

LANDPLAN
61 Central Avenue
Burlington, Vermont 05401
802/233-6640 john.caulo@gmail.com

31 January 20

Ms. Mary O'Neil, Principal Planner
Mr. Scott Gustin, Principal Planner
Permitting and Inspections
645 Pine Street – Suite A
Burlington, VT 05401

RECEIVED

JAN 31 2020

BURLINGTON
PERMITTING & INSPECTIONS

RE: HULA – 50 Lakeside Avenue
Proposed Trade School Use (Burlington Code Academy) in Previously Approved Project

Dear Mary and Scott:

Per our previous discussions regarding the proposed above-referenced Project, I enclose the following information:

- Completed Application Form
- Zoning Permit Fee of \$155.00

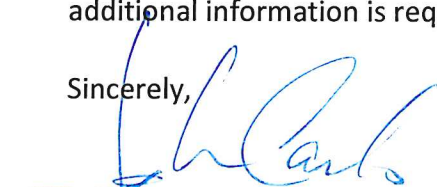
In general, the proposed zoning permit application contemplates the conversion of 1370 square feet of mixed use (office and assembly) space within a previously approved 80,000 square foot facility (Permit #19-0202CA/MA) as a trade school use. The 1370SF space will be used as a classroom to accommodate 18 students.

The proposed user is Burlington Code Academy (<https://www.burlingtoncodeacademy.com/>), a locally owned post-secondary educator focused on teaching computer code writing to Vermonters in order to attain the technical skills required to participate in the creative economy. To the extent the *HULA Lakeside* project is a launching pad for emerging start-up tech companies, having an on-site classroom component teaching employable skills to potential future employees for the other firms at HULA has a certain synergistic appeal.

To all appearances, the proposed use is indistinguishable from the other permitted uses proposed at the Project. The use will not result in any changes to the exterior of the building or site. The parking count approved by the DRB under Permit #19-0202CA/MA is already at 125% of the permitted maximum. While the change in use from "office" to "school" will result in an additional parking demand of 3+ additional spaces, there is excess supply to accommodate this additional demand.

I trust this description provides the needed context for you to review and process this application. However, if additional information is required, please advise. Thank you.

Sincerely,



LANDPLAN
John Caulo

Attachments as noted
cc. Russ Scully, Hula Lakeside



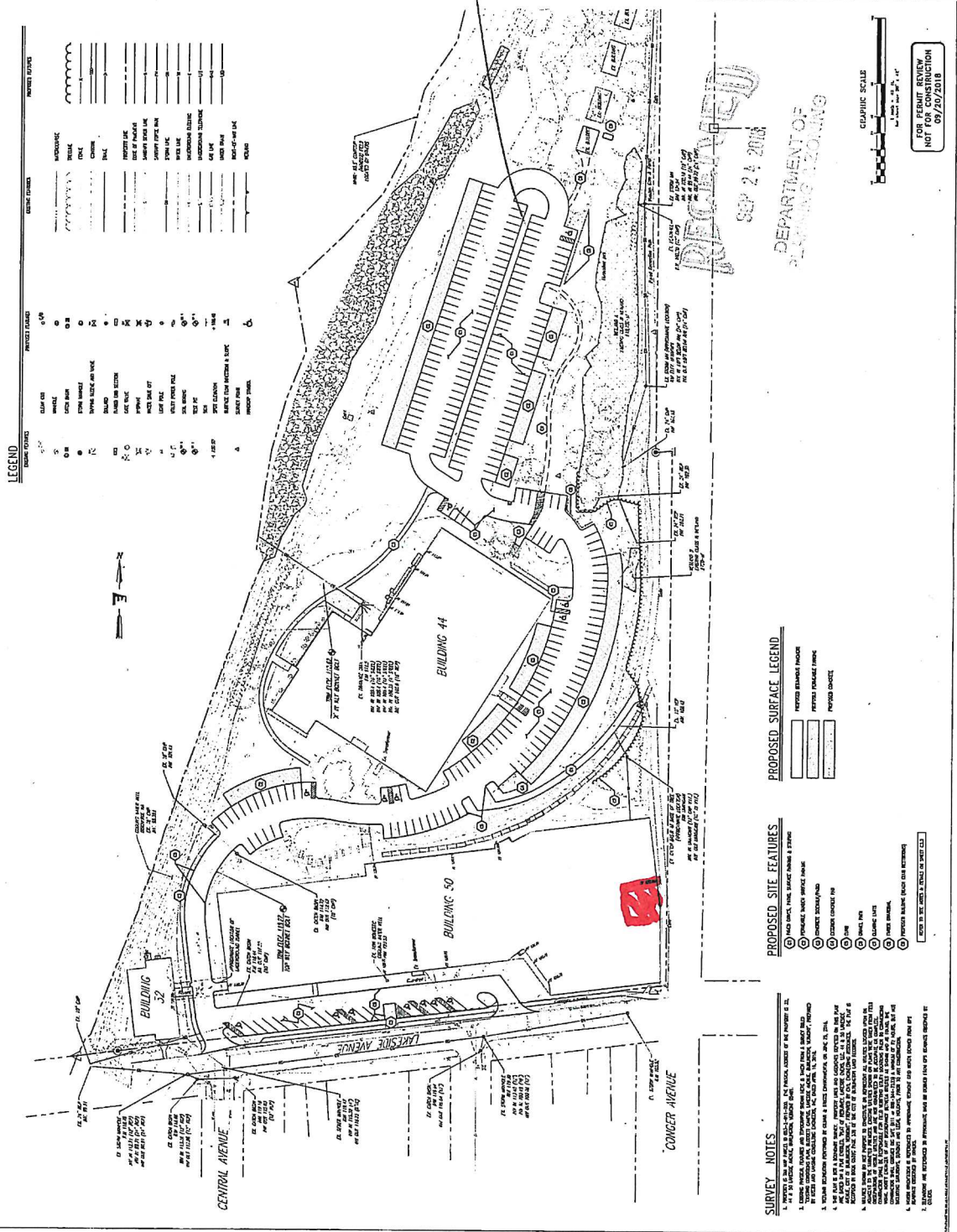
012

012

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LAKE

SMITH, ALVAREZ, SIENIEWYCZ	ARCHITECTS 1011 15th St., N.W. Washington, D.C. 20004 Tel. 202/331-1111 F. 202/331-1111	CIVIL DESIGN AND CONSTRUCTION OF 1. HIGHWAY 2. AIRPORT 3. RAILROAD	STRUCTURAL DESIGN AND CONSTRUCTION OF 1. BUILDING 2. BRIDGE 3. TOWER 4. DAM 5. MARINE	MECHANICAL/ELECTRICAL DESIGN AND CONSTRUCTION OF 1. BUILDING 2. MARINE 3. INDUSTRIAL 4. POWER	SANITARY/HAZARDOUS WASTE	PROJECT HULA RELOCATION TREATMENT PLANT 1000-1000-100 PROJECT NO. 1000-1000-100 1000-1000-100	TITLE HULA TREATMENT PLANT	C2.0
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PROGRESS
PRINT
1/24/2020
NOT FOR
CONSTRUCTION

SMITH
ALVAR EZ
SIENKIEWICZ

ARCHITECTS
117 State Street
3rd Floor
Burlington, VT
05401

P 802-565-2229
F 802-565-0665

CONSULTANTS

CIVIL
ENGINEERING
CONSULTANTS
117 State Street
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LANDSCAPE
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3rd Floor
Burlington, VT
05401

MATERIAL
MANUFACTURER
CONSULTANTS
117 State Street
3rd Floor
Burlington, VT
05401

PROJECT

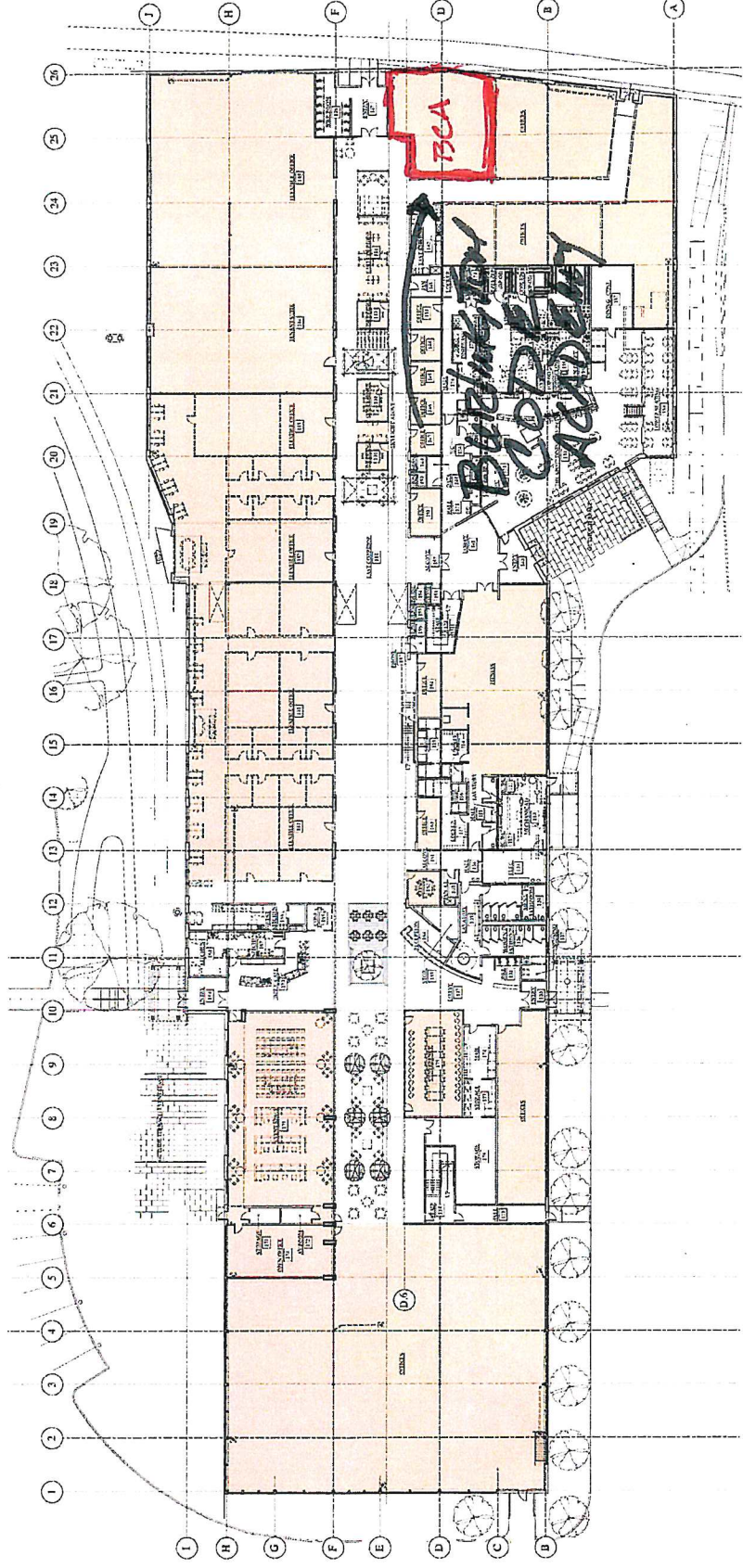
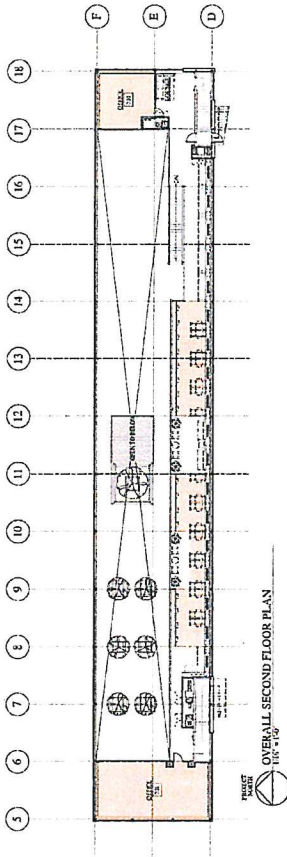
HULA
BURLINGTON,
VERMONT

DATE: 1/24/20
SCALE: AS NOTED
CREATED BY: ALG
REVISIONS:

PHASE

BUILDINGS
OVERALL FLOOR PLAN

SQUARE FOOTAGE KEY	
[Orange Box]	TRANSIENT - 44,870 SF
[Yellow Box]	COMMERCIAL/RETAIL - 24,000 SF
[Green Box]	COMMERCIAL/RETAIL - 24,000 SF



Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
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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
DATE: March 4, 2020
RE: 20-0674CU; 50 Lakeside Avenue

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

Zone: ELM Ward: 5S

Owner/Representative: Lakeside Ovens, LLC / LandPlan (John Caulo)

Request: Conversion of 1,370 sf of mixed use (office & assembly) space within an 80K+ sf facility to a trade school use. No change in lot coverage, building exterior and/or parking.

Applicable Regulations:

Article 3 (Applications, Permits and Project Reviews), Article 4 (Zoning Maps & Districts), Article 8 (Parking)

Background Information:

The applicant is seeking conditional use approval to change the use of 1,370 sf of office and assembly space to a trade school use. No changes to lot coverage or to the exterior of the building are proposed. Approval was granted in November, 2018 for renovations to the site and existing buildings to accommodate new assembly, office and seasonal recreational uses (ZP19-0202CA/MA). The subject 80K+ sf building, which fronts Lakeside Avenue, was part of that approval.

Previous zoning actions for this property are noted below.

- **Zoning Permit;** construct block wall to enclose loading platform, install 3 dock levelers, and erect one office. Approved December 8, 1977.
- **Zoning Permit;** erect two picnic shelters. Approved November 11, 1977.
- **Zoning Permit 93-087;** new windows and entry with walkway and ramp. Approved August 26, 1992.
- **Zoning Permit 95-128;** new windows. Approved September 20, 1994.
- **Zoning Permit 96-283;** installation of a seasonal dock for recreational use of employees. Approved January 11, 1996.
- **Zoning Permit 99-250;** new loading dock and associated driveway expansion. Approved November 12, 1998.
- **Zoning Permit 02-335;** new concrete pad for nitrogen tank with surrounding chain link fence and lighting. Approved February 27, 2002.

- **Zoning Permit 05-171CU**; change use from office space to manufacturing space. Approved October 25, 2004.
- **Zoning Permit 06-379CA**; fit up for Coffee Enterprises, new steel egress door. Approved December 7, 2005.
- **Zoning Permit 06-489CA**; replacement windows, new balcony and door. Approved February 3, 2006.
- **Zoning Permit 09-197CA**; replacement nitrogen tank. Approved September 9, 2008.
- **Zoning Permit 10-0144CA**; construct addition to link two existing buildings together. Approved September 1, 2009.
- **Zoning Permit 13-0682CA**; install new gas piping, and four new roof mounted exhaust fans. Approved January 16, 2013.
- **Zoning Permit 17-0315CA**; convert interior commercial space to office space. Approved September 20, 2016.
- **Zoning Permit 18-0232CA**; three new storage outbuildings. Approved September 8, 2017.
- **Zoning Permit 18-0865CA**; one new storage structure, new pavilion and wooden gate, establish boat rental use. Approved May 8, 2018.
- **Zoning Permit 18-1200CA**; replacement windows. Approved July 2, 2018.
- **Zoning Permit 19-0011CA**; new windows, exterior entry doors and roof; demolish existing loading dock. Approved July 23, 2018.
- **Zoning Permit 19-0202CA/MA**; renovate buildings for assembly, office, and seasonal recreational use; rework parking and circulation. Approved November 14, 2018.
- **Zoning Permit Not-Applicable 19-0492NA**; rooftop solar. Approved December 21, 2018.
- **Zoning Permit Not-Applicable 19-0493NA**; rooftop solar. Approved December 21, 2018.

Recommendation: **Consent Approval** as per, and subject to, the findings and conditions below:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

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

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

The property is served by municipal utilities, and there is an onsite septic system that served the oven factory. Sufficient water and sewer services are available. A State of Vermont wastewater permit may be required for the new use and it will be the applicant's responsibility to obtain if needed. **Affirmative finding as conditioned**

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

The subject property is located within the Enterprise – Light Manufacturing zone. While this zone is intended primarily for manufacturing, distribution, processing and the like, it allows for many

other commercial uses, including trade schools. The proposed change of use is consistent with the intent of the E-LM zone. **Affirmative finding**

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

The proposed trade school use is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with heavy industry. **Affirmative finding**

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

A traffic analysis was provided for the 2018 zoning permit (19-0202CA/MA) for the changes to the site and the uses of the property which met the satisfaction of the Dept. of Public Works. The proposed change of use is not anticipated to create much, if any, change to the traffic demand than what was accepted for the previously approved office use located within the space. **Affirmative finding**

5. *The utilization of renewable energy resources;*

No renewable energy utilization is included in this proposal. Future incorporation is not precluded by the project design. **Affirmative finding**

and,

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

As conditioned.

(c) Conditions of Approval

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

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

The change of use will not likely generate offsite noise or glare substantial enough to require mitigation. **Affirmative finding**

2. *Time limits for construction.*

No construction timeline or phasing is included in the project plans. The standard 3-year timeframe for zoning permits will apply. **Affirmative finding**

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

The applicant indicates that the trade school will operate between the hours of 8am thru 9pm, Monday-Friday. While all construction associated with the trade school space will be indoors, no

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

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

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

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

See the recommended conditions.

Article 4: Zoning Maps and Districts

Sec. 4.4.3, Enterprise Districts:

(a) Purpose

(1) Light Manufacturing (E-LM)

The subject property is located in the E-LM zone which is intended as the primary commercial/industrial center of Burlington. The proposed trade school is consistent with the variety of commercial uses allowed in this zone. **Affirmative finding**

(b) Dimensional Standards & Density

Building FAR, lot coverage, building setbacks and height, all remain unchanged. **Affirmative finding**

(c) Permitted & Conditional Uses

School – Trade or Professional is a conditional use in the E-LM zone. **Affirmative finding**

Article 8: Parking

Table 8.1.8-1 Minimum Off-Street Parking Requirements

The proposal ultimately changes 1,370 sf of approved office space to a trade school use. In the Shared Use Parking District, office uses require 2 spaces per 1,000 sf of gross floor area, and trade/professional schools require 3 spaces per 1,000 sf of gross floor area. As a result of this proposal, the particular parking space count increases from 3 to 4.

As required under ZP19-0202CA/MA, the minimum parking requirement for the overall site totaled 286 spaces. 381 parking spaces are being provided as part of that site renovation, 95 spaces above and beyond the minimum amount required. The 1 additional parking space, as required by this change of use proposal, will be satisfied. **Affirmative finding**

II. Conditions of Approval

1. Construction hours shall be limited to Monday – Friday from 7:30 AM – 5:30 PM. Saturday construction may occur for interior work only. No construction activity on Sunday.
2. All exterior signage is subject to separate zoning approval.
3. A state wastewater permit may be required, and if so, it is the responsibility of the applicant to secure.

4. Any additional physical alteration or change of use will require review and approval under regulations in effect at that time.
5. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required.
6. Standard permit conditions 1-15.

Department of Permitting & Inspections

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TO: Development Review Board
FROM: Scott Gustin
DATE: March 4, 2020
RE: 20-0658CU; 36-38 South Union Street

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Zone: RH Ward: 8E

Owner/Applicant: The Paul Gregory Mayer Rev. Trust & The Karen Louise Mayer Rev. Trust / Burlington Community House, LLC d/b/a My Cousin's Place c/o Jennifer Fabiano

Request: Change use from duplex to hostel.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews), Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing)

Background Information:

The applicant is seeking approval to convert a duplex into a hostel. No site or exterior building changes are proposed. The property is currently being used as a short term rental, and the applicants are seeking to legitimize this use with approval as a hostel. A hostel is a conditional use in the high density residential zone, wherein the subject property is located.

Prior to use as a short term rental, the property was most recently used as a duplex; however, the zoning permit record indicates use as a triplex in 1978 with no further zoning permits on file. The assessor's records indicate an "R3" (triplex) until 2007 after which it is changed to "R2" (duplex). A zoning permit would have been needed for this conversion, but none is evident on file. The legitimacy of the duplex or triplex use may have significance insofar as housing replacement per Article 9 is concerned. Configuration as two 7-bedroom units is concerning insofar as occupancy by a "family" is considered; however, conversion to a "hostel" may render that concern moot.

Previous zoning actions for this property are noted below:

- 9/21/78, Approval to add a 2nd bathroom to one apartment (noted 3-apartment complex as existing use)

Recommendation: Denial as per the following findings.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

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

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

The property is served by municipal utilities. Sufficient water and sewer service are available. A State of Vermont wastewater permit may be required for the “new” use. A capacity letter issued by the Dept. of Public Works will be required prior to issuance if applicable. **(Affirmative finding as conditioned)**

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

The property is located within an established residential neighborhood in the high density residential zoning (RH) district. The RH zoning district is intended primarily for high density attached dwellings and attached multi-family apartments. Such was the case as a triplex or duplex. Several non-residential uses are allowed conditionally within the RH zone. Hostel is one of those uses. The proposed hostel is not a typical hostel – guests are let individual rooms rather than group accommodations. The venue is not advertised as a “hostel,” and no staff appear to be onsite. It may be viewed as a hostel only as a result of an outdated “hostel” definition in Article 13. That reads: “A place where travelers may stay for a limited duration, as recognized by the International Hostel Association.” Such association no longer exists. The property does serve as a place for visitors to stay for short periods of time. Insofar as no exterior building or site alterations are proposed, and given that the property will continue to serve as a place for individuals to stay, it may be viewed as consistent with the character of this high density residential neighborhood.

(Affirmative finding)

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

The proposed hostel is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with industrial uses. Overnight quiet hours are articulated in the application and would be included in this permit, if approved. **(Affirmative finding)**

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

No traffic analysis has been provided or is required for this application. The proposed hostel is expected to generate modest additional traffic, primarily associated with guest turn-over.

(Affirmative finding)

and,

5. *The utilization of renewable energy resources;*

No renewable energy utilization is included in this proposal. Future incorporation is not precluded by the use. **(Affirmative finding)**

and,

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

With the change in use to a hostel, rooms and meals tax will likely be required. **(Affirmative finding as conditioned)**

(b) Major Impact Review Standards

Not applicable.

(c) Conditions of Approval:

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

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

The proposed hostel is not expected to produce offsite noise or glare substantial enough to require mitigation. **(Affirmative finding)**

2. *Time limits for construction.*

No construction timeline or phasing are included in this proposal. The standard 3-year timeframe for zoning permits will apply. **(Affirmative finding)**

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

As a hostel, guests will stay overnight. Check in time is noted as 4:00 PM, and check out time is noted as 10:00 AM.

No construction is associated with this proposal. **(Affirmative finding)**

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

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

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

See the recommended conditions.

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The onsite parking requirement for a hostel in the neighborhood parking district is 0.5 space per 2 beds. In this case, the total onsite requirement would be 4 spaces (0.5 X 7). The onsite driveway is wide enough for two vehicles side-by-side and deep enough for tandem parking (4 spaces); however, tandem parking spaces cannot be counted towards the minimum onsite parking requirement. As a result, only two parking spaces can be counted.

There appear to be additional parking spaces behind the building and at least partially within the subject property, but it is unclear whether those spaces may be used in support of the hostel or not. They appear to be accessed from an adjacent property. Clarification has been sought from the applicant but none received. The application asserts 8 onsite spaces but provides no basis. The online listing notes room for 3-4 vehicles but advises visitors to park on the left side only of the driveway so as to not impact parking on the right side used by residents of the duplex. This statement suggests that perhaps the property continues to serve, in part, as a dwelling unit in addition to short term rental. Clarification is needed. **(Adverse Finding)**

Article 9: Inclusionary and Replacement Housing

Sec. 9.2.2, Applicability

The housing replacement requirements of this Article are triggered by the conversion of dwelling unit(s) to nonresidential use. Such is the case here. The most recent use prior to conversion to a short term rental (“hostel”) seems to be that of a duplex; however, as noted previously, the use as a duplex appears to be unpermitted. Lacking a zoning permit to convert to a duplex, arguably, housing replacement standards would be predicated on use as a triplex. **(No finding possible)**

Sec. 9.2.3, Approval

The applicants have provided information as to the number of dwelling units to be converted and the number of bedrooms within each (2 dwelling units, 7 bedrooms within each unit). No information has been provided as to whether the tenant notice requirements prior to conversion ever took place. **(No finding possible)**

Sec. 9.2.4, Relocation Requirements; Notice and Relocation Costs

As noted above, no information has been provided as to whether any of the required tenant notice and relocation provisions ever happened per the requirements of this section. **(No finding possible)**

Sec. 9.2.5, Housing Replacement Requirement

While the applicants are aware of the applicability of housing replacement to this application, no information has been provided as to how the housing replacement requirement will be met. Housing replacement requirements can be met by providing new housing elsewhere, by subsidizing existing housing to meet certain affordability requirements, or by paying into the city’s Housing Trust Fund. **(No finding possible)**

II. Reasons for Denial

1. Parking deficiency per the standards of Article 8.
2. Replacement housing deficiency per the standards of Article 9.

CITY OF BURLINGTON

Zoning Permit Application - Conditional Use

Property Address: 36-38 South Union Street, Burlington, VT 05401

Property Owner: The Paul Gregory Mayer Revocable Trust (u/t/a 12/4/18) and
The Karen Louise Mayer Revocable Trust (u/t/a 12/4/18)
61 School House Road
South Burlington, VT 05403

Applicant: Burlington Community House, LLC d/b/a My Cousin's Place
c/o Jennifer Fabiano
34 Pleasant Street, Unit 4
Morrisville, VT 05661

Memorandum in Support of Zoning Permit Application for Conditional Use

Description of the Proposed Use:

Applicant proposes a change of use from a duplex to a hostel. 36-38 South Union Street (the "Property") is located in the "Residential – High Density" zoning district and is currently permitted as a duplex, an approved use in this district. The Burlington Comprehensive Development Ordinance ("Ordinance") Comprehensive Use Table (Appendix A), lists hostels as a non-residential conditional use within the residential high density district. Applicant requests conditional use approval to allow the Property to be operated as a hostel.

Each side of the duplex is currently made up of seven bedrooms, two bathrooms, a kitchen, a living room, and a dining room. Conversion of the Property to a hostel will not require any interior or exterior changes to the Property. The bedrooms will each be used as individual rooms for hostel guests, for a total of 14 rooms in the hostel. The bathrooms, kitchen, living room and dining room on each side will be shared.

The hostel will provide an alternative affordable lodging option for visitors to Burlington, including professionals on short-term assignment in the area, tourists, and parents of UVM and Champlain College students. The proposed hostel will be the only year-round hostel in Burlington and its pricing will make Burlington an accessible work and vacation destination to more people.

The Property is owned by The Paul Gregory Mayer Revocable Trust (u/t/a 12/4/18) and The Karen Louise Mayer Revocable Trust (u/t/a 12/4/18) and is rented in its entirety to Jennifer Fabiano.

Days and Hours of Operation:

The proposed check-in time for the hostel is 4:00 p.m. and the check-out time is 10:00 am. Of course, many guests of the hostel will stay more than one night, so it is expected guests may remain in the hostel throughout the day. The hostel will be open all year.

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Specific quiet hours will be enforced between 10:00 pm and 7:00 am, however, quiet will be encouraged at all times as it is expected that some guests will be sleeping during the day, such as night-shift nurses on temporary assignment at UVM Medical Center.

Number of Employees:

Ms. Fabiano and a co-host/manager will manage the hostel and will employ one additional person. The proposed employee lives in Burlington and will not use a parking space at the hostel.

Traffic Generation and Parking Analysis:

Pursuant to Section 8.1.8 of the Ordinance, the minimum off-street parking requirement for a hostel in a neighborhood district is 1/2 of a parking spot for every two beds. A total of 14 beds are proposed at the hostel which requires four off-street parking spots. The Property currently has eight off-street parking spots, providing double the minimum parking required for a hostel.

It is expected that many guests will visit Burlington without a car or may keep their car at a downtown garage, as will be suggested in the hostel's electronic guidebook. The convenient location of the hostel to downtown means visitors can easily access anything they might need on foot.

The hostel will not generate additional traffic to the neighborhood beyond a residential use of the Property and will have no adverse impact on traffic or parking in the neighborhood.

Floor Plans:

Applicant requests the floor plan requirement be waived as there is no proposed change to the current building and floor plan. The proposed change of use will have no impact to the layout of the building and will not require any modifications to the Property.

Phasing Schedule:

The change in use to a hostel will not require any construction and therefore, no phasing schedule is proposed.

Review criteria pursuant to Sec. 3.5.6(b):

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

The proposed change in use will not result in an undue adverse effect on existing or planned public utilities, facilities, or services. Changing the Property from fourteen bedrooms that are rented longer term to fourteen bedrooms rented shorter term as a hostel will not create any additional need for public utilities, facilities, or services. The number of individuals staying at the Property will remain consistent with current permitting.

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

The proposed change in use to a hostel will not have an undue adverse effect on the character of the area. The Property is located in the Residential High Density District which, pursuant to Section 4.4.5(a) of the Ordinance, 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. The use of the Property as a hostel is in keeping with the high density, high lot coverage intention of the zoning district. The proposed change of use is consistent with the character of the neighborhood.

No construction is proposed as the Property is already set up for a hostel. Unlike some hostels, My Cousin's Place will be made up of individual private rooms, with no group dormitory-style rooms.

Should the change of use be approved, the Property will lose its current grandfathered status relative to Section 4.4.5 of the Ordinance concerning four unrelated adults living in a dwelling unit. A change of use to a permitted hostel will bring the current non-conforming use into a conforming use.

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

The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations. The expected visitors to the hostel are tourists, professionals on short-term assignments in the area, and parents visiting the local college campuses. The hostel will institute quiet hours between 10:00 pm and 7:00 am. However, quiet will be encouraged throughout the day as the hostel expects to accommodate travelling nurses and others who may work overnight shifts and sleep during the day.

The proposed hostel will be made up of individual private rooms, with no group dormitory-style rooms. This set-up will encourage a quiet environment at the hostel.

The change from rental to hostel will not require any renovation, modification, or construction and the change in use itself will therefore not generate noise, odor, dust, heat, or vibrations.

4. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity;

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transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies:

Pursuant to Section 8.1.8 of the Ordinance, the minimum off-street parking requirement for a hostel in a neighborhood district is 1/2 of a parking spot for every two beds. A total of fourteen beds are proposed which would require four off-street parking spots. The Property currently has eight off-street parking spots, providing double the required parking for a hostel. A bike rack is provided on site to encourage bicycle use.

Additionally, it is expected that many hostel guests will visit Burlington without a car or may keep their car at a downtown garage. The electronic guide book that will be provided to all guests suggests using the downtown parking garages for parking. The hostel will not generate additional traffic to the neighborhood beyond the traffic generated by the current residential use.

5. The utilization of renewable energy resources:

The proposed project will not interfere with or have an undue adverse effect on the sustainable use of renewable energy resources. The new use will not require any additional use of renewable energy resources or impact the future availability of such resources. The Applicant will use energy efficient bulbs, water saving showerheads, and Energy Star appliances in the hostel.

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

"Hostel" is defined in Article 13 of the Ordinance as, "A place where travelers may stay for a limited duration, as recognized by the International Hostel Association." No such organization currently exists. A group called Hostel International USA (HI USA) seems to have the closest name to International Hostel Association, however, the group is a network of 50 hostels in the United States that require guests to first register with the group before booking. We don't believe this is the intention of the City Ordinance, and the only other hostel located in Burlington is not listed as a member of HI USA.

The Applicant will apply to the Vermont Department of Health for an application for a license to operate a lodging establishment pursuant to the Vermont Department of Health Licensed Lodging Establishment Rule.

The proposed project will conform to the City bylaws as well as City and State ordinances.

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36-38 South Union Street



10 5 0 10 Feet



Burlington Development Review Board

645 Pine Street, Burlington Permitting & Inspections
Burlington, VT 05401

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BURLINGTON DEVELOPMENT REVIEW BOARD Wednesday March 4th 2020, 5:00 PM PUBLIC HEARING NOTICE

**The Burlington Development Review Board will hold a meeting on
Wednesday March 4th, 2020 at 5:00 PM in Contois Auditorium, City Hall**

- 1. 20-0362DT; 86 North Union (RM, Ward 2C) Diemer Apartments LLC**
15- Year determination of occupancy of dwelling by 6 unrelated adults.
- 2. 20-0658CU; 36-38 South Union (RH, Ward 8E) Paul and Karen Mayer**
Change of use from duplex to hostel.
- 3. 20-0674CU; 50 Lakeside Ave (ELM, Ward 5S) Anchovy Holdings LLC**
Change of use of mixed-use assembly space to trade school use.

Plans may be viewed at the Department of Permitting & Inspections, (645 Pine Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The 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.

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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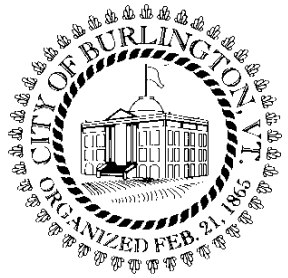
Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401

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

Telephone: (802) 865-7188

William Ward, Director
Theodore Miles, Interim 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: March 4, 2020
Zoning Permit: ZP20-0656CA
RE: 70 Pearl Street (formerly 68, 70, & 80-90 Pearl Street; 13-15 and 19 George 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 Number: ZP20-0656CA

Address: 70 Pearl Street

Zone: FD5/RH **Ward:** 3C

Date application accepted: January 17, 2020 (incomplete); Full plans 2.13.2020.

Applicant/ Owner: 3-11 ½ George St. LLC (Rick Bove) and the City of Burlington

Request: Changes to hotel room count and senior housing bedroom count influencing parking waiver issued on April 23, 2019 decision by DRB. (ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.) Modest increase in coverage, one additional foot of height to hotel to accommodate insulation.

Background:

13-15 George Street



- ZP19-0353CA/MA; Demolish buildings at 68 Pearl St., 19 George St. and 13-15 George St. Merge 19 and 13-15 George St.; 68, 70, and 80 Pearl Street. Construct underground parking garage, hotel, restaurant, and 20 unit senior housing building. Approved April 23, 2019.
- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.
- ZP13-0713CA; demolish existing structures; construct new residential building (in association with ZP13-0707 CA/MA at 3-11 George Street for a total of 26 residential units and one commercial unit. Denied, October 15, 2013. Appealed to VSCED, appealed to Vermont Supreme Court, notice of dismissal December 2015.

- ZP12-0893CA; replace area at rear of building **due to fire damage**; remove door and staircase, replace windows with clad wood windows. Replace aluminum siding at rear with vinyl. No change in use. April 2012.

19 George Street



- ZP19-0532CA/CU; Demolish buildings at 68 Pearl St., 19 George St. and 13-15 George St. Merge 19 and 13-15 George St.; 68, 70, and 80 Pearl Street. Construct underground parking garage, hotel, restaurant, and 20 unit senior housing building. Approved April 23, 2019.

- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13

and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.



64 (68) Pearl Street

- ZP19-0534CA/MA; Demolish buildings at 68 Pearl St., 19 George St. and 13-15 George St. Merge 19 and 13-15 George St.; 68, 70, and 80 Pearl Street. Construct underground parking garage, hotel, restaurant, and 20 unit senior housing building. Approved April 23, 2019.

▪

- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.

- ZP12-0297CA; Add vestibule and window and exterior door to side entry. Proposed vestibule on existing pavement – no change to coverage. September 2011.
- ZP02-070 / S01-027; Final plat approval to demolish two mixed use structures, replacing with one mixed-use building (34 units and commercial). Proposal includes renovations to 3 George Street and the configuration of the public parking lot. Approved August 7, 2001.
- CU 2002-011; conditional use for construction of a mixed use four story, 45' high mixed use building in Accordance with Article 17. See above.
- ZPCU-2003-001; change of use, portion of first floor, establish credit union, video rental, retail and tanning salon & laundromat. Approved August 2, 2002.

- ZP01-411 / S01-027; preliminary and final plat to demolish two mixed use structures, replacing with one mixed use building (34 units and commercial). Proposal includes renovations to 3 George Street and the reconfiguration of the public parking lot. May, August 2001.
- ZP12-0297CA; add vestibule with window and exterior door to side entry. Proposed vestibule on existing pavement, no change to coverage. September 2011.
- ZP96-085; remove existing door to ATM area and replace with a 32" out-swinging door. The existing Carrara glass will not be altered, removed or covered by this change. August 1995.
- ZP96-067; installation of three parallel signs for the ATM in Bove's. August 1995.

70 Pearl Street (Parking lot)

- ZP19-0536CA; Demolish buildings at 68 Pearl St., 19 George St. and 13-15 George St. Merge 19 and 13-15 George St.; 68, 70, and 80 Pearl Street. Construct underground parking garage, hotel, restaurant, and 20 unit senior housing building. Approved April 23, 2019.
- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.

80 Pearl Street (Victoria Place)

- ZP19-0535CA; Demolish buildings at 68 Pearl St., 19 George St. and 13-15 George St. Merge 19 and 13-15 George St.; 68, 70, and 80 Pearl Street. Construct underground parking garage, hotel, restaurant, and 20 unit senior housing building. Approved April 23, 2019.

(See 64/68 Pearl Street, above for redevelopment and subsequent permits.)

Overview: In previous permitting, the DRB approved a parking waiver based on the number of hotel rooms, likely occupancy rates, a parking management plan, and the number of bedrooms within the senior housing portion of the project. The applicant now wishes to **diminish the number of hotel rooms**, but **increase bedrooms** (not units) **within the senior residential portion** of the plan. Two parking spaces have been eliminated from the plan. Substantive changes to the foundational basis of the issued parking waiver requires re-review by the Board.

Physical changes for the portion of the project within the Form District are subject to review by staff per Article 14.

Recommended motion: The applicant team has submitted an updated parking analysis and revised Shared Parking Calculations Report prepared by Lamoureaux & Dickinson supporting the modifications to the originally approved plan. As the reduction in hotel rooms has reduced the total demand so that no surplus vehicles are predicted at any time of day, continued

consideration of the 20 space (50%) parking waiver for the senior residential portion of the project is supportable. Additional building height is subject to Section 14.6.4 (f), and falls within allowable limits. **Certificate of Appropriateness approval**, per the following findings and conditions is recommended.

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 4: Zoning Maps and District (for Senior Lofts portion of the development)

Table 4.4.5-3, Residential District Dimensional Standards

RH zoning district coverage is limited to 80%. A modest increase in coverage from the originally approved plan is proposed, yet within allowable limits. (79.9%). **(Affirmative finding)**

Article 6: Development Review Standards (For 20-unit senior housing project only)

Part 1, Land Division Design Standards

Sec. 6.1.2, Review Standards

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(b) Topographical alterations

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(c) Protection of important public views

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(d) Protection of important cultural resources

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(e) Supporting the use of alternative energy

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(f) Brownfield sites

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(g) Provide for nature's events

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(h) Building location and orientation

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(i) Vehicular access

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(j) Pedestrian access

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(k) Accessibility for the handicapped

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(l) Parking and circulation

A proposed underground parking facility, accessed from George Street, will provide the minimum requirement of one- per- unit (20) on-site parking spaces for the Lofts. The Neighborhood Parking District requires 2 parking spaces per unit resulting in an overall requirement of 40 parking spaces. See revised *Pearl and George Parking Plan* and *Shared Parking Calculations for Required Off-Street Parking*, prepared by Lamoureaux & Dickinson for further detail. The applicant is requesting a continued 20 space (50%) parking waiver for the senior housing. See Article 8 for additional detail. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(n) Public plazas and open space

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(o) Outdoor lighting

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(p) Integrate infrastructure into the design

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

2. Roofs and Rooflines.

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

3. Building Openings

Revised building elevations reflect modification of the number of arrangement of window openings on the north, south and the west (rear) elevation of the senior lofts, likely a reflection of rearrangement of floor plans. As the building will be sprinkled, this should have no bearing on egress requirements. **(Affirmative finding)**

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings 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. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(c) Protection of Important Public Views:

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(d) Provide an active and inviting street edge:

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(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.

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.
Not applicable.

(f) Reduce energy utilization:

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(g) Make advertising features complementary to the site:

Any signage will require separate permitting. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design:

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

(i) Make spaces secure and safe:

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

A 15 room reduction in the number of hotel rooms (93-rooms approved; 78 now proposed) reduces the hotel parking requirement from 70 parking spaces (0.75 spaces per room) to 59 spaces. The existing Victoria Place requires 18 parking spaces based on prior permit approvals. The proposed café requires no parking. The 20-unit senior housing development requires at least 40 parking spaces (2 spaces per dwelling unit). In all, 97 onsite parking spaces are required. A total of 86 actual parking spaces will be provided onsite; however for the purposes of calculating parking, an underground parking space is counted as 1.75 space per Sec. 14.6.7 (d) of the Downtown Code. The project includes 48 underground parking spaces that can be counted as 84 parking spaces. For the purposes of calculating minimum onsite parking, 122 parking spaces can be counted. Required parking for Victoria Place (18) + Hotel Champlain (59) + Senior Lofts (40) = 117 required parking spaces. A 50% parking waiver was originally issued for the Senior Lofts building, reducing the parking on-site for that residential use from 40 to 20 spaces. This revised plan has increased the bedroom count for the Lofts.

Approved April 23, 2019: 18 (1 bedroom) units and 2 (2 bedroom) units; **total bedroom count 22.**

Proposed: 4 (1 bedroom) units and 16 (2 bedroom) units; **total bedroom count 36.**

Net gain of 14 bedrooms.

The applicant requests continued approval of that 50% parking waiver. See Sec. 8.1.15 for details.

The above calculation omits the 30 required spaces to be available to the public between 8:00 am and 5:00 pm as required by the Purchase and Sale Agreement for the parking lot; assuming those 30 spaces are not leased as allowed by the agreement. (See *Shared Parking Calculations for Required Off-Street Parking*.) **(Affirmative finding if Shared Parking and Parking Plan acceptable to DRB)**

Sec. 8.1.9, Maximum Parking Spaces

As a continued parking waiver is requested, the proposed surface parking onsite does not approach the maximum parking limitation. **(Affirmative finding)**

Sec. 8.1.10, Off-Street Loading Requirements

Not applicable.

Sec. 8.1.11, Parking Dimensional Requirements

Parking spaces are dimensionally compliant. Almost all are standard size (9' x 20'). A handful are compact. Structural columns minimally affect the dimensions of some parking spaces. Back up distances range between 24' and 20' and are acceptable. Back-up length affords sufficient space for the required 20' wide two-way drive aisles.

The Department of Public Works requests verification that the curb cuts comply with the Vermont Agency of Transportation "Standards for Residential and Commercial Driveways, B-71." Concrete sidewalks shall continue across the Pearl Street and George Street driveways. **(Affirmative finding as conditioned)**

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Offsite parking facilities

Not applicable.

(b) Downtown street level setback

Not applicable.

(c) Front yard parking restricted

Not applicable.

(d) Shared parking in the Neighborhood Parking Districts

Not applicable.

(e) Single story structures in Shared Use Districts

Not applicable.

(f) Joint use of facilities

As enabled by this section, parking for all of the proposed uses will share spaces within the onsite parking areas. See attached *Bove-Pearl and George Parking Plan*, revised February 10, 2020 in support. **(Affirmative finding)**

(g) Availability of facilities

None of the proposed parking will be used for the storage or display of vehicles or materials by offsite users. Parking will be for employees, visitors, patrons, and residents. Per the purchase and sale agreement with the city, 30 of the parking spaces will be managed for public use between 8:00 AM and 5:00 PM. **(Affirmative finding)**

(h) Compact car parking

The limitation on compact parking spaces pertains only to parking garages. No compact spaces are proposed within the proposed garage. **(Affirmative finding)**

Sec. 8.1.13, Parking for Disabled Persons

No change from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA.

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

With the reduction in hotel room count, no surplus vehicles are predicted at any time during the day. The revised parking management plan addresses this change, and assures valet service to manage all hotel parking and to address arrangement in the event of need. See Section 8.1.15 below. **(Affirmative finding)**

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

As noted above, 122 onsite parking spaces can be counted, whereas the minimum requirement is 117 parking spaces. While no longer a shortfall, the change in bedroom count at the Senior Lofts requires reassessment of the issued 20 space parking waiver. The net increase of 14 bedrooms in the residential portion of this plan may be accommodated by the public parking spaces assured in the negotiated agreement between the applicants, the reported availability of on-site shared parking intermittently throughout the day, and with the property's close proximity to downtown and multiple means of transportation. The proposed parking management plan relies on a shared use system with hotel patrons using the parking later in the evening into early morning.

As revised, the parking management plan no longer reflects tension in parking demand (with the diminishment of hotel rooms) that spurred waiver approval based on valet parking for all hotel-generated vehicles and makes provision for stacked parking during peak demand times. Project total parking demand is 97 spaces, with 122 calculated on-site. Spaces for the existing Victoria Place uses remain unchanged except that spaces will not be assigned. The spaces for the senior housing remain unchanged.

In the unlikely event that anticipated peak parking demand is exceeded, the management plan states that some stacking in the lower level is achievable (see *Pearl and George Parking Plan*, p. 2) and in a more unlikely event, vehicles may be parked in off-site city garages. **(Affirmative finding if acceptable to DRB)**

Sec. 8.2.5, Bicycle Parking Requirements

The senior housing building requires 2 short term bike parking spaces (1 per 10 units) and 2 long term bike parking spaces (1 per 10 units). Bike racks adjacent to the building will provide the short term spaces. A dedicated bicycle storage room within the senior housing building will provide space for the required long term bike parking spaces.

The 78-room hotel requires 8 short term bike parking spaces (2 per 20 rooms) and 4 long term bike parking spaces. Within the same building, the café requires 2 short term bike parking spaces (1 per 500 sf seating space) and 2 long term bike parking spaces (1 per 1,000 sf). The required short term spaces will be provided with bike racks located in front of the hotel entrance. This bicycle parking will require an encumbrance permit issued at the discretion of the City Council with recommendation from the Department of Public Works (Sec. 8.2.5 B). Long term bike parking will be provided with sheltered racks located within the underground parking garage. **(Affirmative finding as conditioned)**

Article 14: Downtown Code (Hotel building only)

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 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;*

Recalculation of building height has determined that an additional 1' is necessary to achieve optimum insulation benefit. 58' had been approved in the original plan. Per 14.3.5-D, height district "E" allows for up to 65 feet. 59' is proposed.

The proposed hotel will introduce a significant presence along Pearl Street, with a 5-story attenuated façade anchored by the shop-front for a proposed cafe with a lissome articulated façade above. The fifth story is set back to provide an open balcony for a penthouse suite or small function room and to visually moderate the apparent height of the building. Design and material treatments are intended to make reference to the Art Deco façade of the former restaurant, an icon in the community. The height, materials and building treatment will provide an interesting visual experience and a point of reference within the City skyline. The design interest and detailing at the street front will ensure pedestrian enhancement.

The DAB has previously found the proposed plan consistent with this standard.

(Affirmative finding)

- a. *Step backs, horizontal and vertical variation, selection of materials, and/or other architectural design technics are used to reinforce the street wall, create transitions from buildings of a smaller mass and height, and reduce the perceived height and mass of upper stories from the street level;*

Material and tonal variation, coupled with the intended fifth floor step-back will help settle the building into the street context and visually modulate the apparent height of the hotel building. The easterly “ell” will be recessed from the street front behind an entry patio, but the combination of stilted support with an open at-grade parking deck, and the dark materials of the upper floor visually slenderize the building mass. Reference is made to exterior elevations, A4.2.

(Affirmative finding)

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 constraints of the 64-68 Pearl Street site prescribe the slender proportions of the building front. The building face is segregated into discrete portions, defined by window arrangement, materials, and plane. The design successfully creates interest, maximizes the volume, and discretely modulates the mass.

(Affirmative finding)

The DRB may condition approval of additional building height by reducing the By-Right building mass by no more than 10% of the total floor area of the new floors enabled by granting the additional building height. In no case shall the maximum By-Right building height be reduced.

ii. Active Public Space and Restrooms

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

Not applicable. The proposed building is not proposed to exceed the threshold of the 85’ standard.

II. Conditions of Approval

1. All conditions of approval from approved plan ZP19-0532CA/CU; ZP19-0533CA/MA; ZP19-0534 CA/MA; ZP19-0535CA; ZP19-0536CA not specifically altered herein shall remain in effect.
2. Regarding the parking waiver included in this zoning permit, the applicant shall report back to the Department of Planning & Zoning each year for 3 years from the date of this approval as to actual onsite parking demand.
3. Standard Permit Conditions 1-15.

This memo is intended to outline operational details of the two-level parking lot proposed for the Hotel Champlain and George Street Lofts project. Updates have been made based on a *reduction of 15 hotel rooms, and reduction of 2 parking spaces for improved flow and safety.*

The reduction in hotel rooms has reduced the total demand such that NO surplus vehicles are predicted at any time during the day.

Parking Lot/Garage Basics:

The proposed parking for this combined project is provided on two levels: It contains **38 surface parking** spaces accessed from Pearl St., generally in the location that they are now behind the former Bove's café. Beneath this level, there are **48 below grade**, structured parking spaces accessed from George St.

The **86 total physical spaces** actually yield more spaces on paper based on the Article 14 provision allowing each structured parking space to be counted at 1.75 spaces against project demand. With the 1.75 factor applied to the 48 underground spaces only, we generate 84 spaces + the 38 surface spaces for a **total supply of 122 spaces** on paper against a **project demand of 97 spaces**. Per the ordinance:

- Supply = $[(48 \times 1.75) + 38] = 122 \text{ spaces}$.
- Demand = [existing use by previous approvals (18) + hotel demand $[78 \times .75] = (59)$ + apartments [with the requested waiver] (20) = 97 spaces.

Other considerations:

- The City agreement to sell the existing parking lot back to the applicant includes a provision that requires the current 30 public spaces to remain "available for public use" during the day (8am-5pm). This can be achieved under a shared arrangement as will be demonstrated below.
- The City expects that the 30 spaces that will remain available to the public be based on the number of actual parking spaces (excluding the underground bonus).

Proposed use allocation within lots based on the actual 86 spaces available:

38 Surface Spaces:

- (18) Victoria Place/Stannard House: On paper, we can allocate 8 surface spaces for use by Victoria Place patrons and the hotel. However, to best support the flexibility gained with shared parking, these spaces will not be permanently designated or otherwise removed from the total 38 available.
- (30) remaining surface spaces: *shared* between the Hotel use (night) and the obligation to the city for public use (8am-5pm). The Hotel will park ALL hotel generated cars using a Valet Service to actively manage Hotel parking in these spots and to ensure that the required 30 spaces will be available during the stipulated day use hours.
 - Operationally - if at any time the actual hotel demand exceeds the number of available non-public spaces, the Valet service will begin moving hotel generated cars to the lower level, or distribute surplus vehicles to City owned public garages. Cars will not be placed in the 30 public spaces, drive aisles or parked on the surrounding streets.
 - Limiting counts: available spaces not counting the 30 spaces promised to the city.
 - 56 during the week between the hours of 8am-5pm while the other 30 are available for public use per the agreement with the city, or
 - 86 spaces at all other times.
 - See the L&D Parking Analysis showing a total demand for less than 53 spaces between the hours of 8:00am and approximately 7:30pm.

48 Lower Level Spaces:

- (10) for the remaining Victoria Place/Stannard House parking count.
- (20) for the Apartment use- all Apartment tenants will have underground parking.
- (18) spaces for the Hotel (Valet parking)
 - The allocations listed here are for *counting* purposes only. Spaces will not be assigned to allow maximum flexibility for the shared parking. The Hotel valet service will manage vehicle counts such that the necessary residential use spaces will always be available.
 - Again, if at any time the actual vehicle demand exceeds the number of available non-residential spaces, the Valet service will move hotel generated cars to off-site Public City garages.

Shared Use Parking: Traffic/parking consultant Lamoureux & Dickinson's traffic and parking analysis shows that the shared use arrangement will work, and further, that it satisfies the overall parking demand and the shared day use parking demand.

- To leave 30 spaces available per the City agreement during the required daytime hours (8am-5pm), we follow the shared parking calculations to see when the total demand falls below 56 (or 86 less 30). Based on the shared use analysis, the daytime parking total demand falls to 56 spaces or less between the hours of 8am and approximately 7:30pm. *The analysis shows that maximum demand between these hours is 53, still leaving 3 surplus parking spaces.*

Land-Use	12-4 am	0600	0700	Weekday - Required Surface Parking Spaces by Hour										1800	1900	2000	2100	2200
				0800	0900	1000	1100	1200	1300	1400	1500	1600	1700					
Residential	36	30	26	22	20	19	19	18	18	18	18	21	23	24	25	27	30	32
Hotel	47	45	42	30	26	23	21	21	19	18	18	21	23	24	25	29	34	40
Retail	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank	0	0	0	0	1	2	2	2	2	2	2	2	1	1	0	0	0	0
Coffee/Donut Shop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	83	75	68	53	48	45	43	41	39	38	39	44	48	49	51	57	64	73
Max. Req'd Parking *	83	spaces																

- Using a valet parking system, we can manage the location of hotel vehicles to ensure that the 30 public use spaces remain available during the required hours.
- **Stacked Parking:** we have evaluated the use of stacked parking to accommodate peak parking nights for hotel use. This will affect parking in the lower level only and will be achieved operationally by the valet parking attendants using temporary measures including chains and cones. Our studies indicate that we can increase lower level garage capacity to 55-60 cars.
- *The shared parking analysis shows that our projected total parking demand does not exceed 83 spaces* compared to the 86 actual spaces on site (and 122 spaces including the bonus for structured parking).
- With stacked parking to achieve 55 cars in the lower level, and 38 cars in the upper level, total capacity of 93 vehicles can be achieved. We are comfortable that for the average day/night, we will have spare capacity.
- **Check-in/Drop-off spaces:** The parking lot has been striped-out by the hotel entry and left wider than necessary along the entry drive (by the curving bollards) to allow for temporary standing or parking during guest registration, drop-off. This should not affect normal circulation or any striped parking spaces.

*Reference Traffic and Parking Analysis by Lamoureux & Dickinson.

Table A - Shared Parking Calculations for Required Off-Street Parking

Updated based on 78 Hotel Rooms

Project: Hotel Champlain
Pearl St., Burlington
Project #: 17068

Date: September 12, 2019

By: Roger Dickinson, PE, PTOE
Lamoureux & Dickinson

Sources: Burlington Comprehensive Development Ordinance, Article 8
Burlington PlanBTV Downtown Code, Article 14.6.7 (d)
Parking Generation, ITE, 5th Ed.
Shared Parking, ULI, 2nd Ed.

Proposed Land-Uses	Ratio	# Req'd Spaces
Residential		
Victoria Place 34 units		16
Stannard House 7 units		0
George St Lofts 20 units		20
Hotel 78 rooms	0.6	47
Laundromat 20 machines	0	0
Dunkin Donuts 2,480 sf	0	0
Champ Vapes 2,600 sf	0	0
VSECU 1,920 sf	1	2
Total		85

DT Zone, approved for 18 spaces (16 +.2 for VSECU)
DT Zone, parking incl. in Victoria Place
RH Zone, Table 8.1.8-1, std. ratio = 2 per unit; 50% waiver
DT Zone, Table 8.1.8-1, 0.75 spaces/room x 80% vehicle modal split ¹
DT Zone, Table 8.1.8-1, laundromat
DT Zone, Table 8.1.8-1, restaurant - take out
DT Zone, Table 8.1.8-1, general merchandise/retail
DT Zone, Table 8.1.8-1, bank, credit union

Proposed Parking Spaces			
	Surface	Underground	
		Actual	(x 1.75)
Victoria Place	8	10	17.5
George St Lofts	0	20	35
Hotel	30	18	31.5
Subtotals	38	48	84
Total = 86 actual spaces; 122 with allowed underground space credit			

Weekday - Shared Use Parking Hourly Ratios																		
Land-Use	12-4 am	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200
Residential	100%	83%	71%	61%	55%	54%	53%	50%	49%	49%	50%	58%	64%	67%	70%	76%	83%	90%
Hotel	100%	95%	89%	64%	56%	49%	45%	45%	41%	39%	39%	44%	48%	51%	54%	62%	72%	86%
Retail	0%	0%	4%	20%	53%	55%	56%	67%	69%	80%	67%	68%	100%	87%	48%	37%	29%	0%
Bank	0%	0%	7%	24%	62%	82%	90%	85%	88%	92%	100%	92%	72%	36%	9%	0%	0%	0%
Coffee/Donut Shop	0%	0%	73%	100%	63%	57%	42%	39%	27%	27%	27%	27%	27%	27%	27%	27%	27%	27%

				Weekday - Required Surface Parking Spaces by Hour														
Land-Use	12-4 am	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200
Residential	36	30	26	22	20	19	19	18	18	18	18	21	23	24	25	27	30	32
Hotel	47	45	42	30	26	23	21	21	19	18	18	21	23	24	25	29	34	40
Retail	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank	0	0	0	0	1	2	2	2	2	2	2	2	1	1	0	0	0	0
Coffee/Donut Shop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	83	75	68	53	48	45	43	41	39	38	39	44	48	49	51	57	64	73
Max. Req'd Parking ²	83	spaces																

¹ The Burlington Hilton Garden hotel reported that they valet 100% of their guests' cars, and that they have a 60% valet rate. In other words, only 60% of their guests arrive with cars to park. A 80% vehicle modal split has been applied as a conservative estimate for weekday hotel guests.

² The average hotel occupancy for Burlington hotels has been 73% over the last 10 years, and is projected to stabilize at 72% with this Project (Proposed Hotel Marketing Study, Pinnacle Advisory Group, February 25, 2018). The actual hotel parking demand will be lower than shown above on an average day. The marketing study estimated that Burlington hotels sell out approximately 1/3 of the nights per year.

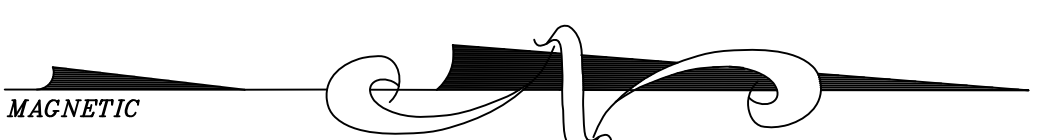
ACTUAL NUMBER OF SPACES PROVIDED ON SITE BY THE PROJECT = 86.

Shared Parking demand by table shows a maximum of 85 spaces generated.

Looking at actual hourly parking use, we see a maximum of 83 spaces at peak overnight times, 12-4am.

The City negotiated day-use period requiring 30 spaces for City use between 0800 and 1700 (8-5) is satisfied: (86 actual spaces less 30 for city use = 56 spaces). The highlighted portion of the hourly use chart shows that the project will require a maximum of 53 spaces during that period- leaving at least 33 spaces available.

	PROJECT BOUNDARY
	OTHER PROPERTY LINE
	SETBACK
	SIDELINE OF EASEMENT
	CONTIGUOUS LINE (1/8" 5.0, DATUM)
	PROPOSED FINISH GRADE CONTOUR
	EXISTING UNDERGROUND ELECTRIC
	EXISTING SEWER/LINE
	EXISTING STORM
	EXISTING WATERLINE
	EXISTING NATURAL GAS/LINE
	EXISTING TELECOMMUNICATIONS
	EXISTING/PROPOSED HYDRANT
	ABOVE / BELOW - GROUND PARKING
	EXISTING PAVED/GRAVEL DRIVE



RD DISTRICT COVERAGE:
 TOTAL LOT AREA: 12,282 SF * 0.28 AC (12 PARCELS)
 PROPOSED BUILDING COVERAGE: 5,542 SF * 0.12 AC (14.5%)
 PROPOSED TOTAL COVERAGE: 9,775 SF * 0.22 AC (79%)

DT DISTRICT COVERAGE:
 TOTAL LOT AREA: 36,705 SF * 0.89 AC (3 PARCELS)
 PROPOSED BUILDING COVERAGE: 24,750 SF * 0.57 AC (16.4%)
 PROPOSED TOTAL COVERAGE: 34,052 SF * 0.80 AC (18.14%)

PARKING REQUIREMENTS:

WALKER LEVINE
VICTORIA PLACE + STANNARD HOUSE • 18 SPACES
GEORGE STREET LOFTS:
20 UNITS X 2 SPACES/UNIT X 50% WAIVER • 20 SPACES
HOTEL CHAMPLAIN:
78 ROOMS X 0.75 SPACES/ROOM • 59 SPACES
REQUIRED PARKING • 97 SPACES

PARKING PROPOSED

84 SPACES UNDERGROUND (48 SPACES X 1.75-84 SPACES PER 146.7 D.I.)
38 SPACES ABOVEGROUND

PROPOSED PARKING = 122 SPACES

BICYCLE PARKING REQUIREMENTS:

LONG TERM SPACES

GEORGE ST LOFTS - 20 UNITS X 0.10 SPACES PER UNIT (ELDERLY)

* 2 SPAC
HOTEL CHAMPAIN

= 4 SPACES

* 2 SPACES = 1,700 SF RESTAURANT X

REQUIRED LONG TERM SPACES = 8 SPACES

SHORT TERM SPACES

GEORGE ST LOFTS • 20 UNITS X 010 SPACES PER UNIT (ELDERLY)

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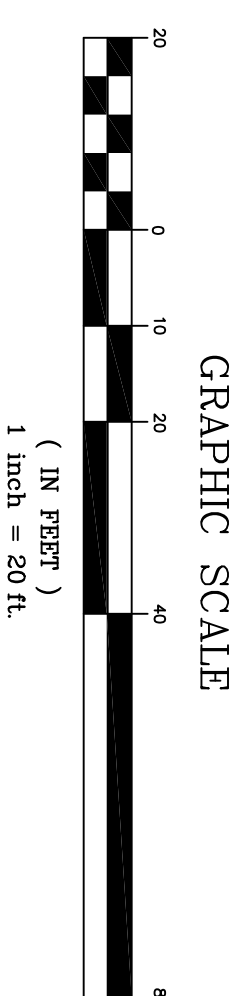
      = 2 SPACES

```

* 8 SPACES
HOTEL CHAMPLAIN - 18 ROOMS & 01 SPACES PER UNIT (HOTEL)

- * 1,700 SF RESTAURANT X .002 SPACES PER SF
- 4 SPACES

	12-10-19	Issued to SIM Plan Amendment Application	BMC
	11-15-19	Revised water service location and updated total demand based on SFT drawings	BMC
	6-17-19	Revised plan for 20 hotel rooms and increased George St L&ES support	BMC
	7-28-19	Revised electrical floor area and sewer connections per WMA-14-052 approval	BMC
	7-28-19	Revised window boundary, header and added conduit for future electric charging station	BMC
	5-28-19	Revised based on City Water Resources Comments	BMC
	4-9-19	Added a note for loop loading	BMC
	DATE	REVISION	ADDED A NOTE FOR LOOP LOADING
	1-30-19	Added a note for loop loading	ADDED A NOTE FOR LOOP LOADING
SHEET #	1-14-19	DATE	1-14-19
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CHECKED BY	99	DATE	99
DESIGN NAME	OTLEARY-BURKE	DATE	99
PROJECT NAME	CIVIL ASSOCIATES, P.C.	DATE	99
PROJECT ADDRESS	13 CORPORATE DRIVE SEASIDE, CT 06455	DATE	99
PROJECT PHONE	(860) 439-8800	DATE	99
PROJECT FAX	(860) 439-8800	DATE	99
PROJECT EMAIL	info@otleary-burke.com	DATE	99
PROJECT WEBSITE	www.otleary-burke.com	DATE	99
PROJECT URL	www.otleary-burke.com	DATE	99
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PROJECT PRESENTATION	www.otleary-burke.com	DATE	99
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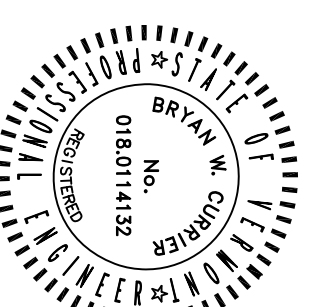


(IN FEET)
1 inch = 20 ft

Owner/Applicant
3-11 1/2 GEORGE STREET, LLC
218 OVERLAKE DRIVE
COLCHESTER, VT 05466

GRAPHIC SCALE

NOTE: ALL EXISTING ELECTRIC AND GAS INFRASTRUCTURE SHALL BE VERIFIED BY BURLINGTON ELECTRIC AND VERMONT GAS SYSTEMS PRIOR TO THE START OF CONSTRUCTION



FAX: 878-6669
E-MAIL: obcra@ohangburke.cc

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9/23/2019 10:16:46 AM



UPDATE: 78 ROOMS



project name:
GEORGE STREET
REDEVELOPMENT
64-68 PEARL STREET
BURLINGTON, VT 05401

scale: 1/8" = 1'-0"
project no. 15-1102
checked by: JA/TS
drawn by: JN/AS/EC
date: 09/23/19

Date	Revisions
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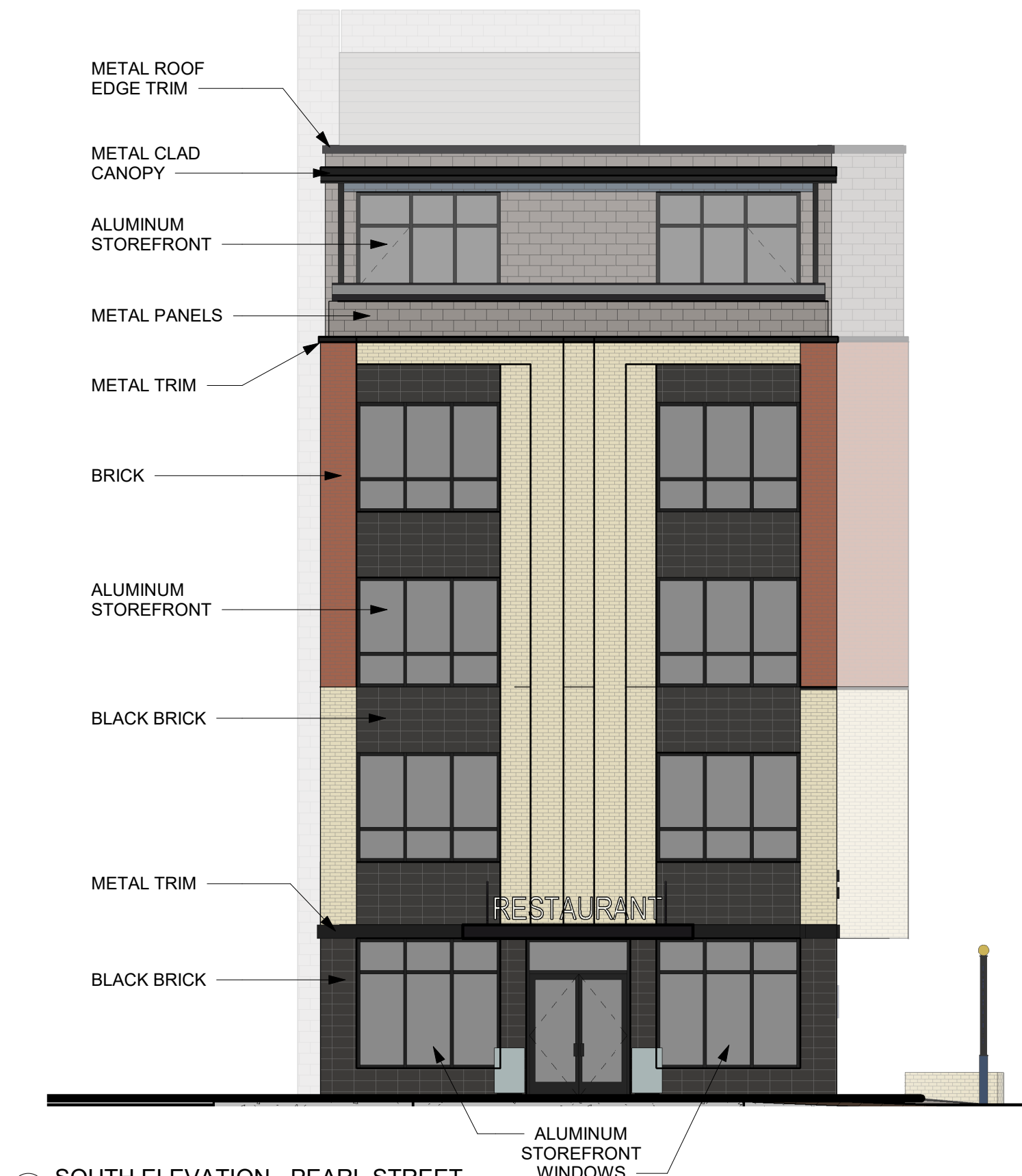
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HOTEL EXTERIOR
ELEVATIONS

sheet no.
A4.1
HOTEL

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



③ SOUTH ELEVATION - PEARL STREET
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"

UPDATE: 78 ROOMS



project name:

GEORGE STREET
REDEVELOPMENT
64-68 PEARL STREET
BURLINGTON, VT 05401

scale: 1/8" = 1'-0"
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date: 09/23/19

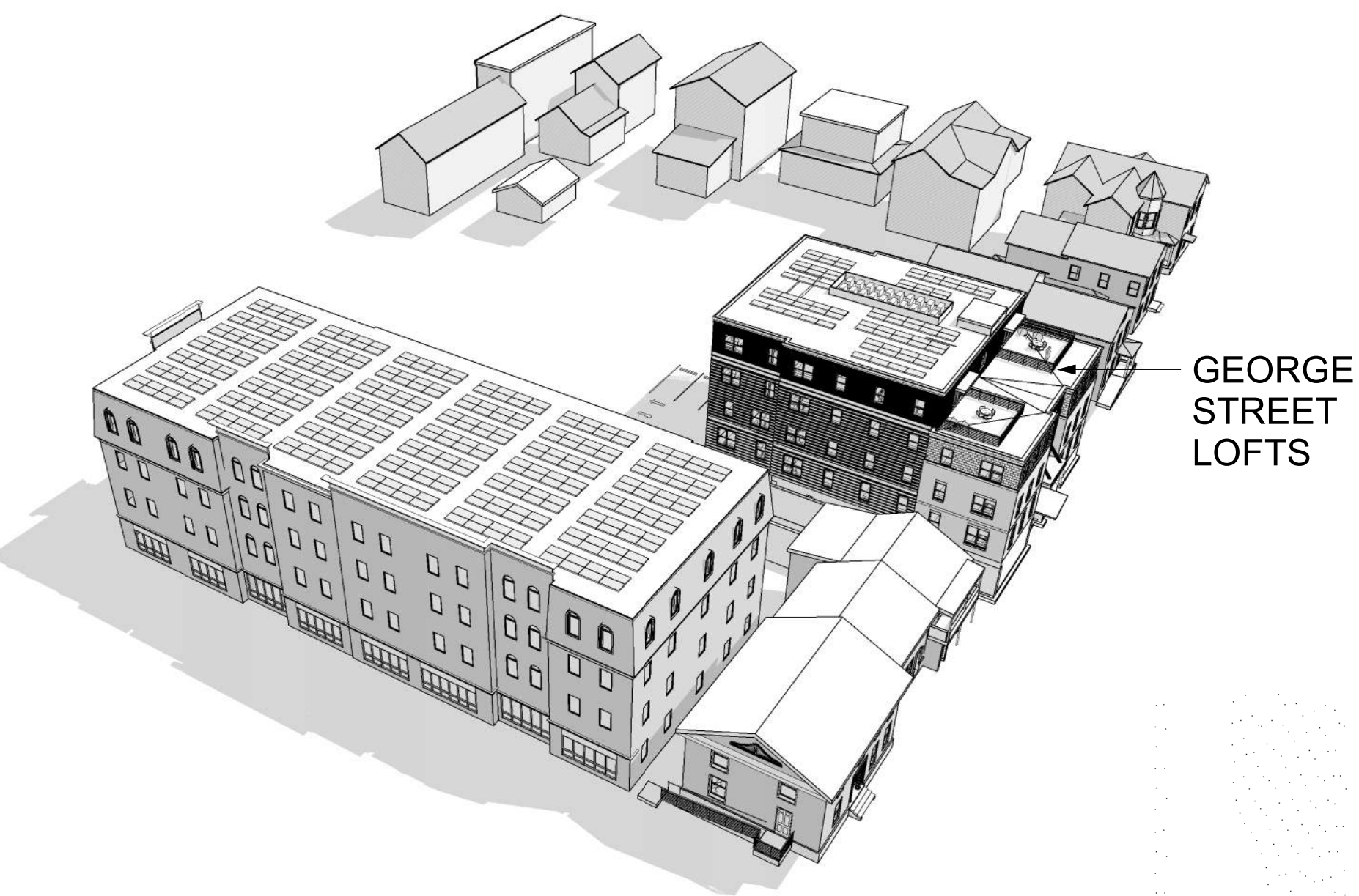
Date	Revisions
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HOTEL EXTERIOR
ELEVATIONS

sheet no.

A4.2
HOTEL

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GEORGE STREET LOFTS

GEORGE STREET LOFTS AT VICTORIA PLACE

(16) 2 BEDROOM // (4) 1 BEDROOM

PROJECT LOCATION:
13-19 George Street
Burlington, VT 05401

Owner
17 George Street LLC

Architect
Scott + Partners, Inc., Architects
20 Main Street
Essex Junction, VT 05452
P: (802) 879-5153
John Alden, AIA
jba@scottpartners.com

Structural Engineer
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Burlington, VT 05401
P: (802) 863-6225
Russ Miller-Johnson, P.E.
russmj@engineeringventures.com

Civil Engineer
O'Leary - Burke Civil Associates, PLC
13 Corporate Drive
Essex Junction, VT 05452
P: (802) 878-9990
Paul O'Leary, Jr., P.E.
poleary@olearyburke.com

M/E/P/FP
DESIGN BUILD to be permitted separately.

DRAWINGS:

GENERAL	
A0.0	COVER SHEET
A0.1	GENERAL NOTES AND ABBREVIATIONS
LS 1	CODE SUMMARY + PLAN
CIVIL	
2	SITE PLAN
ARCHITECTURAL	
A2.0	BASEMENT FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	FOURTH FLOOR PLAN
A2.5	ROOF PLAN
A3.1	REFLECTED CEILING PLANS
A3.2	REFLECTED CEILING PLAN AND DETAILS
A4.1	NORTH ELEVATION
A4.2	EAST ELEVATION
A4.3	SOUTH ELEVATION
A4.4	WEST ELEVATION
A5.1	LONGITUDINAL SECTION A
A5.2	LONGITUDINAL SECTION B
A5.4	TRANSVERSE SECTION A
A5.5	TRANSVERSE SECTION B
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project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale:	
project no.	15-1102
checked by:	JRP
drawn by:	EK
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sheet title:
COVER SHEET

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A0.0

NOT FOR CONSTRUCTION

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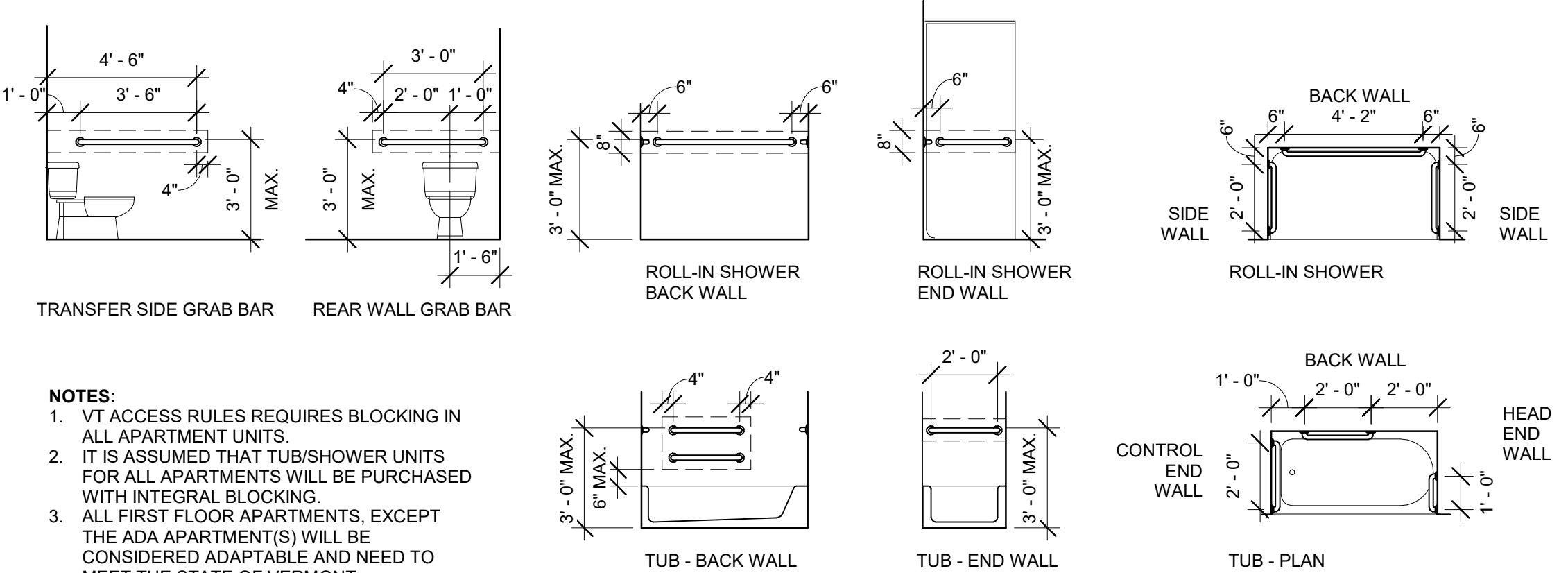
ABBREVIATIONS	
ABBR	DESCRIPTION
#	NUMBER OF POUNDS
&	AND
=	EQUAL
@	AT
A/C	AIR CONDITIONING
A/E	ARCHITECT/ENGINEER
ABV	ABOVE
AC	ACOUSTICAL
ACT	ACQUSTIC CEILING TILE
AD	ACCESS DOOR or AREA DRAIN
ADD	ADDITIONAL
ADJ	ADJACENT
ADJT	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANCH B	ANCHOR BOLT
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ARCH	ARCHITECT/ARCHITECTURAL
ASB	ASBESTOS
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVG	AVERAGE
B	BOLT
BC	BRICK COURSE
BD	BOARD
BEL	BELOW
BET	BETWEEN
BIT	BITUMINOUS
BL	BLANKET
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM, BENCH MARK
BN	BULL NOSE
BO	BOTTOM OF
BOS	BOTTOM OF STEP
BOT	BOTTOM
BRCG	BRACING
BRG	BEARING
BRK	BRICK
BRKT	BACKET
BS	BOTH SIDES
BSMT	BASEMENT
BUR	BUILT UP ROOFING
BW	BOTH WAYS
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FEET
CG	CORNER GUARD
CH	CEILING HEIGHT
CHAM	CHAMFER
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CJ	CONTROL JOINT or CONSTRUCTION JOINT
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CLNG	CEILING
CLOS	CLOSET
CLR	CLEAR
CLS	CLOSURE OR CLOSER
CM	CONSTRUCTION MANAGER
CMU	CEMENT MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSIBLE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
COR	CORRUGATED
CORR	CORRIDOR
CPT	CARPET
CR	CHAIR RAIL
CRS	COURSE
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CU	CUBIC
CUH	CABINET UNIT HEATER
CW	COLD WATER
CYL	CYLINDER
D	DEEP OR DEPTH
DB	DECIBELS
DBL	DOUBLE
DEM	DEMOLISH
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DMT	DEMOUNTABLE
DN	DOWN
DP	DAMP PROOFING
DR	DOOR OR DRAIN
DS	DOWN SPOUT
DWG	DRAWING
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC OR ELECTRICAL

ABBREVIATIONS	
ABBR	DESCRIPTION
ELEV	ELEVATOR
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSURE
ENG	ENGINEER
ENT	ENTRANCE
EOS	EDGE OF SLAB
EO	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWV	ELEC. WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXIST	EXISTING
EXP	EXPANSION
EXPD	EXPANDED
EXPO	EXPOSED
EXT	EXTERIOR
EXTR	EXTRUDED
FA	FIRE ALARM
FAS	FASTENER
FB	FACE BRICK OR FLAT BAR
FC	FLEXIBLE CONNECTION
FD	FLOOR DRAIN or FIRE DAMPER
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CAB
FFE	FINISHED FLOOR ELEVATION
FGI	FIBERGLASS
FHC	FIRE HOSE CABINET
FIN	FINISHED
FIX	FIXTURE
FLASH	FLASHING
FLEX	FLEXIBLE
FLOR	FLUORESCENT
FLR	FLOOR
FLRG	FLOORING
FOV	FACE OF WALL
FP	FIRE PROOFING
FR	FIRE RATED
FRM	FRAME
FRP	FIBERGLASS REINF. PANELING
FRT	FIRE RET. TREATED
FT	FOOT OR FEET
FTG	FOOTING
FTR	FIN TUBE RADIATION
FUR	FURRED OR FURRING
FURN	FURNISHED
FUT	FUTURE
FXD	FIXED
GA	GAUGE
GALV	GALVANIZE(D)
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GRADE
GDR	GUARDRAIL
GEN	GENERAL
GL	GLASS
GRD	GROUND
GS	GRAVEL STOP
GT	GROUT
GWB	GYPSPUM WALL BOARD
GYP	GYPSPUM
HB	HOSE BIB
HBD	HARDBOARD
HC	HOLLOW CORE or HANDICAP ACCESSIBLE
HDR	HANDRAIL
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HCR	HORIZONTAL
HPS	HIGH PRESSURE
HR	HOUR
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING, VENT., & A/C
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED/ING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INTER	INTERMEDIATE
JAN	JANITOR
JB	JUNCTION BOX
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
K PL	KICK PLATE
KD	KNOCK DOWN
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
LF	LINEAL FEET
LF F	LIGHT FIXTURE
LFLI	LANDLORD FURNISHED LANDLORD INSTALLED
LFLI	LANDLORD FURNISHED TENANT INSTALLED
LIQ	LIQUID
LOC	LOCATION
LT	LIGHT
LTG	LIGHTING
LTL	LINTEL
LVR	LOUVER
LW	LONG WAY
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MCF	METAL FURRING CHANNEL
MD	METAL DECKING
MECH	MECHANICAL

ABBREVIATIONS	
ABBR	DESCRIPTION
MED	MEDIUM
MEMB	MEMBER
MFR	MANUFACTURER
MH	MANHOLE
MHO	MAGNETIC HOLD OPEN
MIN	MINIMUM OR MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
MO	MASONRY OPENING
MOV	MOVABLE
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFE	OWNER FURNISHED EQUIPMENT
OFF	OFFICE
OFI	OWNER FURNISHED AND INSTALLED
OH	OVERHEAD
OHD	OVER HEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
OPPH	OPPOSITE HAND
OZ	OUNCE
PART	PARTITION
PC	PRECAST OR PIECE
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PFN	PREFINISHED
PH	PARTIAL HEIGHT
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLUMB	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
PORC	PORCELAIN
PREFAB	PREFABRICATED
PRESS	PRESSURE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OR POINT
PTD	PAINTED
PVC	POLY VINYL CHLORIDE
PVMT	PAVEMENT
PVR	PAVER
QTY	QUANTITY
R	RADIUS/RISER
RA	RETURN AIR
RAD	RADIATION
RD	ROOF DRAIN, ROAD
REBAR	REINFORCING BAR
REC	RECESSED
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMOVE
REQD	REQUIRED
RES	RESISTANT
RESIL	RESILIENT
RET	RETAINING
REV	REVISION/REVERSE
RF	ROOF
RFG	ROOFING
RM	ROOM OR ROOF MEMBRANE
RO	ROUGH OPENING
RSL	RESILIENT FLOORING
S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SHLV	SHELVING
SHT	SHEET
SIM	SIMILAR
SLDG	SLIDING
SLNT	SEALANT
SPCG	SPACING
SPEC	SPECIFICATION
SPKR	SPEAKER
SPR HD	SPRINKLER HEAD
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMBOL
SYS	SYSTEM
T	TREAD, TILE
T&G	TONGUE AND GROOVE
TBD	TACK BOARD
TEL	TELEPHONE
TEMP	TEMPORARY, TEMPERATURE
TFLI	TENANT FURNISHED LANDLORD INSTALLED

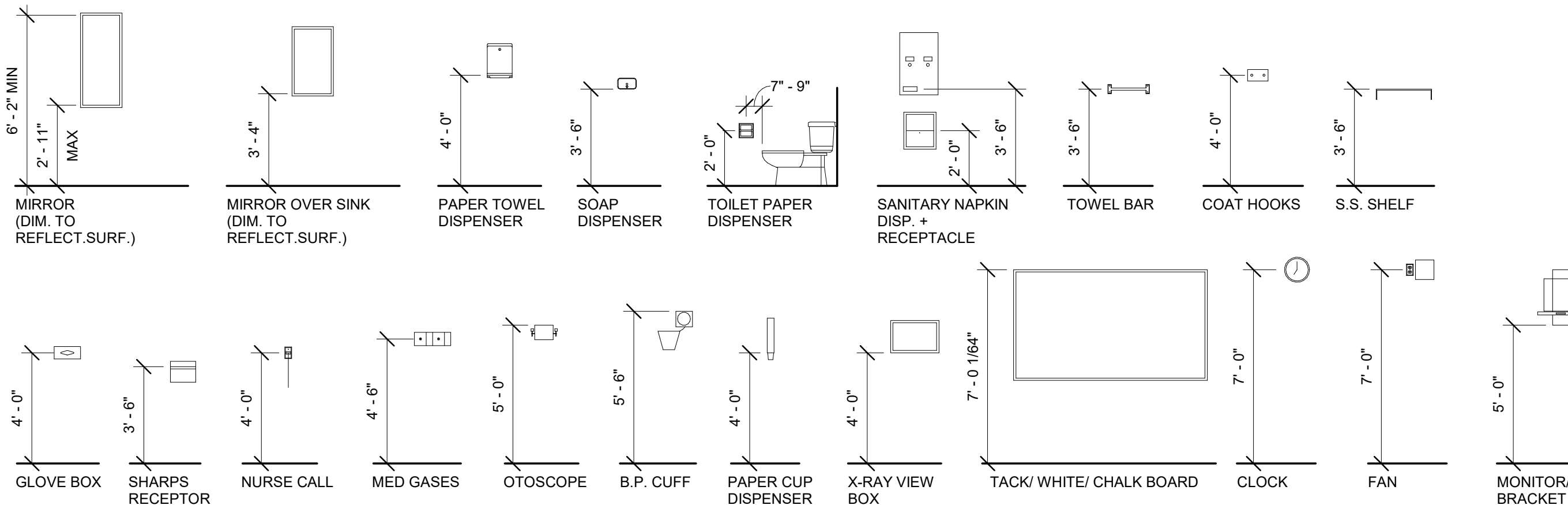
ABBREVIATIONS	
ABBR	DESCRIPTION
TFTI	TENANT FURNISHED or TENANT INSTALLED
THERM	THERMOMETER
THK	THICK
THR	THRESHOLD
THRU	THROUGH
TK BD	TACK BOARD
TLT	TOILET
TOC	TOP OF CURB
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TR	TRENCH
TRT	TREATED
TYP	TYPICAL
UC	UNDER CUT
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORIES
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
VAC	VACUUM
VAR	VARIABLE
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VEH	VEHICLE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VENT PIPE
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITH OUT
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WG	WIRE GLASS
WIN	WINDOW
WP	WATER PROOF
WR	WATER RESISTANT
WS	WATER STOP
WT	WEIGHT
WWF	WELDED WIRE FABRIC

REQUIRED BLOCKING & GRAB BAR LOCATIONS:

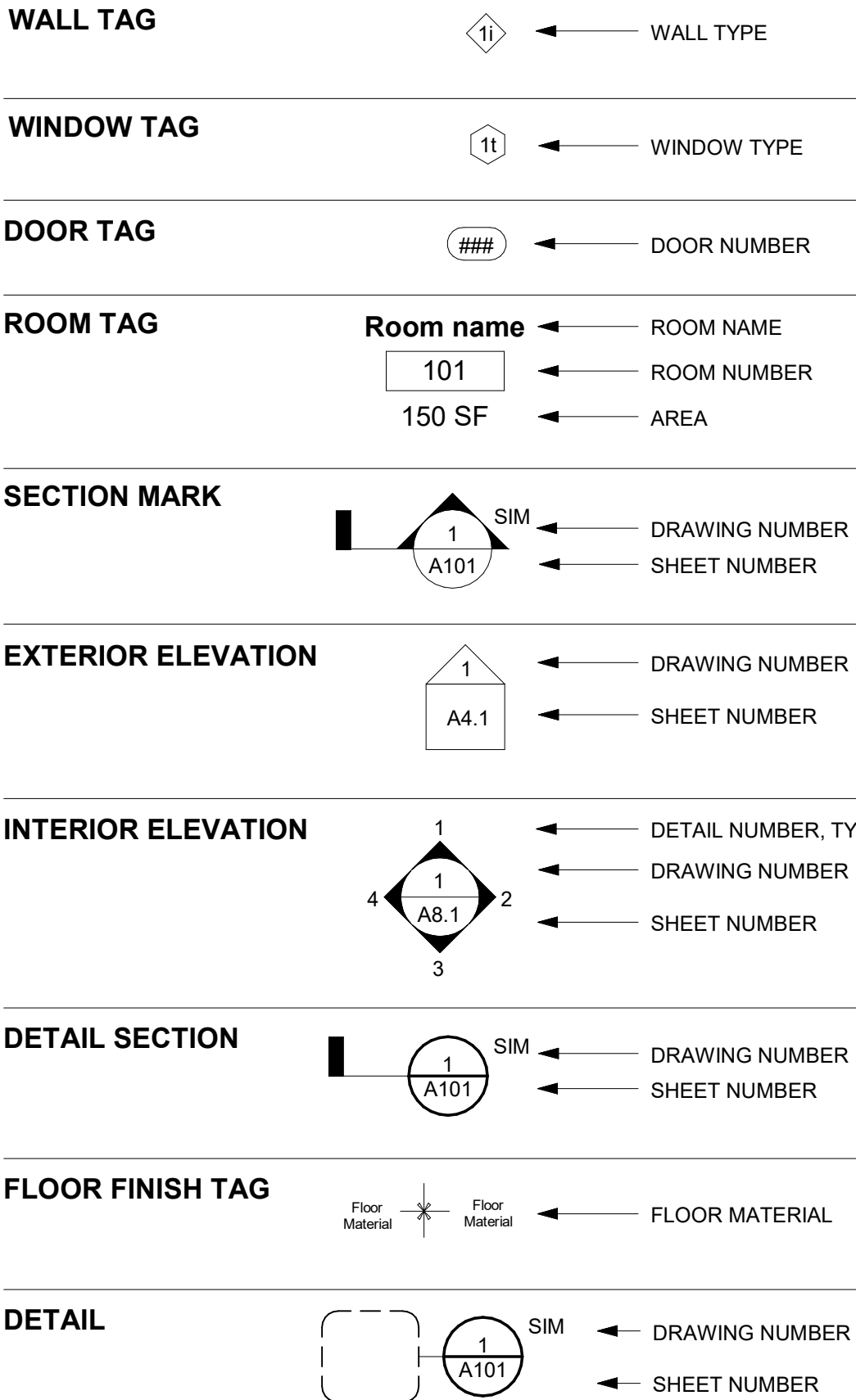


- NOTES:
1. VT ACCESS RULES REQUIRES BLOCKING IN ALL APARTMENT UNITS.
 2. IT IS ASSUMED THAT TUB/SHOWER UNITS FOR ALL APARTMENTS WILL BE PURCHASED WITH INTEGRAL BLOCKING.
 3. ALL FIRST FLOOR APARTMENTS, EXCEPT THE ADA APARTMENT(S) WILL BE CONSIDERED ADAPTABLE AND NEED TO MEET THE STATE OF VERMONT ACCESSIBILITY REQUIREMENTS. (THIS INCLUDES ANY UPPER FLOOR UNITS ACCESSED BY AN ELEVATOR.)
 4. THE DESIGNATED ADA APARTMENT(S) MUST MEET CURRENT ADA REQUIREMENTS.
 5. ALL OTHER APARTMENTS MUST MEET THE STATE OF VERMONT RULES FOR VISITABILITY.

MOUNTING HEIGHTS FOR EQUIPMENT & ACCESSORIES



SYMBOL LEGEND



INSULATION AND AIR SEALING NOTES:

1. WHERE DIRECTED, INSULATE CAVITY WALLS WITH 4-1/2" OF SPRAY APPLIED CLOSED CELL FOAM INSULATION. ON EXTERIOR OF PLYWOOD WALL SHEATHING INSTALL 1-1/2" FOIL FACED POLY ISOCYANURATE RIGID FOAM INSULATION.
2. INSULATED ABOVE ROOF SHEATHING WITH 10" OF POLYISOCYANURATE RIGID FOAM INSULATION. MINIMUM R VALUE TO EQUAL R-60 PER MFR. AGED VALUES.
3. UNDER SLAB AND SLAB PERIMETER ARE TO BE INSULATED WITH A MINIMUM OF 2 INCHES OF RIGID INSULATION (MINIMUM 2 PCF POLYSTYRENE RATED FOR EARTH CONTACT). SEE STRUCTURAL DRAWINGS FOR RECOMMENDED LOAD RATING AND ADDITIONAL INSULATION REQUIREMENTS. WHERE A DISCREPANCY IN QUANTITY APPEARS PROVIDE THE HIGHEST INSULATION VALUE REQUESTED.
4. AT INSULATE PARKING GARAGE CEILING AND PERIMETER WALL WITH 6" POLY-ISOCYANURATE RIGID FOAM INSULATION.
5. INSULATION CONTRACTOR AND OR GENERAL CONTRACTOR ARE TO PROVIDE ALL AIR SEALING MEASURES:
6. GENERAL AIR SEALING MEASURES WILL BE INSTALLED THROUGH THE USE OF INDUSTRY STANDARD MATERIALS AND TECHNIQUES, INCLUDING: USE OF MINIMUM EXPANDING FOAM AND RIGID MATERIALS TO SEAL CRACKS GAPS AND VOIDS, AND USE OF PRESSURE DIFFERENTIAL DIAGNOSTIC TECHNIQUES TO LOCATE AIR LEAKAGE PATHS. GC IS TO PROVIDE A MINIMUM OF ONE BLOWER DOOR TEST PRIOR TO INSTALLATION OF DRYWALL AND ONE BLOWER DOOR TEST AFTER DRYWALL INSTALLATION OR AS MANY TESTS ARE REQUIRED UNTIL APPROVED AIR LEAKAGE RATES ARE MET. BLOWER DOOR CONTRACTOR IS TO BE A TRAINED AND QUALIFIED TECHNICIAN FROM AN INDEPENDENT TESTING ORGANIZATION APPROVED BY THE OWNER AND ARCHITECT.
7. AIR LEAKAGE RATE IS BLOWER DOOR TESTED AND SHOWN TO BE NO MORE THAN 0.40 CFM50/SQ.FT. OF EXTERNAL, ABOVE GRADE BUILDING SHELL SURFACE AREA.
8. ALL INTERIOR BUILDING EXPOSED FOAM INSULATION IS TO BE SEPARATED FROM THE BUILDING INTERIOR BY AN APPROVED THERMAL BARRIER OF 1/2" GYPSUM WALLBOARD, APPROVED INTUMESCENT PAINT OR EQUIVALENT THERMAL BARRIER MATERIAL TO PROVIDE AN APPROVED 15 MINUTE MINIMUM FIRE PROTECTION RATING.
9. AIR SEALING WILL INVOLVE (BUT NOT LIMITED TO) EFFECTIVE SEALING WITH APPROPRIATE PRODUCTS IN THE FOLLOWING AREAS:
 - A. ALL PLUMBING, ELECTRICAL, ELECTRICAL BOX, KITCHEN FAN DUCT OR BATH FAN DUCT PENETRATIONS IN EXTERIOR WALLS AND ATTIC WITH CAULK OR MINIMALLY EXPANDING FOAM.
 - B. ANY CHASES OPEN TO THE ATTIC.
 - C. SEALING THE GAP BETWEEN THE TOP PLATES OF INTERIOR AND EXTERIOR WALLS AND CEILING SHEET ROCK IN THE TOP STORY WITH CAULK OR MINIMALLY EXPANDING FOAM.
 - D. BOTTOM EDGE OF SHEET ROCK SEALED TO SUB FLOOR OR SLAB ON EXTERIOR WALLS WITH MINIMALLY EXPANDING FOAM.
 - E. METAL BATH FAN HOUSINGS SEALED TO SHEET ROCK WITH CAULK OF MINIMALLY EXPANDING FOAM.
 - F. AROUND WINDOW AND DOOR ROUGH OPENING, MINIMALLY EXPANDING FOAM WITH BEAD SIZE TO SEAL WINDOW FRAME TO ROUGH OPENING, DO NOT TRY TO FILL DEPTH OF GAP.
 - G. AIR SEAL ATTIC PRIOR TO INSULATING.
 - H. INSULATING CONTRACTOR SHOULD COORDINATE AIR SEALING WORK WITH GENERAL CONTRACTOR. THE GC IS TO ENSURE COMPLETE AND THOROUGH AIR SEALING.
 - I. ALL WINDOWS SHALL HAVE AN NFRC U-VALUE RATING OF .35 OR LESS, AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF .55 OR LESS AND ARE ENERGY STAR LABELED FOR NORTHERN CLIMATE.

GENERAL NOTES:

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING ANY WORK.
2. DIMENSIONS TO EXISTING CONSTRUCTION SHALL BE TO FACE OF SURFACE MATERIAL, UNLESS OTHERWISE NOTED OR INDICATED.
3. DIMENSIONS TO NEW CONSTRUCTION SHALL BE TO FACE OF STUD OR FRAMING, UNLESS OTHERWISE NOTED OR INDICATED.
4. PATCH AND REPAIR ALL SURFACES/MATERIALS THAT ARE DAMAGED BY DEMOLITION. PATCH AND REPAIR ANY CRACKS, DINGS, HOLES, ETC., NOT RELATED TO DEMOLITION, AT ALL EXPOSED SURFACES SCHEDULED TO BE PAINTED. SEE SPECIFICATIONS.
5. ALL NEW GWB WALLS SHALL BE FULL HEIGHT, FROM SUBFLOOR TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS NOTED OR OTHERWISE INDICATED.
6. ALL NEW GWB WALLS SHALL BE TAPED, SMOOTH FINISHED, AND PAINTED W/ (1) COAT OF LATEX PRIMER AND (2) COATS OF LATEX EGGSHELL PAINT, COLORS TO BE SELECTED BY ARCHITECT.
7. CONTRACTOR SHALL COMPLETELY PAINT ALL ROOMS WITH ANY NEW WORK OCCURRING IN THEM UNLESS NOTED OTHERWISE.
8. ALL FIRE RATED WALL AND DECK PENETRATIONS TO BE FIRESEALED AND DRAFT STOPPED.
9. ALL FLOOR/CEILING (DECK) ASSEMBLIES TO BE SMOKE TIGHT. SEAL ALL HOLES, GAPS AND AROUND ALL EXISTING AND NEW PENETRATIONS.
10. PROVIDE DAMPERS IN ALL DUCTWORK THAT PENETRATES FLOOR ASSEMBLIES. COORDINATE WITH MECHANICAL. THEREFORE, DUCT SHAFTS DO NOT NEED TO BE RATED AND MAY BE BUILT ONE-SIDED.
11. SURFACE MOUNTED CONDUIT WILL BE ALLOWED AT EXISTING WALLS WHERE SNAKING/ FISHING IS NOT ACHIEVABLE. ALL PROPOSED SURFACE MTD CONDUIT SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
12. COORDINATE SEQUENCING OF EXTERIOR REPAIRS, NEW WORK AND WINDOW REPAIR/REPLACEMENT WORK.
13. COORDINATE WORK WITH EXISTING PERIMETER DRAINAGE SYSTEM. MODIFY AS NECESSARY AT NEW ADDITION. RECONNECT TO EXISTING DISCHARGE LOCATION. IF A NEW LOCATION IS REQUIRED, COORDINATE WITH CIVIL (SEPARATE CONTRACT).
14. CLOSET SHELVEING: WHERE SHOWN, SHELVEING SHALL BE 3/4" VENEER PLYWOOD WITH SOLID WOOD NOSE ON ADJUSTABLE BRACKETS - HEAVY DUTY KV DBL SLOTTED, 4 SHELVES HIGH.

project name:

GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: As indicated
project no. 15-1102
checked by: JRP
drawn by: EK
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sheet date: -

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sheet title:
GENERAL NOTES
AND
ABBREVIATIONS

sheet no.

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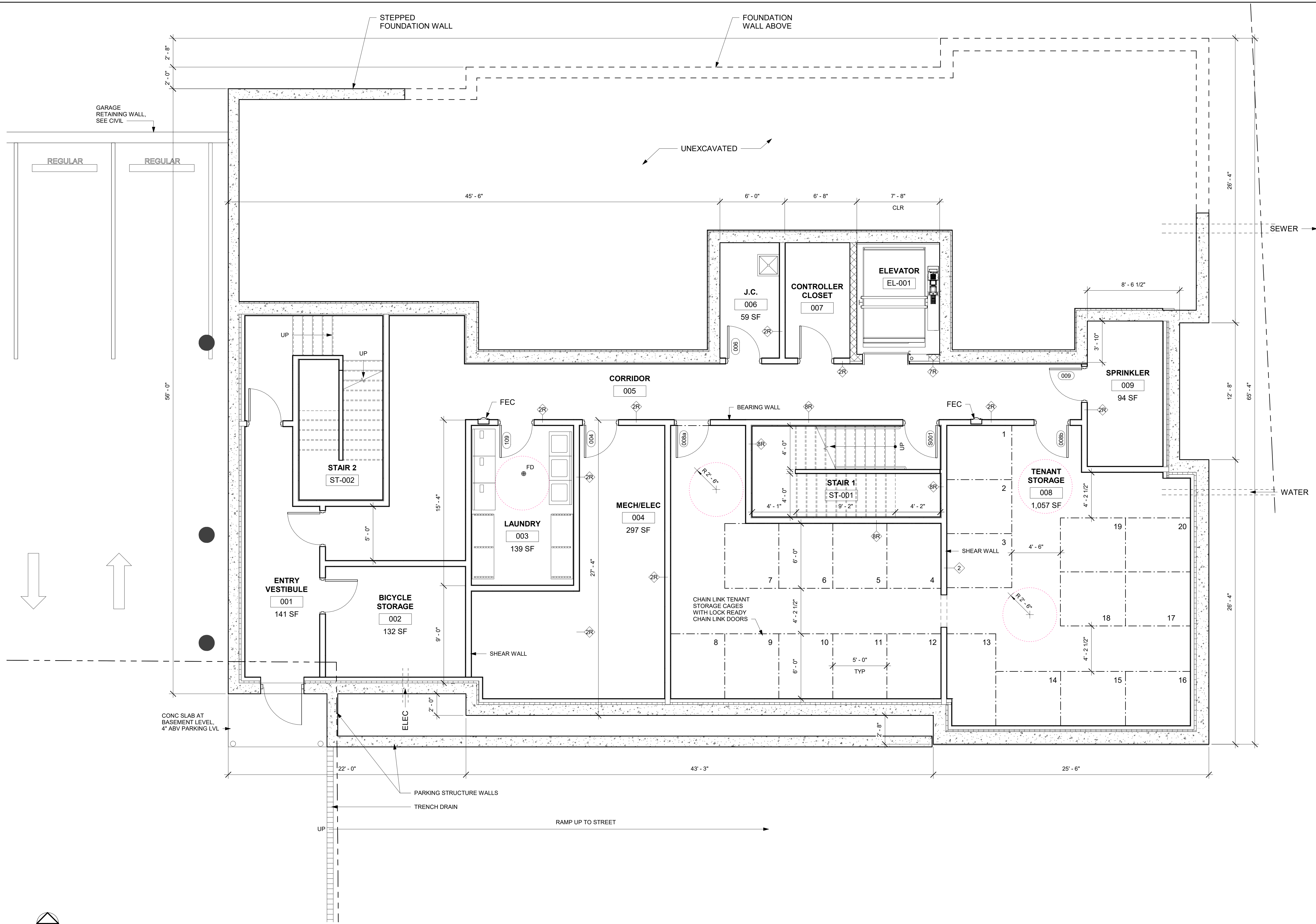
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GROSS AREA TO OFC = 3248 SF

1 BASEMENT
1/4" = 1'-0"



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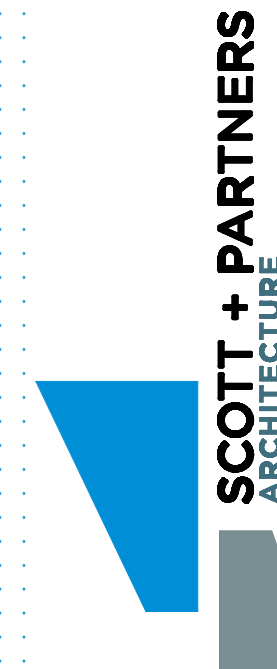
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**BASEMENT
FLOOR PLAN**

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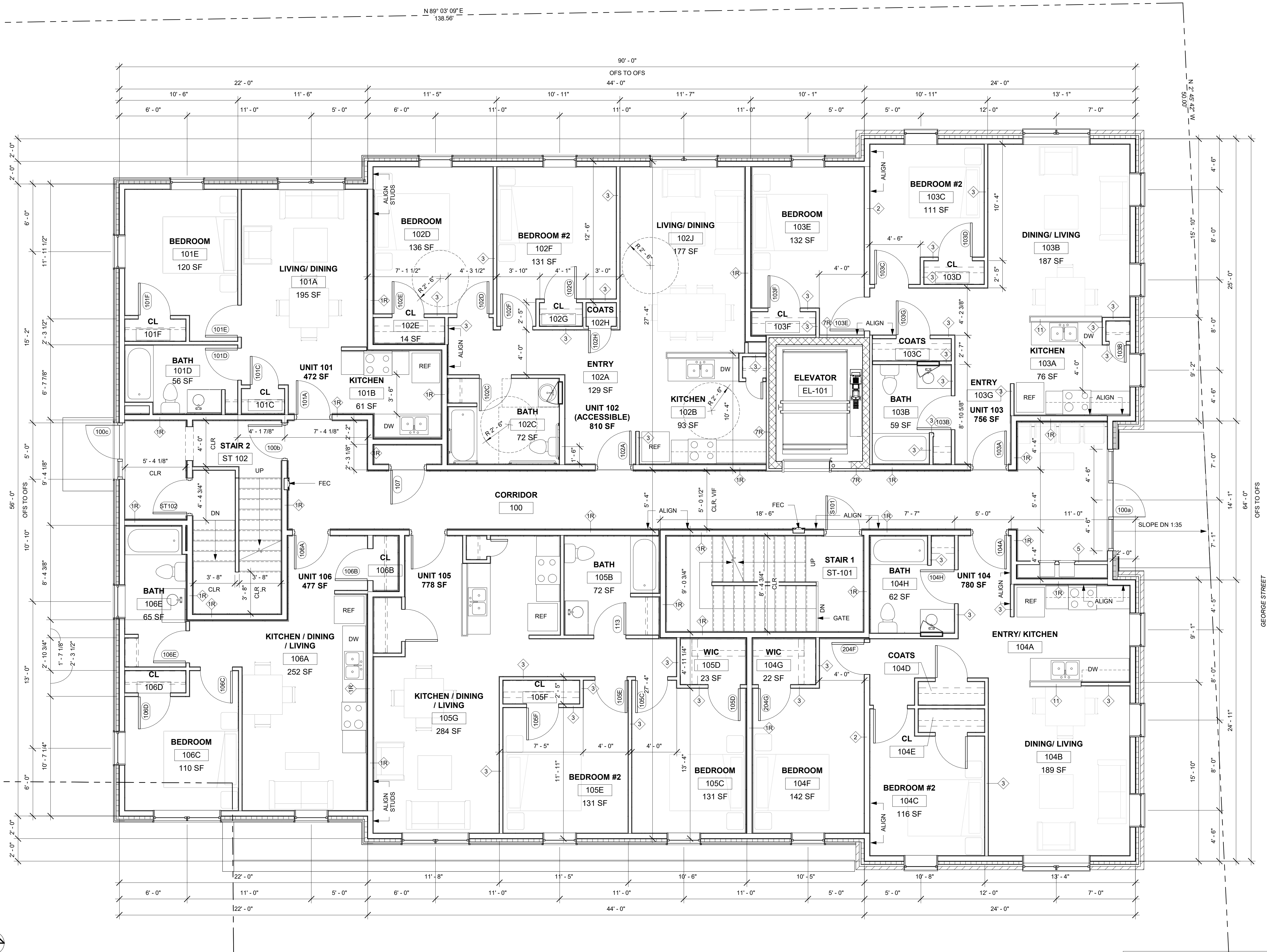
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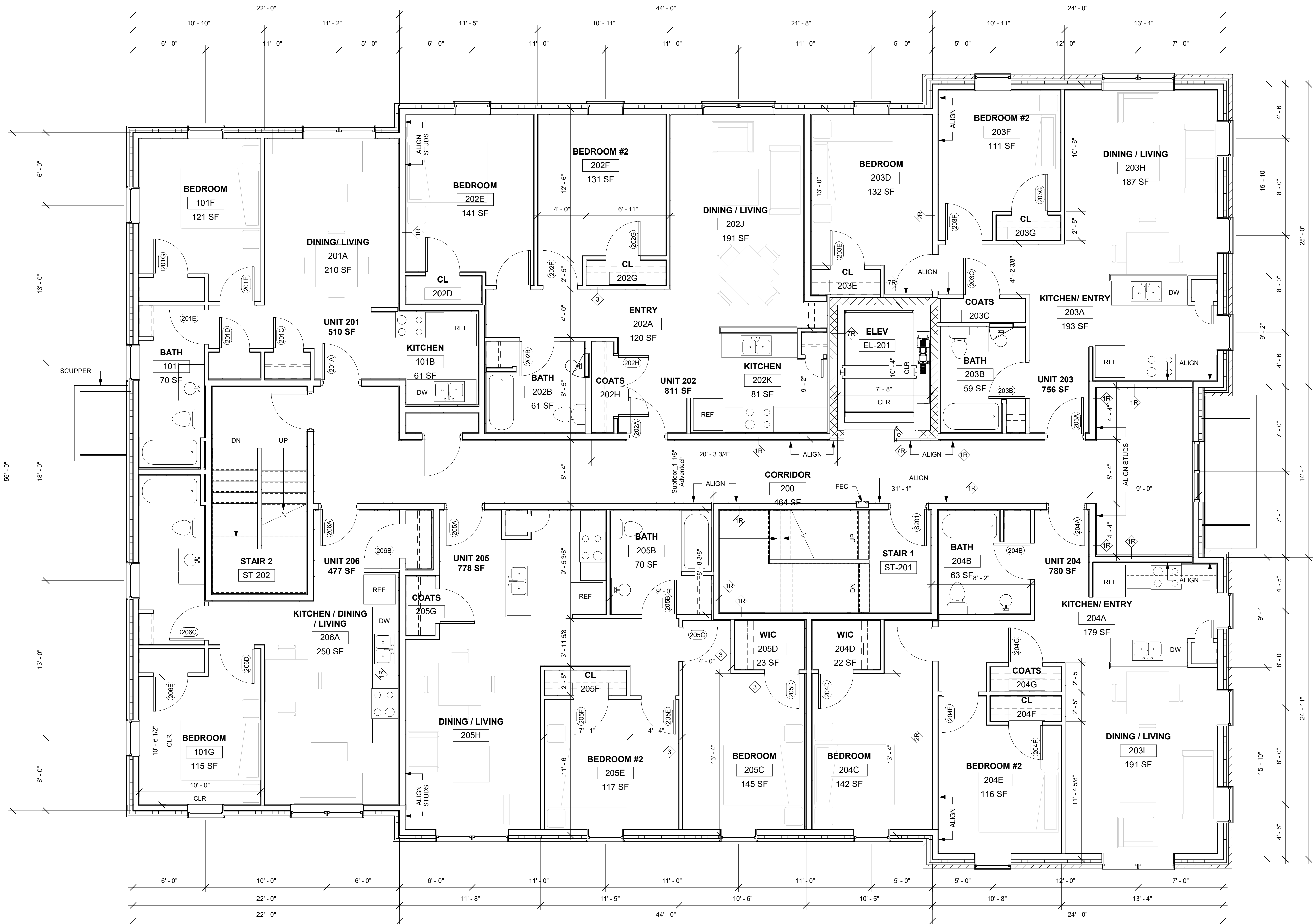
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GROSS AREA TO OFS = 5380 SF

1 SECOND FLOOR
1/4" = 1'-0"



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GEORGE STREET LOFTS

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BURLINGTON, VT 05401

scale:

1/4" = 1'-0"

project no.

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sheet date:

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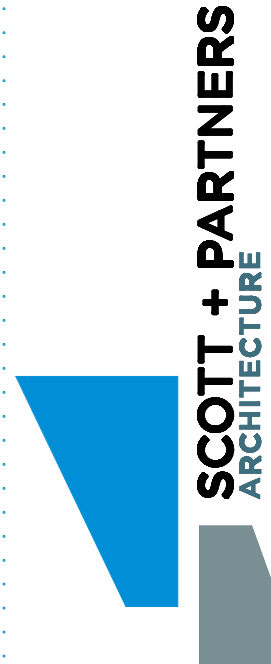
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SECOND FLOOR
PLAN

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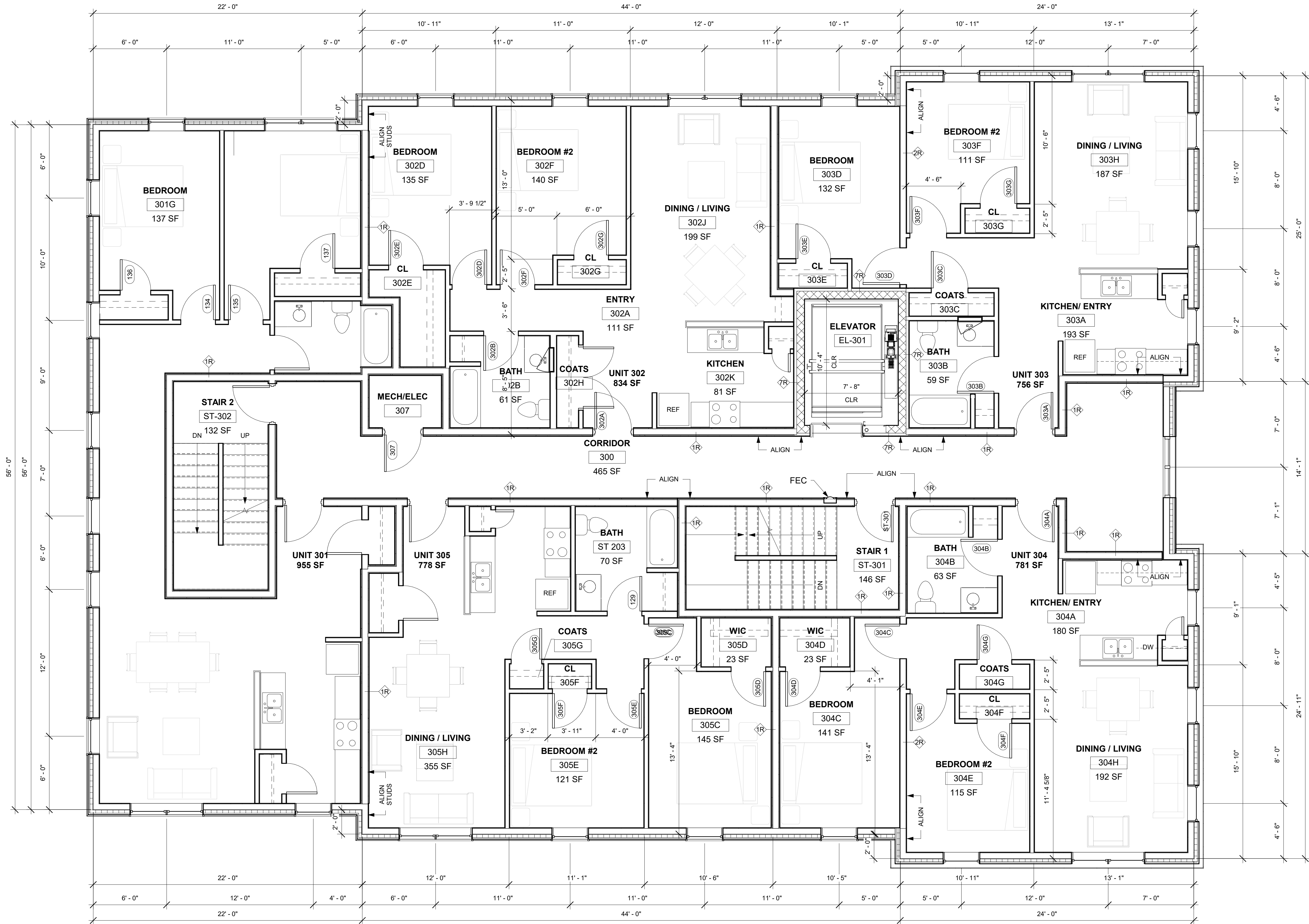
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GROSS AREA TO OFS = 5380 SF

① THIRD FLOOR
1/4" = 1'-0"



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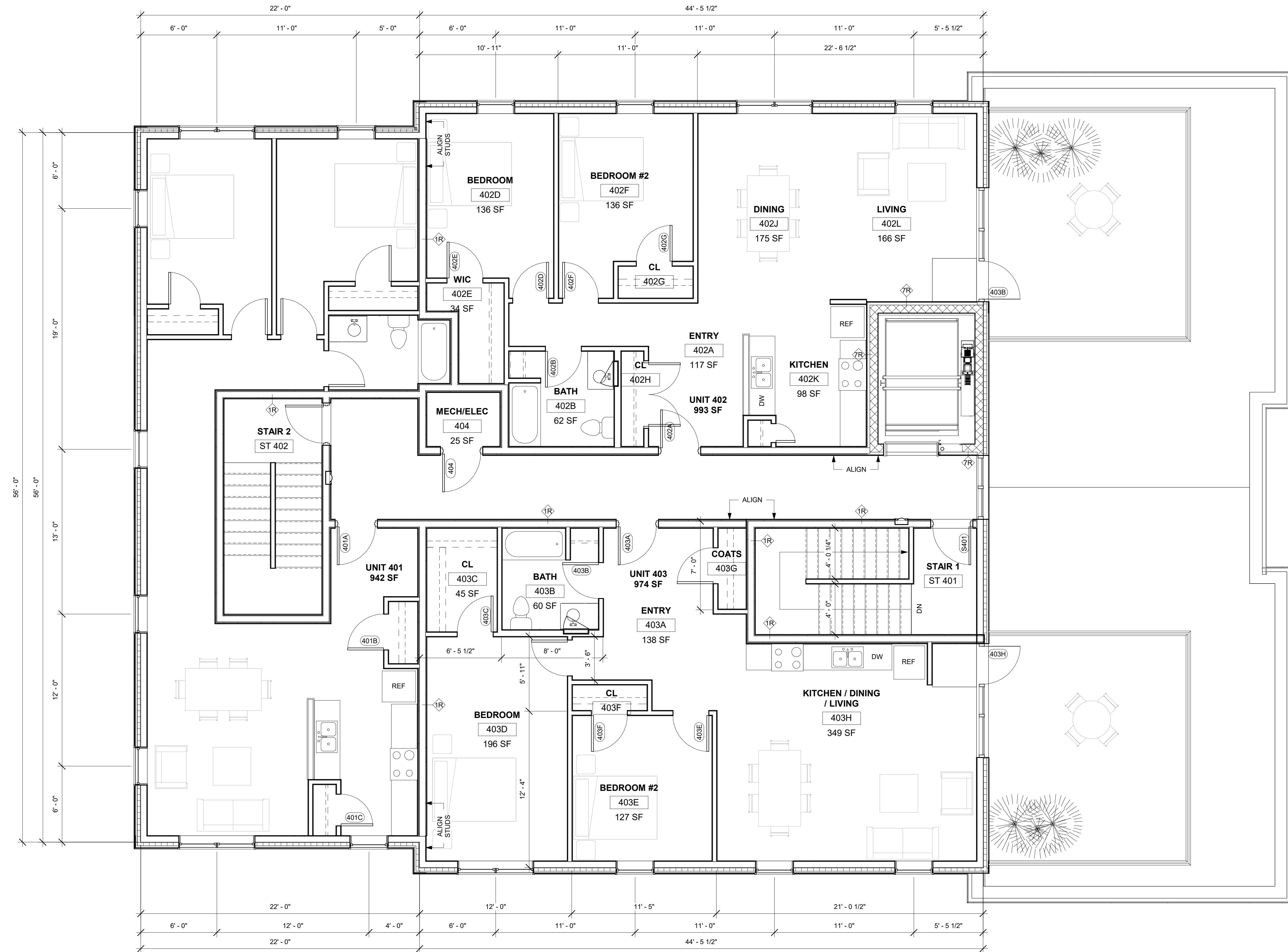
project address:
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BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
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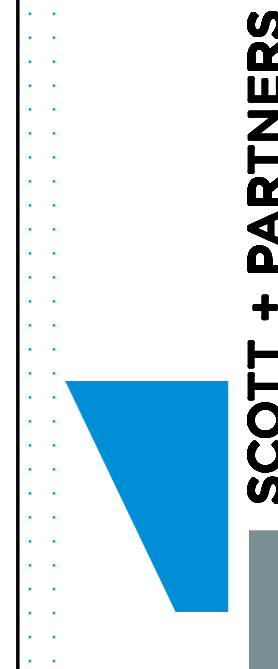
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GROSS AREA TO OFS = 3900 SF

1 FOURTH FLOOR
1/4" = 1'-0"

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GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

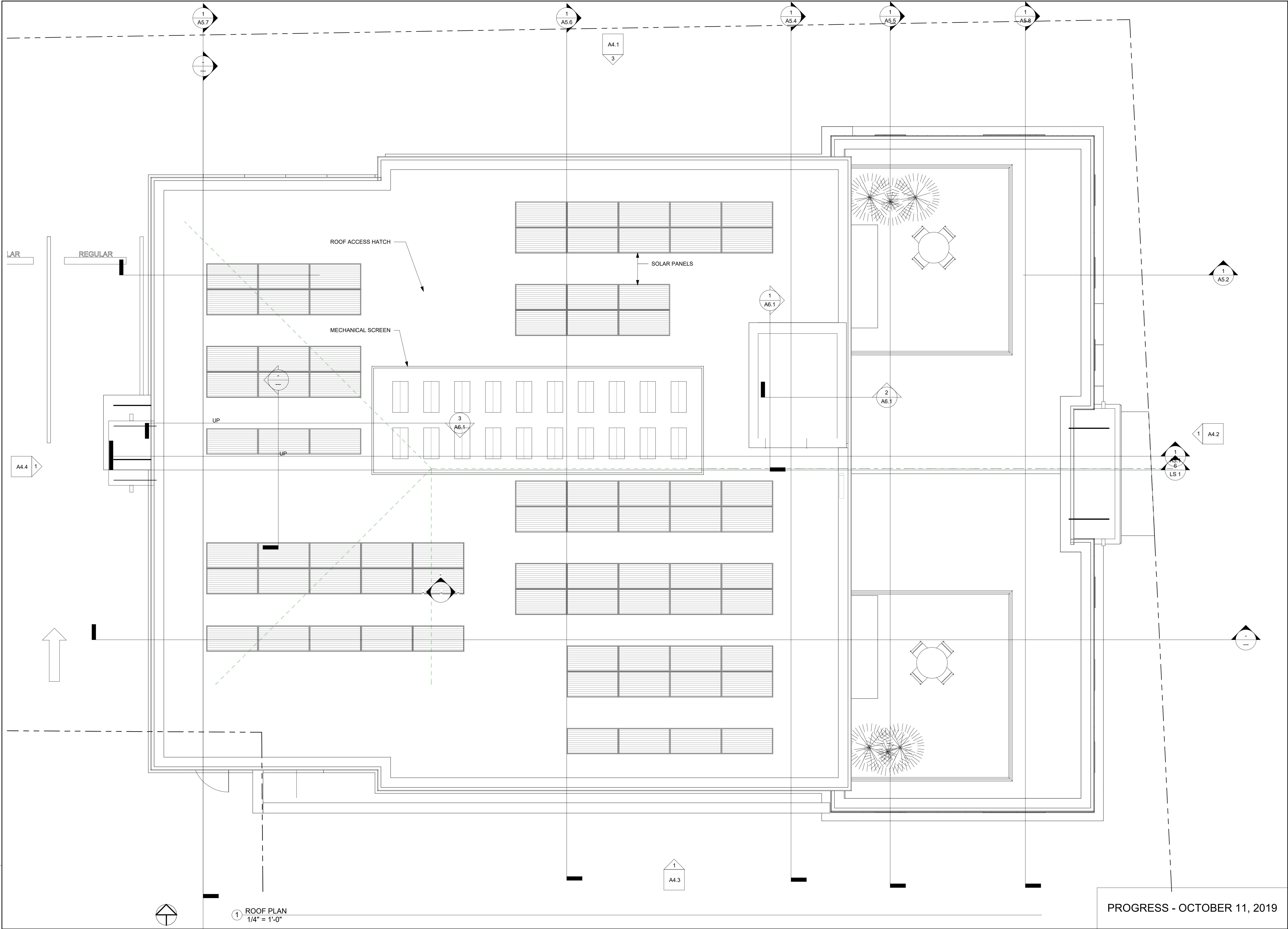
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project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
FOURTH FLOOR
PLAN

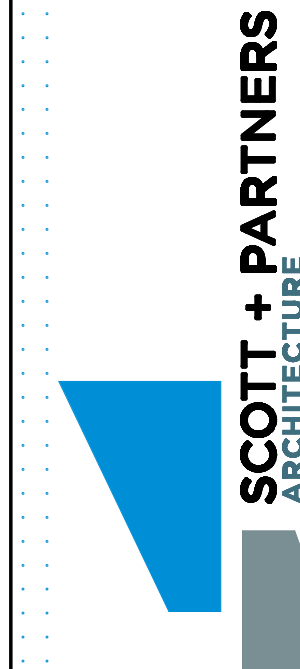
sheet no.

A2.4



1 ROOF PLAN
1/4" = 1'-0"

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7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
P. 802.879.5153 F. 802.872.2764 SCOTTPARTNERS.COM

project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

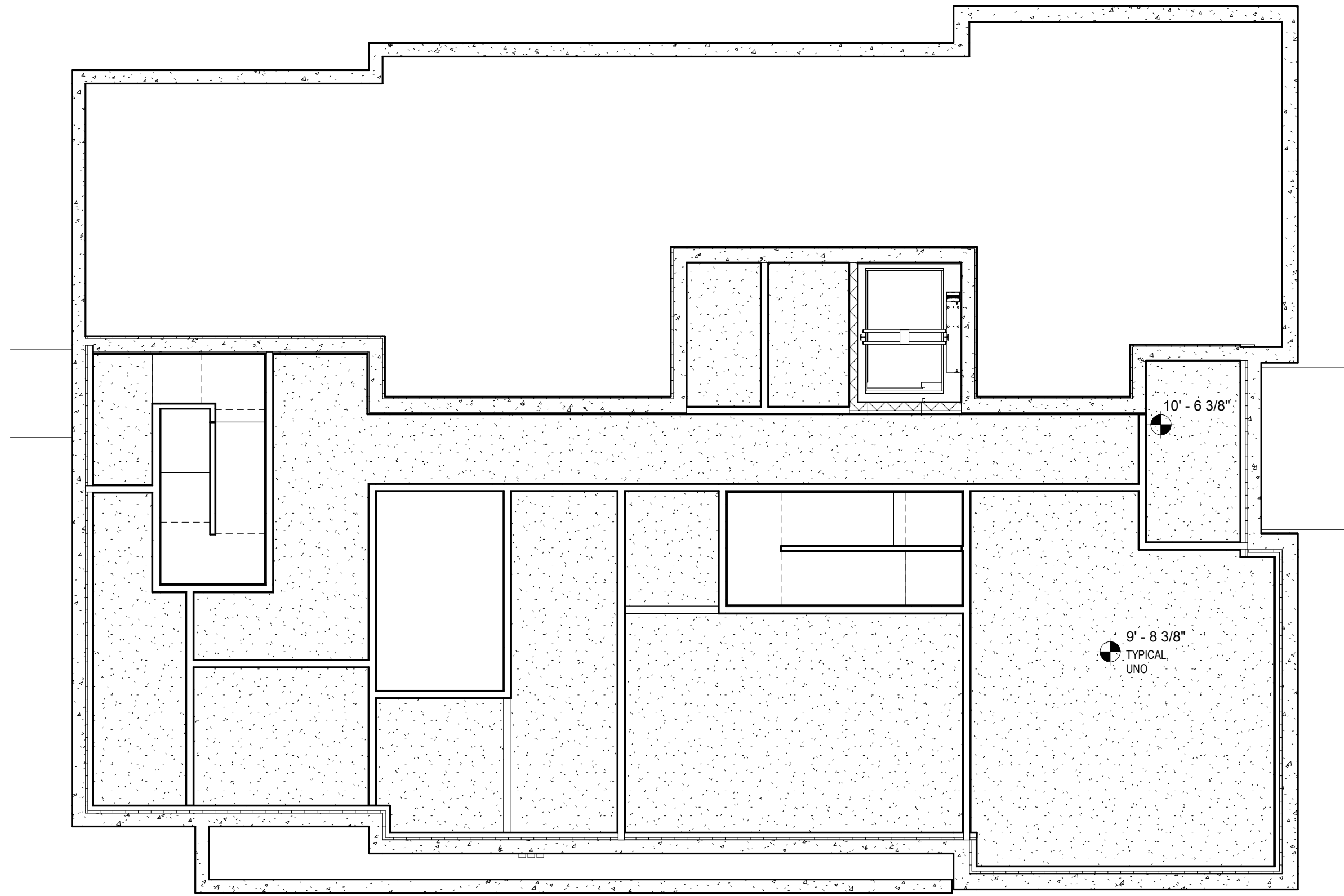
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project no. 15-1102
checked by: JRP
drawn by: AS
proj. date:
sheet date: -

No	Date	Revisions
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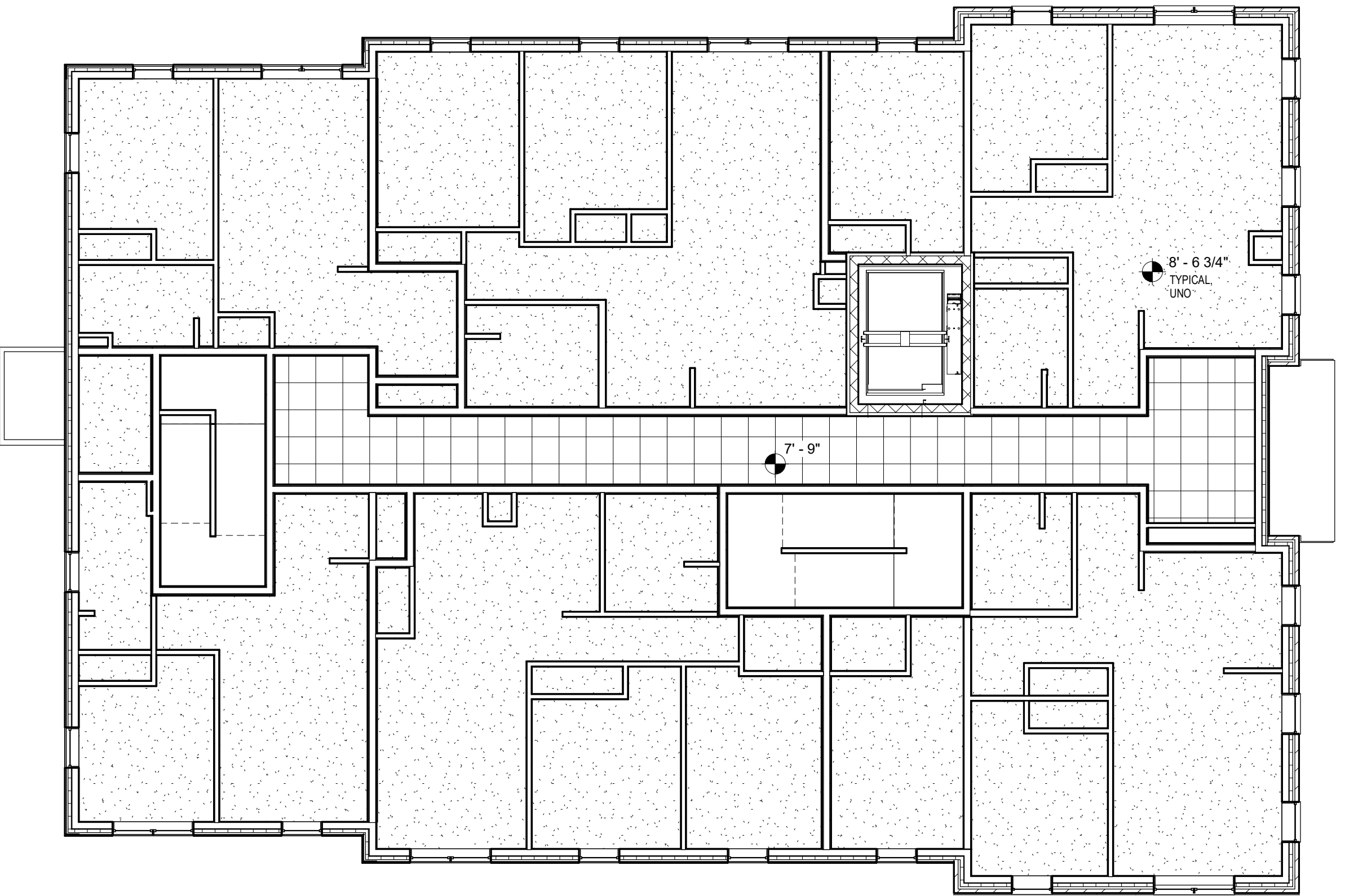
sheet title:
ROOF PLAN

sheet no.

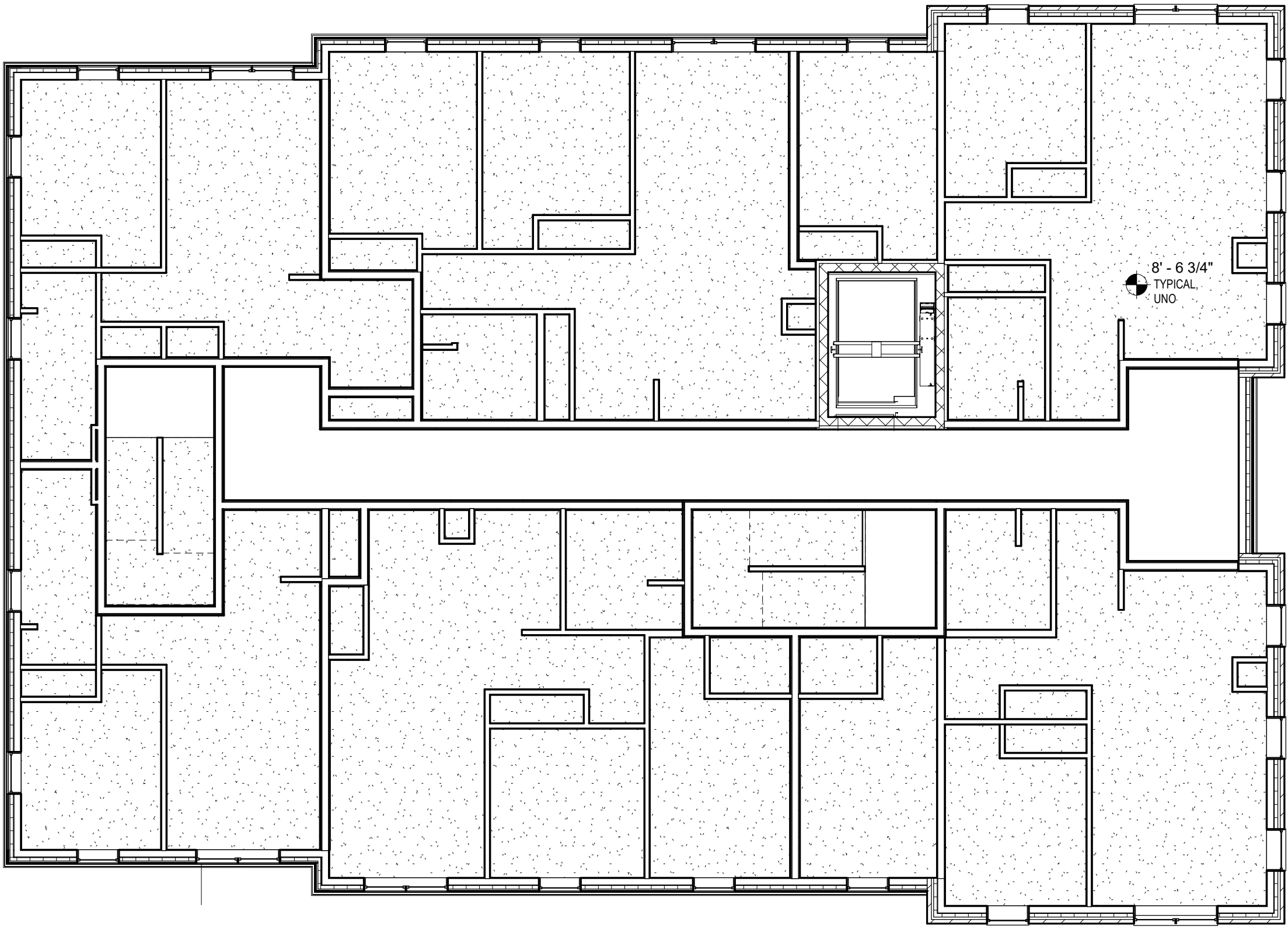
A2.5



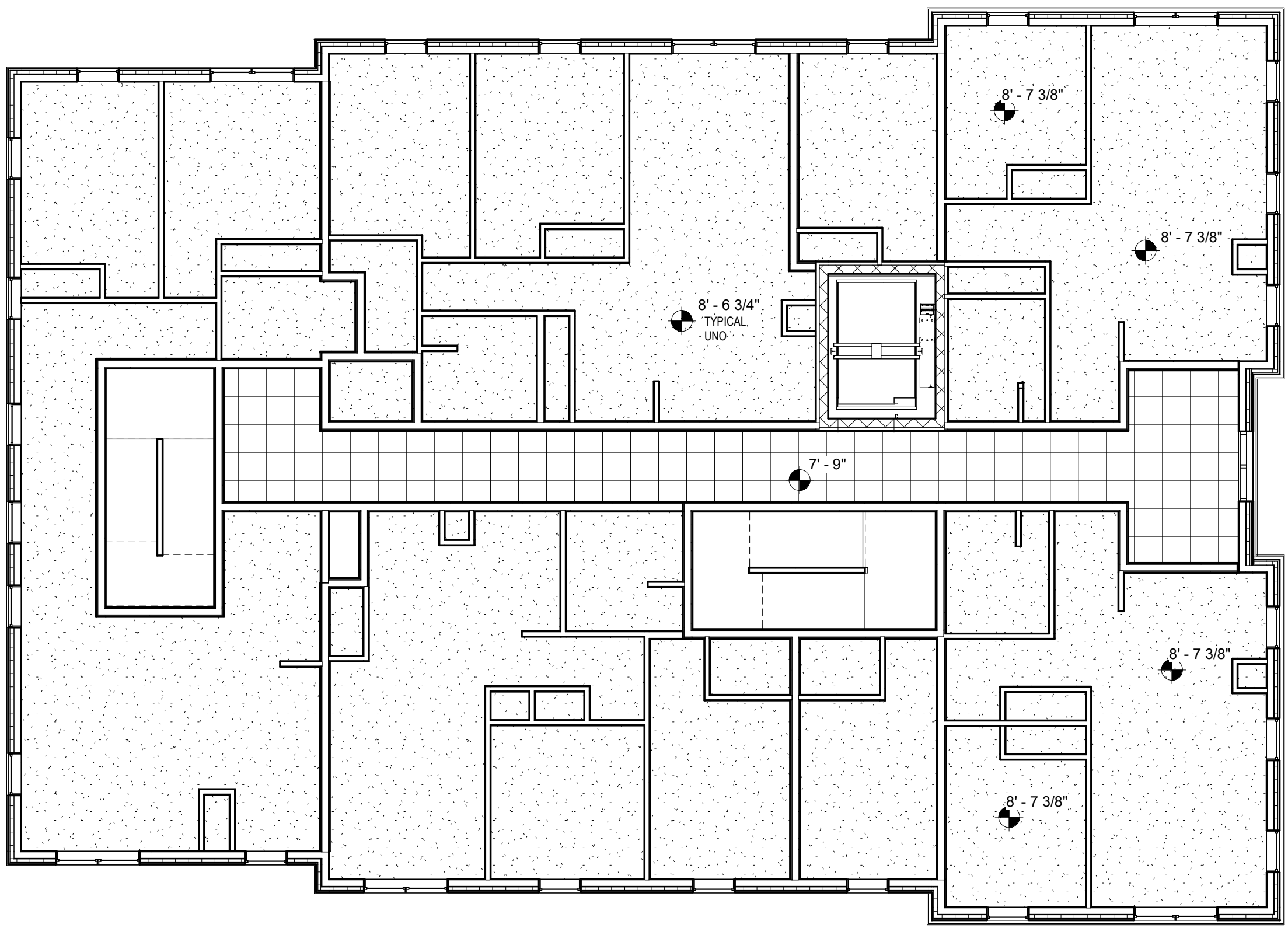
1 BASEMENT
1/8" = 1'-0"



2 FIRST FLOOR
1/8" = 1'-0"



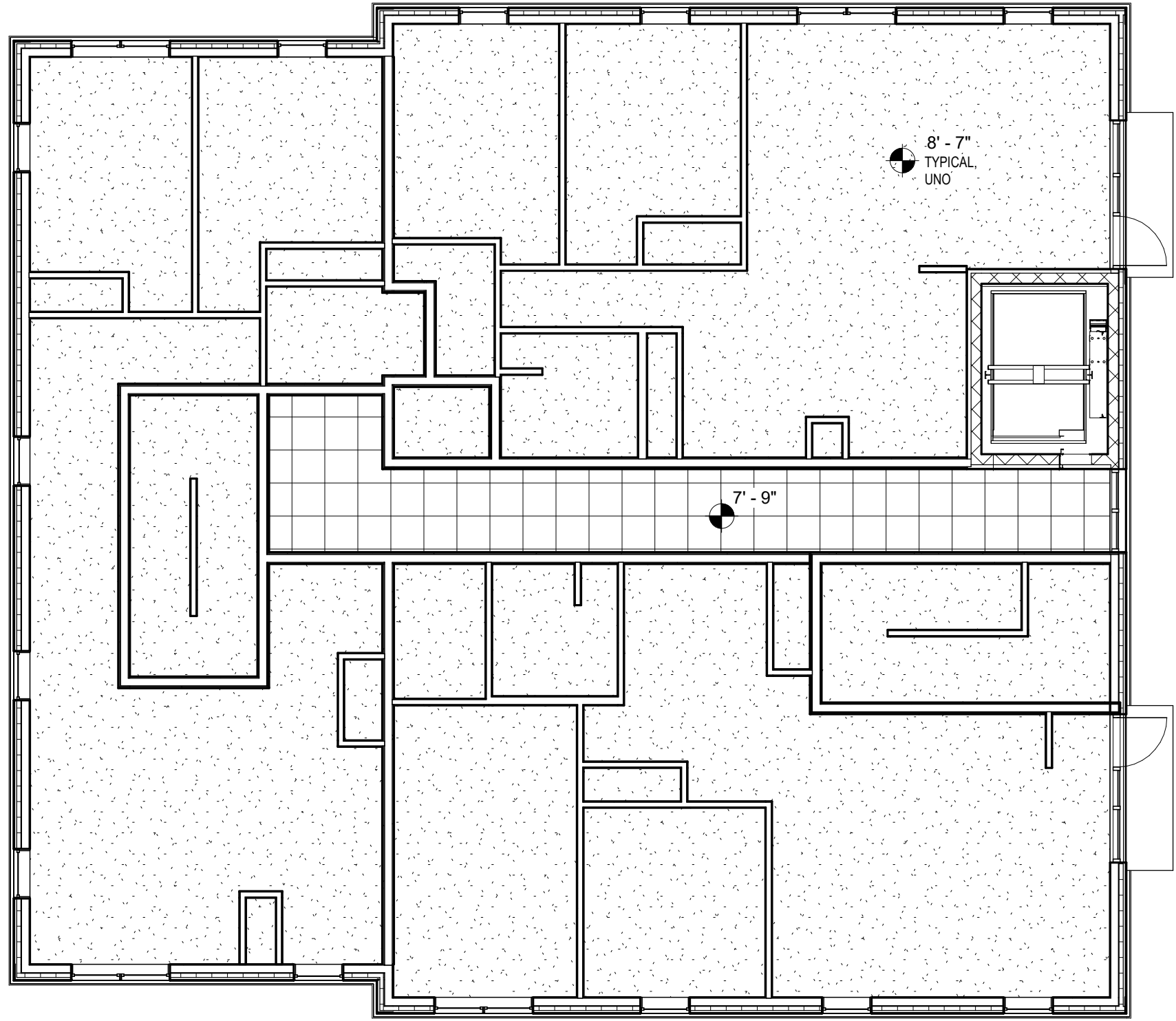
3 SECOND FLOOR
1/8" = 1'-0"



4 THIRD FLOOR
1/8" = 1'-0"

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① FOURTH FLOOR
1/8" = 1'-0"



PROGRESS - OCTOBER 11, 2019

project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/8" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date:

No	Date	Revisions
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sheet title:
**REFLECTED
CEILING PLAN
AND DETAILS**

sheet no.

A3.2

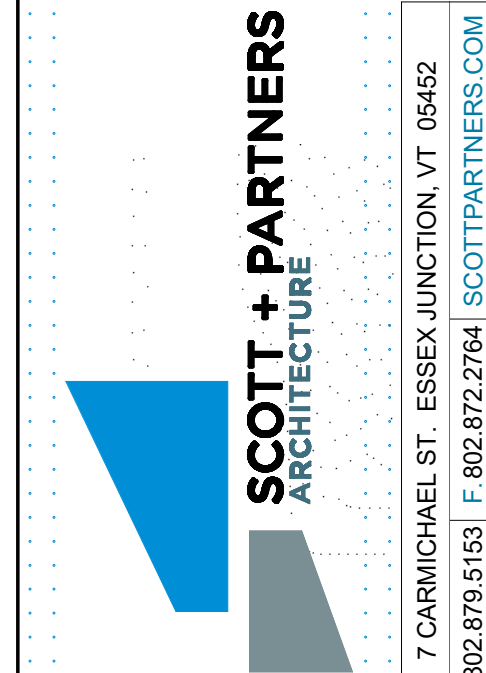


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11/8/2019 4:38:44 PM S:\1-S+P-Projects\4-MULTI-FAMILY-HOUSING\George + Pearl SIG\GEORGE STREET LOFTS\Drawings\REVIT\BOVE GEORGE STREET LOFTS.rvt

③ NORTH ELEVATION
1/4" = 1'-0"



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project name:
GEORGE STREET LOFTS

project address:
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BURLINGTON, VT 05401

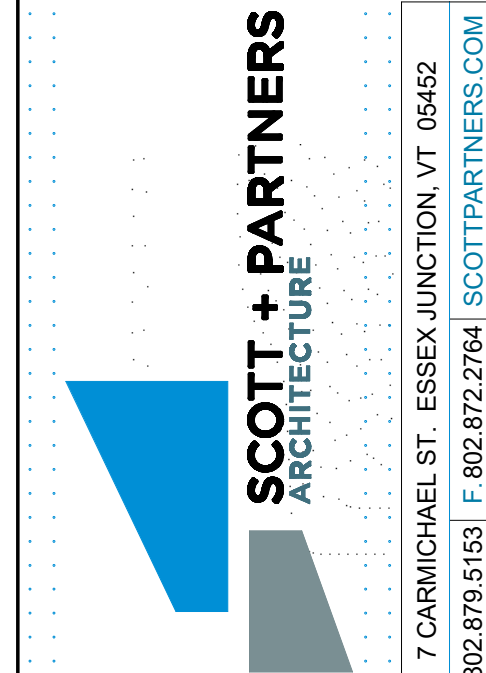
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project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
NORTH ELEVATION

sheet no.
A4.1

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project name:
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project address:
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BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
EAST ELEVATION

sheet no.
A4.2

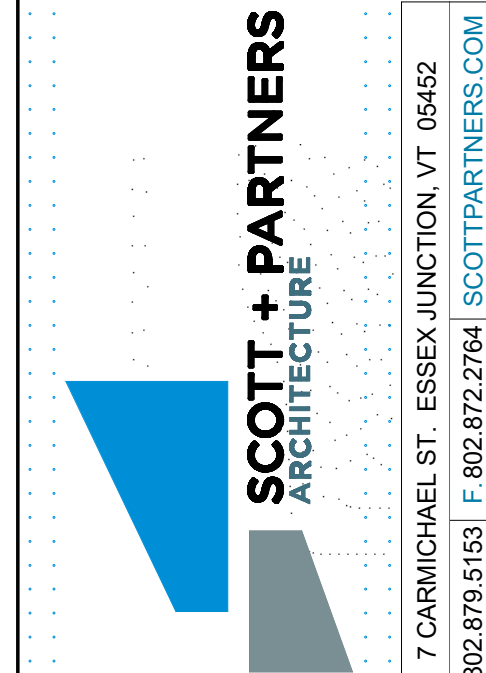
PROGRESS - OCTOBER 11, 2019

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1 SOUTH ELEVATION
1/4" = 1'-0"

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project name:
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project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
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checked by: JRP
drawn by: EK
proj. date:
sheet date: -

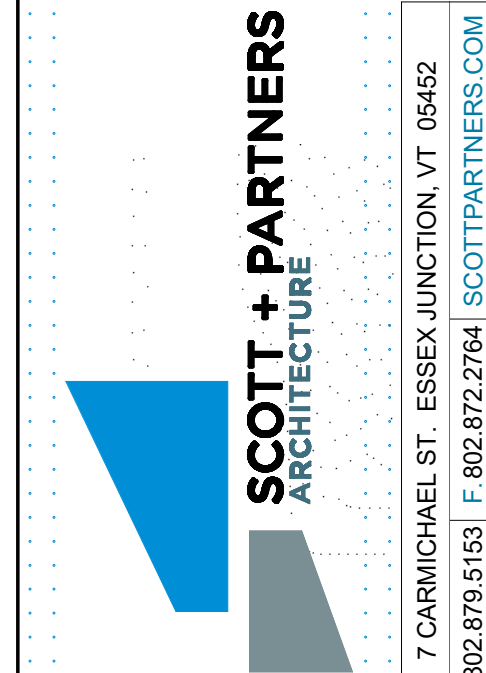
No	Date	Revisions
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sheet title:
**SOUTH
ELEVATION**

sheet no.
A4.3



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project name:

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project address:
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BURLINGTON, VT 05401

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project no. 15-1102
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proj. date:
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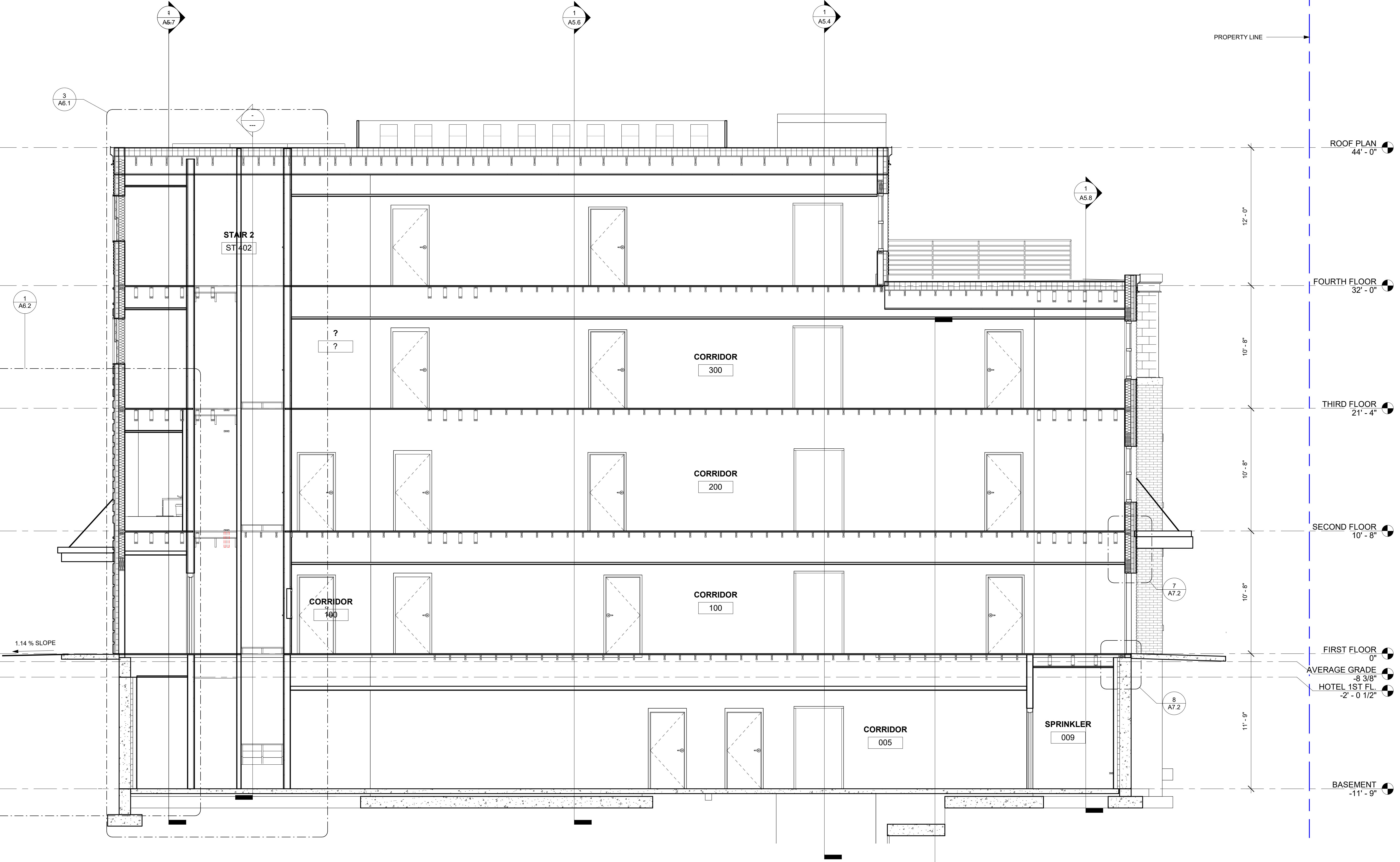
No	Date	Revisions
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sheet title:
WEST ELEVATION

sheet no.

A4.4

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1 LONGITUDINAL SECTION A
1/4" = 1'-0"

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project name:
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project address:
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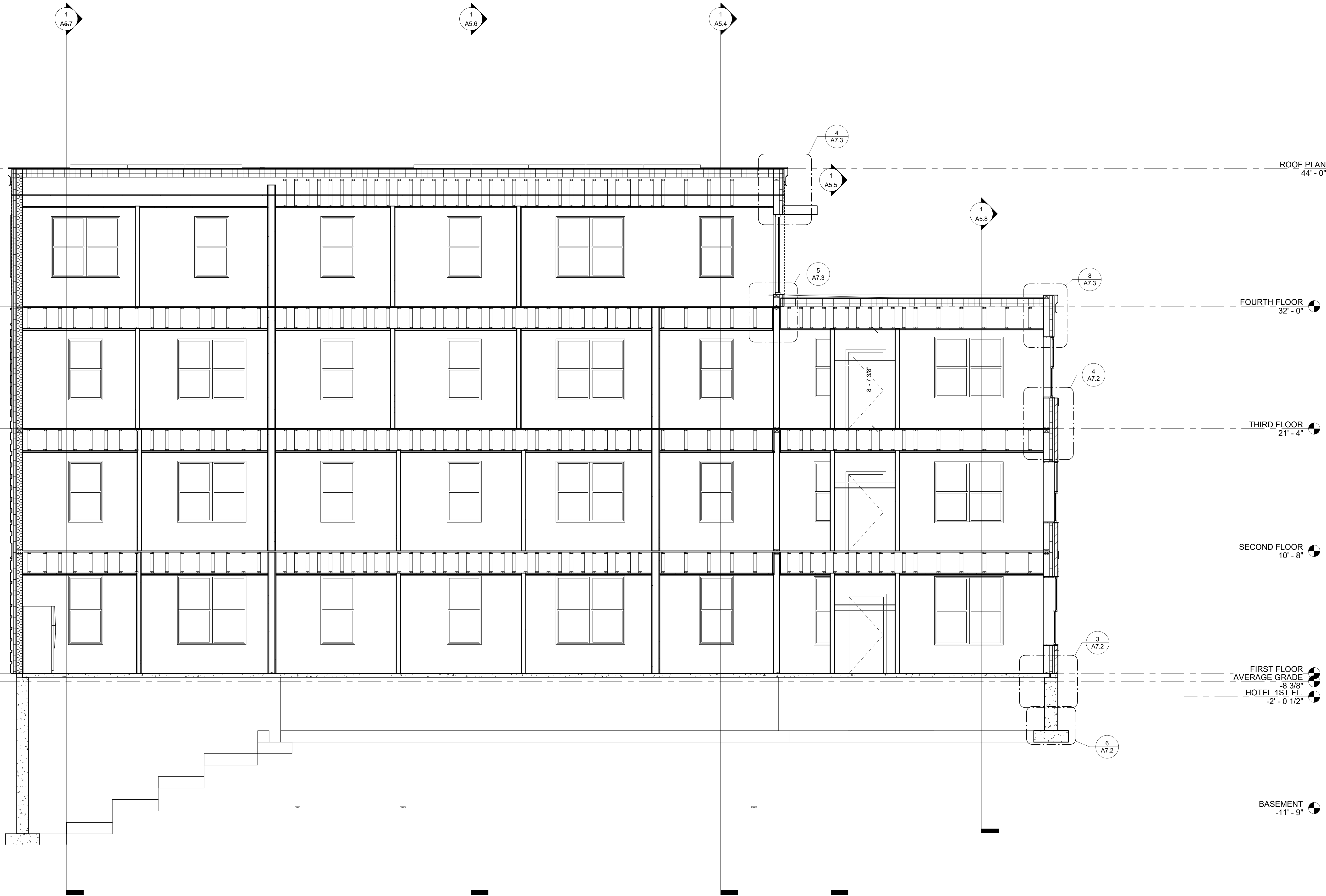
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checked by:	JRP
drawn by:	EK
proj. date:	-
sheet date:	-

No	Date	Revisions
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sheet title:
**LONGITUDINAL
SECTION A**

sheet no.
A5.1

11/8/2019 4:40:05 PM S:\1-SHP-Projects\4-MULTI-FAMILY-HOUSING\George + Pearl SIG\GEORGE STREET LOFTS\Drawings\REVIT\BOVE_George STREET LOFTS.rvt



1 LONGITUDINAL SECTION B
1/4" = 1'-0"

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project name:
GEORGE STREET LOFTS

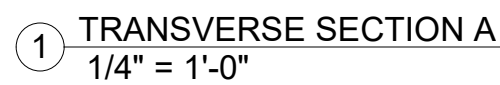
project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
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checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
**LONGITUDINAL
SECTION B**

sheet no.
A5.2



PROGRESS - OCTOBER 11, 2019



project name:

project address:
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BURLINGTON, VT 05401

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project no.	15-1102
checked by:	JRP
drawn by:	EK
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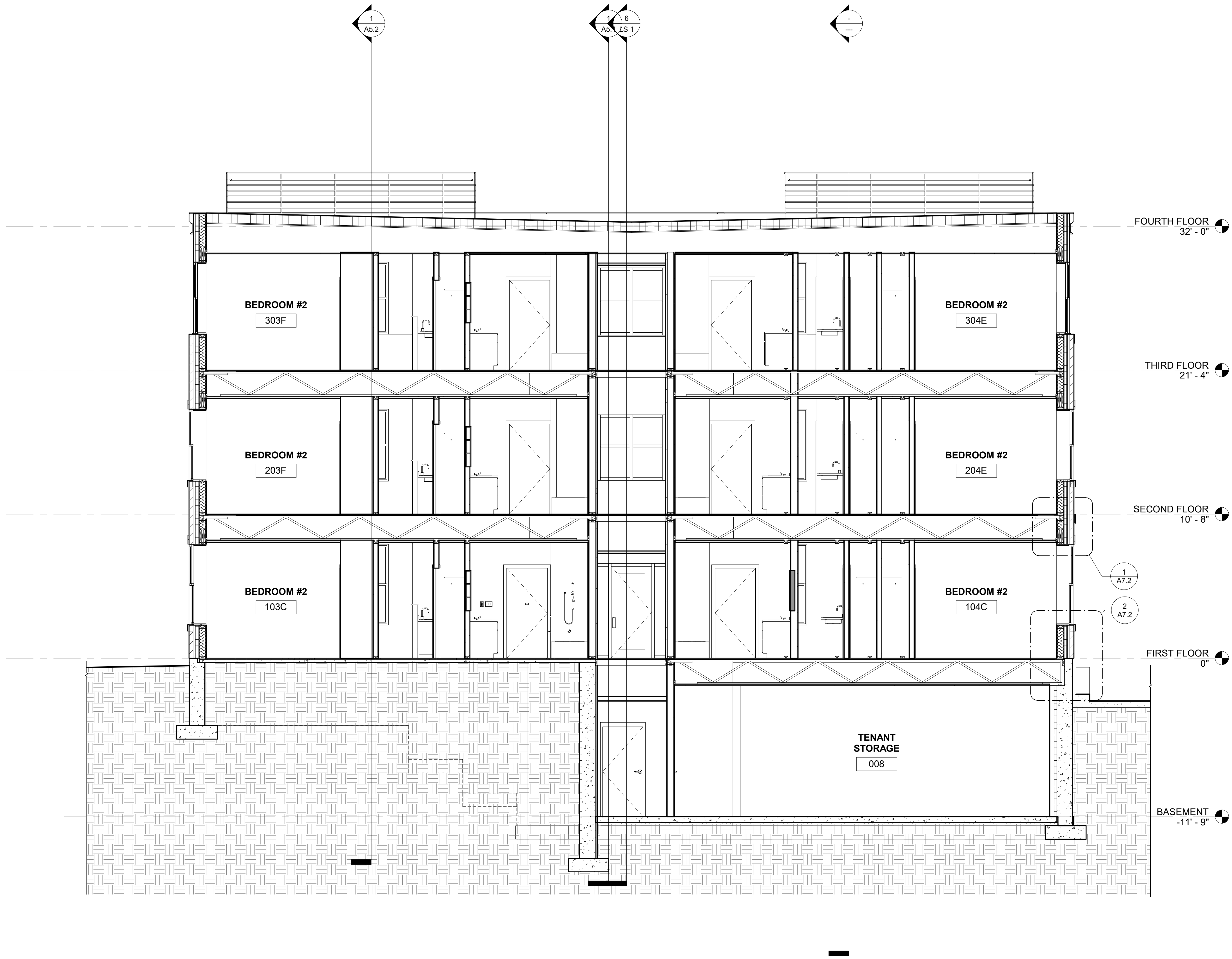
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sheet title:
TRANSVERSE
SECTION A

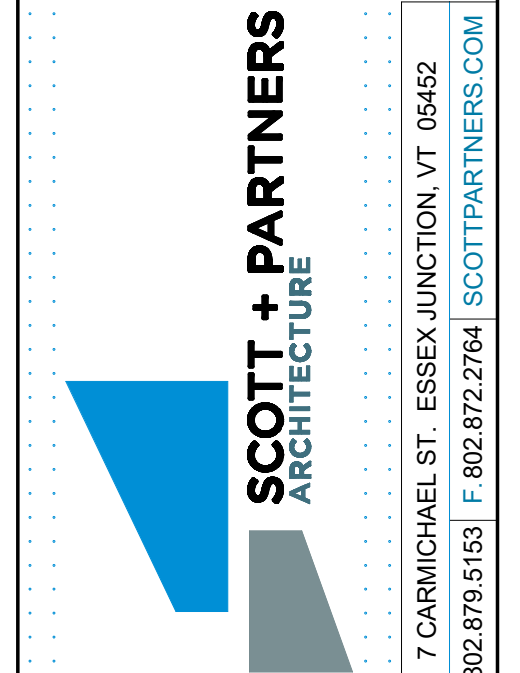
sheet no.

A5.4

1 TRANSVERSE SECTION B
1/4" = 1'-0"



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project name:
GEORGE STREET LOFTS

project address:
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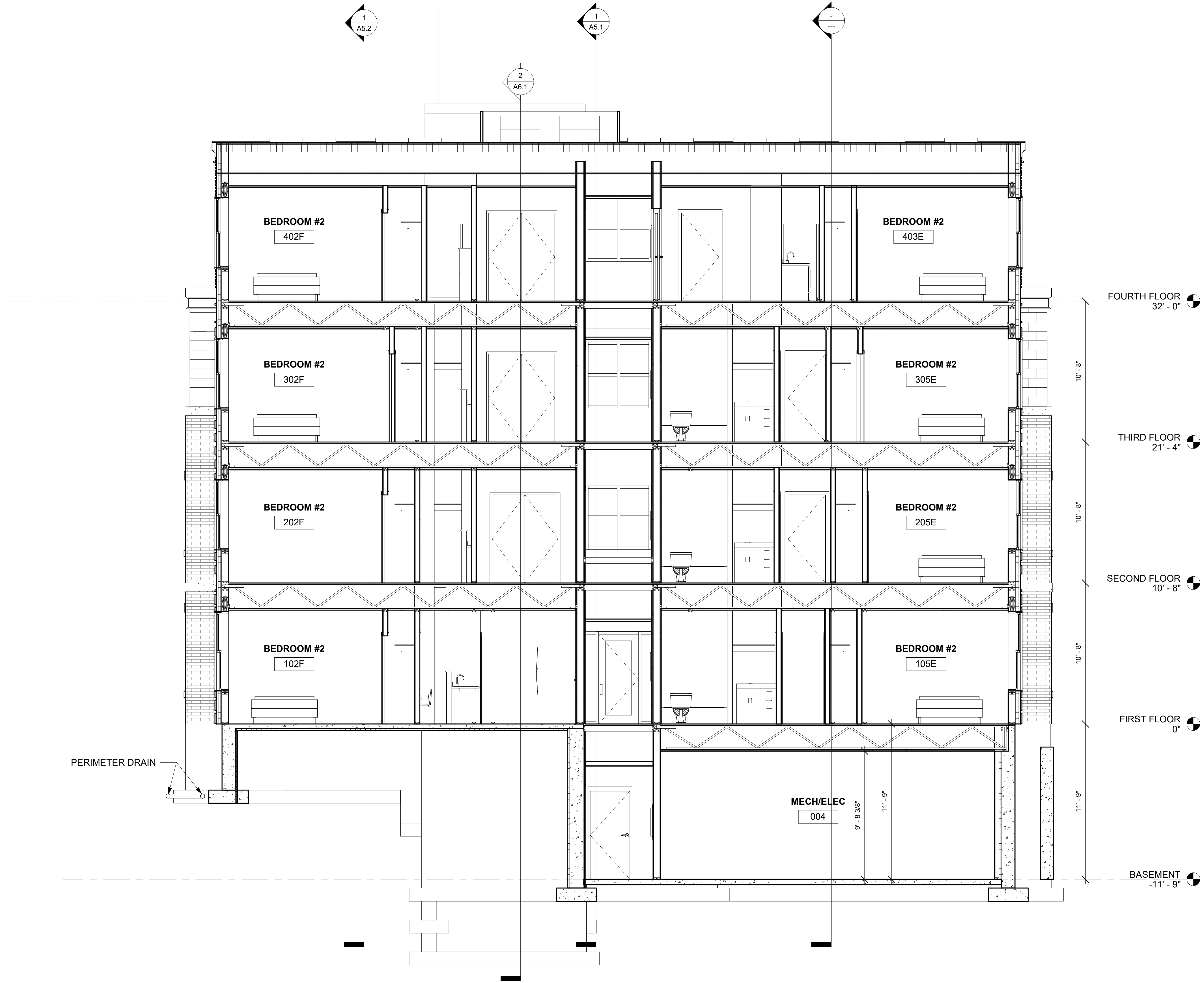
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checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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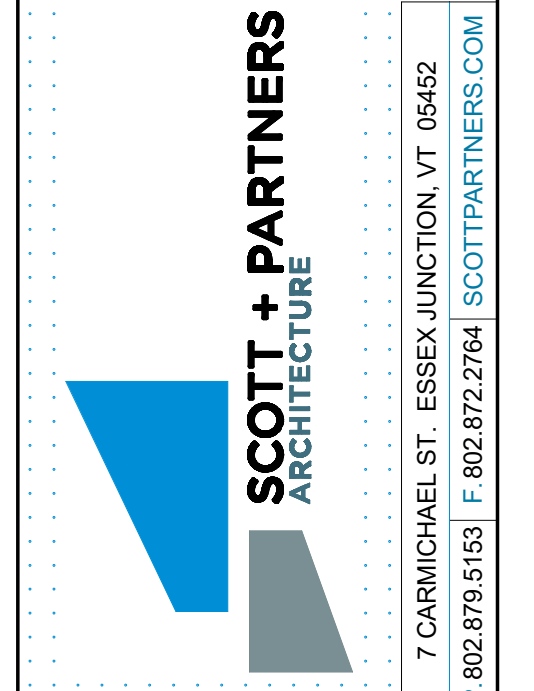
sheet title:
**TRANSVERSE
SECTION B**

sheet no.
A5.5

1 TRANSVERSE SECTION C
1/4" = 1'-0"



PROGRESS - OCTOBER 11, 2019



project name:
GEORGE STREET LOFTS

project address:
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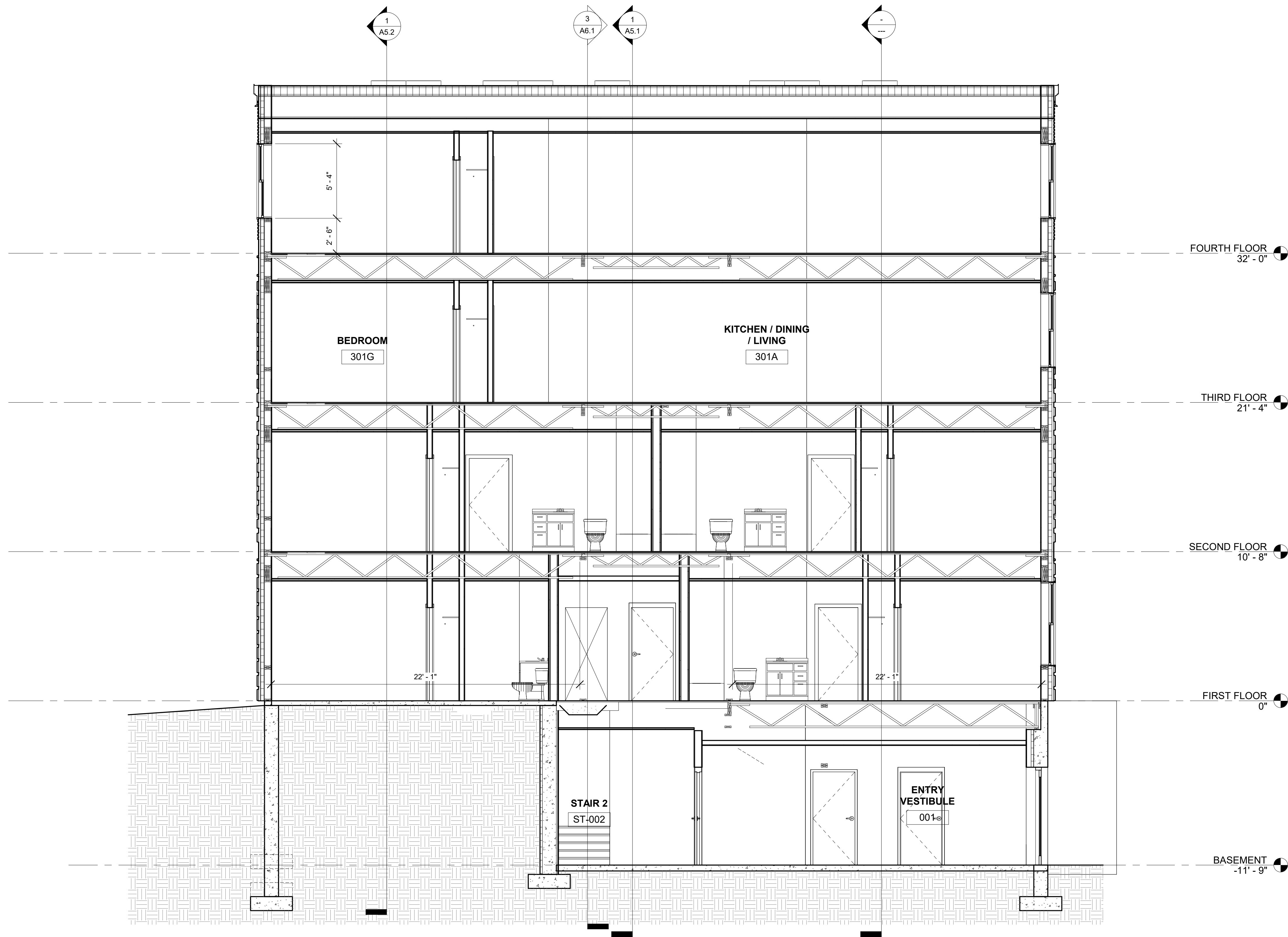
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proj. date:
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No	Date	Revisions
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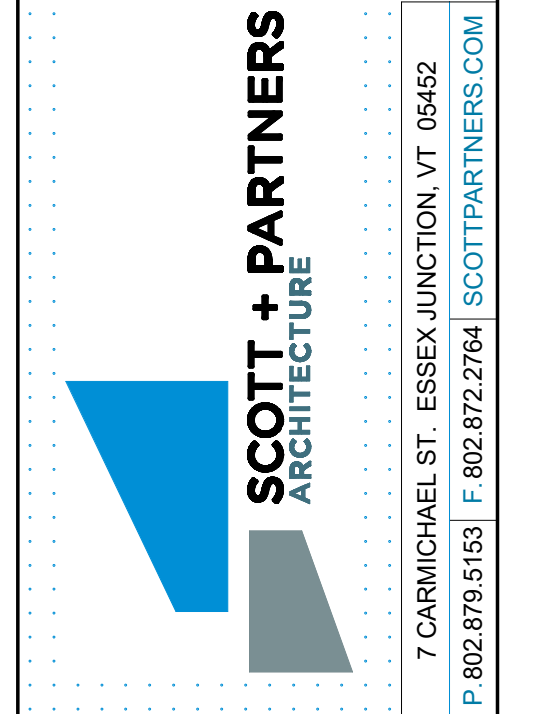
sheet title:
**TRANSVERSE
SECTION C**

sheet no.
A5.6

1 TRANSVERSE SECTION D
1/4" = 1'-0"



PROGRESS - OCTOBER 11, 2019



project name:
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project address:
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scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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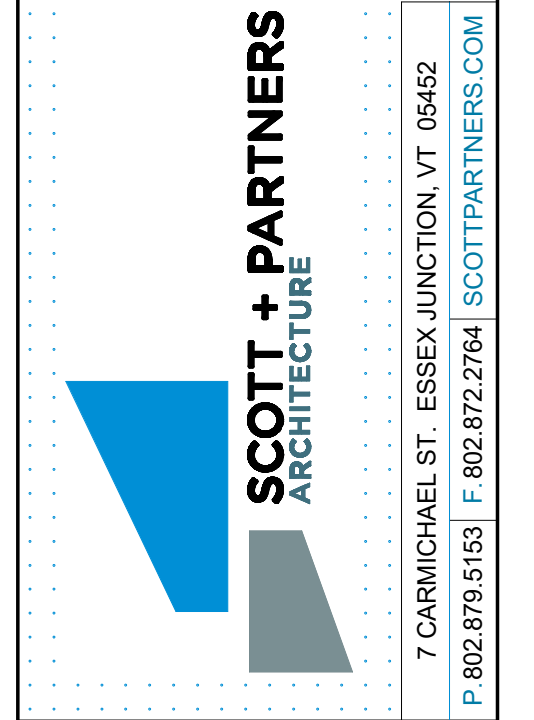
sheet title:
**TRANSVERSE
SECTION D**

sheet no.
A5.7

1 TRANSVERSE SECTION E
1/4" = 1'-0"



PROGRESS - OCTOBER 11, 2019



project name:
GEORGE STREET LOFTS

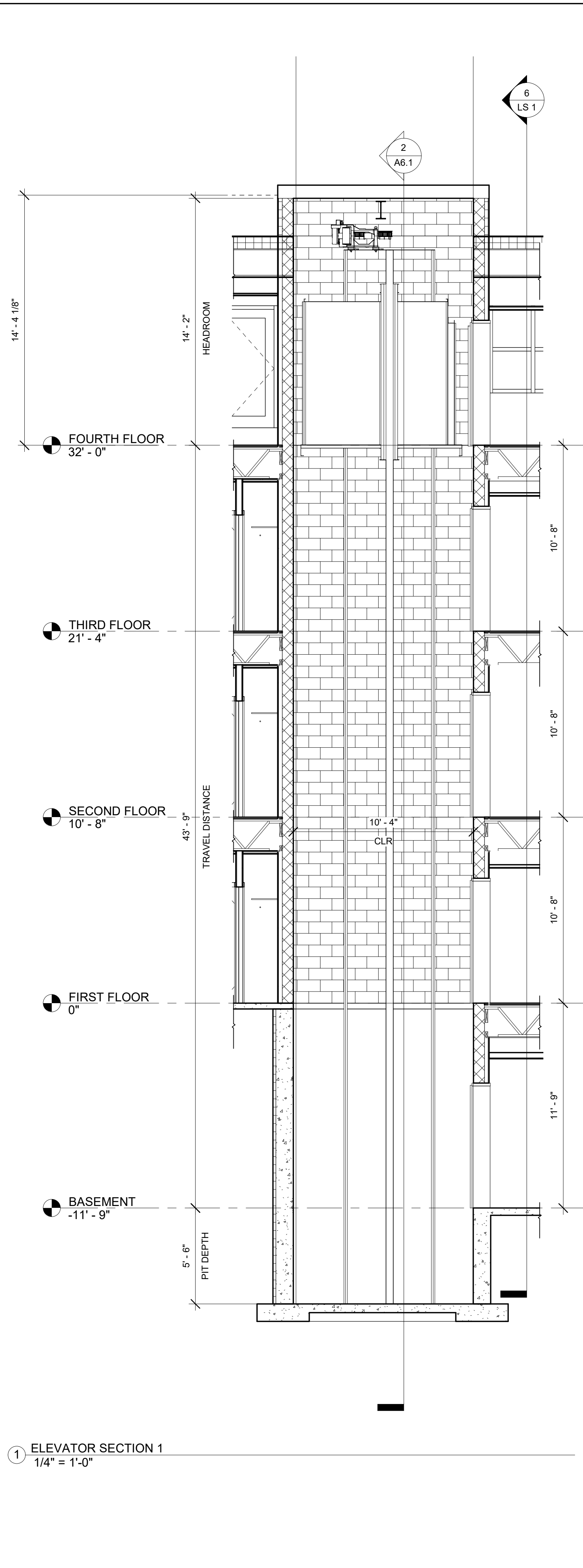
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13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
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checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
**TRANSVERSE
SECTION E**

sheet no.
A5.8



14' - 4 1/8"

FOURTH FLOOR
32' - 0"

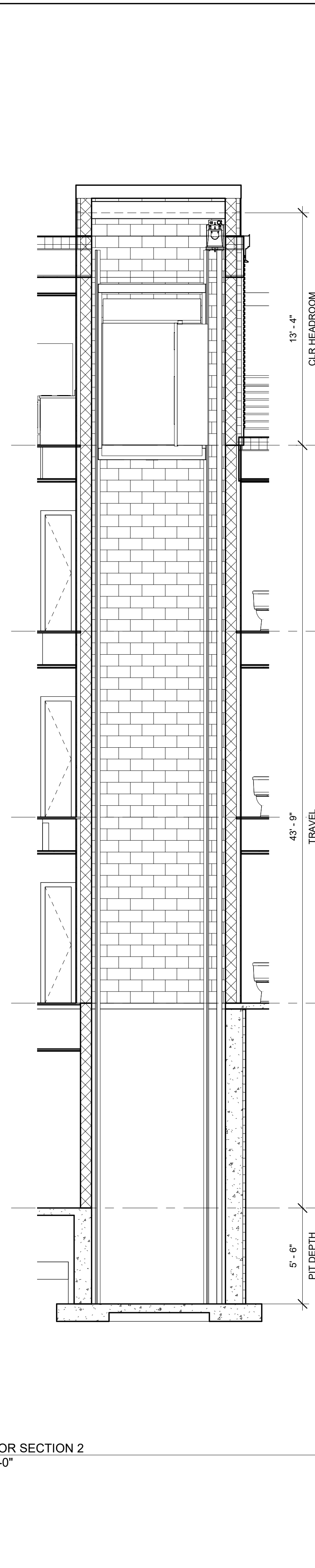
THIRD FLOOR
21' - 4"

SECOND FLOOR
10' - 8"

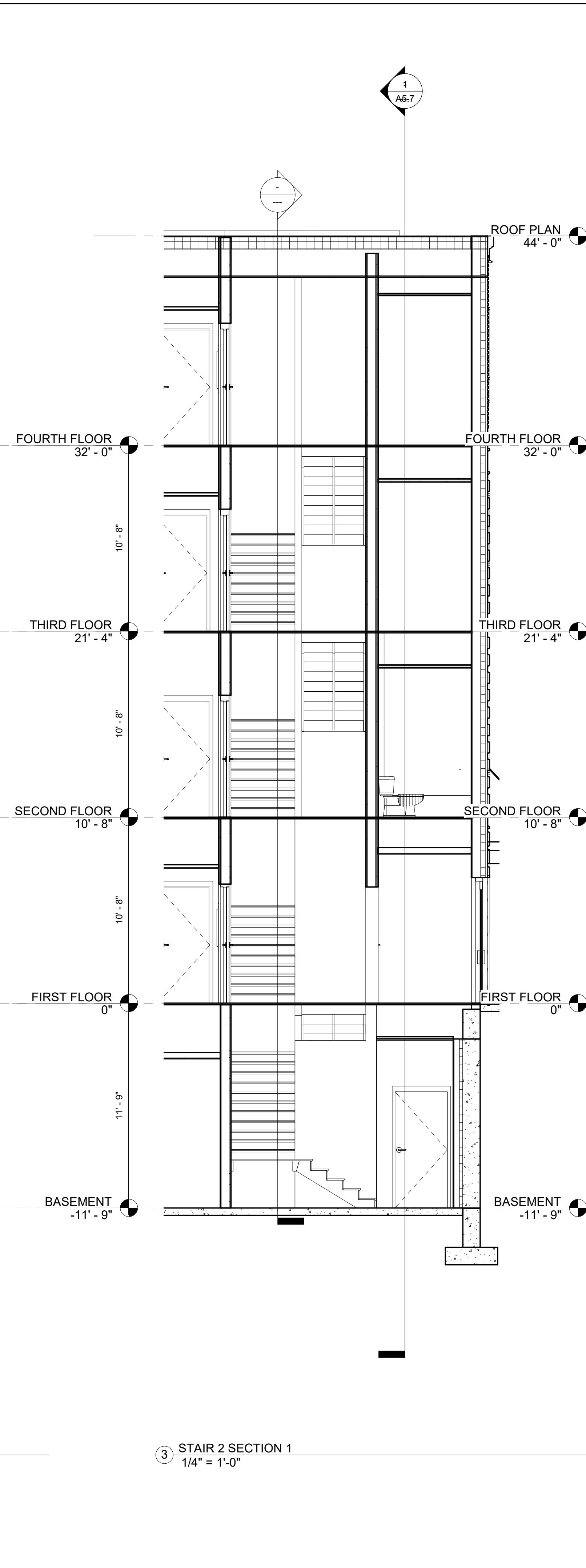
FIRST FLOOR
0"

BASEMENT
-11' - 9"

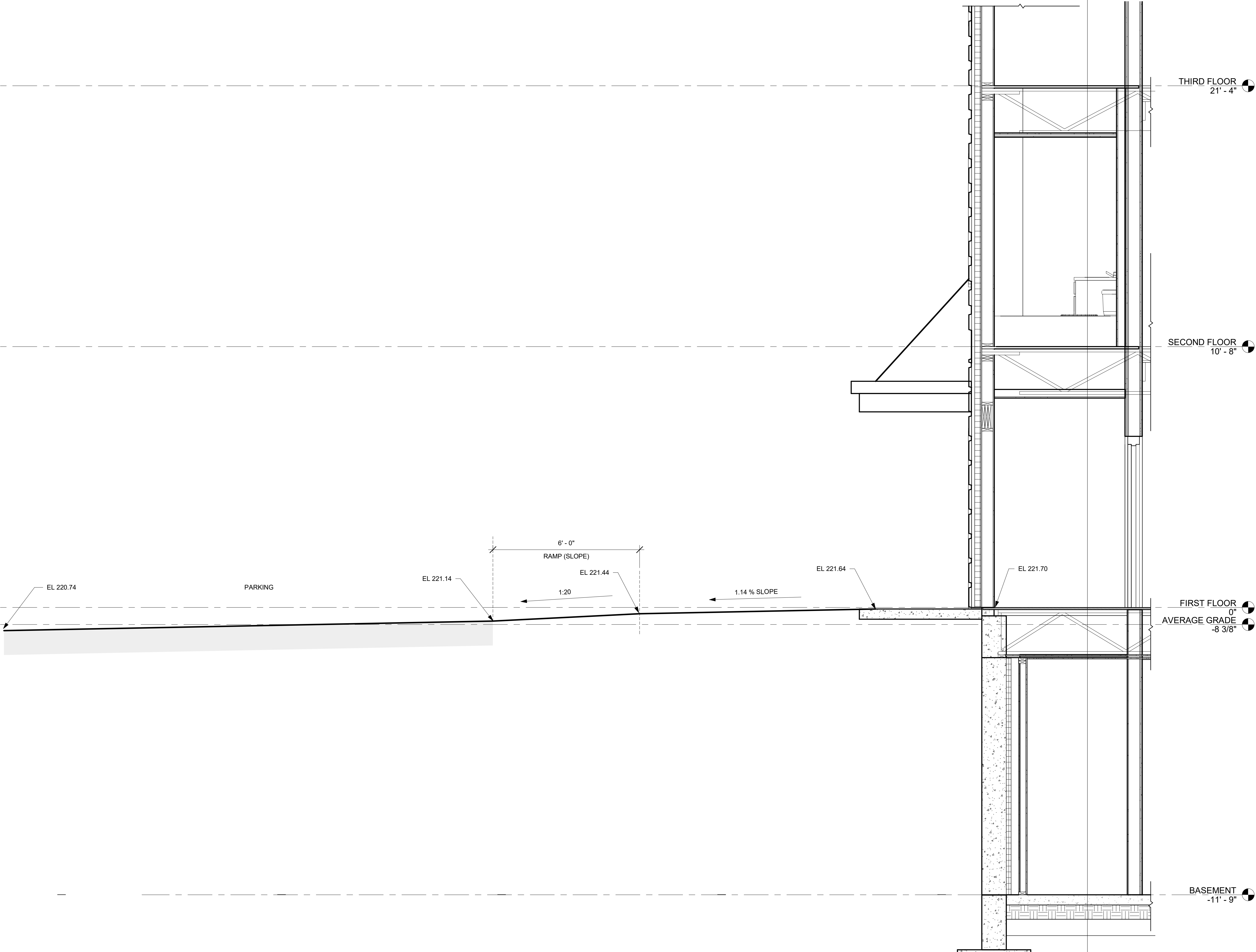
① ELEVATOR SECTION 1
1/4" = 1' - 0"



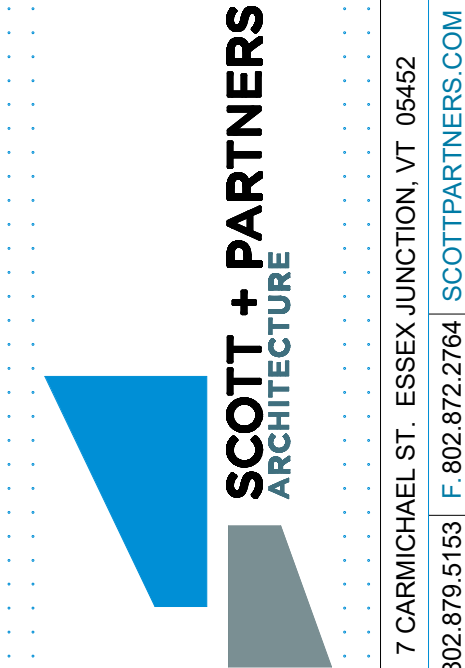
② ELEVATOR SECTION 2
1/4" = 1'-0"



③ STAIR 2 SECTION 1
1/4" = 1'-0"



PROGRESS - OCTOBER 11, 2019



project name:
GEORGE STREET LOFTS

project address:
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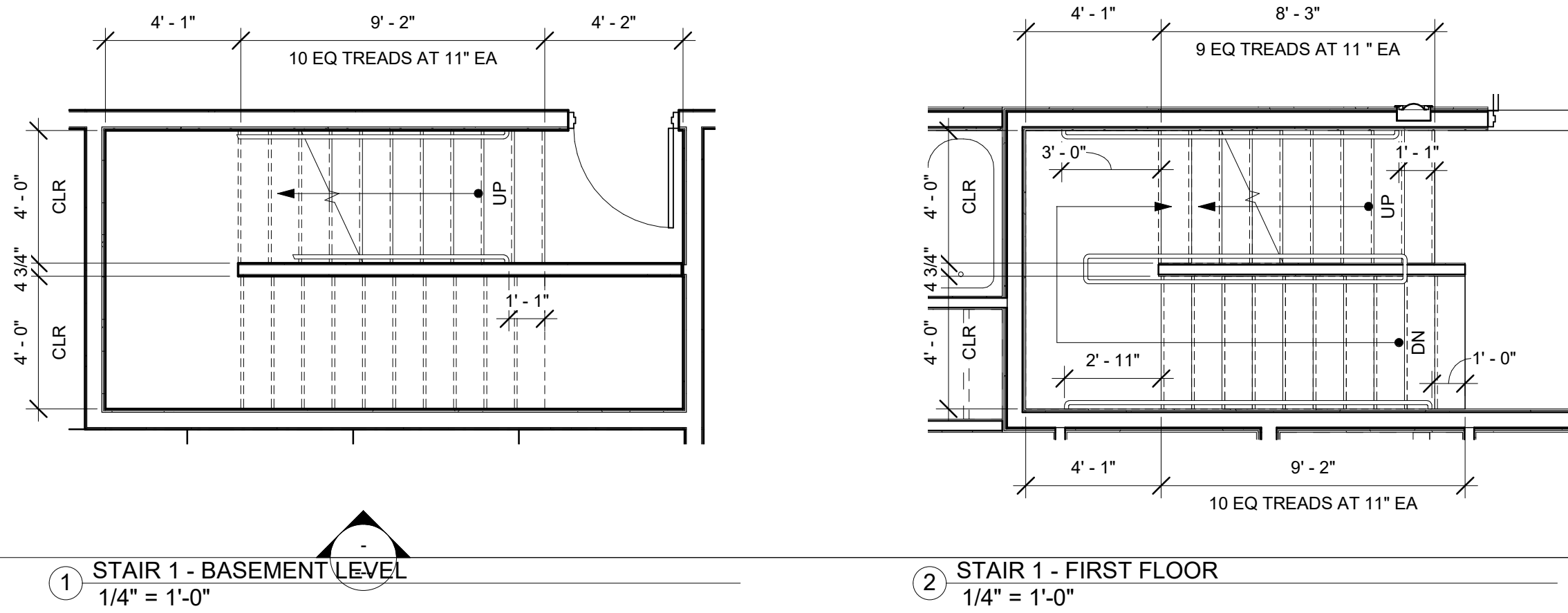
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project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: 02/26/19

No	Date	Revisions
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sheet title:
WALL SECTIONS

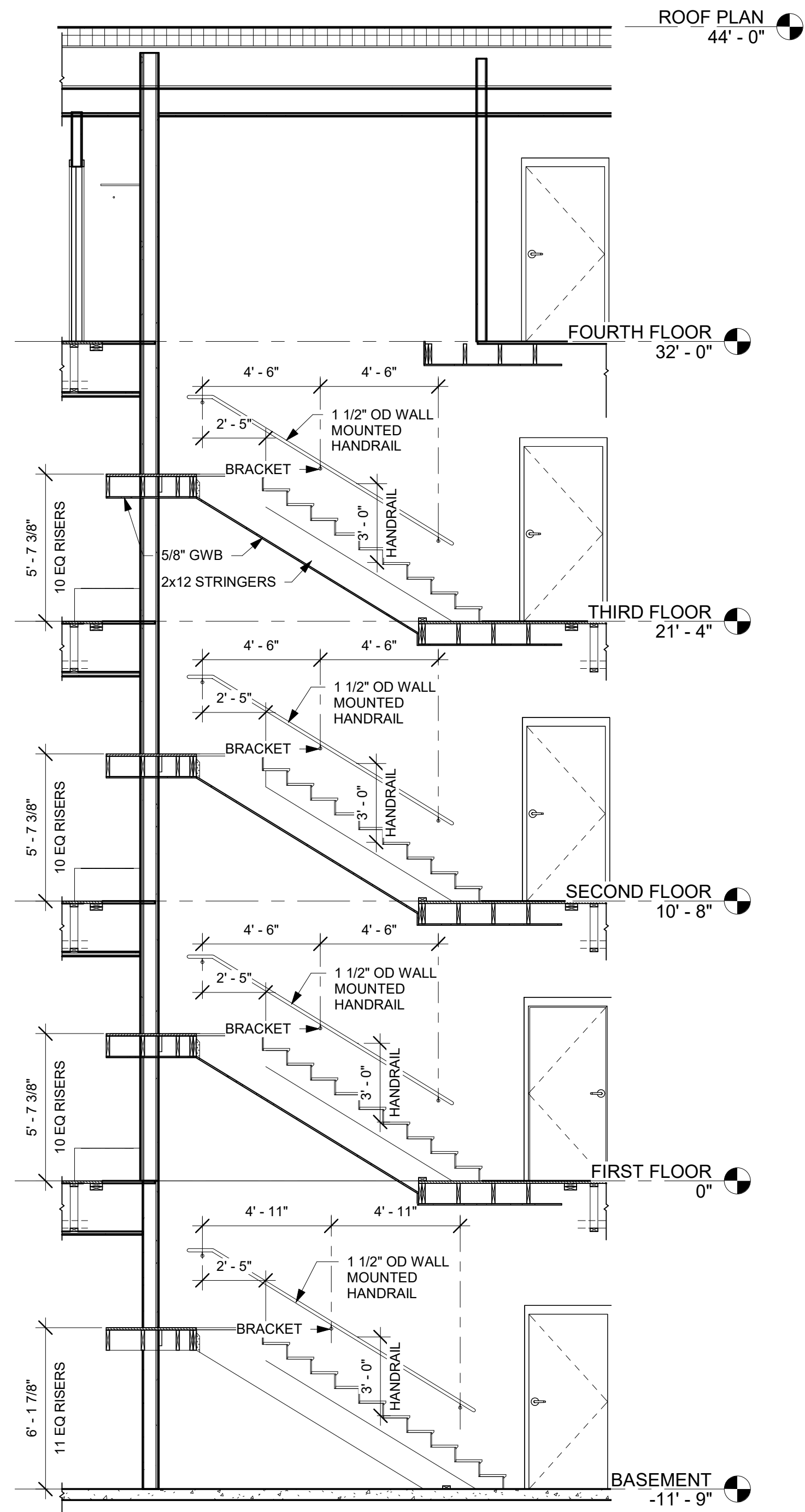
sheet no.

A6.2



1 STAIR 1 - BASEMENT LEVEL
1/4" = 1'-0"

2 STAIR 1 - FIRST FLOOR
1/4" = 1'-0"



6 STAIR 1 SECTION 1
1/4" = 1'-0"



project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date:

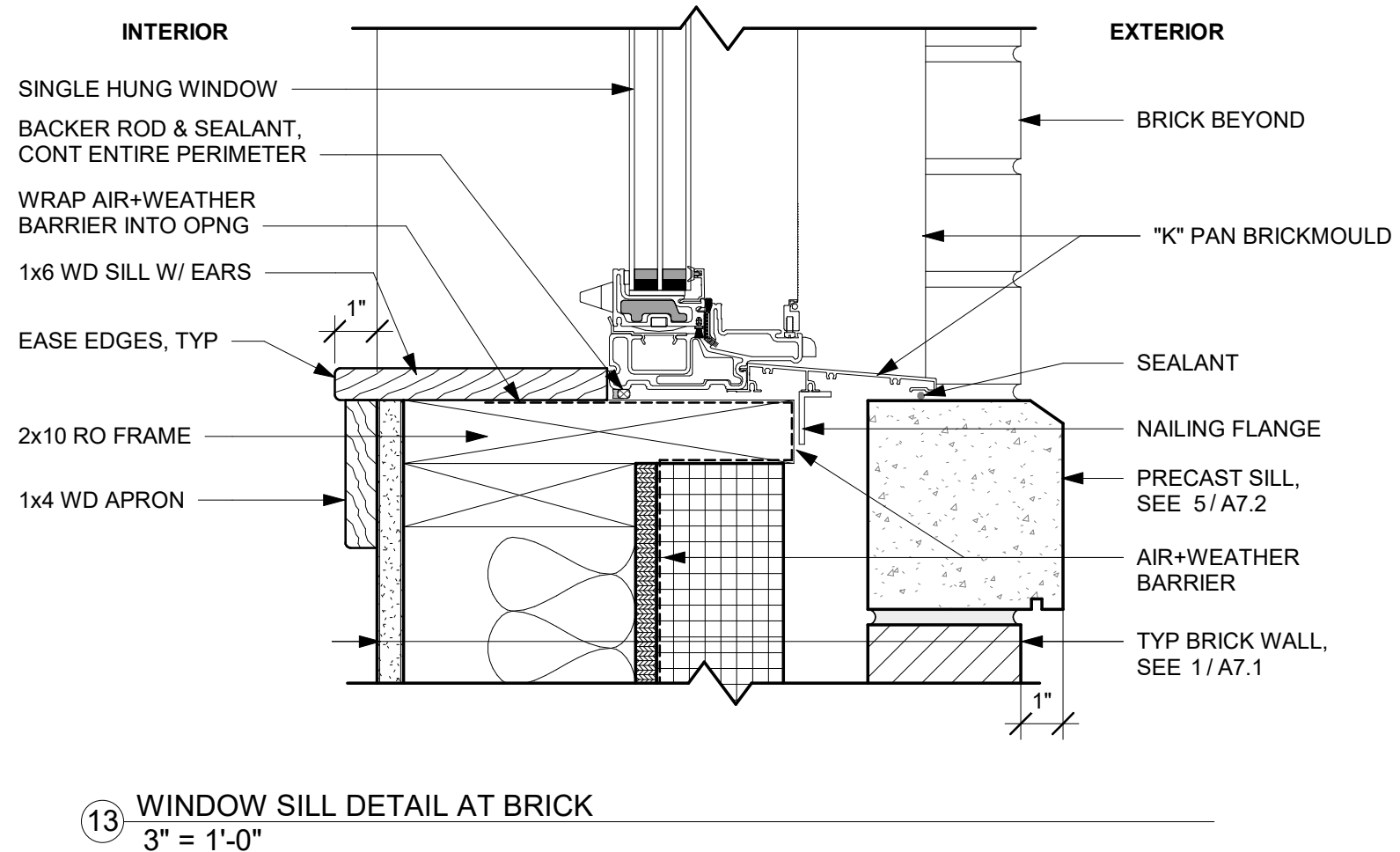
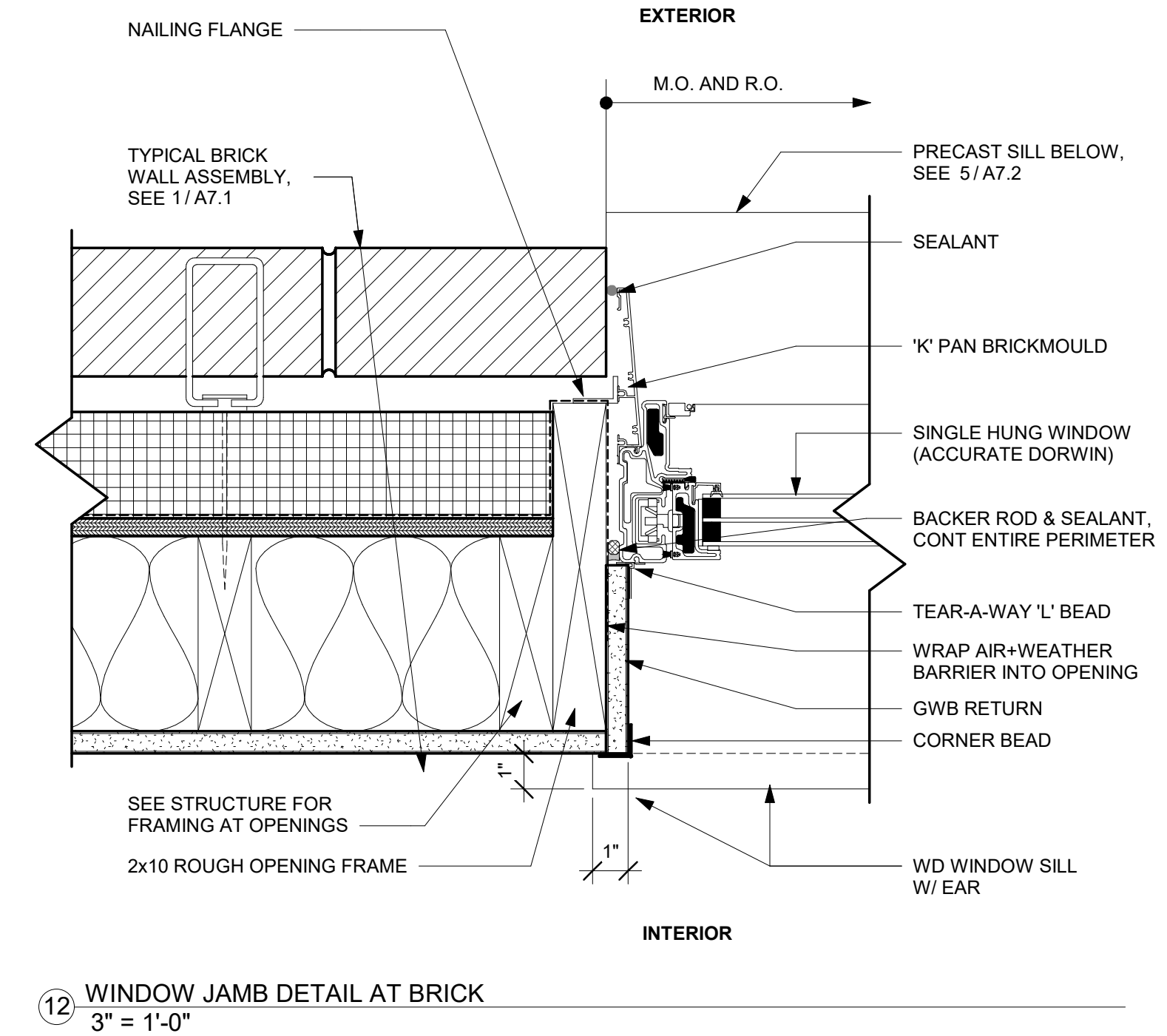
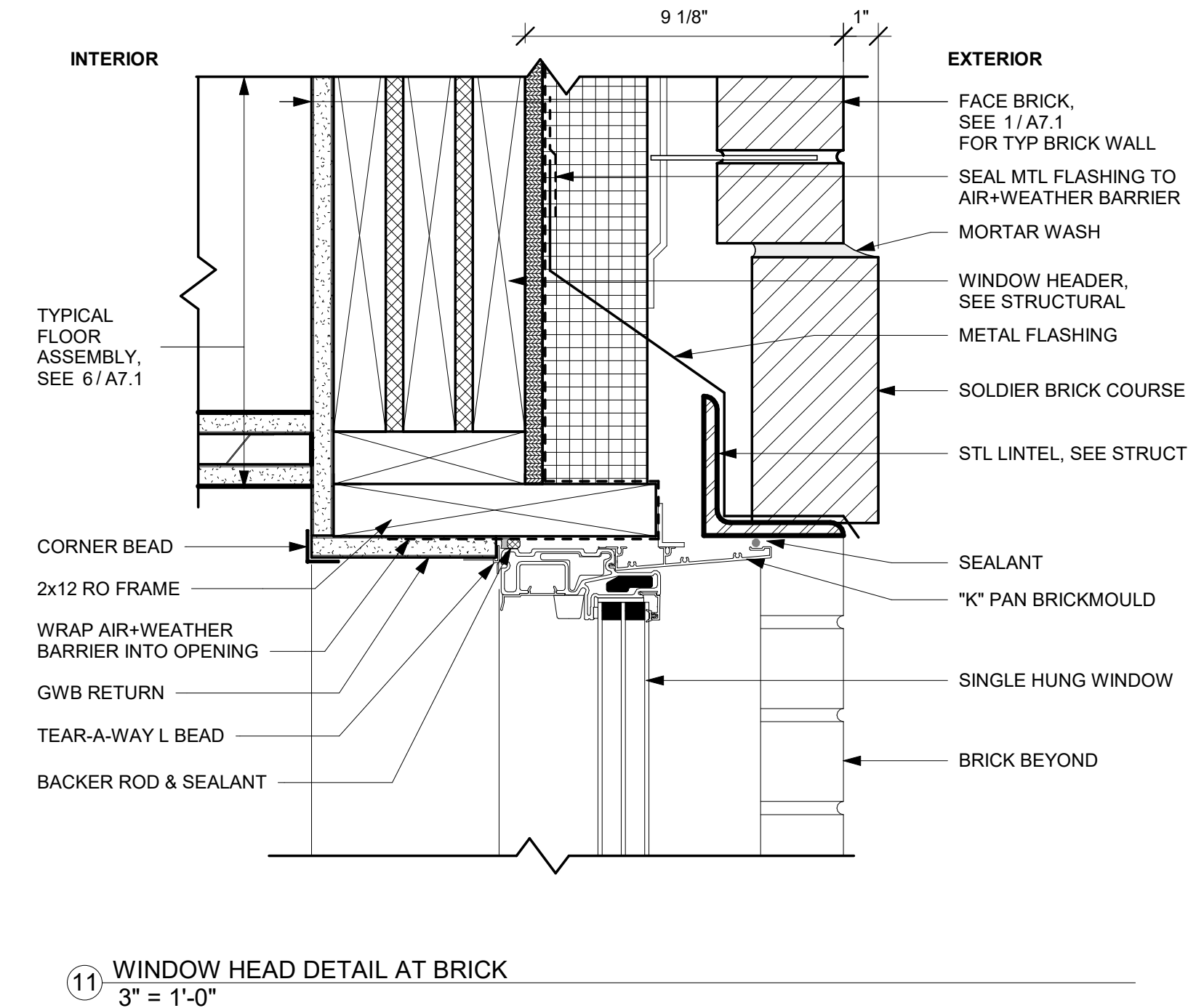
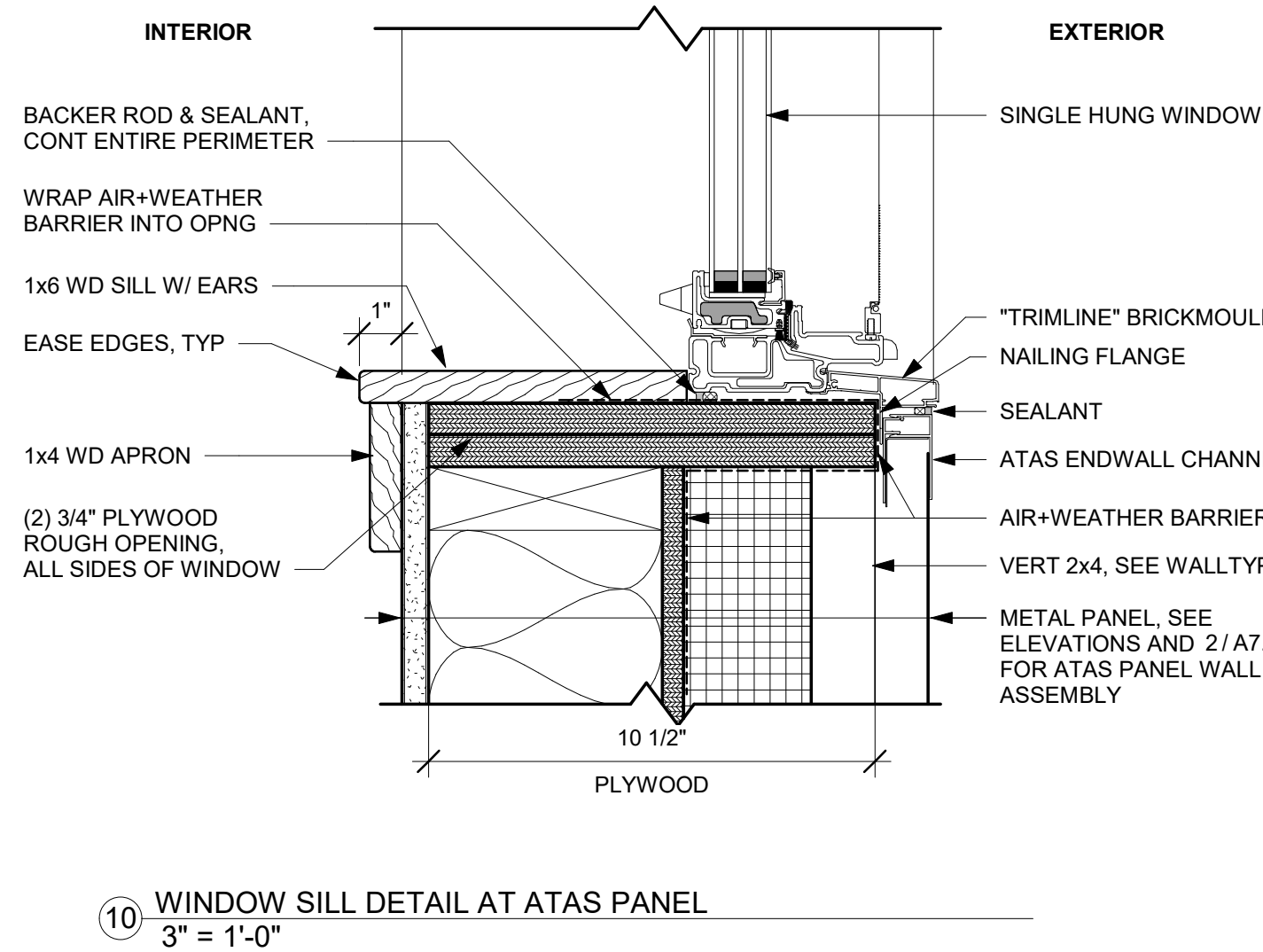
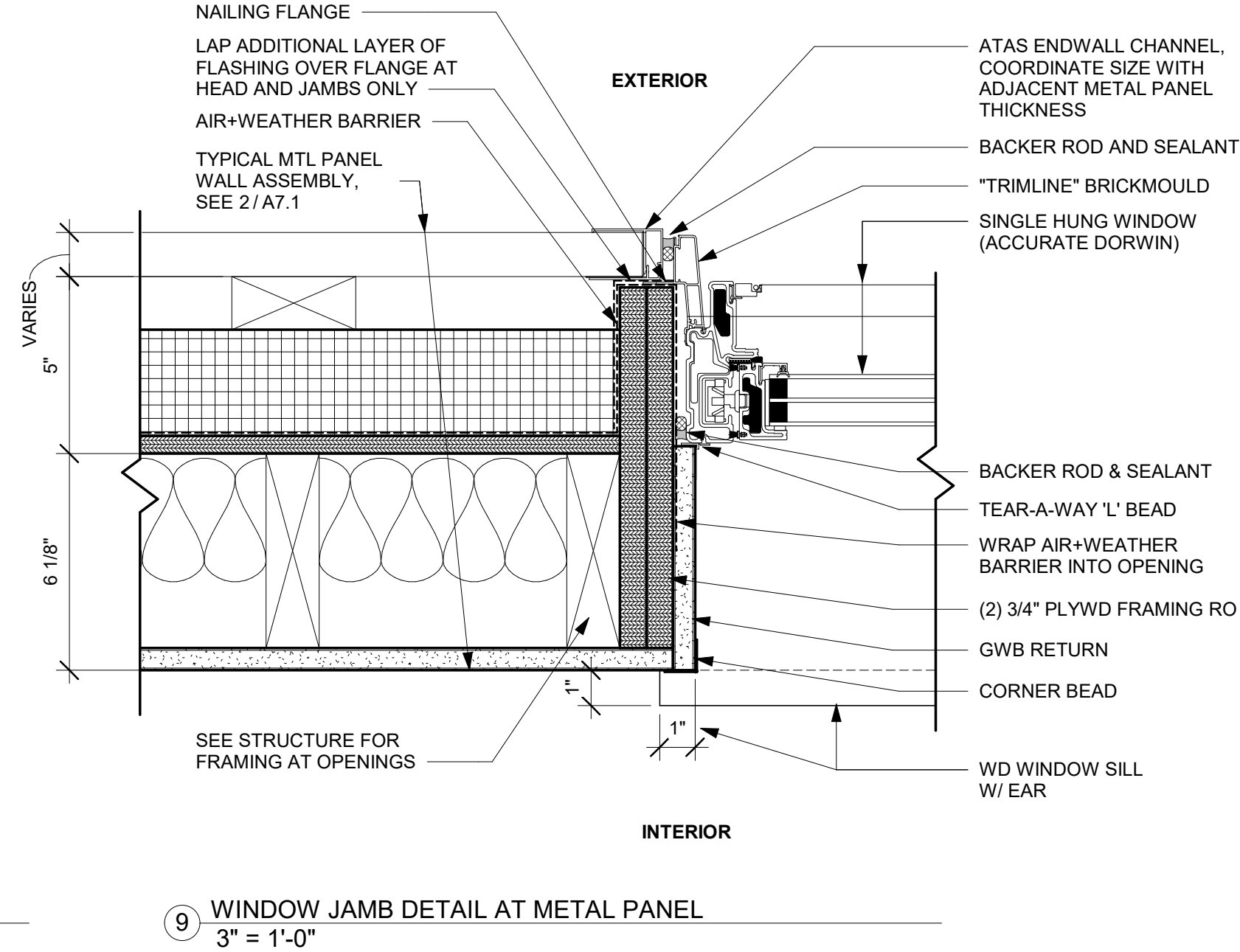
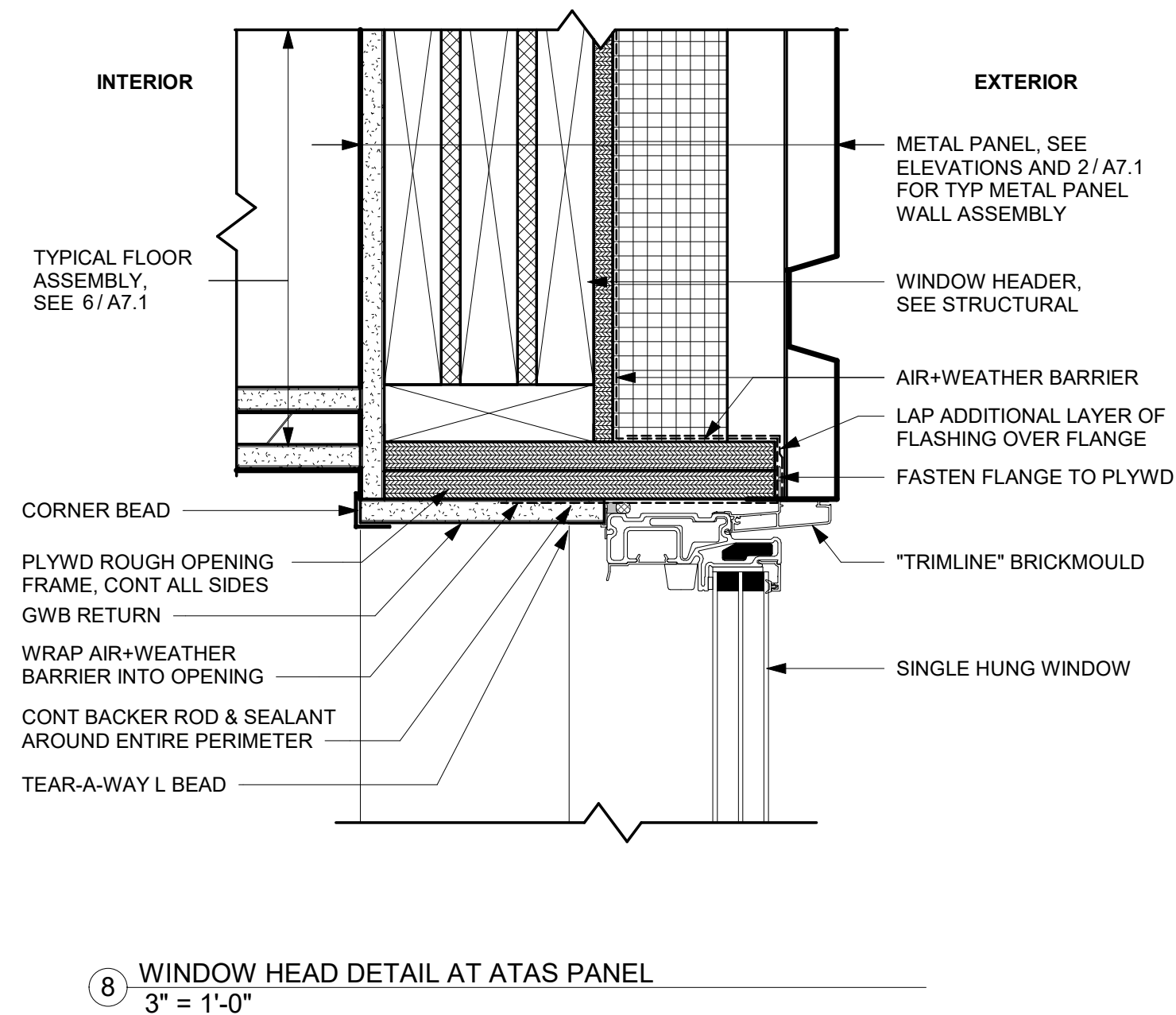
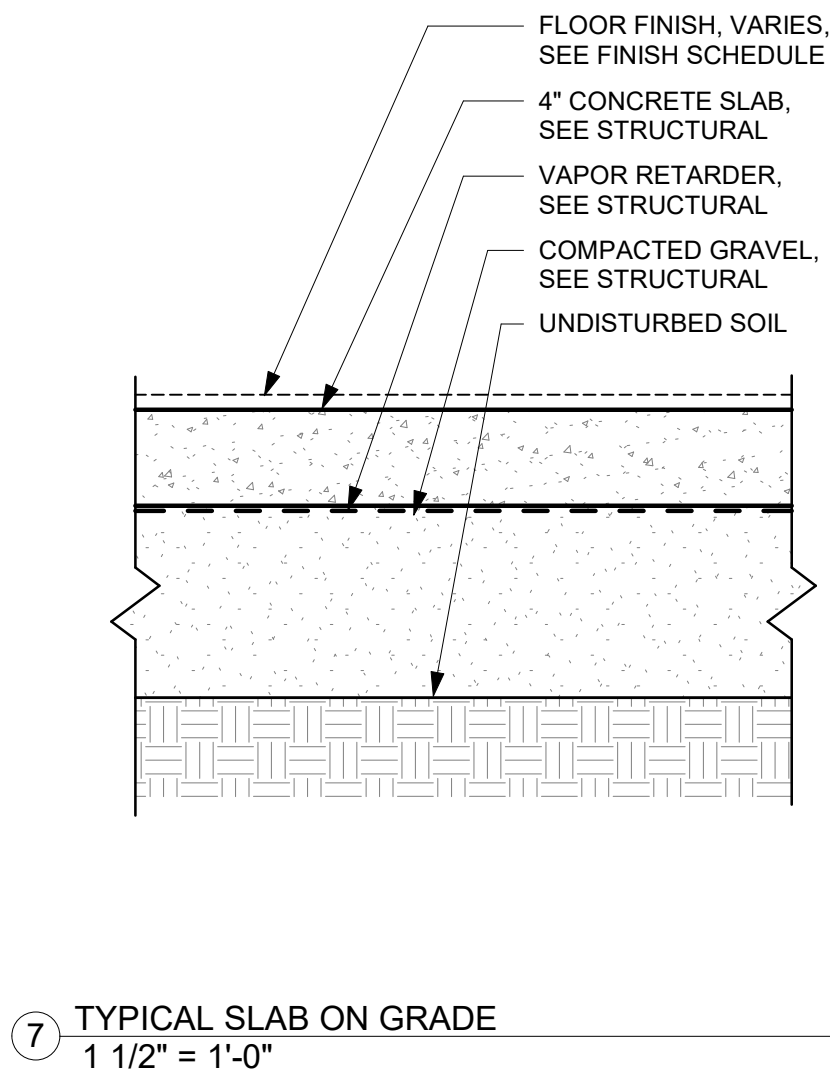
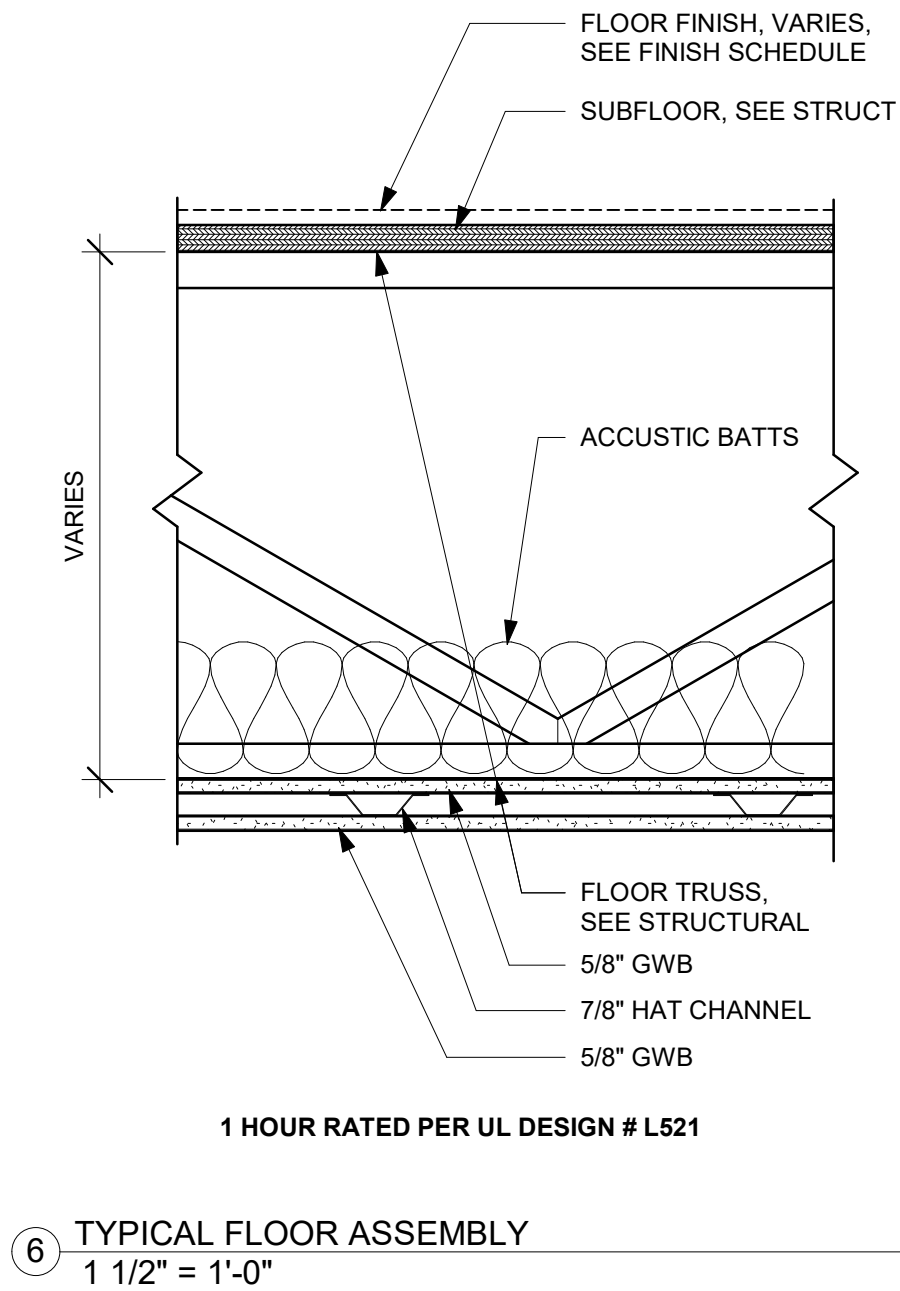
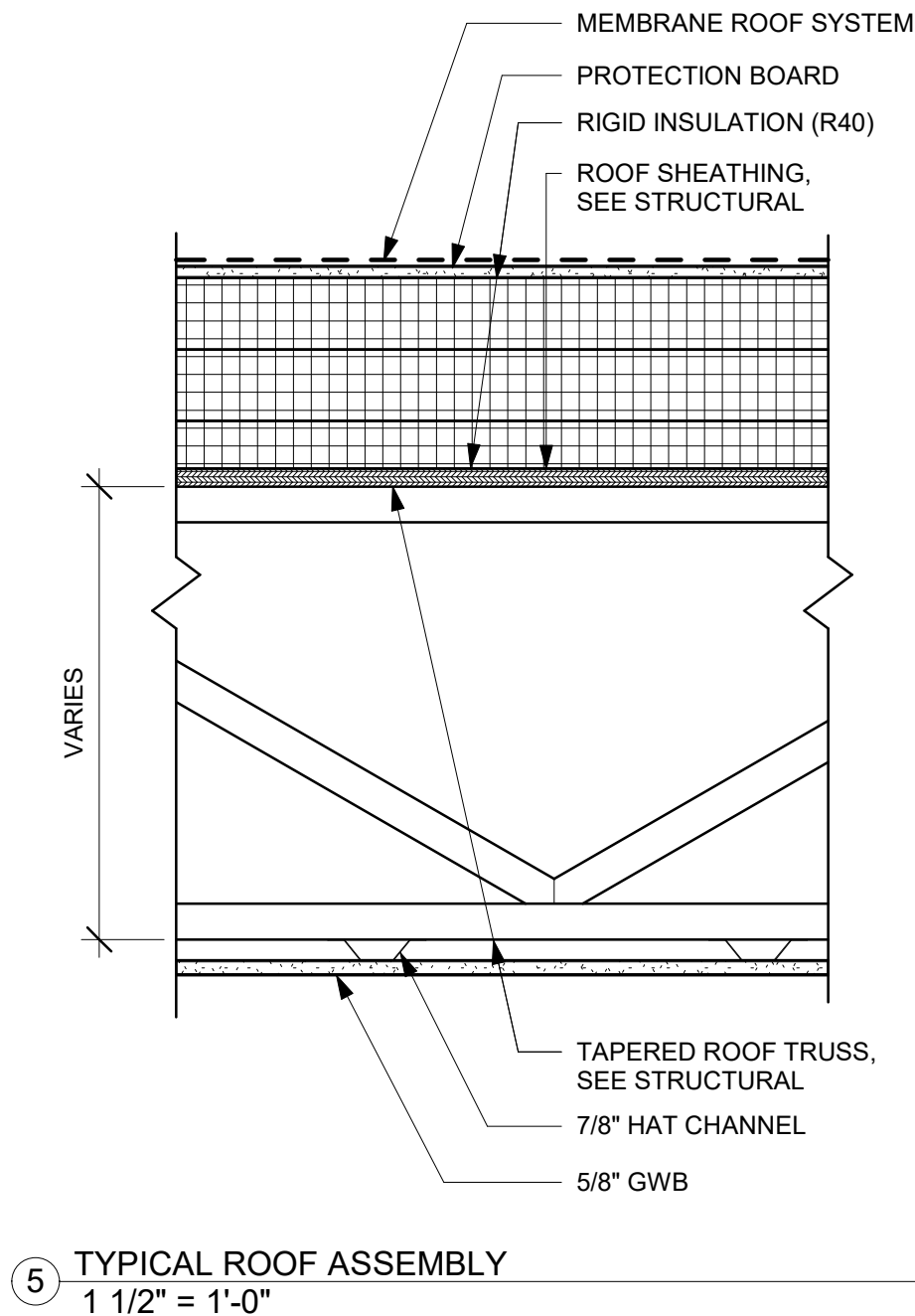
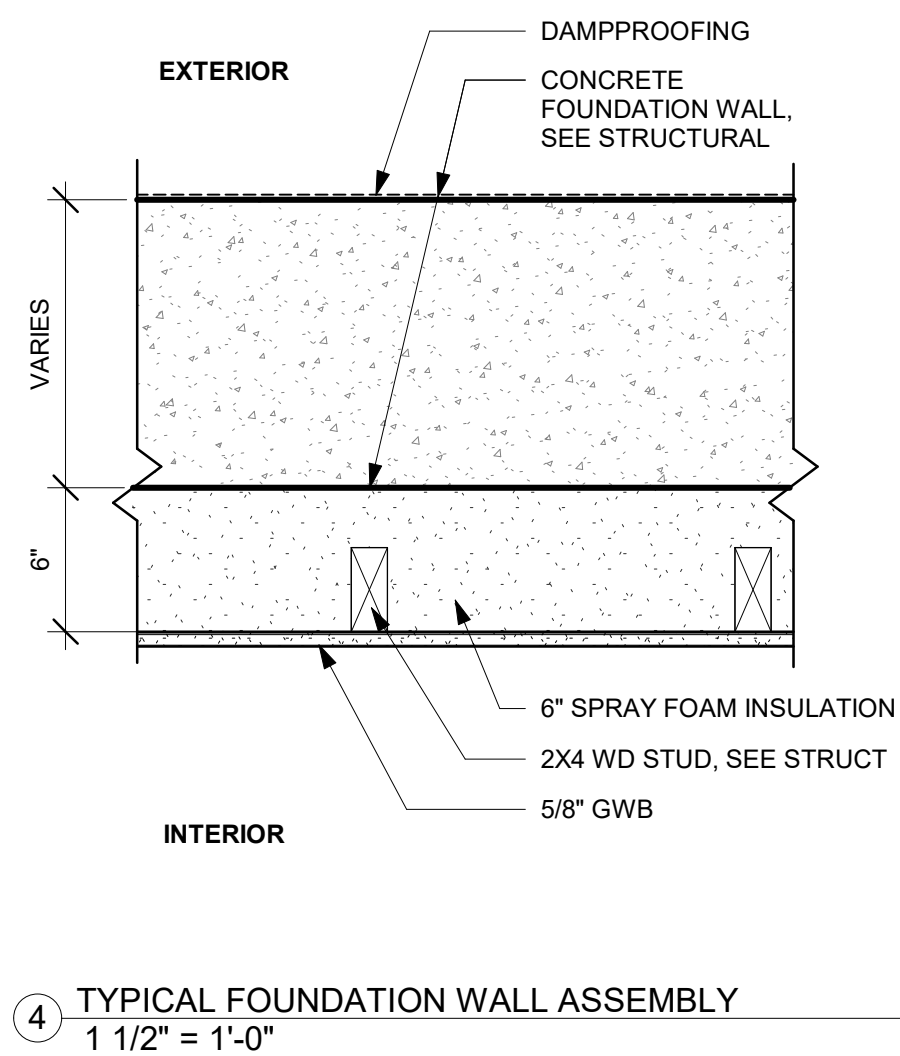
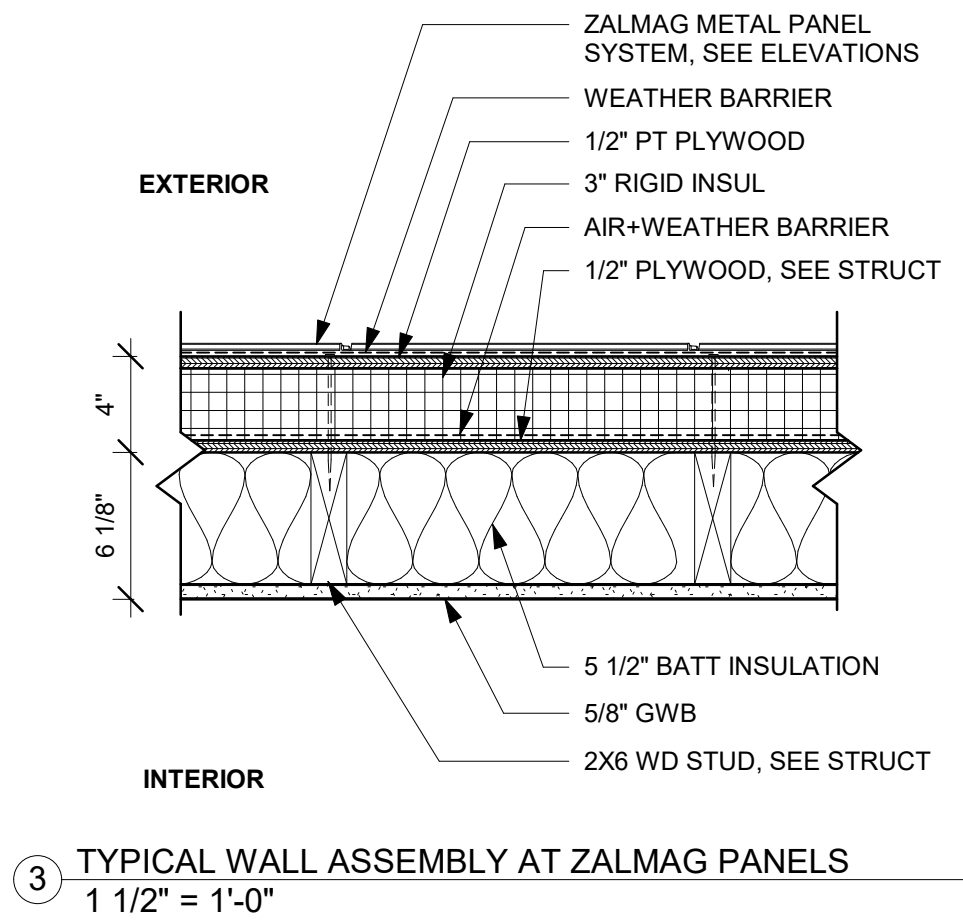
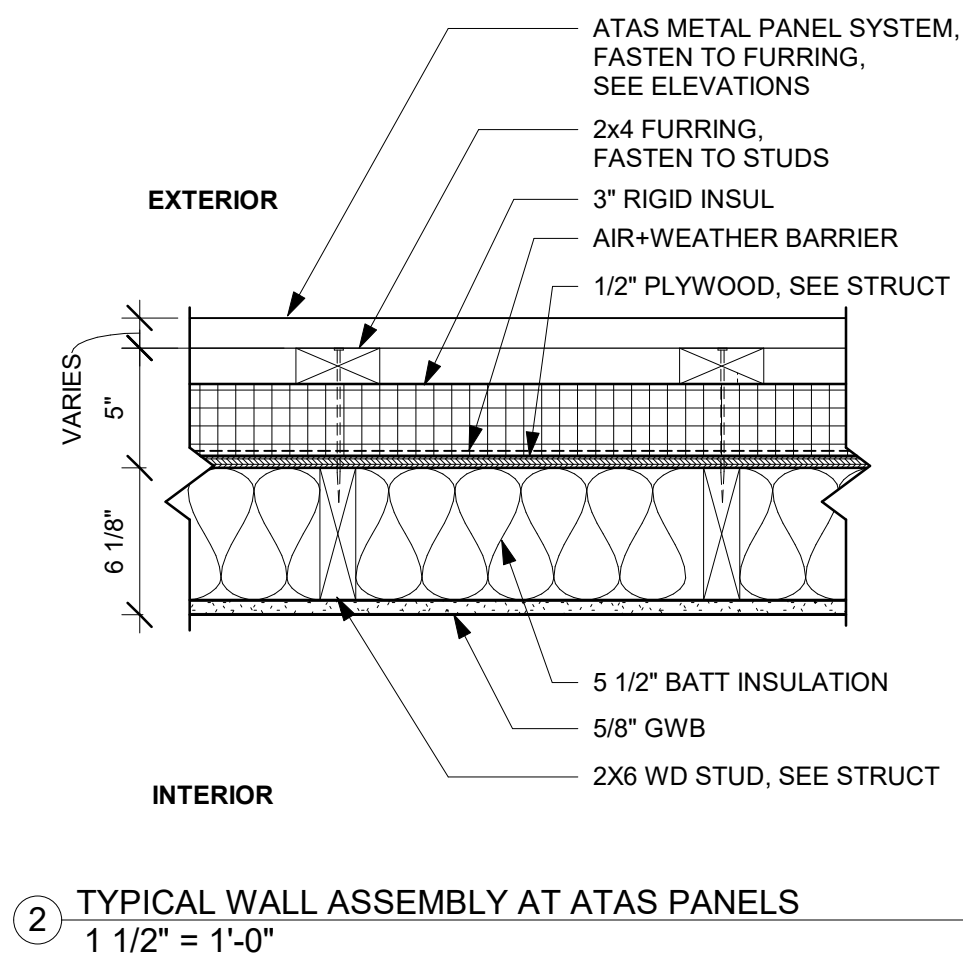
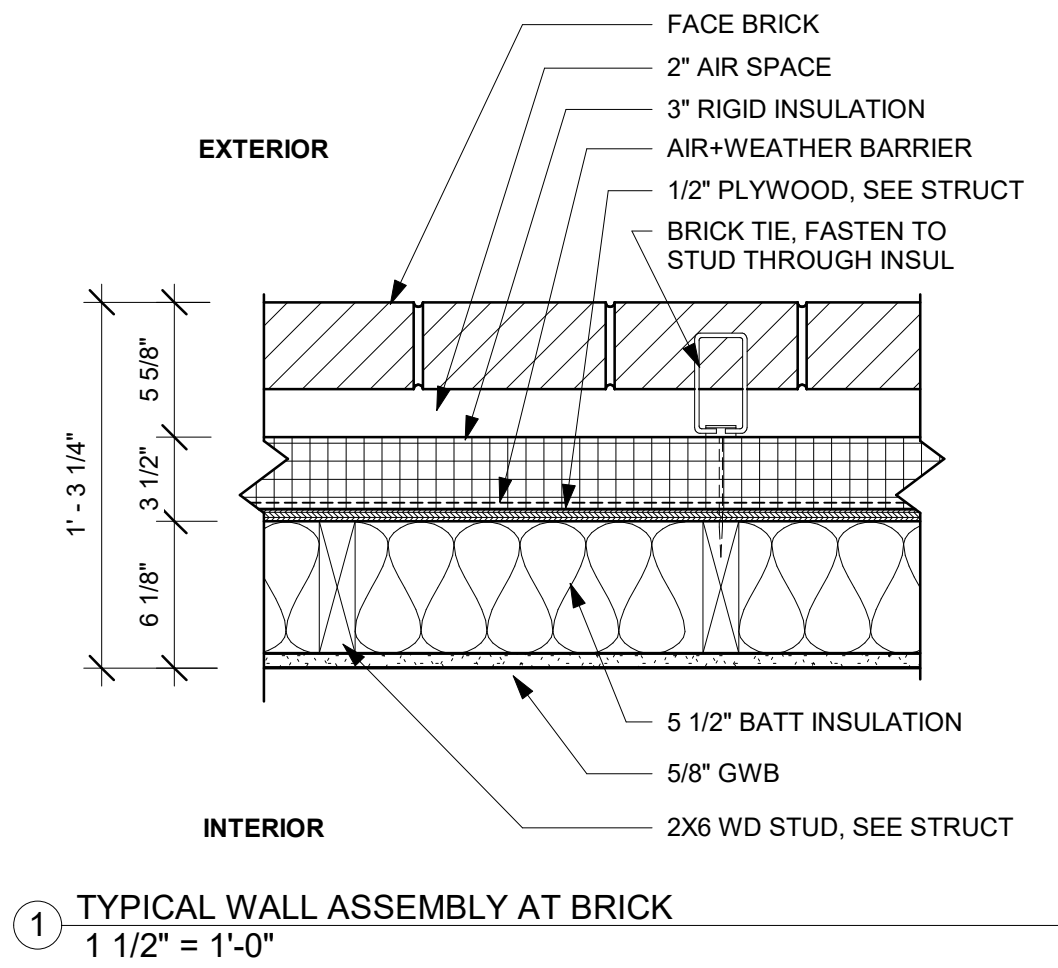
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sheet title:
**STAIR 1 PLANS
AND SECTIONS**

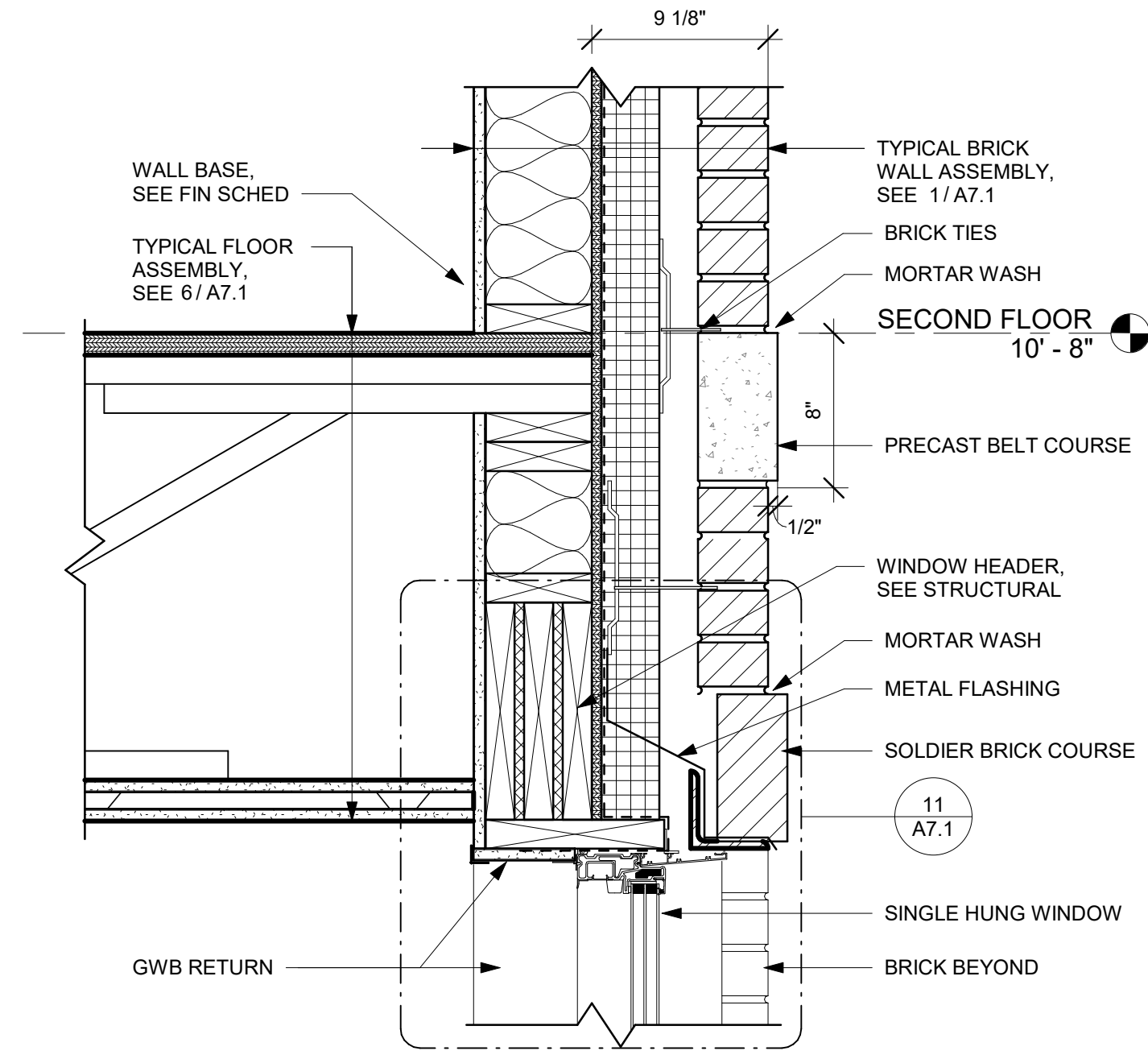
sheet no.

A6.3

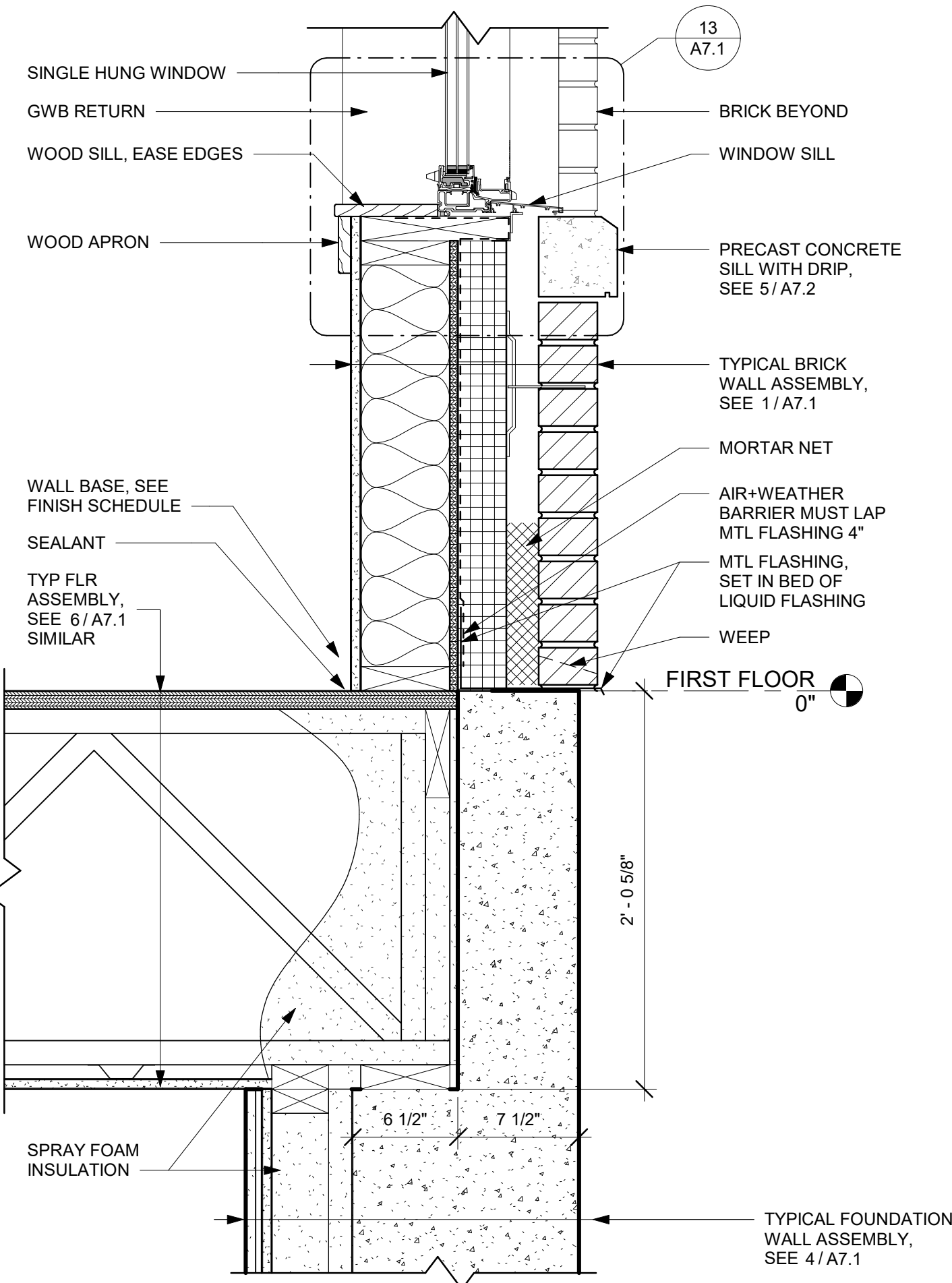
PROGRESS - OCTOBER 11, 2019



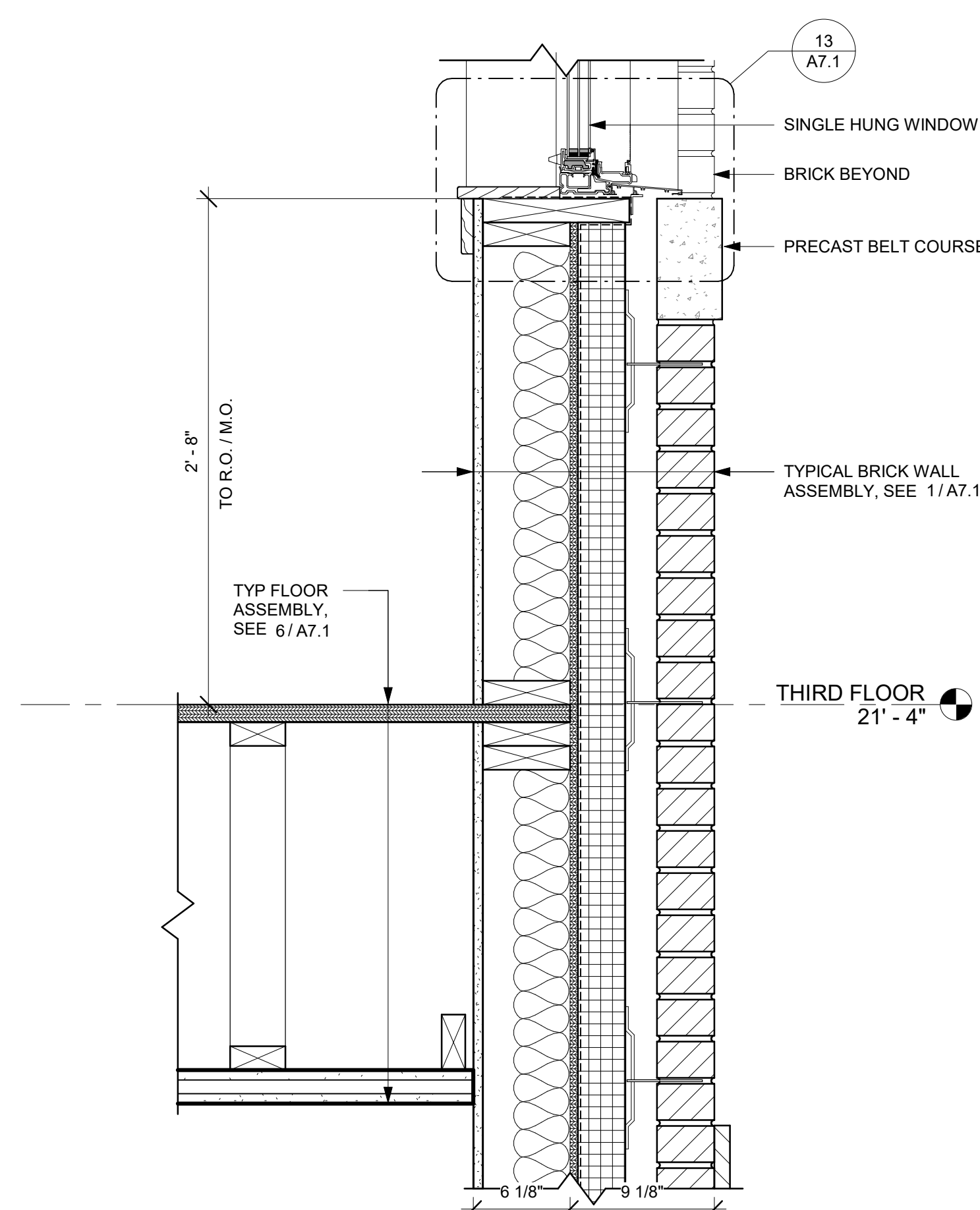
PROGRESS - OCTOBER 11, 2019



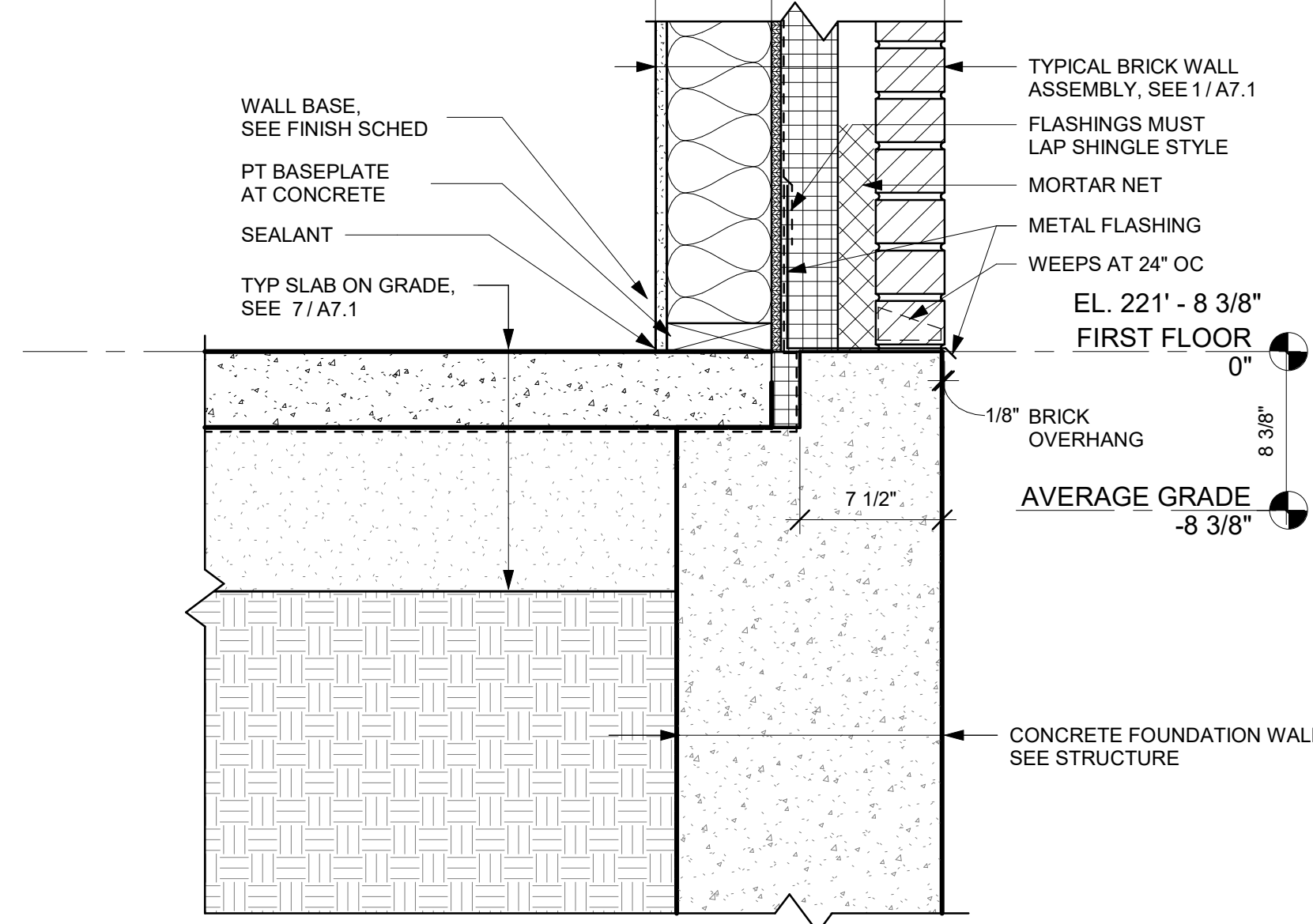
① WINDOW HEAD AT BRICK
1 1/2" = 1'-0"



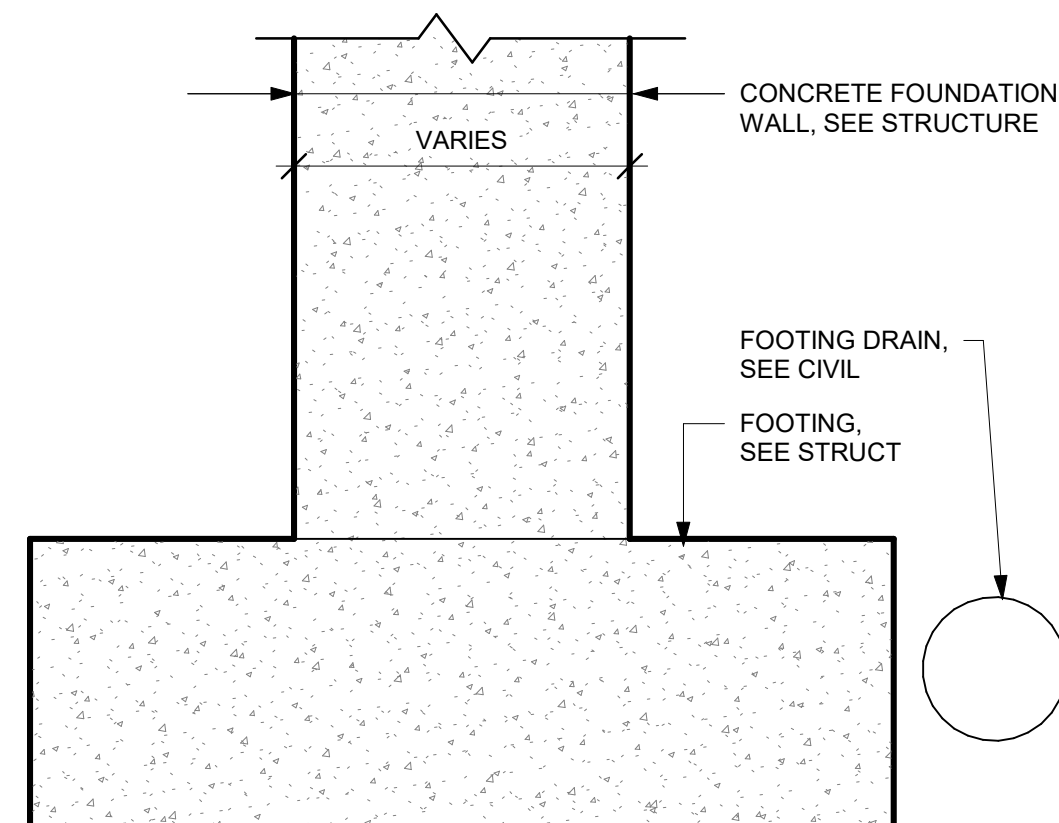
② FOUNDATION WALL AT BRICK - SOUTH
1 1/2" = 1'-0"



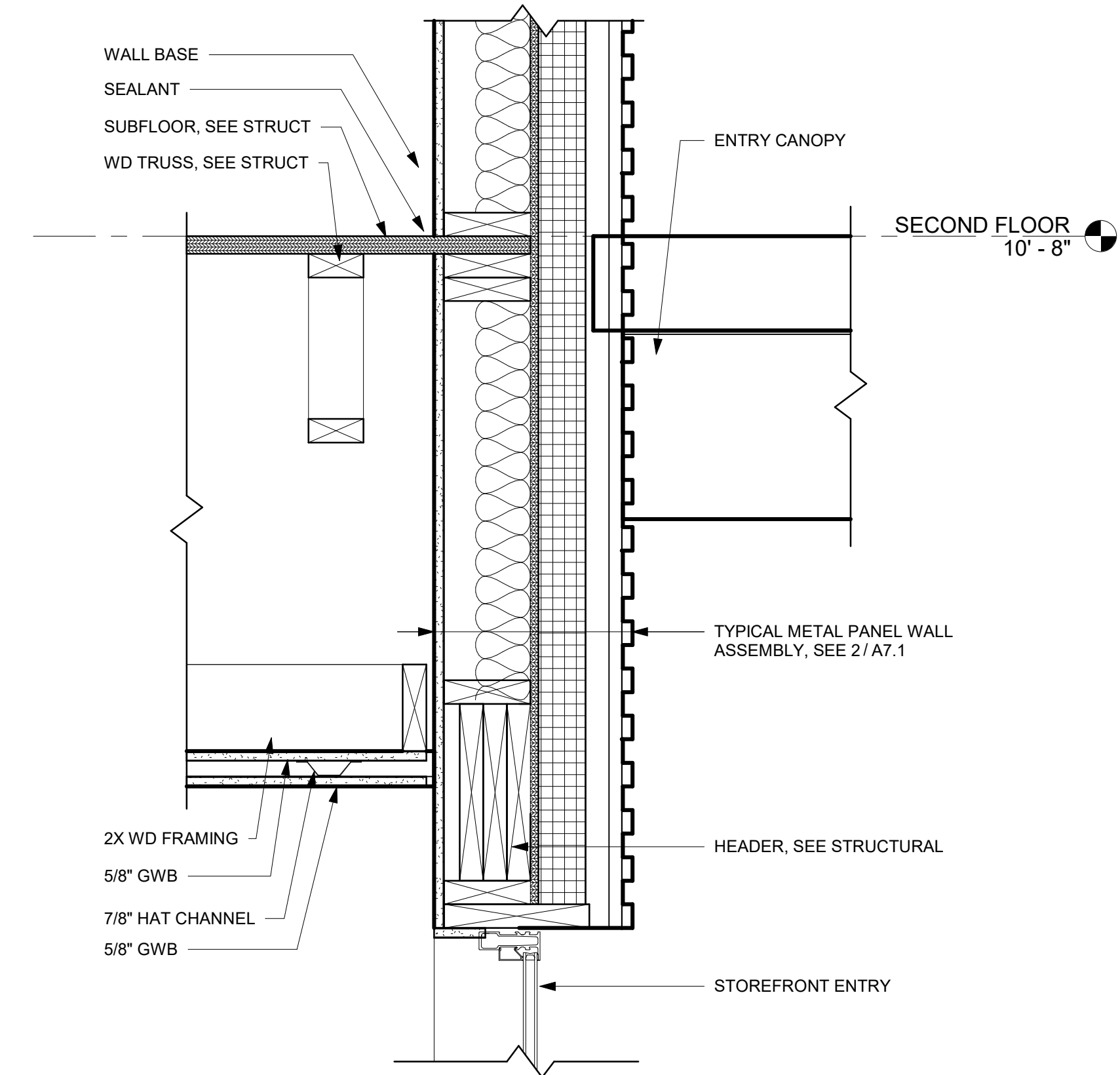
④ FLOOR AT BRICK
1 1/2" = 1'-0"



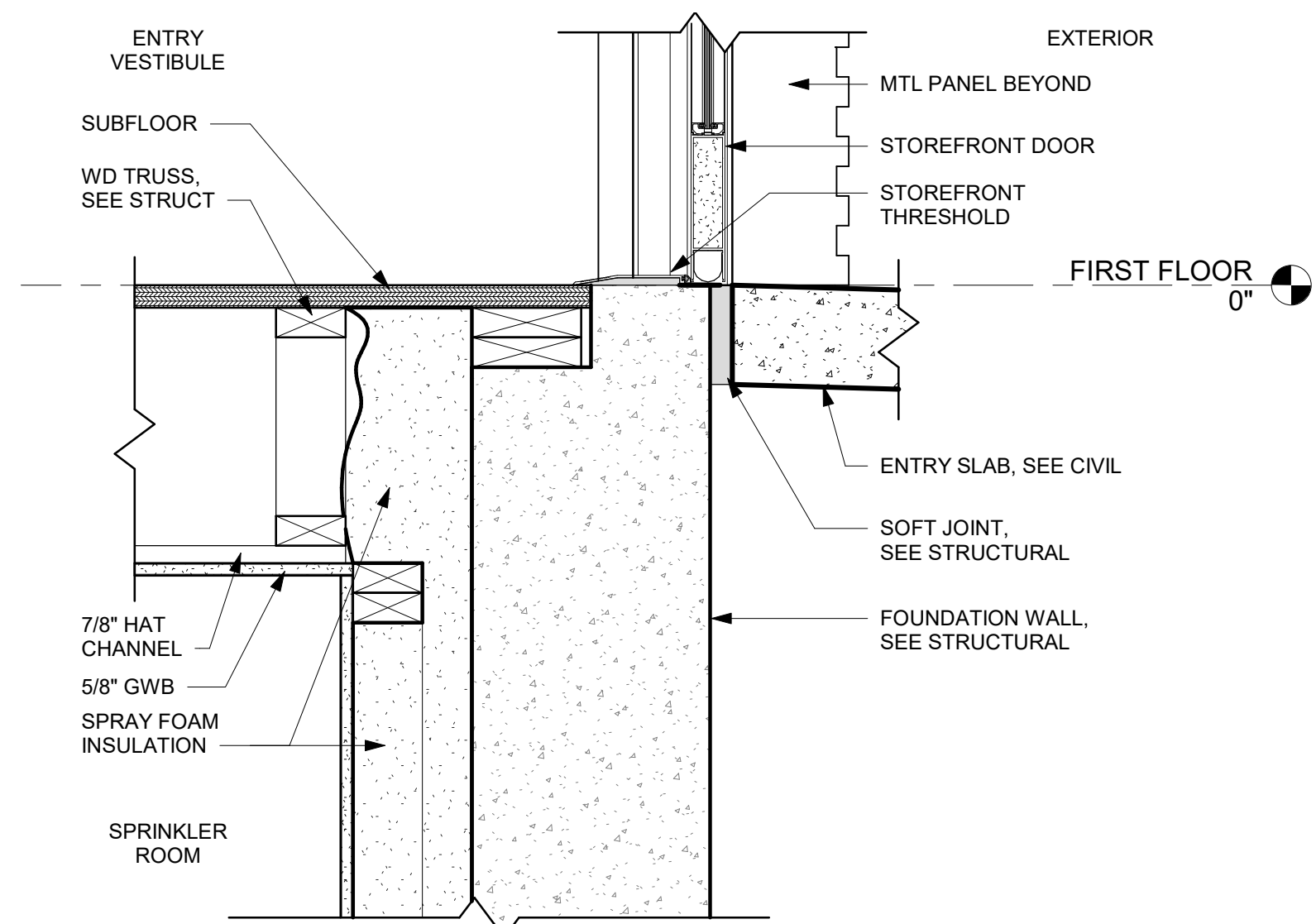
③ FOUNDATION WALL AT BRICK - NORTH
1 1/2" = 1'-0"



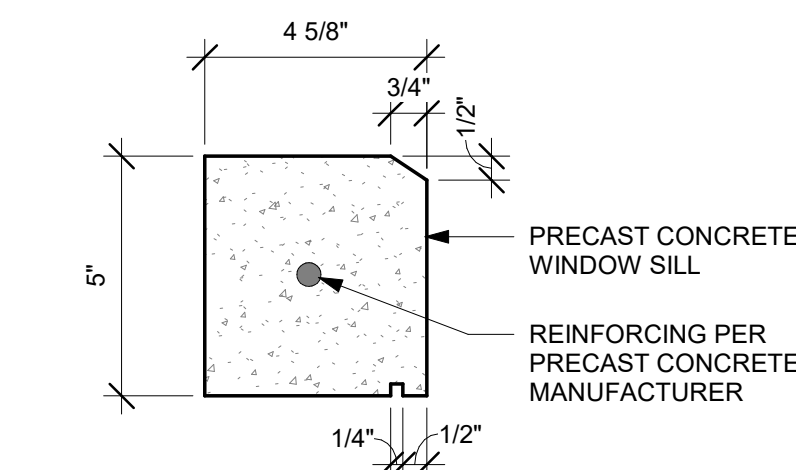
⑥ FOOTING DETAIL
1 1/2" = 1'-0"



⑦ ENTRY DOOR HEAD
1 1/2" = 1'-0"

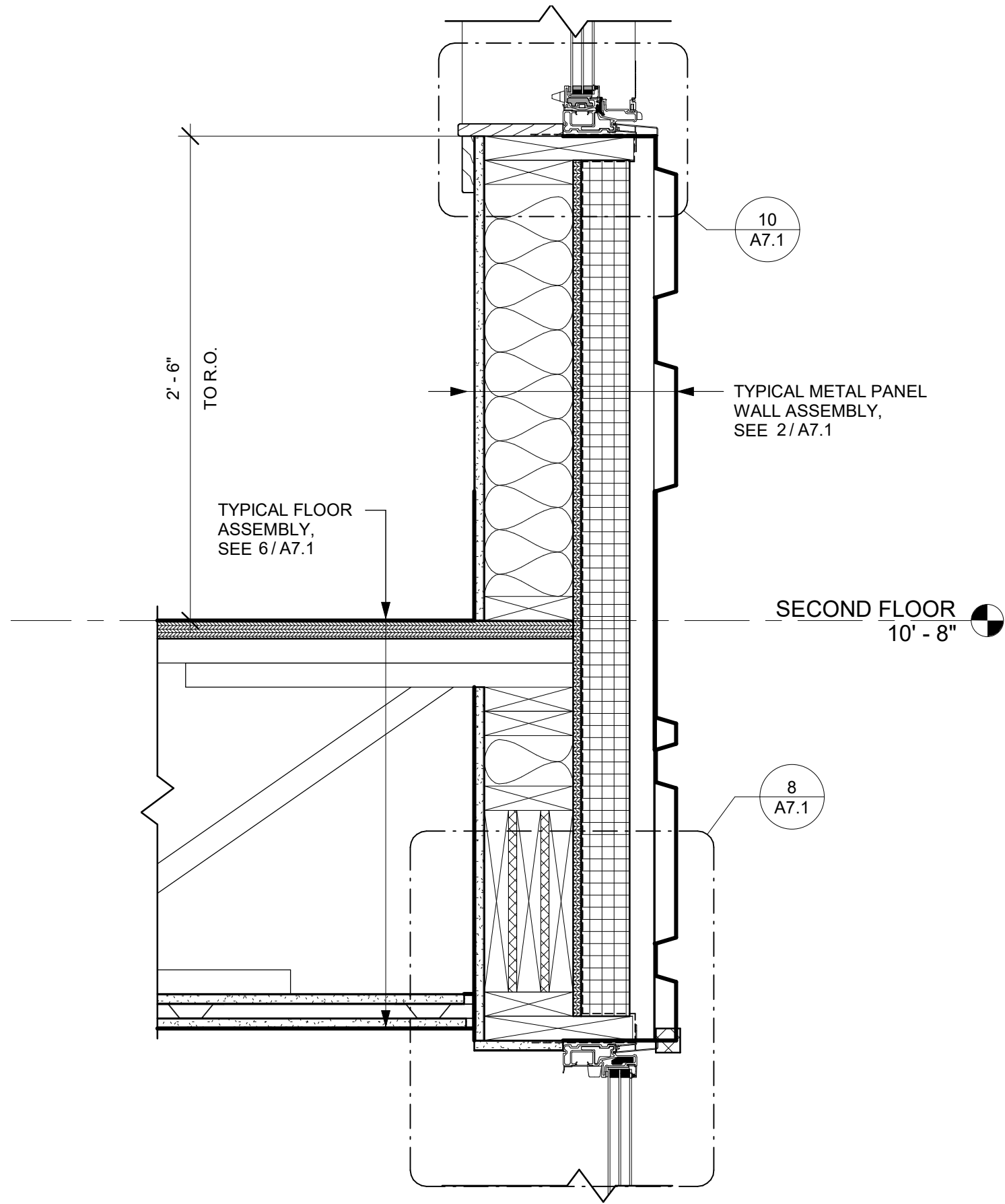


⑧ ENTRY DOOR SILL
1 1/2" = 1'-0"

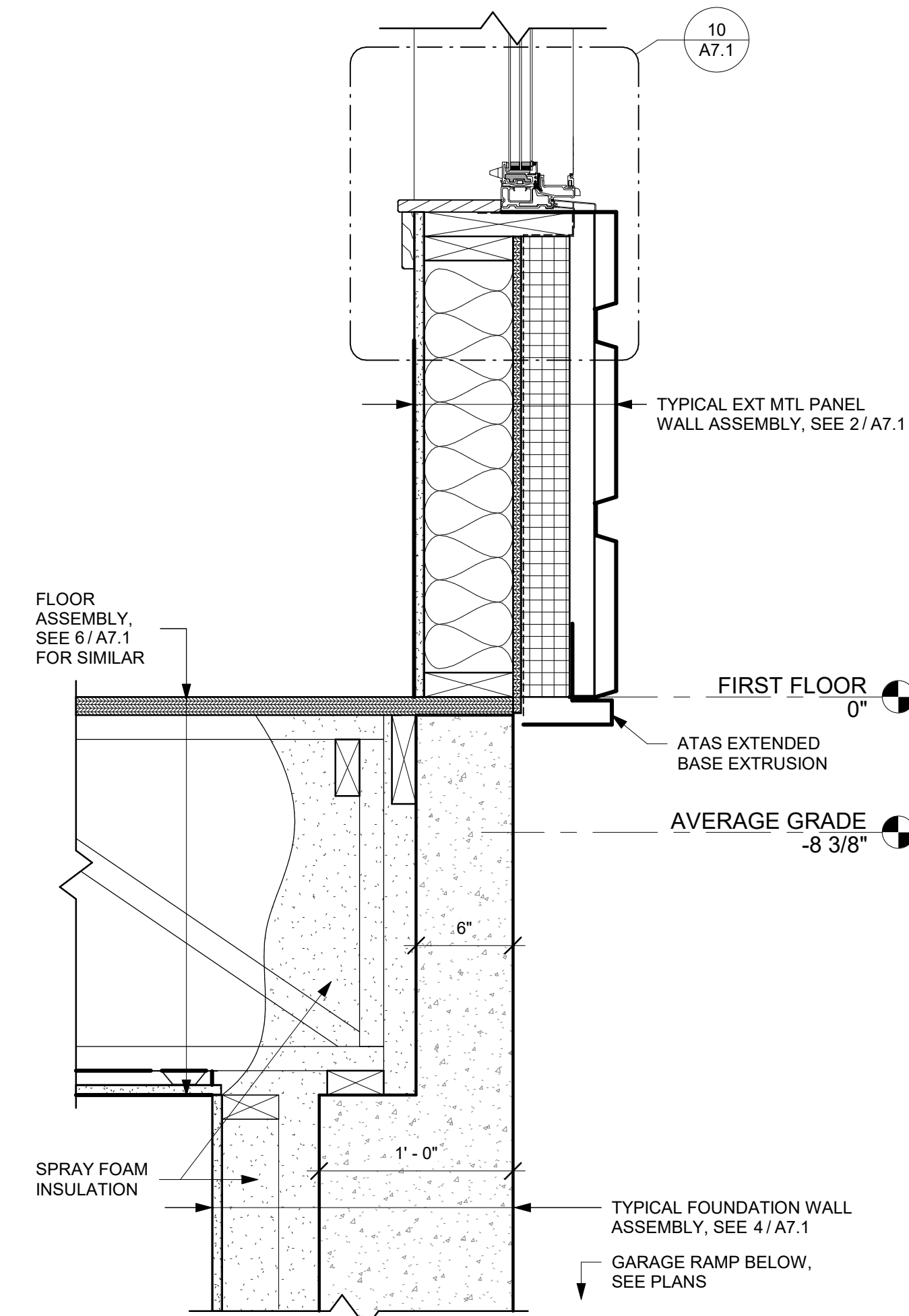


⑤ PRECAST SILL
3" = 1'-0"

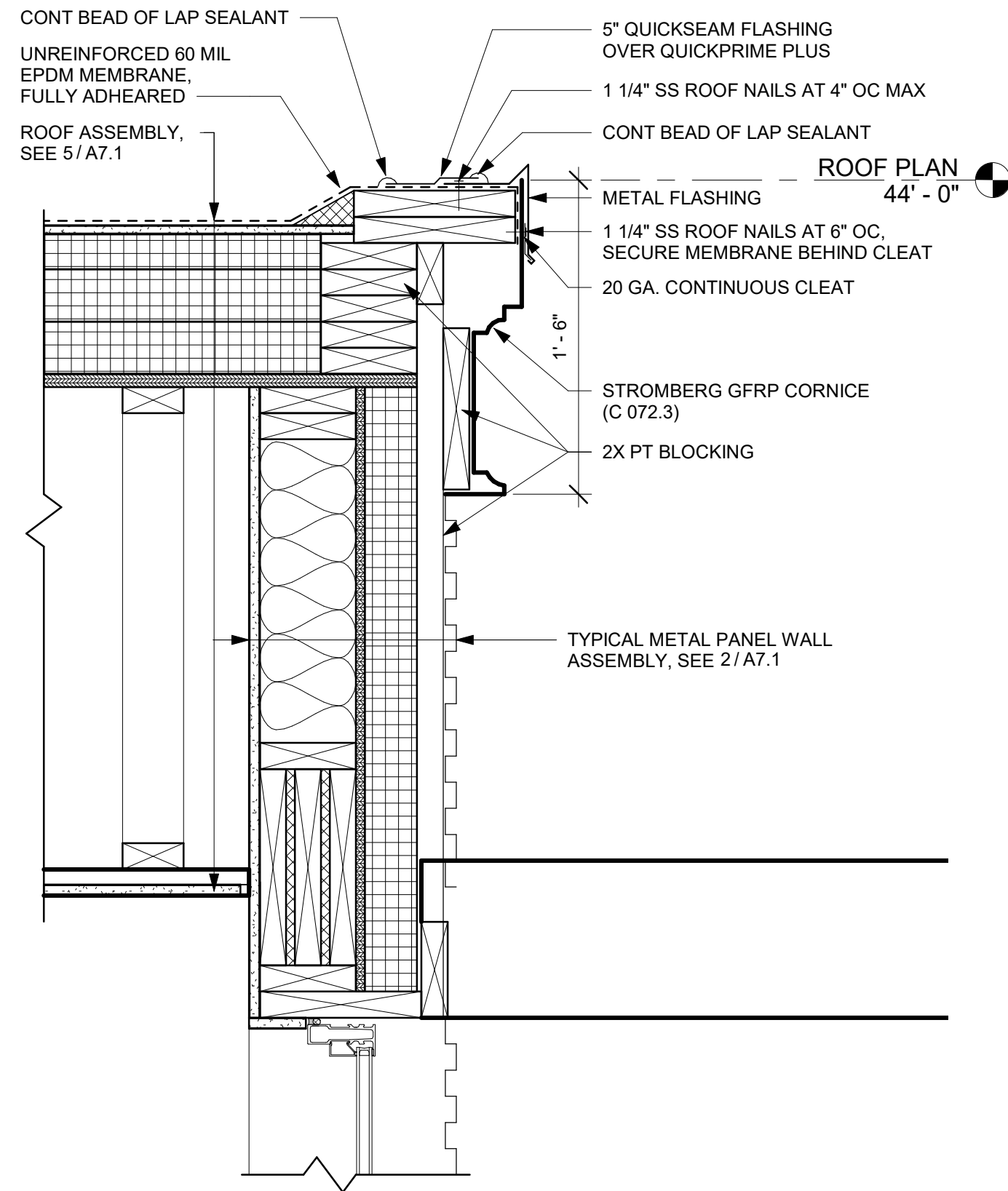
PROGRESS - OCTOBER 11, 2019



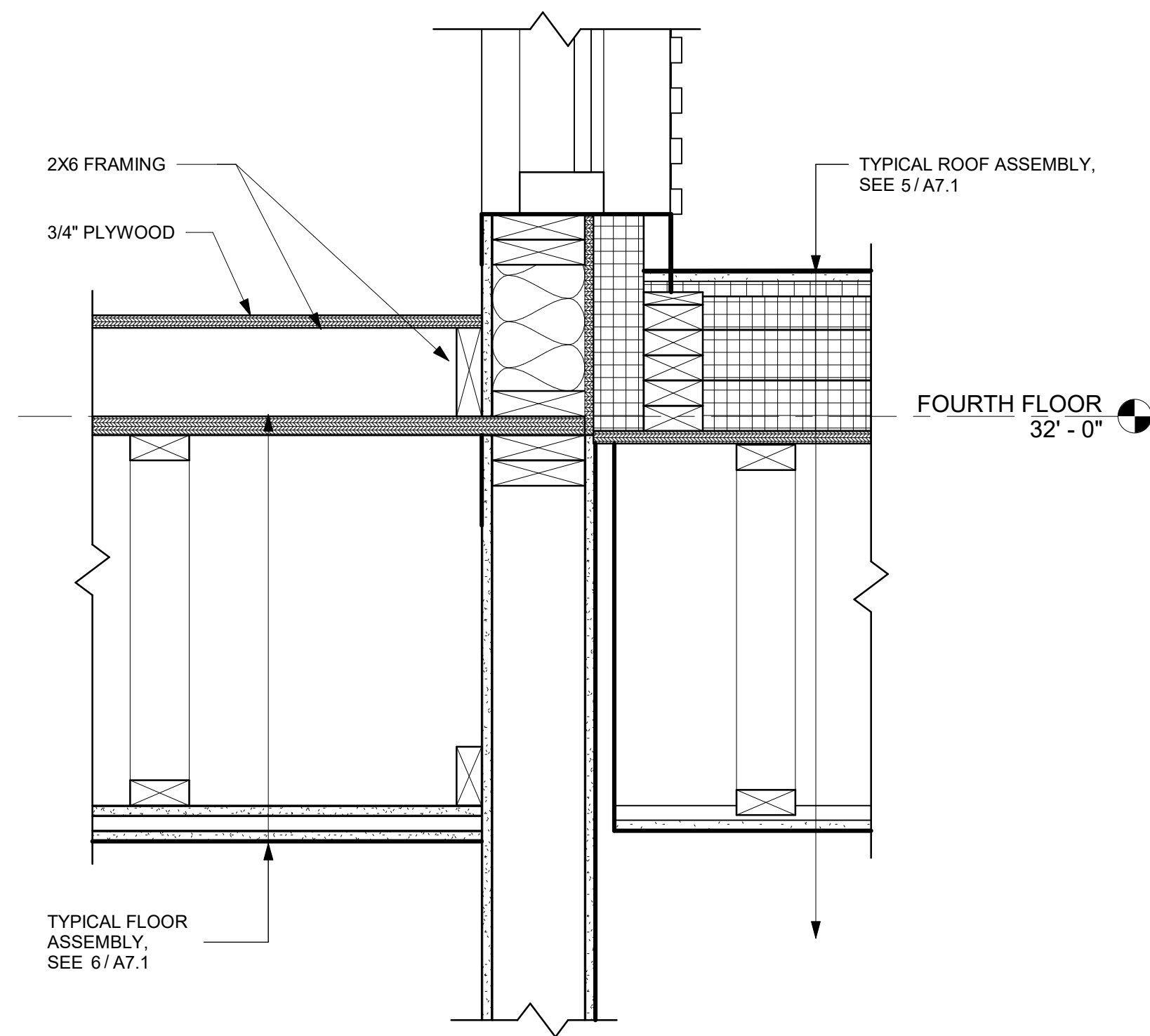
2 FLOOR AT METAL PANEL
1 1/2" = 1'-0"



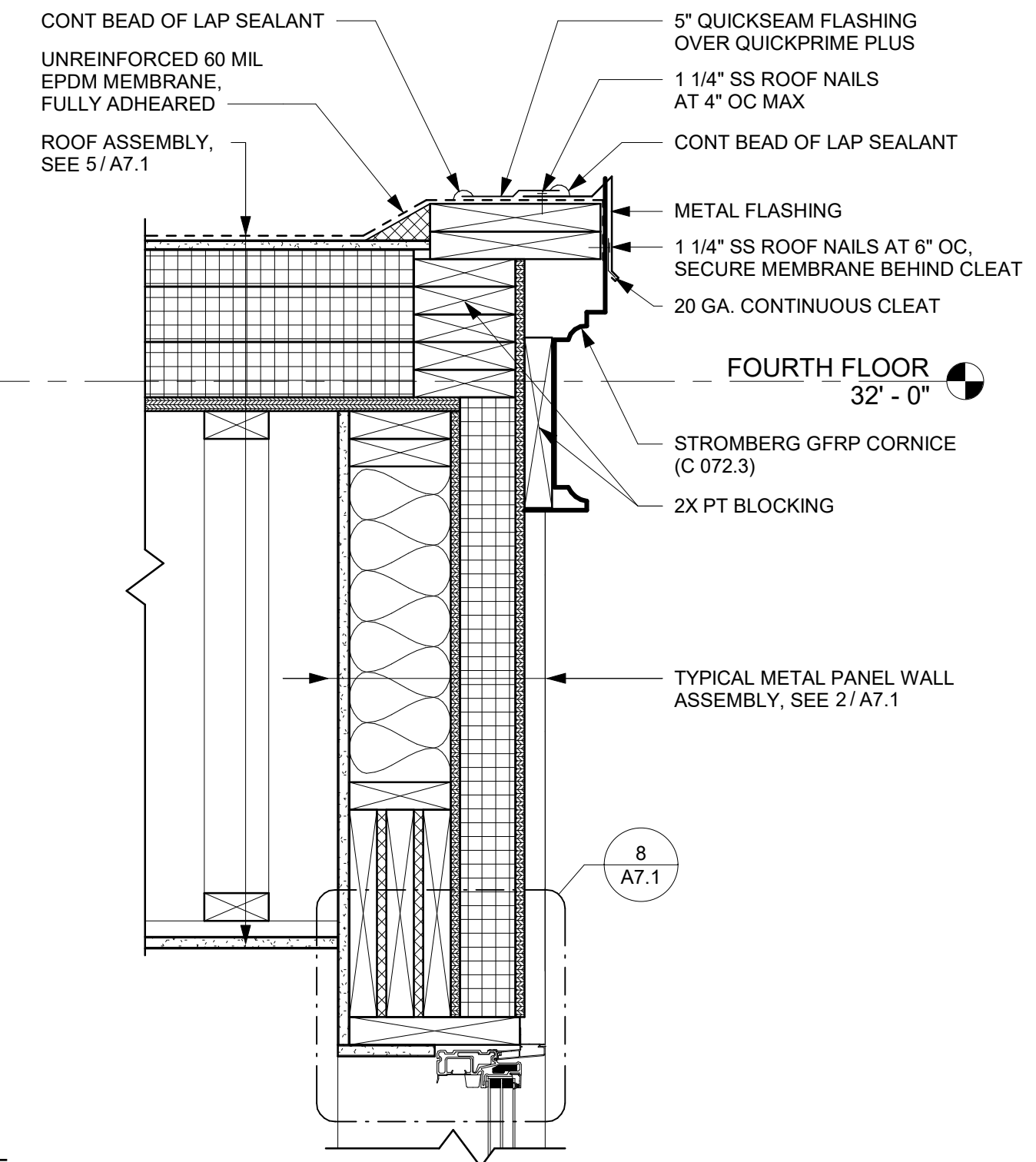
1 FOUNDATION WALL AT METAL PANEL - SOUTH
1 1/2" = 1'-0"



4 BALCONY DOOR HEAD
1 1/2" = 1'-0"



5 BALCONY DOOR SILL
1 1/2" = 1'-0"



8 LOW CORNICE
1 1/2" = 1'-0"

PROGRESS - OCTOBER 11, 2019



project name:
GEORGE STREET LOFTS

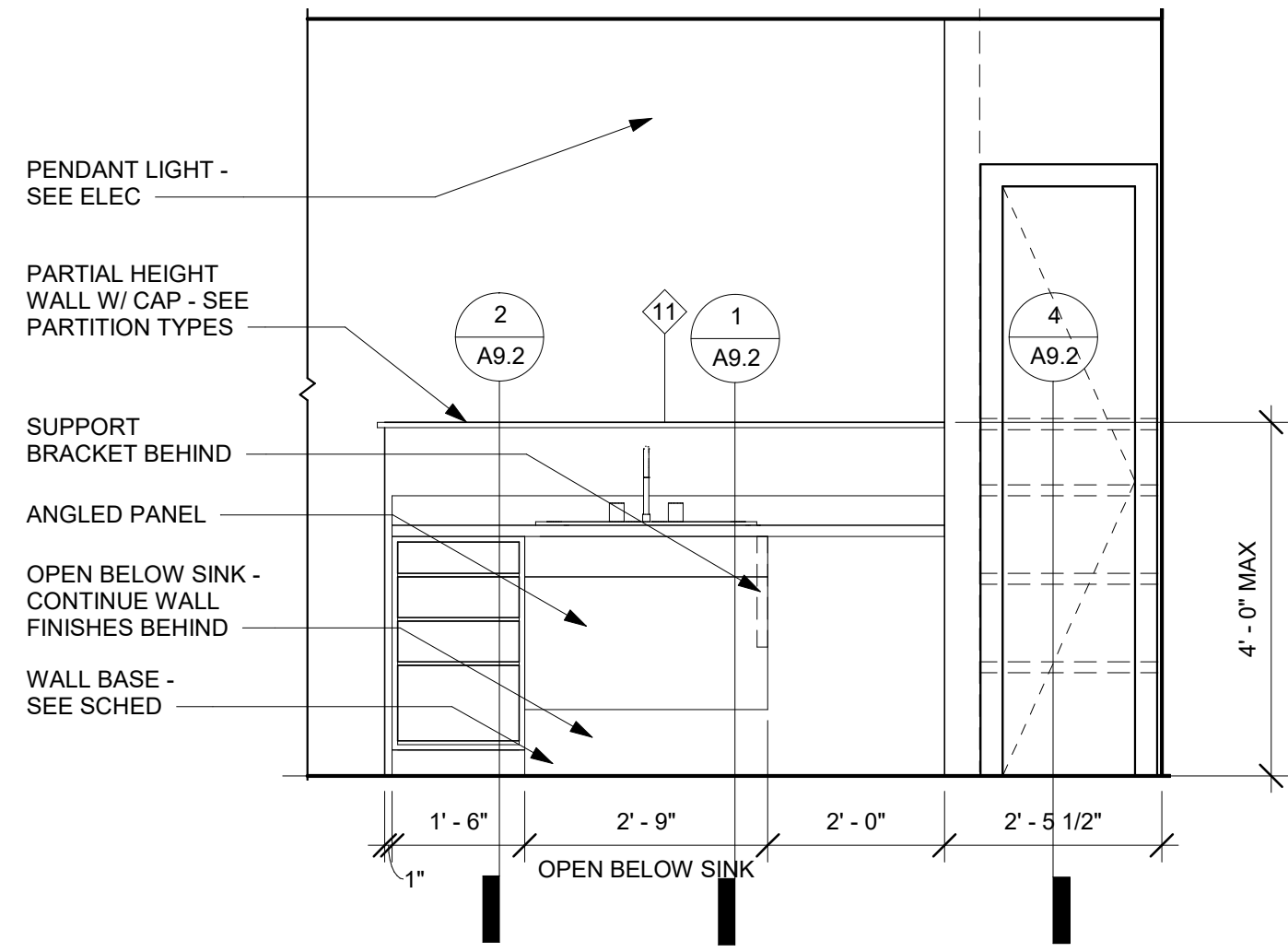
project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

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project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: 03/20/19

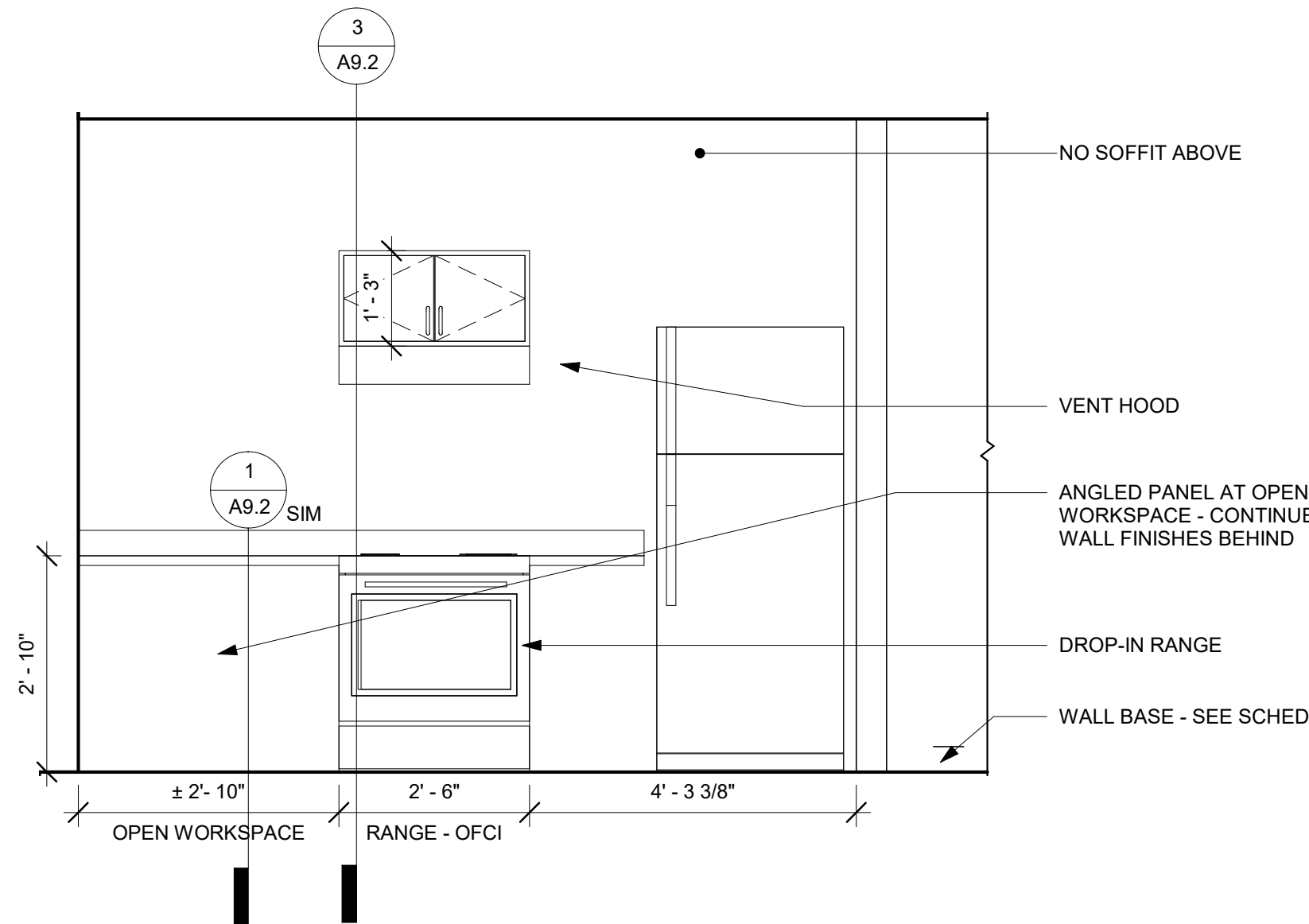
No	Date	Revisions
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sheet title:
**EXTERIOR
DETAILS**

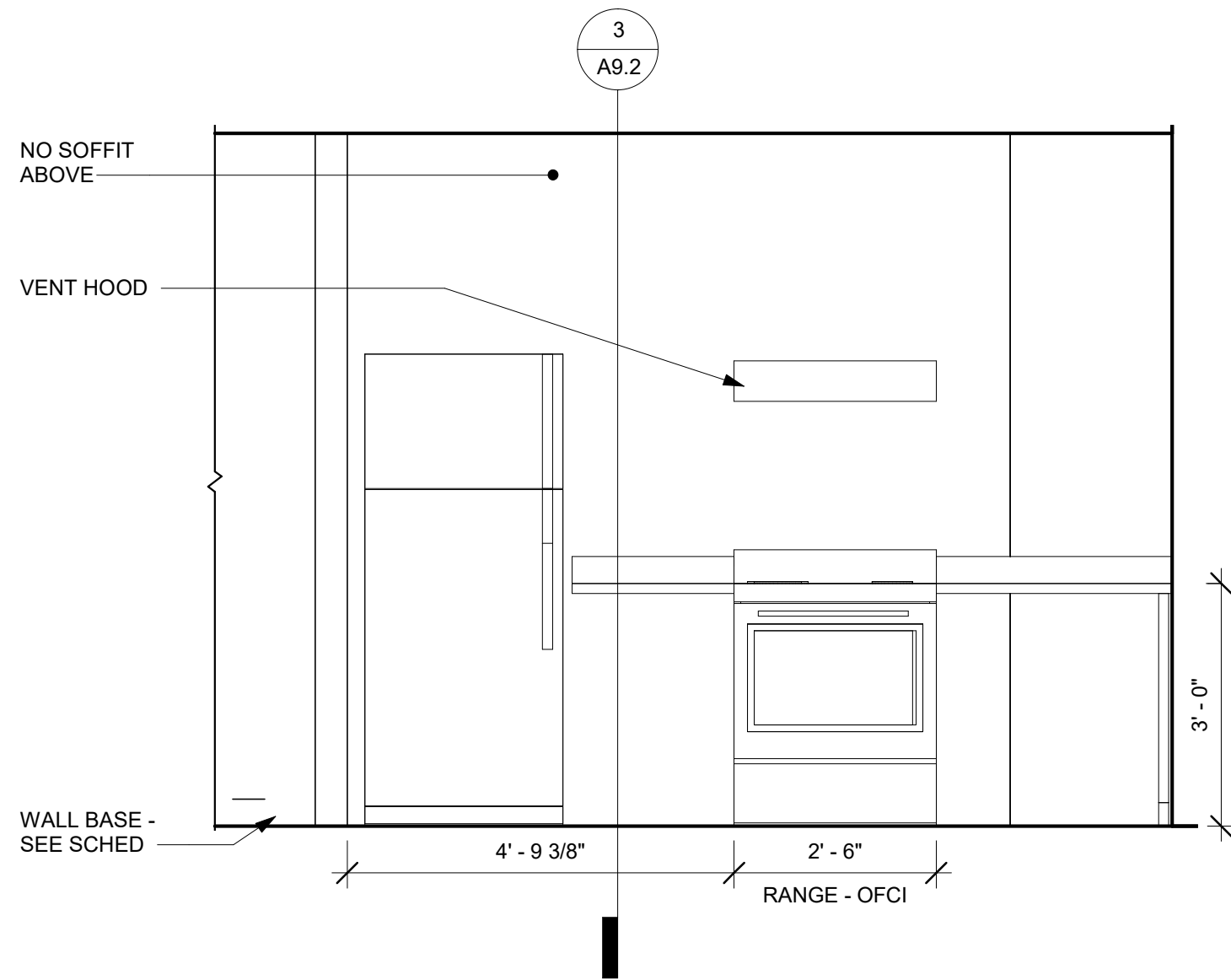
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A7.3



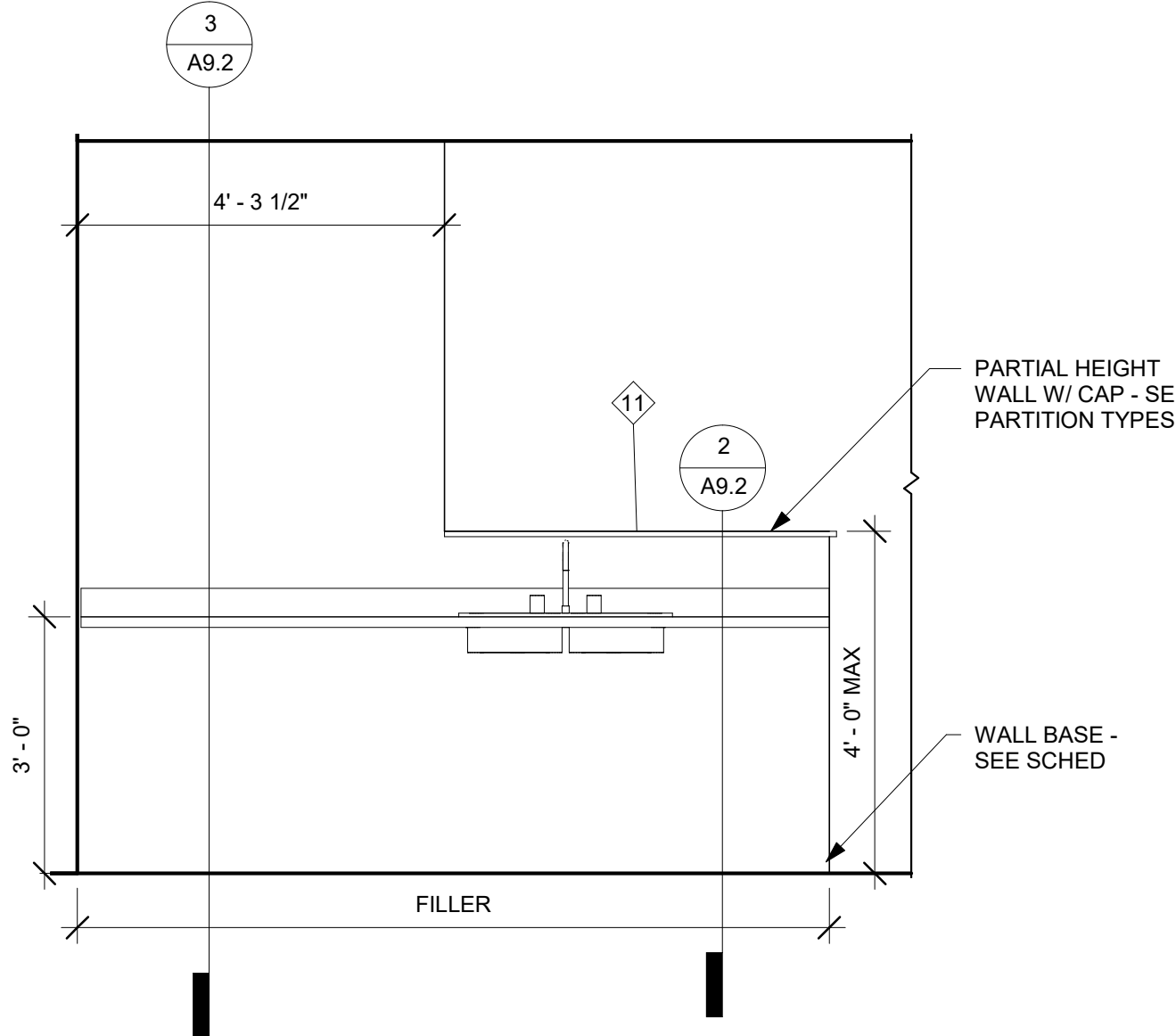
1 ACCESSIBLE KITCHEN ELEVATION 1
1/2" = 1'-0"



2 ACCESSIBLE KITCHEN ELEVATION 2
1/2" = 1'-0"

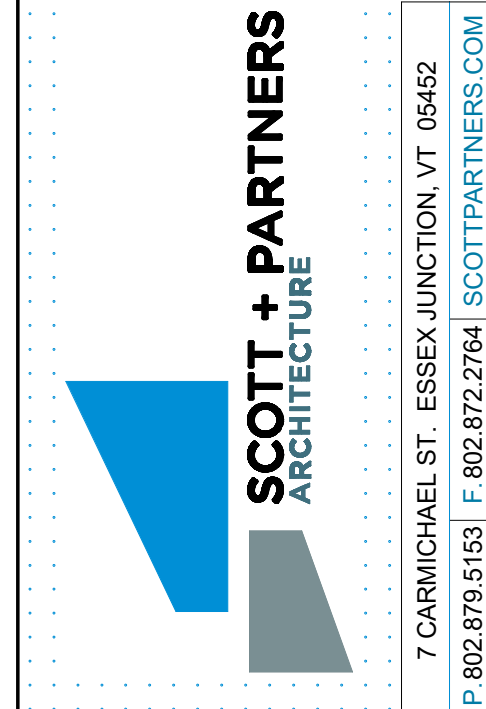


4 ADAPTABLE KITCHEN 'A' - ELEVATION 1
1/2" = 1'-0"



5 ADAPTABLE KITCHEN 'A' - ELEVATION 2
1/2" = 1'-0"

PROGRESS - OCTOBER 11, 2019



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project name:
GEORGE STREET LOFTS

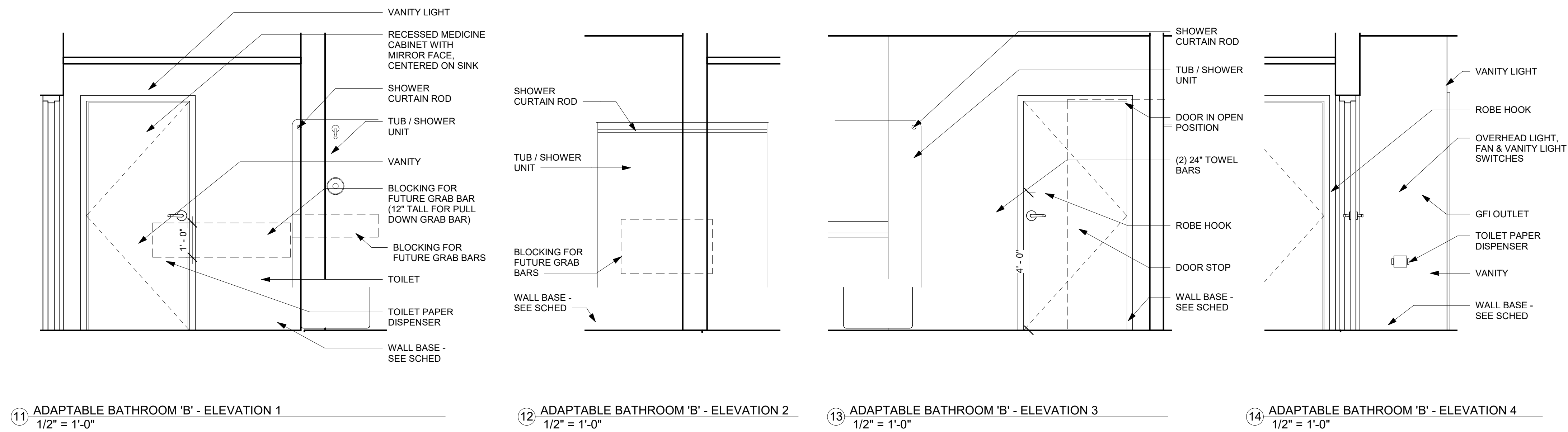
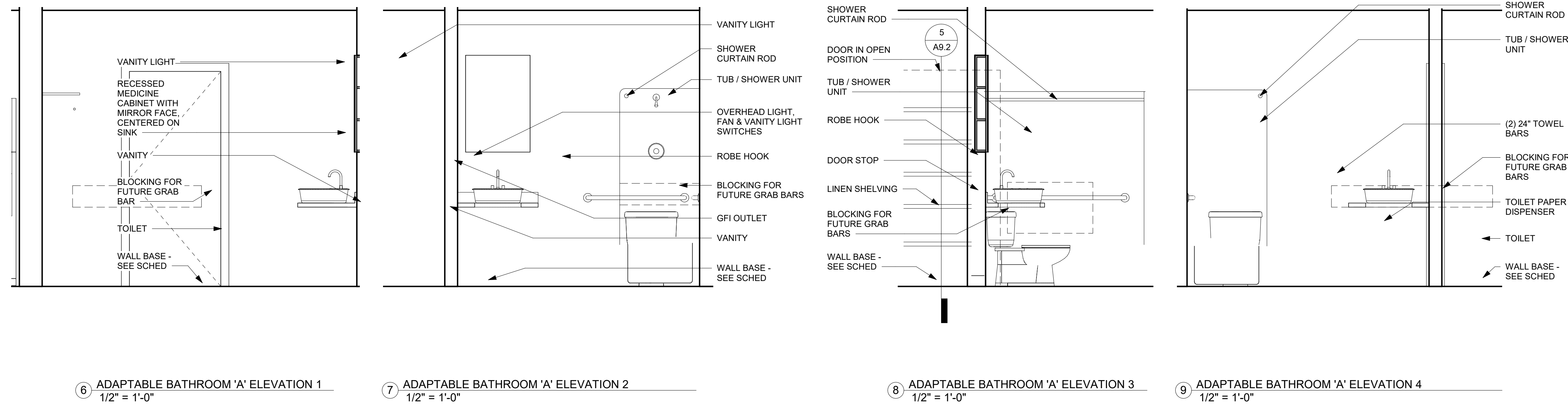
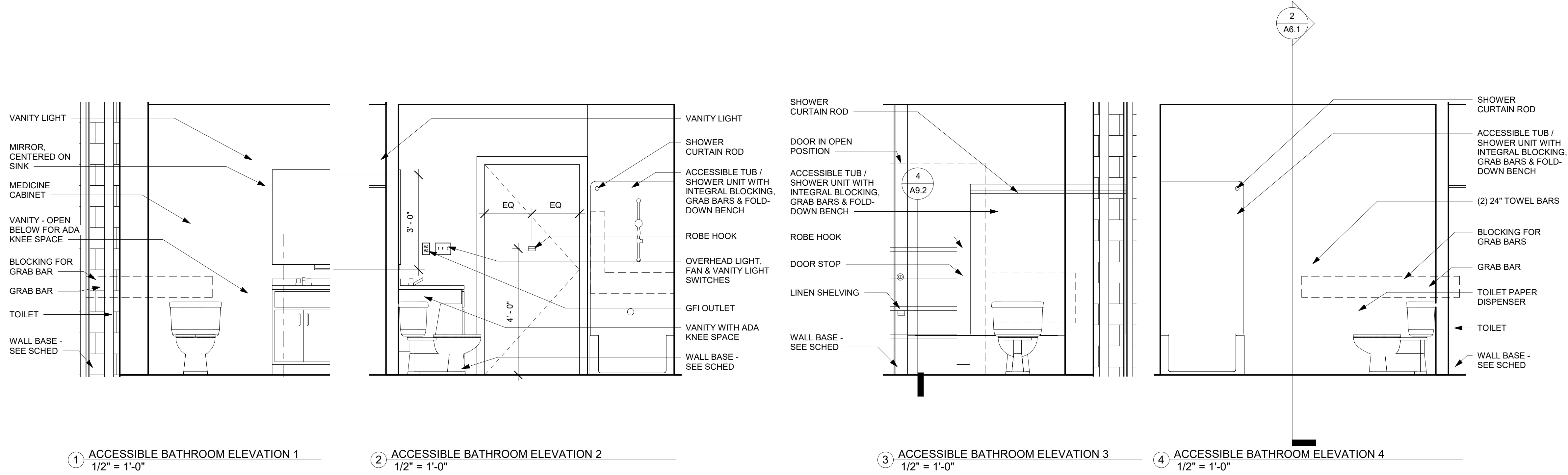
project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/2" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: JLG
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
**INTERIOR
ELEVATIONS -
KITCHENS**

sheet no.
A8.1



PROGRESS - OCTOBER 11, 2019



project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

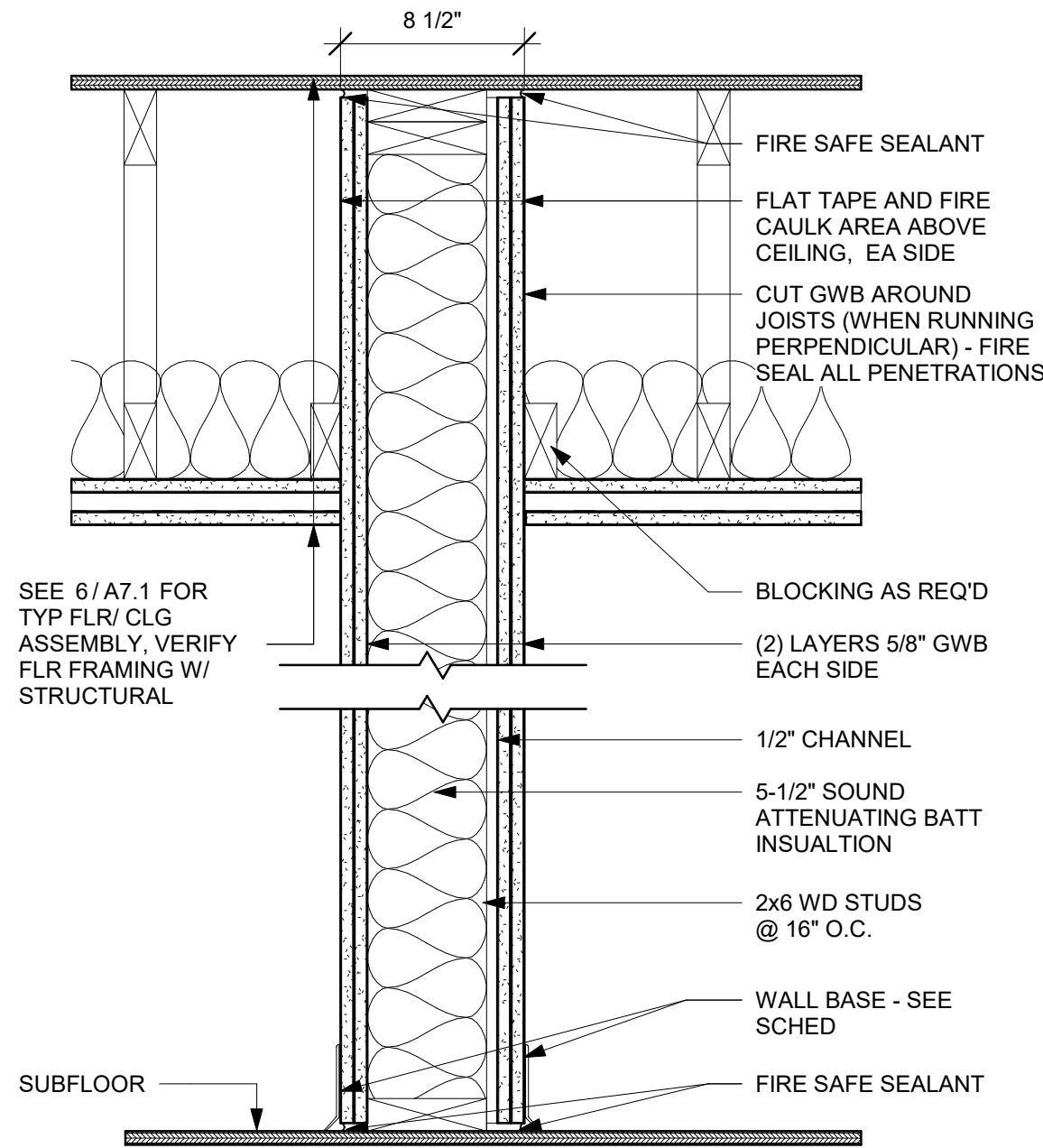
scale: 1/2" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: JLG
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
**INTERIOR
ELEVATIONS -
BATHROOMS**

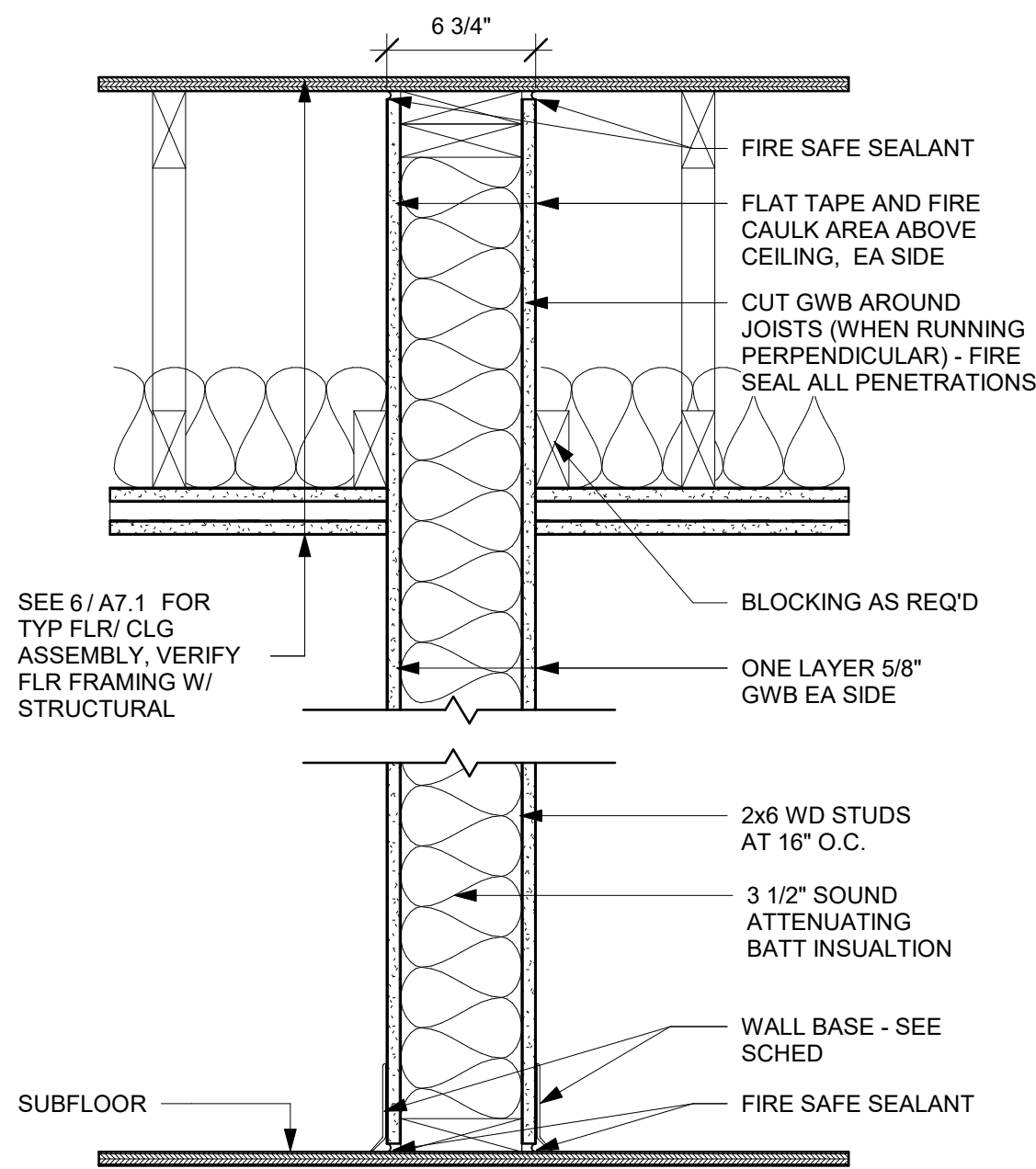
sheet no.
A8.2

11/8/2019 4:40:37 PM S:\1-SHP-Projects\MULTI-FAMILY-HOUSING\George + Pearl SIG\GEORGE STREET LOFTS\Drawings\REVIT\BOVE GEORGE STREET LOFTS.rvt



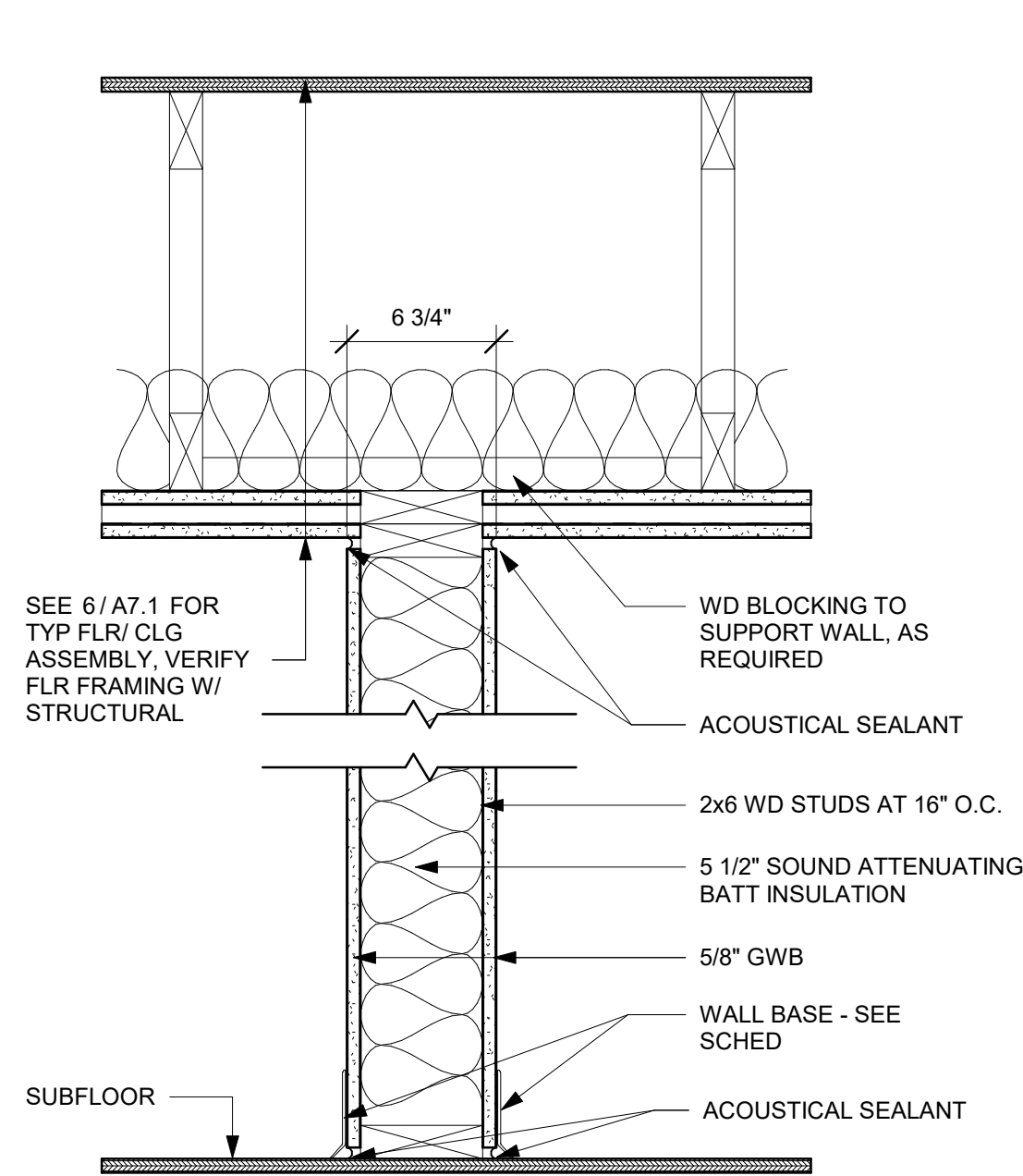
1R INTERIOR FIRE RATED DEMISING WALL
UL-U3 / STC 55

- NOTE:
1. FIRE SEAL TOP, BOTTOM, PERIMETER AND ALL PENETRATIONS AS REQUIRED FOR RATED PARTITIONS.
 2. SEE ADDITIONAL REQUIREMENTS IN THE SPECIFICATIONS.



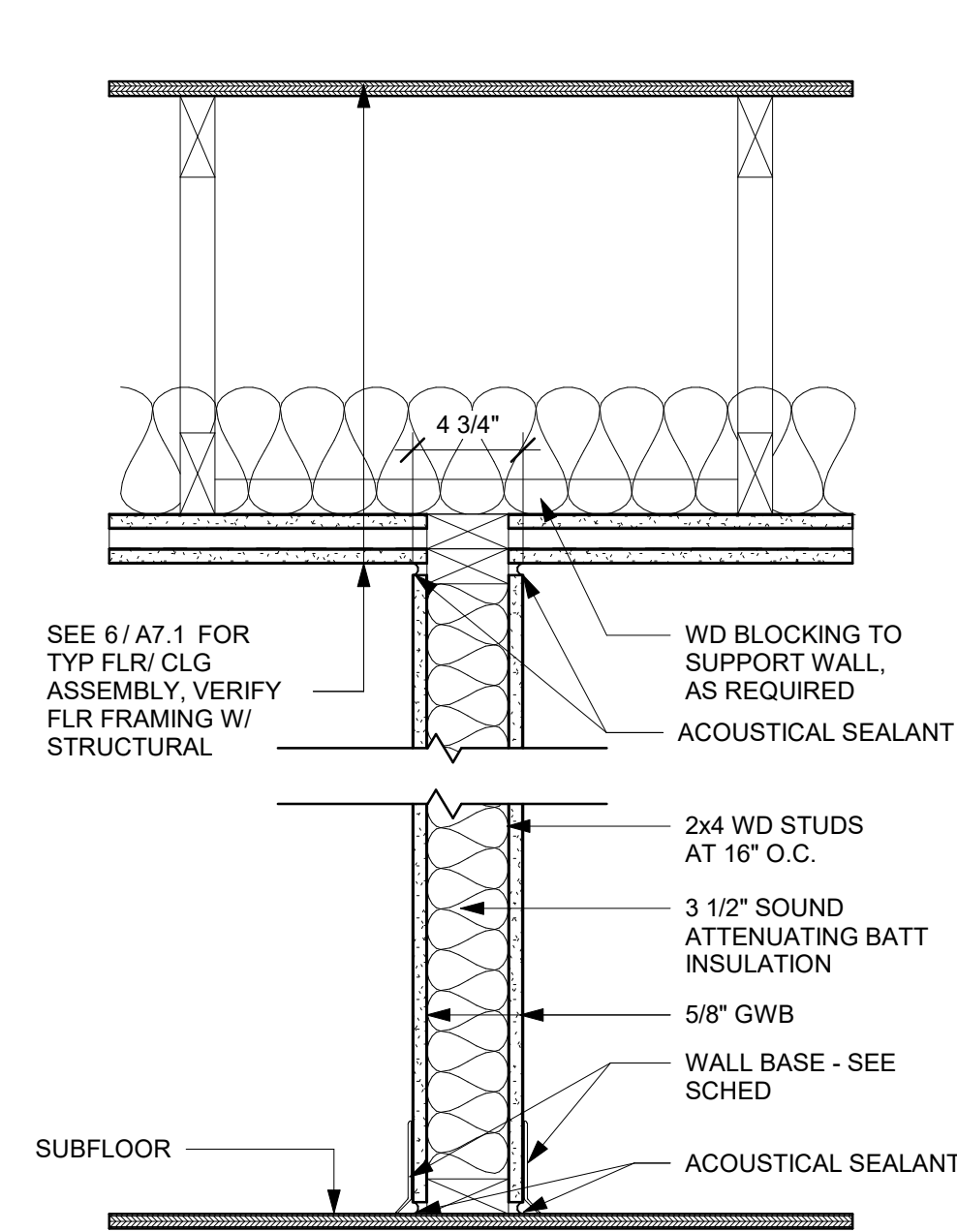
2R INTERIOR FIRE RATED PARTITION
UL-U305 / STC 36

- NOTE:
1. FIRE SEAL TOP, BOTTOM, PERIMETER AND ALL PENETRATIONS AS REQUIRED FOR RATED PARTITIONS.
 2. SEE ADDITIONAL REQUIREMENTS IN THE SPECIFICATIONS.



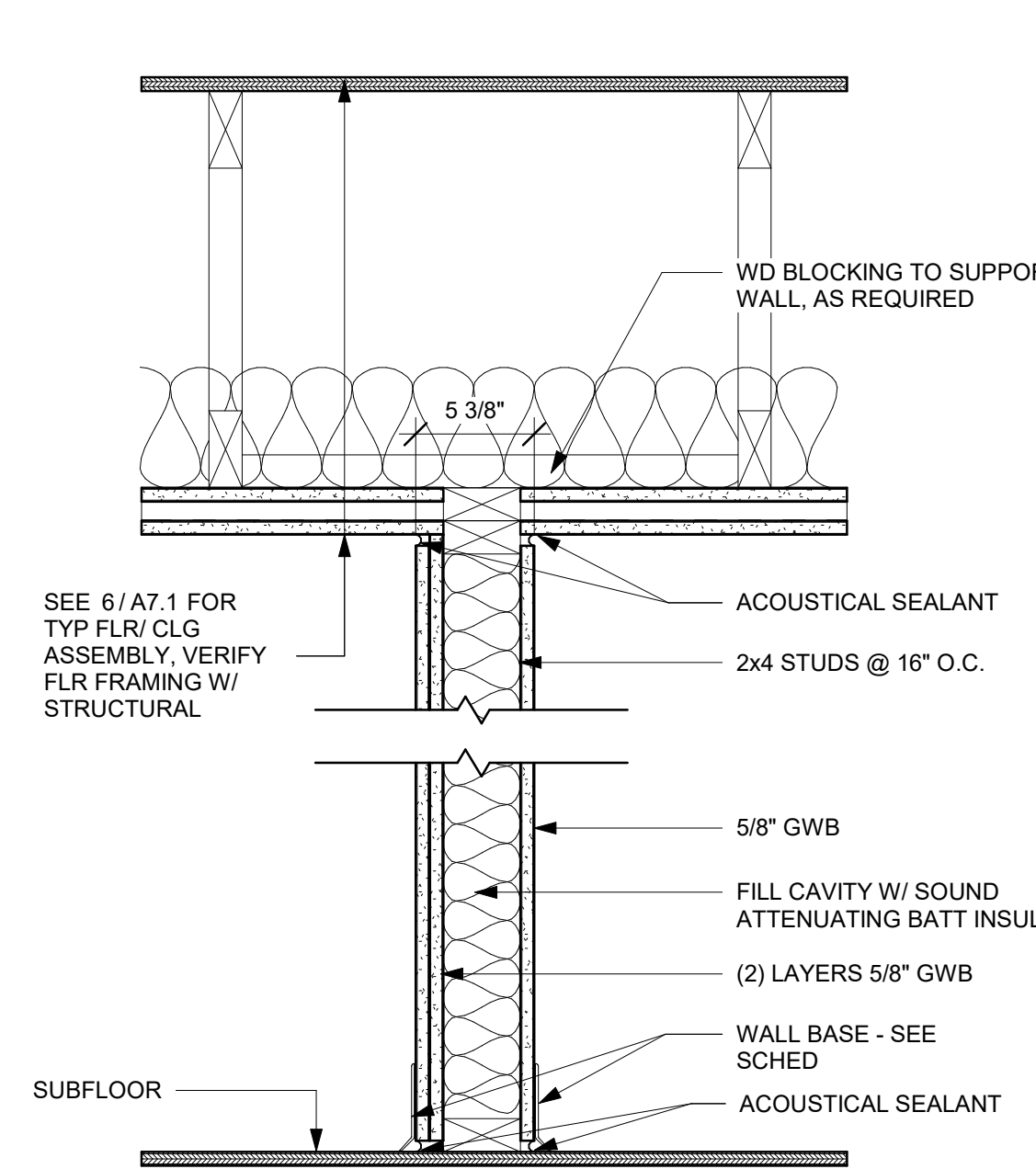
2 INTERIOR PARTITION (2x6)
STC 36

- NOTE:
1. ACOUSTICALLY SEAL TOP, BOTTOM, PERIMETER AND ALL PENETRATIONS.
 2. SEE ADDITIONAL REQUIREMENTS IN THE SPECIFICATIONS.



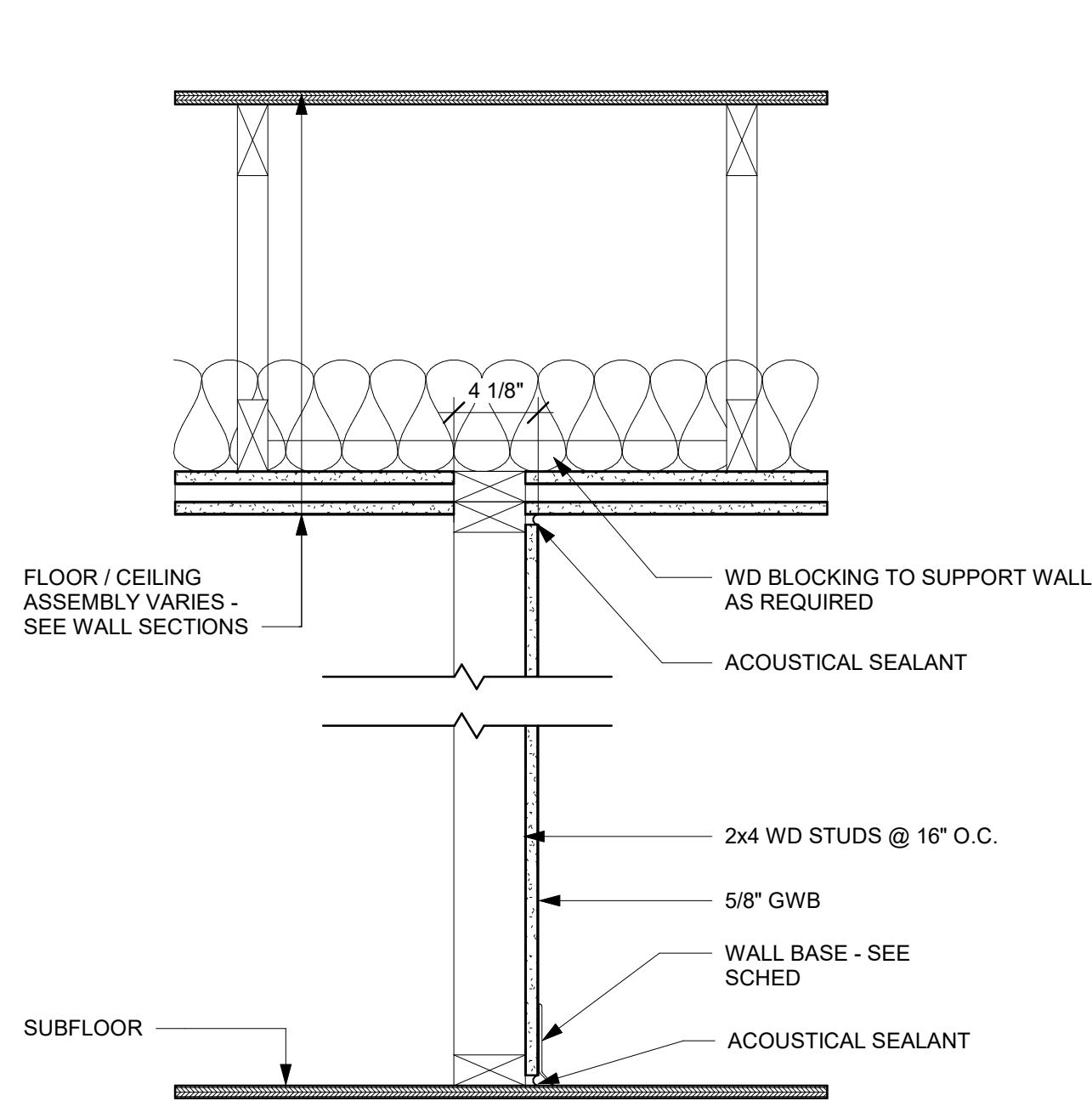
3 TYPICAL INTERIOR PARTITION (2x4)
STC 34

- NOTE:
1. ACOUSTICALLY SEAL TOP, BOTTOM, PERIMETER AND ALL PENETRATIONS.
 2. SEE ADDITIONAL REQUIREMENTS IN THE SPECIFICATIONS.



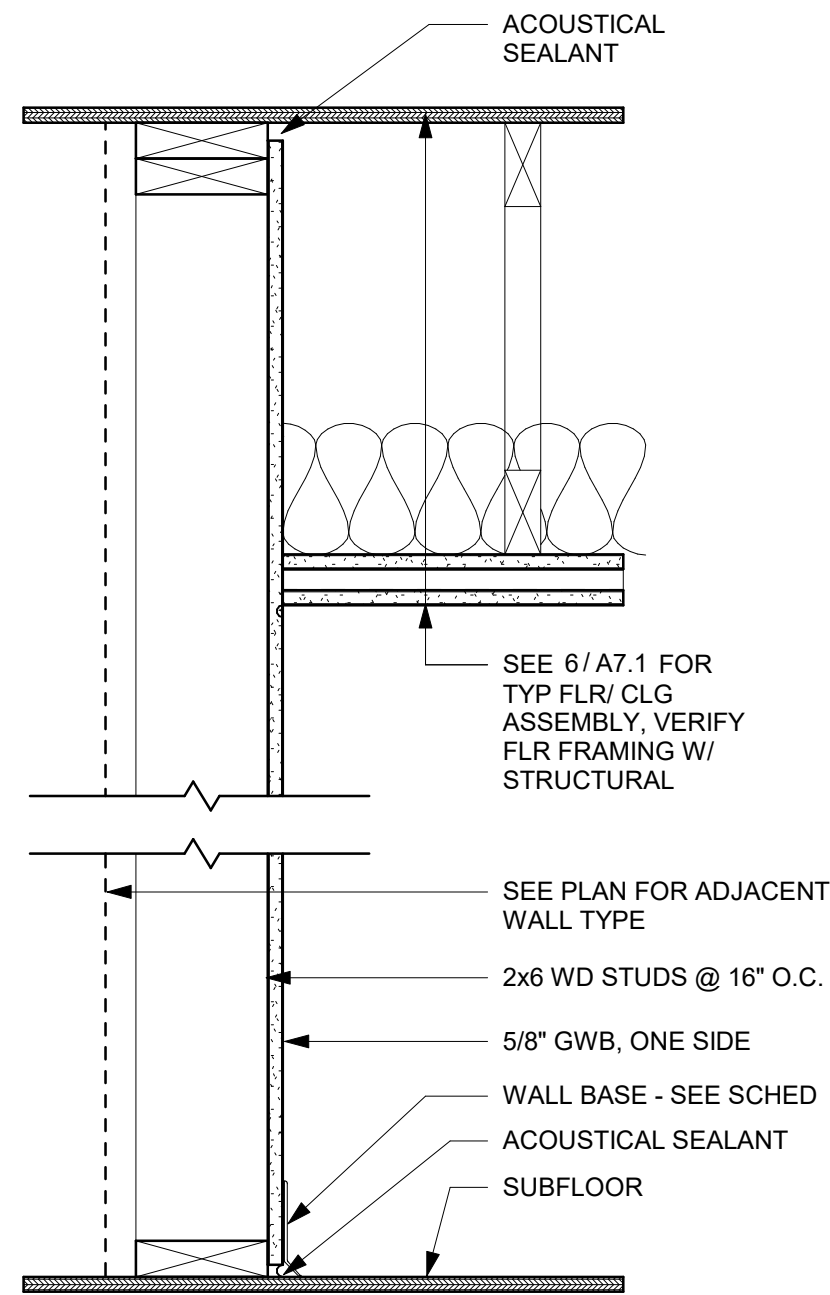
4 INTERIOR PARTITION W/ (2) LAYERS 5/8" GWB ONE SIDE

- NOTE:
1. ACOUSTICALLY SEAL TOP, BOTTOM, PERIMETER AND ALL PENETRATIONS.
 2. SEE ADDITIONAL REQUIREMENTS IN THE SPECIFICATIONS.



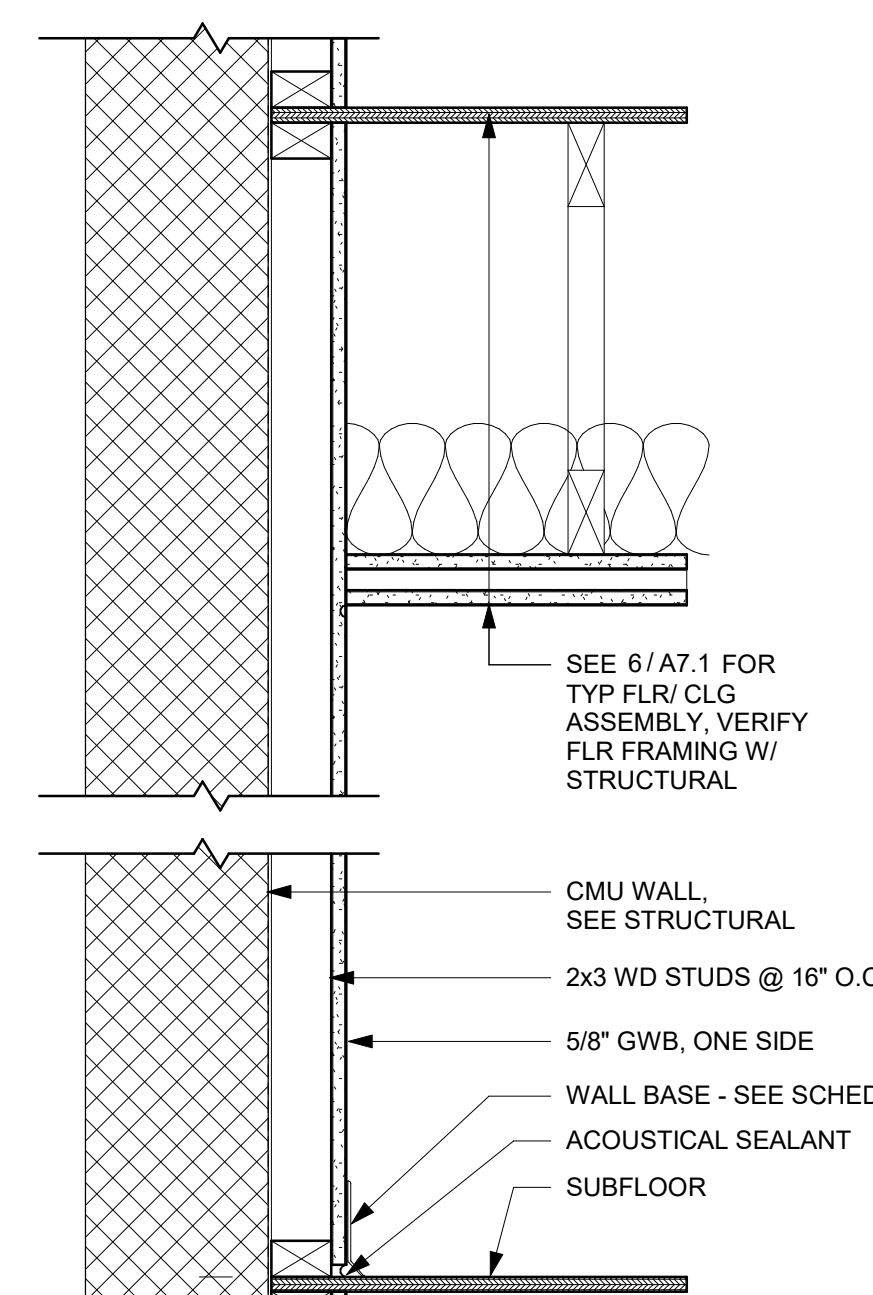
5 ONE-SIDED INTERIOR PARTITION

- NOTE:
1. ACOUSTICALLY SEAL TOP, BOTTOM, PERIMETER AND ALL PENETRATIONS.
 2. SEE ADDITIONAL REQUIREMENTS IN THE SPECIFICATIONS.



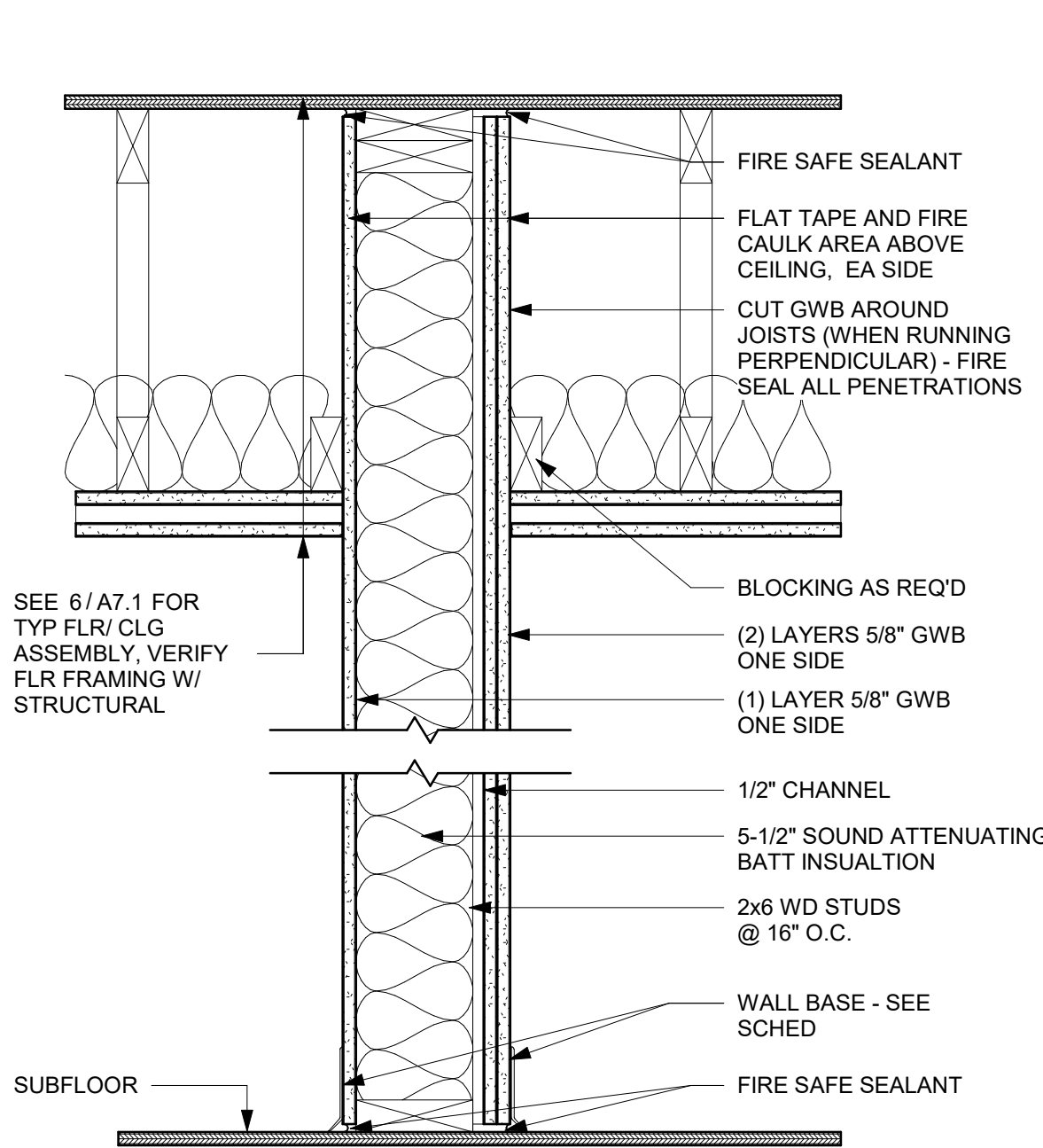
6 ONE-SIDED INTERIOR PARTITION

- NOTE:
1. ACOUSTICALLY SEAL TOP, BOTTOM, PERIMETER AND ALL PENETRATIONS.
 2. SEE ADDITIONAL REQUIREMENTS IN THE SPECIFICATIONS.



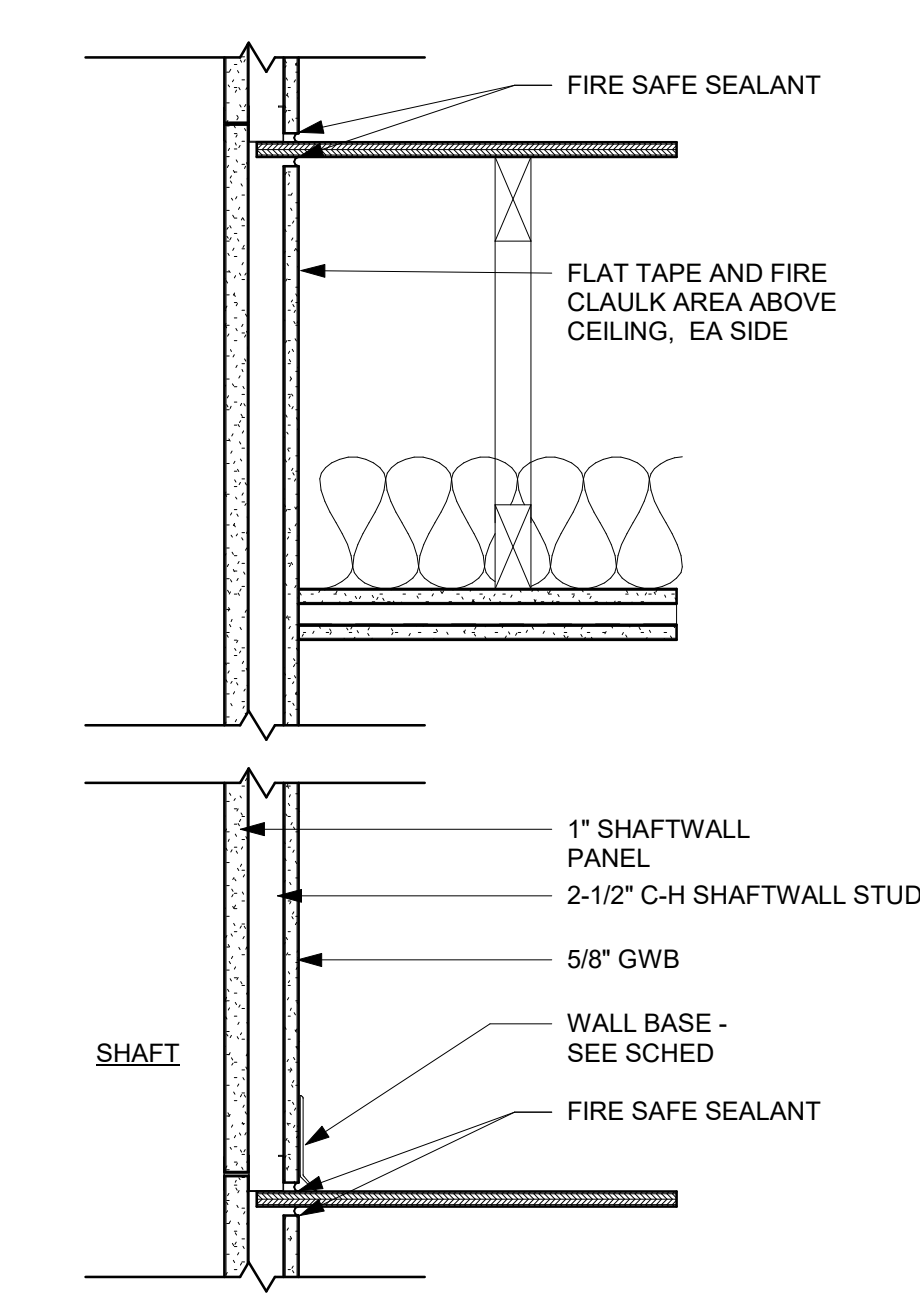
7R ELEVATOR WALL

- NOTE:
1. ACOUSTICALLY SEAL TOP, BOTTOM, PERIMETER AND ALL PENETRATIONS.
 2. SEE ADDITIONAL REQUIREMENTS IN THE SPECIFICATIONS.



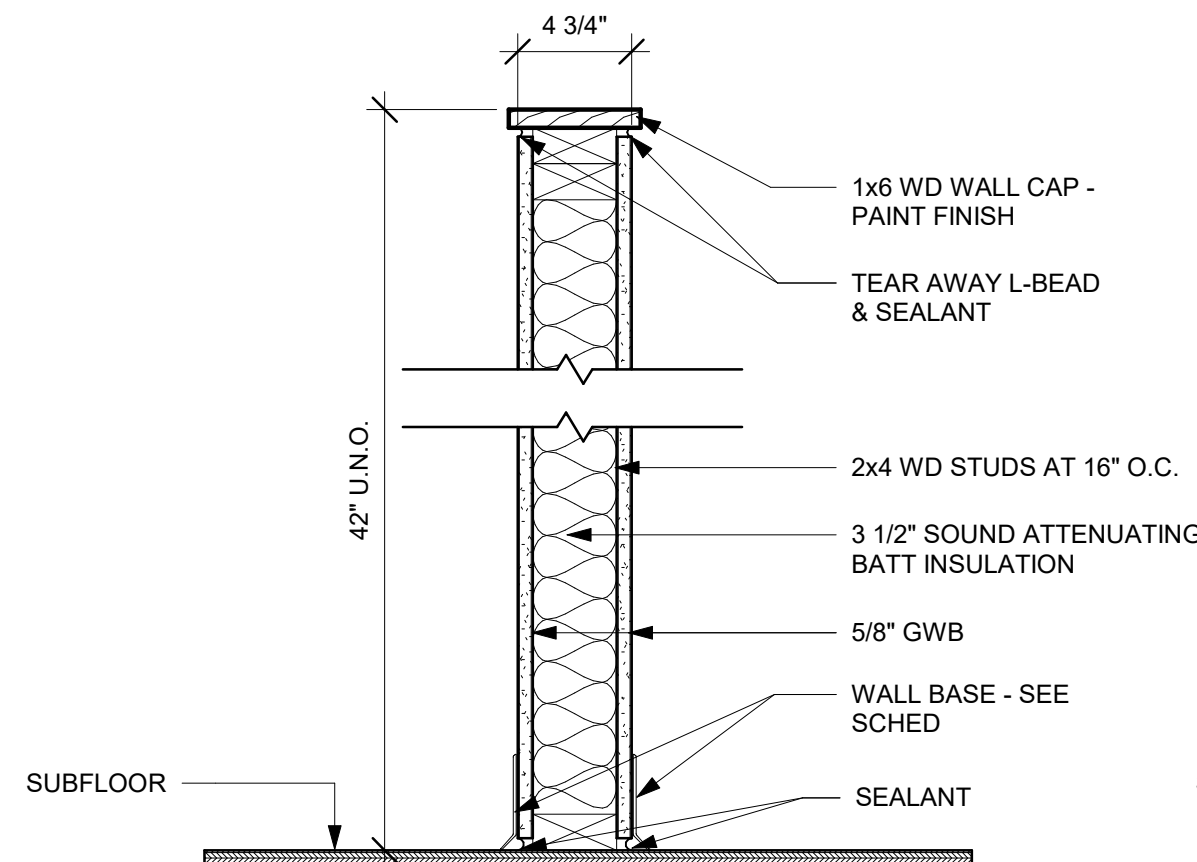
8R INTERIOR FIRE RATED DEMISING WALL

- NOTE:
1. FIRE SEAL TOP, BOTTOM, PERIMETER AND ALL PENETRATIONS AS REQUIRED FOR RATED PARTITIONS.
 2. SEE ADDITIONAL REQUIREMENTS IN THE SPECIFICATIONS.

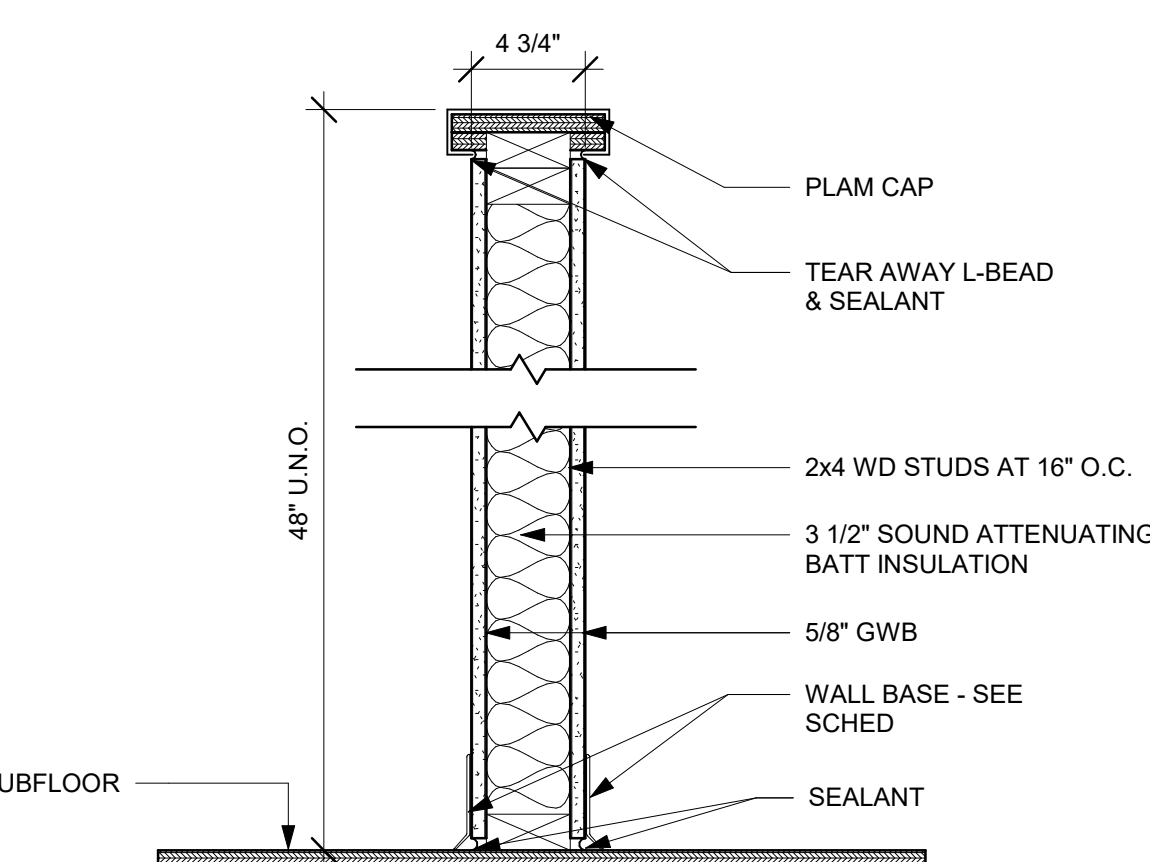


9R SHAFT WALL
UL-U415

- NOTE:
1. FIRE SEAL TOP, BOTTOM, PERIMETER AND ALL PENETRATIONS AS REQUIRED FOR RATED PARTITIONS.
 2. SEE ADDITIONAL REQUIREMENTS IN THE SPECIFICATIONS.



10 PARTIAL HEIGHT PARTITION - STAIRWELLS



11 PARTIAL HEIGHT PARTITION - KITCHENS

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ARCHITECTURE

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project name:
GEORGE STREET LOFTS

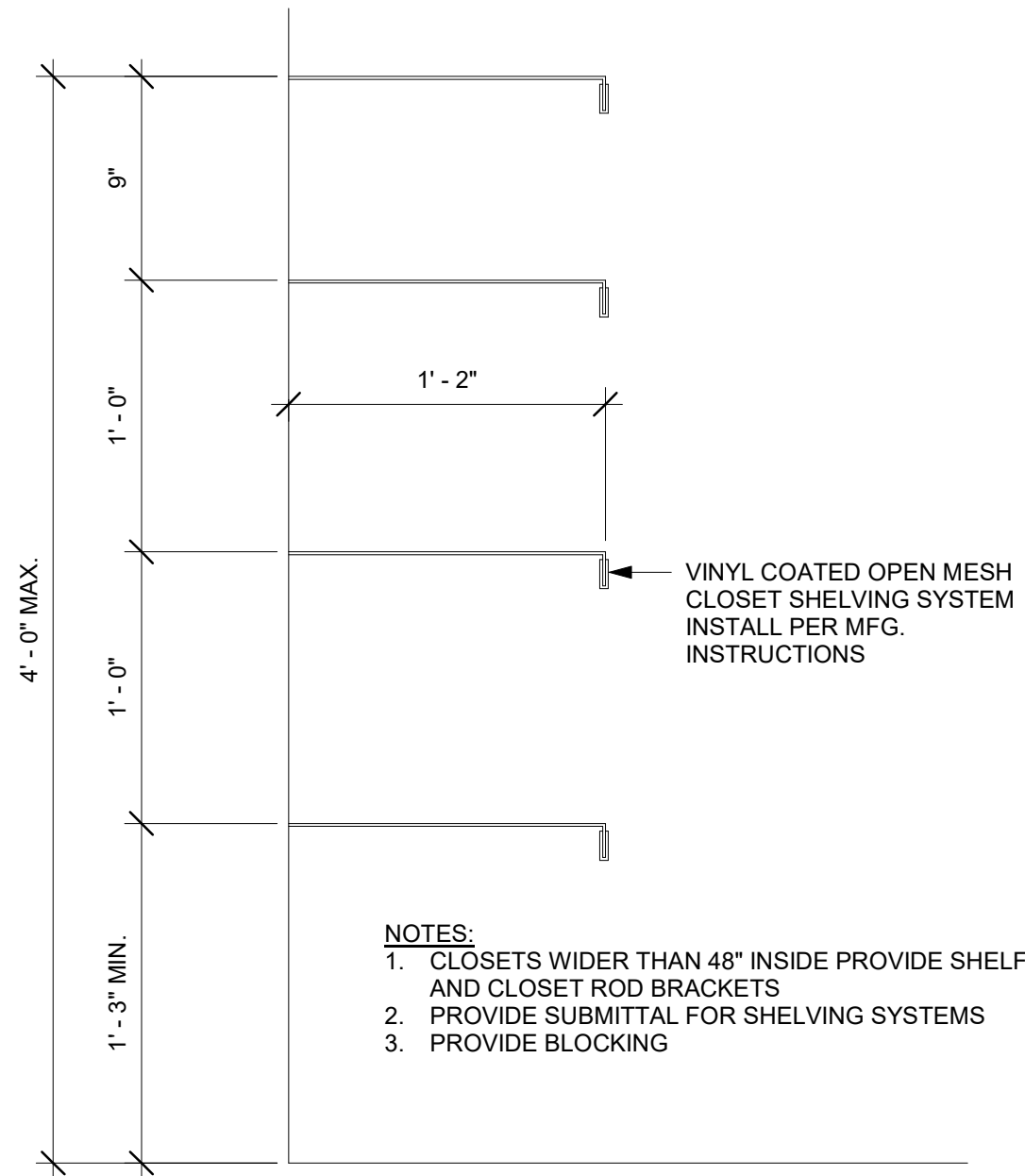
project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale:	1 1/2" = 1'-0"	
project no.	15-1102	
checked by:	JRP	
drawn by:	JLG	
proj. date:		
sheet date:	-	
No	Date	Revisions

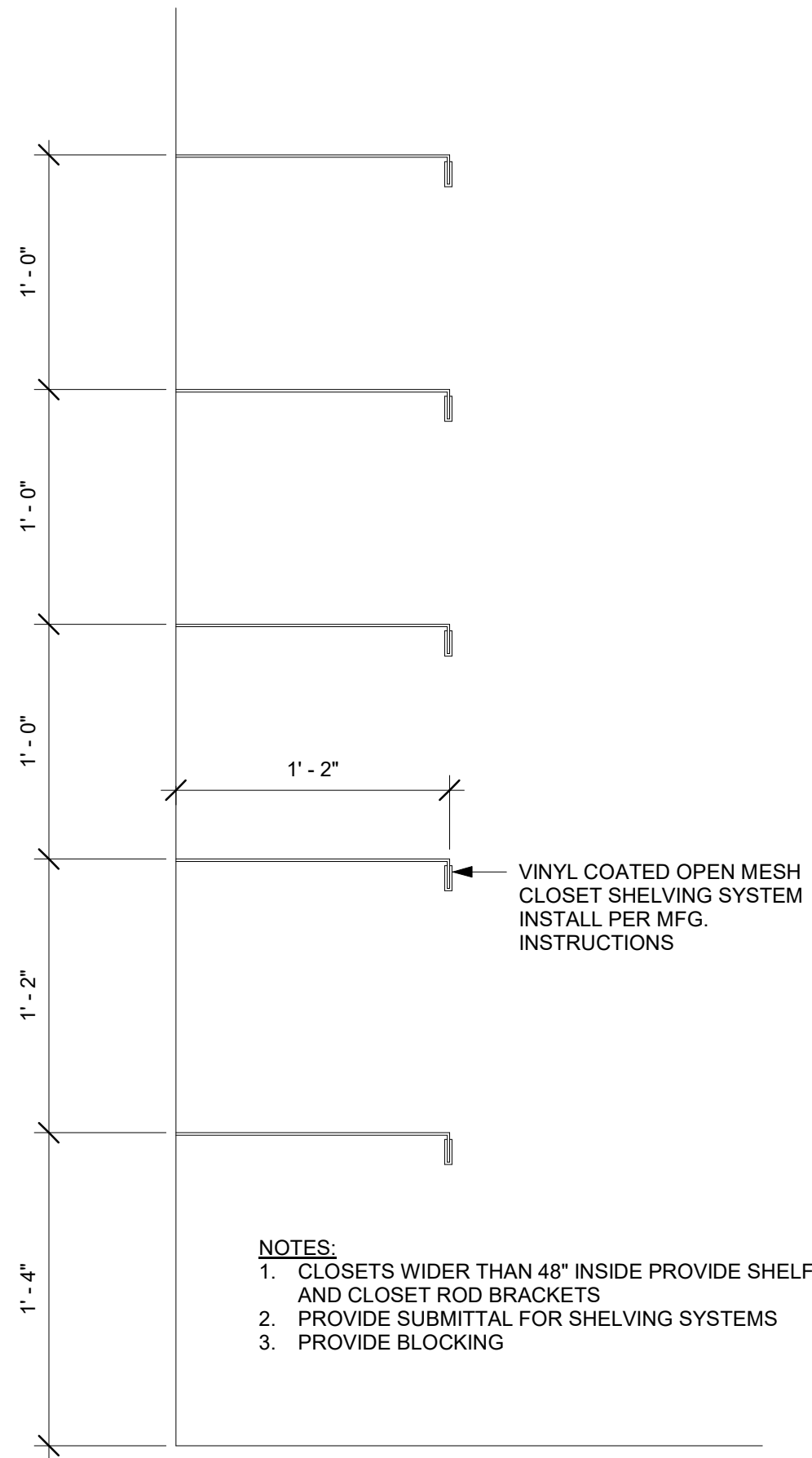
sheet title:
**INTERIOR
DETAILS -
PARTITION TYPES**

sheet no.
A9.1

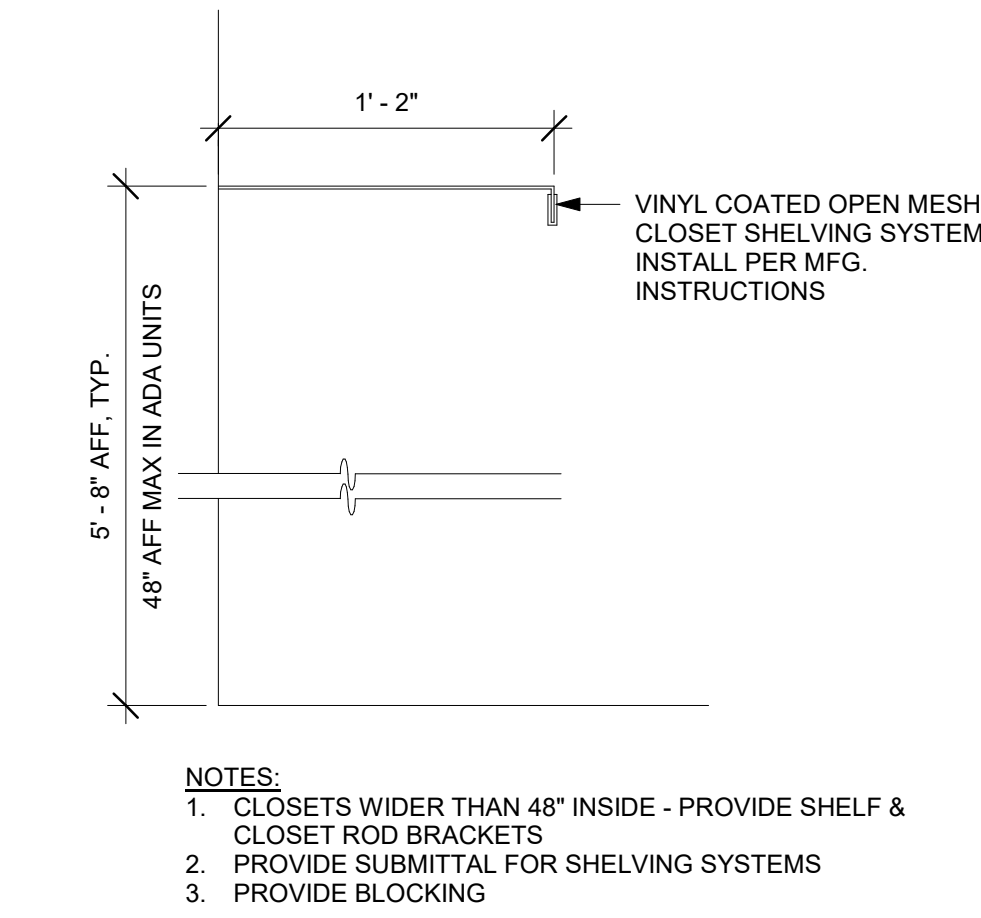
PROGRESS - OCTOBER 11, 2019



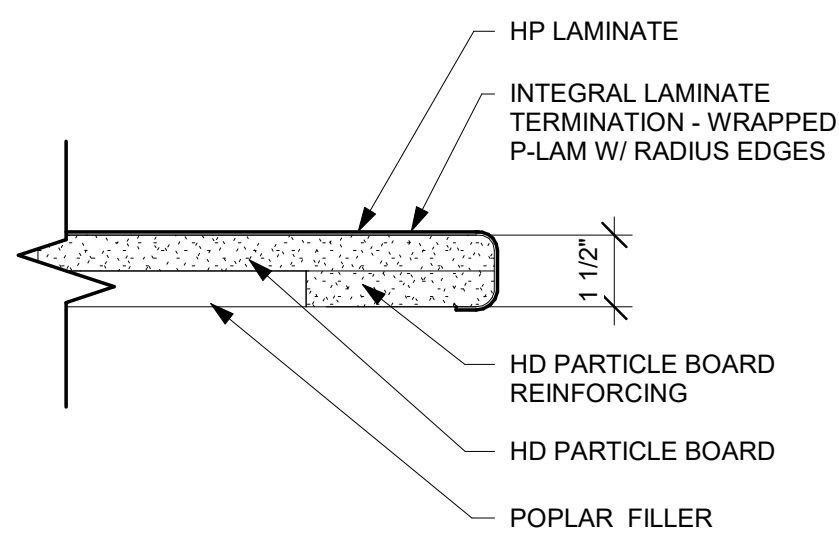
④ CLOSET SHELVING - ACCESSIBLE MULTIPLE SHELF CLOSETS
1 1/2" = 1'-0"



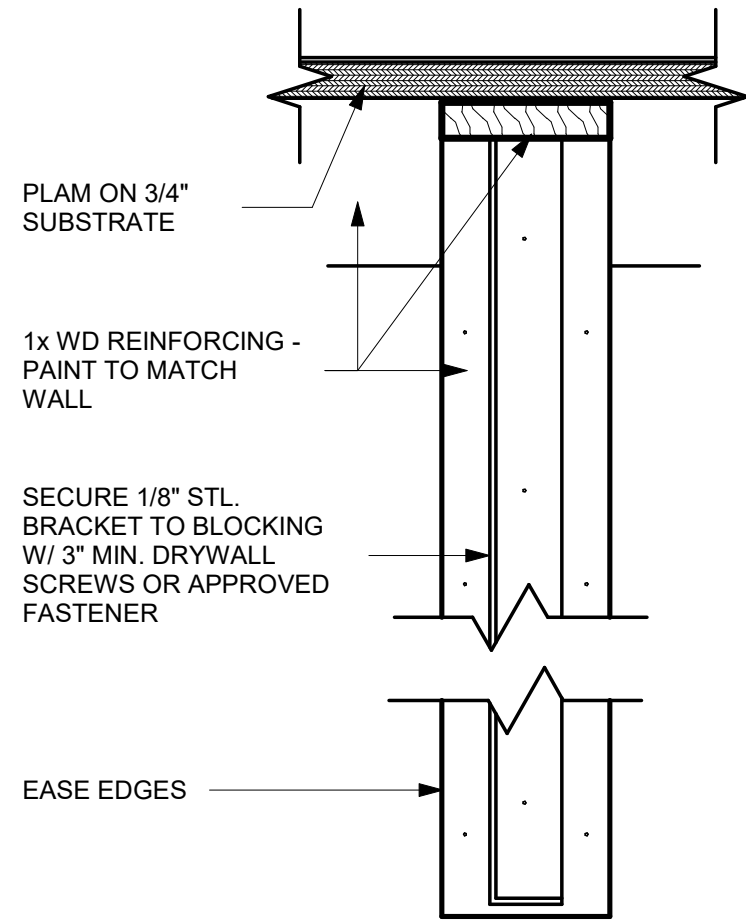
⑤ CLOSET SHELVING - TYPICAL MULTIPLE SHELF CLOSETS
1 1/2" = 1'-0"



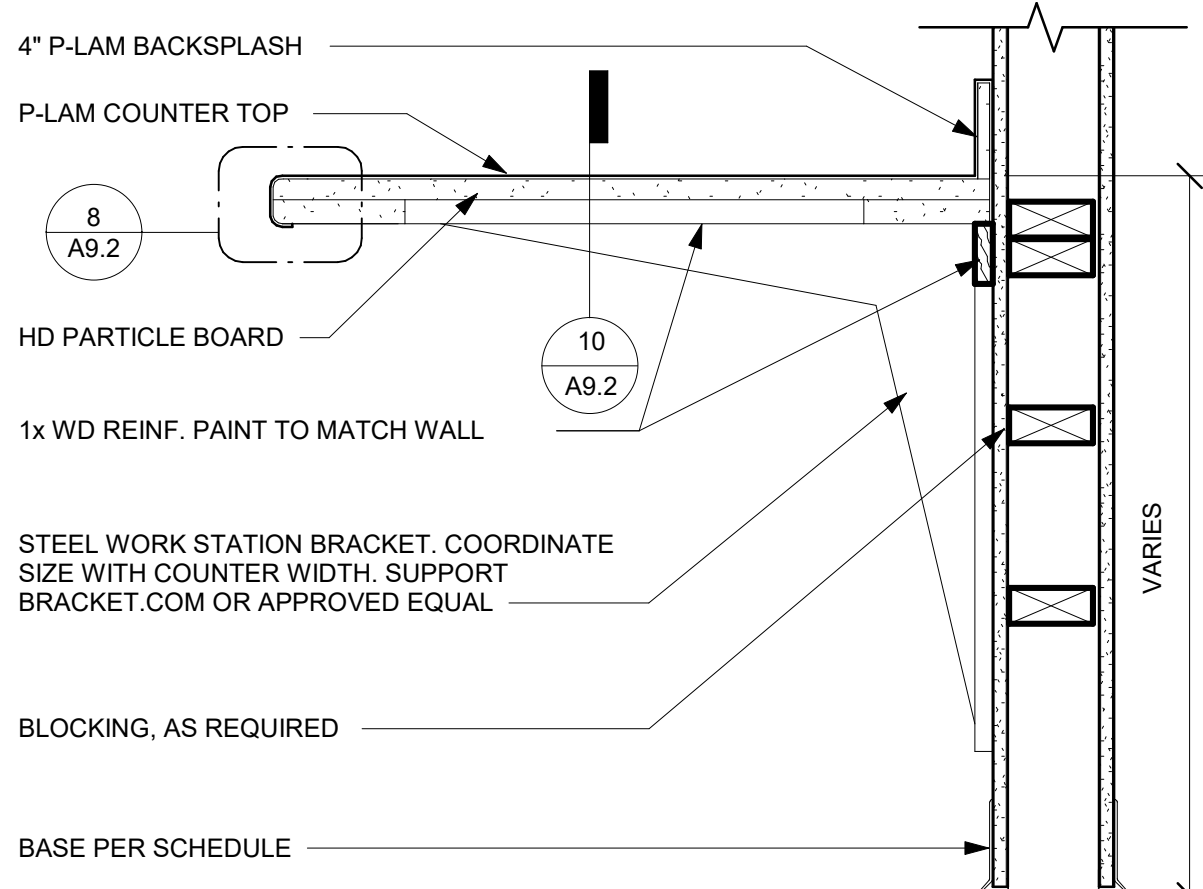
⑥ CLOSET SHELVING - TYPICAL SINGLE SHELF + ROD
1 1/2" = 1'-0"



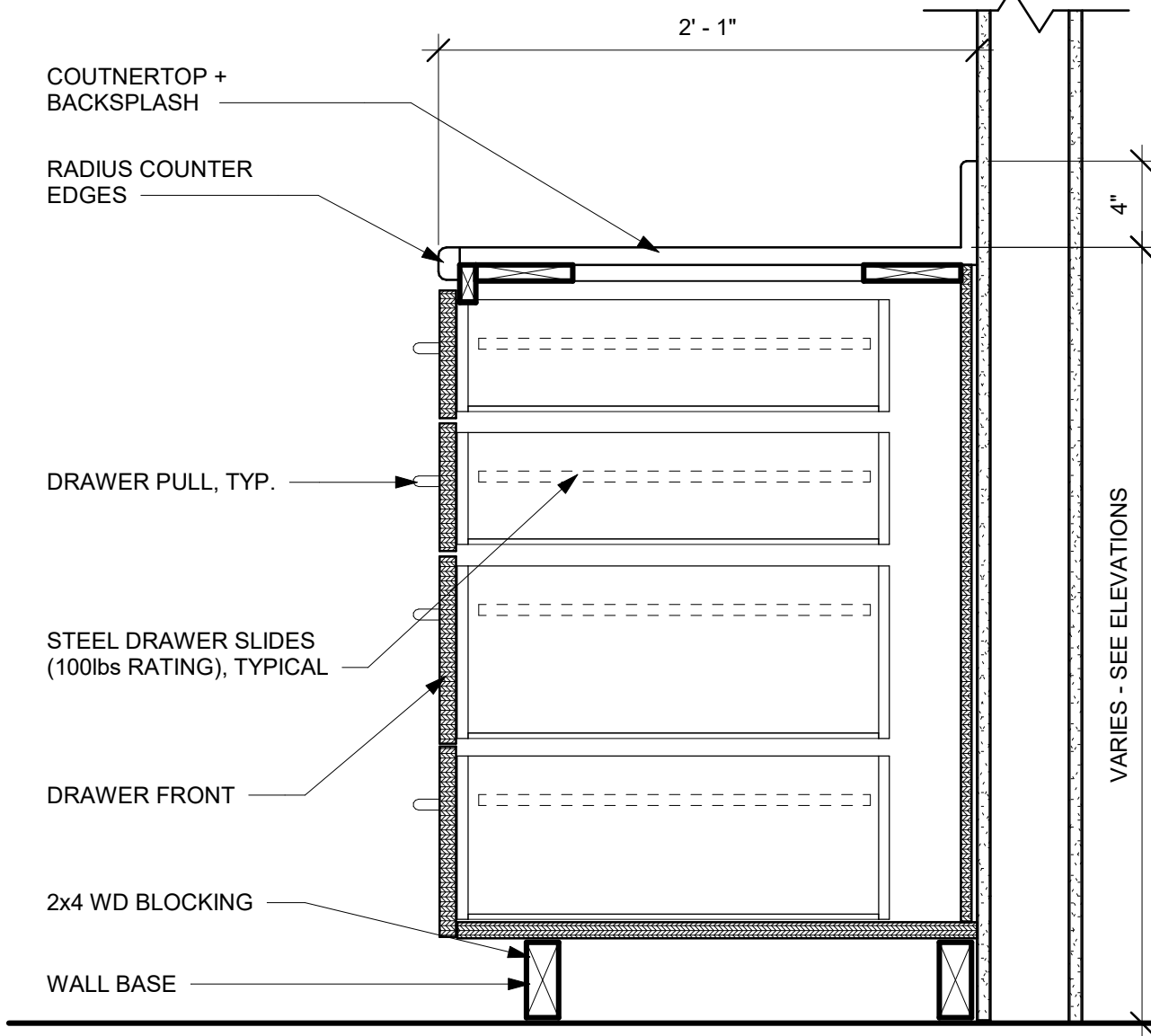
⑧ NOSING DETAILS - P-LAM COUNTERS
3" = 1'-0"



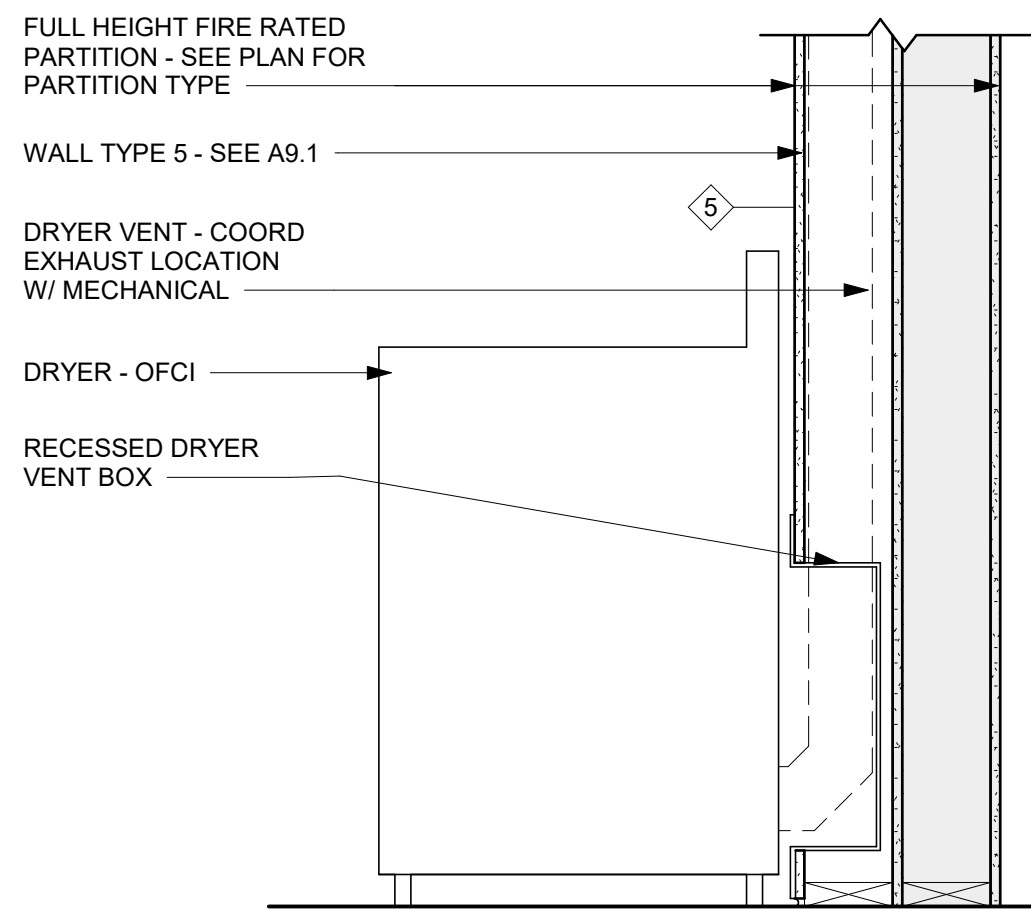
⑩ WORKCOUNTER - BRACKET DTL
3" = 1'-0"



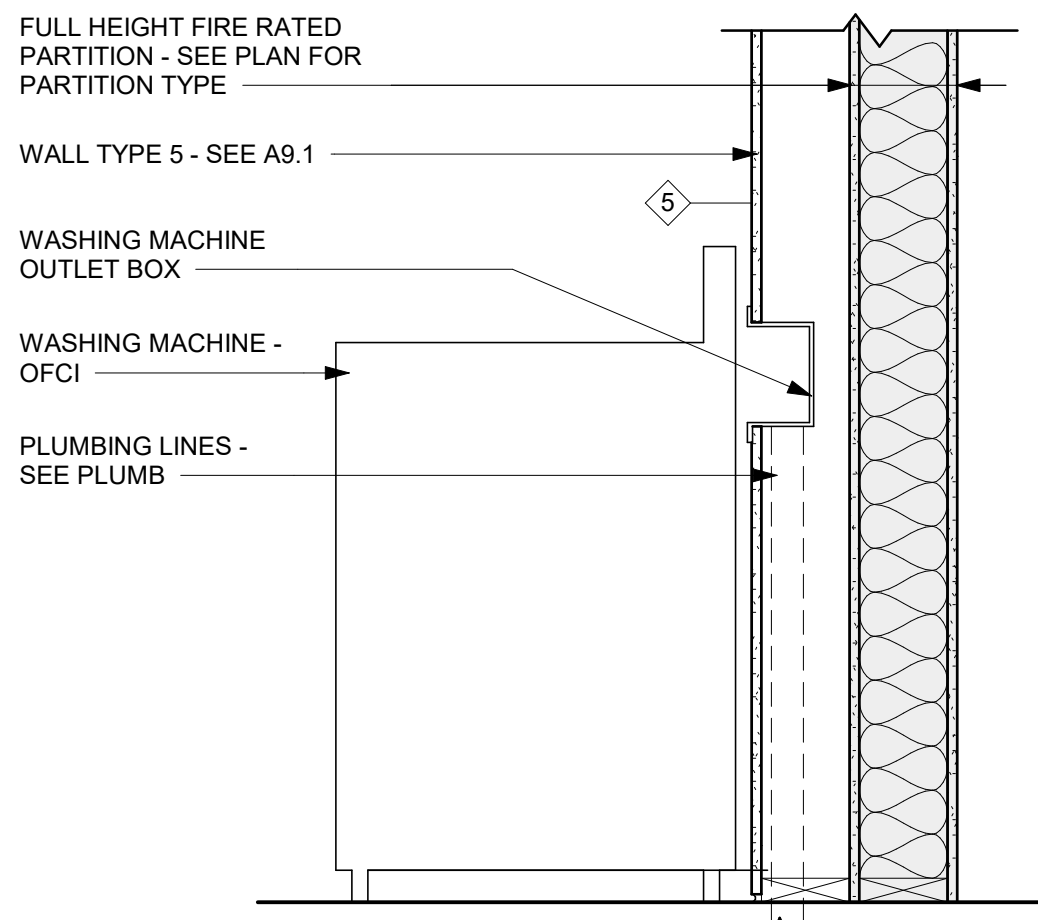
⑨ WORK COUNTER - STEEL BRACKET
1 1/2" = 1'-0"



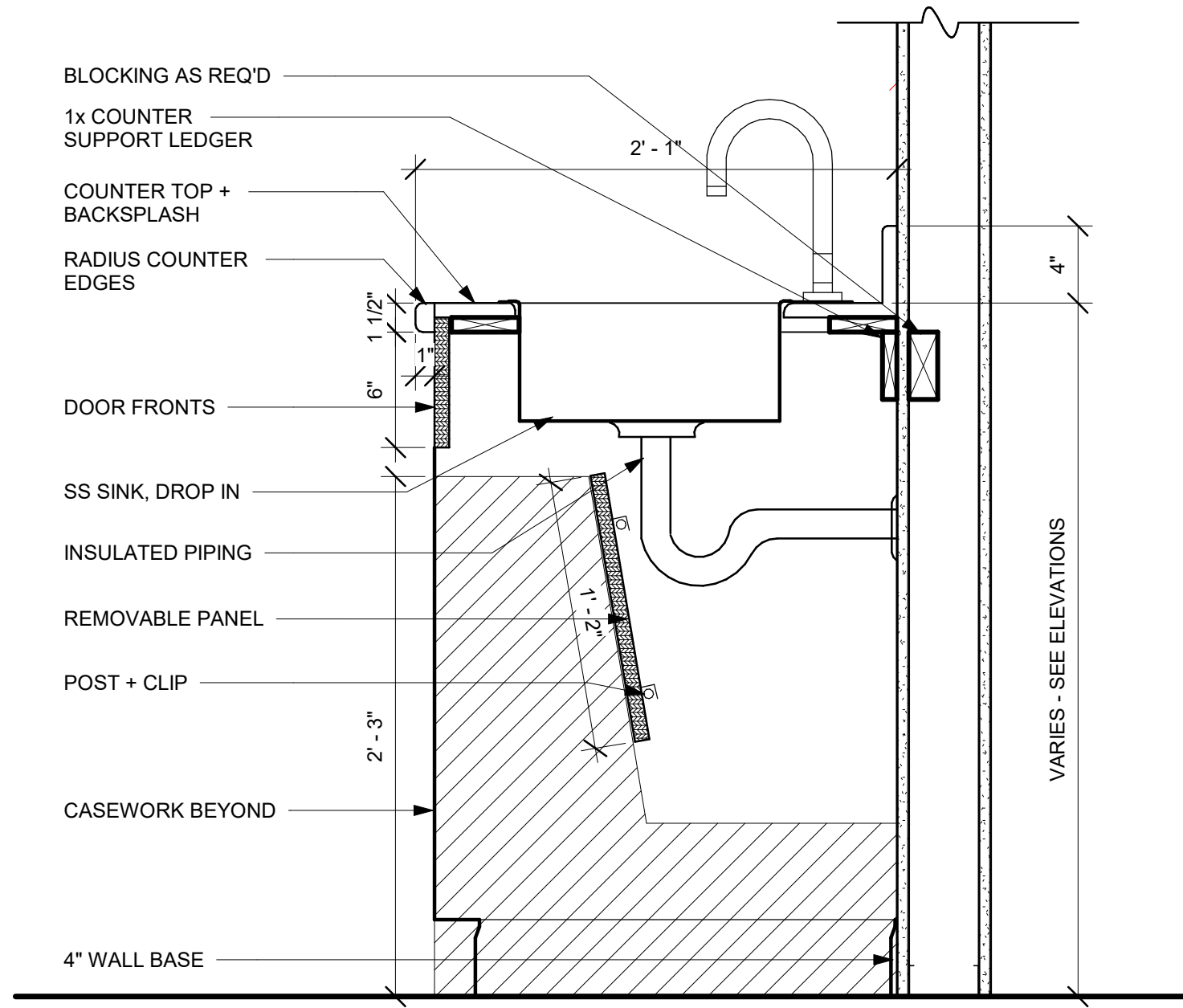
② CABINET BASE - DRAWERS
1 1/2" = 1'-0"



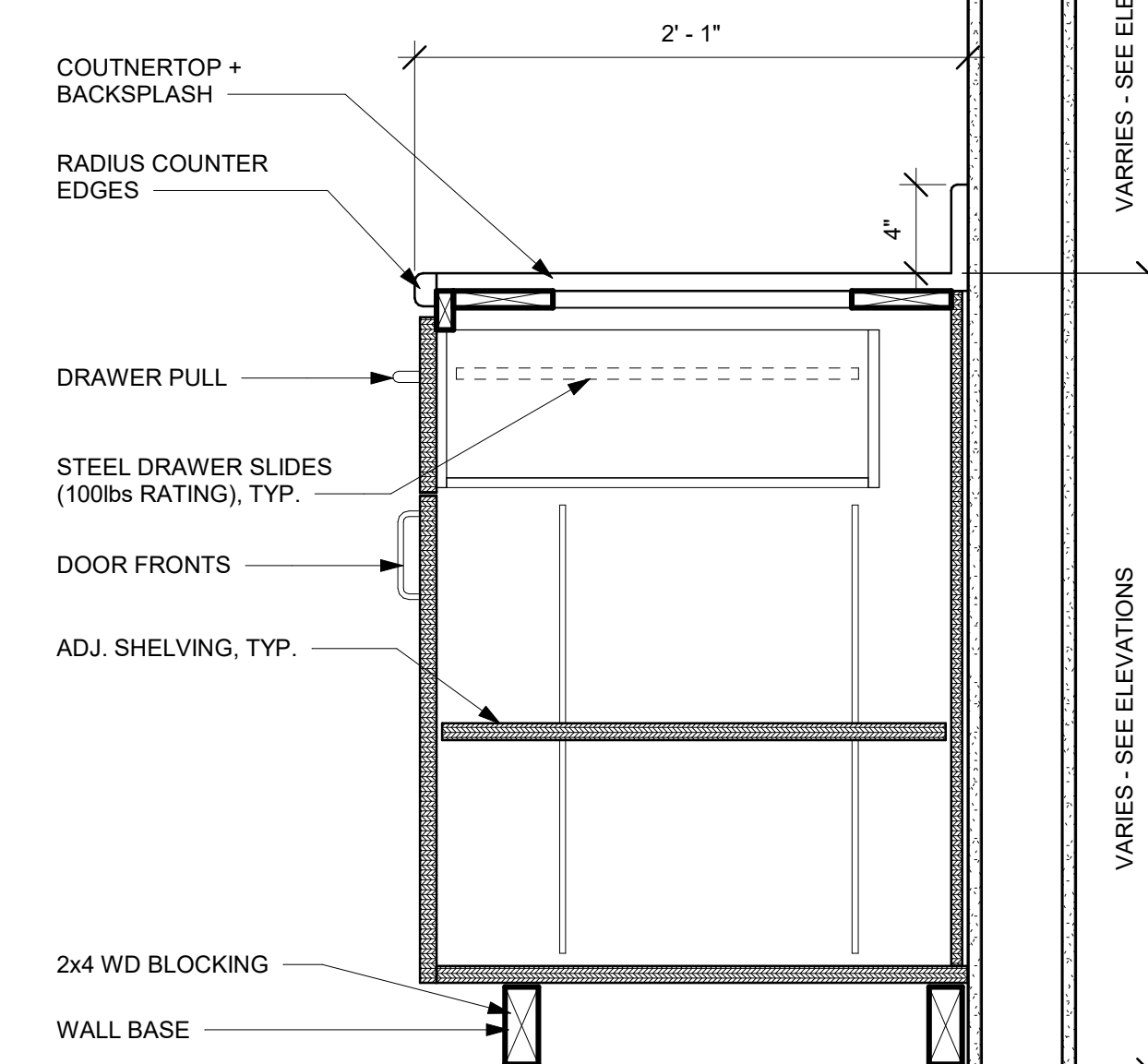
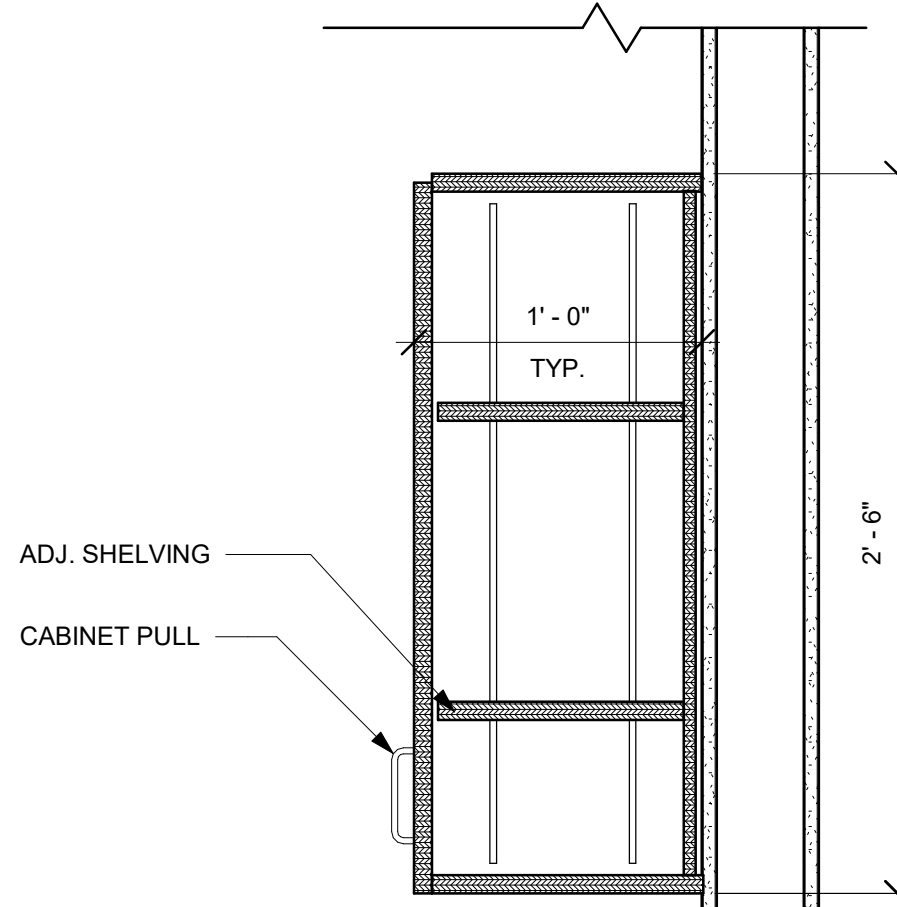
⑦ DRYER VENT DETAIL
1" = 1'-0"



⑪ WASHING MACHINE OUTLET BOX DETAIL
1" = 1'-0"



① CAB AT SINK DTL
1 1/2" = 1'-0"



③ CABINET UPPER + BASE TYP.
1 1/2" = 1'-0"

PROGRESS - OCTOBER 11, 2019

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ARCHITECTURE
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project name:
GEORGE STREET LOFTS

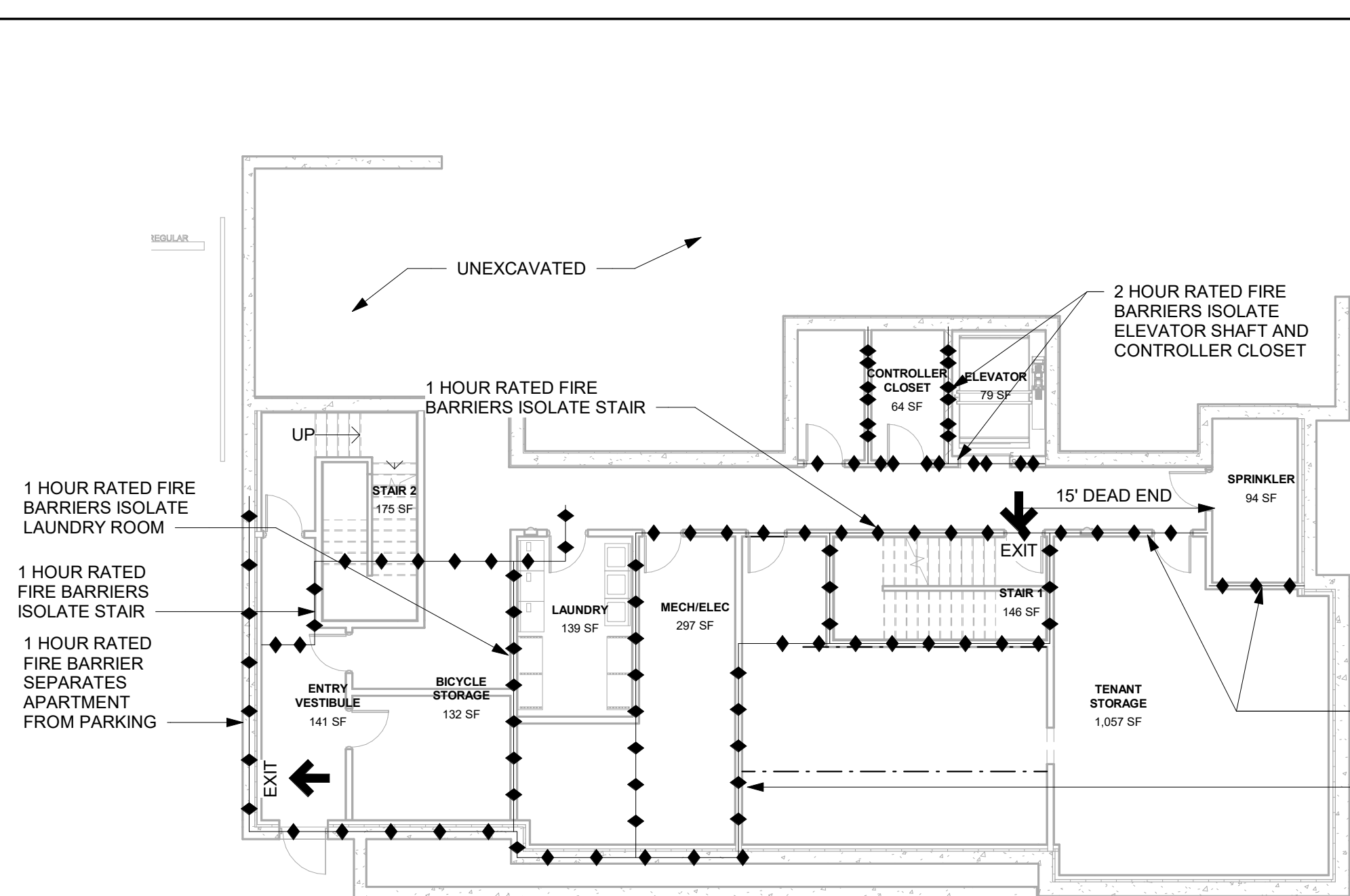
project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: As indicated
project no. 15-1102
checked by: JRP
drawn by: JLG
proj. date:
sheet date: -

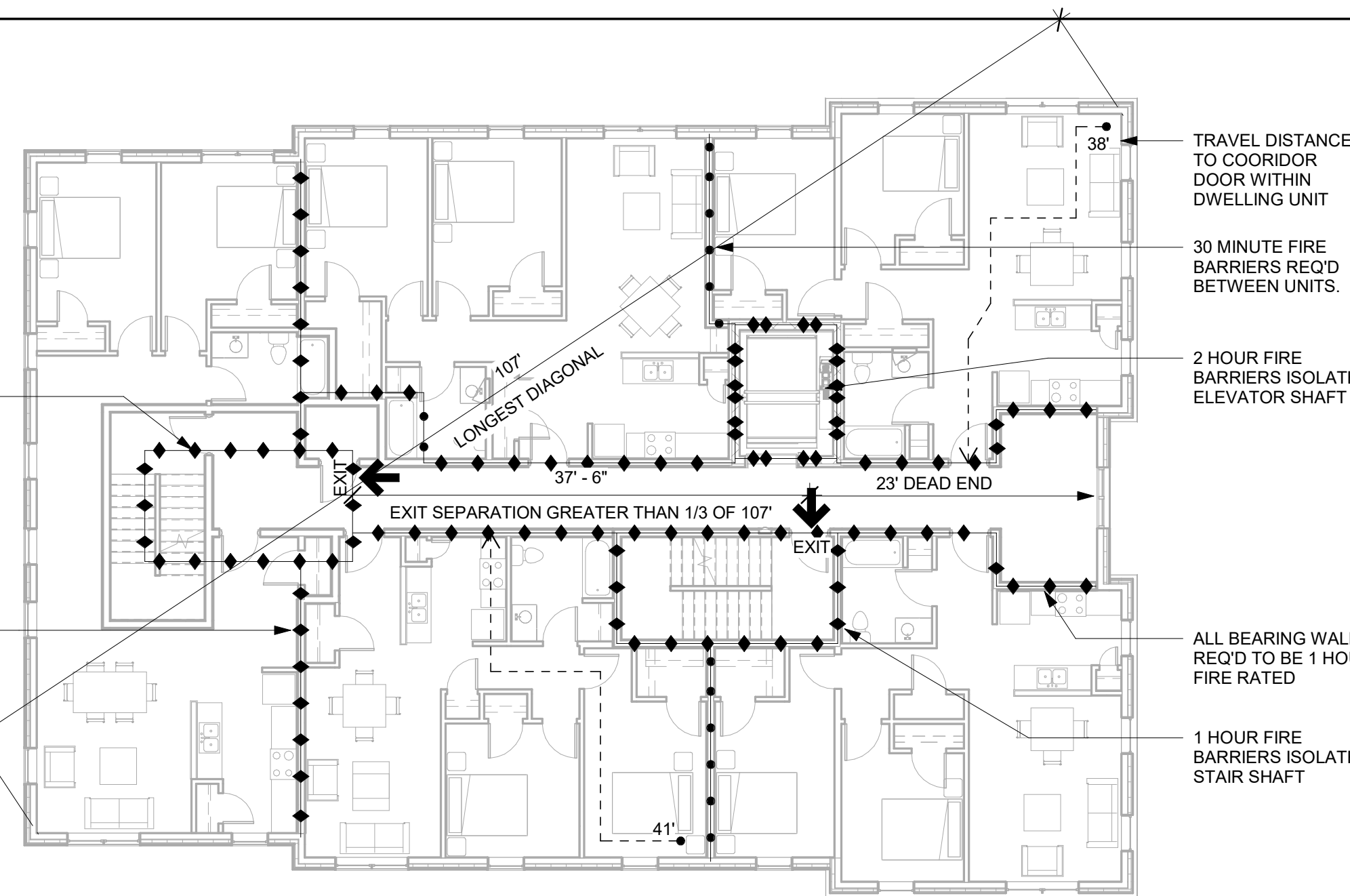
No	Date	Revisions
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sheet title:
INTERIOR DETAILS

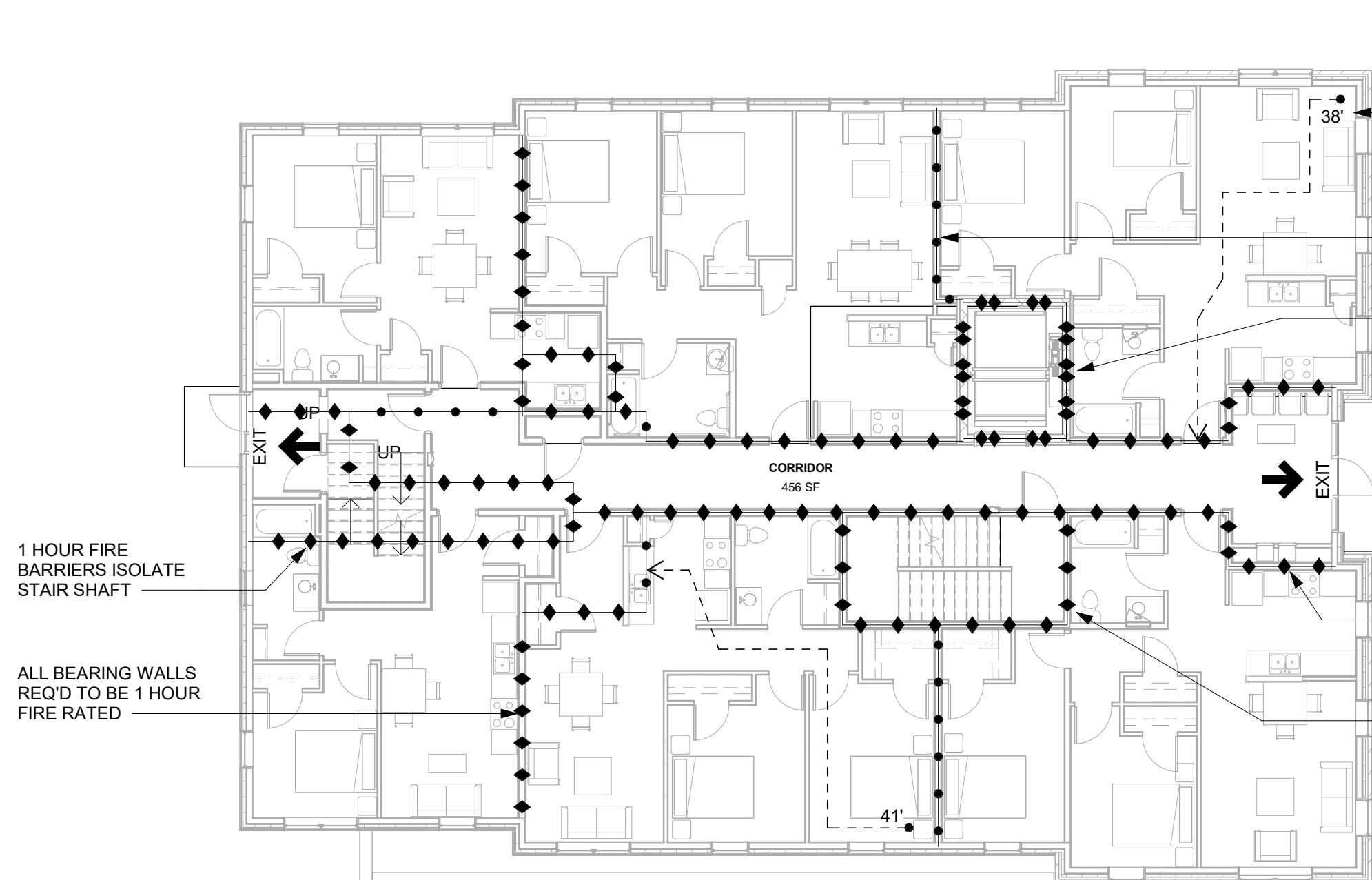
sheet no.
A9.2



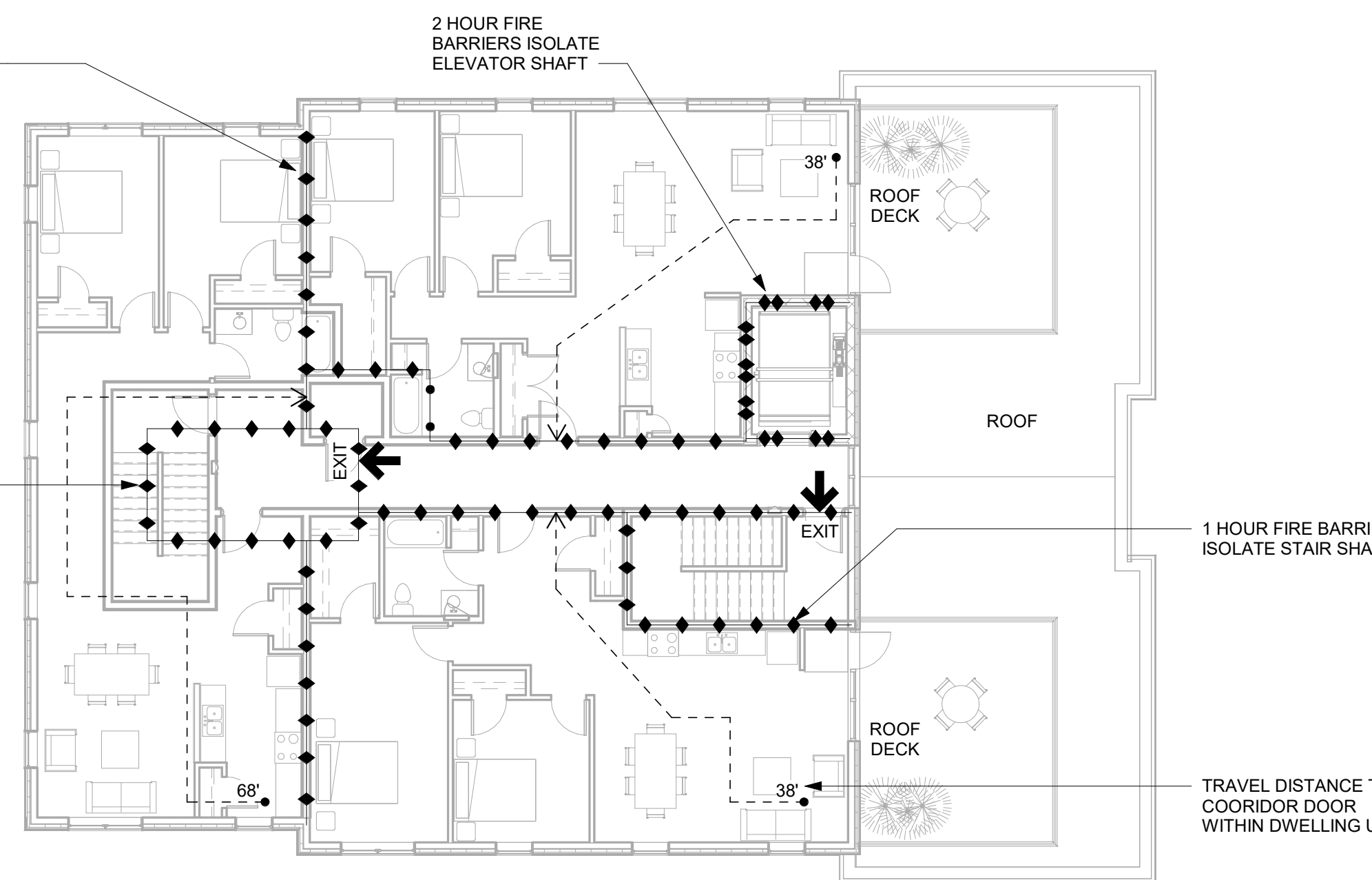
1 CODE ANALYSIS - BASEMENT
3/32" = 1'-0"



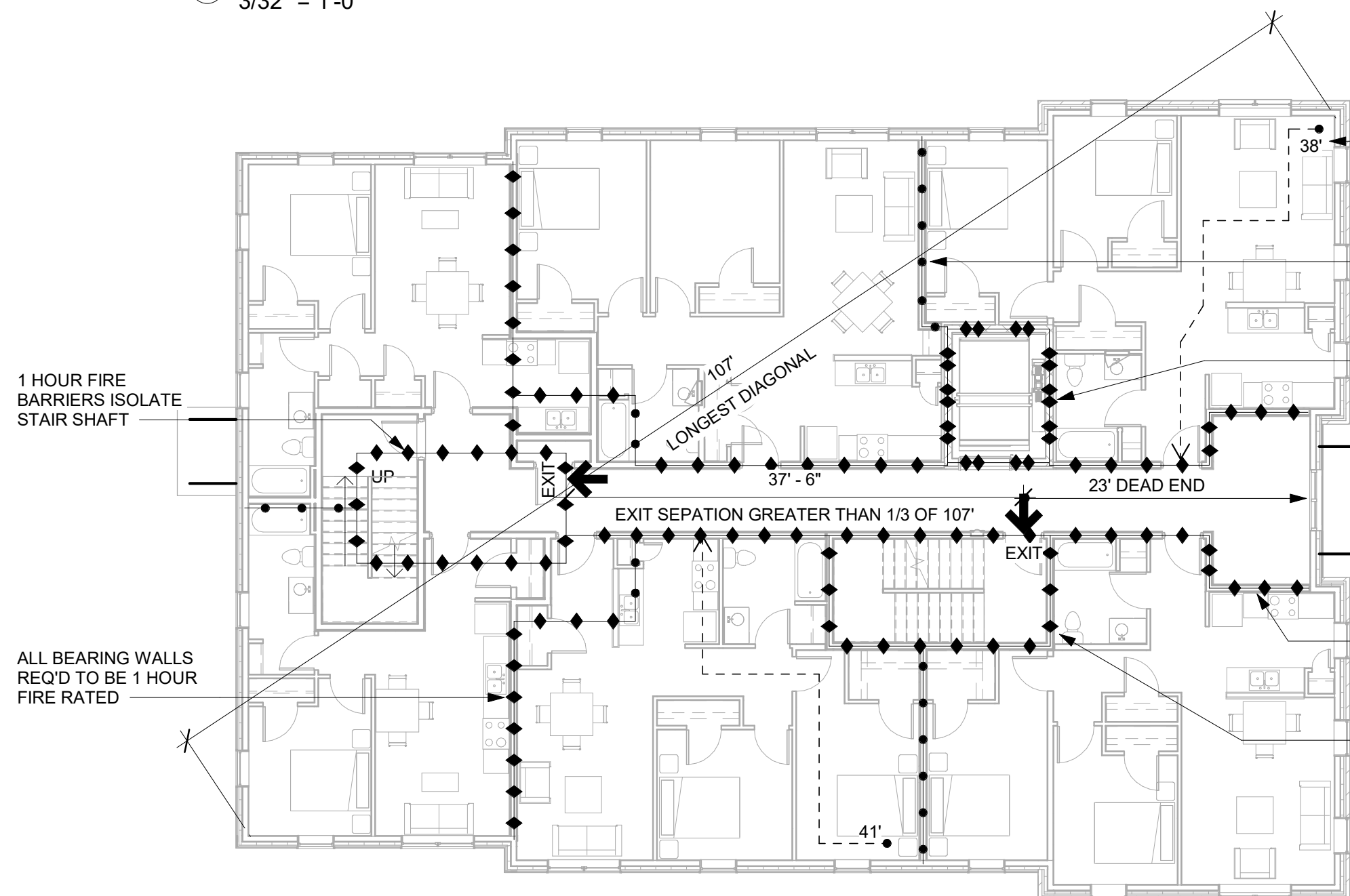
4 CODE ANALYSIS - THIRD FLOOR
3/32" = 1'-0"



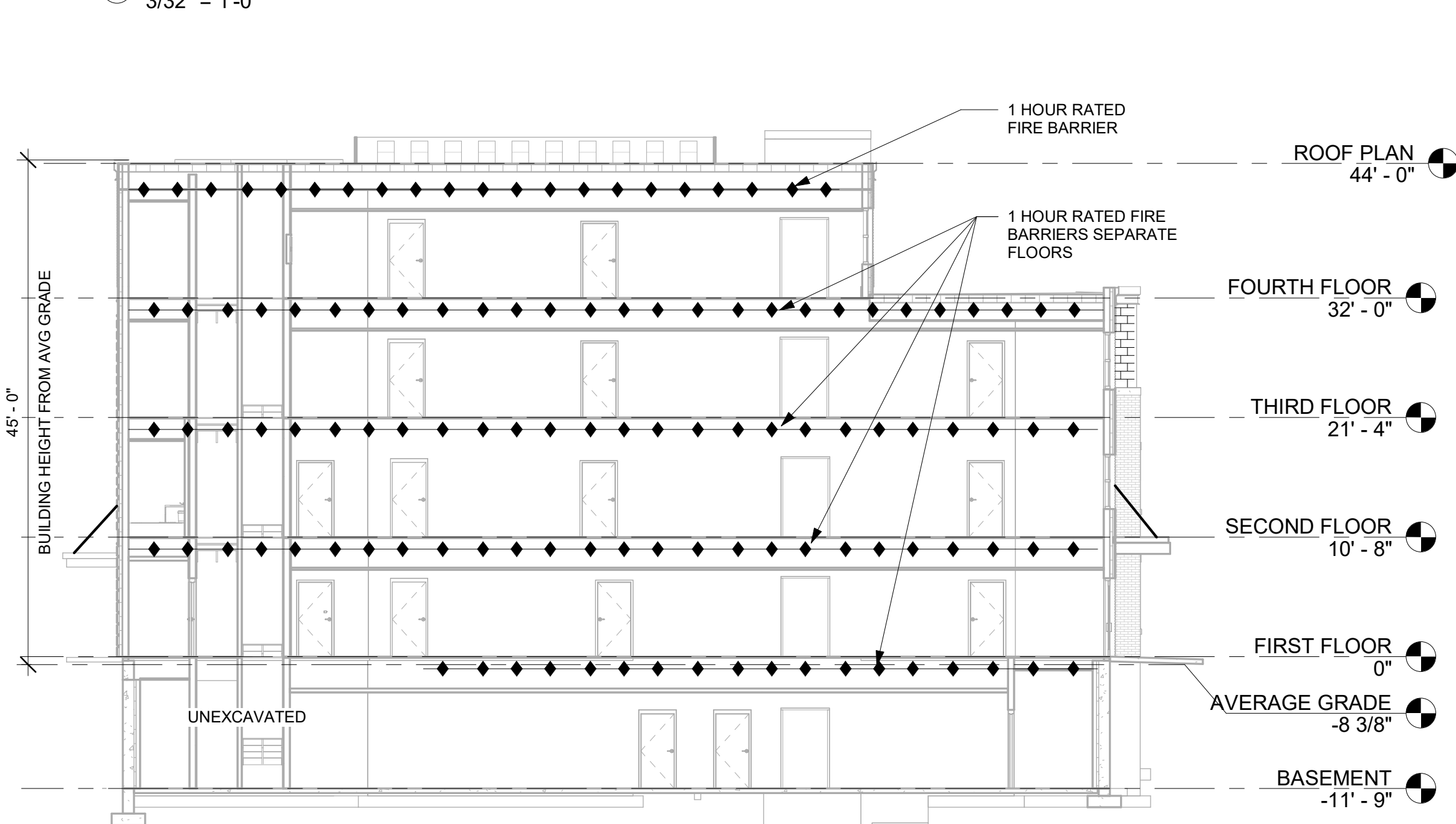
2 CODE ANALYSIS - FIRST FLOOR
3/32" = 1'-0"



5 CODE ANALYSIS - FOURTH FLOOR
3/32" = 1'-0"



3 CODE ANALYSIS - SECOND FLOOR
3/32" = 1'-0"



6 CODE ANALYSIS - SECTION
3/32" = 1'-0"

CODE REVIEW SUMMARY	
George Street Lofts 13-19 George Street, Burlington, VT	April 25, 2019
This project is submitted under the 2015 VT Fire & Building Safety Code, including references to the NFPA 101 – 2015 (Life Safety Code), NFPA 1 – 2015 (Uniform Fire Code), IBC – 2015 (International Building Code), ADA 2010, and the 2012 Vermont Access Rules.	
Project Summary: This project will remove two existing buildings and replace them with a new four-story energy efficient apartment building containing 20 total apartments designated for elderly housing. The building will have a full basement that abuts an underground parking garage. Apartments types include (18) one bedroom, and (2) two bedroom apartments. The parking garage provides parking for the apartments and an adjacent hotel. There will be a two - hour fire rated separation between the parking garage and this apartment building basement of type IIB construction. The Building construction type is 5B for the first through fourth floors. The parking garage construction type is 1A and permitted as a separate project. The building has two egress stairwells, and an elevator. Applicable code references included NFPA 101 Chapter 30 New Apartment Buildings. The buildings will have an approved supervised automatic sprinkler system.	
2015 IBC governing construction type, height, fire area.	
1. Occupancy/Use Classification:	Residential – R2 – Base of code design.
2. Construction Type: (IBC Table 601-602)	VA
3. Allowable Height and Area:	R – Allowable building height in feet above grade plane 60 ft w/ 13R automatic sprinkler system Actual height = 45' R2 – Allowable number of stories above grade plane 4 stories w/ 13R automatic sprinkler system Actual Height = 4 stories R2 - Allowable area factor = 12,000 SF A _{av} [A + (NS x I)] x S _a A _s = [12,000 + (12,000 x 0)] x 4 A _s (allowable area) = 48,000 SF Actual total building area = 19,409 SF
4. Fire Resistance Rating Requirements for Building Elements: Type VA Construction	Type VA with 13 and 13R Sprinkler System: Primary Structural Frame = 1 hour Bearings walls Exterior = 1 hour Bearings walls Interior = 1 hour Nonbearing walls and partitions Exterior = X=5 = 1 hour Nonbearing walls and partitions Interior = 0 Floor construction and associated secondary members = 1 hour Roof construction and associated secondary members = 1 hour
5. Fire Separations:	Fire separation between parking garage and apartment Building = 1 hour. Per NFPA 101 Chapter 6 table 6.1 14.4.1 Required fire barrier rating is 2 hours. Using the exception for a fire protection system. A one hour fire barrier is acceptable and will be provided.
2015 NFPA 101 – Chapter 30, New Apartment Buildings	
1. Classification of Hazard of Contents:	Ordinary Hazard
2. Occupancy Load:	Occupancy Load Factor = 200 Occupancy load Basement = 11.49, First Floor = 21.11, Second Floor = 20.95, Third Floor = 20.79, Fourth Floor = 14.99 Stair A = (77.84/2) + 57.4 = 44.66 inches. Stair B = (77.84/2) = 38.92 inches.
3. Means of Egress Components:	Exit enclosures and doors in exit enclosures shall have a minimum 1-hour fire resistance rating. 30.2.2.1.2 Head room on stairs shall not be less than 80". Exit corridors shall not be less than 44" wide. Means of escape: Not required due to the addition of a fire suppression system.
4. Number of Means of Egress:	Two
5. Stairs:	Clear width of stairs shall be not less than 45". Maximum stair riser height = 7". Minimum stair riser height = 4". Minimum tread depth = 11". Maximum height between landings: 144". A clearance of 1-1/2" minimum to 2-1/4" maximum is to be provided between the hand rail and wall or guard rail to which it is attached.
6. Arrangement of Means of Egress:	Common path of travel: 50 feet in a building with a supervised automatic sprinkler system. Dead end corridors shall not exceed 50 feet. Emergency Lighting: Shall be provided. Marking of the means of egress shall be provided. Means of egress shall be illuminated.
7. Travel Distance to Exits:	Within dwelling unit to corridor door = 125 feet. Travel distance from apartment entry door to exit = 200 feet.
8. Protection from Hazards:	Boiler and fuel fired heater rooms serving more than one dwelling unit: shall have a 1-hour fire rated separation and sprinklers. Laundry rooms greater than 100 SF outside of dwelling units shall have a 1-hour fire rated separation or sprinklers. Storage rooms outside of dwelling units shall have a 1-hour fire rated separation or sprinklers. Trash collection rooms interior to the building shall have a 1-hour fire rated separation and sprinklers.
9. Interior Finishes:	Exit enclosures: Class A Lobbies and Corridors: Class A or Class B. Other spaces: Class A, Class B, or Class C. Interior floor finish: Not less than Class II.
10. Detection, Alarm, and Communications Systems:	A fire alarm system is to be provided. Initiation of the fire alarm system shall be by operation of the automatic sprinkler system. Notification shall be provided automatically with both visible (hearing-impaired units) and audible alarm systems are permitted. Annunciation: shall be provided. Location shall be coordinated with the local fire department. Detection: Smoke alarms shall be installed in: a. In every sleeping area. b. Outside of every sleeping area in the immediate vicinity of the bedrooms. On all levels of the dwelling unit including basements. c. Shall be a photoelectric type only. d. Smoke shall be installed in all sleeping rooms and electronically wired.
11. Carbon Monoxide Detection:	Alarm/ Detectors shall be installed: a. Outside of each separate sleeping area in the immediate vicinity of the bedrooms. b. An additional alarm/ detector shall be installed in any sleeping room that contains a fuel burning appliance.
12. Extinguishment Requirements:	Building shall be protected through out by an approved, supervised automatic sprinkler system. A 13R system is anticipated. Portable fire extinguishers: locate to allow units to be with in 75 feet of all portions of the building. As well as in each apartment unit and hazardous areas.
13. Corridors:	Exit access corridor walls shall have a minimum 30-minute fire resistance rating. Doors opening into an exit access corridor shall be a minimum 20-minute fire protection rating and be self-closing and self-latching.
14. Subdivision of Building Spaces:	Dwelling units shall be separated from each other by walls and floors constructed as fire barriers having a minimum half-hour fire resistance rating unless a higher rating is required to meet the type VA construction. See fire resistant rating requirements for type VA construction above.
Accessibility	
1. ADA Mobility Feature Apartments:	20 x 5% = 1 A minimum of one apartment is required.
2. ADA Communications features:	20 x 2% = 0.4 A minimum of one apartment is required.
3. VT Access -Adaptable Apartments:	All apartments except those required to meet ADA shall be adaptable due to elevator access to all floor levels.

FIRE BARRIER RATING DESIGNATION

◆ ◆ ◆ ◆ ◆	2 HOUR FIRE RATED BARRIER
◆ ◆ ◆ ◆ ◆	1 HOUR FIRE RATED BARRIER
◆ ◆ ◆ ◆ ◆	30 MINUTE FIRE RATED BARRIER
↓	EXIT
FT	TRAVEL DISTANCE

PROGRESS - OCTOBER 11, 2019

project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale:
As indicated

project no.
15-1102

checked by:
JRP

drawn by:
EK

proj. date:
2019-08-16

sheet date:

No | Date | Revisions

sheet title:
CODE SUMMARY + PLAN

sheet no.
LS 1

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Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SETBACK
- SIDELINE OF EASEMENT
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EXISTING UNDERGROUND ELECTRIC
- EXISTING SEWERLINE
- EXISTING STORM
- EXISTING WATERLINE
- EXISTING NATURAL GASLINE
- EXISTING TELECOMMUNICATIONS
- EXISTING/PROPOSED HYDRANT
- ABOVE / BELOW-GROUND PARKING
- EXISTING PAVED/GRAVEL DRIVE

"CHEAT SHEETS" TO SHOW CHANGES



RECEIVED
Location Map
Scale: 1" = 200'
JAN 17 2020

BURLINGTON
Zoning Information SECTION

RH DISTRICT COVERAGE:
TOTAL LOT AREA: 12,262 SF • 0.28 AC (2 PARCELS)
PROPOSED BUILDING COVERAGE: 3,452 SF • 0.12 AC (44.5%)
PROPOSED TOTAL COVERAGE: 9,795 SF • 0.22 AC (79.7%)

DT DISTRICT COVERAGE:
TOTAL LOT AREA: 38,765 SF • 0.89 AC (3 PARCELS)
PROPOSED BUILDING COVERAGE: 24,950 SF • 0.57 AC (64.4%)
PROPOSED TOTAL COVERAGE: 34,652 SF • 0.80 AC (89.4%)

PARKING REQUIREMENTS:
PARKING REQUIRED:
VICTORIA PLACE + STANNARD HOUSE • 18 SPACES

GEORGE STREET LOFTS:
20 UNITS X 2 SPACES/UNIT X 50% WAIVER = 20 SPACES

HOTEL CHAMPLAIN:
78 ROOMS X 0.75 SPACES/ROOM = 59 SPACES

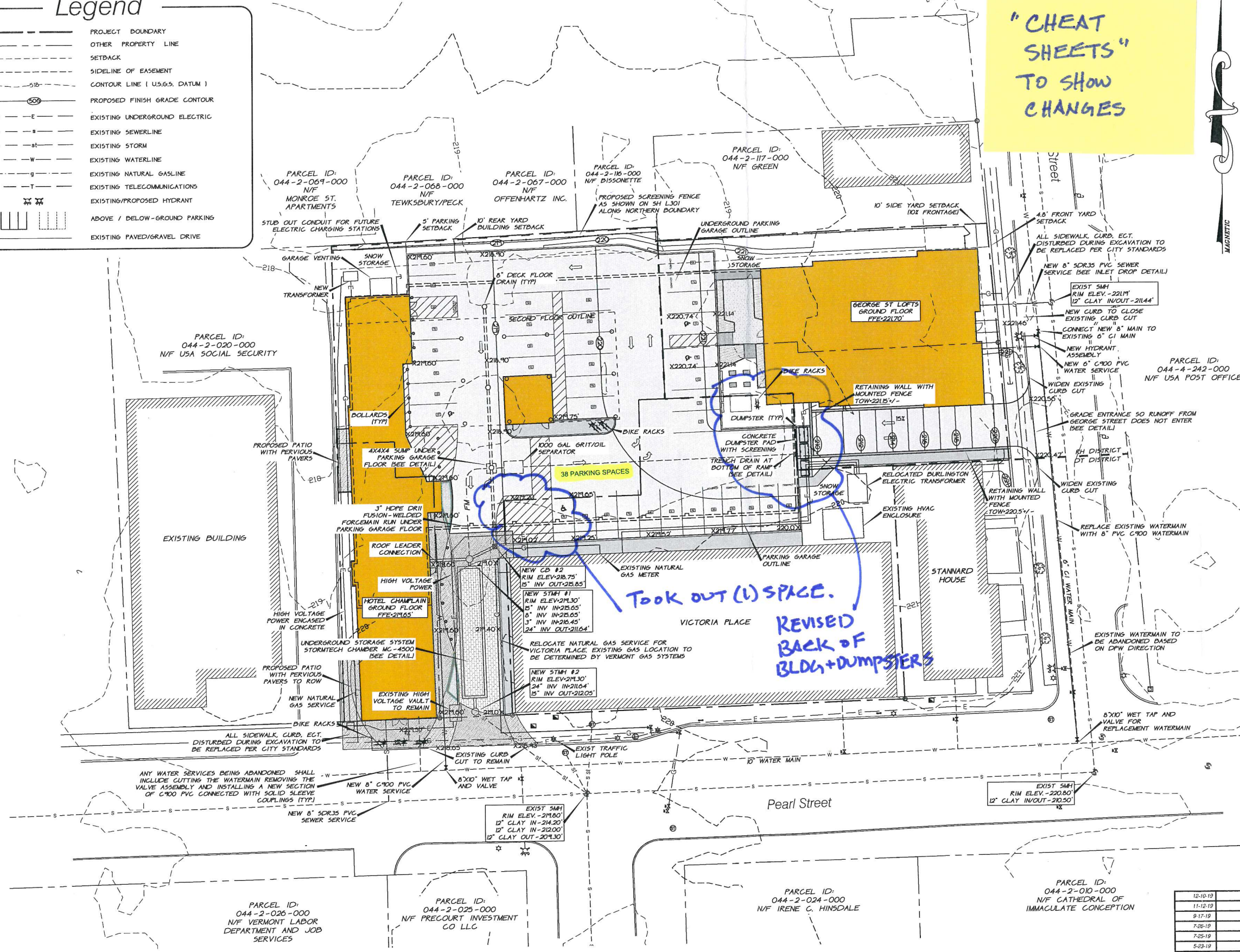
REQUIRED PARKING • 97 SPACES

PARKING PROPOSED:
84 SPACES UNDERGROUND (48 SPACES X 1.75=84 SPACES PER UNIT)
38 SPACES ABOVEGROUND

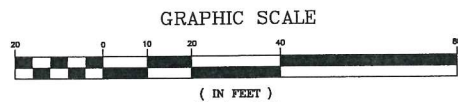
PROPOSED PARKING • 122 SPACES

BICYCLE PARKING REQUIREMENTS:
LONG TERM SPACES
GEORGE ST LOFTS • 20 UNITS X 0.10 SPACES PER UNIT (ELDER) = 2 SPACES
HOTEL CHAMPLAIN • 78 ROOMS X 0.05 SPACES PER UNIT (HOTEL) = 4 SPACES
• 1700 SF RESTAURANT X .001 SPACES PER SF = 2 SPACES
REQUIRED LONG TERM SPACES • 8 SPACES

SHORT TERM SPACES
GEORGE ST LOFTS • 20 UNITS X 0.10 SPACES PER UNIT (ELDER) = 2 SPACES
HOTEL CHAMPLAIN • 78 ROOMS X 0.1 SPACES PER UNIT (HOTEL) = 8 SPACES
• 1700 SF RESTAURANT X .002 SPACES PER SF = 4 SPACES
REQUIRED SHORT TERM SPACES • 12 SPACES



Took out (1) SPACE.
REVISED
BACK OF
BLDG + DUMPSTERS



Owner/Applicant

3-11 1/2 GEORGE STREET, LLC
218 OVERLAKE DRIVE

NOTE: ALL EXISTING ELECTRIC AND GAS INFRASTRUCTURE SHALL BE VERIFIED BY BURLINGTON ELECTRIC AND VERMONT GAS SYSTEMS PRIOR TO THE START OF CONSTRUCTION



DATE	REVISION
12-19-19	Revised for Site Plan Amendment Application
11-12-19	Revised water service location and updated hotel stairwell based on SSP drawings
9-17-19	Revised plan for 78 hotel rooms and increased George St Lofts footprint
7-26-19	Revised Victoria Place water and sewer connections per WW-4-1552 approval
7-25-19	Revised northern boundary fence and added conduit for future electric charging station
5-23-19	Revised based on City Water Resources Comments
4-9-19	Added a note to keep existing white fence with 23 George St and extend it to the right of the driveway
1-30-19	Added snow storage labels

DESIGN	BYC	RECORD DRAWING	BYC	PRELIMINARY	BYC
DESIGN	BYC	FINAL	BYC	SKETCH/CONCEPT	BYC
DRAWN	BYC				
CHECKED	PJO				

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
Burlington, Vermont 05401
Phone: 802.254.1133
Fax: 802.254.1134
www.olearyburke.com

Hotel Champlain
Site Plan



SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. SUITE 102 ESSEX JUNCTION, VT 05452

P 802.879.5153

F 802.872.2764

SCOTTPARTNERS.COM

BOVE: Hotel Champlain / George St. Apartments

February 10, 2020

Revised Parking Waiver Request

REQUEST: Due to market demand, we are seeking to revise the bedroom offerings for the previously approved Senior Housing apartment building in the RH portion of the project. There will be no change to the number of apartment units, but we are proposing more two-bedroom units. We are simultaneously reducing the number of hotel rooms. The supporting materials below, including an updated shared parking analysis by Roger Dickinson, will show that the overall parking demand will actually be reduced. Therefore: **We request that the parking waiver be confirmed under the revised proposal and that the resulting minor adjustments to the project (generally adding/subtracting windows) be handled administratively.**

Key changes include:

- Adding bedrooms to apartment bldg. No change in unit count. Slight increase in footprint (150sf).
 - Previously Approved count: (18) 1 Bedroom / (2) two bedroom: 20 apartment units.
 - Currently Proposed count: (4) 1 bedroom / (16) two bedroom: 20 apartment units.
 - Bedroom count increase: 22 → 36
- Reducing Hotel Rooms from the previously approved count of 93 to a new proposed count of 78 with no change to hotel footprint. (Average room size increases from 200sf to 250sf).
- Reduce parking by 2 spaces from 88 to 86. Allows better turning / visibility / pedestrian safety.

The primary drivers for this request are: on the apartment side, recent studies indicate that seniors are happier having a spare bedroom for projects, visiting relatives or caregivers; on the hotel side, we feel that we will hit a broader market segment with slightly larger rooms.

Parking Counts with updated numbers:

1. Demand:

▪ Hotel at 78 rooms x 0.75 space/room = 58.5 →	59 spaces
▪ Apartment at 20 units x 1 space/unit (with 50% waiver) →	20 spaces
▪ <u>Victoria Place/Stannard House existing agreement →</u>	<u>18 spaces</u>
TOTAL DEMAND =	97 spaces

2. Provided:

▪ At Grade: 38 spaces	38 spaces
▪ <u>Below Grade: 48 spaces x 1.75 (Ch. 14.6.7.D.ii) = 84</u>	<u>84 spaces</u>
TOTAL PROVIDED	122 spaces

3. **Actual Physical Spaces = 86**
4. **Shared parking demand, by use table* = 85**
5. **Shared parking required by hourly estimate* = 83**
6. **Spaces available for city use* between hours of 8:00am – 5:00pm = 33** (30 req'd per agreement)

Note that we no longer have shortage of spaces to fulfill our obligation to the City at any time during the day based on the shared parking study calculations. From experience with our existing apartment projects, there may be some minor fluctuation in parking counts for visitors, but we do not anticipate any permanent increase in parking demand based on this proposed change in bedrooms.

*See Table A, Roger Dickenson Shared Parking Calculations, updated.

11/8/2019 4:35:44 PM S:\1-SHP-Projects\4-MULTI-FAMILY-HOUSING\George + Pearl SIG\GEORGE STREET LOFTS\Drawings\REVIT\BOVE_GEORGE STREET LOFTS.rvt

③ NORTH ELEVATION
1/4" = 1'-0"



project name:

GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
----	------	-----------

sheet title:
NORTH
ELEVATION

sheet no.

A4.1

PROGRESS - OCTOBER 11, 2019

SCOTT + PARTNERS
ARCHITECTURE
7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
P. 802.879.5153 F. 802.872.2764 SCOTTPARTNERS.COM



① EAST ELEVATION
1/4" = 1'-0"

PROGRESS - OCTOBER 11, 2019



7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
P. 802.879.5153 | F. 802.872.2764 | SCOTTPARTNERS.COM

project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
EAST ELEVATION

sheet no.

A4.2

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1 SOUTH ELEVATION
1/4" = 1'-0"

PROGRESS - OCTOBER 11, 2019

SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
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project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
**SOUTH
ELEVATION**

sheet no.
A4.3



PROGRESS - OCTOBER 11, 2019



project name:
GEORGE STREET LOFTS

project address:
13-19 GEORGE STREET
BURLINGTON, VT 05401

scale: 1/4" = 1'-0"
project no. 15-1102
checked by: JRP
drawn by: EK
proj. date:
sheet date: -

No	Date	Revisions
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sheet title:
WEST ELEVATION

sheet no.

A4.4

Burlington Development Review Board

645 Pine Street, Burlington Permitting & Inspections
Burlington, VT 05401

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AJ LaRosa
Springer Harris
Geoff Hand
Zoraya Hightower
Brooks McArthur
Kienan Christianson
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Wednesday March 4th 2020, 5:00 PM

Contois Auditorium, City Hall

Agenda

I. Agenda

II. Communications

III. Minutes

IV. Consent

1. 20-0674CU; 50 Lakeside Ave (ELM, Ward 5S) Anchovy Holdings LLC

Change of use of mixed-use assembly space to trade school use (Project Manager: Ryan Morrison)

V. Public Hearing

1. 20-0362DT; 86 North Union (RM, Ward 2C) Diemer Apartments LLC

15- Year determination of occupancy of dwelling by 6 unrelated adults (Project Manager: Scott Gustin)

2. 20-0658CU; 36-38 South Union (RH, Ward 8E) Paul and Karen Mayer

Change of use from duplex to hostel (Project Manager: Scott Gustin)

VI. Certificate of Appropriateness

1. 20-0656CA; 70 Pearl Street (FD5, Ward 3C) Bove

Revisit parking waiver issued (Project Manager: Scott Gustin)

VII. Adjournment

Plans may be viewed at the Department of Permitting & Inspections, (645 Pine Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The 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.

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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Department of Permitting & Inspections

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Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: March 4, 2020
RE: 20-0362DT; 86 North Union 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: RM Ward: 2C

Owner/Appellant: Diemer Apartments, LLC

Request: Appeal of administrative zoning determination as to 15-year determination of occupancy of dwelling by 6 unrelated adults.

Overview:

The Development Review Board considered this appeal at their January 22, 2020 meeting. Following several failed motions in deliberation, the DRB ultimately decided to re-open the public hearing to obtain additional information as to discontinuance from the appellants and from the City Attorney's Office. Specifically, the DRB sought information relative to the following:

- What do you think discontinuance is? The DRB is looking for an opinion from the City Attorney's Office as well.
- What occurred during the times of discontinuance at the property?
- What efforts were taken to rent the dwelling unit?

No additional information has yet been provided but is anticipated.

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Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



TO: Development Review Board
FROM: Scott Gustin
DATE: January 22, 2020
RE: 20-0362DT; 86 North Union 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: RM Ward: 2C

Owner/Appellant: Diemer Apartments, LLC

Request: Appeal of administrative zoning determination as to 15-year determination of occupancy of dwelling by 6 unrelated adults.

Overview:

The appellants are seeking an affirmative determination under the 15-year statute of limitations as to occupancy of a dwelling unit by 6 unrelated adults. Such determination request was reviewed administratively and resulted in an adverse determination due to inconsistent occupancy and discontinuance. An appeal of that determination has been filed and is now before the Development Review Board.

Recommendation: **Uphold administrative determination** based on the following findings and conditions:

I. Findings:

The subject residence is a triplex located in the residential – medium density (RM) zone. One of the dwelling units within the triplex contains 6 bedrooms and has been let to 6 unrelated adults for a number of years. Within the RM zone, dwelling units may be occupied by “families,” including up to 4 unrelated adults. Occupancy by 6 unrelated adults is not permitted. As a result, the appellants submitted a determination request to recognize continuous occupancy of the subject dwelling unit by 6 unrelated adults for 15+ years. Such recognition would not “grandfather” or permit the use, but it would result in deeming the zoning violation unenforceable.

The appellants provided leases for the duration of their ownership going back to 2006. An affidavit from prior owners, Charles and Cynthia Burns, attested to occupancy between 1986 and 2001. City rental registration records were used to document occupancy in 2004 and 2005 (15 years from the September 2019 determination request).

Following review of the records and discussions with the appellants and the asst. city attorney, an adverse determination was issued November 7, 2019 as noted below.

This determination is in regard to the above-referenced property, specifically your request that the City of Burlington recognize that the 6-bedroom unit within the triplex has been continuously occupied by 6 unrelated adults for over 15 years. The City reviewed the following documents/evidence to form its determination:

- The City's zoning permit records
- The City's property assessment records
- The City's rental registration records
- The City's 2008 Comprehensive Development Ordinance and as amended
- Property leases dating from the present back to 2006
- Affidavit of Charles and Cynthia Burns dated 9/30/19 and 10/1/19

Based on the review of these items, it is the determination of the Administrative Officer that the subject dwelling unit has not been continuously occupied by 6 unrelated adults for more than 15 years.

- The rental registration records from 2004 and 2005 both state occupancy by 5 unrelated residents. 15 years from this determination request extend back to September 2004.
- The property leases appear to show discontinuance of occupancy by 6 unrelated adults. Discontinuance is a period of 60 days or more per Sec. 5.3.2, "*Bianchi*" controlled uses, structures, and lots, of the Comprehensive Development Ordinance. The May 2007 lease contains 4 unrelated leasees and is amended in August to contain 2 more unrelated leasees. Similar changes in occupancy are noted in subsequent leases. There is a 3-month gap between the 6/1/10 – 5/27/11 lease and the subsequent 8/1/11 – 5/26/12 lease. There is a similar gap between the 6/1/12 – 5/26/13 lease and the subsequent 8/15/13 – 5/26/14 lease.

There is no zoning permit on file permitting occupancy of this dwelling unit by 6 unrelated adults. As such, it is in violation of the Comprehensive Development Ordinance. The records show a lack of consistent occupancy by 6 unrelated adults over the course of the last 15 years. This determination makes no findings as to the triplex use of the property.

An appeal of this adverse determination was filed November 21, 2019, within the 15-day appeal period. The appellants requested deferral of the appeal hearing until January 22, 2020.

The appeal requests relief on three grounds:

- 1) The appellants disagree with the determination and assert that the property is in compliance with the city ordinance.
- 2) The appellants provide 30 years of documentation showing consistent occupancy.
- 3) The appellants dispute the dates used in the administrative determination.

A dwelling unit within the residential zones may only be occupied by a "family" as that term is defined in Article 13 of the CDO. Up to 4 unrelated adults constitute a family as defined in Article 13. More than 4 unrelated adults do not. There is provision in Sec. 4.4.5 (d) 5 C, *Residential Occupancy Limits*, to exceed more than 4 unrelated adults within a dwelling unit in the residential

zones. Approval under this provision has not been sought or obtained. Lacking permit approval, the only other way occupancy of 6 unrelated adults in the subject dwelling unit could be “compliant with the city ordinance” would be as a pre-existing nonconformity (i.e. grandfathered). Such recognition has not been sought or obtained.

Documentation provided by the appellants pertains to occupancy of the subject dwelling unit back to 1986. The problem arises due to inconsistency of occupancy as reflected in the documentation. The appellants provided lease documentation back to 2006. In order to reach a full 15 years from the September 2019 determination request, documentation back to 2004 is necessary. The city’s rental registration records were used to fill this gap. Both the 2004 and 2005 rental registration records clearly show 5 unrelated adult occupants in the subject dwelling. There is no evidence to the contrary as to these two years. The 15-year benchmark is missed. Furthermore, within the lease documentation provided by the appellants, there are apparent gaps in occupancy. As noted in the determination findings, there are gaps in occupancy spanning more than 60 days (May 27, 2011 – August 1, 2011 and May 26, 2013 – August 15, 2013). There is also an apparent reduction in occupancy to 4 unrelated adults in May 2007 that does not increase to 6 until August 2007. Per Sec. 5.3.2, “*Bianchi*” *controlled uses, structures, and lots*, of the CDO, reestablishment of the violation may not occur following discontinuance of more than 60 days.

Nothing in the appeal elaborates as to the dispute of the dates used in the determination. All of the dates used in the determination stem from documentation relative to the determination request.

The records show that the subject dwelling unit has been occupied by 6 unrelated adults for a number of years; however, the records also show that occupancy has fluctuated over the years between 4 and 6 unrelated adults and has even discontinued from time to time. The records fail to establish consistent, uninterrupted occupancy of the subject dwelling unit by 6 unrelated adults for at least 15 years. As a result, the present occupancy by 6 unrelated adults is not protected by the 15-year statute of limitations. Based on apparent discontinuance, the subject unit may only be occupied by 4 or fewer unrelated adults or another type of “family” as defined in Article 13.

II. Recommended Motion:

Uphold the adverse determination of 20-0362DT.

Department of Permitting & Inspections

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Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator*



TO: Development Review Board
FROM: Scott Gustin
DATE: March 4, 2020
RE: 20-0658CU; 36-38 South Union Street

The applicants have requested deferral of this application to allow additional time to address outstanding concerns as to parking and the use of the property.

Department of Permitting & Inspections

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Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Ali Davis, Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator

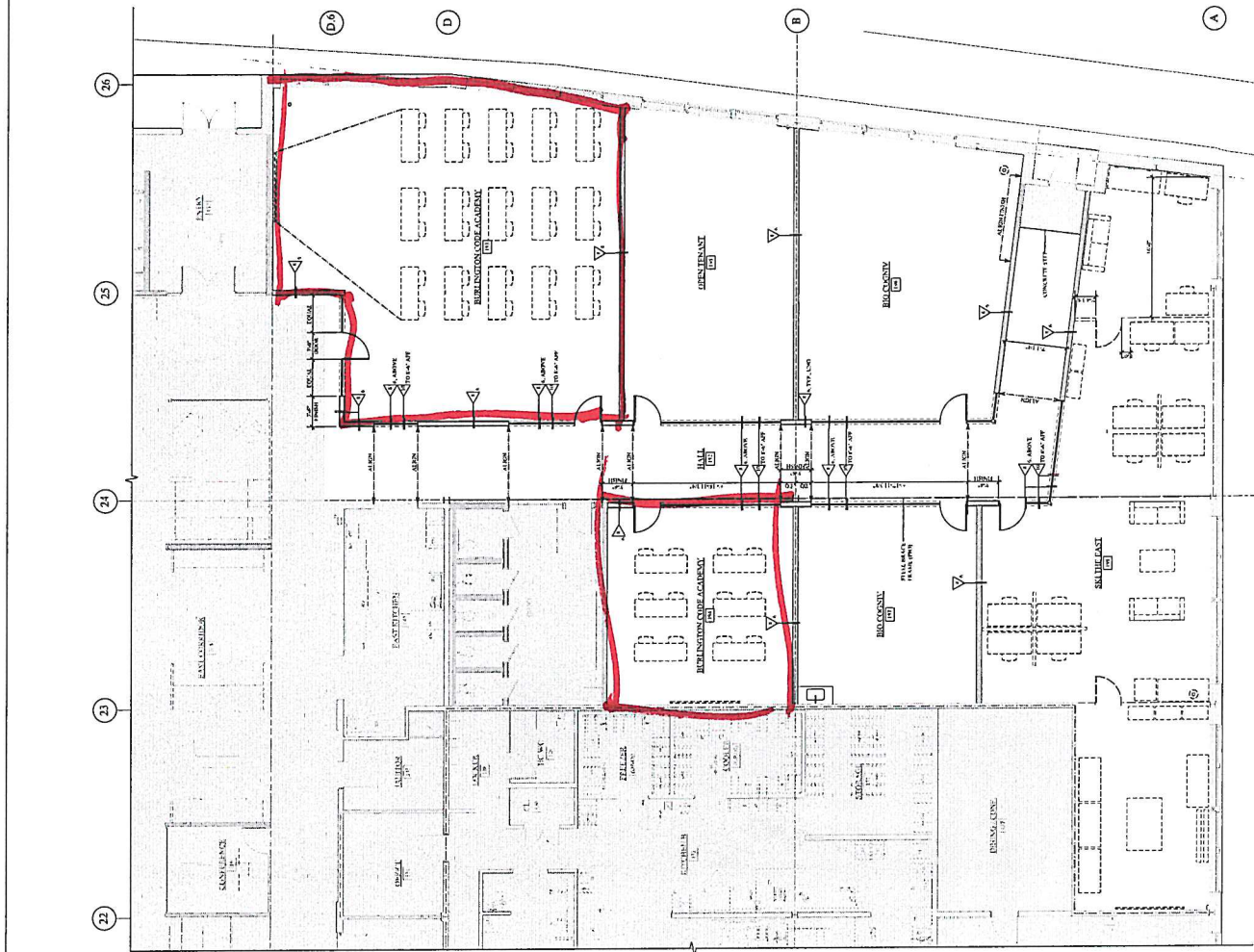
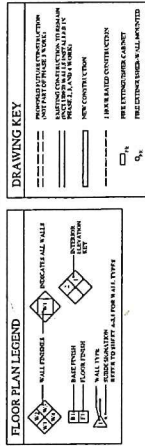


TO: Development Review Board
FROM: Ryan Morrison
DATE: March 4, 2020
RE: 20-0674CU; 50 Lakeside Avenue

The applicant for the proposed trade school at 50 Lakeside Avenue is requesting to add 450 sf of additional classroom space to the originally proposed 1,370 sf space (see attached floor plan). With the increase of floor area (1,820 sf), the parking requirement for the use increases from 4 spaces to 5 spaces. As noted in the staff report for this project, the overall property development will have 381 parking spaces when only 286 spaces are required for all uses on site. The additional parking space requirement for this increase in floor area for the trade school will be met.

[illegible]

ROOM FINISH SCHEDULE		DATE	ISSUED BY
NO.	DATE	DESCRIPTION	BY
1	10/10/19	CEILING	10/10/19
2	10/10/19	WALLS	10/10/19
3	10/10/19	FLOOR	10/10/19
4	10/10/19	DOORS	10/10/19
5	10/10/19	WINDOWS	10/10/19
6	10/10/19	PAINTING	10/10/19
7	10/10/19	PLASTER	10/10/19
8	10/10/19	CEILING	10/10/19
9	10/10/19	WALLS	10/10/19
10	10/10/19	FLOOR	10/10/19
11	10/10/19	DOORS	10/10/19
12	10/10/19	WINDOWS	10/10/19
13	10/10/19	PAINTING	10/10/19
14	10/10/19	PLASTER	10/10/19
15	10/10/19	CEILING	10/10/19
16	10/10/19	WALLS	10/10/19
17	10/10/19	FLOOR	10/10/19
18	10/10/19	DOORS	10/10/19
19	10/10/19	WINDOWS	10/10/19
20	10/10/19	PAINTING	10/10/19
21	10/10/19	PLASTER	10/10/19
22	10/10/19	CEILING	10/10/19
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73	10/10/19	FLOOR	10/10/19
74	10/10/19	DOORS	10/10/19
75	10/10/19	WINDOWS	10/10/19
76	10/10/19	PAINTING	10/10/19
77	10/10/19	PLASTER	10/10/19
78	10/10/19	CEILING	10/10/19
79	10/10/19	WALLS	10/



ENLARGED FIRST FLOOR TENANT PLAN
1/16" = 1'-0"

PROGRESS
PRINT
2/21/2020
NOT FOR
CONSTRUCTION

SMITH
ALVAREZ
SIENKIEWYCZ
ARCHITECTS
117 St. Paul Street
3rd Floor
Burlington, VT
05401

$$E: 0.02 = 1.65 \cdot 0.0222$$

$$E: 0.02 = 1.65 \cdot 0.0093$$

CONSULTANTE

CIVIL

ENGINEERING VENTURES
204 PLYMOUTH AVE., SUITE 2A
HURTINGTON, VT 05401
P. 802-444-5625
F. 802-444-5606

LANDSCAPE
DISTINCTIVE LANDSCAPING
2111 GREENBUSH ROAD
CHARLOTTE, VT 05445
P. 802-225-2477
F. 802-225-2797

STRUCTURAL
ARTISAN ENGINEERING
120 ORHAM WAY, SUITE 124
THELFORD, VT 05461
P: 802-297-1311

ELECTRICAL CONSULTING
 120 BOSTON ST.
 BURLINGTON, VT 05406-3178
 P: 802-555-1741
 F: 802-555-7628

SAS PROJECT NUMBER: 0917

HULA
•
BURLINGTON,
VERMONT

DATE: 1/20/2019
SCALE: AS NOTED
CHECKED: SS
DRAWN BY: SAL, JM, US
REVISIONS

PHASE 5B
BUILDING 50
ENLARGED TENANT
FLOOR PLAN

A-1.25

Burlington Development Review Board

645 Pine Street, Burlington Permitting & Inspections
Burlington, VT 05401

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Kienan Christianson
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Wednesday March 4th 2020, 5:00 PM

Contois Auditorium, City Hall

Draft Minutes

Board Members Present: Geoff Hand, AJ LaRosa, Brooks McArthur, Zoraya Hightower

Board Members Absent: Brad Rabinowitz, Springer Harris, Kienan Christianson, Ravi Venkataraman (Alt), Sean McKenzie (Alt)

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Alison Davis

I. Agenda

AJ LaRosa: 36-38 South Union requested deferral

II. Communications

AJ LaRosa: No additional communications

III. Minutes

Minutes from February 19th will be reviewed during deliberation

IV. Consent

1. 20-0674CU; 50 Lakeside Ave (ELM, Ward 5S) Anchovy Holdings LLC

Change of use of mixed-use assembly space to trade school use (Project Manager: Ryan Morrison)

G. Hand: Recused from item

No quorum. Item moved to meeting on March 17, 2020 if no issue with applicant.

3-0-0

V. Public Hearing

1. 20-0362DT; 86 North Union (RM, Ward 2C) Diemer Apartments LLC

15-year determination of occupancy of dwelling by 6 unrelated adults (Project Manager: Scott Gustin)

Dan O'Rourke, Mike Diemer, Jill Diemer, and appeared on behalf of determination

D. O'Rourke: Requests item public hearing to be continuance to March 17th meeting due to absences of Board members

AJ LaRosa: Asks for considerations from City Attorney and the Board

AJL: Motion

2nd: BM

2. 20-0658CU; 36-38 South Union (RH, Ward 8E) Paul and Karen Mayer

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Change of use from duplex to hostel (Project Manager: Scott Gustin)
Requested deferral to May 19th meeting

G. Hand: Motion

B. McArthur: Seconds motion

VI. Certificate of Appropriateness

1. 20-0656CA; 70 Pearl Street (FD5, Ward 3C) Bove

Revisit parking waiver issued (Project Manager: Scott Gustin)

John Alden, Roger Dickinson, Rick Bove

Seeking adjustment to rooms in combined hotel and apt building

Revised parking waiver

Not changing building footprint, just changing the room sizes

No longer an issue with number of parking spaces

30 available parking spaces for city parking use 8am-5pm

Staff report is correct to our project changes

Here to clarify and answer questions

AJ: Asks roger to walk through calculations

Roger: walks Board through spreadsheet of parking space calculations

Requesting 1 parking space per senior unit, instead of 2 required per unit

Total of 85 spaces without shared parking

Discusses time fluxuations of parking need and different uses

Explains shared parking calculations

AJ: Asks to clarify parking calculation table

MO: hotel room count going down by 15 rooms, increasing senior housing

Discretionary review for height in the form code

Asking for one additional foot in hotel height to accommodate insulation

AJ: closes public hearing

VII. Adjournment

Adjourns public meeting at 5:30 pm

Plans may be viewed at the Department of Permitting & Inspections, (645 Pine Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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Burlington Development Review Board

645 Pine Street, Burlington Permitting & Inspections
Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

Telephone: (802) 865-7188

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



BURLINGTON DEVELOPMENT REVIEW BOARD

Wednesday March 4th 2020, 5:00 PM

Contois Auditorium, City Hall

Minutes

Board Members Present: Geoff Hand, AJ LaRosa, Brooks McArthur, Zoraya Hightower

Board Members Absent: Brad Rabinowitz, Springer Harris, Kienan Christianson, Ravi Venkataraman (Alt), Sean McKenzie (Alt)

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Alison Davis

I. Agenda

AJ LaRosa: 36-38 South Union requested deferral.

II. Communications

AJ LaRosa: No additional communications.

III. Minutes

Minutes from February 19th will be reviewed during deliberation.

IV. Consent

1. 20-0674CU; 50 Lakeside Ave (ELM, Ward 5S) Anchovy Holdings LLC

Change of use of mixed-use assembly space to trade school use (Project Manager: Ryan Morrison)

G. Hand: Recused from item

No quorum. Item moved to meeting on March 17, 2020 if no issue with applicant.

3-0-0

V. Public Hearing

1. 20-0362DT; 86 North Union (RM, Ward 2C) Diemer Apartments LLC

15-year determination of occupancy of dwelling by six unrelated adults (Project Manager: Scott Gustin)

Dan O'Rourke, Mike Diemer, Jill Diemer, and appeared on behalf of determination

D. O'Rourke: Requests item public hearing to be continuance to March 17th meeting due to absences of Board members

AJ LaRosa: Asks for considerations from City Attorney and the Board.

AJ LaRosa: Motion to move item to the March 17th meeting.

B. McArthur: Seconds motion

2. 20-0658CU; 36-38 South Union (RH, Ward 8E) Paul and Karen Mayer

Change of use from duplex to hostel (Project Manager: Scott Gustin)

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Requested deferral to May 19th meeting

G. Hand: Motion to defer item to May 19th

B. McArthur: Seconds motion

VI. Certificate of Appropriateness

1. 20-0656CA; 70 Pearl Street (FD5, Ward 3C) Bove

Revisit parking waiver issued (Project Manager: Scott Gustin)

John Alden, Roger Dickinson, Rick Bove

No public appeared for public comment.

J. Alden: We are seeking adjustment to rooms proposed in combined hotel and apt building. Reexamination of the parking waiver because of a change in conditions on which the waiver was granted. Not changing building footprint, just changing the number of rooms. There is no longer an issue with number of parking spaces. Keeping thirty available parking spaces for City parking use from 8am-5pm. Staff report is correct to our project changes. Here to clarify and answer questions that Board may have.

AJ LaRosa: Asks Roger Dickinson to walk through parking calculations

R. Dickinson: Walks Board through spreadsheet of parking space calculations. Requesting one parking space per senior unit, instead of two required per unit. Total of 85 spaces without shared parking. Discusses time fluxuations of parking need and different uses. Explains shared parking calculations

AJ LaRosa: Asks to clarify parking a section of the calculation table

M. O'Neil: Explains project is being reviewed by the Board because the hotel room count going down by fifteen rooms, unit count at senior lofts is staying the same, but a net increase of fourteen bedrooms. The foundation for the 50% parking waiver that was issued was based on number of bedrooms, but now there will be 36 bedrooms, in those 20 units. There was discretionary review for height of the hotel in the form code. Asking for one additional foot in hotel height to accommodate insulation. Reduction in hotel rooms changes the model for required parking, we have more bedrooms in the lofts, the new parking study shows the parking demand is met throughout the day without valet parking, so the offsite parking management plan is no longer applicable here.

AJ LaRosa: Clarifies that the Board is reviewing the revised parking waiver and the additional foot in hotel height.

M. O'Neil: Looking for a continuation of the parking waiver based on the new facts.

AJ LaRosa: Closes public hearing.

VII. Adjournment

Adjourns public meeting at 5:30 pm

Bradford L. Rabinowitz, Chair of Development Review Board

Date

Alison Davis, Zoning Clerk

Date

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