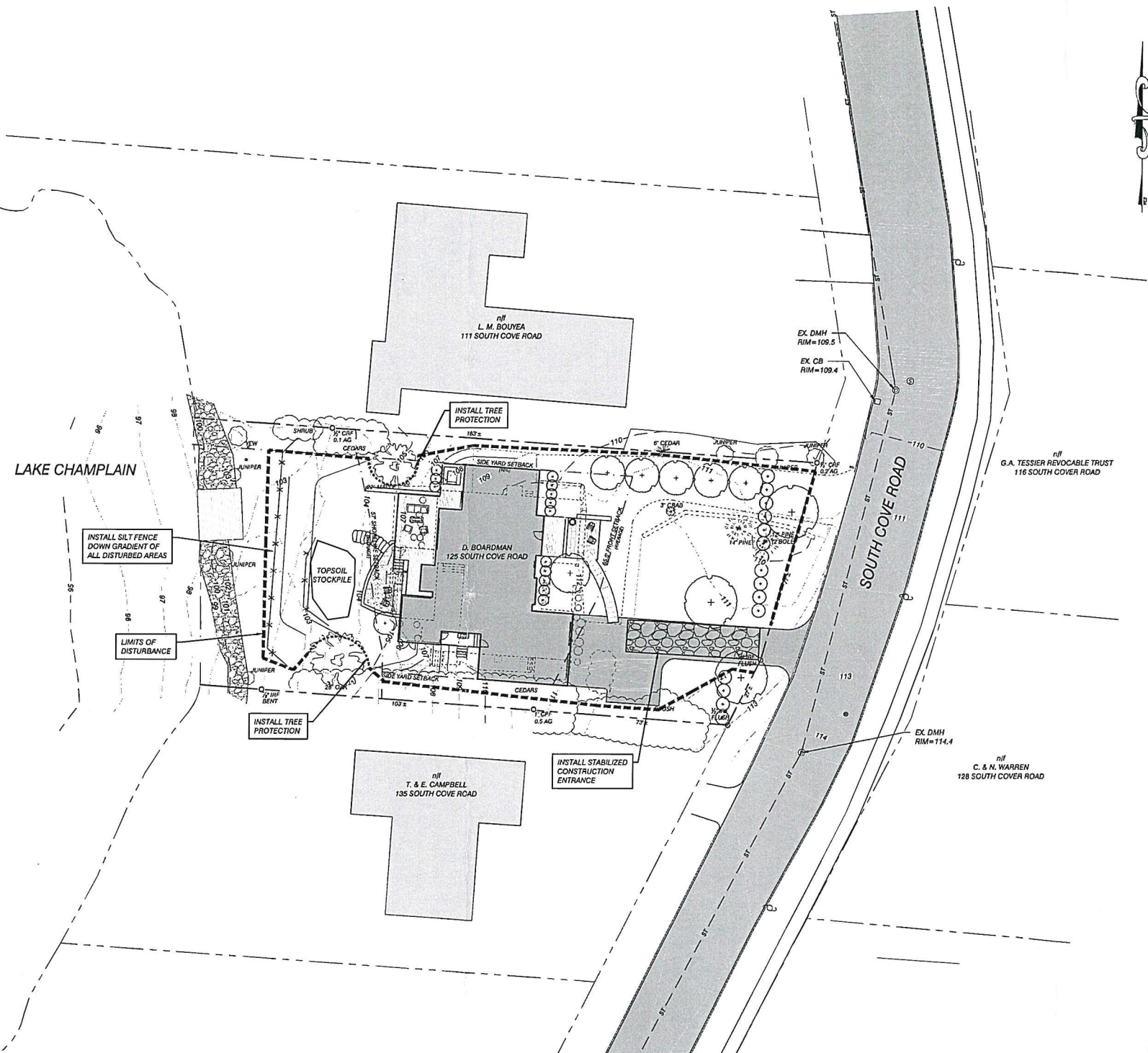
1. LOAM, SEED AND MULCH ALL DISTURBED AREAS (TYP.)
2. INSTALL TEMPORARY STABILIZATION OF DISTURBED SOILS THROUGH THE INSTALLATION OF 1" OF HAY MULCH NO MORE THAN 7 DAYS AFTER WORK HAS CEASED IN A PARTICULAR AREA.
3. SLOPES >3:1 SHALL RECEIVE EROSION CONTROL MATTING.
4. MAXIMUM AMOUNT OF DISTURBED SOILS TO BE LIMITED TO NO MORE THAN 2 ACRES.
5. SILT FENCE CONTRIBUTORY AREA TO BE LIMITED TO 1/4 ACRE / 100 L.F.



ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENSITY (RL-W)

CATEGORY	ZONING REGULATIONS	EXISTING	PROPOSED
LOT SIZE	6,000 S.F.	21,277 S.F. ±	21,277 S.F. ±
COVERAGE			
TOTAL	35%	32%	31%
SETBACK			
FRONT YARD	AVG. 2 ADJ. LOTS ON BOTH SIDES ± 5'	74' ±	74' ±
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	16' ±	10' ±
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	85' ±	75' ±
BUILDING HEIGHT			
EXISTING PRIMARY	35	--	--

NOTE: THE EXISTING WATERFRONT SETBACKS AT 135 SOUTH COVE ROAD (49') AND 111 SOUTH COVE ROAD (65') WERE FIELD MEASURED FEBRUARY 2021 AND THEIR ALIGNMENT AVERAGED TO REDUCE THE WATERFRONT SETBACK REQUIREMENT AT 125 SOUTH COVE ROAD TO 57' FROM ELEVATION 100' (NGVD29).



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
 10 HANFORD VIEW LANE, SOUTH BURLINGTON, VT 05403
 P: 802-864-2223 FAX: 802-864-2271 WEB: www.cob-vt.com

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DRAWN: MAB
CHECKED: JLM
APPROVED: ---

CLIENT:
PEREGRINE DESIGN BUILD

49 COMMERCE AVENUE
 UNIT 1A
 SOUTH BURLINGTON, VT 05403

PROJECT:
DAVID M. BOARDMAN PROPERTY

125 SOUTH COVE ROAD
 BURLINGTON, VT

BURLINGTON

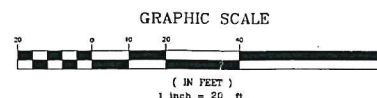
LOCATION MAP
 1" = 2000'

DATE	CHECKED	REVISION

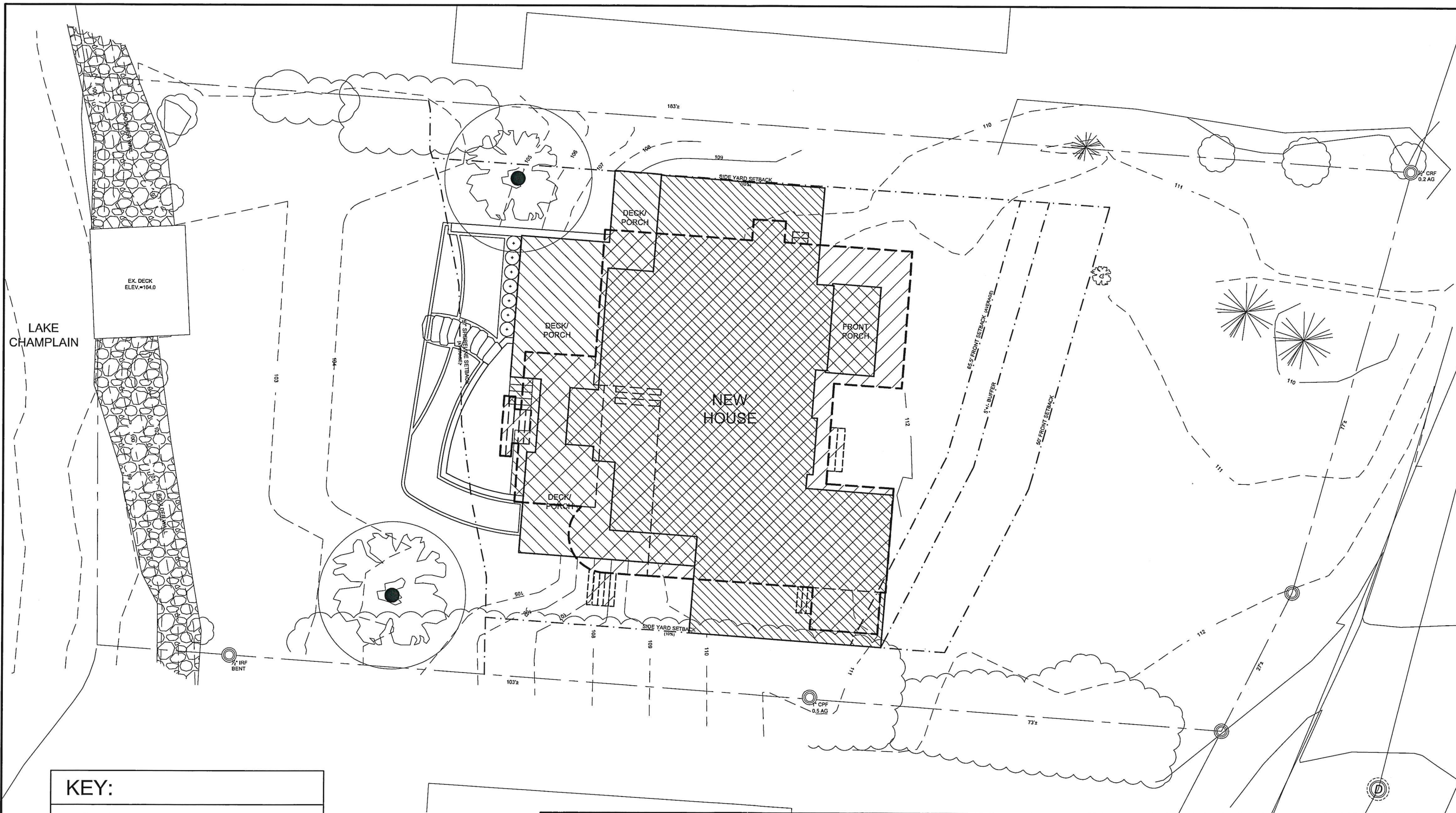
PROPOSED EPSC SITE PLAN

DATE: 04/15/2021
SCALE: 1" = 20'
PROJ. NO.: 21123

DRAWING NUMBER: C1.1



RECEIVED
 APR 20 2021
 BURLINGTON
 PERMITTING INSPECTIONS



KEY:



- EXISTING HOUSE/DECK/PORCH



- PROPOSED HOUSE/DECK/PORCH



SK-1

Plan
Overlays

Revised:

Date: 05/03/21

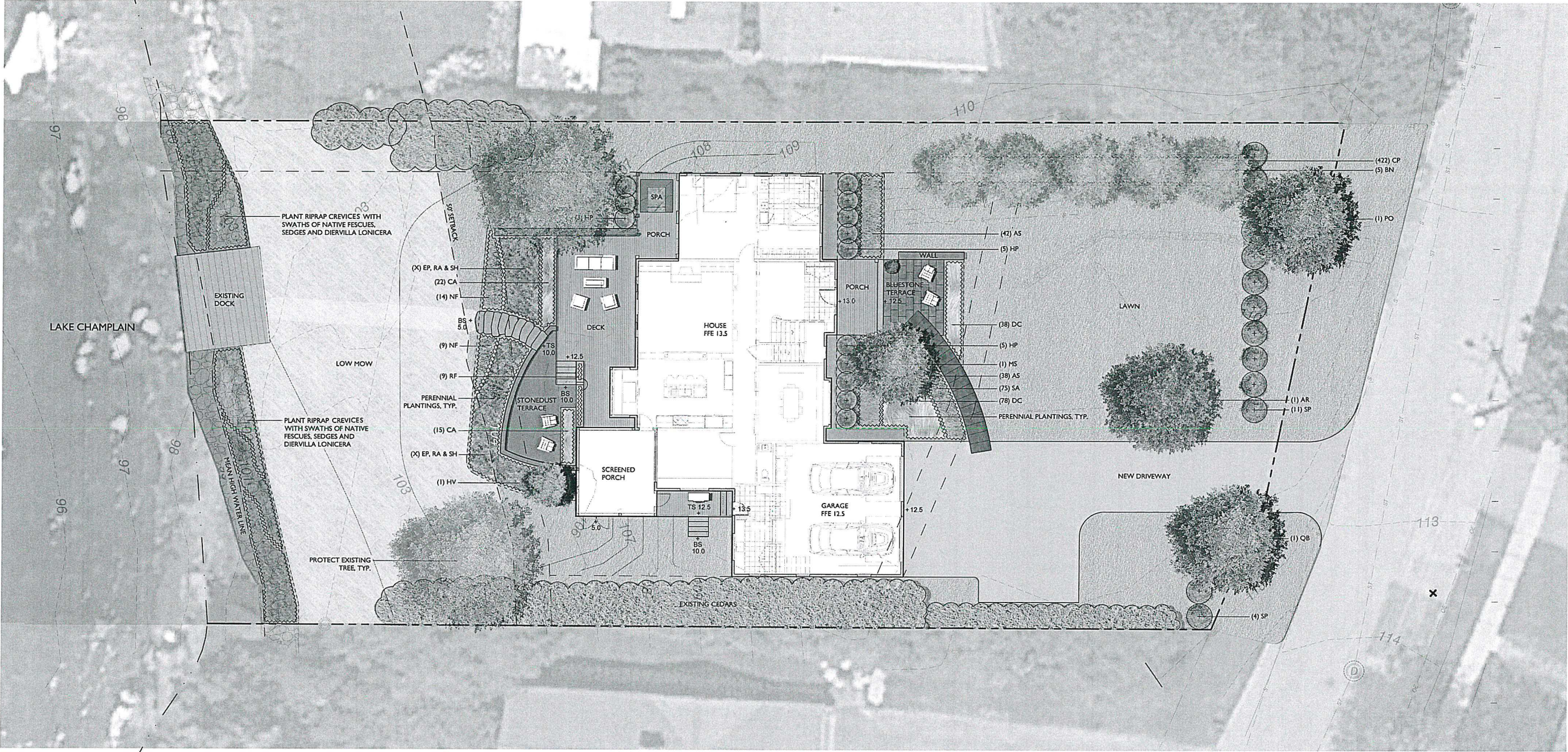
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Boardman Residence

125 South Cove Road
Burlington, VT 05401

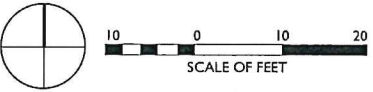
PEREGRINE
DESIGN / BUILD

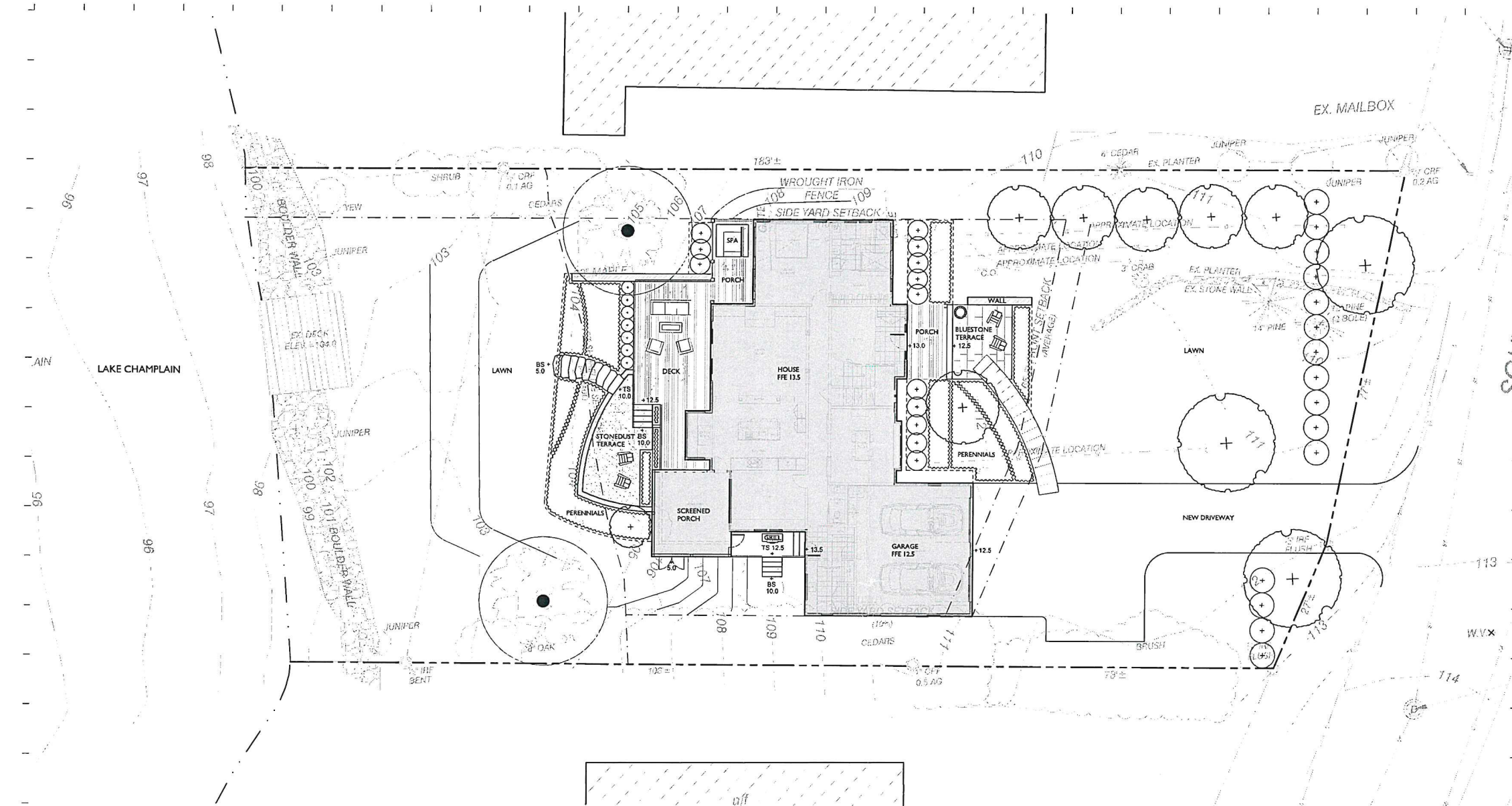
49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AR	1	Acer rubrum	RED MAPLE	4-4.5" CAL.	SEE PLAN
BN	5	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH (Single-stem)	14-16' HT.	SEE PLAN
PO	1	Platanus occidentalis	AMERICAN SYCAMORE	4-4.5" CAL.	SEE PLAN
QB	1	Quercus bicolor	SWAMP WHITE OAK	4-4.5" CAL.	SEE PLAN
MS	1	Malus 'Snowdrift'	CRABAPPLE	3-3.5" CAL.	SEE PLAN
SHRUBS					
HP	13	Hydrangea paniculata 'Little Lime'	LITTLE LIME HYDRANGEA	5 GAL.	42" O.C.
HV	1	Hamamelis virginiana 'Harvest Moon'	COMMON WITCHAZEL	8-10' HT.	SEE PLAN
SP	15	Syringa pubescens subsp. paxula 'Miss Kim'	KOREAN MISS KIM LILAC	5 GAL.	5" O.C.
RA	X	Rhus aromatica 'Gro-Low'	FRAGRANT SUMAC	3 GAL.	3' O.C.
ORNAMENTAL GRASSES & PERENNIALS					
AS	80	Astilbe 'Erika'	PINK ASTIBLE	1 GAL.	18" O.C.
CA	37	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	2 GAL.	18" O.C.
CP	422	Carex pensylvanica	PENNSYLVANIA SEDGE	1 GAL.	12" O.C.
DC	116	Deschampsia cespitosa 'Pixie Fountain'	TUFTED-HAIR GRASS	1 GAL.	18" O.C.
EP	X	Echinacea purpurea 'Kim's Knee High'	PURPLE CONEFLOWER	1 GAL.	18" O.C.
NF	23	Nepeta x faassenii 'Walker's Low'	CATMINT	1 GAL.	24" O.C.
RF	9	Rudbeckia fulgida 'Goldsturm'	BLACK EYED SUSAN	1 GAL.	24" O.C.
SH	X	Sporobolus heterolepis	PRAIRIE DROPSEED	1 GAL.	30" O.C.





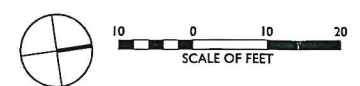
WAGNERHODGSON
LANDSCAPE ARCHITECTURE
VT 352-445-10 NY 516-197-1751 wagnerhodge.com
430 Warren Street Hudson, NY 12534

NO.	DESCRIPTION	DATE
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**BOARDMAN
RESIDENCE**
ADDRESS

LANDSCAPE PLAN

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APR 20 2021
BURLINGTON
PERMITTING & INSPECTIONS



JOB NO. 000
SCALE: 1"=10'
DRAWN BY: AH
DATE: 04.06.2021

L100

PLOT DATE: 4/6/2021 5:05 PM



159

135

125

111

99

228

254

278

352

Google



135 SOUTH COVE RD



111 SOUTH COVE RD



99 SOUTH COVE RD



159 SOUTH COVE RD

PEREGRINE



352 SOUTH COVE RD



254 SOUTH COVE RD

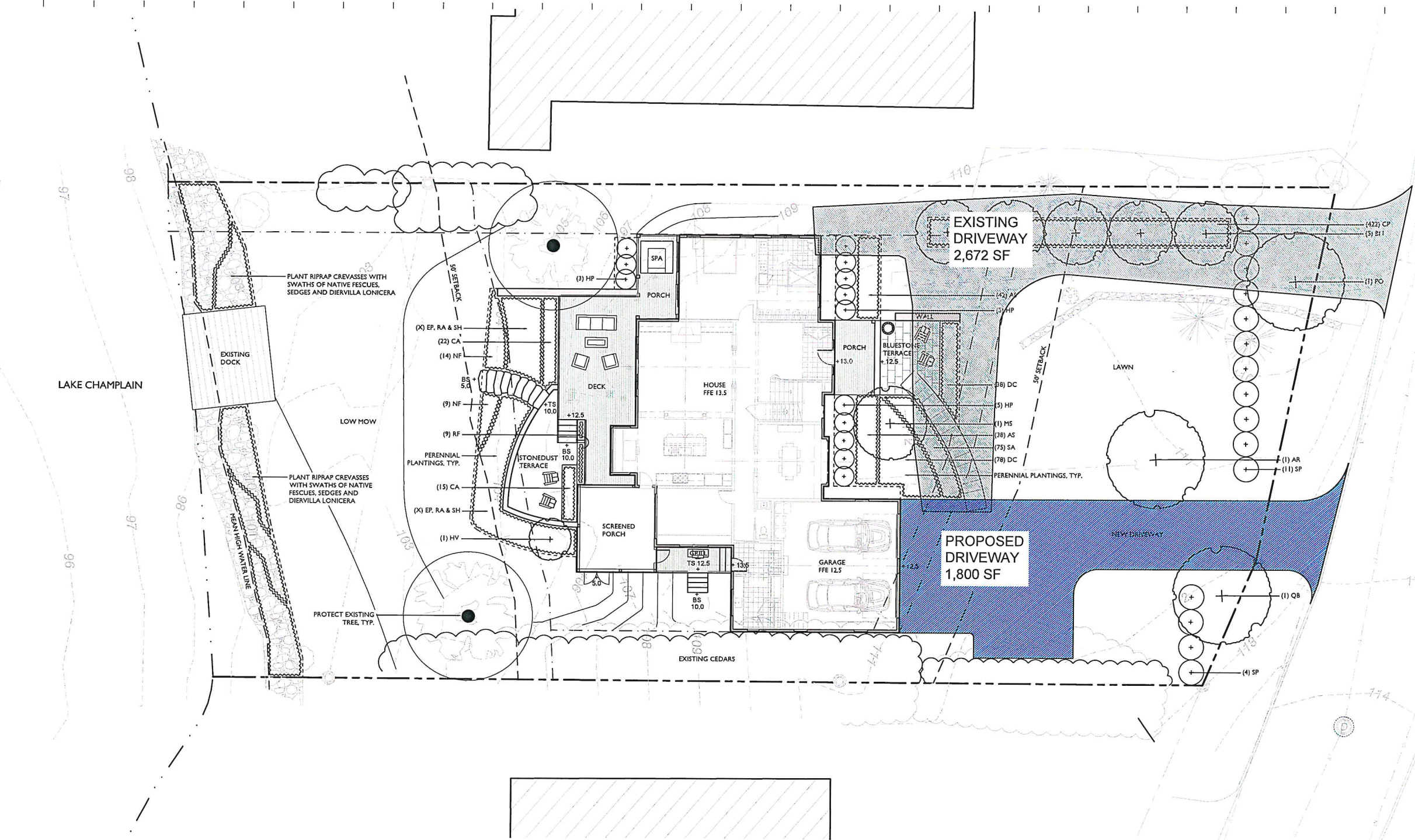


278 SOUTH COVE RD



228 SOUTH COVE RD

PEREGRINE



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
-----	------	-----------------	-------------	------	---------

DECIDUOUS TREES

AR	1	Acer rubrum	RED MAPLE	4-4.5" CAL.	SEE PLAN
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PO	1	Platanus occidentalis	AMERICAN SYCAMORE	4-4.5" CAL.	SEE PLAN
QB	1	Quercus bicolor	SWAMP WHITE OAK	4-4.5" CAL.	SEE PLAN
MS	1	Malus 'Snowdrift'	CRABAPPLE	3-3.5" CAL.	SEE PLAN

SHRUBS

HP	13	Hydrangea paniculata 'Little Lime'	LITTLE LIME HYDRANGEA	5 GAL.	42" O.C.
HV	1	Hamamelis virginiana 'Harvest Moon'	COMMON WITCHAZEL	8-10' HT.	SEE PLAN
SP	15	Syringa pubescens subsp. patula 'Miss Kim'	KOREAN MISS KIM LILAC	5 GAL.	5' O.C.
RA	X	Rhus aromatica 'Gro-Low'	FRAGRANT SUMAC	3 GAL.	3' O.C.

ORNAMENTAL GRASSES & PERENNIALS

AS	80	Astilbe 'Erika'	PINK ASTIBLE	1 GAL.	18" O.C.
CA	37	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	2 GAL.	18" O.C.
CP	422	Carex pensylvanica	PENNSYLVANIA SEDGE	1 GAL.	12" O.C.
DC	116	Deschampsia cespitosa 'Pixie Fountain'	TUFTED-HAIR GRASS	1 GAL.	18" O.C.
EP	X	Echinacea purpurea 'Kim's Knee High'	PURPLE CONEFLOWER	1 GAL.	18" O.C.
NF	23	Nepeeta x faassenii 'Walker's Low'	CATMINT	1 GAL.	24" O.C.
RF	9	Rudbeckia 'Majda 'Goldsturm'	BLACK EYED SUSAN	1 GAL.	24" O.C.
SH	X	Sporobolus heterolepis	PRAIRIE DROPSEED	1 GAL.	30" O.C.
SN	75	Salvia nemorosa 'May Night'	SALVIA	1 GAL.	15" O.C.

NO.	DESCRIPTION	DATE
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BOARDMAN RESIDENCE

125 SOUTH COVE RD.
BURLINGTON, VT

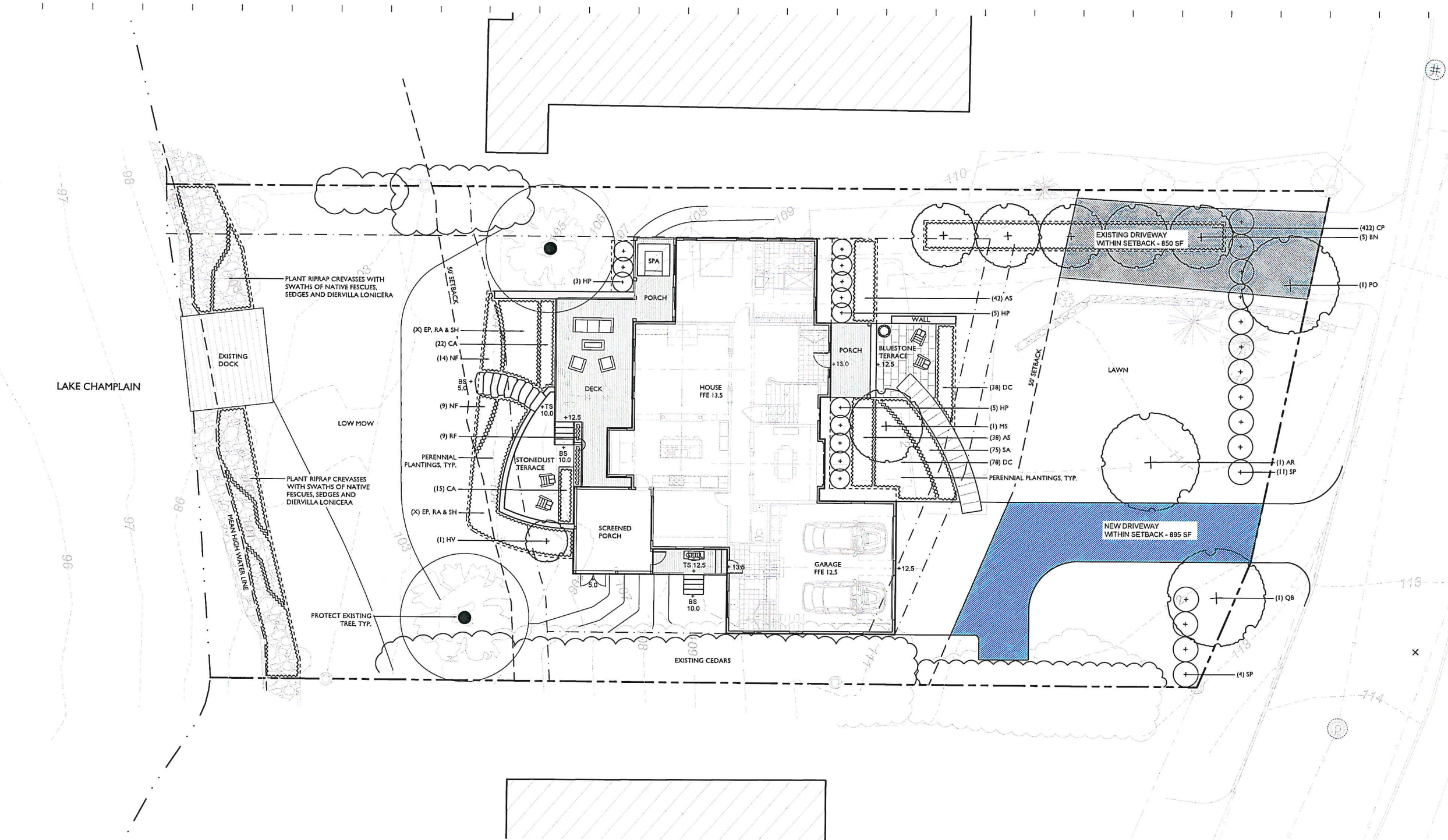
PLANTING PLAN

DRIVEWAY AREA
COMPARISON DIAGRAM
5.20.21



JOB NO. 21-037
SCALE: 1"=10'
DRAWN BY: AH
DATE: 04.07.2021

L200



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
-----	------	-----------------	-------------	------	---------

DECIDUOUS TREES

AR	1	Acer rubrum	RED MAPLE	4-4.5" CAL	SEE PLAN
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MS	1	Malus 'Snowdrift'	CRABAPPLE	3-3.5" CAL	SEE PLAN

SHRUBS

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HV	1	Hamelis virginiana 'Harvest Moon'	COMMON WITCHAZEL	8-10' HT.	SEE PLAN
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RA	X	Rhus aromatica 'Gro-Low'	FRAGRANT SUMAC	3 GAL	3' O.C.

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CP	422	Carex pensylvanica	PENNSYLVANIA SEDGE	1 GAL	12" O.C.
DC	116	Deschampsia cespitosa 'Pied Fountain'	TUFTED-HAIR GRASS	1 GAL	18" O.C.
EP	X	Echinacea purpurea 'Kim's Knee High'	PURPLE CONEFLOWER	1 GAL	18" O.C.
NF	23	Nepeta x faassenii 'Walker's Low'	CATMINT	1 GAL	24" O.C.
RF	9	Rudbeckia fulgida 'Goldsturm'	BLACK EYED SUSAN	1 GAL	24" O.C.
SH	X	Sporobolus heterolepis	PRAIRIE DROPSEED	1 GAL	30" O.C.
SN	75	Salvia nemorosa 'May Night'	SALVIA	1 GAL	15" O.C.

NO.	DESCRIPTION	DATE
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BOARDMAN RESIDENCE

125 SOUTH COVE RD.
BURLINGTON, VT

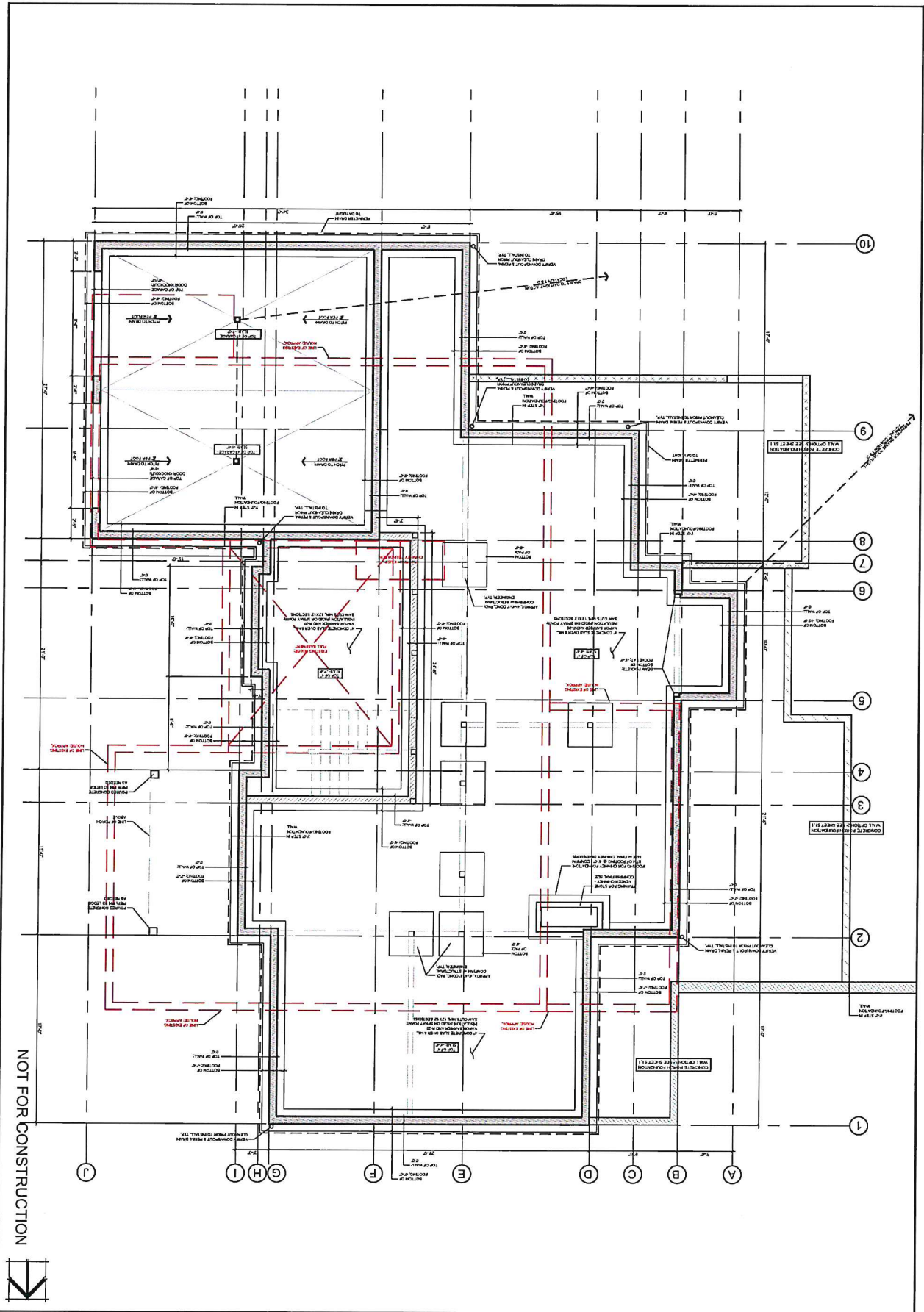
PLANTING PLAN

DRIVEWAY AREA
COMPARISON DIAGRAM
5.21.21

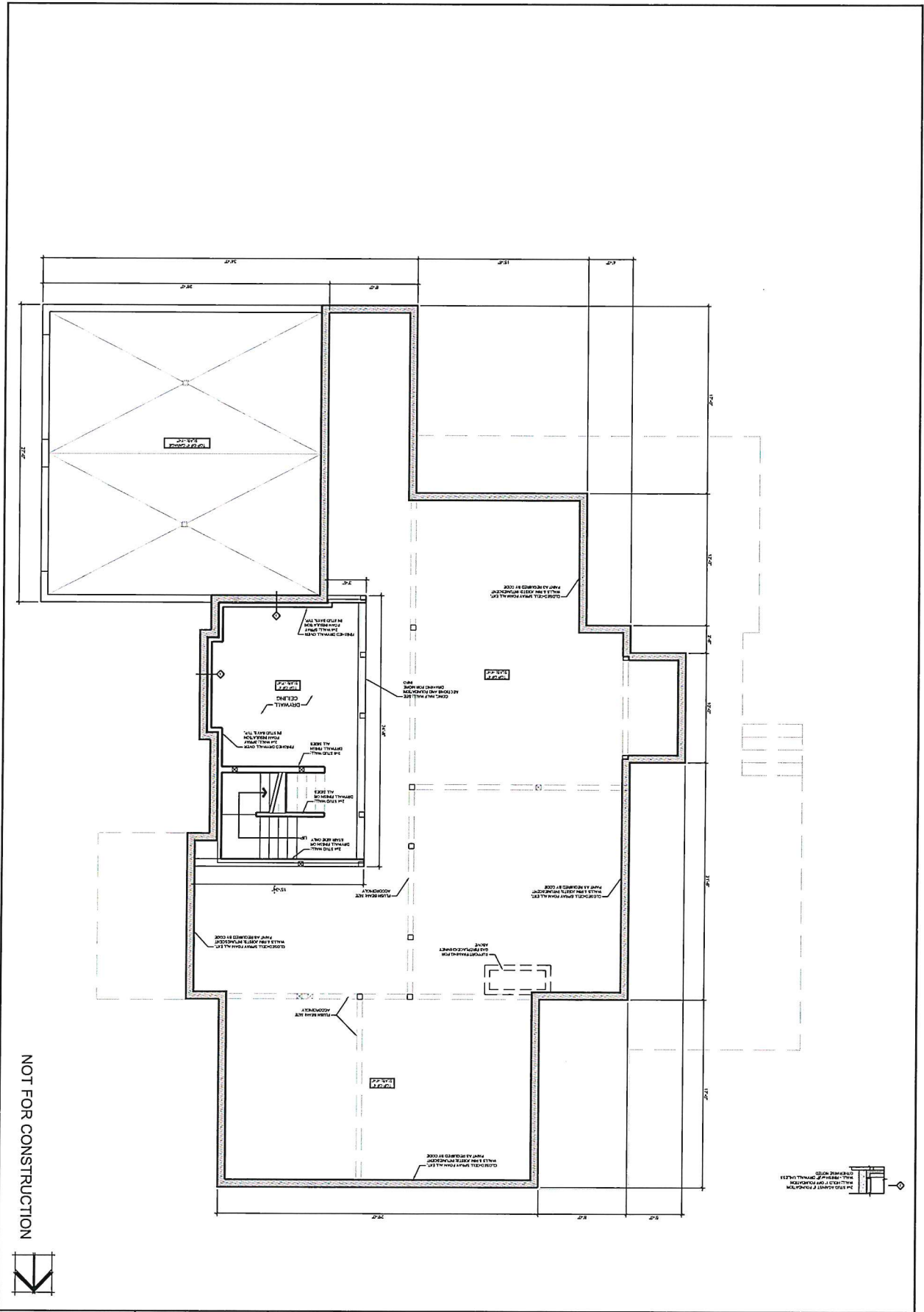


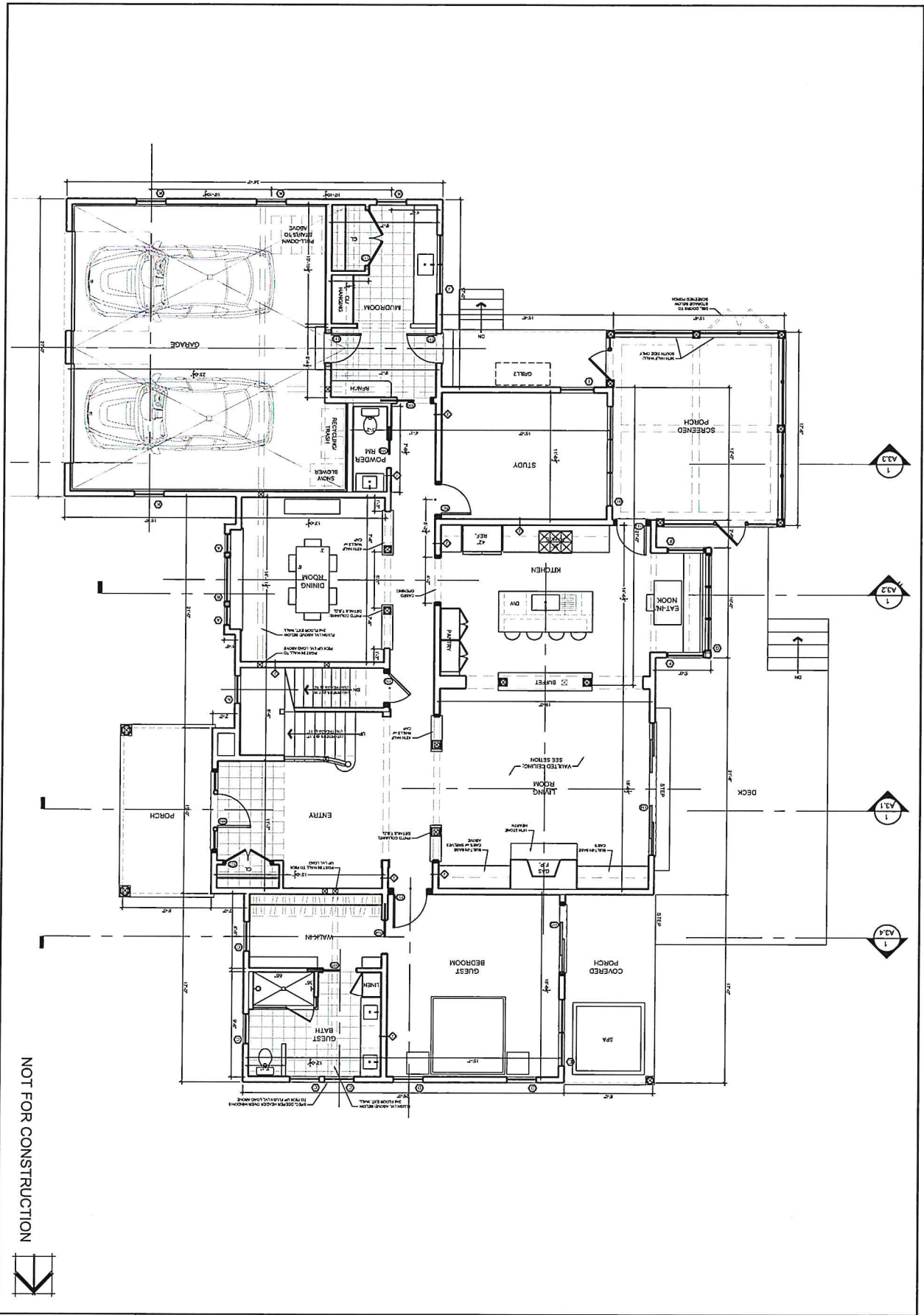
JOB NO. 21-037
SCALE: 1"=10'
DRAWN BY: AH
DATE: 04.07.2021

L200



S1.0	Foundation Plan	Revised:	Boardman Residence	PEREGRINE DESIGN / BUILD
		Date: 4/30/21 Scale: 1/8"=1'-0"	125 South Cove Road Burlington, VT 05401	





NOT FOR CONSTRUCTION



A1.1

1st Floor
Plan

Date: 04/30/21
Scale: 1/8"=1'-0"

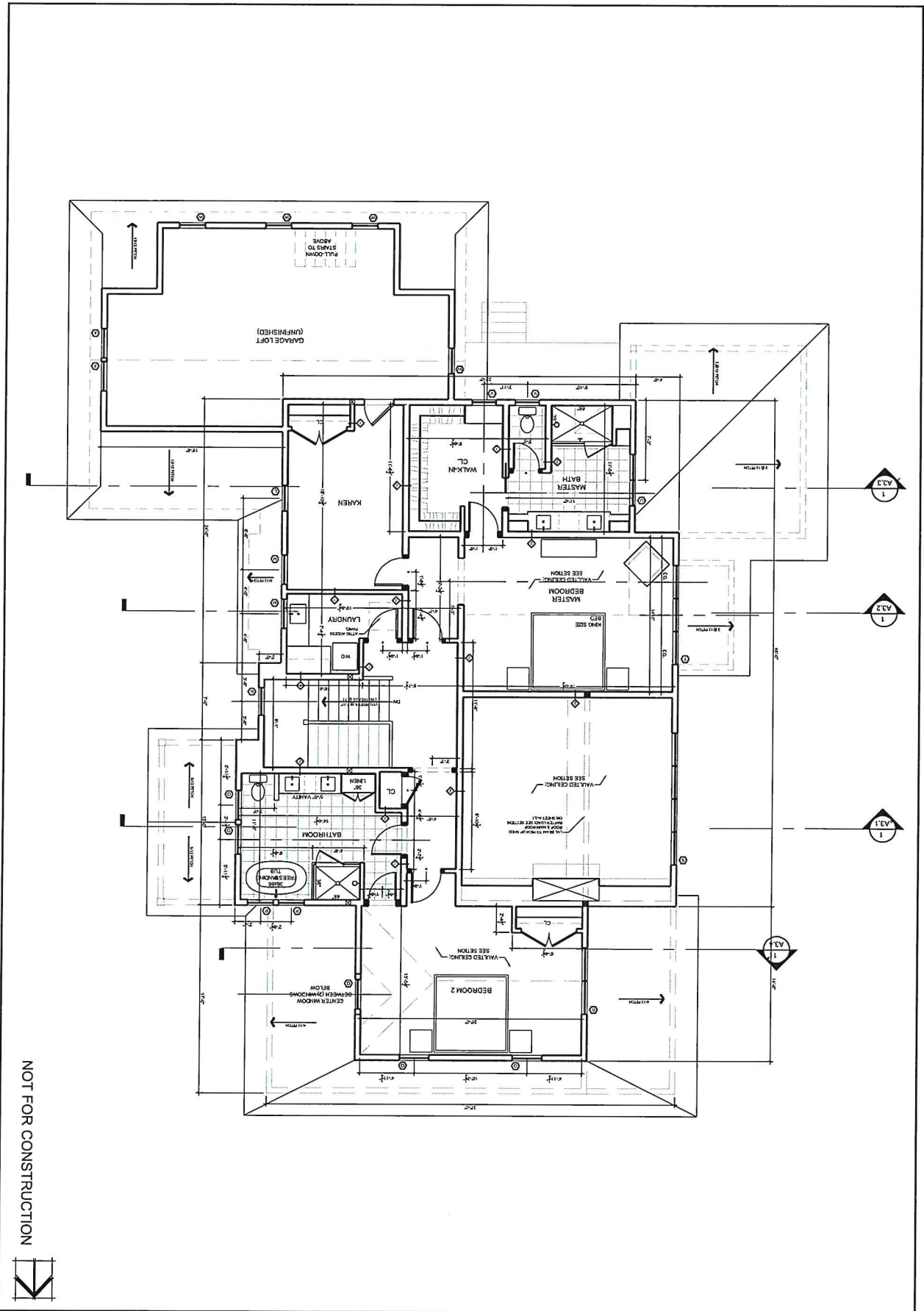
Revised:

Boardman Residence

125 South Cove Road
Burlington, VT 05401

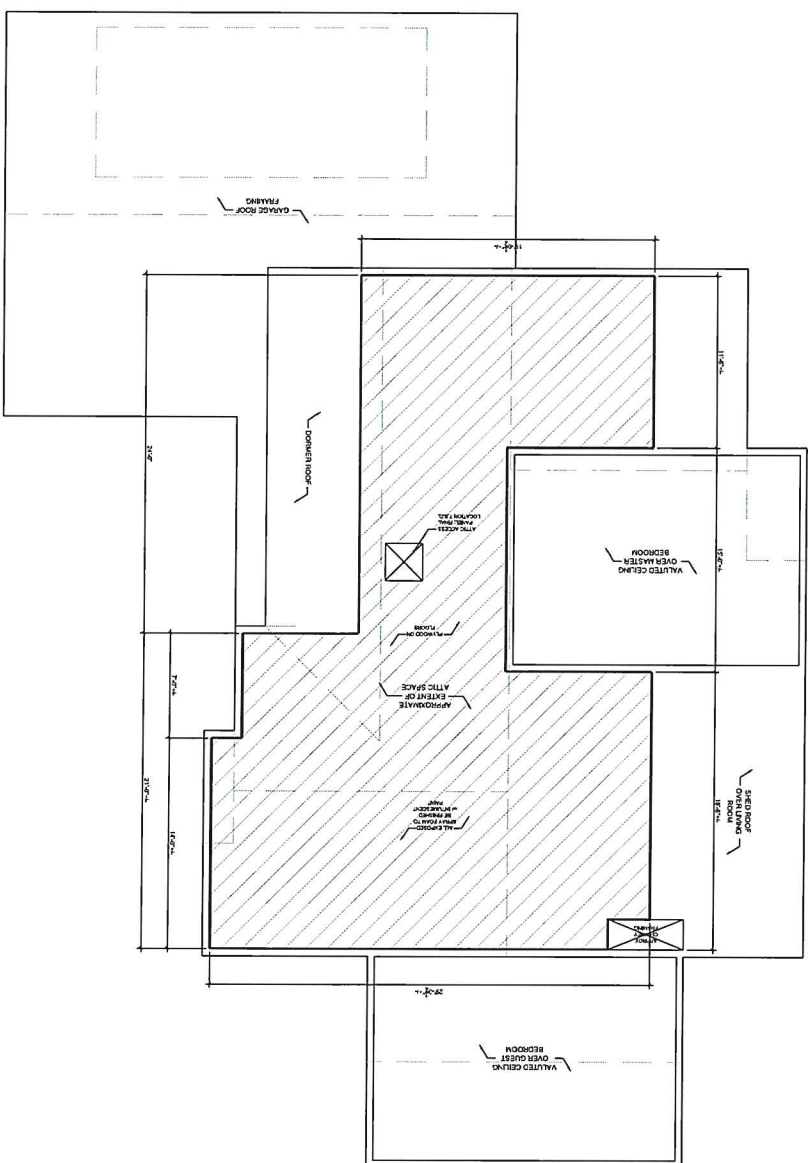
PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808



NOT FOR CONSTRUCTION

PEREGRINE DESIGN / BUILD 49 Commerce Ave. Unit A1 S Burlington, VT 05403 802-383-1808	Boardman Residence 125 South Cove Road Burlington, VT 05401	Revised: Date: 04/30/21 Scale: 1/8"=1'-0"	2nd Floor Plan	A1.2
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NOT FOR CONSTRUCTION

Boardman Residence

125 South Cove Road
Burlington, VT 05401

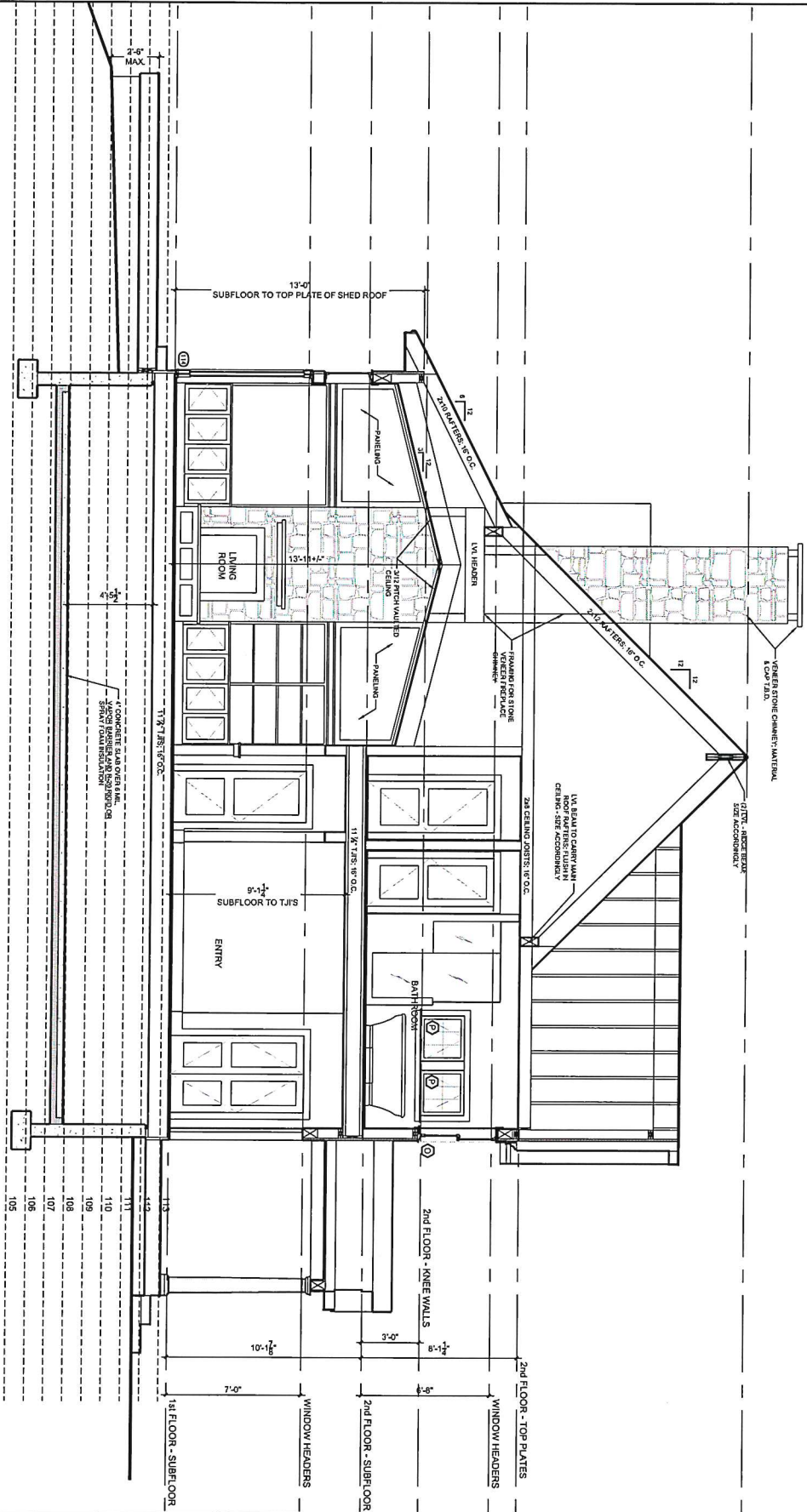
Revised:

Date: 04/30/21
Scale: 1/8"=1'-0"

Attic Plan Diagram

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808



NOT FOR CONSTRUCTION

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

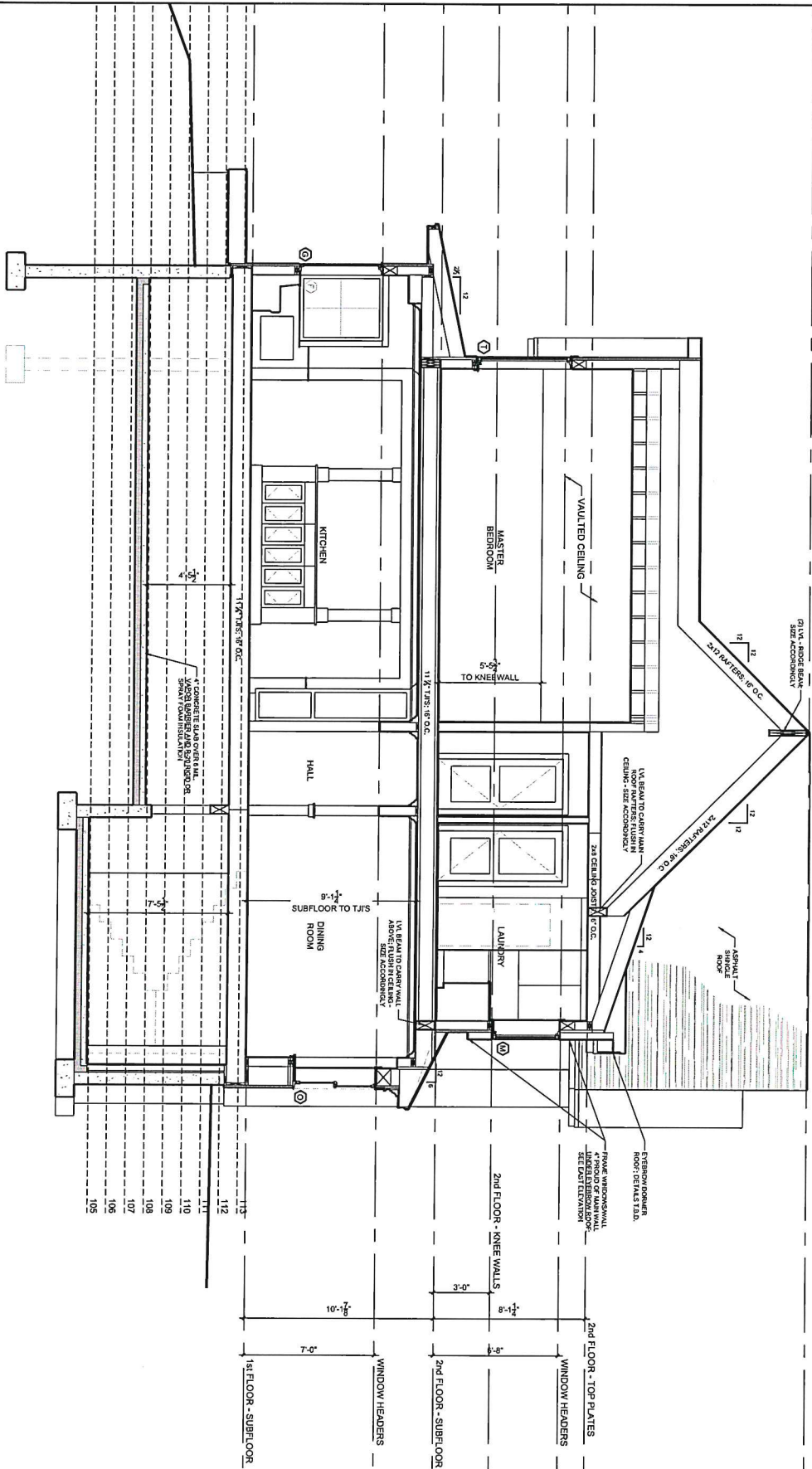
125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/30/21
Scale: 3/16"=1'-0"

House
Section
1

A3.1



PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

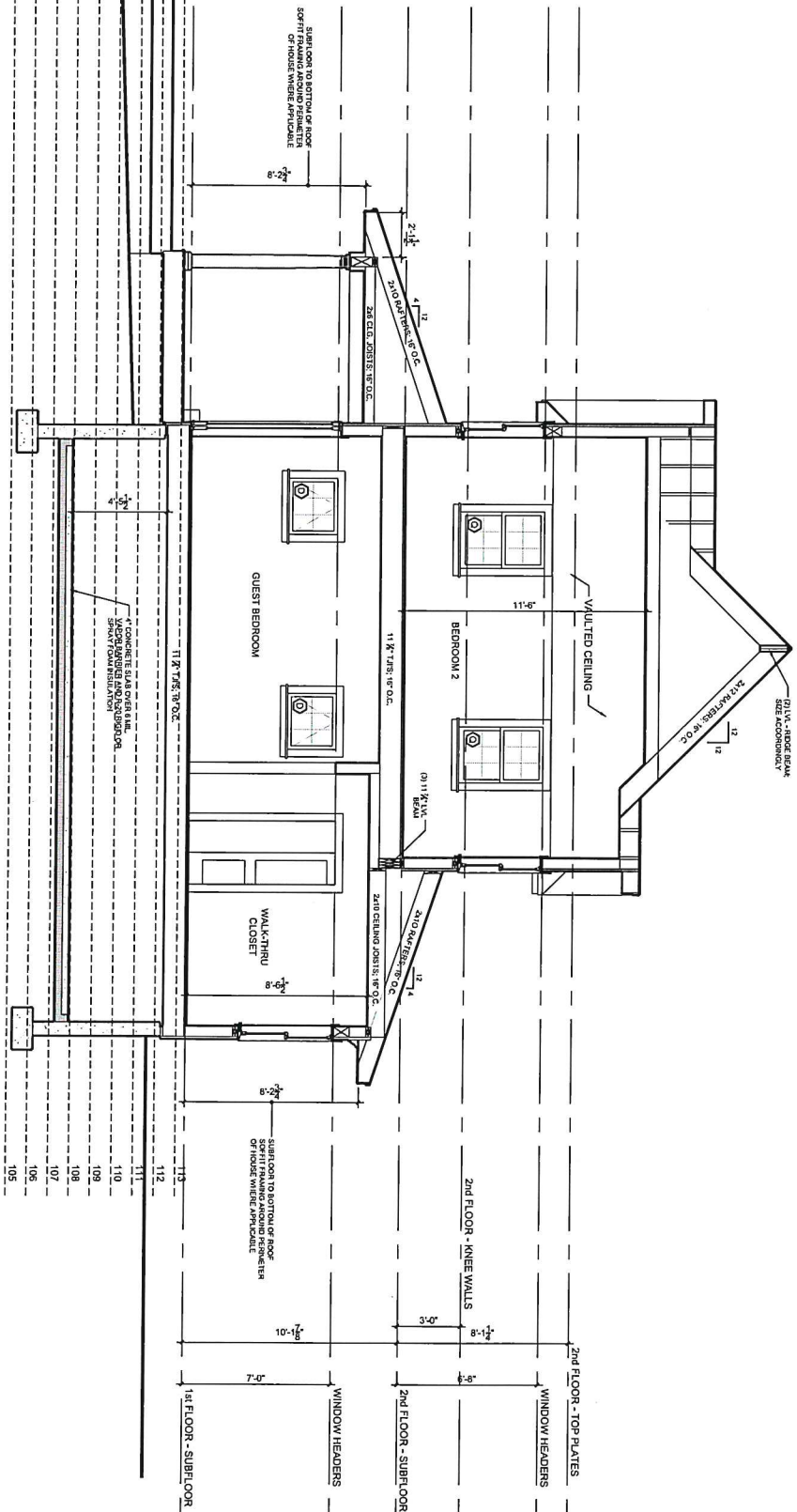
125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/30/21
Scale: 3/16"=1'-0"

House
Section
2

A3.2



NOT FOR CONSTRUCTION

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

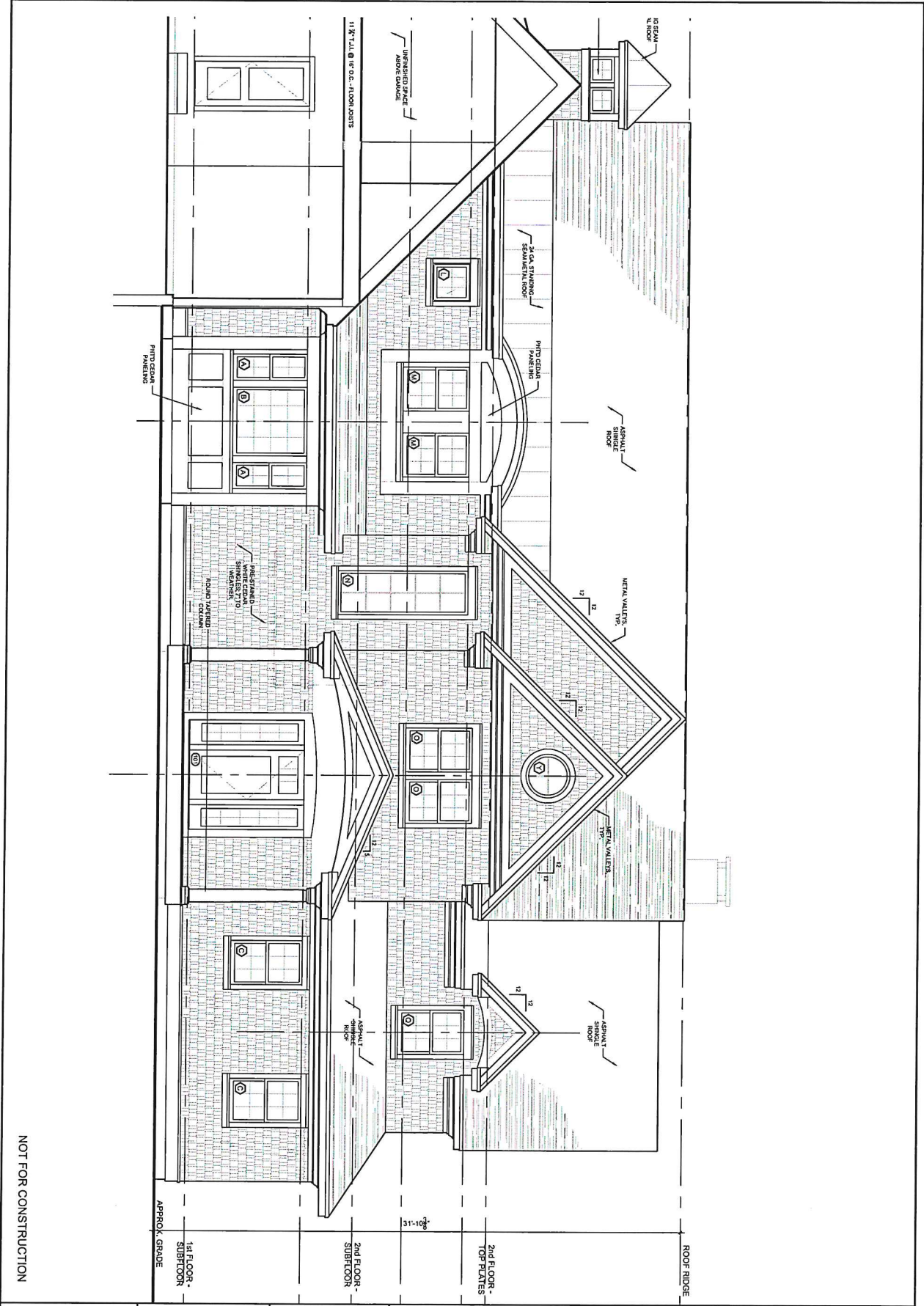
125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/30/21
Scale: 3/16"=1'-0"

House
Section
4

A3.4



PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/30/21
Scale: 3/16"=1'-0"

**East
Elevation**

A4.1

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

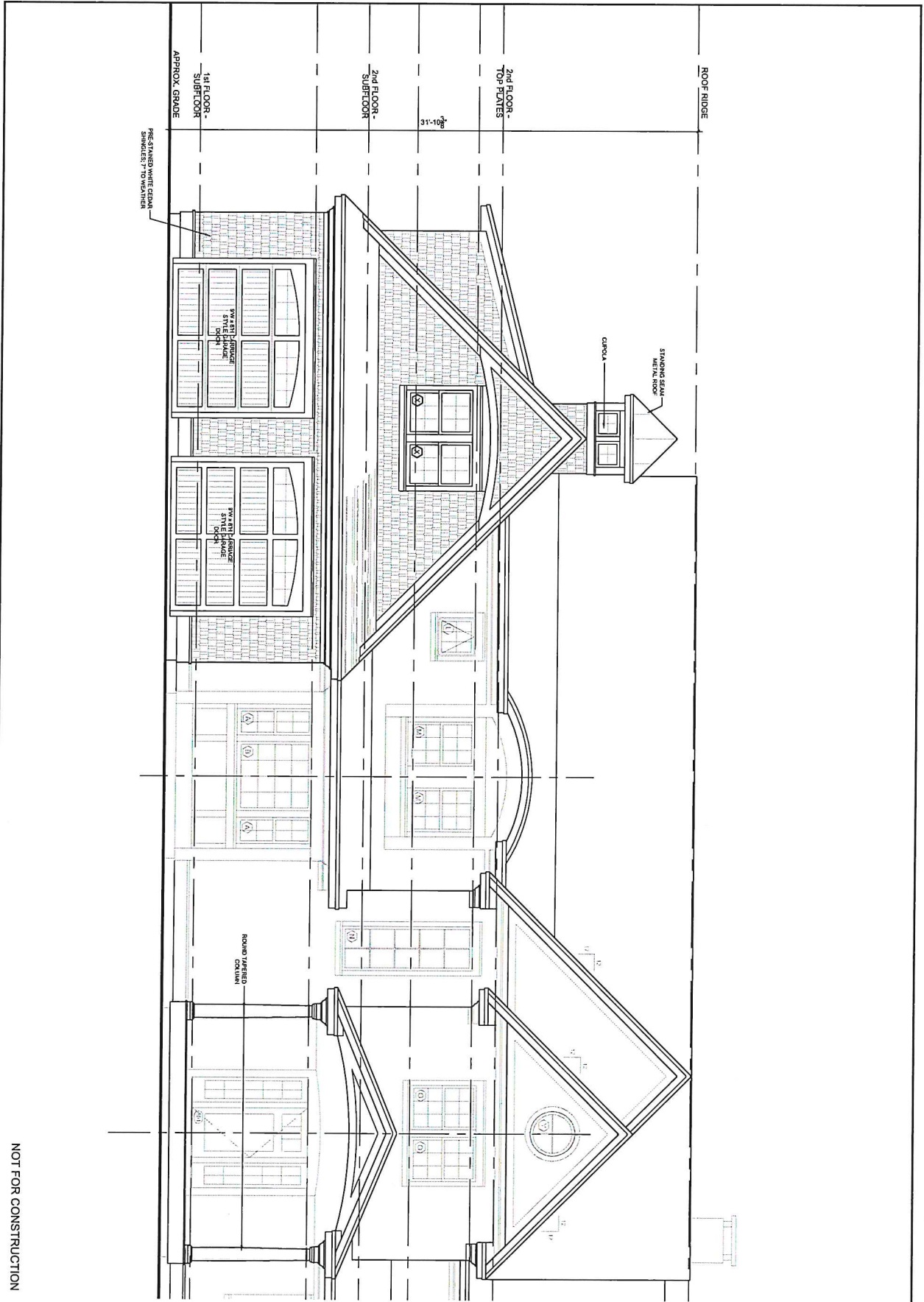
125 South Cove Road
Burlington, VT 05401

Revised:

Date: 04/30/21
Scale: 3/16"=1'-0"

West
Elevation

A4.2



NOT FOR CONSTRUCTION

PEREGRINE
DESIGN / BUILD

49 Commerce Ave. Unit A1
S Burlington, VT 05403
802-383-1808

Boardman Residence

125 South Cove Road
Burlington, VT 05401

Revised:

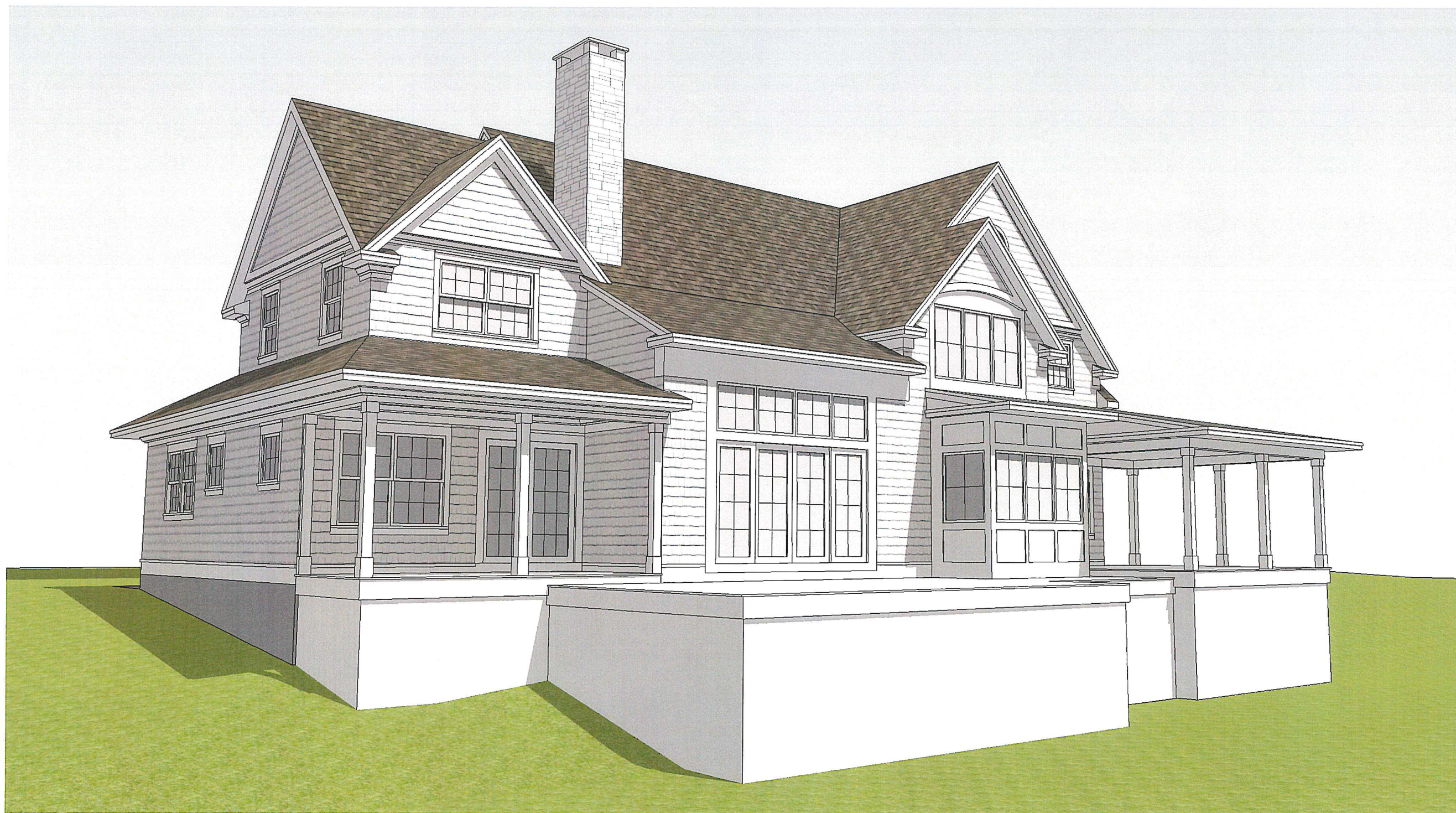
Date: 04/30/21
Scale: 3/16"=1'-0"

Garage
Elevation

A4.5









PEREGRINE

DESIGN/BUILD

Boardman New Home

April 19, 2021

General Exterior material selections for 125 South Cove Road, Burlington

Chimney- Corinthian Granite face stone with bluestone cap

Roof- Certainteed Asphalt 30yr architectural shingle roof; copper metal accents

<https://www.certainteed.com/residential-roofing/products/landmark-premium/>

Siding/Trim- Semi solid stain Maibec cedar shingle with painted cedar trim

<https://www.maibec.com/us/wood/products/shingles>

Windows- Marvin Ultimate clad double hung and casements with SDL grilles;

<https://www.marvin.com/products/collections/signature/ultimate/double-hung-g2>

Doors- Marvin Ultimate clad with SDL grilles; Simpson fir front door with sidelites

<https://www.marvin.com/products/collections/signature/ultimate/sliding-patio-door>

<https://www.simpsondoor.com/find-a-door/?view=detail&doorType=Exterior&BaseSpecificationID=565&architecturalGroup=Colonial#DoorDetail>

Decks- IPE deck boards with cable rail system between cedar posts

Patio/walks- bluestone hardscape with stacked stone sitting walls and bluestone caps

Driveway- Asphalt surface

RECEIVED

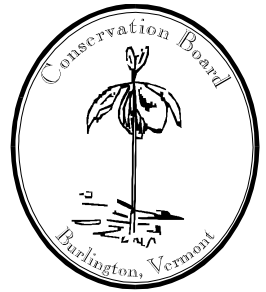
APR 20 2021

BURLINGTON
PERMITTING & INSPECTION

Burlington Conservation Board

645 Pine Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/DPI/CB>
Telephone: (802) 865-7189

*Miles Waite, Chair
Zoe Richards
Don Meals
Matt Moore
Ryan Crehan
Hannah Brislin
Rebecca Roman
Tori Hellwig
Jules Lees*



Conservation Board Meeting Minutes

Monday, May 3, 2021 – 5:30 pm
Remote Meeting

Attendance

- **Board Members:** Zoe Richards (ZR), Miles Waite (MW), Jules Lees (JL), Ryan Crehan (RC), Tori Hellwig (TH), Matt Moore (MM), Don Meals (DM)
- **Absent:** Rebecca Roman (RR), Hannah Brislin (HB)
- **Public:** Steve Whitman (Open Space), Cliff Deetjen, Griffin Allen, Mike Boardman, Jack Millbank, Keith Wagner (125 South Cove Rd), Stephen Selin, and Craig Avedisian (28 Starr Farm Beach)
- **Staff:** Scott Gustin (Permitting & Inspections), Sophie Sauve, and Jon Adams-Kollitz (Parks & Rec)

MW, Chair, called the meeting to order at 5:30 p.m.

Minutes

A MOTION was made by ZR and SECONDED by RC:

Approve the meeting minutes of April 5, 2021 as written.

Vote: 5-0-2, motion carried.

Board Comment

SG noted the new lakeshore buffer standards were recently adopted by the city council.

ZR said the inaugural city nature celebration is coming up (city nature celebration VT website). An event took place at the Intervale this past weekend. A city nature challenge is wrapping up based on iNaturalist.

RC mentioned the Riverwalk Trail along the Winooski River. The trail has fallen into disrepair and has been closed for a number of years. He's involved with several other folks in cleaning up the site and removing the old structure. Doing so opens the way to reconnecting the trail to others in the future. ZR asked how feasible it is to reconnect. RC said it's possible but wouldn't do it now with the river level where it is. ZR mentioned a VORAC grant as a possibility for this project.

MM said that he's not renewing his BCB term when it ends in June.

Public Comment

None.

Open Space Subcommittee

Steve Whitman appeared on behalf of this item.

Mr. Whitman said that a section has been added to address equity and inclusion. Everything else in the addendum outline is targeted at nature based solutions.

The programs and services of the Dept. of Permitting & Inspections are accessible to people with disabilities. For accessibility information call 865-7188.

DM asked about implementation actions. Mr. Whitman said we've accumulated a tremendous amount of actions thus far. We've started to vet them with the Open Space Subcommittee. Are there any that can be taken out, adjusted, or added?

RC, it would be great to include specific projects in the city that have been done that address items in this addendum. Mr. Whitman said that's the plan. The addendum will call out specific projects or efforts with reference to greater detail.

ZR, did we send you the document with locations of on-going nature based solution efforts? Mr. Whitman said he does have it.

Mr. Whitman said the survey will be kept open through the month of May. Hopefully upcoming events will generate additional comment. So far we've had 63 responses. Thus far there is overwhelming support. Most responses have come from Ward 2. Most respondents are 60+ years of age. He asked the board to think of creative ideas as to outreach.

MM asked about the best way to get to the survey. SG said via the website and noted the info signs around town with a QR code linking to it.

ZR said the Lake Semester students could be worth reaching out to.

Mr. Whitman said he hopes to have some initial results and findings at the BCB's June meeting. Later that month, the addendum will be drafted for review by the BCB in July.

Project Review

1.21-0874CA; 0 Flynn Ave (Ward 5S, RCO-RG) City of Burlington Reconstruct bike path/green way from Austin Drive to Flynn Avenue

Sophie Sauve and Jon Adams-Kollitz appeared.

Jon Adams-Kollitz overviewed the project. It will extend from Austin Drive to Flynn Avenue through Oakledge Park. The path will be reconstructed to the standards of other upgraded segments. The entrance by Austin Drive will contain a new "pause place." As it moves through the park, some trees will be removed. Most will be retained and protected during construction. The bike path will be relocated away from the wetland where the softball field used to be. Additional plantings and path linkages will be provided near the pavilion. As the path moves up and over the hill, most trees will be retained. Several ash trees will be removed and replaced with different species. A portion of the existing path will be converted to foot path. A native red rock retaining wall will be installed along a portion. A new exercise station will be located near the lower pavilion. A new pause place will be added near the intersection with Flynn Avenue. Previous paving will be included in the design. A new universally accessible beach access will be provided down to Blanchard Beach. Bike parking has been added, and a place will be provided for small watercraft (like paddle boards) storage. Shoreline plantings will be retained as much as possible.

Comments as to naming the un-named tributary into Blanchard Beach. MW mentioned when Scott Mapes got involved about 10 years ago with the wetland in this area.

MM, does the city need a stormwater permit? Mr. Adams-Kollitz said it will need a number of state permits, including one for stormwater and Act 250. Sophie Sauve said an Army Corps permit is needed for work at the waterfront. It is underway.

MM, is city stormwater review needed? Mr. Adams-Kollitz replied that it is needed and will be done this week.

MW, is any archaeological assessment needed? Ms. Suave said some has been done and more will occur in the next week or two.

ZR, has anything been found as part of the bike path work? Ms. Sauve said nothing significant enough to halt the project.

MM, are the permeable pavers a sure thing? Mr. Adams-Kollitz said a substitution is not planned or contemplated.

RC asked about the plan reference to removing Japanese Knotweed. Mr. Adams-Kollitz said there is none known along this stretch. This is standard language that pertains to where it has been encountered during bike path reconstruction.

MW, will there be some sort of ribbon-cutting or celebration once this is done – as the last segment of the bike path reconstruction? The applicants said that they expect some sort of recognition, especially because it was precluded last year.

A MOTION was made by JL and SECONDED by MM:

Approve as presented.

Vote: 7-0-0

2. 20-0910CA; 125 South Cove Rd (Ward 5S, RL-W) Mike Boardman

Demolish existing single family home along waterfront and replace with new single family home and related site work.

Cliff Deetjen, Griffin Allen, Mike Boardman, Jack Millbank, and Keith Wagner appeared on behalf of this application.

SG noted that this is an action item for BCB prior to DRB review. He also noted the recently adopted low mow ordinance applicability to this application.

Cliff Deetjen overviewed the project. It will be a complete demolition and reconstruction.

RC asked about the existing vs. proposed conditions. SG pointed out the existing conditions plan. The home won't be any closer to the lakeshore than the existing.

Keith Wagner said new plantings like rosa rugosa are contemplated for the existing lakeshore rip rap. RC said adding vegetation is a good idea. Mr. Wagner said native grasses are contemplated between lawn and the rip rap. It needs to be added to the plan.

DM, why is the existing building being demolished? Mr. Deetjen said it's not to the specifications of the new owner. It's built on ledge and has had numerous renovations over time. DM, will there be blasting? Mr. Deetjen said the new home will be built on ledge, no blasting is proposed.

MM said the stone dust terrace looks to be in the setback. SG said it's actually not in the setback. There is provision in the new lakeshore standards about building inland vs. towards the lakeshore where possible. It's unclear the degree to what this replaces prior construction or is new. He said that the walkway encroaches into the lakeshore and is acceptable.

MW, has the city stormwater review been completed yet? Mr. Deetjen said it's not yet been done.

Mr. Wagner asked about the low mow zone. SG explained the dimensions of the low mow zone are related to the degree of redevelopment. In this case, the low mow zone is maxed out at 50' wide and 80% width of the property's lakeshore.

Mr. Deetjen showed a photo of the property's existing lakeshore. There are a variety of bushes and shrubs. The low mow zone will extend midway into the existing lawn. He's concerned with unkempt lawn.

SG said that it could be as simple as grass mowed once per year, but it could also be trees and shrubs with a focus on native species. MW said that the intent is for a more naturalized lakeshore.

ZR said that the lakeshore standards for development on an undeveloped lot are far more stringent. What we want here is for an incremental improvement to the lakeshore.

RC said the proposed plant list looks good. The house is set closer to the lake than the road. The standards call for pulling redevelopment away from the lake. Moving the house closer to the road would allow for a larger lakeside lawn.

DM pointed out that the redevelopment is entirely new. There is opportunity here to move the home closer to the road.

Mr. Wagner asked about creating a rain garden within the low mow zone. SG said it could be included in the low mow zone. Mr. Wagner asked about the dimensions. SG said there is some flexibility on the configuration. Some parts could be more narrow and others wider so long as the required area is provided. About 4,100 sf low-mow zone is needed.

DM said he disagrees with the notion of a U-shaped buffer. The low-mow zone will only be as effective as the narrowest width.

RC asked if the home could be pushed closer to the road. Mr. Deetjen said there's some latitude to do that. He's trying to use the existing cellar hole for the new home.

Jack Millbank said that the proposed conditions have less impervious surface than existing conditions, and no tree cutting is proposed. The 50' low mow zone strip seems excessive. We may ask the DRB for some relief in this situation.

MW, be sure what you propose to the DRB. This is a new ordinance standard.

DM said he'd not advise that the DRB approve this, even with a variance. ZR agreed with DM.

JL said that the ordinance, in part, tries to turn back the clock to improved shoreline conditions.

Griffin Allen said the new 50' front yard maximum affords some relief to move toward the streets. SG confirmed. Mr. Deetjen said doing so will trigger a significant redesign with a lot of factors in play.

MW asked about the applicant's plan moving forward. Move to DRB or come back to BCB with a redesign? MW said a recommendation from this board will be predicated on meeting the requirements of the ordinance. Moving forward now, the DRB may kick it back.

MM said there's nothing that would prevent us from approving it tonight.

DM said he would not make a motion to approve this unless we provide a condition that the low-mow provision be complied with.

A MOTION was made by DM and SECONDED by RC:

Approve with condition that the current lakeshore buffer ordinance as to low-mow zone is complied with.

Vote: 7-0-0

3.21-0887CA; 28 Starr Farm Beach (Ward 4N, RL-W) Chamagansett, LLC

Expand existing side deck to a wrap-around rear deck (lakeside), construct a new front porch, add dormers to the existing home, and construct new walkways.

Stephen Selin and Craig Avedisian appeared on behalf of this application.

Stephen Selin overviewed the project. The owner is looking to add a 2nd story wooden deck on wooden posts anchored into the ground with screw piers. The lakeshore is pretty much all natural with the exception of some lawn.

SG asked if any development is occurring at ground level or if it's all up in the air. Mr. Selin said nothing is being constructed at ground level except the posts.

MM asked why the board is viewing this. SG said that it's a lakeshore property with more than 400 sf new construction. It requires BCB review.

RC asked about plantings. Mr. Selin said that they don't have a formal landscaping plan yet. There are some really tall hedges along the lane that will be cut back a bit.

MM asked about the staircase to the waterfront. Mr. Selin said its existing. Nothing new is proposed. MM clarified that no development is proposed below the posts. Mr. Selin confirmed.

RC said it looks like there used to be trees in front of the building. Has that changed? Mr. Selin said some black locusts have been removed. Craig Avedisian said a locust was removed but he's planning to add trees out front this summer.

A MOTION was made by TH and SECNODED by ZR:

Approve as presented.

Vote: 7-0-0

Adjournment

The meeting adjourned at 7:28 PM.

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

Eric Morrow, Chair
Matt Bushey, Vice Chair
Ron Wanamaker
Karyn Norwood
Emily Morse
Jay White, Alternate
Kathleen Ryan, Alternate



DESIGN ADVISORY BOARD

Tuesday May 25, 2021

Remote Meeting via Zoom

Present: Eric Morrow, Matt Bushey, Ron Wanamaker, Karyn Norwood, Emily Morse and Jay White (alternate).

Absent: Kathleen Ryan (alternate.)

Staff present: Mary O'Neil, Ryan Morrison

Applicants and guests present:

Doug Nedde

Jaeger Nedde

Grace Ciffo

Greg, GBA Architects

Cliff Deetjen

David Boardman

Griffin Allen

Keith Wagner

Suki Rubin (neighbor, 40 College Street Unit 802.)

Session I – 3:00 PM – 3:30 PM

1. 21-0927CA; 77 Pine Street (FD6, Ward 3C) 157 Nedde Real Estate

Residential apartment building.

Motion by Ron Wanamaker: I move we recommend **approval** of the additional discretionary height as presented in the plans.

2nd – Jay White

Vote 5-0 (Karyn Norwood arrives late and does not participate.)

Session II – 3:30 PM – 4:00 PM

2. 21-0910CA; 125 South Cove Road (RL-W, Ward 5S) David M Boardman

Demolish existing single family home and replace with new single family home and related site work.

Motion by Ron Wanamaker: I move we recommend **tabling the application**, with encouragement to the application to address items in the staff report.

2nd: Emily Morse.

Vote 4-1 (Jay White.) Karyn Norwood has left the meeting.

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

Department of Permitting & Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Planning & Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

TO: Development Review Board
FROM: Ryan Morrison, Associate Planner
DATE: June 1, 2021
RE: 21-0910CA; 125 South Cove 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.

Zone: RLW Ward: 5S

Owner/Applicant: David M Boardman / Peregrine Design Build

Request: Demolish and replace the existing single family home, and associated site improvements.

Applicable Regulations:

Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking)

Overview:

The applicant proposes to demolish and replace the existing single family residence at 125 South Cove Road. The existing driveway will also be removed and a new one will locate in a different location on the site.

The property, located along the shore of Lake Champlain, is within several overlay zoning districts: Riparian and Littoral Conservation Zone, the RL Larger Lot Overlay District, and the VT Shoreland Protection Buffer. The proposal is also subject to the new shoreline low-mow zone requirement of the Riparian and Littoral Conservation Zone – Sec. 4.5.4 (c).

This application was heard by the Conservation Board on May 3, 2021, and they recommended approval of the project with the condition that the current lakeshore buffer ordinance, as to the low-mow zone, be complied with.

The Design Advisory Board reviewed this application at their May 25, 2021 and recommended that the application be tabled until revised plans addressing staff comments be provided. Those revised plans include: 1) revising the building design so that the garage is setback behind the front wall of the new home; 2) revising the driveway so that it is no wider than 18 ft in its entirety within the front yard setback; and 3) satisfactorily addressing/removing any portion of the rear deck and the stonedust terrace that encroaches closer to the shoreline than existing development.

Recommendation: Denial as per the following findings:

I. Findings

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) 2. *The Waterfront Residential Low Density (RL-W) 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. This district is distinguished from the Residential Low Density district by its proximity to Lake Champlain, and a greater consideration needed for views from the lake and stormwater runoff.*

The proposal is to demolish an existing single family home and replace it with a new single family home. **Affirmative finding.**

(b) Dimensional Standards and Density

Table 4.4.5-1 Minimum Lot Size and Frontage

See Section 4.5.5 RL Larger Lot Overlay District, below.

Table 4.4.5-2 Base Residential Density

See Section 4.5.5 below for modified density provision. Proposed units: 1 / (22,106 lot size / 43,560 acre) or 1/ .5075 = 1.97; < 4.4 unit per acre limitation (see **Section 4.5.5, RL Large Lot Overlay**, below.). The proposal complies with base residential density of the Large Lot Overlay.

Affirmative finding.

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max. Lot Coverage ¹	Setbacks ^{1, 3, 4, 5, 6}			Waterfront	Max. Height ¹
		Front ²	Side ³	Rear		
RL; WRL	35%	Min/Max: Ave. of 2 adjacent lots on both sides +/- 5-feet	Min: 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides Max required: 20-feet	Min: 25% of lot depth but in no event less than 20' Max required: 75-feet	Min: 75' feet from the ordinary high water mark of Lake Champlain and the Winooski River	35-feet
125 South Cove Road	31%	The average front yard setback of neighboring homes is 65.5 ft. The new home will have a front yard setback of 60.5 ft.	Based on a lot width of 100 ft, minimum side yard setbacks are required to be 10 ft. The new home will meet this requirement.	N/a – the waterfront setback takes precedence here.	Existing is 85'; proposed is 75' which conforms to this requirement. However, Sec. 4.5.4 (c) (4) will require larger setback. (see below)	31' 10 3/8" to roof top.

Affirmative finding

(c) Permitted and Conditional Uses

A single family detached dwelling is a permitted use in the RL-W zoning district. **Affirmative finding.**

(d) District Specific Regulations

1. *Setbacks*
No setback encroachments are proposed or sought. **Not applicable.**
2. *Height*
No height exception is proposed or sought. **Not applicable.**
3. *Lot Coverage*
No exceptions to lot coverage are included or sought. **Not applicable.**
4. *Accessory Residential Structures and Uses*
The garage is integrated into the design of the home, and is subject to applicable standards of Section 6.2.2 (h), below. **Affirmative finding.**
5. *Residential Density*
The occupancy of the dwelling unit is limited to members of a family as defined in Article 13. Any divergence from the limitations of functional family and occupancy of more than four unrelated adults is subject to Conditional Use Review and approval by the DRB.
Affirmative finding as conditioned.
6. *Uses*
There is no Neighborhood Commercial Use at this location. **Not applicable.**
7. *Residential Development Bonuses*
No development bonuses are included or sought. **Not applicable.**

Section 4.5.4 Natural Resource Protection Overlay (NR) District

(b) Areas Affected

This overlay district consists of all areas delineated on Map 4.5.4-1-Natural Resources Protection Overlay (NR) District and is divided into four (4) subparts.

1. ***A Riparian and Littoral Conservation Zone*** which consists of all surface water and a corresponding upland buffer area, and specifically includes the following areas:
 - A. *Uplands within 250 feet of the Lake Champlain lakeshore (measured at 95.5 feet above mean sea level per National Geodetic Vertical Datum 1929) with the exception of that portion of the shoreline between the northern extent of the Interim Development Area north of the former Moran Generating Station and the most westerly extent of Roundhouse Point described as the “Urban Waterfront” in the 2000 Open Space Protection Plan;*

The property is within 250 ft of Lake Champlain, and is subject to these provisions. **Affirmative finding.**

(c) District Specific Regulations: Riparian and Littoral Conservation Zone

3. Regulated Uses

Except where otherwise noted herein, all uses permitted or conditionally permitted in the respective underlying zoning district, including any construction of buildings or other structures, and roads, parking areas or any other impervious surface, may be approved only within the Riparian and Littoral Conservation Zone and its associated buffer after review and approval pursuant to the requirements and limitations below under Subpart 4.

The proposal is a permitted use in the RLW zone and is therefore subject to the requirements and limitations of Subpart 4 below. **Affirmative finding.**

4. Requirements

1. *Any land disturbing activities (i.e., vegetation has been removed, or the landscape has been graded or filled resulting in bare soil surfaces) shall include a stormwater management, erosion prevention and sediment control plan pursuant to the requirements of Sec 5.5.3 to be reviewed by the conservation board and approved by the city engineer.*

In making determinations and decisions required herein, the city engineer shall consider the requirements of the most recent State of Vermont Stormwater Management Rules and Guidance document. The city engineer shall require the best practicable means be used to manage stormwater, prevent erosion, and control sedimentation. The city engineer is hereby authorized to develop performance standards to ensure conformance with these state stormwater management rules.

For properties with frontage along Lake Champlain or the Winooski River, development that includes 400 square feet or more of new or redeveloped lot coverage shall establish a low-mow zone along the shoreline. A low-mow zone is a new or existing vegetated area that is not mowed more than once per year and allows vegetation to grow and mature. (Refer to Shoreland Best Management Practices established by Vermont Department of Environmental Conservation.). A low-mow zone shall be at least 15 ft. wide as measured inland from the 100 ft. elevation and shall be of a size equivalent to, or greater than, the new or redeveloped lot coverage, except that in no event shall a low-mow zone be required to extend more than 50 ft. wide as measured inland from the 100 ft. elevation or extend along more than 80% of a property's shoreline frontage.

For properties with frontage along Lake Champlain or the Winooski River, development shall be located no closer to the shoreline than existing development wherever reasonably possible;

The site plan includes a low-mow zone between the new home and the shoreline. Existing lot coverage is 7,737 sf, and after the project is complete, lot coverage decreases to 7,074 sf. In accordance with this provision, the low-mow zone must be equivalent in size to the redeveloped lot coverage, which appears to not be the case here. However, as this provision further allows, in no event shall the low-mow zone be required to extend more than 50 ft wide as measured inland from the 100 ft elevation or extend more than 80% of the property's shoreline frontage. The plans indicate a low-mow zone extending 50 ft back from the 100 ft elevation, and extending across the entirety of the shoreline frontage. As a result, the low-mow zone as indicated on the site plan will comply with this provision, even though it occupies less area than the redeveloped lot coverage. Technically, this zone could be reduced in size to the 80% mark, which the applicant may wish to do to provide a path to the shoreline and existing deck at the water's edge.

Additionally, for properties subject to this provision, development can be no closer to the shoreline than existing development wherever reasonably possible. The applicant submitted a plan showing the existing and proposed building footprints. The proposed footprint shows an attached deck and stonedust terrace locating closer to the shoreline than an existing deck, which is in conflict with

this requirement. While there is an existing detached deck located at the shoreline, it does not count as the foremost, lakeside development for purposes of this requirement. **Adverse finding.**

2. *Agricultural and silvicultural activities shall follow Best Management Practices for the Protection of Water Quality;*

Not applicable.

3. *Installation of any seawalls, rip-rap or other shoreland retention structures shall be submitted for review by the conservation board who shall consult with the city engineer prior to issuance of a recommendation to the DRB; and,*

No such development is proposed. **Not applicable.**

4. *No new stormwater outfall shall directly discharge into any surface water without approval and implementation of a stormwater management plan approved by the city engineer.*

An Erosion Prevention and Sediment Control (EPSC) plan has been submitted to the Stormwater Engineering team for review and approval. Construction will not be able to commence without this approved EPSC. **Affirmative finding as conditioned.**

Section 4.5.5 RL Larger Lot Overlay District

(a) Purpose

The RL Larger Lot Overlay District is intended to maintain the existing residential development pattern of larger residential lots reflective of the respective neighborhoods' development history.

(c) District Specific Regulations: RL Larger Lot Overlay

1. Minimum Lot Size and Density

The density and intensity of development and dimensions of building lots in the RL Larger Lot Overlay shall be modified from the underlying RL or RL-W standards of Table 4.4.5- and 4.4.5-2 as follows:

Table 4.5.5-1: Residential Density, Minimum Lot Size and Frontage: RL Larger Lot Overlay

	Minimum Lot Frontage¹ <i>(In linear feet)</i>	Minimum Lot Size <i>(In square feet)</i>	Maximum dwelling units per acre² <i>(without bonuses or any Inclusionary Zoning allowances)</i>
Single detached dwelling	75 feet	9,900 sqft	4.4 units/acre
125 South Cove Road	100' frontage	22,106 sq. ft.	4.4 units/acre on a 22,106 sf lot = 1.97 units. 1 dwelling unit is proposed.

Affirmative finding.

Article 5: Citywide General Standards

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation

The parcel is not greater than 2 acres. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above. **Affirmative finding.**

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above. **Affirmative finding.**

Section 5.2.7 Density and Intensity of Development Calculations

See Section 4.5.5-1, above. **Affirmative finding.**

Section 5.4.9 Brownfield Remediation

Not applicable.

Section 5.5.1 Nuisance Regulations

None identified. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

The front elevation drawing shows the location of wall mounted and hanging light fixtures. The other elevation drawings show no other light fixtures and will need to if there are any proposed on the sides and rear of the new home. Additionally, fixture spec sheets have not been submitted and will need to be for staff review and approval. **Affirmative finding as conditioned.**

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control plan has been prepared and submitted. Prior to the start of construction, the plan shall receive approval from the Stormwater Engineering team.

Affirmative finding as conditioned.

Section 5.5.4 Tree Removal

(a) Review criteria for zoning permit requests for tree removal.

1. Grounds for Approval

Tree removal involving six (6) or more trees, each of ten (10) inches or greater in caliper or the removal of ten (10) or more trees, each of which is three (3) inches or greater in caliper during any consecutive twelve (12) month period may be permitted for any of the following reasons:

- A. Removal of dead, diseased, or infested trees*
- B. Thinning of trees for the health of remaining trees according to recognized accepted forestry practices*
- C. Removal of trees that are a danger to life or property; or*
- D. As part of a development with an approved zoning permit*

The plans do not specifically call out trees that will be removed. The footprint of the replacement home will be very similar to the existing home's footprint. The plans do show two trees to be protected. The project will also see considerable new landscaping as well. **Affirmative finding.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The property fronts on Lake Champlain. The proposed development is subject to the requirements of the Riparian and Littoral Conservation Zone and VT Shoreland Protection Buffer requirements. These preservation overlays require the new building footprint to not encroach any closer to the shoreline as the existing development, and a low-mow zone. Based on the 'Plan Overlays' plan, a portion of the new rear deck and a stonedust terrace will encroach closer to the shoreline than the existing development – which would create noncompliance with Sec. 4.5.4 (c). The plans will need to be revised so that there is no additional infringement toward the shoreline. Lastly, the site plan shows a low-mow area, which appears to cover more area than required. **Adverse finding.**

(b) Topographical Alterations:

The property has a gentle east-west downslope toward the lake. No significant topographical alterations are proposed. **Affirmative finding.**

(c) Protection of Important Public Views:

While this lakefront area has views of Lake Champlain and the Adirondack Mountains to the west, the site is not within an identified view corridor. The proposed 2 ½ story home is replacing a 2 story home, and is well within the height allowance for structures in the RLW zoning district. **Affirmative finding.**

(d) Protection of Important Cultural Resources:

The existing structure is not listed as historic resource on either State or National Historic Registries. **Not applicable.**

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

The property is not listed as a Brownfield Site. **Not applicable.**

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The applicant has submitted an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and approval.

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

As proposed, the main front entrance (porch) will be covered. Covered entries off the rear deck will also be provided. There is ample room for snow storage on the property. **Affirmative finding.**

(h) Building Location and Orientation:

Given the deep lots in this neighborhood and existing development, the homes are setback a fair amount from the street. The replacement home will have a similar alignment to the street frontage with neighboring structures.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

As proposed, the replacement home will have a clearly defined front entrance.

A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be differential yet consistent in character and design.

While the attached garage is consistent in character and design with the new home, it is not setback from the longest street facing wall of the home, and it must be. While there are examples of garages that are the foremost feature of many nearby homes, this requirement was not present at the time when those homes were constructed. The garage must be setback from the longest street-facing wall of the principal structure, and it is not. **Adverse finding.**

(i) Vehicular Access:

The proposal will remove the existing driveway along the north property line. A new driveway will be constructed in the southern half of the property, accessing the property directly from South Cove Road. The footprint of the removed driveway will be converted to yard/landscaping space. Also included with the new driveway is a turnaround area in front of the garage. Driveways are limited to 18 ft in width within the front yard setback area, and the presence of this turnaround area brings the driveway width to more than 18 ft within the front yard setback area. **Adverse finding.**

(j) Pedestrian Access:

There are no public sidewalks on this side of South Cove Road, and there is no evidence of properties on this side of the road having walkways to the street. The plans do not include a pedestrian walkway, consistent with previous DRB decisions where there is no public sidewalk to connect with. **Affirmative finding.**

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. Single family residences do not trigger ADA requirements. **Not applicable.**

(l) Parking and Circulation:

Included in the proposal is an attached 2-car garage, which would fulfill the standard 2 parking space requirement for single family residences in the Neighborhood Parking District. The driveway off of South Cove Road will be the only means of circulation within the property. **Affirmative finding.**

(m) Landscaping and Fences

The plans do not indicate any new fencing. A landscape plan has been submitted that includes a shrub row along the front of the property, and a variety of deciduous tree types located throughout the front yard. Based on the plan, the new home will have a certain amount of screen from the street. Additional plantings at the rear of the home are also proposed, consisting of a variety of ornamental grasses, perennials, and shrubs. Finally, the plans identify two existing trees and existing cedars that will remain in place at the rear and sides of the new home. **Affirmative finding.**

(n) Public Plazas and Open Space:

Nor applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The front elevation drawing shows wall mounted fixtures on the front of the garage, and a hanging fixture under the front porch roof. The elevation drawings for the other sides of the home do not include fixtures and will need to, wherever proposed. While the fixtures shown on the front façade appear to be typical residential fixtures that normally comply with the lighting standards of Sec. 5.5.2, the applicant will have to provide spec sheets to verify compliance. **Affirmative finding as conditioned.**

(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.

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 place 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.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

Utilities will need to be placed underground. Underground utilities appear to serve the existing home. The plans will need to be updated to show the location of electric and gas meters. It is expected that trash and recycling will be kept in the garage. If not, the plans will need to be updated to show the location of trash/recycling containers. If there are any other mechanical units proposed, they will need to be shown on revised plans. Additionally, the location of the mailbox needs to be included on the site plan. Lastly, mechanical units, meters, trash/recycling containers, etc. will have to be screened from view from the public street. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Neighboring residences along South Cove Road range between 1 and 3-story homes. The replacement home will be similar in height to the existing home. Given the lot size and surrounding development, the proposal will not create a structure with unordinary massing, height and scale. **Affirmative finding.**

2. Roofs and Rooflines.

There are a variety of roof styles in this neighborhood, but the most common would be gable. The main portion of the new home will have a gable roof/roofline that runs parallel with the street. In contrast, the attached garage and front dormers will have gable roofs as well, but will run perpendicularly to the street. Roofing on the main roof sections will be asphalt shingle, with standing seam metal roofing on the rear porch roof, cupola, and at the base of the street-facing main roof. **Affirmative finding.**

3. Building Openings

There is a mix of double-hung, casement, awning and fixed windows proposed throughout the home in what appears to be consistent and appropriate locations. Doors will locate at the main front entrance and out to the rear porches. **Affirmative finding.**

(b) Protection of Important Architectural Resources:
Not applicable.

(c) Protection of Important Public Views:

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. ..This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional façade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street level are particularly important in order to facilitate the flow of pedestrian traffic.

The new home will be setback from the street similarly to neighboring homes. The front façade offers a variety of articulations with window placement, street-facing dormers, a front porch and a 2-bay garage. The front yard will be landscaped extensively as well. **Affirmative finding.**

(e) Quality of materials:

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

The new home will have semi solid stain cedar shingle siding with painted cedar trim. Roofing will consist of asphalt shingles, with copper metal accents. Standing seam metal roofing will be used on the cupola and rear porch roof. Wood doors and windows with grilles are proposed throughout. The chimney will be stone with a bluestone cap. The porches/decks will be constructed with IPE deck boards and cable rail systems between cedar posts. **Affirmative finding.**

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit.

New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Per Table 8.1.8-1, single family dwellings require 2 parking spaces in the Neighborhood Parking District. The integrated garage and driveway will provide all required parking for the use.

Affirmative finding.

Reasons for Denial

1. Per the adverse findings above.

In the event that the DRB determines that approval is warranted, the following conditions are recommended.

2. **Prior to the release of the zoning permit**, the applicant shall update the elevation drawings to show the location of all exterior light fixtures, and fixture spec sheets shall be submitted to staff for review and approval.
3. **Prior to the release of the zoning permit**, the plans shall be revised to address the following:

- All new development (decks, terraces, etc.) located closer to the shoreline than existing development shall be revised/removed so that they do not encroach any closer to the shoreline than existing development. Walkways and retaining walls may encroach.
 - All portions of the driveway/turnaround area within the front yard setback must be reduced in width to a maximum of 18 ft.
 - The garage shall be revised so that it is set back behind the front elevation of the residence.
 - All proposed exterior mechanical equipment units, utility connections, etc. shall be included, with adequate screening.
4. **Prior to the start of construction**, the associate Erosion Prevention and Sediment Control plan shall be approved by the Stormwater Engineering team.
 5. The low-mow zone, as indicated on the site plan, shall not be mowed more than once per year.
 6. 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.
 7. The single detached dwelling may be occupied only by a “family” as defined in Article 13 of the Comprehensive Development Ordinance.
 8. New utility lines must be buried.
 9. The proposed building must comply with all building and life safety code as defined by the building inspector and fire marshal.
 10. Standard Permit Conditions 1-15.

To: Members of the Development Review Board
From: Cynthia A Rubin
Re: 77-79 Pine St, Burlington,Vt

1 June 2021

Dear Folks,

I am writing as an adjacent neighbor welcoming, for the most part, the Nedde development projects at 77-79 Pine St.

After attending the Design Advisory Board meeting in May, I am now clear about the design and colors of the building's Western exposure (black and grey).

I am , though, concerned that the building's design may treat that Western side (facing our building) as its "rear", meaning that noisy waste disposal, parking, mechanicals, driveway access and egress-would all occur on that side. Too much of that exists already in our area, including the backsides of the condos, hotels, the Hilton, Hotel Vt, etc. Take a walk behind all of those buildings sometime and look and listen. It's a wasteland. Not at all neighbor- or tourist/visitor friendly! I'm not asking Mr Nedde to cure all of this. I'm imploring Planning and Zoning to please consider ALL sides of a building development as they think about environmental and aesthetic impacts. It will matter to neighbors and visitors alike, now and in the future. I'm so pleased there will be some opportunity for limited roof-type gardening in the proposed building and am hopeful for more of that, including excellent, sustainable landscaping. We do need to enhance the very limited green spaces in that area.

Thanks for your attention. I wish that we 40 College St east -facing neighbors had been notified of this project at its outset. We actually are excited to welcome new Downtown residents ,businesses and thoughtful projects.

Sincerely,
Cynthia Rubin

Burlington Development Review Board

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

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Brooks McArthur
Kienan Christianson
Caitlin Halpert
Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, June 1st, 2021, 5:00 PM

REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/85024138316?pwd=VHdubEFMLzRXQjNQKzd0cEs1Y05zUT09>

Webinar ID: 850 2413 8316

Password: 053341

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

Video recording link: https://www.youtube.com/watch?v=tPSRO02L-pM&list=PLjLFn4BZd2PwCge7INoKug676jlf_iUA&index=6

Minutes

Board Members Present: Brad Rabinowitz, Springer Harris, Kienan Christianson, Caitlin Halpert, Brooks McArthur

Board Members Not Present: AJ LaRosa, Geoff Hand, Sean McKenzie (Alt)

Staff Present: Scott Gustin, Ryan Morrison, Alison Davis

I. Agenda

B. Rabinowitz: No changes to the agenda.

II. Communications

B. Rabinowitz: All communications posted under meeting packet online.

III. Minutes

B. Rabinowitz: Previous meeting minutes posted online.

IV. Public Hearing

1. 21-0927CA; 77 Pine Street (FD6, Ward 3C) Nedde Real Estate

49-unit residential apartment building. (Project Manager: Mary O'Neil)

Doug Nedde, Grace Ciffo, David Saladino, Greg Dawson appeared on behalf of item
Kris Jensen, Michael Green, Louis Lionni provided public testimony

B. Rabinowitz: Explains that Staff has recommended approval for this item. The height issue is something is that they have to review according to section 14 6.4 of the Ordinance.

D. Nedde: Gives overview explanation of project. Classic urban infill project. Currently is a drive-thru that used to serve three bank teller spots, but we are looking to relocate that access to the North of building and create a great addition to the Downtown area. Developing 49 housing units. Hoping to start construction sometime this summer.

G. Dawson: Architect, walks through design of building. Tight site. Wanted to emphasize the small footprint and the vertical nature of it all. Rendering shows that there is a brick feature with pewter colored panels in vertical oriented manner. On street level, we have

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created a datum along the sidewalk because Pine Street slopes about three feet or so from the north side to the south side. We put a horizontal planter to recess the entry with a feature column picking up the vertical nature of the building. All corners of the buildings are living dining kitchens. Corner windows in apartments. The form-based code allowed us to put rooftop terraces and trees on the building. Also utilized cantilevering decks and wanted to mimic the streetscape energy. In the entrance area, there is a public bathroom open during business hours.

B. Rabinowitz: Agrees with the street presence because the Board does need to consider that criteria for the allowing the extra height. For the form-based code, it does not require that the rear of the building have the same animation to it and it was a little disappointing, but it did not seem like a contradiction to the code.

G. Dawson: For the west elevation, we used pewter colored panels and vertical windows. What you are not able to read on this elevation is that up at the ninth level, it steps back and there is a trellis and large terrace area.

B. Rabinowitz: Asks if the public bathroom is a requirement in the form-based code for a public amenity.

M. O'Neil: Yes, if a building is proposed to be over 85 feet, there are two standards. One is providing public access, rooftop access, and/or a public restrooms. In this case, that standard is being met by the provision of providing a public restroom signed from the principle entrance, maintained by the building owners and open during regular business hours.

K. Christianson: Asks about rooftop access for anyone in the building. Asks if there was thought given to the public to that terrace area.

D. Nedde: No, we wanted to focus on the choice of providing the public bathroom. Thought it would be problematic to get the public to a private common space with barbeques and different amenities. Hard to control how maybe people are up there. It would effect security. Contemplated it, but did not contemplated it for very long. Not a requirement for buildings over 85ft, but it is an option either/or.

B. Rabinowitz: Sounds like for the inclusionary housing, we do not need to review other than the fact if you have met the criteria, but asks if they are playing to that on-site or off-site.

D. Nedde: Yes, on-site. We have the 15% affordable units for the City and then 5% for the State. 20% affordability for this project. 10 out of 49 apartments will be affordable housing.

B. Rabinowitz: Great. Likes the fact that it is on-site affordable housing. Invites public to comment on project.

K. Jensen: Introduces self. Is an attorney for Lisbon Leckerling. Representing Doug Cheeseman, Manny Lionni, and Mike Green. Explains that primary concern would be that the height of the proposed structure is significantly taller than the neighboring properties. The mass from the north and west really looks significant. The other issues are the transportation demand plan because we have parking issues in this area. There are no parking requirements but that is something that we have taken into account. Height and mass of the building is going to have an impact on the amount of light in the general area. Understands that this is a brownfield property, but does not know if that is a zoning issue, but there are concerns from the neighbors about that.

M. Green: Resident at office located at 84 Pine Street. In the staff report, there are many terms of art in the zoning ordinance, but when I see the requirements for your discretion to allow the additional height, from a slender vertical oriented proportions, while I think this building has a lot to say for itself, I wouldn't use those adjectives to describe those upper stories. Thinks it's quite massive and monolithic. It would be helpful to see something in the drawings to show the actual streetscape for how it looks and fits in that space. There is a driveway between it and the building to the south. Part B of section 14 6.4 talks about

upper story proportions of the building are oriented and tapered which is not an adjective that should be applied to this, and or separated into separate masses in order to retain sky view.

M. Lionni: Mentions the 20% affordable units. Expresses that that amount is not sufficient enough. If you have 20% affordable units, there is 80% that are unaffordable. This building dramatizes the kind of buildings that are being built in Burlington that do not meet the housing needs of the City. For the building, has concerns about size and height. Experience in Burlington, tall residential buildings make lousy communities and lousy neighborhood in proportion to how large they are. One of the things that the building dramatizes is that we all tend to look at these buildings as if they were individual projects as if they are not part of a collective expansion of downtown. The collective impact of these buildings in terms of the massing in terms of the neighborhood and parking issues. Up to now, the Board seems to be using the present laws and codes in particular to justify your approval of these buildings. Hoping that Board returns to a more modest version of traditional zoning and traditional respect for the particular qualities that Burlington has. Concerned about the parking and traffic. This area right now is quiet, but our experience is that there has never been adequate parking. The public parking garage has been removed. The business downtown will suffer. Do not think there is any long-term traffic or parking plan for this project.

B. Rabinowitz: Explains that the Board is bound by parking and height form-based code all went to the Planning commission and City council and that is what we are supposed to be using as a guidance. Invites applicants to respond to public questions and concerns.

G. Hand: Asks about placing of building in context because renderings do not show the streetscape around and does not compare the size to the existing buildings. Would like something that shows the size in a sense to see how ten stories compares to the height of those buildings.

B. Rabinowitz: Asks Staff if that is something that would have been required.

M. O'Neil: That is not something that is on the form-based checklist that the staff goes through.

G. Hand: Asks if that is something the Board can request from the applicant. Given that up to ten is with DRB approval. Seems like we have the ability to ask for additional information, not just the six stories that would be subject to staff approval.

M. O'Neil: Correct, the extra height is discretionary by this Board's review. To be clear, they are not asking for ten, they are asking for nine stories.

G. Ciffo: Adds that she does have photos that show the surrounding areas and building site.

B. Rabinowitz: Would like to see that with the proposed building in place.

G. Ciffo: We do not currently have those renderings to provide. We have stood on the buildings footprint and have taken photos of all directions.

D. Nedde: Gives overview of 77 Pine St location height is about 58 feet high. 100 Pine is about 114 feet high. I think the building across the street is about 68 feet. The occupants of the building might know.

G. Ciffo: Adds details about surrounding area and buildings and their heights. For the comment that there is nothing nearby that is nearly as the height of our proposed building, just wanted to point out that the Key Bank building is taller than our building. Just separated by the People's United Bank building at 77 Pine Street.

S. Harris: Looking at the elevation of Pine Street and 100 Bank Street being similar height, 100 Bank Street, from skyline standpoint, would actually be taller due to the elevation grade.

D. Nedde: Correct, the grade change might be 6 or 8 feet.

G. Ciffo: Mentions and explains the approval City Place project and the height that was proposed. It was approved and taller than this project proposal.

G. Hand: That was helpful. Will have to think about if the rendering is needed for context, but that was helpful.

D. Nedde: My interpretation of the code is that the City wants more density in its downtown area and we are creating a walkable, bike-able, bus-able environment and to do so, you have to have some density and that is what we are proposing. I do not look at that as a bad thing.

S. Harris: If the board approves a reduction of affordable units, how many units would the project be reduced by.

D. Nedde: Do not have that exact number, but if you divide it equally, each floor might have five units, so it would be 20% of five, which would be one unit. Mentions that it was interesting when they were presenting to the DAB, they felt a shorter building would not work as well in the neighborhood and thought it would be a mistake to take floors away from the building.

G. Ciffo: They approved the design unanimously and they were very complimentary to Greg Dawson's design because we strove to create a special design with this building that it does taper as it elevates. The footprint of these neighboring buildings have a larger footprint than ours.

D. Nedde: Not a huge mass of building, it is less than 80 feet wide.

G. Dawson: At the DAB meeting, a person felt like the building design would be compromised if the building were shorter.

B. Rabinowitz: I think we have we have some criteria to review this with. Question is the terraces, setbacks, and articulation that happens on the building, does that give us something to hold onto to approve the extra height. Board is bound by the ordinance and that is the criteria we need to look at it by. Asks if there are any other questions for the applicant.

None

B. Rabinowitz: Closes public hearing

2. 21-0799CA; 157-159 South Champlain Street (FD5, Ward 3C) Nathan Dagesse
New five-story building with 32 new residential units. (Project Manager: Mary O'Neil)

Nathan Dagesse, Don Welch, Peter Smiar, Kurt Muller appeared on behalf of item
David Schlansky and Steve McKenzie provided public testimony

B. Rabinowitz: Explains that this is a form-based code application. More discussion of height, less height, but still more height.

N. Dagesse: Introduces project. We have a new infill project on a site that has sat vacant for many years. For contamination challenges for this property, our team has put together an approach that will clean up this site for good and create a new residential building on the site. Thirty-two new units. Will be achieving LEED Gold for this project.

D. Welch: Walking through screen-share. We are asking for an additional 12 feet above or an additional floor to what can be approved administratively. To mitigate the height of the building we have recessed the first floor back about six feet from the front façade to create more of a shadow, making the building feel lighter. We have divided the primary façade into three bays and then broke the middle bay down into three more bays. The southeast and northeast corners have been setback from the primary façade. I think softening the mass and allowing more light down into the neighboring properties. Central bay is broken up into a band of granite with flanking brick cladding. There are decks that are cantilevered out. That helps to break down the overall mass of the building and to provide visual scale

and visual interest. The second floor does read horizontal. It is a public space, with big windows. We are proposing a gymnasium. With the bigger windows, we wanted to liven up the streetscape. Elaborates on exterior materials. We have worked to soften the northeast corner and held that side of the building back as much as we can from the property line allowing as much light and the least amount of shadow onto the neighboring property. Creating a “pocket park” between the two buildings that the civil engineer can speak to more. For DAB review, the proposed parapet height is 42 inches and we talked about reducing those two feet, getting us back within the 55 foot maximum.

K. Muller: Introduces self. Hired us last year to perform a phase one environmental site assessment at which point we identified that there was a former drycleaner located in the 151 South Champlain St parcel. Walks through site plan via screen-share. A former auto repair facility as well as a foundry on that property, there had been historically releases of petroleum, minor PCBs, metals, as well as potentially some PAHs. For the former drycleaner parcel, there was known groundwater and soil vapor impacts. As we transitioned from phase one to phase two, applied for the Brownfield program and got an umbrella program, which is the liability protection program through the DEC. We were able to confirm the nature and extent of contamination. Two purposes, one being determined nature and extent of contamination, but to pre-characterize the soil for off-site disposal. Important piece of that is that because of this project, there is a lot of ground material that is coming out of this hole to put the garage in. as a result, all that contaminated soil will be disposed of appropriately, mitigating the exposure risk. Because there is a vapor plume migrating underneath this property, there will also be a vapor mitigation system that is proactively installed underneath this building in case measures have to be taken. Transitioning from the phase two investigation to the corrective action plan, we are designing that mitigation system as well as calculating the soil disposal, means and methods for that. We will have the corrective action plan built and ready for distribution in about 1 month or so. Great opportunity to clean up a contaminated site in Burlington.

P. Smiar: Gives overview of property. Straightforward for the civil and utilities standpoint. It is served off of the existing municipal services on South Champlain Street. One of the things that we were excited about is that as of now, it is occupied by some old building slabs and then gravel lot and driveway. One of the things we were able to do from a stormwater standpoint, is knowing that this drains down to the City’s combined sewer network that drains to the treatment plant. We are able to collect that water and detain it and hold that water back before it goes into the combined system. Right now what happens is that the water flows across some of those gravel lots and slabs to the west and across the adjacent gravel lots and properties. There is a decent amount of runoff volume to the lots to the west and that has resulted in some evidence of erosion of those lots and some sediment washed into the street at the bottom of Maple Street.

B. Rabinowitz: Asks if there is some detention for part of this.

P. Smiar: We are. Underneath what is the northeast corner of the building, that is a pervious lot, the small “pocket park” area. That is where we are putting a detention system that connects into the street drainage network. System is essentially the pervious patio and combined with the detention system.

B. Rabinowitz: Asks if none of the remediation has been done at this point. And if that will be the first stage of construction.

P. Smiar: Correct.

N. Dagesse: Seeing the site plan we are excited about the “pocket park” and it is a small opportunity, but we have a special relationship with the adjacent property and we have the easements to allow a couple of parking spaces in our building for them. Planters and greenery planned as well.

B. Rabinowitz: Asks that there is only one street tree that is proposed.

N. Dagesse: Correct

B. Rabinowitz: Seems odd that it is in front of the front door.

N. Dagesse: We did coordinate that with our landscape architect, but there is some significant three phase power that runs along the city green belt in front of the building, so one of the challenges was to find a tree that was of a scale that would fit under that correctly. We did collaborate with the city arborists to match the lilac that you can see to the south of our driveway.

B. Rabinowitz: Mentions to staff that we have had these parking management plans, but we should be getting some data about how these projects, with all the changes we have had with parking requirements, is how they are working out.

S. Gustin: The TDM has annual reporting requirements with it now. We had done a very informal analysis but now the TDM has an annual reporting requirement.

B. Rabinowitz: Invites public to comment on project.

D. Schlansky: Owns two adjacent property. At one point, owned this property. Primary concern is shading. We have not had a shading study on this despite asking a few times. The proposed building is basically a wall that is going to block the sun.

B. Rabinowitz: Asks staff if that is something that is part of the form-based code review.

M. O'Neil: Explains that there is no requirement to provide shading information within the checklists.

S. McKenzie: In favor of the project. It is good to see more housing downtown. Not really concerned about parking. Is a resident in this area and lives a very walkable life. Has no issue with the low vehicle parking. Asks about compliance of the building code with the setback. Typically, when you are between five and ten feet, you are restriction no more than 25% of the surface area of the exterior wall for opening. Looks like it might be over the allowable amount of opening sq footage because of that particular setback. Looking at the grading and the amount of fall, from our standpoint, it is not a building that has a backside, it is visible from all four sides, and it would be nice to see some landscaping treatment to the west side as well. There is about 5 feet of exposed concrete wall at the base of the building, so would benefit with landscaping for the base of the building.

N. Dagesse: Follows up on the shadow study information. We have done the analysis and sent it over to your colleague one week and a half ago. Was done as a professional study. No doubt that it is going to have an impact the amount of sun and the shading, but I was pleasantly surprised to see the amount of morning and afternoon sun that hits the eastern and western façade. Screen-shares the shadow study done for the adjacent property. Past noon is when the shade starts to fade on the eastern side and then comes back towards the evening. Pushed the building as far back as possible within the code to work with the shading.

B. Rabinowitz: Asks about the landscaping point that was brought up. Asks if there is an opportunity to add landscaping on the west side of the building.

M. O'Neil: Would not be a requirement, but would be an opportunity.

N. Dagesse: Would be happy to see what we can do with landscaping in that space.

B. Rabinowitz: Asks if anyone has any other questions

None

B. Rabinowitz: Closes public hearing

V. Certificate of Appropriateness

1. 21-0910CA; 125 South Cove Road (RL-W, Ward 5S) David M. Boardman

Demolish existing single family home and replace with new single family home and related site work. (Project Manager: Ryan Morrison)

Cliff Deetjan and David Boardman appeared on behalf of item

No public provided public comment

B. Rabinowitz: Explains that there are some concerns relating to the site for this project and the form of the building relative to the code. That's what we will be reviewing tonight.

C. Deetjan: Introduces project. Would like to continue the discussion for the main topic from the Design Advisory Board which is recommending a redesign of our home. The issue is with the ordinance relating to setbacks and garages. We believe that the intent of the ordinance is based on aesthetic principles to prevent prominent and potentially unsightly or ill-proportioned garage bumps on the front of houses especially located on dense lots with tight city and shallow front yards. We have needed to locate our house structure over the existing footprint of the house that we are removing. This is to take advantage of the existing small but highly functional full height basement space. We do not want to get into any blasting which would be expensive, disturbing to the neighborhood and the natural character of the site. Walks through floor plans. The existing homes in the neighborhood span from the 1960s to the present and most notable for consideration are the adjacent properties and all of which have garages that are set forward from the main faces of the homes. Understandably, these homes were built before the garage ordinance that we are addressing today but the building type does form a strong rhythm and character to the street, which is very recognizable. Shows pictures of the adjacent homes. Our design upholds and complements this type of simple building layout. We have incorporated the garage space into the main footprint of the home. Shows landscape plan and walks through site. Trees for screening, outdoor patio space, one outdoor living space via covered porch in front of the home. With living space above the garage. We have given the front of the house great character and promise as to lessen the visual impact of garage plus the house. Has created a tasteful home appropriate for its neighborhood site. Reads through Building Location and Orientation in the Development Review Standards in the ordinance to express that with the consideration of the site's constraints and the project's property and existing character of the South Cove neighborhood, hoping that there will be a consideration to allow the garage to with the main face of the building.

B. Rabinowitz: Explains that there were two other issues discussed in the staff report. One had to do with the deck footprint.

C. Deetjan: Yes, when we met with the Conservation Board, this was brought up. Asks for Scott Gustin to clarify because it did seem like they were right inside of that setback but it thinks it was deemed okay.

D. Boardman: They had decided that it was a landscape element.

S. Gustin: The only issue that I can tell it that the walkway is fine and retaining walls, but the southwestern most corner of the stone dust patio encroaches like 2 or 3 feet past the permissible line. That would need to be made greenspace or pulled make.

D. Boardman: That can be modified. We just an intermediate area coming off the deck to a mid terrace before you go down the slab steps that are integrated into the planting bed.

B. Rabinowitz: Asks about driveway width.

C. Deetjan: 18-feet. Discussed this with the DAB about having a turnaround section in front of the garage.

G. Hand: Asks to view foundation plan. Asks if they are going to need to do blasting now for other portions of the foundation.

C. Deetjan: No, we are wanting to avoid that. Shows on plans where there is full height for basement and crawlspace. Needing to hold that line with the face of our new build so that it can be incorporated into that space for utilities and such.

G. Hand: Asks to clarify that that issue is not preventing them from moving the garage further back.

C. Deetjan: No.

B. Rabinowitz: Asks about side yard setbacks and how close the house is from those north and south sides.

C. Deetjan: Yes, they are close. For a large lot it is. For a home this size, we are needing to go to the boundaries to the north and south. Protecting as much as we can for lakeside living and space that faces the lake.

S. Gustin: Explains that the large lot overlay has been mentioned, and is a real thing, but only pertains to the minimum lot size of 9900 sq ft. Design standards are pretty clear. It says that the parking structure either detached or attached shall set back from the longest street facing the wall of the principle structure.

D. Boardman: Explains perspective of ordinance and the development review standards pertaining to the project.

G. Hand: Asks for Scott Gustin to explain the highlighted paragraph in the ordinance that they are referring to.

S. Gustin: What is on the screen is the context for the standards in article 6. There are recommendations and there flexibility, but there are a few "shall" items. You have to at least do this. Putting the face of the garage behind the longest street facing section of the principle structure, that is a shall.

C. Deetjan: The conflict is that it also says that they shall maintain existing development patterns and rhythm of structure along the existing streetscape. Which clearly there is on South Cove.

B. Rabinowitz: Asks if anyone else has any other questions.

None

B. Rabinowitz: Closes public hearing

VI. Sketch Plan Review

1. 21-0963SP; 278 Main Street (RH, Ward 8E) Committee on Temporary Shelter Sketch plan review of 16-unit addition. (Project Manager: Ryan Morrison)

Bob Duncan and Jonathan Farrell appeared on behalf of item

B. Duncan: Walks through site plan. Currently the home of the COTS Family Shelter on Main Street. 18,000 sq ft lot size. The existing building is a historic building and had an addition built in 1991 by the YMCA. There is one building is considered a community house, so we would be able to propose an additional 18 units. Our proposal is for 16 additional units. We are moving the building further away from the setback is more problematic, but by attaching the new addition to the existing building, we are able to provide elevator access to both floors of the original building through the connection between the two. Right now, the existing historic building is only accessible only at the main first floor level. By connecting the two buildings, we are able to use the elevator that is required for the new addition, which is four stories. This building will have one stair connected to the elevators we are encouraging people to use he stairs instead of the elevator. Explains layout of entrances to property and parking lots. Shows trash space designation. Shows covered bike parking. Even though we are not required to provide parking in this district and for this use, but we are providing nine spaces and one of which is handicap accessible. There is some open space that will remain on the land and we have a common space on the north side of the new addition. We are proposing four stories. Walks through and explains exterior elevations. Received comments from Design Advisory Board about exterior materials and recommendations, so they will be modifying those façade plans. On the third floor, an open terrace serves the residents of that addition. Also interior common space for residents. Explains that the slope of the roof prevents water from dumping into the terrace. Explains exterior elevation plans from different views. Proposing some additional height because we are allowed to do so in this

zone. We are much lower than the 92% lot coverage that is allowed because of the inclusionary zoning.

B. Rabinowitz: Asks about the demand for parking.

B. Duncan: Some residents will have cars. There are also staff who drive.

B. Rabinowitz: Concerned with layout of walkway and where it in comparison to the driveway.

B. Duncan: That is something that we thought and talked about. One of the expectations is that we think the vehicular traffic will be relatively light and providing nine spaces is not any high-speed traffic. We are looking at the idea of incorporation emphasizing pedestrian access by including the sidewalk in the driveway itself so that it accentuates the fact that we are encouraging pedestrian traffic there and trying to de-accentuate to diminish the idea of predominately-vehicular traffic.

B. Rabinowitz: Asks if there are parking spaces in that area now that are being removed.

B. Duncan: There are not parking spaces in that area now. The parking is all at the rear of the property.

K. Christianson: Asks if there was any thought about putting in more ramps and other ADA accessible locations other than what it is the only option in the front of the building.

B. Duncan: Complicated because of the grade change from Main Street to get into the building. The current handicap accessibility is in roughly the same location. We have increased accessibility to the second floor by adding the elevator. Explains the logistics of shelter housing vs more permanent housing.

B. Rabinowitz: Plans need to be firmer, but this is good presentation for sketch plan review.

B. Duncan: Yes, looking for feedback from the Board for feedback.

B. Rabinowitz: It is nice that there are some picnic tables and other amenities to use the site. Asks if anyone has any other questions.

None

B. Rabinowitz: Closes public hearing.

VII. Adjournment

Meeting adjourned at 7pm

Bradford L. Rabinowitz, Chair of Development Review Board

Date



Alison Davis, Zoning Clerk

Date

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

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