Burlington Design Advisory Board
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/PZ/DAB
Phone: (802) 865-7188
Fax: (802) 865-7195

DESIGN ADVISORY BOARD
Tuesday January 24, 2017 at 3:00 PM
Conference Room 12, City Hall, Burlington, VT
Agenda

Session I - 3:00pm – 4:30pm

1. **17-0662CA/MA; 75 CHERRY STREET (D, Ward 3C) BTC Mall Associates, LLC**
   Continued review of mixed use redevelopment of the existing Burlington Town Center mall site and associated lot line adjustments.
   (Project Manager, Mary O'Neil)

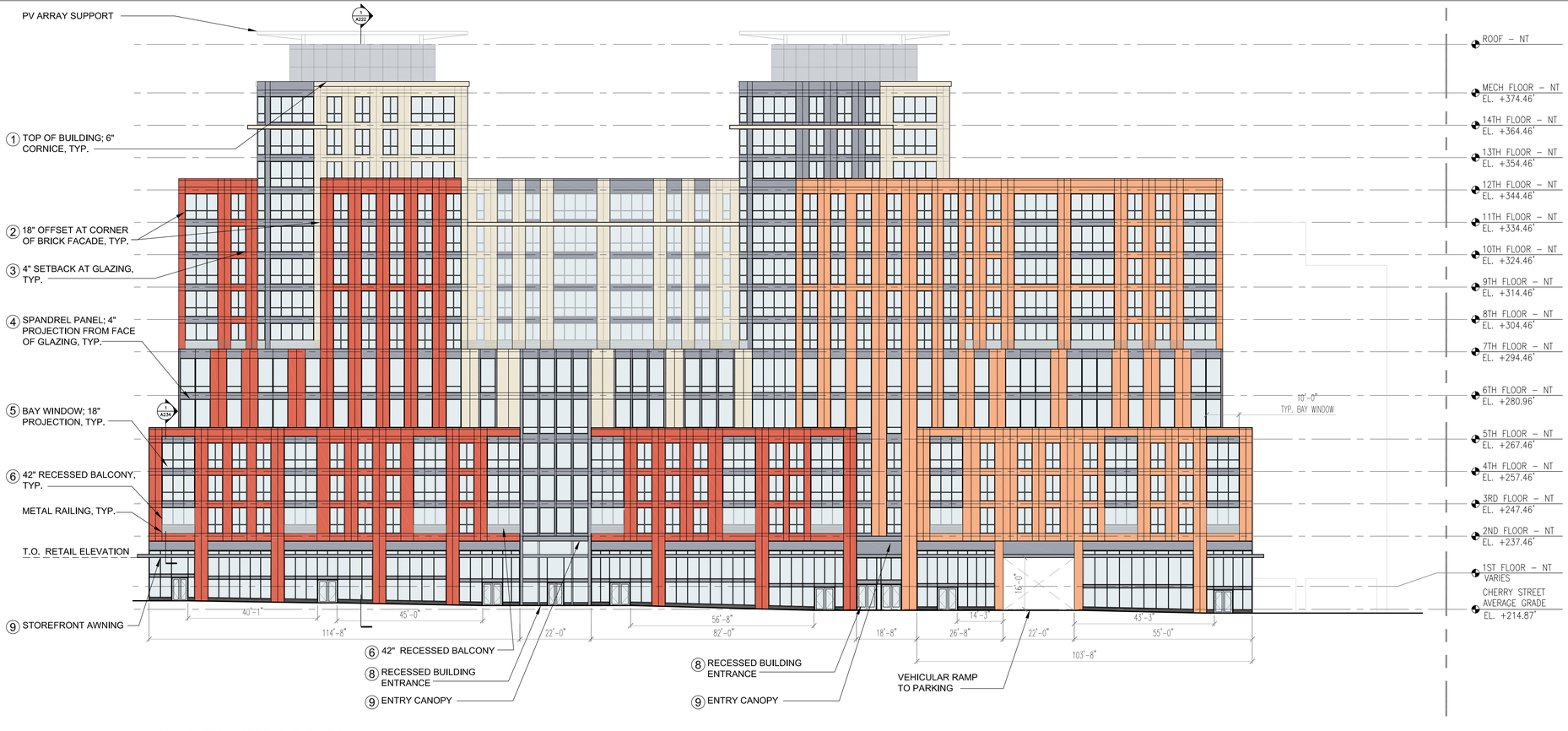
CHERRY STREET FACADE:

		AREA (SQ.FT.)	% OF WHOLE
	TOTAL ELEVATION	**48,774**	
PRIMARY	BRICK FACED PANEL	13,875	28
PRIMARY	LIMESTONE FINISHED PANEL	4,580	9
PRIMARY	GLAZING	23,704	49
PRIMARY	GLAZED SPANDREL PANEL	0	0
PRIMARY	STONE BASE	211	1
ACCENT	METAL PANEL	6,404	13

	RETAIL ELEVATION ONLY	**5,233**	
	GLAZING	3,656	70
	NON-GLAZING	1,577	30

MATERIAL LEGEND

- PRIMARY MATERIAL 1A: BRICK FACED PANEL
- PRIMARY MATERIAL 1B: BRICK FACED PANEL
- PRIMARY MATERIAL 2: LIMESTONE FINISHED PANEL
- PRIMARY MATERIAL 3A: GLAZING
- PRIMARY MATERIAL 3B: GLAZED SPANDREL PANEL
- PRIMARY MATERIAL 4: STONE BASE
- ACCENT MATERIAL 1: METAL PANEL



01 CHERRY STREET ELEVATION
1/16" = 1'0"

ST. PAUL STREET FACADE:

		AREA (SQ.FT.)	% OF WHOLE
	TOTAL ELEVATION	**45,047**	
PRIMARY	BRICK FACED PANEL	6,884	15
PRIMARY	LIMESTONE FINISHED PANEL	4,934	11
PRIMARY	GLAZING	23,135	51
PRIMARY	GLAZED SPANDREL PANEL	4,761	11
PRIMARY	STONE BASE	258	1
ACCENT	METAL PANEL	5,075	11

	RETAIL ELEVATION ONLY	**5,620**	
	GLAZING	4,205	75
	NON-GLAZING	1,415	25

02 ST. PAUL STREET ELEVATION
1/16" = 1'0"

P K S B PKSB ARCHITECTS, PC
330 WEST 42 STREET
NEW YORK, NY 10036
212 594 2010
www.pksb.com

PC Construction — 193 Tilley Drive, South Burlington, VT 05403 — **Construction Manager** (802)-651-1283 www.pcconstruction.com

Freeman French Freeman, Inc. — 81 Maple Street, Burlington, VT 05401 — **Consulting Architect** (802)-864-6844 www.fffinc.com

Hardy Structural Engineering — 875 Roosevelt Hwy, Suite 130, Colchester, VT 05446 — **Structural Engineer** (802)-655-0755 www.hardyse.com

Hallam ICS — 38 Eastwood Drive, Suite 200, South Burlington, VT 05403 — **Mechanical Engineer** (802)-658-4891 www.Hallam-ICS.com

Engineering Ventures P.C. — 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 — **Civil Engineer** (802)-863-6225 www.engineeringventures.com

GeoDesign — 1233 Shelburne Rd, Suite 360, South Burlington, VT 05403 — **Geotechnical Engineer** (802)-652-5140 www.geodesign.net

SE Group — 131 Church Street, 3rd Floor, Burlington, VT 05401 — **Landscape Architect** (802)-862-0098 www.segroup.com

NOT FOR CONSTRUCTION

Approval

Date	No.	Description
1/20/2017	03	P & Z RESUBMISSION 2
1/11/2017	02	P & Z RESUBMISSION 1
12/15/2016	01	P & Z SUBMISSION

Project

Burlington Town Center, Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title

ELEVATIONS - CHERRY STREET & ST. PAULS STREET

Project Number: 1317-01
Drawn By: CH
Checked By: JH/WF
Scale: AS NOTED
Signature & Seal

Drawing Number

A-201

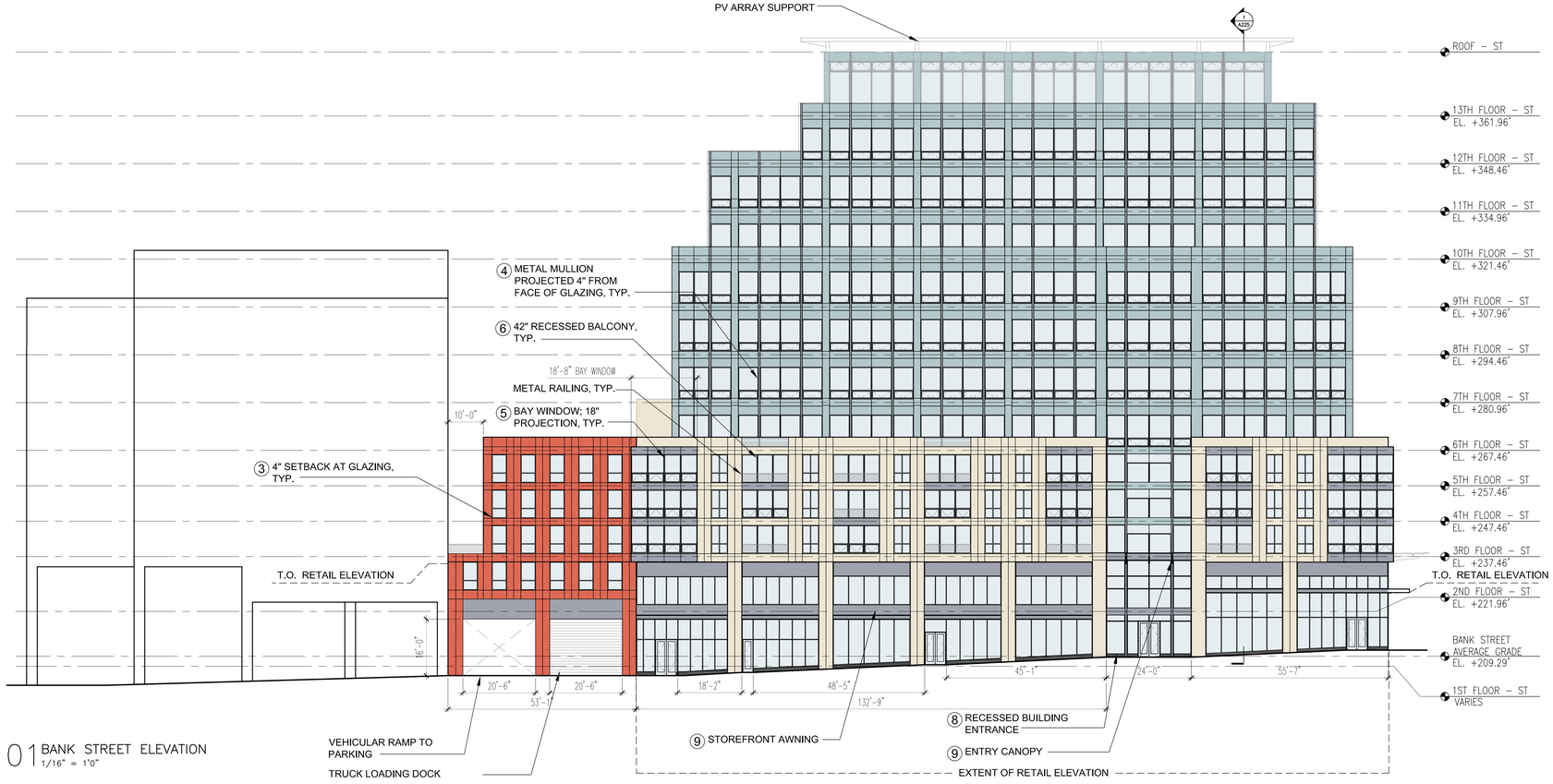
BANK STREET FACADE:

		AREA (SQ.FT.)	% OF WHOLE
	TOTAL ELEVATION	**36,346**	
PRIMARY	BRICK FACED PANEL	1,663	5
PRIMARY	LIMESTONE FINISHED PANEL	3,631	10
PRIMARY	GLAZING	20,076	55
PRIMARY	GLAZED SPANDREL PANEL	7,990	22
PRIMARY	STONE BASE	152	< 1
ACCENT	METAL PANEL	2,834	8

	RETAIL ELEVATION ONLY	**5,289**	
	GLAZING	3,715	70
	NON-GLAZING	1,574	30

MATERIAL LEGEND

- PRIMARY MATERIAL 1A: BRICK FACED PANEL
- PRIMARY MATERIAL 1B: BRICK FACED PANEL
- PRIMARY MATERIAL 2: LIMESTONE FINISHED PANEL
- PRIMARY MATERIAL 3A: GLAZING
- PRIMARY MATERIAL 3B: GLAZED SPANDREL PANEL
- PRIMARY MATERIAL 4: STONE BASE
- ACCENT MATERIAL 1: METAL PANEL



01 BANK STREET ELEVATION
1/16" = 1'0"

PINE STREET FACADE:

		AREA (SQ.FT.)	% OF WHOLE
	TOTAL ELEVATION	**30,655**	
PRIMARY	BRICK FACED PANEL	7,234	24
PRIMARY	LIMESTONE FINISHED PANEL	4,730	15
PRIMARY	GLAZING	15,503	51
PRIMARY	GLAZED SPANDREL PANEL	0	0
PRIMARY	STONE BASE	192	< 1
ACCENT	METAL PANEL	2,996	10

	RETAIL ELEVATION ONLY	**5,420**	
	GLAZING	4,008	74
	NON-GLAZING	1,412	26

02 PINE STREET ELEVATION
1/16" = 1'0"

P K + S B PKSB ARCHITECTS, PC
330 WEST 42 STREET
NEW YORK, NY 10036
212 594 2010
www.pksb.com

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Date	No.	Description
1/20/2017	03	P & Z RESUBMISSION 2
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12/15/2016	01	P & Z SUBMISSION

Project

Burlington Town Center, Devonwood Investors, LLC

101 Cherry Street
Burlington, VT 05401

Drawing Title

ELEVATIONS - BANK STREET & PINE STREET

Project Number: 1317-01
Drawn By: CH
Checked By: JH/WF
Scale: AS NOTED
Signature & Seal:

Drawing Number

A-202

Drawing:

12/20/2016 2:57:17 PM

BURLINGTON TOWN CENTER

BURLINGTON, VT

PLANNING & ZONING SUBMISSION

12/15/2016

Revised 01/11/2017

Revised 01/20/2017

BURLINGTONTOWNCENTERPLANNINGANDZONINGAPPLICATION

12/15/2016
01/11/2017 Revised
01/20/2017 Revised

TABLEOFCONTENTS

1.0 OWNER, APPLICANT, AND DESIGN TEAM

1.1 PLANNINGANDZONINGAPPLICATIONSREQUIRED:

COA LEVEL II REVIEW APPLICATION
MAJOR IMPACT REVIEW APPLICATION

1.2 OWNER:

Devonwood Investors, LLC — Donald Sinex
101 Cherry Street, Suite 440
Burlington VT 05401
802-658-2545

1.3 DESIGNTEAM:

Applicant/ Design Architect	PKSB Architects
Construction Management	PC Construction
Consulting Architect	Freeman French Freeman, Inc.
Structural Engineer	Hardy Structural Engineering
Mech./Elec./Plumbing Engineer	Hallam ICS
Civil Engineer	Engineering Ventures
Landscape Architect	SE Group
Traffic, Noise, and Pollution	VHB

1.4 NEIGHBORHOODMEETING:

Per Zoning Section 3.5.2(b), pre-application neighborhood meetings were held. See FIGURE 1-A for affidavit, list of meeting dates, and meeting minutes.

2.0 NARRATIVE

2.1 PROJECTINTRODUCTION:

Devonwood Investors, LLC proposes to develop a multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District on the project site presently occupied by Burlington Town Center Mall at 49 Church Street. The site is currently spread across six parcels of land, and will be reconfigured into five, two of which will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul Street, between Cherry and Bank Streets (See Drawing C0.1 Adjusted Parcel Boundaries). The lot reconfiguration is a separate application. The proposed uses include retail, residential, office, and parking. The development consists of one building composed of a Base, a South Tower, and a North Tower.

2.2 DECONSTRUCTION(DEMOLITION)OVERVIEW:

Our limits of deconstruction will be framed by the existing street lines and building structures. Cherry Street will provide boundary to the North and Bank Street to the South. The 100 Bank Street building will anchor the southwest deconstruction limits and the Macy's building will provide terminus to the West. The L.L. Bean building and remaining mall structure will provide boundary to the East.

Site and building utilities will be cut and capped where serving the deconstruction areas and the project team will coordinate to maintain utilities for abutting properties. We will coordinate to ensure emergency egress and needs of all abutting properties are met throughout the course of construction.

As part of our LEED goals, we are seeking 75% or more diversion of recycled materials from the waste stream during the deconstruction process.

See Drawing AD-001 for drawing and photos.

2.3 DISTRICTSPECIFICREGULATIONS: Zoning Section 4.5.8(c)1

Uses: Adjusted Parcel 2 is the lot bounded by Cherry, St. Paul, Bank, and Pine Streets exclusive of 100 Bank Street at the corner of Bank and Pine Streets. Square footage of Parcel 2 is 109,779. The total proposed square footage in subject Parcel 2 is 965,352, divided as follows:

Retail:	126,813 sf	13%
Office:	230,328 sf	24%
Residential:	299,602 sf	31%
Residential Parking:	109,391 sf	11%
Non-Residential Parking:	197,868 sf	21%
Public Amenity:	1,350sf	0%
TOTAL:	965,352 sf	

Per zoning section 4.5.8(c)1, the maximum allowed FAR is 9.5
109,779 x 9.5 = 1,042,900.5 sf Maximum allowed area.
The proposed FAR for Adjusted Parcel 2 is: 965,352 / 109,779 = 8.79 PROPOSED FAR.

Building Height and Setbacks: Maximum building height per zoning section 4.5.8(c)1 is 160’-0”. Proposed building heights comply with requirements, see drawing Z-021 Zoning Sections. Setbacks at street level are not required and not provided. Mechanical penthouses encroach beyond height limit no more than 15 feet, as allowed per Zoning Section 5.2.6(b) and are setback 10’-0” from the roof edge.

Pervious Area: Minimum required pervious area per zoning section 4.5.8(c)1 is 10%, or 10,978 square feet. Proposed pervious area to be 11,015 square feet, or 10.03%. These “green” roofs will be in the North Tower on floors 7 and 12.

Floorplate Compliance Checklist

Floors	Max Allowed
1-5	100% of Lot
6-8	80% of Lot
9-12	55% of Lot
13	15,000 sf *
14	15,000 sf *

* Each tower separated by 60'-0"

Floorplate Compliance Checklist - Proposed

Floor	South Tower	Floor	North Tower		Total	% Lot	
			East	West	Coverage	Coverage	
1	84,795.60	Cellar	23,656.56 (Excluded)		84,795.60	77.24%	< 100%
2	85,488.59	1	22,954.26		108,442.85	98.78%	< 100%
3	94,059.57	2	14,393.59		108,453.16	98.79%	< 100%
4	94,058.57	3	14,392.59		108,451.16	98.79%	< 100%
5	94,058.57	4	14,392.59		108,451.16	98.79%	< 100%
6	18,077.06	5	53,241.62		71,318.68	64.97%	< 80%
7	18,077.06	6	53,241.62		71,318.68	64.97%	< 80%
8	18,077.06	7	33,977.74		52,054.80	47.42%	< 80%
9	18,077.06	8	33,977.74		52,054.80	47.42%	< 55%
10	14,475.33	9	33,977.74		48,453.07	44.14%	< 55%
11	14,475.33	10	32,677.74		47,153.07	42.95%	< 55%
12	11,905.74	11	32,677.74		44,583.48	40.61%	< 55%
Mec.	1,350.00	12	10,140.00	10,140.00	24,766.25	22.56%	< 15,000 ea.
		13	10,140.00	10,140.00	20,280.00	18.47%	< 15,000 ea.
		14	10,140.00	8,710.00	18,850.00	17.17%	< 15,000 ea.

2.4 URBANDESIGNSTANDARDS: Zoning Section 4.5.8(c)2 and Section 6.3.2(a)

Stepbacks are provided within 60'-0" of grade level and by 12th floor at all portions of the development, see Drawing Z-021 Zoning Sections. Upper story floorplates are split into reduced plates to provide tower-like proportions to allow views of the sky between individual building elements.

Projecting bay windows, recessed entryways, recessed balconies, spandrel panels, and brick offsets offer multiple surface relief in articulation of the facades of 4" or more at each facade. Primary material choices include brick, limestone-finished panels, and glass. Material changes are provided at upper story setbacks and other façade elements. Accent materials include metal railings and screens.

Setbacks provided are activated as outdoor amenities for tenants and visitors. The tops of the tower-like elements include columned structure with screened mechanical penthouses including all mechanical equipment (except for plumbing and shaft vents) setback from the façade. The columns also serve as support structure for an extensive photovoltaic array, providing power to the development. A 6" stone projection is provided at the roof level of the North Towers.

The lower stories, consisting of retail, parking, and residential uses, are visually differentiated from upper stories through material changes and setbacks. The upper stories are also differentiated with material changes and setbacks.

Multiple pedestrian access points are provided to buildings on all sides of the development and are typically setback 10'-0" from the main façade. The entry setbacks continue to the upper stories to create vertical expression, and are further expressed through canopies and signage.

Proposed Exterior Finish Materials

	Cherry St.		St. Paul St.		Bank St.		Pine St.	
Brick-Faced Panels	13,875	28%	6,884	15%	1,663	5%	7,234	24%
Limestone Finished Panels	4,580	9%	4,934	11%	3,631	10%	4,730	15%
Glazing	23,704	49%	23,135	51%	20,076	55%	15,503	51%
Glazed Spandrel Panel	0	0%	4,761	11%	7,990	22%	0	0%
Stone Base	211	0%	258	1%	152	1%	192	1%
Metal Panels	6,404	13%	5,075	11%	2,834	8%	2,996	10%
Total:	48,774		45,047		36,346		30,655	

For additional compliance information, see Zoning Ordinance Appendix.

2.5 RESIDENTIAL: Zoning Section 9.

Proposed residential units at the Cherry Street portion of the development are 242, distributed between floors 2-14. Proposed residential units at the Bank Street portion are 30, distributed between floors 2-4. The total quantity of proposed residential units is 272. Proposed units include 70 Studio apartments, 92 1-Bedroom apartments, and 110 2-Bedroom apartments.

Of the total 272 units, 55 (20.22%) are proposed to be Inclusionary apartments. The Inclusionary units are proportionally distributed amongst unit types and are evenly distributed throughout residential portions of the development. See Drawings A-051 – A-053.

2.6 RETAIL: Zoning Section 4.5.8(c)2C

Retail uses are proposed at street-level areas along all four street frontages, as well as second floors at Bank and St. Paul Streets. Approximately 75% of the retail facades consist of glazing to allow for prescribed display and visual requirements. See Elevations A201-A202 for specific percentages at each facade. Glazing allows transparency in order to provide window displays for tenants. Ground floor heights (floor to floor) are typically 15'-6", but vary per retail tenant space and meet or exceed 14'-0".

2.7 OFFICE:

Proposed office uses are located at floors 6-12 of the Bank Street (South) tower and at floors 5-6 of the Cherry Street (North) tower. See plan drawings.

2.8 PARKING: Zoning Section 4.5.8(c)4, Section 6.2.2(i,l), and Section 8

The development commits to participate in the Downtown Parking and Transportation Management District. Parking for tenants and visitors is provided at and above the second floor of the development on floors 2 through 5 of the South Tower. Vehicular parking access is provided on both Cherry and Bank Streets. Pedestrian access to parking area is provided at Cherry, Pine, and St. Paul Streets. Vehicles and headlights within the parking area are screened from public view with building façade elements consistent with the scale and materials of the overall development.

The total required number of automobile parking spaces is 733 (Zoning Section 8.1.8). See Table below. Total proposed number of automobile parking spaces is 761. Total proposed number of accessible parking spaces is 16, and all are provided at the lowest parking level.

An off-street loading area is proposed on Bank Street sharing the driveway with the off-street parking vehicular access.

Electric Vehicle Charging Stations are a component of the proposed parking use. See LEED checklist for more information.

Car Parking Requirements

Use	Required Base #	Ratio	Required	Proposed
General Retail		0	0	0
Office	230,328 sf	2 per 1000 sf	461	489
Residential	272 Units	1 per unit	272	272
Totals			733	761
Required Accessible Parking (2%)			15	16

Total required and proposed bicycle parking is 171. This is subdivided by 121 long term spaces and 50 (max required per Zoning Section 8.2.5) short term spaces. See table below. The long term spaces are located on floors 2-5 of the parking area, adjacent to the Pine Street parking pedestrian access and

includes shower and changing facilities. Short term spaces are located at streetscape, adjacent to major entry points. See LA-200 Layout Plan.

Bicycle Parking Requirements

Use	Required Base #	Long Term		Short Term	
		Ratio	Spaces	Ratio	Spaces
General Retail	126,813 sf	1 per 20,000 sf	7	1 per 5,000 sf	26
Office	230,328 sf	1 per 5000 sf	46	1 per 10,000 sf	23
Residential	272 Units	1 per 4 units	68	1 per 10 units	27
Sub-Total			121		50 (Max Req'd)
Required Total			171		

2.9 PUBLICAMENITY:

A public observation deck is located on the 13th floor of the Bank Street (South) tower consisting of an enclosed observation area and an exterior deck. Public access is via the Bank Street Office entry point.

2.10 SIGNS: See Zoning Sections 4.5.8(c)5 and Section 7.

Signs shall be submitted for review under a separate permit application. Any signs shown in the drawings or renderings are generic in nature and do not necessarily represent actual signage to be proposed.

2.11 GREENBUILDING: Zoning Section 4.5.8(c)6

This project is required to meet a LEED Gold Standard as part of the zoning changes for the Downtown Core Mixed Use Overlay district that were approved by Burlington voters. The project will pursue certification under the "LEED v4 for New Construction and Major Renovations" rating system.

See FIGURE 2-A for a Summary LEED Checklist per Zoning Section 5.4.8(c)6A. This checklist illustrates the most straightforward path to the 60 points required for certification at the Gold level. It is of a schematic nature at this time and is subject to change based on design adjustments over the course of the project and may take a significantly different path to certification.

FIGURE 2-B is the receipt offered as proof that the project has been registered with the US Green Building Council. The project ID is 1000097092 and the project should be listed at http://www.usgbc.org/projects by the time this application is submitted.

The project team hereby commits to pursuing pre-certification at the earliest appropriate milestone. The ability to pre-certify projects registered for the "New Construction and Major Renovations" version of LEED has not been available in the past, but a precertification option applicable to this project was announced on December 1, 2016. The precertification worksheet requires specific details about the project to be provided to the LEED certification body, such as mechanical equipment schedules, plumbing fixture data, and other details which will not be determined until the design has progressed substantially, although the LEED checklist provided with this application indicates the level of

performance we intend to pursue. http://www.usgbc.org/articles/new-precertification-options-launched-leed-v4-bdc-and-om-projects

We note that the LEED process is rigorous and that our team's experience indicates that for a project of this size and complexity, it generally takes a year following final completion of the project to submit the extensive documentation required for formal review by GBCI, the official certifying body for LEED. While precertification will provide written feedback from the reviewing body early in the design process, we anticipate final certification will occur in the summer of 2021, based on the proposed schedule's final completion in May, 2020,

Freeman French Freeman will coordinate the LEED submission and has successfully facilitated the LEED certification of 10 projects, 5 of them at the Gold level. Among them are the Community Health Centers of Burlington (LEED Certified); UVM University Heights (LEED Gold); UVM Jeffords Hall (LEED Gold). FFF has a further 5 projects with LEED certification pending.

2.12 STORMWATERMANAGEMENT: Zoning Section 4.5.8(c)6B

The existing site is composed almost entirely of impervious areas. Runoff from the existing site discharges directly and without treatment or attenuation to the combined sewer system. The runoff from the site is treated at the Burlington Main Municipal Wastewater Treatment plant. Each year, for most storms runoff from the existing site is fully treated at the wastewater treatment plant. However, several times each year during larger storm events, the Main Municipal Wastewater Treatment plant is hydraulically overloaded. Therefore, there are opportunities to implement improved runoff reduction practices for the site in accordance with Section 4.58(c)6B of the Downtown Mixed Use Core Overlay Regulations. The following opportunities are considered:

Separating stormwater flows from sanitary sewer flows to allow onsite attenuation. Onsite, rainwater will be collected through a system that is separate from the sanitary sewer system. Prior to leaving the site, rainwater will be stored and attenuated in 3 large underground water cisterns. These subsurface tanks will reduce the runoff from the site for all storms when compared to current conditions. The rate of runoff will be reduced so that during a 1-year 24-hour storm the peak stormwater rate flows from the site at a rate less than the peak runoff rate from a meadow in good condition. Smart flow meter technology will be integrated for DPW's use to provide effective flow rates optimized to the main wastewater treatment plants needs across a variety of storms hydrographs.

Stormwater Reuse through a greywater toilet or irrigation system is not appropriate to implement for this site. This site is a mixed-use development containing retail and residential bathrooms, medical office uses, and daycare facilities where a greywater reuse system is not feasible due to the future flexibility of uses in the building. Also, Vermont's climate does not require the use of irrigation systems.

Green Roofs will be provided on a minimum of 10% of the proposed building, designed to capture and attenuate the first 1" of rainfall. The location of the green roofs will take into account solar shading of the terraced roof's and structural framing systems.

Bioretention areas need to be located in topographically flat areas with deep well-draining soil, that receive runoff from areas that are protected from sedimentation. A bioretention area is

proposed along a portion of the north side of Bank Street. The bioretention area will be located at the lower end of the street where a parking-bump-out occurs so that the bioretention area has enough width so that the appropriate vegetation can survive winter conditions and a pretreatment device can be provided.

All of the sidewalks surrounding the site will have some pervious paver areas, street trees and landscaping that will reduce the runoff of stormwater through infiltration and evapotranspiration.

The appropriateness of infiltrating stormwater requires the evaluation of subsurface conditions. Prior to implementing stormwater infiltration measures, the following items must be evaluated during construction because a building currently occupies the site: existing soil contamination; structural bearing capacity of saturated soils; water infiltration into basements and subsurface structures including buildings that surround the site; existing and proposed depth to ledge rock; existing and proposed groundwater elevations; and the ability to maintain effective pretreatment facilities where needed.

See Drawings C1.6 and C3.4 for Erosion Prevention Sediment Control Plan, Details and Notes.

2.13 OUTDOORLIGHTING: Zoning Section 5.5.2

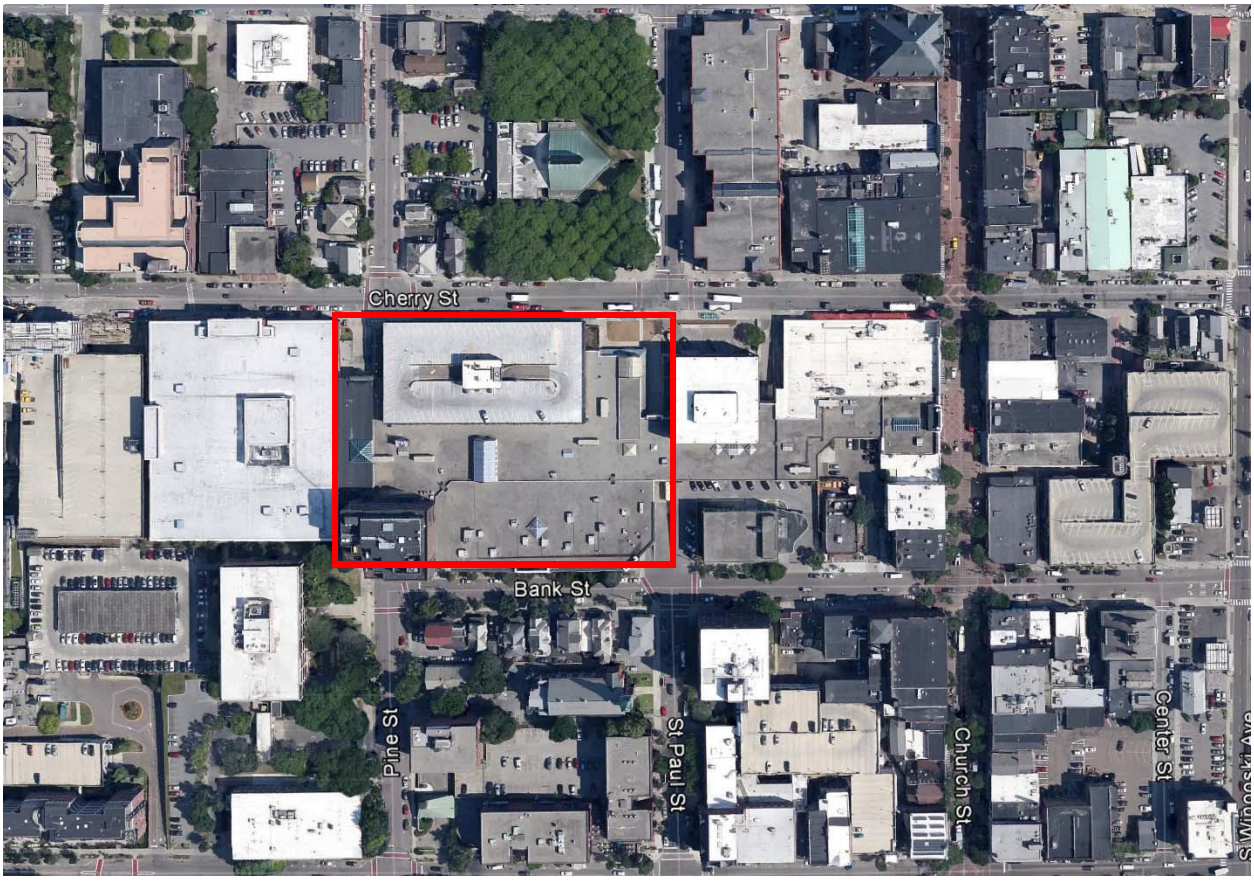
The intent of exterior lighting is to minimize light pollution while providing safe and inviting streetscapes for pedestrians and retail activities. Sidewalk lighting for pedestrians will be wall-mounted downlights mounted at brick piers at either side of the main entries. Additional lighting at main entry points to the development will be by canopy-mounted downlights. See specifications and LA-500 Lighting/ Photometric Plan.

2.14 ADJUSTEDPARCEL2COVERAGECALCULATION: (See Proposed Site Plan for more info)

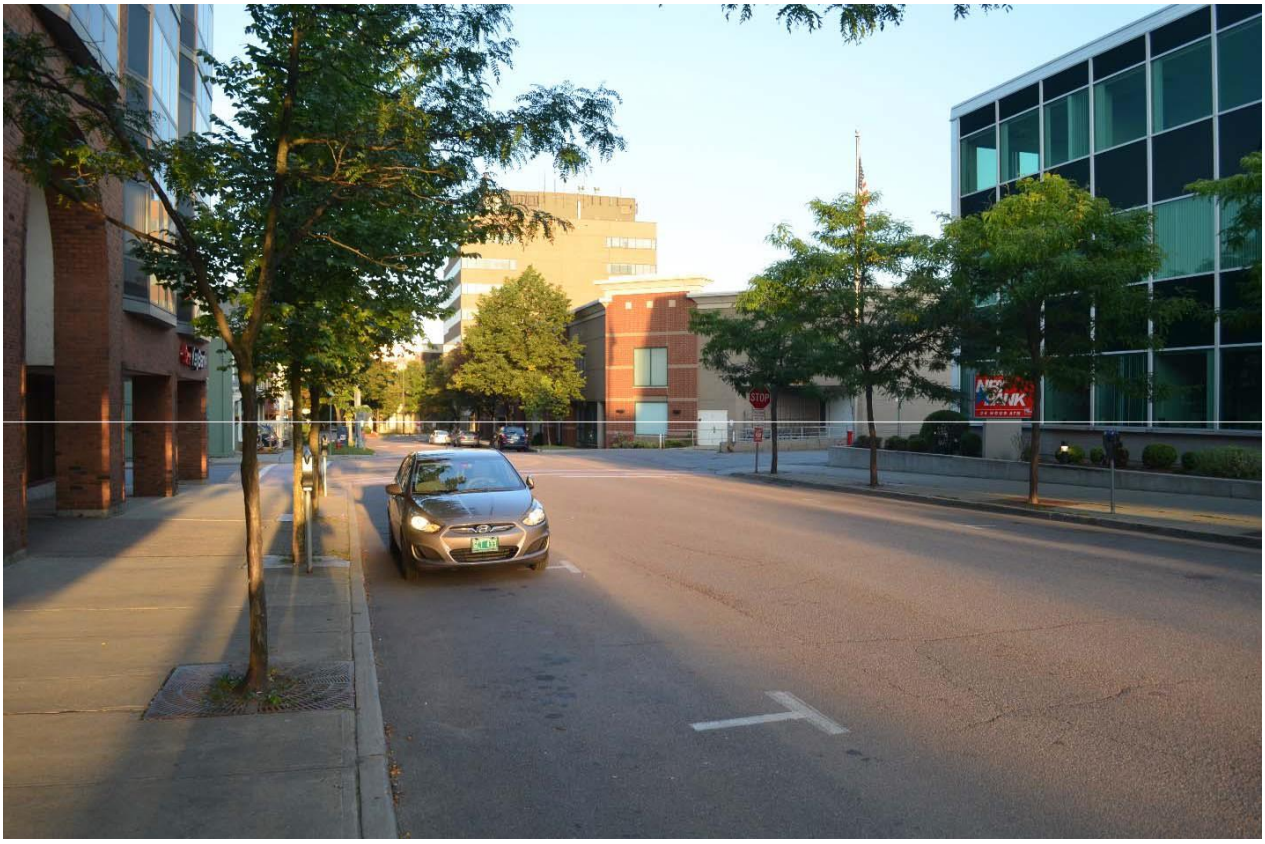
Proposed:

Building (Non-Pervious):	97,122 sf
Pavement:	1,642 sf
Pervious Area (Green Roof):	11,015sf
Total:	109,779 sf
Lot Size:	109,779 sf
Proposed Coverage:	109,779/109,779 = 100%

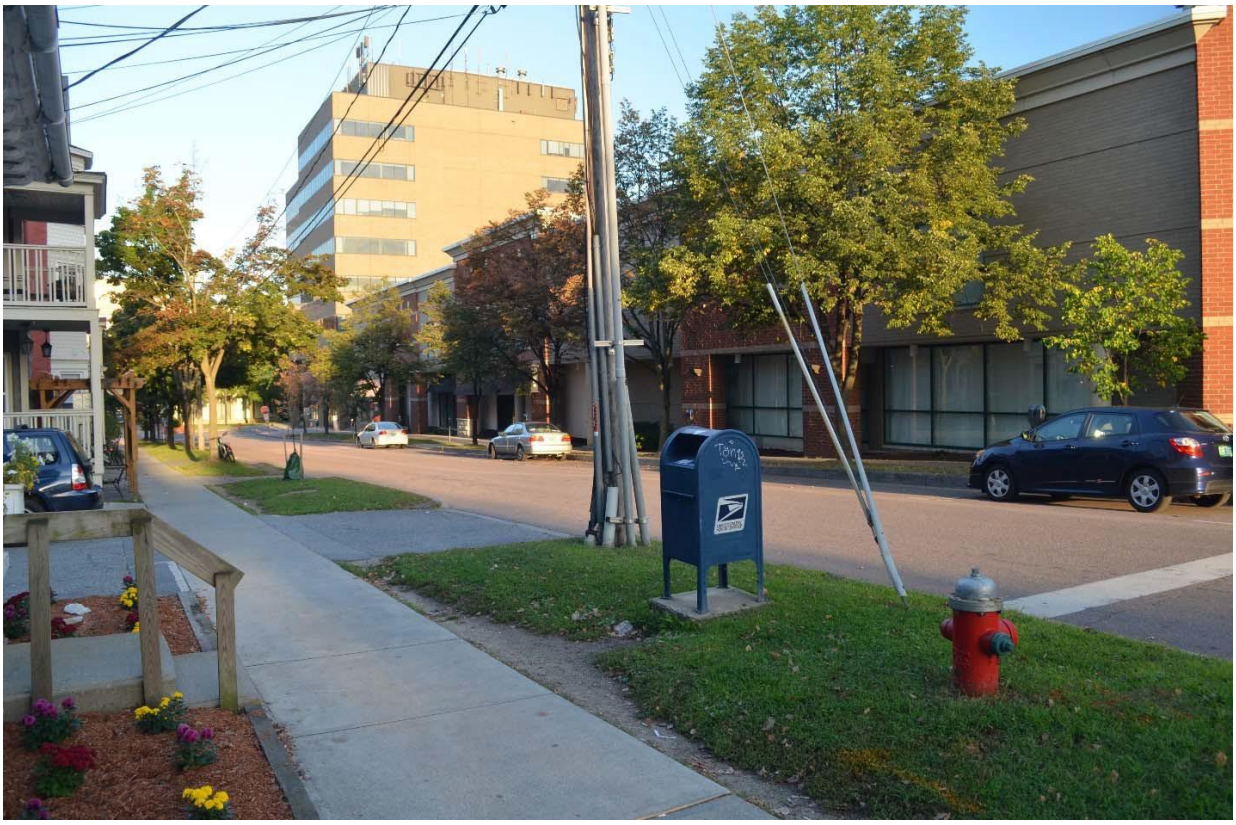
3.0 EXISTING CONDITIONS PHOTOGRAPHS



3.1 AERIAL VIEW OF DEVELOPMENT SITE

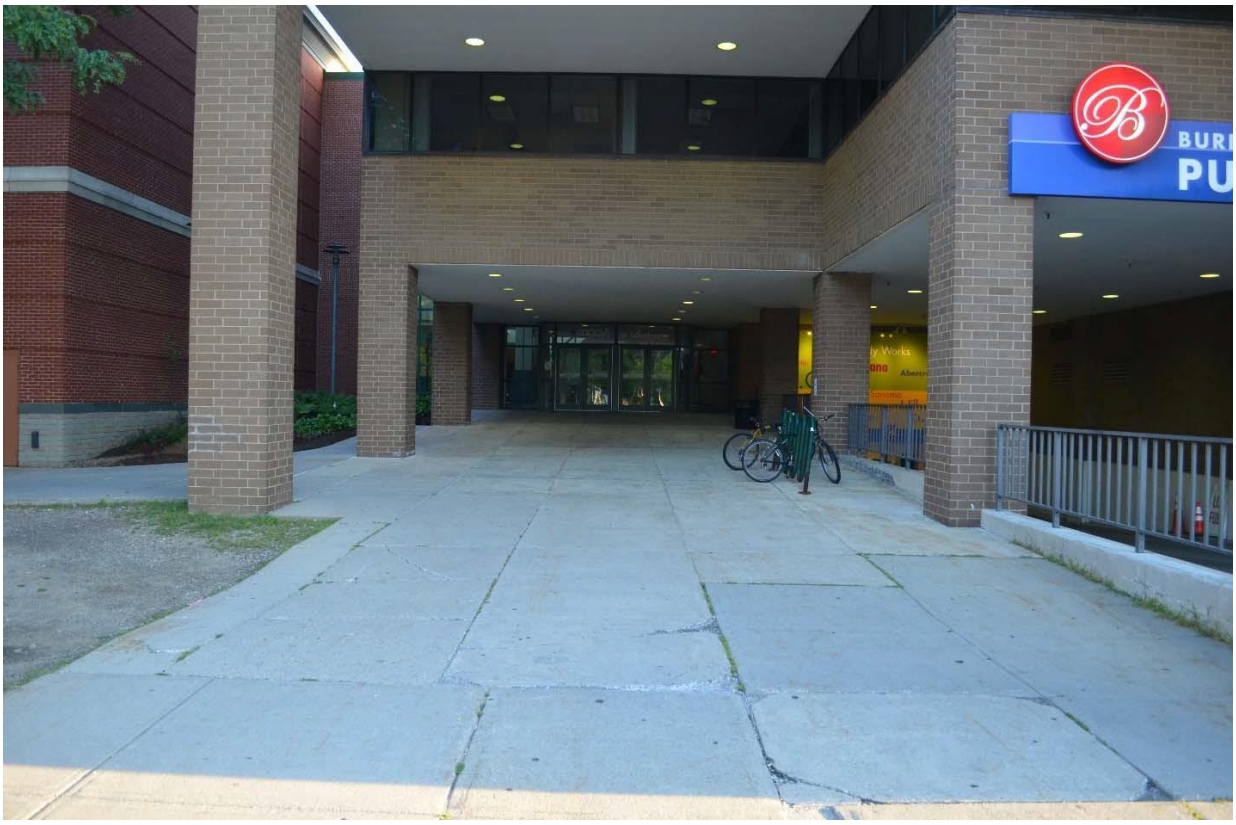


3.2 BANK STEET - LOOKING WEST



3.2 BANK STREET - LOOKING NORTHWEST

3.3 CORNER OF BANK STREET AND PINE STREET – LOOKING NORTHEAST



3.4 PINE STREET AT BANK STREET – LOOKING NORTH

3.5 CHERRY STREET – LOOKING SOUTHWEST

3.6 CHERRY STREET - LOOKING WEST

3.7 CHERRY STREET - LOOKING SOUTHEAST

3.8 PINE STREET AT CHERRY STREET - LOOKING SOUTH

3.9 CHERRY STREET – LOOKING EAST

3.10 CHURCH STREET – LOOKING SOUTHWEST

4.0 SPECIFICATIONS

SITEWORK

Concrete Sidewalk	
Deciduous Street Trees	See LA-400
Storm Drainage Retention System	
Bicycle Rack (Short Term)	See LA-200
Electric Vehicle Charging Station	
Street Light	See FIGURE 4-O

BUILDINGFAÇADE

Brick-Faced Panels	See FIGURE 4-A
Limestone Finished Panels	See FIGURE 4-B
Aluminum Storefront and Entrance Doors	See FIGURE 4-C
Retail Glass	See FIGURE 4-C-2
Aluminum Windows (Upper floors)	See FIGURE 4-D
Aluminum Panels	See FIGURE 4-E
Painted Metal and Stainless Steel Cable Railing	See FIGURE 4-F
Glass Canopies	See FIGURE 4-G
Exterior Wall-mounted Lighting Fixtures	See FIGURE 4-H
Exterior Canopy-Mounted Light Fixtures	See FIGURE 4-I

ROOFAREAS

Pre-cast Concrete Pavers	See FIGURE 4-J
Porous Pavement	See FIGURE 4-K
Fluid-Applied Membrane Roofing	See FIGURE 4-L
Green Roof	See FIGURE 4-M
Photovoltaic Panels	See FIGURE 4-N

5.0 DEVELOPMENT ANALYSIS

5.1 DAYS AND HOURS OF OPERATION:

Days and Hours of Operation

Component	Days	Hours	Notes
Retail	7 days/week	9am-9pm	*Extended hours during holiday periods*
Office	M-F	7am-6pm	
Residential	7 days/week	24 hours/day	
Parking Structure	7 days/week	24 hours/day	

5.2 NUMBER OF EMPLOYEES:

Number of employees is estimated to be 50.

5.3 TRAFFIC GENERATION AND PARKING ANALYSIS: See FIGURE 5-A.

5.4 PHASING SCHEDULE: See FIGURE 5-B.

5.5 NOISE: See FIGURE 5-C.

The proposed project would not result in adverse noise impact as it relates to the Burlington Noise Code (Section 21-13). The project would not be expected to include specific noise generating activities which are prohibited according to the Noise Code.

The development will include retail and office uses similar in nature and character to existing uses on the site and on abutting parcels typical of the downtown. Parking, loading docks, and trash and recycling facilities are partially enclosed within the building which would improve current conditions. The outdoor fifth floor tenant park will only be accessible to office tenants and the pre-kindergarted program during normal business hours. Standard mechanical equipment will be located on the building roofs and would be enclosed which would substantially reduce noise to the community.

5.6 ARCHEOLOGICAL IMPACTS:

The development is located entirely within a site previously disturbed during the urban renewal projects that resulted in excavation, disturbance and removal of soils to a depth below anticipated features of archeological significance. Based on this and a review with Planning and Zoning Staff and archeological professionals, it has been determined that the site does not require any further study.

6.0 MAJOR IMPACT NARRATIVE pursuant to Zoning Section 3.5.6(b):

6.1 The project will not result in undue water, air or noise pollution. Currently, most or all of the stormwater runoff from the site is discharged untreated to the City of Burlington combined sewer and stormwater collection system which is conveyed to the Main Wastewater Treatment Plant for treatment. The proposed project will manage stormwater runoff via filtering through a green roof (for a portion of the project roof), streetscape stormwater treatment features (such a pervious pavers and vegetated filtration planters) and attenuated storage in below grade stormwater cisterns prior to discharge to the municipal system, thus improving the quality and reducing the rate of stormwater discharge from the project site. Sanitary sewage from the project will be discharged to the municipal system and conveyed to the Main Wastewater Treatment Plant for treatment. Coordination with the Burlington Department of Public Works is ongoing to configure discharge locations around the project based on municipal capacity. Proposed mechanical equipment and additional parking within the project will not result in undue additional air pollution.

Refer to Section 5.5 Development Analysis above and FIGURE 5-C for a summary of anticipated noise pollution.

Refer to FIGURE 6-A for Contractor Dust Mitigation Control Measures.

6.2 The anticipated increase in domestic water demand for this project (in addition to existing domestic water demand) is roughly 100,000 gallons per day. Coordination with the Burlington Department of Public Works has indicated that there is sufficient reserved water supply available for this project. In addition, adequate flow and pressure for fire suppression is available.

6.3 The project site is bounded by municipal waterlines to the north and south and a new municipal waterline is proposed in the new section of Saint Paul Street to the east. This new line will improve the downtown distribution system connectivity. The proposed project does not unreasonably burden the city's present or future water supply or distribution system.

6.4 The existing site is essentially 100% covered with impervious surface (building, concrete and asphalt). The proposed site is similarly covered with impervious surface with the addition of a green roof and pervious pavers around the perimeter of the site. Neither existing nor proposed site conditions will cause unreasonable soil erosion or reduce capacity of the land to hold water. During construction, standard urban erosion control measures will be administered including perimeter silt fencing where appropriate, inlet protection, stone construction entrances, temporary sedimentation basins, filtered dewatering and street sweeping as necessary. In general, the majority of the site will be excavated below surrounding grades by several feet during foundation work and, once grades met, stabilized with crushed stone and eventually concrete. Due to the downtown location, there will be minimal soil stockpiling for extended durations.

6.5 The Burlington Town Center project is not expected to generate unreasonable congestion or unsafe conditions within Burlington's transportation system. As demonstrated in the project's Traffic Impact Study, the City of Burlington's existing grid street network, transit facilities, sidewalk

network, and bicycle facilities can adequately accommodate the additional trips generated by the proposed Burlington Town Center project. The project is located in the downtown core of Burlington, surrounded by a dense network of sidewalks and bicycle amenities and directly across the street from the recently completed Green Mountain Transit Downtown Transit Center. The proximity and availability of these amenities will result in a significant number of site-generated trips occurring by non-automobile mode (e.g. by foot, by bicycle, and by bus). A number of the likely Town Center tenants are active participants in the Chittenden Area Transportation Management Association (CATMA), an organization that partners with employers and employees to reduce single occupant vehicle trips. The density and mix of uses proposed for the project will likely result in a number of trips occurring entirely within the Town Center (e.g. apartment to daycare or office to restaurant), and thus not impacting the adjacent street network. An important aspect of the project is the proposed construction of Pine Street and St. Paul Street between Bank Street and Cherry Street to restore the City's street grid in this area. In addition to improving overall downtown connectivity, the new blocks of Pine Street and St. Paul Street will enhance bus accessibility from the Downtown Transit Center and create new routes for existing cross-town trips, thereby reducing overall delay on parallel north-south streets including Battery Street and South Winooski Avenue. New traffic signals are proposed at the Pine Street/Cherry Street, Pine Street/Bank Street, and St. Paul Street/Cherry Street (integrated with Downtown Transit signals) which will accommodate both site-generated trips, newly re-routed cross-town trips, and buses departing from the Downtown Transit Center.

6.6 The Burlington School District 2015 Annual Report listed total enrollment of 3,975. A letter from the Burlington School Department dated February 5, 2004 regarding proposed housing at the nearby Battery and Cherry Street developments estimated 0.127 school age students per 2-bedroom unit based on a 1990 Cannon Associates report. A 2007 report from VHFA titled Housing and Vermont School Enrollment estimated 0.13 school aged children per "attached" 2-bedroom unit and 0.18 school aged children per 2-bedroom unit in buildings with 2-4 units. Based on these documents, a value of 0.15 school aged children per 2-bedroom unit is assumed for this development. There are 272 units of housing proposed for this development with a mix of 35 studios, 116 1-bedroom and 121 2-bedroom units. Assuming no school age children in the studios and 1-bedroom units, an estimated number of school age children in this development is 18.15. This represents less than ½% of the current enrollment and should not cause an unreasonable burden on the city's ability to provide educations services.

6.7 Not place an unreasonable burden on the city's ability to provide municipal services; A technical review meeting was convened with municipal departments on January 14, 2016 to review the project and the city's ability to provide municipal services. Based on input at the meeting there was not indicated that the project would place an unreasonable burden on the city's ability to provide municipal services. Coordination with municipal departments has been ongoing to address technical review comments. Ability to service letters will be requested from municipal departments as necessary.

6.8 The project will not have an undue adverse effect on the features noted above. There are no irreplaceable or significant natural areas located on the project site. The existing structures proposed to be demolished for the project were constructed during the period of urban renewal and are all less than 50 years old and no considered historic. As noted in Section 5.6 Archeological

Impacts above, the site was previously disturbed during the urban renewal redevelopment and no significant archeological features are anticipated to have survived. The project will be visible from locations throughout the city, however the size, massing and materials will meet the Downtown Mixed Use Core Overlay regulations and not have an undue adverse effect on the scenic or natural beauty of the area or any part of the city.

6.9 The project will not have an undue adverse effect on the city's growth, fiscal capability or public services and facilities. The project meets many of the initiatives identified in planBTV and the city municipal development plan in support of appropriate growth in the city and increased tax base revenue to support public services and facilities.

6.10 The project is in substantial conformance with the city's Municipal Development Plan adopted March 31, 2014, planBTV Downtown and Waterfront plan adopted June 10, 2013, the Housing Action Plan, the Great Streets Initiative, the Climate Action Plan and the Legacy Action Plan and the 2013 College Street StormwaterShed Retrofits Green Infrastructure Plan. Specific goals of the of the 2014 Municipal Development Plan supported by this project include; Strengthen the City Center District (CCD) with higher density, mixed-use development as part of the regional core while ensuring that it serves the needs of city residents, particularly those in adjacent neighborhoods. Target new and higher density development into the Downtown, Downtown Waterfront, Enterprise District, Institutional Core Campuses, and the Neighborhood Activity Centers. Enhance the City's gateways and streetscapes. Enhance the pedestrian experience by improving opportunities for pedestrian access and interaction throughout the city. Promote and strengthen a mixed economy, and work actively to retain existing businesses and jobs. Invest in the necessary public improvements, particularly transportation, to strengthen the Downtown, both as a Regional Growth Center, and as city neighborhood. Encourage a healthier regional balance of affordable housing in each community, proximate to jobs and affording mobility and choice to low income residents. Support the development of additional housing opportunities within the city, with concentrations of higher density housing within neighborhood activity centers, the downtown and institutional core campuses.

6.11 A major component of the Burlington City Center project is to provide a significant number of new housing units. The project as currently planned contains a total of 272 units. There are 121 2-Bedroom apartments, 116 1-Bedroom apartments, and 35 studio apartments out of which 55 units (24 2BRs, 24 1BRs, & 7 studios) will be permanently affordable. In October 2016, the Allen & Brooks Northwest Vermont Market Report showed a 2.1% rental vacancy rate in Chittenden County, well below the national average of 4.4%. While the project will add both retail and office jobs, that increase will be incremental when compared to jobs at the existing mall use on this site. The 272 units will likely house upwards of 500 people, and mark a significant increase in the population and availability of housing in our downtown core. There is a particularly high demand for housing within the City of Burlington, and PlanBTV notes that downtown housing is in particularly short supply (p60) and has impacted the ability of local business to attract an educated workforce. The PlanBTV report cites the mall site as one of two "ideal locations" for new downtown housing (p62). In focusing on the mall, the report states, "With underdeveloped air space above the mall, and a relatively high and flat area of the City that has little impact on prominent views, this quadrant of downtown is well suited for larger residential structures" (p108). In short, a primary goal of this project is to provide housing in a location that has been

identified by citizens and planners as having a high demand for housing and a high potential for redevelopment.

6.12 The project helps to fulfill several goals of Burlington's Plan BTV Downtown and Waterfront Document that are outlined on By facilitating the re-opening of portions of St. Paul and Pine Streets that were subsumed into the urban renewal "superblock", the project facilitates movement through downtown, removing barriers to north-south travel, and providing new "complete streets" that include wide sidewalks, street trees, and street furniture, and support for multiple modes of transportation while focusing on a pedestrian experience. The project will help enliven the area just north of City Hall Park and improve the experience of Cherry Street. By enhancing the street life in the area around the mall, the project will enhance the connection between Church Street and Waterfront Park. The project will also include a rooftop observatory, green roof spaces, and street-level outdoor spaces that could provide additional space for popular events such as the Discover Jazz Festival. A day care facility planned for the site will help meet a clear need for childcare. The increased density of the project will bring more residents and office workers to downtown areas that are well served by existing parks facilities- but at the same time, the project will give back street space to the public and enhance the aesthetics and experience of existing streets. Please also refer to FIGURE 6-A letter of support from the Department of Parks and Recreation, and Waterfront.

7.0 MAJOR IMPACT REVIEW INTERDEPARTMENTAL CHECKLIST

Request for impact review letters will be sent to each department below:

- Department of Public Works for written input on municipal water and sewer needs, stormwater management, erosion control, and traffic impacts.
- Department of Parks and Recreation for written input on park and recreation needs.
- School Department for written input on educational impacts.
- Fire Department for written input on anticipated fire and emergency response impacts.
- Police Department for written input on anticipated police service impact.

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208 Flynn Avenue, Suite 2A, Burlington, VT 05401 ◊ Tel: 802-863-6225 ◊ Fax: 802-863-6306
85 Mechanic Street, Suite B2-2, Lebanon, NH 03766 ◊ Tel: 603-442-9333 ◊ Fax: 603-442-9331

December 7, 2016

Burlington Schools
150 Colchester Avenue
Burlington, VT 05401
Att: Yaw Obeng
Superintendent of Schools
superintendent@bsdvt.org

Dear Mr. Obeng:

A multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District is proposed by Devonwood Investors, LLC. The purpose of this project is to redevelop the project site presently occupied by Burlington Town Center Mall. The proposed uses include retail, residential, office, and parking with a total proposed square footage of 949,506. In addition, two of the reconfigured parcels will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul's Street, between Cherry and Bank Streets. We have included the following Plans for your reference: Existing Conditions C1.0, Demolition Plan C1.1; and Site Plan C1.2.

The applicant is in the process of applying to the City of Burlington for a Planning and Zoning Permit. We are writing to introduce you to the project and review aspects of the project related to educational services. In accordance with section 3.5.6(b)6 of the zoning ordinance, we would like to have you determine that the project, "Not cause an unreasonable burden on the city's ability to provide educational services".

To help you with evaluating this statement we have compiled the following data. The Burlington School District 2015 Annual Report listed total enrollment of 3,975. A letter from the Burlington School Department dated February 5, 2004 regarding proposed housing at the nearby Battery and Cherry Street developments estimated 0.127 school age students per 2-bedroom unit based on a 1990 Cannon Associates report. A 2007 report from VHFA titled Housing and Vermont School Enrollment estimated 0.13 school aged children per "attached" 2-bedroom unit and 0.18 school aged children per 2-bedroom unit in buildings with 2-4 units.

Based on these documents, a value of 0.15 school aged children per 2-bedroom unit is assumed for this development. There are 272 units of housing proposed for this development with a mix of 35 studios, 116 1-bedroom and 121 2-bedroom units. Assuming no school age children in the studios and 1-bedroom units, an estimated number of school age children in this development is 18.15. These 18 children would represent less than one-half of one-percent (0.5%) of the current enrollment and should not cause an unreasonable burden on the city's ability to provide educations services.

If you have any questions or need additional information, please let us know.

Sincerely,

Kevin Worden, P.E.
Vice President

Cc: Donald Sinex Dsinex@devonwoodinvestors.com

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208 Flynn Avenue, Suite 2A, Burlington, VT 05401 ◊ Tel: 802-863-6225 ◊ Fax: 802-863-6306
85 Mechanic Street, Suite B2-2, Lebanon, NH 03766 ◊ Tel: 603-442-9333 ◊ Fax: 603-442-9331

December 7, 2016

City of Burlington
Department of Public Works
645 Pine Street Suite A
PO Box 849
Burlington, VT 05402-0849
Att: Chapin Spencer
Director of Public Works
cspencer@burlingtonvt.gov

Dear Mr. Spencer:

Thanks for your and your department's previous input on the multi-use project proposed by Devonwood Investors, LLC within the Downtown Mixed Use Core Overlay (DMUC) District. As you know, the purpose of this project is to redevelop the project site presently occupied by Burlington Town Center Mall. The proposed uses include retail, residential, office, and parking with a total proposed square footage of 949,506. In addition, two of the reconfigured parcels will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul's Street, between Cherry and Bank Streets. We have included the following Plans for your reference: Existing Conditions C1.0, Demolition Plan C1.1; and Site Plan C1.2

A technical review meeting was convened with municipal departments on January 14, 2016 to review the project and the city's ability to provide municipal services. Based on input at the meeting there was no indication that the project would place an unreasonable burden on the city's ability to provide municipal services. Coordination with municipal departments has been ongoing to address technical review comments.

To summarize the projects estimated demands, there will be an anticipated increase in domestic water demand (in addition to existing domestic water demand) around 100,000 gallons per day. Our previous coordination with the Burlington Department of Public Works has indicated that there is sufficient reserved water supply available for this project.

The project site is bounded by municipal waterlines to the north and south and a new municipal waterline is proposed in the new section of Saint Paul Street to the east. This new line will improve the downtown distribution system connectivity. As the project moves forward, Site Development and Construction Plans will be finalized to provide final construction level details as is necessary.

At this time, to address the initial criteria of a Zoning Permit accordance with section 3.5.6(b) we would like to have you determine that the project:

Has sufficient water available for its needs

Not unreasonably burden the city's present or future water supply or distribution system Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed Not place an unreasonable burden on the city's ability to provide municipal services, as related to the services that the Department of Public Works provides.

If you have any questions, please call our office.

Sincerely,

Kevin Worden, P.E.
Vice President

Cc: Donald Sinex Dsinex@devonwoodinvestors.com

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December 7, 2016

Burlington Fire Department
Office of the City Fire Marshal
132 North Avenue
Burlington, VT 05401

Att: Barry J. Simays Burlington
Fire Marshal
bsimays@burlingtonvt.gov

Dear Barry:

A multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District is proposed by Devonwood Investors, LLC. The purpose of this project is to redevelop the project site presently occupied by Burlington Town Center Mall. The proposed uses include retail, residential, office, and parking with a total proposed square footage of 949,506. In addition, two of the reconfigured parcels will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul's Street, between Cherry and Bank Streets. We have included the following Plans for your reference: Existing Conditions C1.0, Demolition Plan C1.1; and Site Plan C1.2

The applicant is in the process of applying to the City of Burlington for a Planning and Zoning Permit. The project will be designed to meet the requirements of the appropriate Vermont Building Codes, including relevant NFPA Codes, to provide adequate fire protection and emergency medical services to the property. As the Authority Having Jurisdiction, building plans will be submitted to your office for review of all proposed building construction during the Building Permit process.

At this time, to address the initial criteria of a Zoning Permit, we are writing to introduce you to the project, review site and zoning related aspects of the project, and incorporate your input in to the Zoning Permit plans. In accordance with section 3.5.6(b)7 of the zoning ordinance, we would like to have you determine that the project, "Not place an unreasonable burden on the city's ability to provide municipal services" as related to fire and emergency medical services.

Please give me a call at your convenience and we would be happy to meet with you to orient you to the proposed project and receive your feedback.

Sincerely,

Kevin Worden, P.E.
Vice President
Cc: Donald Sinex Dsinex@devonwoodinvestors.com

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December 7, 2016

City of Burlington
Department of Parks and Recreation
645 Pine Street Suite 8
Burlington, VT 05401
Att: Jesse Bridges
Director of Parks and Recreation
jbridges@burlingtonvt.gov

Dear Jesse:

A multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District is proposed by Devonwood Investors, LLC. The purpose of this project is to redevelop the project site presently occupied by Burlington Town Center Mall. The proposed uses include retail, residential, office, and parking with a total proposed square footage of 949,506. In addition, two of the reconfigured parcels will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul's Street, between Cherry and Bank Streets. We have included the following Plans for your reference: Existing Conditions C1.0, Demolition Plan C1.1; and Site Plan C1.2.

The applicant is in the process of applying to the City of Burlington for a Planning and Zoning Permit. We are writing to introduce you to the project and review aspects of the project related to park and recreational facilities. In accordance with section 3.5.6(b)(12) of the zoning ordinance, we would like to have you determine that the project will, "not have an undue adverse impact on the present or projected park and recreation needs of the city." The proposed location of the project is within the proximity of several existing park and recreational facilities.

If you have any questions or would like further information about the project, please let us know.

Sincerely,

Kevin Worden, P.E.
Vice President

Cc: Donald Sinex Dsinex@devonwoodinvestors.com

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December 7, 2016

Burlington Police Department
One North Avenue
Burlington, VT 05401
Att: Brandon del Pozo
Chief of Police
bdelpozo@bpdvt.org

Dear Chief del Pozo:

A multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District is proposed by Devonwood Investors, LLC. The purpose of this project is to redevelop the project site presently occupied by Burlington Town Center Mall. The proposed uses include retail, residential, office, and parking with a total proposed square footage of 949,506. In addition, two of the reconfigured parcels will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul's Street, between Cherry and Bank Streets. We have included the following Plans for your reference: Existing Conditions C1.0, Demolition Plan C1.1; and Site Plan C1.2.

The applicant is in the process of applying to the City of Burlington for a Planning and Zoning Permit. We are writing to introduce you to the project and review aspects of the project related to Police services. In accordance with section 3.5.6(7) of the zoning ordinance, we would like to have you determine that the project, "not place an unreasonable burden on the city's ability to provide municipal services" as related to police services.

The intent of exterior lighting is to minimize light pollution while providing safe and inviting streetscapes for pedestrians and retail activities. Sidewalk lighting for pedestrians will be wall-mounted downlights mounted at brick piers. Lighting at main entry points to the development will be by canopy-mounted downlights

Please let us know if you have any questions or need additional information about the site as it relates to police services.

Sincerely,

Kevin Worden, P.E.
Vice President

Cc: Donald Sinex Dsinex@devonwoodinvestors.com

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208 Flynn Avenue, Suite 2A, Burlington, VT 05401 ◊ Tel: 802-863-6225 ◊ Fax: 802-863-6306
85 Mechanic Street, Suite B2-2, Lebanon, NH 03766 ◊ Tel: 603-442-9333 ◊ Fax: 603-442-9331

December 14, 2016

Burlington Electric Department
Attn: Neale Lunderville
585 Pine Street
Burlington, VT 05401

Dear Mr. Lunderville:

A multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District is proposed by Devonwood Investors, LLC. The purpose of this project is to redevelop the project site presently occupied by Burlington Town Center Mall. The proposed uses include retail, residential, office, and parking with a total proposed square footage of 949,506. In addition, two of the reconfigured parcels will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul's Street, between Cherry and Bank Streets. We have included the following Plans for your reference: Existing Conditions C1.0, Demolition Plan C1.1; and Site Plan C1.2

The applicant is in the process of applying to the City of Burlington for a Planning and Zoning Permit. At this time, to address the initial criteria of a Zoning Permit, we are writing to introduce you to the project, review site and zoning related aspects of the project, and incorporate your input in to the Zoning Permit plans.

In accordance with section 3.5.6(b)9 of the zoning ordinance, we would like to have you determine that you have the ability to serve the project and that it does "not have an undue adverse effect on the city's investment in public services and facilities," as related to your electrical facilities.

I have attached the 12/13/2016 Electrical Load Prediction Summary, prepared by William E Neuburger, PE, Director of Engineering, Hallam-ICS indicating the Electrical Load at 2 MVA.

If you have any questions or would like further information about the project, please let us know.

Sincerely,

Kevin Worden, P.E.
Vice President

Cc: Donald Sinex Dsinex@devonwoodinvestors.com
William Neuburger, P.E. bneuburger@hallam-ics.com

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208 Flynn Avenue, Suite 2A, Burlington, VT 05401 ◊ Tel: 802-863-6225 ◊ Fax: 802-863-6306
85 Mechanic Street, Suite B2-2, Lebanon, NH 03766 ◊ Tel: 603-442-9333 ◊ Fax: 603-442-9331

December 14, 2016

Burlington Telecom
Attn: William DuShane
200 Church Street
Burlington, VT 05401

Dear William:

A multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District is proposed by Devonwood Investors, LLC. The purpose of this project is to redevelop the project site presently occupied by Burlington Town Center Mall. The proposed uses include retail, residential, office, and parking with a total proposed square footage of 949,506. In addition, two of the reconfigured parcels will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul's Street, between Cherry and Bank Streets. We have included the following Plans for your reference: Existing Conditions C1.0, Demolition Plan C1.1; and Site Plan C1.2

The applicant is in the process of applying to the City of Burlington for a Planning and Zoning Permit. At this time, to address the initial criteria of a Zoning Permit, we are writing to introduce you to the project, review site and zoning related aspects of the project, and incorporate your input in to the Zoning Permit plans.

In accordance with section 3.5.6(b)9 of the zoning ordinance, we would like to have you determine that you have the ability to serve the project and that it does "not have an undue adverse effect on the city's investment in public services and facilities," as related to your telecom facilities.

If you have any questions or would like further information about the project, please let us know.

Sincerely,

Kevin Worden, P.E.
Vice President
Cc: Donald Sinex

Dsinex@devonwoodinvestors.com

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 ◊ Tel: 802-863-6225 ◊ Fax: 802-863-6306
85 Mechanic Street, Suite B2-2, Lebanon, NH 03766 ◊ Tel: 603-442-9333 ◊ Fax: 603-442-9331

December 13, 2016

Dale Lavalley
Vermont Gas
P.O. Box 467
Burlington, VT 05402

Dear Dale:

A multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District is proposed by Devonwood Investors, LLC. The purpose of this project is to redevelop the project site presently occupied by Burlington Town Center Mall. The proposed uses include retail, residential, office, and parking with a total proposed square footage of 949,506. In addition, two of the reconfigured parcels will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul's Street, between Cherry and Bank Streets. We have included the following Plans for your reference: Existing Conditions C1.0, Demolition Plan C1.1; and Site Plan C1.2

The applicant is in the process of applying to the City of Burlington for a Planning and Zoning Permit. At this time, to address the initial criteria of a Zoning Permit, we are writing to introduce you to the project, review site and zoning related aspects of the project, and incorporate your input in to the Zoning Permit plans.

In accordance with section 3.5.6(b)9 of the zoning ordinance, we would like to have you determine that the project, "Not have an undue adverse effect on the city's investment in public services and facilities."

I have attached the Natural Gas Load Estimated Summary, prepared by William E Neuburger, PE, Director of Engineering, Hallam-ICS indicating the Natural Gas Load at 17 million btu/hour.

If you have any questions or would like further information about the project, please let us know.

Sincerely,

Kevin Worden, P.E.
Vice President

Cc: Donald Sinex Dsinex@devonwoodinvestors.com
William Neuburger, P.E. bneuburger@hallam-ics.com

Hallam-ICS
AN EMPLOYEE OWNED COMPANY

ENGINEERING
PROJECT MANAGEMENT
CONTROL SYSTEMS INTEGRATION

December 13, 2016

John Haselbauer
PKSB Architects, PC
330 West 42 Street
New York, NY 10036

Re: Burlington Town Center

Greetings John:

Attached are the electric and gas load projections we have provided for the above captioned project.

The predictions strike a balance between code required values for planning and an expectation the project building will be high performance.

The details are shown in the proceeding pages. In summary, the electric demand prediction is 1,985 kVA and the gas demand prediction is 20.8 million btu/hour.

Feel free to contact me directly with questions.

Yours,

William Neuburger
Director of Engineering

cc: PC Construction, Freeman French Freeman

Burlington Town Center
Electrical Load Estimate - for use with planning and zoning process

Electrical Load Summary			
Residential	154	kVA	
Retail	378	kVA	
Commercial	381	kVA	
Parking garage	74	kVA	
House and mech.	1,219	kVA	
Sum of demands	2,205	kVA	
Non-coincidence	90%		Consider non-coincidence by end-use
Factored demand	1,985	kVA	

Burlington Town Center
Electrical Load Estimate - for use with planning and zoning process

Residential Electrical Loads

Lighting and Receptacles	0.75	VA/ft^2	Note 1
Residential area	299,213	ft^2	
Lighting and Receptacles	224	kVA	Product of above
Appliance circuit 1	1,500	VA/ft^2	Code, 220.82(B)(2)
Number or apartments	274		
Appliance CKT demand	411	kVA	
Range	5,000	watt	Typical value (one burner, one oven)
Number or apartments	104		Note 3
Range demand	520	kVA	Product of above
Clothes dryer	0		Central laundry rooms, no apartment dryers
Domestic hot water	0		Central DHW, no apartment water heaters
Fan coil unit	200	watt	Estimated value
Number or apartments	274		
Heat pump demand	55	kVA	Product of above
Sum of demands	1,210	kVA	Sum of demands
Demand factor	23%		Code table 220.84
Factored demand	278	kVA	Product of above
Clothing dryer	0.70	kVA	35 pound dryer fan and drum motor
Quantity of dyers	30		Estimate
Dryer demand	21	kVA	Central laundry facilities
Diversity	80%		Match gas estimate sheet
Dryer demand	17	kVA	
Clothes washer	1	kVA	Smaller commercial washer, spin cycle
Quantity of washers	30		Estimate
Washer demand	15	kVA	Match dryer diversity
Diversity	80%		
Washer demand	12	kVA	Product of above

Note 1: Code section 220.82(B)(1) requires 3, we are using 3/4 to respect improved lighting efficiency.
Note 2: Assume only one appliance circuit per apartment.
Note 3: Electric ranges are considered only for collegiate apartments.

Burlington Town Center
Electrical Load Estimate - for use with planning and zoning process

Retail Electrical Loads

Lighting and general	1.5	VA/ft^2	Note 1
Retail net area	127,595.0	ft^2	
Lighting and Receptacles	191	kVA	Product of above
Check value airflow	1.7	cfm/ft^2	ASHRAE pocket guide table 12.1
Total cfm	216,912	ft^3/minute	Product of unit value and area
Pressure change	3.5	inches w.c.	Air handler and ductwork
Fan horsepower	149.3	HP	Airflow formula, 80% efficiency
Fan demand	186.6	kVA	80% power factor
Total demand	378	kVA	Sum of above
Diversity	100%		No diversity for these values
Factored demand	378	kVA	Product of above

Note 1: Code 220.12 states 3 VA/ft^2 for this, use a smaller number to respect high efficiency lighting

Commercial Electrical Loads

Commercial area	207,742	square feet	Difference of above
Lighting and general	1.0	VA/ft^2	ASHRAE pocket guide table 12.1
Demand	208	kVA	
Check value airflow	1.5	cfm/ft^2	ASHRAE pocket guide table 12.1
Total cfm	311,613	ft^3/minute	Product of unit value and area
Pressure change	3.5	inches w.c.	Air handler and ductwork
Fan horsepower	214.5	HP	Airflow formula, 80% efficiency
Fan demand	268.1	kVA	80% power factor
Total demand	475.9	kVA	Sum of above
Diversity	80%		Estimate
Factored demand	381	kVA	Product of above

Burlington Town Center
Electrical Load Estimate - for use with planning and zoning process

Parking Garage

Garage area	305,039	square feet	
Lighting and general	0.2	VA/ft^2	Note 1
Demand	61	kVA	Product of above
Lowest level garage	52,915	ft^2	Only ventilate lowest level garage
Airflow unit	1.0	cfm/ft^2	NFPA 88A requirement Product
Total cfm	52,915	ft^3/minute	of unit value and area Air
Pressure change	1.0	inches w.c.	handler and ductwork Airflow
Fan horsepower	10.4	HP	formula, 80% efficiency
Fan demand	13.0	kVA	80% power factor
Total demand	74.0	kVA	Sum of above
Diversity	100%		No diversity on these loads
Total demand	74.0	kVA	Product of above

Note 1: The code, table 229.12 requires 0.5 VA/ft^2, use a lower value respecting improved lighting

House Loads and Mechanical Spaces

Total area	52,675	square feet	
Lighting and general	1.0	VA/ft^2	Code, table 220.12, no receptacle allowance
Demand	53	kVA	Product of above
Elevator quantity	10		
Unit elevator motor	25.0	HP	Planning value
Elevator motor load	250.0	HP	Product of above
Elevator diversity	75%		Estimate
Factored elevator load	187.5	HP	Product of above
Domestic water boost	75.0	psid	Planning value
Waterflow rate	300.0	gallon/minute	Planning value, note 2
Boost motor power	18.8	HP	Pumping formula, 70% efficiency
Diversity	100%		Diversity included in flowrate estimate
Factored booster load	18.8	HP	Product of above
Fluid circulating pumps	80.0	HP	Eight 10 HP pump motors, no diversity
Exhaust fans	25.0	HP	Planning value, no diversity
Fire pump	100.0	HP	Planning value, no diversity
Stair press. Fans	50.0	HP	Planning value, no diversity
Cooling tower fans	50.0	HP	Planning value, no diversity
Condenser water pump	2,100.0	gallon/minute	
Condenser water pump	39.9	HP	19 watts/gpm
Chilled water pump	1,680.0		
Chilled water pump	36.96	HP	19 watts/gpm
Total motor demand	588.1	HP	
Total motor demand	735.1	kVA	80% power factor

Burlington Town Center
Electrical Load Estimate - for use with planning and zoning process

House Loads and Mechanical Spaces Continued

Cooling demands			
Residential	1,000.0	ft^2/ton	Planning value
Commercial	900.0	ft^2/ton	Planning value
Retail	800.0	ft^2/ton	Planning value
Residential space	299,213.0	ft^2	
Commercial space	207,742.0	ft^2	
Retail space	127,595.0	ft^2	
Residential demand	299.2	tons	
Commercial demand	230.8	tons	
Retail demand	159.5	tons	
Total cooling demand	689.5	tons	
Chiller efficiency	0.50	kW/ton	Very efficient chiller
Chiller demand	431	kVA	Product of above, 80% power factor
Total demand	1,218.8	kVA	Sum of above

Note 1: the code table 220.12 requires 2.0 VA/ft^2, use smaller number to respect improved lighting
Note 2: This value is much lower than the plumbing code requires

Burlington Town Center
Natural Gas Load Estimate - for use with planning and zoning process

Perimeter wall heating	3,872,186 btu/hour
Roof/floor heating	310,022 btu/hour
Ventilation heating	7,379,982 btu/hour
Central laundry facilities	1,536,000 btu/hour
Residential culinary equipment	2,541,500 btu/hour
Central domestic hot water	5,200,000 btu/hour
Total	20,839,690 btu/hour

Burlington Town Center
Natural Gas Load Estimate - for use with planning and zoning process

Perimeter Area by floor

Floor	Perimeter (feet)	Height (feet)	Area (ft^2)	Wall (R-21) %	Wall (R-21) (ft^2)	Glaze/Door (R-3) %	Glaze/Door (R-3) (ft^2)
Concourse	1,390	15.4	21,406	50%	10,703	50%	10,703
Plaza	1,915.0	15.5	29,683	50%	14,841	50%	14,841
2	1,371	10	13,710	80%	10,968	20%	2,742
3	1,371	10	13,710	80%	10,968	20%	2,742
4	1,371	10	13,710	80%	10,968	20%	2,742
5	1,538	13.5	20,763	50%	10,382	50%	10,382
6	1,538	13.5	20,763	50%	10,382	50%	10,382
7 N	1,160	10	11,600	40%	4,640	60%	6,960
7 S	571	13.5	7,709	30%	2,313	70%	5,396
8 N	1,160	10	11,600	40%	4,640	60%	6,960
8 S	571	13.5	7,709	30%	2,313	70%	5,396
9 N	1,160	10	11,600	40%	4,640	60%	6,960
9 S	529	13.5	7,142	30%	2,142	70%	4,999
10 N	1,160	10	11,600	40%	4,640	60%	6,960
10 S	529	13.5	7,142	30%	2,142	70%	4,999
11	1,160	10	11,600	40%	4,640	60%	6,960
12	906	10	9,060	40%	3,624	60%	5,436
13	883	10	8,830	40%	3,532	60%	5,298
14	857	10	8,570	40%	3,428	60%	5,142
Total					121,905		125,999

Exterior wall heating demand

Indoor air temperature	70	
Outdoor air temperature	-11	
Wall thermal demand	470,206	btu/hour
Glazing thermal demand	3,401,980	btu/hour
Total envelope demand	3,872,186	btu/hour

Exterior floor/roof heating demand

Residential tower net roof area	9,605	ft^2
North tower area over garage	70,771	ft^2
Floor/roof R-value	40	
Thermal demand	310,022	btu/hour

Burlington Town Center
Natural Gas Load Estimate - for use with planning and zoning process

Ventilation

Space	Size (ft^2)	ft^2/person	People	cfm/pers	Vent
Residential	299,213	175	1,710	20	34,196
Retail	127,595	75	1,701	20	34,025
Commercial	207,742	125	1,662	20	33,239
Parking garage	305,039	N/A			
House and mech.	52,675	N/A			
Total outdoor airflow					101,460
Reduce demand for residential ventilation, likely there will be heat recovery. Plan for 50% of the residential load.					-17,098
Heating demand		7,379,982			

Residential laundry equipment

35 pound dryer	64,000	btu/hour	Typical value for 35 pound dryer
Quantity of dryers	30		Estimate
Dryer gas demand	1,920,000	btu/hour	Product of above
Diversity	80%		Estimate
Dryer demand	1,536,000	btu/hour	Product of above

Residential culinary equipment

Range	65,000	btu/hour	NFPA 54, table 5.4.2.1
Quantity ranges	170		Non-collegiate housing
Range demand	11,050,000	btu/hour	Product of above
Diversity	23%		Mimic diversity allowed by electric code for ranges
Range demand	2,541,500	btu/hour	Product of above

Burlington Town Center
Natural Gas Load Estimate - for use with planning and zoning process

Central domestic hot water

Commericial clothes washer	3	Fixture unit	Plumbing code, table 709.1
Quantity of washers	30	Estimate	
Fixture units of washers	90	Fixture unit	Product of above
Residential bathroom group	5	Fixture unit	Plumbing code, table 709.1
Quantity of bathroom groups	274		
Fixture units of washers	1,370	Fixture unit	Product of above
Residential kitchen sink w/DW	2	Fixture unit	Plumbing code, table 709.1
Quantity of kitchen sinks w/DW	274		
Fixture units of sinks w/DW	548	Fixture unit	Product of above
Public lavatory	1	Fixture unit	Plumbing code, table 709.1
Quantity of lavatories, retail	14		Estimate
Quantity of lavatories, office	44		Estimate
Fixture units of lavatories	58	Fixture unit	Product of above
Service sink	2	Fixture unit	Plumbing code, table 709.1, note 1
Quantity of service sinks, retail	4		Estimate
Quantity of service sinks, office	11		Estimate
Fixture units of service sinks	30	Fixture unit	Product of above
Total fixture units	2,096		
Flowrate	130	gall/min	Hunters curve for residential
Entering water temperature	40	deg F	Lowest likely water temperature
Leaving water temperature	120	deg F	Likely supply water temperature
Water heat efficiency	95%		Estimate
Natural gas demand	5,200,000	btu/hour	Heatflow ~ flowrate x 500 x flow x temp.

Note 1: Some sources indicated 2.5 fixture units for service sink.
DW = dishwasher

Burlington Town Center
Spaces and floor areas - for use with planning and zoning process

Floor	Residential			Commer.	Retail	Utility	Parking	Total
	Total	Collegiat	Area	Area	Area	Area	Area	Area
Conc.	0	0	0	0	80,703	14,317	2,562	97,582
Plaza	0	0	0	0	46,892	0	52,915	99,807
2	19	0	19,957	0	0	8,358	79,512	107,827
3	21	0	22,523	0	0	0	85,025	107,548
4	21	0	24,323	0	0	0	85,025	109,348
5	0	0	0	70,840	0	0	0	70,840
6	0	0	0	70,840	0	0	0	70,840
7	34	14	34,884	17,755	0	0	0	52,639
8	34	14	34,884	17,755	0	0	0	52,639
9	34	14	34,884	15,276	0	0	0	50,160
10	34	14	34,884	15,276	0	0	0	50,160
11	34	14	33,484	0	0	0	0	33,484
12	16	12	20,570	0	0	0	0	20,570
13	14	11	19,794	0	0	0	0	19,794
14	13	11	19,026	0	0	0	0	19,026
Mech	0		0	0	0	30,000	0	30,000
Total	274	104	299,213	207,742	127,595	52,675	305,039	992,264

Based on October 19, 2016 PKSB drawing package
Area in square feet

8.0 LIST OF DRAWINGS:

T-000 COVER SHEET

CIVIL

C1.0 EXISTING & ADJUSTED PARCEL BOUNDARIES
C1.1 EXISTING CONDITIONS PLAN
C1.2 DEMOLITION PLAN
C1.3 SITE PLAN
C1.4 GRADING PLAN
C1.5 UTILITY PLAN
C1.6 EROSION PREVENTION AND SEDIMENT CONTROL PLAN
C2.1 ST PAUL STREET PROFILE
C2.2 CHERRY STREET PROFILE
C2.3 PINE STREET PROFILE
C2.4 BANK STREET PROFILE
C2.5 ROAD SECTIONS
C2.6 ROAD SECTIONS
C3.0 SITE DETAILS AND NOTES
C3.1 WATER DETAILS AND NOTES
C3.2 SEWER DETAILS AND NOTES
C3.3 STORMWATER DETAILS
C3.4 EROSION PREVENTION AND SEDIMENTATION CONTROL DETAILS

LANDSCAPE

LA-200 LAYOUT PLAN
LA-400 PLANTING PLAN
LA-500 LIGHTING/ PHOTOMETRIC PLAN

ARCHITECTURAL

AD-001 OVERALL DECONSTRUCTION PLAN
Z-001 LOT COVERAGE DIAGRAMS I
Z-002 LOT COVERAGE DIAGRAMS II
Z-003 ZONING SITE PLAN
Z-021 ZONING SECTIONS
A-051 FLOOR PLANS 1^{ST}-4^{TH} FLOORS
A-052 FLOOR PLANS 4^{TH}-11^{TH} FLOORS
A-053 FLOOR PLANS 12^{TH} FLOOR - ROOF
A-201 ELEVATIONS – CHERRY STREET & ST. PAUL STREET
A-202 ELEVATIONS – BANK STREET & PINE STREET
A-211 BUILDING SECTION I
A-221 WALL SECTIONS I – CHERRY STREET
A-222 WALL SECTIONS II – CHERRY STREET
A-223 WALL SECTIONS III – CHERRY STREET
A-224 WALL SECTIONS IV – BANK STREET

9.0 FIGURES

Pre-Application Public Neighborhood Meeting Certification

I, _J_e_s_s_e_B_e_c_k_____, certify that that the Pre-Application Public Neighborhood Meeting requirement pursuant to Sec. 3.2.1(d) of the *Burlington Comprehensive Development Ordinance* has been satisfied in accordance with the procedures and requirements set forth by the Department of Planning and Zoning for a public neighborhood meeting held on(see attached spreadsheetal

_____

A copy of the meeting date, time and location; list of attendees with contact information; NPA meeting minutes or meeting notes summarizing the discussion; and method and copy of public notice is attached and made a part of this Certification.

Signature: --W "F2lr-p...-../'---' "&---=------

STATE OF VERMONT

COUNTY OF t'f.:.J<Jen.

The above and foregoing Affidavit as subscribed before me this {p day of JJcMk, A.D., 20__c_b personally by ∴6-e'&c;,k._

NotaryPublic

Seal

My Commission expires: &6./t:?) dOl h

freeman | french | freeman

Freeman French Freeman Inc. | Architecture · Planning · Interiors
81 Maple Street · Burlington Vermont 05401
802-864-6844 · www.fffinc.com

MEMORANDUM

Project Name: BTC: P&Z, 30% Docs.
Project Number: A1636
Date: 12/12/2016

Ward	Date	Coordinator	Who attended	Minutes: Y/N
4/7	6/22/16	Liam Griffin liamfriffin@me.com	Don	Y
1/8	8/10/16	Richard Hillyard pompeyhccc@hotmail.com	Don	Y
6	9/1/16	Clare Wool clarewool@me.com	Don & Jesse	Y
2/3	9/8/16	Ryan McLaren ryan.d.mclaren@gmail.com	Don, Jesse & Liz	Y
5	9/20/16	Nate Orshan natosongs@gmail.com	Don & Jesse	Y
1/8	10/12/16	Richard Hillyard pompeyhccc@hotmail.com	Jesse & Liz	Y
2/3	10/13/16	Ryan McLaren ryan.d.mclaren@gmail.com	Don	Y

CC:

File A1636.00	Don Sinex		
Liz Miller			

FIGURE 1-A

Wards 4 & 7 NPA
June 22, 2016
7:00-9:00 pm
The Miller Center, 130 Gosse Court, Burlington
Agenda
Draft

- 6:45-7:00 - Social Time and Snacks
- 7:00-7:15 - Ground-rules, introductions, announcements, nominations and requests.
- 7:15-7:30 - Open Forum
- 7:30-8:00 - Don Sinex - Burlington Town Center Redevelopment (10 minute presentation - 20 minute Q&A) - Plus either CEDO and/or Planning & Zoning
- 8:00-8:15 - Burlington Police Department - Lt. Michael D. Warren
- 8:15-8:30 - CCTA Discussion - David Armstrong
- 8:30-9:00 - Elected and Appointed Officials
    - City Councilors
    - School Board Members
    - Legislative Representatives
    - Department of Public Works

Ward 4 Steering Committee

Matt Cropp, Green Acres Dr., 338-1002
Dan Weber, Muirfield Road, 999-8043

Ward 7 Steering Committee

Liam Griffin, Billings Ct, (347) 647-0371
Martha Molpus, Heineberg Rd., 652-0323
Michael McGarghan, Birch Ct., 233-1238
Linda Deliduka, Village Green, 864-5114
David Kirk

GROUND RULES
Listen to others speaking
Respect the agenda and process
Share your opinion politely
Treat people respectfully

FIGURE 1-A

Neighborhood Planning Assembly Attendees

NU
(choose one)

W 6

Date of Assembly : 6-22-16 Location: Miller Ctr

1

Please return to your convenor, \:::" - \CA(' '\re-Vl
or email to **cedofd@burlingtonvt.gov**

Mary Hart ... Ulrich + Sherrie Ulrich

	Liz Miller	21	[illegible]
1	Don Sinex +1	22	Betsy Lawrence
2	Roger Rosenman	23	Michael Palmer
3	Martie Majoros	24	Shirley Weishaar
4 / 5	Margaret Tessier	25	[illegible]
6	Julie Hill	26	Sheryl Chamberlain
	Kelly Cross	27	Patricia Branch
7	Pat Hathaway	28	Mick Branch
8 / 9	Marie Moisés	29	Paul Perry
10	Diane H Morris	30	Joanne Hunt
11	Dean Weaver	31	Sonam Chophel
	Wayne Dutchburn	32	Tsering Chodon
12 / 13	Pat Dutchburn	33	Ngodup Dolma
14	Martin Waldron	34	Ken McGarvey
15	Arnie Krieger	35	Joy McGarvey
16	Natasha Molpus 7	36	Robert Paya
17	Carmyn & Michael Long Ward 1	37	Kal Whitman
18	G Simpson Ward 6	38	Ken Peloquin Ward 4
19	[illegible] Ward 2	39	Robert Herendeen 4
20	Chris Trombly 7	40	Ann Taylor

Sandi Amamovic 7

Janet Patterson

NPA Liaison Phet keomanyvanh: 802-865-7172

Kurt Wright Ward 4

Dea Ga

FIGURE 1-A

Wards 4 and 7 NPA Meeting
Wednesday, June 22, 2016
Draft

Robert E. Miller Community Center
130 Gosse Court, Burlington, VT

Meeting Start: 7:00pm

Steering Committee members: Michael McGarghan, Matt Cropp, Linda Deliduka, Martha Molpus

Welcome & Introductions
Facilitator: Michael McGarghan

Chris Trombly, Ward 7 resident, was nominated for the Steering Committee. Out of 26 Ward 7 residents, 25 voted Yes, with Mr. Trombly abstaining.

Sandi Omanovic, Ward 7 resident, was nominated for the Steering Committee. Out of 26 Ward 7 residents, 25 voted Yes, with Mr. Omanovic abstaining.

Open Forum

The Rivers Edge' gate is currently kept locked; there is a proposal to open the gate to create an emergency exit. The resident voiced support for keeping the gate closed, due to safety, cost of maintenance, and concern about excess traffic.

Coalition for a Livable City advocates that the proposed mall redevelopment height goes against community benefit and PlanBTV vision.

Resident voiced a concern about the Burlington College development compromising one of the most prominent natural open spaces in City limits.

The bike lane pilot project is slated to begin Thursday, June 23, and is on schedule to be completed by Monday, June 27, pending weather.

Presentation by Don Sinex, Mall Developer

Mr. Sinex's first thought upon reviewing the site was how it could be improved to better serve the purposes of living and working downtown in a present-day economy. He met with Mayor Weinberger and was informed of PlanBTV. His design integrated the plan, and his team is committed to environmentally sound development to increase vibrancy and investment. This will increase the walkability of downtown, and the ability to live and work in Burlington. The current design is not relevant; essentially an outdated suburban mall concept in the core of a downtown. The project will bring 900 construction jobs during development, and 1,200 permanent jobs in diversified sectors. The project is still in the design and public input process, and is receptive to feedback; the project has already been changed in design many times in response to constructive public input.

Burlington Police Department – Lt. Michael D. Warren

Lt. Warren has been in law enforcement for 18 years. His primary area of responsibility is the New North End. Some of the concerns heard from residents include vandalism using BB guns and bricks to break windows. Although these are low-level offenses from a criminality perspective, they are important to the department, and resources are being allocated. Neighborhood coordination is encouraged to deter and respond to vandalism and related offenses; email list serves and Front Porch Forum are avenues for this.

CCTA – David Armstrong

GMTA merge will be rural and add more routes, including 15 minute service from Cherry at no additional cost to the city. Transit station will open in August or September, and will have public bathroom.

Automatic vehicle location, so patrons can know when a bus is coming, will be available in a mobile app. Additionally, mobile app will be used for ticketing, to provide an alternative to cash or a paper ticket. In response to a public question, adding debit card functionality to the fare boxes would be a retrofit upgrade costing approximately one million dollars; the mobile app option will be more cost-effective.

Currently in the process of a redesign to look at systems changes across the area to be more efficient and effective, including the Bridge Program which uses data to inform the department about how patrons are using the system.

Elected and Appointed Officials

Councilor Kurt Wright – Charter change in March. We are the only City that uses Party designation in local municipal races. This will be put on the ballot.
Looking at residency requirement update, requiring department heads to live in Burlington. If a hardship exemption exists, they would have one year to move into city.

Councilor Tom Ayers-Pilot project to be implemented beginning Thursday the 23rd and finishing by Monday the 27th. A City Council meeting on October 17th will address whether to keep the change or move back to the current configuration. Public input is accepted in all forms, and a survey will come in August or September.

Anne Judson, School Board Commissioner – We're focused on the needs of safety and education, not wants. Champlain school is overcrowded. Bond may come in the fall, but working with City on where to save money and share cost. Looking to cut 1.2 million.

Meeting adjourned at 9:03pm.

Note Taker: Phet Keomanyvanh, CEDO

FIGURE 1-A

Location: UVM Medical Center, McClure Lobby Conference Room
Date: August 10, 2016
Time: 7.00 p.m.
Draft

Agenda:

7.00 p.m.: Welcome and Introductions

7.05: City Council Update: Adam Roof, Sharon Bushor, Selene Colburn: This will certainly include updates on Burlington Town Center, with a City Council Meeting due August 15th to discuss proposed Zoning Changes.

7.30: Speak Out

7.40: Burlington Schools update from Board Chairman Mark Porter

7.50: New UVM Rescue Building on East Avenue: Lisa Kingsbury of UVM to discuss.

8.00: Fletcher Place development project: Frank Von Turkovich has been bringing plans to the NPA and immediate neighborhood for four years or more now. He joins us again with modified proposals.

8.45: Close

Parking: In the McClure Garage, free, courtesy of UVM MC.

FIGURE 1-A

Neighborhood Planning Assembly Attendees

NPA (choose one)	Wards 1 & 8	Wards 2&3	Wards 4&7	Ward 5	Ward 6
	◉	○	○	○	○

Date of Assembly : 8 / 10 / 16 Location: Uv fJ'.. Jl cX.\. C J

Please return to your convenor, Phet Keomanyvanh
or email to ***cedofd@burlingtonvt.gov***

1	Dana Hamencik	21	Nan Reid
2	William O. Suitel	22	Mark Porter
3	William P Welch	23	Adam Roof
4	Jason Williams	24	
5	Nancy Kirby		
6	Bob Britton	26	
7	Richard Hillyard		
8	M :t-c. c. n	28	
9		29	
10		30	
11	Jonathan Chapple-Sokol	31	
12	Sharon Bushor	32	
13	Lisa Kingsbury	33	
14	Jim Barr	34	
15		35	
16		36	
17		37	
18		38	
19		39	
20	K. Van Wormer	40	

NPA Liaiso am: 802-865-7172

UVM Medical Center, McClure Lobby Conference Room
August 10, 2016
7.00 p.m.
Draft Minutes

Start: 7:05

Steering Committee member present: Emily Lee, Richard Hillyard

Agenda:

7pm Welcome and Introductions:

See attendance list

City Council Updates: **Adam Roof, Sharon Bushor, Selene Colburn**

Adam Roof-Burlington Town Center dates moving forward to the full City Council. Meeting dates are 15th at 6pm Special Work Session, 18th, 22th, 24th. Meeting times can be found on the City's Government Calendar https://www.burlingtonvt.gov/Calendar . 3-D model of the Town Center project will be displayed at Fletcher Free model.

Selene Colburn-Community Development and Revitalization committee; have been meeting to discuss housing policy and troubleshooting about homelessness. This has brought up conversation about encampment and solutions such as tiny houses. Still exploring solutions. The Committee will be sponsoring a forum to look at micro-housing and broadly how it will play in housing action plan. Will be inviting CODE in September or October to look at new practices in inspection to know what is expected in compliance. Also will expect report on inclusionary zoning and looking at neighborhood revitalization in housing stock of historical housing that have been used in student and turning over to original usage.

Sharon Bushor- Ordinance Committee; looking at Town Center there are two parts which is the overlay ordinance and the project itself. The 3-D model only shows foot print of project but not the ordinance overlay. The model is to scale. When you go it will be labelled and will addressed the height of 160feet.

Schedule 6 meetings for the Ordinance committee. The Committee was given an ordinance that had edits that would defined agreements from the Planning Commission. The committee went through the ordinance line by line looking at controversy and non-controversy matters. Changes proposed are that the size is too big and should be scaled back. Eliminating Macy's and 2 parking structures won't impact project but change the ordinance overlay zone.

Speak out:

-Planning Commission recommend that the energy guidelines of the building reach gold and that the developer be bonded to reach a LEED Standard of Gold. The developer agrees to have equivalent but not reach gold. The Planning Commission is asking for high quality energy efficient building and the developer meets this. This tool is in the language in the ordinance. Planning Commission finished, sent to ordinance and now it's on to full council. Next big project for the commission is former Burlington College and working to have this parcel developed.

-Feel that this project was pushed through too fast and meetings are jammed together and model is too small which doesn't show the whole overlay. Troubling that storm water is lined up and not in the promise.

-Need to get additional affordable housing. Don't set a standard but give developer incentives to do things for the community. Concerned about terrible landlords that are horrible to their tenants. This may be cause for some state statue.

-SD Ireland leasing apartment on Sept. 1. Posting weekly developments of their projects.

Burlington School District: Mark Porter, Chair

BSD has a Capital Plan. Last improvement work done was on Edmunds Elementary. The district had a study done on capital needs. Goals are to take care of ADA and Space which will help improve quality of education and tax payer investment. At BHS connecting doors to auditorium freezes in the winter and the phone system is really old and outdated. If you call 911 then they wouldn't know where you are. Other issues of aspects are elevator repair, windows. With space looking at projections of repair over 10yr to be $65,320,854. Really, total improvement work would be 100million. In moving forward, the District will bring in public participating include New American communities and provide translators. Tax % change in income 5.53. Voting cycle is November and will move fast on this. Mark will come back in September for Wards 1 and NPA 8 to give an update.

For further details about capital improvement look on BSD website.

http://district.bsd.schoolfusion.us/modules/cms/pages.phtml?pageid=334221

New UVM Rescue Building- Lisa Kingbury, Lani Raven

The UVM Rescue project was approved by Development Review Board (DRB) on Monday. There is requirement to bring any major impact project to the NPAs but this is not a major project. This development is located on 284 East Ave at the South End of East Ave. UVM Rescue is primary for UVM. It's been pretty cramp quarters and one ambulance needs to stay outside and ambulances have equipment that need to stay warm to function timely and effectively. The development will have room to house both ambulances. The area will be improved and not increase scope of activity or parking.

Another development project on UVM campus is to the Bailey Howe Library. This development has already going to DRB and will connect first year housing project to the library. The bridge is creating new entrance to the library which needs space for lobby and foyer. Also will have indoor bicycle structure. Bridge will have weather protection and be conditioned. The campus master planning is to build connections between building so students can get around and stay out of the elements.

Fletcher Place development-Frank Von Turkovich

Project on Colchester Ave. Fletcher project would supply affordable and needed housing for Medical workforce community. Two buildings connected by a small connecter and will have medical offices and practice. Underground parking, surface parking, bike parking. Lower entrance goes to sidewalk will allow residents to have convenience to medical practice. In the lobby there will be elevator that go to studios. Will not demolish existing structures that are already there. This new development will be set behind the existing building. Current plan tonight shows 73 but may reduce in units. Still need to develop technical issues and not sure when going to be ready to go in front of DRB. Excavated soil may be use on the site which City and State encourage but a lot of it will be taken away. Geo test of soil will be available to first City and State then can be available to private entities. Building design is contemporary. Not looking for this to be student housing but to house work-force development for medical staff. The plan will be one bedroom and studio units. Studios will be S1400-1500 month. There will be a number of affordable housing units which is required under exclusionary zoning. One bed room units will be 500square feet. Not settled on the floor plan and looking at a few designs.

Close: 9:20pm

Minutes taken by Phet Keomanyvanh
CEDO-Community Engagement Specialist-Public Engagement

FIGURE 1-A

September 1, 2016 at **7:00 Morgan Room, Aiken Hall**, Champlain College

Facilitator: Clare Wool; Minutes: Charles Simpson; Treats: Charles Simpson; Videographers: TBD

6:45 Social time food and refreshments
7:00 Agenda overview and approval of June 2, 2016 Minutes
7:05 School Board Update - Stephanie Seguino and Miriam Stoll
7:20 Champlain College Update – John Caulo and Sandy Yusen
7:30 UVM Update – Lisa Kingsbury
7:40 Burlington Town Center – Ann Taylor and Don Sinex along with representatives from the Coalition for a Livable City
8:40 City Council Update – Karen Paul and Joan Shannon
8:55 Members Items/Open forum
9:00 Adjourn

Ward 6 Steering Committee:
Peter Keating, 922-7846, keating@burlingtontelecom.net
Charles Simpson, 865-5110, Charles.simpson@plattsburg.edu
Julie Richards, julie@juliecrichards.com
Clare Wool, (clarewool@me.com)
Caroline Saba caroline.saba@gmail.com

City Councilors:
Karen Paul, 863-3817, paulfin@sover.net
Joan Shannon, jshannon@burlingtonvt.gov

Board of School Commissioners:
Stephanie Seguino, sseguino@bsdvt.org
Miriam Stoll mstoll@bsdvt.org

State Representatives Chittenden District 6-3
Curt McCormack (D) 318-2585
curt.mccormack@gmail.com
Jill Krowinski (D) 363-3907 jkrowinski@leg.state.vt.us

Chittenden District 6-5:
Johannah Donovan (D) 863-4634
johannah.donovan@gmail.com
Mary Sullivan (D) 862-6632
marysull@yahoo.com

Chittenden District 6-6:
Barbara Rachelson (D) (802) 828-2228
barbara.rachelson@gmail.com

State Senators:
Tim Ashe (D/P) 318-0903
timashe@burlingtontelecom.net
Philip Baruth (D) 656-3298 pbaruth@leg.state.vt.us
Virginia "Ginny" Lyons (D) 863-6129
vlyons@leg.state.vt.us
Michael Sirotkin (D) 999-4360 msirotkin@leg.state.vt.us
Diane Snelling (R) 482-4382 dbsnelling@aol.com
David Zuckerman (P/D) 598-1986 davidz@together.net

For information on accessibility, alternate forms of the agenda, including something on the agenda, etc., of the Ward 6 Neighborhood Planning Assembly, contact any of the Steering Committee members listed above. The Ward 6 NPA strives for flexibility in planning before and during the meeting. Accordingly, the specifics of the agenda and the allocated times may change.

FIGURE 1-A

Neighborhood Planning Assembly Attendees

NPA (choose one)	Wards 1 & 8	Wards 2 & 3	Wards 4 & 7	Ward 5	Ward 6

Date of Assembly: 9-1-16 Location: 1111 () rjM iCDJYIY\ · A k..er Ht

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or email to ***cedofd@burlingtonvt.gov***

1 Heather Scott
2 Max Heinzen
3 Karen Freudenberger
4 Diane Gayer
5 Margaret Murray
6 Tom and Adrienne Dono
7 Anita Rapone
8 Jared Knepper
9 Sandy Yusen
10 Michael Rooney & Susan Dorn
11 ANN TAYLOR
12 Mr D. Asselin
13 Gary Chassman
14 Deborah Boothby
15 STEVE GOODKIND
16 Mary Gade
17 jtry-\Bard
18 Caryn Long
19 Greg Esterwood
20 Joe Speidel

21 Ibnar A. Stratibus
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2 MARY TWITCHELL
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NPA Liaison Phet keomanyvanh: 802-865-7172

DRAFT DRAFT DRAFT DRAFT

Meeting of NPA 6, Aiken Hall, Champlain College, Sept. 1, 2016

Approximately 26 people in attendance plus speakers and NPA steering committee. Steering Committee member present: Clare Wool and Charles Simpson.

Minutes:

1. Meeting began at 7:04; Clare Wool presented the agenda for approval.
2. Stephanie Seguino and Miriam Stoll from the School Board gave an up-date. Summer construction on various buildings, including Edmunds School, is complete. Burlington High School is poised for positive change. Partnership for Change members have had their program, Architecture for Equity, funded for the coming year. The district audit of facilities last year and determined that $65 million is needed to correct problems, including deferred maintenance. The Board will be considering two options. 1) Address and correct all deferred maintenance problems but not build a new high school. 2) Do K-12 repairs and analyze the need for a new high school over this school year. Moving ahead with repairs will require asking voters to approve a $19 million bond issue. This translates into an additional tax burden for the average home owner of $91 per month. The bonding vote could come in November or March. After fact-finding, contract negotiations with the teachers' union will resume on 9/12. Question (Q): Does the state participate in such expenses? Answer (A) No. School repair issues are a national problem estimated at $4 billion; this isn't due to our neglect here. Q. For how long is the bond? A. 10 years. Q. Will it result in improvements such as energy efficiency or just a return us to the status quo? A. We don't want just a patch-up. $10 million goes to put our schools in compliance with ADA. Q. Will you give equal weight to rehab as well as a new high school building? A. The size of the HS is adequate, so yes, though ADA compliance is an issue. Keeping the present building is not off the table.
3. Sandy Yusen and a Champlain College Student Government rep., Gerard --?, spoke. CC Student Government will have a rep. at NPA 6 this year as part of their community outreach effort. A new Women and Gender Studies Center has opened on campus. A faculty art exhibition has opened in the college gallery. Yusen thanked the community for bearing with the college during "move-in weekend". This year they welcomed the largest college class yet and CC will be housing some upper class students in three off-campus facilities, 287 College St.; Bayberry Place, and Spinner Place, Winooski. There will be staff in each location. Eagles Landing is scheduled to be open to students in the fall of 2018. The last campus building project in the master plan, Information Technology Science, is in the planning stage. ITS programs will include cyber security. Some landscape construction is being completed. As a safety and diversity move, the college is painting the crosswalk at So. Willard near Maple in a rainbow pattern. Enhanced crosswalk visibility is being studied for So. Willard crossings. Q. Students are hard to see until they are in the street. A. We are looking into a blinker system. We know we need additional lighting there. Q. We need lighting that covers the middle of the street, not so much a blinker. A. We are looking into this. There will be a raised portion of the crosswalk. Q. Who pays for it? A. The city, we

expect. This is an open conversation. Q. Why the delay at Eagles Landing? A. We are still negotiating with the City for the Brown's Court property. Q. What are your student numbers? A. 2100 now, which is generally even with figures for the past five years. Others students are abroad. Of the 2100, 632 are first-year students. Check for our welcoming event information on the table.

4. Gail Shampnois and Joe Speidel represented UVM. New construction underway will add 300 beds to the previous number on campus. These dorms will open in Fall 2017. The STEM building will open later. The new class has higher than pervious GPA and SAT scores. More Vermont high school grads are attending with free tuition than perviously. We are working with our city counselors, the police dept., and code enforcement to address problem incidents off campus. We are funding police officers to be in the neighborhoods on weekends, including on So. Prospect. We will be mapping incidents so as to take pro-active initiatives. The trends in this area are positive. Thanks for bearing with us during move-in. We are informing all students about the behavior that is expected of them in the community, and will be distributing 500 information and treat bags Sept. 10. We've worked with Councilor Karen Paul on this effort to raise awareness. Call Gail's office with any problems you experience in this regard. We also are running late night student shuttles. (Karen Paul): noise complaints have fallen sharply, sometimes being resolved in 24 hours with the help of the code enforcement officer. Q. Don't you have space to build dorms on the Trinity Campus? A. Yes. We are looking at that. That might need a zoning change "down the line". Q. I want to report that the Wellness Campus is effective. A. Yes, it now is oversubscribed.
5. Ann Taylor, Don Sinex, and Jesse Beck, President of Freeman French Freeman, Inc., presented information on the proposed Burlington Town Center. Taylor said Burlington is a great place to live and the project won't injure it. Business supports it. Sinex said he purchased the property 3 years ago and for the past 2 years has worked with the mayor, Council, Planning and Zoning, and the Planning Commission to refine the plan. BTC is 40 year old and sits on 5 acres or 215,000 sq. feet of land. Physical retail is in a state of flux currently and each year appears to be declining, hence the problems cited by Macy's Corp closing some stores. If they close here, you'll know as soon as I will. I hope not. The site is perfect for mixed use, stacked vertically. This cuts down on auto trips. Our two years of work has gotten us a good design. (At this point he showed slides of the site and the proposed buildings.) These will be true public streets with access to all vehicles, including fire trucks, and pedestrians and bikes. Slopes won't be over 4.5 degrees and so ADA compliant. They aren't perfect. There is a 20 foot drop between Cherry and Bank Streets and 20 feet between Church and Pine. The project will revitalize the downtown, according to an economic impact study done for us by a UVM professor, generating 900 temporary and 1200 permanent jobs. There will be $200 million of additional economic activity surrounding the mall, including rebuilding on Bank Street. Now there is no storm water management at all. We will improve this, catching, storing, and slowly releasing water to reduce impact on the city's systems. We are working with DPW on this, and storage will be on the 5th floor. Both the streets and the observation deck will be public amenities. There is a problem. We can get clearance of 13'6" for each street with the exception of the ramp under the Free Press Building,

which is 12'. Our largest fire truck is 12' If we were to increase the slope to lower the ramp, we'd increase the incline and create problems as the road meets the Macy's entrance. They'd need steps. So Macy's isn't pleased. But the roads will be 60' wide. Yes, they won't be perfect in that they won't align with the streets they connect with. We can't move the Free Press building. And the NBT Bank building is also in the way. We still aren't done with our planning process and need to meet with DRB and the Conservation Board. They wanted us to make the garage disappear. It is self-ventilating and 50% open, using screens with holes. From the sidewalk, you can't see through the screens but you could face-on. From the street you won't see car lights or cars. The buildings are well-designed with setbacks so the pedestrian experience from the street is such that you won't feel the height. A bird will see it, but not a pedestrian. Our goal is for the pedestrian to feel the street vitality, not the height. We think we have the right balance. 50,000 feet of the plot are streets, deeded to the city. Yes, we can ask to close them for events, just as any city street could be closed through the proper procedure for a proper purpose. This is a large space for community functions, an outdoor plaza. Parking: We wanted underground but the cost is $75 million not the $25 million we'll pay for above-ground parking. We can't pay for it. It requires a 45 foot hole over 125,000 sq. ft., and excavation would take 9 months and many trucks coming and going. Downtown soil is often contaminated so disposal could add $100 a cubic yard for 200,000 yards. It's impossible. Height? You won't feel it. Inclusionary Zoning? We have full IZ compliance that will never go away, set at 60% of median income. Shops, "most of the shops" will be entered from the street. We may need a clinic, a pet shop, a pre-school; it is hard to say at this point. TIF's? I'm giving up property. I can't build the roads. If the public wants them, they should pay. I've been told that Farrell's project has the developer building the streets. But he's getting $2 million from the city (for the park) and money is fungible. He'll use that to build the streets. So its the same. TIF's don't impact your tax bill. We use 75% of the increased tax generated to pay the bond, but 25% goes to the city. "This is my money, not the city's." It doesn't impact your tax bill. Without the project there's no increase so you can't say you could use the money for some other expense. You'll get to vote on the TIF. The public gets the streets. (Jesse Beck): We are also doing the new City Market and we did the garages at the airport and the hospital. The 160ft. height is only on half of the plot. Downtown is ready for this. We have setbacks after the 5th story. Q. Don't you have a wall on Cherry Street unlike the setbacks on Church Street? A. Setbacks vary with the city requirements. They are 60ft. on Church Street after 45 ft. The 45ft height gives Church St. a potential uniform wall on the west side. Planning and Zoning wanted this increase to 45 foot height to make it even. Q. Won't there be shading on the Cherry Street park? Can't you space out the towers more to minimize that? A. We are looking at that. New streets will also add street level sun. Check the CEDO website for particulars on setbacks. Q. Can you lower the height? The square feet on the top of the towers is only 8000 ft each or a total of 24,000 sq. ft. With 325,000 sq. ft. for the garage, putting it underground would let you lower the towers. It is hard to see that all 200,000 cubic yards of soil would be contaminated. Say half was. That would make removal and disposal cost $60 million more for a project with underground parking. A. (Beck) At BTV the cost for above ground parking was 10,000-15,000 a space; at the hospital it was 42,000 a space.

(Sinex): $21,000 above ground and $55,000 below at present. We initially wanted it underground but the project can't sustain it financially. We wouldn't get the financing. Each garage floor is 10 ft. Q. Can't you reduce the number of parking spaces, put parking where the concourse presently is, sell some spaces, use shared space as per the downtown parking plan, and then you'd have 325,000 more square feet of space to rent. A. We looked at all those options. We can't get it to work. Our garage is as small as possible given the demand of our mix. Retail wants spaces We can't reduce the number of spaces without reducing the size of the project. Our UVM Medical tenants have 500 employees and want 500 spaces. We are trying to shift some of this to adjacent lots. Apartments want one space each. Then there's additional office space, then retail. Yes, we need smart parking management. Champlain College students won't be allowed to park downtown so that saves 80 spaces. We've studied this. You have peak demand at 1200 spaces and you have 925 slots. Valet parking can gain you 225 spaces. You build to 85% of the peak demand so you don't have unused spaces most of the year. We are stuck. Q. If you presume the soil is contaminated, won't rebuilding the streets involve removal of contaminated soil, and thus the TIF won't be sufficient? A. We will be adding soil to the streets, not removing it, We'll add 10,000 cu. yds.

6. Because of the late hour, Councilor Paul ceded her time and will report in October and we lacked time for "member items/open forum."
7. Meeting adjourned at 9 pm.

Respectfully submitted, Charles Simpson

FIGURE 1-A

Neighborhood Planning Assembly Agenda for the Wards 2 and 3
Thursday, September 8, 2016
McClure Multi-Generational Center/Champlain Senior Center, 241 N. Winooski Ave.

FREE Community Dinner at 5:30 pm
Facilitator: Ryan McLaren, Steering Committee

6:30PM - Welcome & Introductions
6:35PM - Don Sinex, Burlington Town Center Project (40 mins)
7:15PM - Burlington Schools Update - Ward ⅔ School Commissioners (30 Mins)
7:30PM - North Avenue Pilot Project - Elizabeth Gohringer, Department of Public Works
7:45PM - George/Pearl Street Lofts Project Update - John Alden
8:00PM - Public Comment - Opportunity for residents to share comments on any topic and for suggestions for future NPA agendas (please limit any commentary to one minute)

Current Steering Committee:
Infinite Culcleasure Ward 3, infinite.culcleasure@gmail.com
Fauna Hurley Ward 3, faunashaw@gmail.com
Ryan McLaren Ward 3, ryan.d.mclaren@gmail.com
Barbara McGrew Ward, 3 bmcgrew@aol.com
Andrew Champagne Ward 2
Tony Redington Ward 2, TonyRVT99@gmail.com
Patrick Johnson Ward 2, superdogirie@gmail.com

FIGURE 1-A

Neighborhood Planning Assembly Attendees

NPA (choose one)	○ Wards 1 & 8	◉ Wards 2 & 3	○ Wards 4 & 7	○ Ward 5	○ Ward 6

Date of Assembly : 9 / 8 / 16 Location: McClure Multi - General Ctr.

Please return to your convenor, _____
or email to ***cedofd@burlingtonvt.gov***

1	Ryan McKeen	21	
2		22	
3		23	
4	Chelsey Sanford	24	
5		25	
6	Sharon Webster	26	
7	Sara Giannoni	27	
8	Lynn Martin	28	
9	Michael McCormick	29	
10	Tom Boran	30	
11	Barbara Wysnoth	31	
12	Carolyn Bates	32	
13	Willi Peery	33	
14	Ann Pearl	34	
15	Erica Spiegel	35	
16		36	
17		37	
		38	
19		39	
		40	

NPA Liaison ~~Kesha Ram:~~ 802-865-7172
Phet Keomanyvanh

FIGURE 1-A

Neighborhood Planning Assembly Agenda for the Wards 2 and 3
Thursday, September 8, 2016
McClure Multi-Generational Center/Champlain Senior Center, 241 N. Winooski Ave.
Draft

Meeting start time: 6:40pm

Steering Committee member present: Infinite Culcleasure Ward 3; Fauna Hurley Ward 3; Barbara McGrew Ward 3; Ryan McLaren Ward 3; Tony Redington Ward 2; Patrick Johnson Ward 2

Don Sinex, Burlington Town Center Project- Liz Miller and Jesse Beck

BTC presentation
Liz helps with Communication and Jesse is Project Architect. Presentation also on CEDO website.
https://www.burlingtonvt.gov/CEDO/BTV-Mall-Redevelopment-Process
Project doesn't own Macy People's and Free Press building.
The New St. Paul Street divides the project in two phases. St Paul, has mall retail, housing and office tower. The website has primary goals for housing, economic development in jobs, and wrap around services in the downtown. Housing has not been designated on what floor it will be on yet. Still looking at the inclusionary units and market housing location. There is a two floor tenant of UVM Medical Center. In phase one, the mall will be removed and has two levels of retail.
Phase two is under the ground. There's a 3rd party that developing a 3D walk through of the streets. The project will LEED Gold. DPW expectation that the property takes care of storm water and connect to City storm water. Have roof top water retention and solar power on the tower. 274 units 20% inclusionary 55, which is permanent affordable 80 units of Champlain College that yet to be negotiated; the rest is market rate. 160ft is the height. Overlay district allowed for this height and allows for another 15 for mechanical. The observation tower is part of the height and not part of the TIF. Right now at conceptual phase and if project gets voted in will go through Major Project review. Feasibility study is being developed but the office space would be what the market will bear.

Burlington District School Update-Brian Cina and Liz Curry

Negotiation process but is at the end. Hope to reach an agreement to secure the tax payer's ability to pay and also continue to attract quality teachers. 2013-2016 is the current contract term.
Fact finding and negotiation details can be found on District website. Sept 12 will go into mediation.
http://district.bsd.schoolfusion.us/modules/cms/pages.phtml?pageid=332596
Living contract which pegs the teachers with the surrounding salary. Problem with this is if other district are paying higher it locks the district to pay similarly even if not fiscally able in the SBD budget. This set

The areas that set the union and district apart are; the District where salaries are set by other districts. Cannot longer sustain this. Looking to still have BSD teacher salary to still be at the midpoint range. Healthcare is a problem. Co-pay is 15% and asking to have teachers' pay more of the co-pay. Also teacher can take classes. This is 300k of budget. Looking to be more strategic with the class taken to be changed to meet the needs of students. The Superintend hired a strong administration team and the beginning of the year has gone smooth. There is a committee that tracks student outcome and there's a diversity and equity committee. One thing implemented is a trauma training due to the needs of students. The school is moving forward to do Restorative Justice Practices in schools to not push students out.

North Avenue Pilot Project-Senior Planner-Nicole Losche and Cindy Cook Public Outreach Consultant

North Ave Pilot implemented in July and taking in all the adjustments based on feedback.
Changes made were: reduced Bollards, created pull out for south bound bus next to Hannaford's, added additional sign bikers to ride alongside with cars. Still doing data collection and public engagement. Looking at bike count, collision reports, and City wide survey. There will public forum on Sept 20th 7pm in Miller Center. At City Council meeting on Oct. 17 DPW will give a report which as a 4month check in. This will give time if any changes need to be made can be done before winter. Biker education will continue. Ballers will be removed for the winter due to plowing and possibly sooner. As school resumes, DPW and CCRPC will continue to observe the corridor and collect data to assess additional morning traffic. Need to see how the pilot handles during school.

George/Pearl Street Lofts Project Update-John Aldon and Julio

Plan BTV is still calling for more housing. This projects fits into the targeted areas in the City for more infill areas and creating more density. Residential structures will be on George and Pearl. Former Bove's restaurant will be removed. Bove's is not a historical site but will memorialize through the story and history of Little Italy on an informational plaque infused with a video documentary. Will also preserve some items inside the restaurant such as the jukebox, pictures, and fixtures to bring to shop in Milton to have a little museum. One parking underground and one on ground. Project holds 62 apartment units which 20% is inclusionary housing. 3 story in front and 4 in back on George Street. There is outdoor bike parking and each housing unit has storage unit next to the garage. There will be some green strips that will be incorporated into the project but don't have much to work with because there is no room it's a pedestrian sidewalk. The construction timeline would be ahead of Burlington Town Center and hoping to start in late spring. Don't have to go through ACT 250 because this project is in a designated downtown and providing housing. The state passed this ruling for all downtown development projects. Will still need to go through the development review processes. This project is aiming at workforce housing and working with CEDO to see how to do this. The aim is to keep in middle to low income.

Meeting Adjourn: 8:52pm
Meeting Notes submitted by Phet Keomanyvanh-CEDO Community Development Specialist-Public Engagement

FIGURE 1-A

Ward 5 NPA
DPW Conference Room, 645 Pine Street
Tuesday 20, 2016 7:00 – 9:00 pm

7:00 - Opening Statements and Welcome Address.

7:05 - Safety in the Neighborhood. Lt. John Young, BPD.

7:20 - Burlington Town Center Presentation and Q+A. Don Sinex, Devonwood.

8:00 - City Market South End Update. Allison Weinhagen, Community Engagement, City Market.

8:30 - Open Forum and Closing.

FIGURE 1-A

Neighborhood Planning Assembly Attendees

NPA (choose one)		Wards 1 & 8		Wards 2 & 3		Wards 4 & 7		Ward 5	Ward 6

Date of Assembly : 9/20/16 Location: DPW

Please return to your convenor, [illegible]
or email to ***cedofd@burlingtonv .gov***

1 Sue Plisinski
2 Tony Roswell
3 BARBARA GAIDA
4 Joseph Gaida
5 Mark Hogan
6 Russell Aminzadt
7 Jack Ward
8 Phet Keomanyvanh
9 Rebecca Galvin
10 Marcia Gustafson
11 Kristin Winrock
12 Tom Winrock
13 ANN TAYLOR
14 Allison Weinhagen
15 ANDREW SIMON
16 Elisa Nelson
17 PAUL SMITH
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NPA Liaison Phet keomanyvanh: 802-865-7172

FIGURE 1-A

Neighborhood Planning Assembly Minutes

NPA: (choose one)	Wards 1 & 8	Wards 2 & 3	Wards 4 & 7	Ward [5]	Ward 6

Date of Assembly : 9 / 20 / 2016 Start Time: (Commence): 7:05 PM

Location: DPW Building, Pine St. Finish Time: (Adjourn): 9:05 PM

Notetaker: Nate Orshan

Steering Committee Members in Attendance:

Alec Bauer
Elisa Nelson
Nate Orshan

Discussion Topics and Action Items:

(1) Safety in the Neighborhood - Lt. John Young, Burlington Police Department
Answered questions such as top South End calls to the BPD (#1: Issues with population of transient people; #2: Issues with motor vehicle use), the Department's approach to traffic violations, the outcome of recent de-escalation training, and more.

(2) Presentation and Q & A: Burlington Town Center - Don Sinex, Managing Director, Devonwood Investors LLC, and Jesse Beck, President, Freeman French Freeman
Sinex delivered a presentation with a status report for and details about the proposed Burlington Town Center redevelopment project and answered attendee questions. The zoning amendment is in its final stages, with a City Council public hearing on September 29. When asked if a critical dependency such as the zoning amendment were not passed what Devonwood Investors would do, Sinex stated that they would still try to propose some development project, though the scope and nature of such a project would depend on timing.

(3) Update: City Market South End - John Tashiro, General Manager, and Allison Weinhagen, Director of Community Engagement
Tashiro stated that the new store is on schedule for a Summer 2017 opening. Weinhagen shared details about recent Design Review Board meetings and developments that had occurred since their last presentation for the NPA. Among details shared were the fact that the City will not act to temporarily dead-end the streets along Briggs Street and the fact that City Market moved the entire footprint for the building two feet to the east (to accommodate vehicle entrances and exits from a single driveway) and three feet to the south (to accommodate a potential right-turn lane for the Champlain Parkway when it is finally built).

(4) NPA Related Open Forum and Closing
Tony Redington announced that, at the next month's Ward 5 NPA meeting (Thursday, October 20) in addition to a presentation about the Burlington Town Center redevelopment project, the Coalition for a Livable City would be announcing a proposal to modify the plans for the Champlain Parkway.

No action items.
Motion to adjourn adopted at 9:05 PM.

FIGURE 1-A

Location: UVM Medical Center, McClure Lobby Conference Room

Date: October 12, 2016

Time: 7.00 p.m.

Draft

7.00 p.m.: Welcome and Introductions

7.05: City Council Update

7.25: Speak Out: Including any election candidates who wish to be recognized - (no draft ballot yet so regrettably no customary "candidates' forum".)

7.45: A chance to meet newly appointed CEDO Director, Noelle MacKay, with a brief introduction and Q&A.

8.00: Devonwood Investors' presentation. Not clear if Don Sinex will be with us, but either Elizabeth Murray, Jesse Beck or Don Sinex, or a combination of all three, will join us to discuss the Town Center redevelopment, and entertain Q&A.

8.30: Coalition for a Liveable City: Genese Grill will offer a different perspective, with Q&A.

9.00: Close

Emily Lee, Ward 8 NPA Steering Committee Dana

Kamencik, Ward 1 NPA Steering Committee

Richard Hillyard, Ward 1 NPA Steering Committee

Parking: In the McClure Garage, free, courtesy of UVM MC.

FIGURE 1-A

Neighborhood Planning Assembly Attendees

NPA (choose one)	K1 Wards 1 & 8	Wards 2 & 3	Wards 4&7	Ward 5	Ward 6

Date of Assembly : 12 Oct. 2016 Location: McClure Lobby Conference Room

Please return to your convenor, ------Phet Keomanyvanh

or email to ***cedofd@burlingtonvt.gov***

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2	[illegible]	22	
3	GENESE GNLL	23	
4	Charles Simpson	24	
5	Brian Cina	25	
6	Maria McClellan	26	
7	Sandy Wynne	27	
8	Scott Kilpatrick	28	
9	Tyler Mitchell BFD	29	
10	Lauren Bouzbeetra	30	
11		31	
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Ward 1and 8 NPA list serve

Name	Street	Phone Number	Email Address
Dana Hamenčik			
Lisa Kingsbury			
Wanda Gruhe			
Brian Cina			
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FIGURE 1-A

Ward 1and 8 NPA list serve

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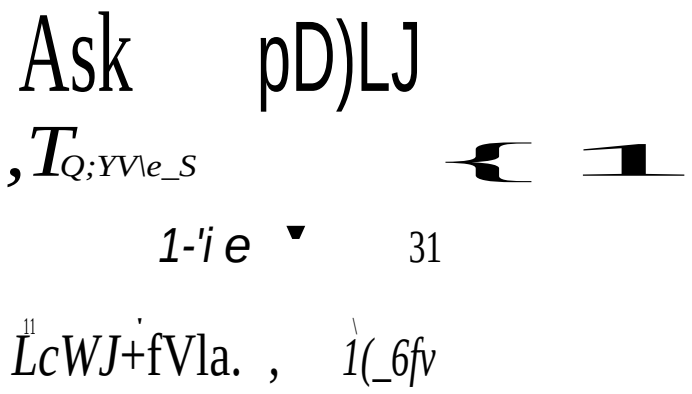
FIGURE 1-A



Ward 1 and 8 NPA
UVM Medical Center, McClure Lobby Conference
October 12, 2016
Draft

Steering Committee Members Present
Richard Hillyard-Ward 1, Dana Kamencik-Ward 1.

Start time 7:04pm

City Council Updates
Sharon Bushor-Ballots have Capital Plan and Tax Increment Financing(TIF) for overlay zoning to open up streets. Not supportive for some of traffic charter change due to the funds going into parking and feel that this should not be done through bonds. Went through lengthy process to change a zone from institutional to residential in order to protect the character, hoping that residential medium will go forward. A development is being built across the street of Fletcher Place. The development going through Development Review Board and Conservation Board. There are some concerns that the development is on a slope and might not hold due to the capacity of the project.

Selene Colburn – Did not support zoning changes and is glad to hear from the public about this zoning proposal change. There was support and favor for the project but not for the size of the project. Wish there was more of a conversation to reach a middle ground on compromising instead of a black or white yes or no. Sharon did a tremendous work with zoning review. Chair Development and Revitalization Committee is meeting on the 18th to review consultants from inclusionary zoning, the report has not been released by the administration. Originally was going to vote on TIF but a group petitioned to put zoning on the ballot too. If zoning doesn't pass, then we'll need to go back to the developer to work with existing zoning, although the developer has stated that this is the way the project will be. If TIF passes, the money will still be there to open up the streets. The current zoning does not allow to open up the streets.

Brian Cine - lives in Ward 2, but under Chittenden 6-4 due to redistricting. Cine wants to work on legislative level to apply background in social work to make public change, also currently on the School District Board.

Selene Colburn running for 6-4 Legislative District. Currently serving 2nd term in City Council, Librarian at UVM. Colburn wants to run on state level because hits some barriers of advocating for opiates recovery and limited access to mental health services on a municipal level. She also works on environmental and Housing issues.

Fire Department Bonds

Chief Steven Locke- Item #1 is Capital bond and incudes replacing 4 firetrucks. Trucks have over 100k and sometimes trucks are out service and need to borrow trucks from South Burlington. Also waterline is unable to deliver water flow due to the rotting infrastructure. This inhibits the quality of services that can be deliver.

Community and Economic Development Office-CEDO

Noelle MacKay- New CEDO Director. Her previous employer was with Smart Growth Vermont and also Commissioner of Housing and Community Development. In CEDO there is Community Justice Center which works with re-entry and Restorative Justice in schools. CEDO also support projects such as Moran Plant and other development projects. MacKay has been doing CEDO chats to understand what's working and what's not with staff, past staff, Dept., and community partners. This will help understand what can CEDO do and should do. In CEDO there has been a history of creativity of community and economic development. CEDO has Burlington Lead Program (BLP) to make homes safer and more livable. This year hit 100 homes in BLP and looking at diversifying funding streams beyond grants. New Housing staff will start Nov. 1st and also recently filled in new finance staff too. Looking to vamp up communication, re-branding, and marketing. CEDO has three teams and each have Assistant Directors. The teams are Sustainable Housing and Economic Development (SHED), Community Housing and Economic Opportunity Programs (CHOP) and Community Justice Center (CJC). Housing is in all three Teams. TIF history has a long history of modification and change. The most recent is on the Town Center and Waterfront. Currently reviewing Consultant report on how inclusionary zoning has worked in other cities to making small changes and tweaks before releasing it to the public. Had a 3rd party to study a feasibility study and there is not a full ROI report to produce. Some of the information is confidential and developers need this information to produce intent letters. In terms of getting money worth there are several terms in the predevelopment agreement that needs to be done first. On the CEDO website, there is information about what we are getting back.

There was a question for Noelle regarding the unallocated Community Development Block Grant(CDBG) money from last year and using it for the opioid crises. After the NPA meeting Mary Esbjerg provided this answer to the question. "There are unallocated funds from our CDBG Program Years 2015 and 2016 which will be advertised along with CDBG funds for 2017 beginning in December 2016, with new grants being available July 2017. We will include, as an eligible activity, health-related projects with a focus on opiate addition related services. The application process is an open and competitive one; all decisions are made by a citizen advisory group, presented to the Mayor and confirmed by City Council."

Devonwood-The zoning overlay shape and design

Jesse Beck and Elizabeth Murray. Liz- Started last January when pre-agreement started. Jesse one of the Architect-Freeman French Freeman. Specialty has been doing complex projects such as the airport and statehouse so Beck is use to this size of development. Devonwood properties are Macy's to LL Bean, Old Parking Garage. Does not include Free Press and Bank building. The overlay district that was passed starts past lakeside garage and larger than Devon Wood Properties. Phase 1 will deconstruct the entire mall. Phase 2 will be small to medium retailers. In the upper level there will be a 3 level garage, housing, 2 floors for UVM Medical Center offices and a public terrace. New streets restored will be on St. Paul and Bank street. There will be 60ft wide street between phase 1 and 2. Height is 160ft. Free Press is 105

to offer some perspective of 160ft tower next to it. Project signed on to 2030 challenge to reduce energy consumption. Any TIF district has to have economic development that is produced from a project. Three million dollars will be generated from property taxes and 75% will go to paying it back in 15years. Taxes will not go towards schools until TIF district is paid for. The developer has a Facebook and Twitter Feed. Search Burlington Downtown Redevelopment. Opinions differ but from the developer's point the City requested to reconnect city streets. To minimize risk and disruption the first phase will be away from Church Street. The permitting process will take 4 or 5 months which will go into 2017. Developer will have to get the project financing done and development agreement finalized with the City and Council. The development agreement will also show community benefit. Pieces will have job fair and housing. TIF is reimbursement to the developer for the public streets only. What you see now is conceptual design that will evolve when going through Development Review Board.

Coalition for a Livable City (CLC)
Genese Grill, Charles Simpson, Steve Goodwin. The 160ft and 105ft are not 4 stories than what Devonwood has claimed and is much higher. There are two items on ballot and if item 3 of the zoning gets voted down then CLC would like to offer consultant services to help develop a new project. If Mayor would work with community's vision of Plan BTV then it would be better project. The Mayor and Council promise developer TIF and Zoning change in the interest of developer. CLC is not against development but wants a more affordable and sustainable project. Glad to see that some of the parking can be wrapped but there are still three open floors. If we want more parking there is the suggestion to dig underground to reduce height. A sustainable idea is to look at less parking downtown and more on the need for an electric trolley system. Also the 80 student units should be eliminated from the project and these units should be on campus. The developer needs streets for the plan not for public connectivity. The developer should pay for the streets not the taxpayers. What happens to TIF is taxes are frozen and 100% goes to pay bond holder and will continue for the life of the TIF. There has never been a developer in history that has the tax payer pay public streets. They are asking voters to make a decision but numbers are not available. The Business Associate hired a lobbying to advocate for ballot items. CLC filed a Freedom of information Act for the feasibility report but was denied.

9:20 pm End
Notes submitted by Phet Keomanyvanh
Community Development Specialist-CEDO

Neighborhood Planning Assembly Agenda for the Wards 2 and 3
Thursday, October 13, 2016
McClure Multi-Generational Center/Champlain Senior Center, 241 N. Winooski Ave.

FREE Community Dinner at 5:30 pm
Facilitator: Ryan McLaren, Steering Committee

6:30PM - Public Comment Period- Opportunity for residents to share comments on any topic and for suggestions for future NPA agendas (please limit any commentary to one minute)
6:35PM - BTV Great Streets Initiative, Kirsten Merriman Shapiro, CEDO (10mins)
6:45PM - Burlington Town Center Project, Don Sinex (15mins)
7:00PM - Crosswalk Improvements on North Avenue, Martin Lee, DPW (10 mins)
7:10PM - Mayor Miro Weinberger, November Ballot Initiatives (20mins)
7:30PM - Fire Department Bond Initiatives - Chief Steven Locke, BFD, Michael Curtin BFFA President (15mins)
7:45PM - Dan Albrecht, CCRPC Brownfields Program: Site planning Assessment and Cleanup Planning Assistance. (15mins)

Current Steering Committee:
Infinite Culcleasure Ward 3 infinite.culcleasure@gmail.com
Fauna Hurley Ward 3 faunashaw@gmail.com
Ryan McLaren Ward 3 ryan.d.mclaren@gmail.com
Barbara McGrew Ward 3 bmcgrew@aol.com
Andrew Champagne Ward 2
Tony Redington Ward 2 TonyRVT99@gmail.com
Patrick Johnson - superdogirie@gmail.com

Neighborhood Planning Assembly Attendees

NPA (choose one)	Wards 1 & 8	Wards 2 & 3	Wards 4&7	Ward 5	Ward 6

Date of Assembly: 10/17/16 Location: McClure Multi-Generational Ctr.

Please return to your convenor, Phet Keomanyvanh, or email to ***cedofd@burlingtonvt.gov***

1 Catherine LaPenta
2 Nate Benner
3 Emily LaPenta
4 [illegible]
5 Sharon Webster
6 Harry Applegate
7 Rosie Blick
8 Rosemary Ringer
9 Aloyse Rowley
10 Carole Langlois
11 [illegible] Kalm
12 [illegible]
13 Mellisa Cain
14 May Tracy
15 Gideon Turner
16 Gerald Gover
17 [illegible]
18 Patrick Johnson
19 Roger Lebowitz
20 Barbara McGrew
21 Jack Daggitt
22 Jean O'Sullivan
23 Robert Herendeen Ward 4
24 Barbara [illegible]
25 Charlie [illegible]
26 Michael McCormack
27 Paco DeFrancis
28 Lynn Martin
29 Genese Grill
30 Amy [illegible]
31 Jane Knodell
32 Tony Redington
33 Carol [illegible]
34 Benjamin [illegible]
35 Chelsey Sanford
36 Robert Strube
37 Andw Champagne
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NPA Liaison Phet keomanyvanh: 802-865-7172

Neighborhood Planning Assembly Agenda for the Wards 2 and 3
Thursday, October 13, 2016
McClure Multi-Generational Center/Champlain Senior Center, 241 N. Winooski Ave
Draft

Steering Committee Present: Ryan McLaren Ward 3, Barbara McGrew Ward 3, Andrew Champagne Ward 2, Tony Redington Ward 2, Patrick Johnson Ward 2

Start time 6:30pm

Public Comment
Tony Redington-redesign for Champlain Parkway meeting will be held in early Nov. The meeting will work on bringing a proposal to bring to Mayor. The proposal will reduce parkway cost by 25% and will include 2 acres of land for business innovation and 2 acres for preservation.

Bill Diaz-Chaplin of VFW of Winooski. Consider supporting veterans, help improve their lives and get to know the people who served this country.

BTV Great Streets Initiative, Kirsten Merriman Shapiro, CEDO
Project will improve corridor in main street and city hall park. Public meeting will be held on November 16th, 6:30pm, City Hill in Contois Hall. Great Street has a website where the public can leave comments http://greatstreetsbtv.com/ This project started out of 18+ different plans and taking all the planning processes over the 5+ years and making it into one great plan. Parts of the plan is to standardize storm water and curb extension depending on locations. The plans need to add to vibrancy, walkability, durability, functional and keep in state and federal standards. These are the standards that will be developed over months and be done by January 2017. This is 6 block project.

Burlington Town Center Project, Don Sinex
City Council passed the zoning law amendment creating a new an overlay district. Mayor decided to place this zoning law on the ballot as question for the voters to decide. Overall felt that this is a good decision because this brings a conclusion and this will be a firm decision. The zoning is a good thing for unique projects. When developer buy a piece of real estate they start from a framework and working with the City there will be other factors that come up such as the two public streets. This becomes a process to redesign. There is no plan B for this project. This project has been worked on for two years. If the Tax Increment Finance does not pass, then the public streets won't happen. The cost of an underground garage and removal of soil will be 3x times more in cost to develop the project. Looking at using some of the existing garage to offset the height. This project has multiple uses and will generate

revenue. Timing of financing is good and this is a low interest rate. In the project there is 55 Affordable units. This is only rental housing. Efficiencies are studios one bed room and two bed-room. This project will be Gold LEED, sustainable and the design will still need to go through DRB.

Crosswalk Improvements on North Avenue, Martin Lee and Roger Dickerson

This project is funded 80% by VTrans and 20% by the City 20%. New crosswalks are on Wards St., North Ave and Village Green, Gosse Court and Green Acres Drive. Project is developing a conceptual plan and there will be a public process. At the top of Ward St. on North Ave. crosswalk will have a safer crossing. Will install flashing beacons on both sides of N. Ave. Will also have a curb extension which will provide a better line of sight (20ft) and minimize parking next to the crosswalk. On the other streets further down North Ave. will also install yield markings to yield to pedestrians. There are two locations that are going to have more intense pedestrian crosswalk. This is not new technology. Federal Highway has been established for these types of devices.

Mayor Miro Weinberger, November Ballot Initiatives

There are 6 items on the local ballot but going to talk about 4 ballot items. 1st is general bond, 2nd is water infrastructure bond, 3rd is new zoning for downtown core, and 4th is 21 million in Tax Increment Financing (TIF). Ballot 1 and 2 are focused on infrastructure. The water infrastructure is 75 years old. 6 firetrucks are old and also need to finish bike path. This is a 50-million-dollar plan. 1 needs a 67% yes vote to pass. The City will not be coming back for more bonding for at least 5 years. Although there is some uncertainty around storm water because there are regulatory changes and this does not include the schools because they are separate from the City's budget. Memorial Auditorium is not part of this capital bond. Before doing bonds for Memorial we will need to have public process on how we will want to know what we want to do with this space. Items 3 and 4 is about the downtown core. #4 is TIF investment. Feel this is a rare and outstanding opportunity for the City. Property there now is a 70's declining mall that is not keeping up with the commerce side. From the project there will be an increase of retail, keeping well-paying jobs here, and create a massive revenue to city and state. Project will have environmental benefits will need to be green LEED Gold, heating and cooling is more efficient, also there will be less vehicle trips for those living down town will lower carbon foot print. This is a huge win for affordability and this keeps inclusionary zoning in place forever. Burlington has used TIF to change for the better such as in the Waterfront district. If it gets to the final development agreement with the developer, what will come out is a new operation run out of the City for people from all backgrounds to get job training. If voted yes, we will have to flesh out final agreements and the project still needs go through DRB. This year the City double the Housing Trust Fund to have families stay in the homes. The City was instrumental in the creation of Bright Street Housing and will continue to support affordable housing. 2 years ago the project did not have storm water management, public streets, livable wage jobs. TIF will cover 8 blocks all will be broadly public infrastructure.

Fire Department Bond Initiatives - Chief Steven Locke, BFD

Chief Steven Locke- Item #1 is Capital bond and incudes replacing 4 firetrucks. Trucks have over 100k and sometimes trucks are out service and need to borrow trucks from South Burlington. Also Item 2 of the waterline is unable to deliver water flow due to the rotting infrastructure. This inhibits the quality of services that can be deliver.

Dan Albrecht, CCRPC Brownfields Program
Chittenden County Regional Planning Commission (CCRPC) administers the Brownfield Program that offer site planning assessment and cleanup planning assistance for properties that are vacant or underutilized because of potential petroleum or hazardous substance contamination. CCRPC can assists property owners and potential developers by conducting environmental studies and/or draft site clean-up plans and cost estimates. Help identify sources of potential funding to clean up and redevelop the property to provide assurance to redevelop in urban environment. For more information, contact Dan Albrecht 802-861-0133 or dalbrecht@ccrpcvt.org
http://www.ccrpcvt.org/

Coalition for a Livable City
Video-Google Earth perspective of development not the overlay.
The people that are saying yes on 3 and 4 are saying they can't get LEED, storm water management, affordable housing without this project. In the past Bernie Sanders wanted to build on the waterfront and this got voted down and out of this the public got what we have today, a better waterfront project. This a bad deal for affordable housing and misuse of TIF funding. Traditionally the developer pays for their own streets. Once this is voted down the CLC will offer it's contracting services to the developer. CLC is made up of professional; engineers, graphic designers, lawyers, and teachers. Having TIF go towards building the streets is a misuse where it should be going to helping to improve other infrastructure in the city. There are two types of Affordable housing; one is section 8 and then one is inclusionary housing. With existing projects there is 2500 units and only affordable 500 units of subsidies units. Most of what the Mayor is talking about is inclusionary. We want to see more affordable housing for families and seniors. TIF is not bad but in this way it's going to be for the developer to pay for his road. There was a feasibility study done and all the numbers are adapted. It might be feasible but the public doesn't have the numbers. Without the numbers the public can't be informed to vote on the TIF. Filed for Freedom of information Act but was denied. Middle class and poor people are being driven out of the City. This is a small City and there will also be gentrification of local business too. CLC will be canvassing and has a Facebook page. www.clcburlington.org

End time 9:10pm
Notes submitted by Phet Keomanyvanh
Community Development Specialist-CEDO

81 Maple Street
Burlington, VT 05401
802.864.6844
fffinc.com
freeman | french | freeman

LEED v4 - Building Design and Construction - New Construction (Not Schools or Health Care)
Updated: December 1, 2016
Project Name: Burlington Town Center
Phase:

Qualify Yes	?	No	Phase	Title, [Available Points]	Team / Comments
Y			Design	Minimum Program Requirements	Architect
					Project is permanent on existing land and complies with size requirements. Design team to establish LEED boundary. [No Form Required?]
Y			Design	Project Information	Architect
					Establish systems narrative and occupancy counts. Design documentation upload at design completion.
1	0	0		**Integrative Process (IP)**	1 Point Possible
1			Design	IPc1 Integrative Process [1]	Full Team
				Perform and document discovery and implementation on Energy-Related Systems and Water-Related Systems	Recommend charette and exploration of impacts of various building orientations. Having CM on board already will help us achieve this credit.
9	5	2		**Location and Transportation**	16 Points Possible
				Option 1: LEED for Neighborhood Development Location	
Not Applicable, Use Opt. 2			Design	LTc1 LEED for Neighborhood Development Location [16]	None in Vermont- Not Applicable
				Locate the project within the boundary of a development certified under LEED for Neighborhood Development (Stage 2 or Stage 3 under the Pilot or 2009 rating systems, Certified Plan or Certified Project under the LEED v4 rating system).	Using Option 2- Individual Credits
				Option 2: Individual Credits	
1			Design	LTc2 Sensitive Land Protection [1]	Architect
				Option 1: Locate the footprint on land that has been previously developed. Option 2: Locate footprint on land that meets these criteria: * Not prime farmland of statewide or local importance * Not within a 100 year floodplain * Not a threatened, imperiled or endangered species habitat * Not within 100 feet of a water body * Not within 50 feet of a wetland except for minor improvements	Previously developed site, this point is a given, easy documentation
	1	1	Design	LTc3 High-Priority Site [1-2]	Architect
				Option 1: Locate on an infill location in a historic district. [1] Option 2: Locate in a nationally recognized priority zone. [1] Option 3: Located on a brownfield site where soil or groundwater contamination has been identified and where the AHJ requires its remediation. Perform remediation. [2]	Determine if we meet the requirements of options 1 or 2.
3	2		Design	LTc4 Surrounding Density and Diverse Uses [1-5]	Architect
				Category 1: Locate on a site with a surrounding existing density of at least 22,000 SF/acre [2pts] or 35,000 SF/acre [3] within a 1/4 mile radius of the project boundary. AND/OR Category 2: Construct or renovate a building or a space within a building such that the building's main entrance is within a ½-mile walking distance of the main entrance of four to seven [2] or eight or more [3] existing and publicly available diverse uses.	We will get points for redeveloping a previously developed site and for access to transportation resources. The "maybe" points depend on whether we can count this as a redevelopment of more than one site or

FIGURE 2-A

Qualify Yes	?	No	Phase	Title, [Available Points]	Team / Comments
3	2		Design	LTc5 Access to Quality Transit [1-5]	Architect
				Locate any functional entry of the project within a ¼-mile walking distance of existing or planned bus, streetcar, or rideshare stops with minimum 72 daily weekday trips (see reference guide).	One of the few sites in Vermont where this credit is achievable.
1			Design	LTc6 Bicycle Facilities [1]	Architect
				Design or locate the project such that a functional entry or bicycle storage is within a 200-yard walking distance or bicycling distance from a bicycle network that connects to at least one of the following: * at least 10 diverse uses (see reference guide Appendix 1) * a school or employment center, if project floor area 50% or more residential * a bus rapid transit stop, light or heavy rail station, commuter rail station, or ferry terminal All destinations must be within a 3-mile (4800-meter) bicycling distance of the project boundary	We will need to provide covered bicycle parking for reseidential units and shower facilities accessible to retail and office employees working in the building. The entrance to the bike parking needs to be within 200yds of the new transit center at Cherry and St. Paul.
		1	Design	LTc7 Reduced Parking Footprint [1]	Architect, Civil, Landscape
				Do not exceed the minimum local code requirements for parking capacity. Provide parking capacity that is a percentage reduction below the base ratios recommended by the Parking Consultants Council, as shown in the Institute of Transportation Engineers' Transportation Planning Handbook, 3rd edition, Tables 18-2 through 18-4	We are providing more parking than the zoning requirement and are therefore ineligible for this point.
1			Design	LTc8 Green Vehicles [1]	Architect, Civil, Landscape
				Designate 5% of all parking spaces used by the project as preferred parking for green vehicles. AND Option 1. Electric Vehicle Charging: Install Level 2 electrical vehicle supply equipment (EVSE) in 2% of all parking spaces used by the project. Option 2. Liquid, gas, or battery facilities: Install liquid or gas alternative fuel fueling facilities or a battery switching station capable of refueling a number of vehicles per day equal to at least 2% of all parking spaces	This version of LEED does require Level 2 Changing stations (220/240v charging). Potentially partner with BED to offer street parking with chargers. LEED site boundary will need to include these spaces and they will need to be quantified as "spaces used by the project". 2% of 815 spaces results in 9 charging stations serving 2 spaces each. It may be possible to provide a mix of 240v rapid charging stations and standard 110v outlets.
4	4	2	Sustainable Sites (SS)		10 Points Possible
Y			Const.	SSp1 Construction Activity Pollution Prevention	Civil
				Create and implement an erosion and sedimentation control plan for all construction activities associated with the project. The plan must conform to the erosion and sedimentation requirements of the 2012 U.S. Environmental Protection Agency (EPA) Construction General Permit (CGP) or local equivalent, whichever is more stringent.	Assume General Construction Permit from requirements State will be most stringent. Civil engineer to verify.
1			Design	SSc1 Site Assessment [1]	Landscape Architect, Civil, Architect
				Complete and document a site survey or assessment that includes the following information: topography, hydrology, climate, vegetation, soils, human use, human health effects.	Create site diagram as part of concept design. By EV and SE Group
		2	Design	SSc2 Site Development - Protect or Restore Habitat [1-2]	Landscape Architect, Civil
				Preserve and protect from all development and construction activity 40% of the greenfield area on the site (if such areas exist). AND Option 1. On-Site Restoration (Previously Disturbed): Using native or adapted vegetation, restore 30% (including the building footprint) of all portions of the site identified as previously disturbed [2] Option 2. Option 2. Financial Support: Provide financial support equivalent to at least $0.40 per square foot for the total site area (including the building footprint). Financial support must be provided to a nationally or locally recognized land trust or conservation organization within the same EPA Level III ecoregion or the project's state. The land trust must be accredited by the Land Trust Alliance. [1]	

FIGURE 2-A

Qualify Yes	?	No	Phase	Title, [Available Points]	Team / Comments
	1		Design	SSc3 Open Space [1]	Landscape Architect, Civil, Owner
				Provide outdoor space greater than or equal to 30% of the total site area (including building footprint). A minimum of 25% of that outdoor space must be vegetated (turf grass does not count as vegetation) or have overhead vegetated canopy.	Note 25% vegetated requirement; this would require an extensive amount of green roof. We consider this unlikely.
	3		Design	SSc4 Rainwater Management [2-3]	Civil
				Option 1. Percentile of Rainfall Events * Path 1. 95th Percentile: In a manner best replicating natural site hydrology processes, manage on site the runoff from the developed site for the 95th percentile of regional or local rainfall events using low-impact development (LID) and green infrastructure. [2] * Path 2. 98th Percentile: Same as Path 1 but for the 98th percentile of rainfall events. * Path 3. Zero Lot Line projects only - using green infrastructure and low-impact development, manage 100% of runoff from 85th percentile rainfall event on site through infiltration, evapotranspiration, or capture and reuse. [3] Option 2. Natural Land Cover Conditions: Not applicable to project	Path 3 may be achievable with infiltration in combination with green roofs, pourous paving, and planter boxes. Explore infiltration potential.
2			Design	SSc5 Heat Island Reduction [1-2]	Landscape Architect, Civil, Architect
				Option 1. Nonroof and Roof: Provide a total amount of non-roof measures and high-reflectance roof as per formula in reference guide [2] Option 2. Parking under Cover: Place a minimum of 75% of parking spaces under cover [1]	Between PV systems, light colored membranes, and green roofs, this credit should be achievable. The SRI and color of pervious play surface for the Daycare must take this credit into account but there should be a compliant play surface solution.
1			Design	SSc6 Light Pollution Reduction [1]	Landscape Architect, Civil, Electrical
				Meet uplight and light trespass requirements, using either the backlight-uplight-glare (BUG) method or the calculation method. Projects may use different options for uplight and light trespass. See reference guide for detailed requirements.	During concept design, establish the methods that will be used to address uplight and trespass. Establish the lighting zone of the project property. SE Group will need to provide additional photometrics beyond requirements for zoning compliance in order to to document compliance with this credit.
4	4	3		Water Efficiency (WE)	11 Points Possible
Y			Design	WEp1 Outdoor Water Use Reduction	Landscape Architect
				Option 1. (Always use) Show that the landscape does not require a permanent irrigation system beyond a maximum two-year establishment period.	Have always achieved this credit on Vermont projects. Install no permanent irrigation systems. Hose bibs are OK.
Y			Design	WEp2 Indoor Water Use Reduction	Plumbing
				For the fixtures and fittings listed in Table 1, as applicable to the project scope, reduce aggregate water consumption by 20% from the baseline. Base calculations on the volumes and flow rates shown in Table 1. All newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling must be WaterSense labeled. Install appliances, equipment, and processes within the project scope that meet the requirements listed in the requirement tables.	This has not been difficult to achieve on past projects. Baseline is minimally code compliant fixtures (e.g. baseline assumes such things as 1.6gpf toilets) Possibly more complicated with private residential use, but we must achieve this water use reduction.
Y			Design	WEp3 Building-Level Water Metering	Plumbing
				Install permanent water meters that measure the total potable water use for the building and associated grounds. Meter data must be compiled into monthly and annual summaries; meter readings can be manual or automated. Commit to sharing with USGBC the resulting whole-project water usage data for a five-year period beginning on the date the project accepts LEED certification or typical occupancy, whichever comes first. This commitment must carry forward for five years or until the building changes ownership or lessee.	Building level metering required by city, no issue here.
2			Design	WEc1 Outdoor Water Use Reduction [1-2]	Landscape Architect
				Option 1. (Always use) Show that the landscape does not require a permanent irrigation system beyond a maximum two-year establishment period. [2]	Have always achieved this credit on Vermont projects. Install no permanent irrigation systems. Hose bibs are OK.

FIGURE 2-A

Qualify			Phase	Title, [Available Points]	Team / Comments
Yes	?	No			
1	2	3	Design	WEc2 Indoor Water Use Reduction [1-6]	Plumbing
				Further reduce fixture and fitting water use from the calculated baseline in WE Prerequisite Indoor Water Use Reduction AND Appliance and Process Water. Install equipment within the project scope that meets the minimum requirements in Table 2, 3, 4, or 5 . One point is awarded for meeting all applicable requirements in any one table. All applicable equipment listed in each table must meet the standard.	Make further improvements over baseline described in WEp3. 25% improvement = 1 point, 30%=2points, each 5% increase is one more point up to 50% reduction/ 6 points
1	1		Design	WEc3 Cooling Tower Water Use [1-2]	Mechanical
				Conserve water used for cooling tower makeup while controlling microbes, corrosion, and scale in the condenser water system. See reference guide.	Review requirements for any methods that may add significant project cost. Note methods of reducing cooling tower water use generally have associated operating cost savings.
	1		Design	WEc4 Water Metering [1]	Plumbing
				Install permanent water meters for two or more of the following water subsystems, as applicable to the project: Irrigation, Indoor plumbing fixtures and fittings, Domestic hot water, Boiler over certain size (see reference guide), reclaimed water, other process water.	Incorporate metering into BOD
20	11	2	Energy & Atmosphere (EA)		33 Points Possible
Y			Const.	EAp1 Fundamental Commissioning of Building Energy Systems	Owner
				Commission mechanical, electrical, plumbing, and renewable energy systems and assemblies. Prerequisite requirements for exterior enclosures are limited to inclusion in the owner's project requirements (OPR) and basis of design (BOD), as well as internal 3rd party review of the OPR, BOD and project design. Develop the OPR. Develop a BOD. CxA must review OPR, BOD and design; develop and implement a Cx plan and confirm requirements incorporated into construction documents; develop construction checklists; develop system test procedures; verify tests execution; maintain an issues log; prepare a final report. Cx to report directly to the owner throughout the process. Prepare and maintain a current facilities requirements and operations and maintenance plan that contains the information necessary to operate the building efficiently.	Provide project OPR inclusive of enclosure requirements. Contract systems commissioning agents prior to 30% design completion
Y			Design	EAp2 Minimum Energy Performance	Mechanical
				Option 1. Demonstrate an improvement of 5% for new construction, 3% for major renovations, or 2% for core and shell projects in the proposed building performance rating compared with the baseline building performance rating. Calculate the baseline building performance according to ANSI/ASHRAE/IESNA Standard 90.1–2010, Appendix G, with errata (or a USGBC-approved equivalent standard for projects outside the U.S.), using a simulation model. [For Retail projects see exception.] Option 2. Prescriptive Compliance: ASHRAE 50% Advanced Energy Design Guide Option 3. Prescriptive Compliance: Advanced Buildings™ Core Performance™ Guide	Establish energy model (Option 1)
Y			Design	EAp3 Building Level Energy Metering	Mechanical, Owner
				Install new or use existing building-level energy meters, or submeters that can be aggregated to provide building-level data representing total building energy consumption. Commit to sharing with USGBC the resulting energy consumption data and electrical demand data (if metered) for a five-year period beginning on the date the project accepts LEED certification. At a minimum, energy consumption must be tracked at one-month intervals. This commitment must carry forward for five years or until the building changes ownership or lessee.	
Y			Design	EAp4 Fundamental Refrigerant Management	Mechanical
				Do not use chlorofluorocarbon (CFC)-based refrigerants in new heating, ventilating, air-conditioning, and refrigeration (HVAC&R) systems. Existing small HVAC&R units (containing less than 0.5 pound) and other equipment, such as standard refrigerators and small water coolers are exempt.	Design and select equipment without CFC refrigerants

FIGURE 2-A

Qualify			Phase	Title, [Available Points]	Team / Comments
Yes	?	No			
6			Const.	EAc1 Enhanced Commissioning [2-6]	Owner
				Option 1. Enhanced Systems Commissioning Path 1. In addition to the Fundamental Building Commissioning prerequisite, the CxA must do the following: Review contractor submittals; Verify inclusion of systems manual requirements in construction documents; Verify inclusion of operator and occupant training requirements in construction documents; Verify systems manual updates and delivery; Verify operator and occupant training delivery and effectiveness; Verify seasonal testing; Review building operations 10 months after substantial completion; Develop an on-going commissioning plan. Include all enhanced commissioning tasks in the OPR and BOD. [3] Path 2. Achieve Path 1 AND Develop monitoring-based procedures and identify points to be measured and evaluated to assess performance of energy- and water-consuming systems. [4] AND/OR Option 2. Envelope Commissioning. 3rd party external CxA must perform the required design reviews and complete the following commissioning process (CxP) activities for the building's thermal envelope in accordance with ASHRAE Guideline 0–2005 and the National Institute of Building Sciences (NIBS) Guideline 3–2012, Exterior Enclosure Technical Requirements for the Commissioning Process, as they relate to energy, water, indoor environmental quality, and durability. Review contractor submittals; Verify inclusion of systems manual requirements in construction documents; Verify inclusion of operator and occupant training requirements in construction documents; Verify systems manual updates and delivery; Verify operator and occupant training delivery and effectiveness; Verify seasonal testing; Review building operations 10 months after substantial completion; Develop an on-going commissioning plan. [2]	Confirm intent and contract CxA (Systems Commissioning Authority) and BeCxA (Building Envelope Commissioning Authority) prior to 30% design documentation. Note that BECx is one path for energy code compliance.
10	6	2	Design	EAc2 Optimize Energy Performance [1-18]	Mechanical, Electrical
				Establish an energy performance target no later than the schematic design phase. The target must be established as kBtu per square foot-year (kW per square meter-year) of source energy use. Option 1. Project teams pursuing the Integrative Process credit must complete the basic energy analysis for that credit before conducting the energy simulation. Points for percentage improvement in energy performance compared with baseline model meeting ASHRAE/ASHRAE/IESNA Standard 90.1–2010 requirements. [1-18] OR Option 2. Prescriptive Compliance. See reference guide. [1-6]	[Note that percentage here is inclusive of assumed 10% building energy solar system as part of project and that the baseline is ASHRAE 90.1-2010 Zone 6. This represents a significant energy use reduction for the baseline comparison compared to LEED v3.] Establish energy performance target. Complete Integrative Process credit energy analysis. Create first draft energy model based on 30% Design Documents [to discuss]. An energy model will be required to demonstrate energy code compliance based on current % fenestration. Burlington Electric will provide targeted incentives based on the model. The PV produced energy counts as "energy saved" for this credit. Simply meeting VT energy code will earn us some additional points. Design to a low lighting power density and select mechanical equipment that has favorable cost/efficiency ratios (quick paybacks).
				1 6% New Buildings or 4% Existing Building Renovations	
				1 8% New Buildings or 6% Existing Building Renovations	
				1 10% New Buildings or 8% Existing Building Renovations	
				1 12% New Buildings or 10% Existing Building Renovations	
				1 14% New Buildings or 12% Existing Building Renovations	
				1 16% New Buildings or 14% Existing Building Renovations	
				1 18% New Buildings or 16% Existing Building Renovations	
				1 20% New Buildings or 18% Existing Building Renovations	
				1 22% New Buildings or 20% Existing Building Renovations	
				1 24% New Buildings or 22% Existing Building Renovations	
				? 26% New Buildings or 24% Existing Building Renovations	
				? 29% New Buildings or 27% Existing Building Renovations	
				? 32% New Buildings or 30% Existing Building Renovations	
				? 35% New Buildings or 33% Existing Building Renovations	
				? 38% New Buildings or 36% Existing Building Renovations	
				? 42% New Buildings or 40% Existing Building Renovations	
				X 46% New Buildings or 44% Existing Building Renovations	
				X 50% New Buildings or 48% Existing Building Renovations	

FIGURE 2-A

Qualify			Phase	Title, [Available Points]	Team / Comments
Yes	?	No			
1			Design	EAc3 Advanced Energy Metering [1]	Mechanical, Electrical
				Install advanced energy metering for all whole-building energy sources used by the building and any individual energy end uses that represent 10% or more of the total annual consumption of the building. The advanced energy metering must have the following characteristics: Meters must be permanently installed, record at intervals of one hour or less, and transmit data to a remote location; Electricity meters must record both consumption and demand. Whole-building electricity meters should record the power factor, if appropriate; The data collection system must use a local area network, building automation system, wireless network, or comparable communication infrastructure; The system must be capable of storing all meter data for at least 36 months; The data must be remotely accessible; All meters in the system must be capable of reporting hourly, daily, monthly, and annual energy use.	This dovetails with municipal/ Burlington Electric Department goals for green infrastructure. Discuss incentives and cost-sharing with BED. Individually meter residential units and consider individually metering each tenant rather than including electrical use in leases- this strategy may help earn additional LEED points elsewhere.
	2		Const.	EAc4 Demand Response [1-2]	Electrical, Owner, Utility
				Case 1. Demand Response Program Available: Participate in an existing demand response (DR) program. Design a system with the capability for real-time, fully-automated DR based on external initiation by a DR Program Provider. Semi-automated DR may be utilized in practice. Enroll in a minimum one-year DR participation amount contractual commitment with a qualified DR program provider, with the intention of multiyear renewal, for at least 10% of the estimated peak electricity demand as determined under EA Prerequisite Minimum Energy Performance. Develop a comprehensive plan for meeting the contractual commitment during a Demand Response event. Include the DR processes in the scope of work for the commissioning authority, including participation in at least one full test of the DR plan. [2] Case 2. Demand Response Program Not Available: Provide infrastructure to take advantage of future demand response programs or dynamic, real-time pricing programs. Install interval recording meters with communications and ability for the building automation system to accept an external price or control signal. Develop a comprehensive plan for shedding at least 10% of building estimated peak electricity demand as determined under EA Prerequisite Minimum Energy Performance. Include the DR processes in the scope of work for the commissioning authority, including participation in at least one full test of the DR plan. Contact local utility representatives to	A demand response program is available from both BED and Vermont Gas; discuss incentives and implementation with these utilities.
2	1		Design	EAc5 Renewable Energy Production [1-3]	Owner, Electrical
				Use renewable energy systems to offset building energy costs. The use of solar gardens or community renewable energy systems is allowed if both: The project owns the system or has signed a lease agreement for a period of at least 10 years; The system is located with the same utility service area as the facility claiming the use. Credit is based on the percentage of ownership or percentage of use assigned in the lease agreement.	We will need an energy model to predict building energy use in order to understand the % we will generate with the PV array. Note that PV generated power gets double counted as energy use reduction in EAc1.
				1 1% of total building energy cost offset	
				1 5% of total building energy cost offset	
				1 10% of total building energy cost offset	
1			Design	EAc6 Enhanced Refrigerant Management [1]	Mechanical
				Option 1. No Refrigerants or Low-Impact Refrigerants: Do not use refrigerants, or use only refrigerants (naturally occurring or synthetic) that have an ozone depletion potential (ODP) of zero and a global warming potential (GWP) of less than 50. Option 2. Calculation of Refrigerant Impact: Select refrigerants that are used in heating, ventilating, air-conditioning, and refrigeration (HVAC&R) equipment to minimize or eliminate the emission of compounds that contribute to ozone depletion and climate change. See reference guide for calculation. [See additional requirements for Retail uses.]	For base building systems and residential units, obtain refrigerant info for all

FIGURE 2-A

Qualify Yes	?	No	Phase	Title, [Available Points]	Team / Comments
	2		Const.	EAc7 Green Power and Carbon Offsets [1-2]	Owner
				Engage in a contract for qualified resources that have come online since January 1, 2005, for a minimum of five years, to be delivered at least annually. The contract must specify the provision of at least 50% or 100% of the project's energy from green power, carbon offsets, or renewable energy certificates (RECs).	This credit represents the possibilty to purchse RECs on the market. We advise using this credit as a backup in case the review of our submission does not return the mininum of 60 points needed for LEED Gold.
4	7	2	Materials & Resources (MR)		13 Points Possible
Y			Design	MRp1 Storage & Collection of Recyclables	Owner, Architect, Civil
				Provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable materials for the entire building. Collection and storage areas may be separate locations. Recyclable materials must include mixed paper, corrugated cardboard, glass, plastics, and metals. Take appropriate measures for the safe collection, storage, and disposal of two of the following: batteries, mercury-containing lamps, and electronic waste.	Provide standard waste handling procedures that will be used at this facility.
Y			Const.	MRp2 Construction and Demolition Waste Management Planning	Specifications, Contractor
				Develop and implement a construction and demolition waste management plan to establish waste diversion goals for the project by identifying at least five materials (both structural and nonstructural) targeted for diversion. Approximate a percentage of the overall project waste that these materials represent. Specify whether materials will be separated or comingled and describe the diversion strategies planned for the project. Describe where the material will be taken and how the recycling facility will process the material. Provide a final report detailing all major waste streams generated, including disposal and diversion rates. Alternative daily cover (ADC) does not qualify as material diverted from disposal. Land-clearing debris is not considered construction, demolition, or renovation waste that can contribute to waste diversion.	Specify CDWM requirements. Contractor to develop, submit, implement and track CDWM plan. Note this was previously a credit but is now a pre-requisite
	3	2	Const.	MRc1 Building Life-Cycle Impact Reduction [2-5]	Full Team
				Option 1. Historic Building Reuse. See reference guide. [5] Option 2. Renovation of Abandoned or Blighted Building. See reference guide. [5] Option 3. Building and Material Reuse. Reuse or salvage building materials from off site or on site as a percentage of the surface area, as listed in Table 1. Include structural elements (e.g., floors, roof decking), enclosure materials (e.g., skin, framing), and permanently installed interior elements (e.g., walls, doors, floor coverings, ceiling systems). Exclude from the calculation window assemblies and any hazardous materials that are remediated as a part of the project. Points by percentage of completed project surface area reused. 25% [2], 50% [3], 75% [4] Option 4. Whole-Building Life-Cycle Assessment. Conduct a life-cycle assessment of the project's structure and enclosure that demonstrates a minimum of 10% reduction, compared with a baseline building, in at least three of the six impact categories listed below, one of which must be global warming potential. No impact category assessed as part of the life-cycle assessment may increase by more than 5% compared with the baseline building. Global warming potential; depletion of the stratospheric ozone; acidification of land and water sources; eutrophication (nitrogen or phosphate); formation of tropospheric ozone; and depletion of nonrenewable energy resources. [3]	Would require a whole bulding life-cycle assesment. Potentially costly.

FIGURE 2-A

Qualify			Phase	Title, [Available Points]	Team / Comments
Yes	?	No			
1	1		Const.	MRc2 Environmental Product Declarations [1-2]	Specifications, Contractor
				Achieve one or more of the options below, for a maximum of 2 points. One point per Option. Option 1. Environmental Product Declaration (EPD). Use at least 20 different permanently installed products sourced from at least five different manufacturers that meet one of three disclosure criteria. (1) Products with a publicly available, critically reviewed life-cycle assessment conforming to ISO 14044 that have at least a cradle to gate scope are valued as one quarter (1/4) of a product for the purposes of credit calculation. (2) Environmental Product Declarations which conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930 and have at least a cradle to gate scope: Industry-wide (generic) EPD -- Products with third-party certification (Type III), including external verification, in which the manufacturer is explicitly recognized as a participant by the program operator are valued as one half (1/2) of a product for purposes of credit calculation. Product-specific Type III EPD -- Products with third-party certification (Type III), including external verification in which the manufacturer is explicitly recognized as the participant by the program operator are valued as one whole product for purposes of credit achievement calculation. (3) USGBC approved program – Products that comply with other USGBC approved environmental product declaration frameworks. Option 2. Multi-Attribute Optimization. Use products that comply with one of the criteria below for 50%, by cost, of the total value of permanently installed products in the project. (1) Third party certified products that demonstrate impact reduction below industry average in at least three of the following categories are valued at 100% of their cost for credit achievement calculations: global warming potential; depletion of the stratospheric ozone layer; acidification of land and water sources; eutrophication (nitrogen or phosphate); formation of tropospheric ozone; and depletion of nonrenewable energy resources. (2) USGBC approved program – Products that comply with other USGBC approved environmental product declaration frameworks. Products sourced (extracted, manufactured, purchased) within 100 miles of the project site are valued at 200% of their base contributing cost. Structure and enclosure materials may not constitute more than 30% of the value of compliant building products.	Include requirements for the submission of EPDs in specifications.
	2		Const.	MRc3 Sourcing of Raw Materials [1-2]	Specifications, Contractor
				Achieve one or more of the options below, for a maximum of 2 points. One point per Option. Option 1. Raw Material Source and Extraction Reporting. Use at least 20 different permanently installed products from at least five different manufacturers that have publicly released a report from their raw material suppliers which include raw material supplier extraction locations, a commitment to long-term ecologically responsible land use, a commitment to reducing environmental harms from extraction and/or manufacturing processes, and a commitment to meeting applicable standards or programs voluntarily that address responsible sourcing criteria. Products sourced from manufacturers with self-declared reports are valued as one half (1/2) of a product for credit achievement. Third-party verified corporate sustainability reports (CSR) which include environmental impacts of extraction operations and activities associated with the manufacturer's product and the product's supply chain, are valued as one whole product for credit achievement calculation. Option 2. Leadership Extraction Practices. Use products that meet at least one of the responsible extraction criteria for at least 25%, by cost, of the total value of permanently installed building products in the project: Extended producer responsibility; Bio-based materials; Certified Wood products; Materials reuse; Recycled content; USGBC approved program. For credit achievement calculation, products sourced (extracted, manufactured and purchased) within 100 miles (160 km) of the project site are valued at 200% of their base contributing cost. Structure and enclosure materials may not constitute more than 30% of the value of compliant building products.	Documentation is time intensive and costly. Was previously worth more points. While this may not add much to construciton costs, it will require documentation by subcontractors, contractors, and LEED consultant/ architect, as well as specifications language.

FIGURE 2-A

Qualify			Phase	Title, [Available Points]	Team / Comments
Yes	?	No			
1	1		Const.	MRc4 Material Ingredients [1-2]	Specifications, Contractor
				Achieve one or more of the options below, for a maximum of 2 points. One point per Option. Option 1. Material Ingredient Reporting. Use at least 20 different permanently installed products from at least five different manufacturers that use any of the following programs to demonstrate the chemical inventory of the product to at least 0.1% (1000 ppm). Manufacturer Inventory. The manufacturer has published complete content inventory for the product; Health Product Declaration. The end use product has a published, complete Health Product Declaration with full disclosure of known hazards in compliance with the Health Product Declaration open Standard; Cradle to Cradle. The end use product has been certified at the Cradle to Cradle v2 Basic level or Cradle to Cradle v3 Bronze level; USGBC approved program. Option 2: Material Ingredient Optimization. Use products that document their material ingredient optimization for at least 25%, by cost, of the total value of permanently installed products in the project using one of these paths: GreenScreen v1.2 with no Benchmark 1 hazards; Cradle to Cradle Certified; USGBC approved program. Option 3: Product Manufacturer Supply Chain Optimization Use building products for at least 25%, by cost, of the total value of permanently installed products in the project that are sourced from product manufacturers who engage in validated and robust safety, health, hazard, and risk programs which at a minimum document at least 99% (by weight) of the ingredients used to make the building product or building material, and are sourced from product manufacturers with independent third party verification of their supply chain that verifies processes are in place to identify, document and communicate information about safety, health, and hazards of chemicals within the products throughout the supply chain. For credit achievement calculation of options 2 and 3, products sourced (extracted, manufactured, purchased) within 100 miles of the project site are valued at 200% of their base contributing cost. For credit achievement calculation, the value of individual products compliant with either option 2 or 3 can be combined to reach the 25% threshold but products compliant with both option 2 and 3 may only be counted once. Structure and enclosure materials may not constitute more than 30% of the value of compliant building products.	Option 1 should be attainable. This is a new approach to LEED materials optimization, and the contractor will need to play an active role in sourcing the "20 products from 5 manufacturers" to obtain this point. Specs should identify material categories where documentation is available and require documentation of compliance as part of product submittals.
2			Const.	MRc5 Construction and Demolition Waste Management [1-2]	Specifications, Contractor
				Option 1. Diversion Path 1. Divert at least 50% of the total construction and demolition material; diverted materials must include at least three material streams. [1] Path 2. Divert at least 75% of the total construction and demolition material; diverted materials must include at least four material streams. [2] Option 2. Reduction of Total Waste Material Do not generate more than 2.5 pounds of construction waste per square foot of the building's floor area. [2]	Specify CDWM requirements. Require strategies for reduction and tracking of total waste material while leaving option for credit compliance open to contractor discretion. Contractor to develop, submit, implement and track CDWM plan.

10	6	0	Indoor Environmental Quality (EQ) — 16 Points Possible

Y		Prereq 1	EQp1 Minimum IAQ Performance	Mechanical
			For mechanically ventilated spaces (and for mixed-mode systems when the mechanical ventilation is activated), meet the minimum requirements of ASHRAE Standard 62.1–2010, Sections 4–7, Ventilation for Acceptable Indoor Air Quality (with errata), or a local equivalent, whichever is more stringent. For naturally ventilated spaces (and for mixed-mode systems when the mechanical ventilation is inactivated), determine the minimum outdoor air opening and space configuration requirements using the natural ventilation procedure from ASHRAE Standard 62.1–2010 or a local equivalent, whichever is more stringent. Confirm that natural ventilation is an effective strategy for the project by following the flow diagram in the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual AM10, March 2005, Natural Ventilation in Nondomestic Buildings, Figure 2.8, and meet the requirements of ASHRAE Standard 62.1–2010, Section 4, or a local equivalent, whichever is more stringent.	Verify and document compliance.

FIGURE 2-A

Qualify			Phase	Title, [Available Points]	Team / Comments
Yes	?	No			
Y			Prereq 2	EQp2 Environmental Tobacco Smoke Control	Owner
				Prohibit smoking inside the building. Prohibit smoking outside the building except in designated smoking areas located at least 25 feet from all entries, outdoor air intakes, and operable windows. Also prohibit smoking outside the property line in spaces used for business purposes. Signage must be posted within 10 feetof all building entrances indicating the no-smoking policy.	Provide compliant property smoking policy.
1	1		Design	EQc1 Enhanced Indoor Air Quality Strategies [1-2]	Mechanical, Architect
				Achieve one or more of the options below, for a maximum of 2 points. One point per Option. Option 1. Enhanced IAQ Strategies Mechanically ventilated spaces to have entryway systems, interior cross-contamination prevention, and filtration. Naturally ventilated spaces to have entryway systems and natural ventilation design calculations. Mixed-mode systems to have entryway systems, interior cross-contamination prevention, filtration, natural ventilation design calculations, and mixed-mode design calculations Option 2. Additional Enhanced IAQ Strategies Mechanically ventilated spaces (select one): exterior contamination prevention; increased ventilation; carbon dioxide monitoring; or additional source control and monitoring. Naturally ventilated spaces (select one): exterior contamination prevention; additional source control and monitoring; or natural ventilation room by room calculations. Mixed-mode systems (select one): exterior contamination prevention; increased ventilation; additional source control and monitoring; or natural ventilation room-by-room calculations.	Assess options and strategies to confirm number of points to target.
2	1		Const.	EQc2 Low-Emitting Materials [1-3]	Architect, Interiors, Contractor
				Option 1. Product Category Calculations. Achieve the threshold level of compliance with emissions and content standards for the number of product categories listed in credit Table 2. Option 2. Budget Calculation Method. If some products in a category do not meet the criteria, project teams may use the budget calculation method (Table 3).	Select and specify products during design development to meet credit criteria. There are 6 categories: Interior Paints & Coatings, Interior Adhesives and Sealants, Flooring, Composite Wood, Ceilings, walls and acoustic & thermal insulation, and Furniture. Compliance in 2 categories= 1 point; 4 categories= 2 points; 5 categories=3points
1			Const.	EQc3 Construction Indoor Air Quality Management Plan [1]	Specifications, Contractor
				Develop and implement an indoor air quality (IAQ) management plan for the construction and preoccupancy phases of the building.	Specify requirement for creation and implementation of compliant construction indoor air quality management plan.
	2		Const.	EQc4 Indoor Air Quality Assessment [1-2]	Owner, Contractor
				Option 1. Flush-Out [1] Path 1. Before Occupancy. Install new filtration media and supply a total air volume of 14,000 cubic feet of outdoor air per gross square foot while maintaining temperature and humidity prior to occupancy. Path 2. During Occupancy. Install new filtration media and supply a total air volume of 3,500 cubic feet of outdoor air per gross square foot while maintaining temperature and humidity prior to occupancy. Continue flushout at 0.3 CFM until total of 14,000 cubic feet per square foot have been delivered. Option 2. Air Testing [2] After construction ends and before occupancy, but under ventilation conditions typical for occupancy, conduct baseline IAQ testing for all occupied spaces.	Determine whether air testing between construction and occupancy is desirable for confirmation of air quality and attainment of second LEED point.
1			Design	EQc5 Thermal Comfort [1]	Mechanical
				Option 1. ASHRAE Standard 55-2010. Design heating, ventilating, and air-conditioning (HVAC) systems and the building envelope to meet the requirements of ASHRAE Standard 55–2010, Thermal Comfort Conditions for Human Occupancy with errata or a local equivalent. Option 2. ISO and CEN Standards. Design HVAC systems and the building envelope to meet the requirements of the applicable standard.	Confirm design will be able to meet ASHRAE 55-2010.

FIGURE 2-A

Qualify			Phase	Title, [Available Points]	Team / Comments
Yes	?	No			
1	1		Design	EQc6 Interior Lighting [1-2]	Electrical, Owner
				Select one or both of the following two options. Option 1. Lighting Control. For at least 90% of individual occupant spaces, provide individual lighting controls that enable occupants to adjust the lighting to suit their individual tasks and preferences, with at least three lighting levels or scenes (on, off, midlevel). For all shared multioccupant spaces have in place multizone control systems ith at least three lighting levels, lighting for any presentation or projection wall must be separately controlled, Switches or manual controls must be located in the same space as the controlled luminaires. Option 2. Lighting Quality. Choose four of the following strategies: low glare fixtures; high CRI; long life light sources; less than 25% direct-only lighting; light/high reflectance interior finishes; light/high reflectance furnishings; proportionate wall/work plane illuminance; proportionate ceiling/work plane illuminance. [Other requirements for Retail.]	Pursue Option 2 and select the four or more strategies that will be employed on the project. Review whether Option 1 will be achievable on the project.
3			Design	EQc7 Daylight [1-3]	Architect, Interiors
				Option 1. Simulation: Spatial Daylight Autonomy and Annual Sunlight Exposure. Demonstrate through annual computer simulations that spatial daylight autonomy 300/50% is achieved for 55% [2] or 75% [3] of regularly occupied floor area is achieved. And, demonstrate through annual computer simulations that annual sunlight exposure 1000,250 of no more than 10% is achieved. Option 2. Simulation: Illuminance Calculations. Demonstrate through computer modeling that illuminance levels will be between 300 lux and 3,000 lux for 9 a.m. and 3 p.m., both on a clear-sky day at the equinox, for 75% [1] or 90% [2] of regularly occupied floor area. Option 3. Measurement. Achieve illuminance levels between 300 lux and 3,000 lux for 75% [2] or 90% [3] of regularly occupied floor area as measured on two dates in year following completion.	Indicate whether daylight simulation will be able to show credit achievement and/or whether team should plan on field measurement following completion.
1			Design	EQc8 Quality Views [1]	Architect, Interiors
				Achieve a direct line of sight to the outdoors via vision glazing, not obstructed by patterns or tints that distort color balance, for 75% of all regularly occupied floor area. Additionally, provide at least two of the following four kinds of views: multiple lines of sight to vision glazing in different directions at least 90 degrees apart; views that include at least two of the following: (1) flora, fauna, or sky; (2) movement; and (3) objects at least 25 feet from the exterior of the glazing; unobstructed views located within the distance of three times the head height of the vision glazing; and views with a view factor of 3 or greater, as defined in “Windows and Offices; A Study of Office Worker Performance and the Indoor Environment.”	Provide design concept indicating all regularly occupied spaces, concepts for lcoations of permanent interior obstructions. Provide building sections through all exterior glazing and skylight conditions.
	1		Design	EQc9 Acoustic Performance [1]	Architect, Interiors, Mechanical
				For all occupied spaces, meet the requirements for HVAC background noise, sound isolation, reverberation time, and sound reinforcement and masking. Achieve maximum background noise levels from heating, ventilating, and air conditioning (HVAC) systems per 2011 ASHRAE Handbook, HVAC Applications, Chapter 48, Table 1; AHRI Standard 885-2008, Table 15; or a local equivalent. Calculate or measure sound levels. Meet the composite sound transmission class (STCC) ratings listed in credit Table, or local building code, whichever is more stringent. Meet the reverberation time requirements in credit Table. For all large conference rooms and auditoriums seating more than 50 persons, evaluate whether sound reinforcement and AV playback capabilities are needed. For projects that use masking systems, the design levels must not exceed 48 dBA. Ensure that loudspeaker coverage provides uniformity of +/–2 dBA and that speech spectra are effectively masked.	Review credit requirements and confirm readiness to meet credit going forward.

FIGURE 2-A

Qualify			Phase		Title, [Available Points]	Team / Comments
Yes	?	No				
5	0	0			**Innovation**	6 Points Possible
1					Innovation in Design or Pilot Credit or Exemplary Performance	Full Team
					Possible Exemplary Performance Credits: Protect or Restore Habitat; Rainwater Management; Optimize Energy Performance; Renewable Energy Production; Building Life-Cycle Impact Reduction; Environmental Product Declarations; Sourcing of Raw Materials; BPDO-Material Ingredients; Construction and Demolition Waste Management; Enhanced Air Quality Strategies; Low-Emitting Materials; Quality Views	Plan a team meeting during concept or schematic design to discuss the options available for Exemplary Performance, Innovation and Pilot Credits. Select no more than ten for further analysis and consideration to be narrowed to 6 by the end of construction documents and 5 for submission.
1					Innovation in Design or Exemplary Performance	
					Possible Innovation Credits: Sustainable Purchasing Policy; Green Building Education; Solid Waste Management Policy; Building Exterior and Hardscape Management Plan; Green Cleaning (3 options); IPM, Erosion Control, and Landscape Management Plan	Achieve 95% diversion of construction waste.
1					Innovation in Design or Pilot Credit	
					Possible Pilot Credits: Ergonomics Strategy; Bird Collision Deterence; Clean Construction; Exterior Noise Control; Design for Active Occupants; Environmentally Preferable Interior Finishes and Furnishings; Local Food Production; Verified Construction & Demolition Recycling Rate s; LEED O+M Starter: Green Cleaning Policy and IPM Plan, Purchasing Waste and Renovation Policies, Site Management Policy, and/or Systems O+M Plan; Social Equity Within the Supply Chain; Social Equity Within the Project Team	
1					Innovation in Design or Pilot Credit	Potentially provide tenant fitup design guidelines (a core and shell credit)
					See above	
					Pilot Credit	
					See above	
1					LEED® Accredited Professional	Architect
						Achieved, complete form.
3	2	1			**Regional Priority**	4 Points Possible
					Earn up to 4 points out of six possible priority points based on achieved credits above.	Regional credits list is at http://www.usgbc.org/rpc; this list is for our downtown Burlington site.
1					Renewable Energy Production (EAc5)	
1					Surrounding Density and Diverse Uses (LTc4)	
1					Bicycle Facilities (LTc6)	
	1				Sourcing of Raw Materials (MRc3)	
		1			Protect or Restore Habitat (SSc2)	
	1				Rainwater Management (SSc4)	
Yes	?	No				
60	39	12			**Project Totals** (pre-certification estimates)	100 of 110 Points Possible*

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

* Innovation and Regional Priority are excluded from the base of 100 possible points.

FIGURE 2-A

FIGURE 2-B

Jesse Robbins

From: LEED Info <leedinfo@usgbc.org>
Sent: Thursday, December 08, 2016 4:17 PM
To: Jesse Robbins
Subject: Thank you for your LEED Project Registration

U.S. GREEN BUILDING COUNCIL

Dear Jesse Robbins,

Your LEED project has been successfully registered in LEED Online.

Project ID	: 1000097092
Project Title	: Burlington City Center
Project Rating System	: LEED v4 BD+C: NC
Registration Type	: Individual Project
Registration Date	: 12/08/2016
Project Location	: Burlington,VT,US,05401

You may now log into LEED Online to manage your project and begin the application process.The first time you log in, you will be presented with a set of 'Getting Started' information that will help you kick off the certification process. Further technical LEED assistance is available through the following resources:

- The help section of LEED Online
- LEED Resources & Tools : https://new.usgbc.org/leed/certification
- LEED Reference Guides : https://new.usgbc.org/store/reference-guides
- Subscribe to LEED Update, a quarterly e-newsletter from USGBC and GBCI : https://new.usgbc.org/legacy/account/subscriptions
- LEEDuser, a third-party resource that offers a variety of supplemental LEED advice: http://www.leeduser.com

If you find an error within the LEED Online system, including any of the forms, please report it using of the feedback button, located in the menu bar. If you have questions

Well Designed & visually pleasing

LEED ONLINE

Jesse Robbins

Project Registration

Details	Agreement	Payment	Receipt

Thank you!

Your payment has been received and your receipt has been sent to **jrobbins@fffinc.com**.

Order summary

ORDER #	0012045856	
AMOUNT	$ 1,200.00	
TITLE	Burlington City Center	
ID	1000097092	

PRINT ORDER

DONE

Notes

Upon receipt, please allow 2-3 business days for processing.

A copy of the invoice must be included with payment.

To avoid delays in processing, please write the invoice number on the check.

Projects may NOT submit for review until the check processing for the registration payment is complete.

FIGURE 2-B

FIGURE 4-A

BRICK-FACED PANEL

Manufacturer: Saramac

Website: http://www.saramac.com/en/documents/newfor2009/index.html

Image:

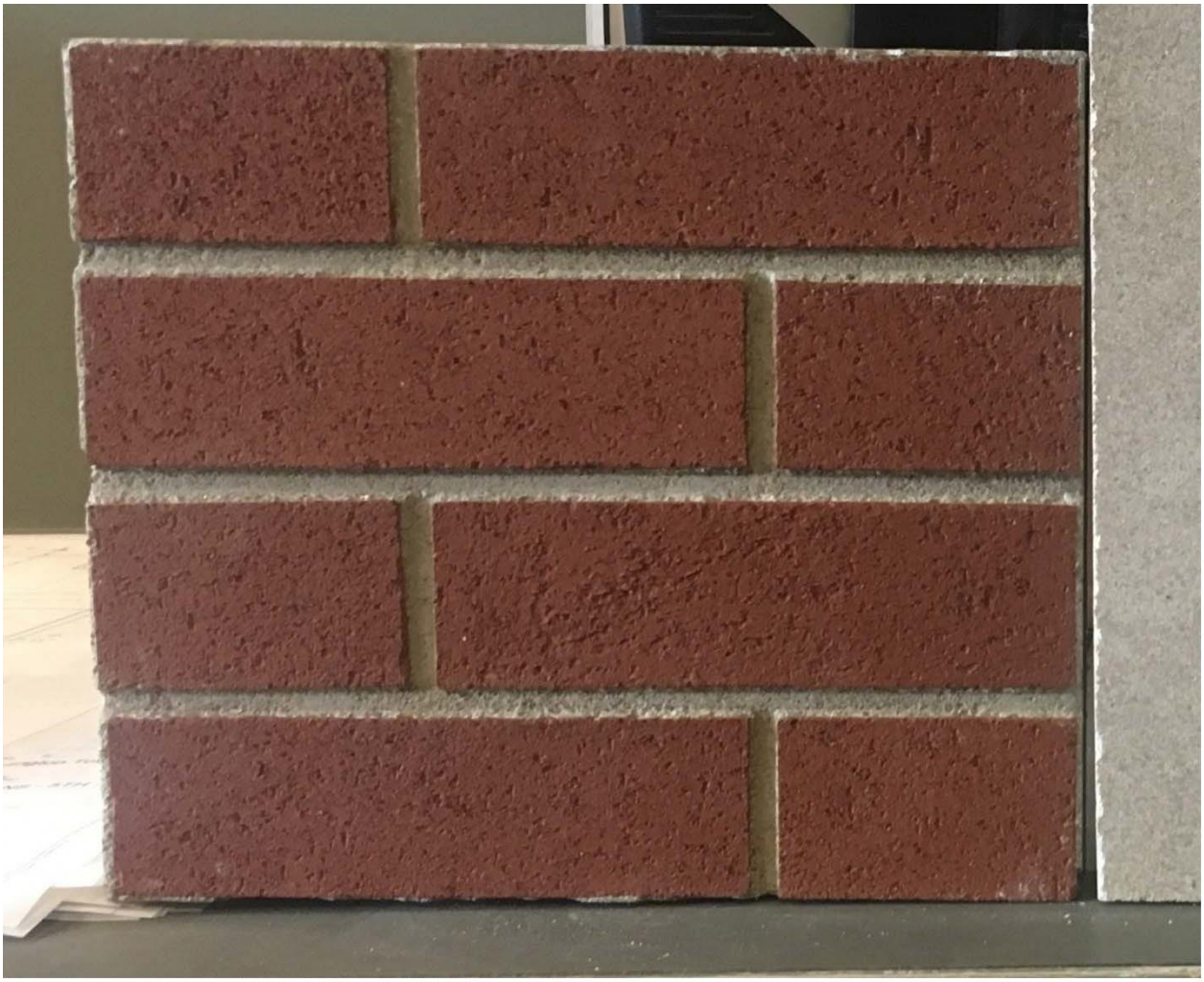


FIGURE 4-B

LIMESTONE FINISHED PANEL

Manufacturer: Saramac

Website: http://www.saramac.com/en/documents/newfor2009/index.html

Image:

FIGURE 4-C

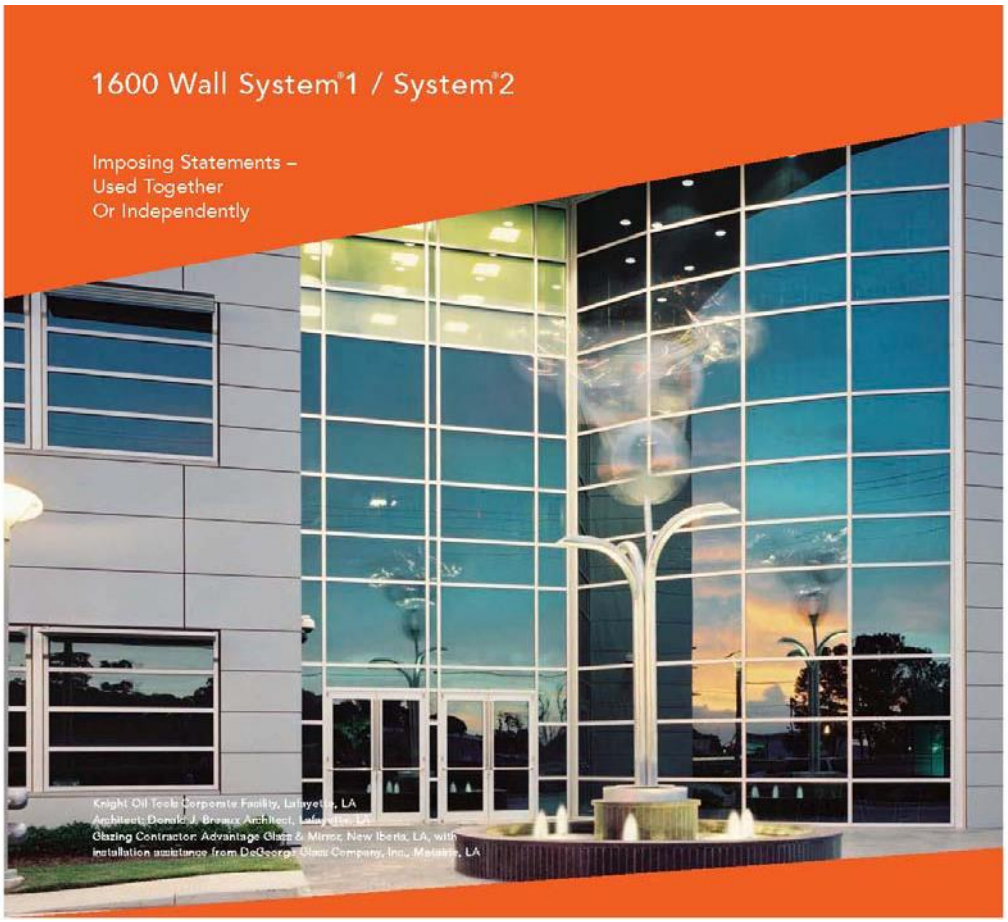
ALUMINUM STOREFRONT AND ENTRANCE DOORS

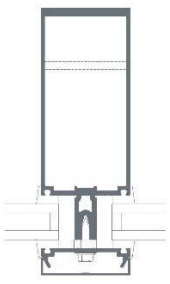
Manufacturer: Kawneer 1600

Website:

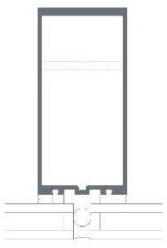
http://www.kawneer.com/kawneer/north_america/en/product.asp?cat_id=1992&prod_id=1801&desc=hurricane-resistant-curved-curtain-wall-systems

Image:





1600 Wall System®1



1600 Wall System®2

FIGURE 4-C-2

RETAIL GLASS

Manufacturer: PPG Starphire Ultra-Clear Glass ½" thickness

Website: http://www.ppgideascapes.com/getmedia/798287cc-3f49-46b8-b328-9fac88a41a7c/17054_PGAG-Starphire-Vision-(7073).pdf.aspx

This product at ½" thickness will provide 90% VLT and 8% VLR, exceeding zoning ordinance requirements.

Image:

PPG Monolithic Glass Comparisons

Table of Performance Values[1]

Glass Thickness		Transmittance[2]			Reflectance[2]		(BTU/hr•ft²°F) NFRC U-Value[4]		U-Value[5] EN 673 (W/m²°K)	Shading Coefficient[6]	Solar Heat Gain Coefficient[7]	Light to Solar Gain (LSG)[8]
Inches	mm	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night time	Summer Day time				
Uncoated *STARPHIRE*® Glass												
1/8	3	89	91	90	8	8	1.04	0.94	5.8	1.04	0.91	1.00
5/32	4	88	91	90	8	8	1.04	0.94	5.8	1.04	0.91	1.00
3/16	5	88	91	90	8	8	1.03	0.93	5.8	1.04	0.90	1.01
1/4	6	87	91	89	8	8	1.02	0.93	5.8	1.03	0.90	1.01
5/16	8	86	91	88	8	8	1.01	0.92	5.7	1.02	0.89	1.02
3/8	10	85	91	87	8	8	1.00	0.91	5.6	1.02	0.89	1.02
1/2	12	83	90	86	8	8	0.98	0.89	5.5	1.01	0.88	1.02
5/8	16	81	90	84	8	7	0.97	0.88	5.4	1.00	0.87	1.03
3/4	19	80	90	83	8	7	0.95	0.86	5.3	0.99	0.86	1.05
1	25	77	89	80	8	7	0.92	0.84	5.2	0.97	0.84	1.06

Ultra-Clear Glass

Ordinary glass is green with envy.

Vision Glazings

Starphire® Ultra-Clear Glass by PPG provides commercial designers with a new and unprecedented option for all their vision glass applications. For entire building facades or retail showroom windows, to maximize light transmission and bring an uncommon brightness and clarity to the interior, no commercially available glazing product comes close to the pristine personality of **Starphire** glass.

Starphire vision glass is clearly remarkable:

- Maximum transparency – 5% higher Visible Light Transmittance than ordinary clear glass (in a 1-inch IG unit)
- High fidelity color transmission – undistorted view of exterior
- New level of visual brightness and clarity
- Jewel-like brilliance and character
- Easily fabricated to required specifications

For vision glazings in which enhanced energy performance is required, **Starphire** glass can be combined with solar control, low-e coatings to satisfy energy requirements while maintaining the unique ultra-clear visual character of **Starphire** glass.

Starphire glass is available in thicknesses from 2.5 mm to 19 mm and is stocked regionally to assure consistent supply reliability. For **Starphire** glass samples or a list of distributors, contact our Solutions Hotline at 1-888-PPG-IDEA, or visit www.ppgstarphire.com.

All PPG architectural glass is **Cradle to Cradle Certified.**℠

PPG IdeaScapes.® Integrated products, people and services to inspire your design and color vision.

Tokyo Kasai Rinkai Park View Visitors Center
Chiba Prefecture, Japan
(Complete project details on our web site)

The ultra-clear character of **Starphire** glass is exemplified in this Tokyo visitor center project. The difference between the unglazed lower-level breezeway and the **Starphire**-glazed areas is nearly imperceptible. Contrast that to the green appearance of the glass hand rails which are glazed with conventional clear glass.

Alcoa Corporate Center
Pittsburgh, PA
(Complete project details on our web site)

Starphire glass was the choice of both owner and architect to bring the brightness and color fidelity of the outdoors into this magnificent new structure. For energy efficiency, **Starphire** glass is combined with a solar control, low-e coating to clad the entire exterior facade.

Printed in U.S.A.
7073 07/13 5M

CERTIFIED cradle to cradle SILVER

PPG IdeaScapes® Glass • Coatings • Paint

FIGURE 4-C-2

PPG Monolithic Glass Comparisons

Table of Performance Values[*1]													
Glass Thickness		Transmittance[2]			Reflectance[2]		(BTU/hr•ft²˚F) NFRC U-Value[4]		U-Value[5] EN 673 (W/m²*K)	Shading Coefficient[6]	Solar Heat Gain Coefficient[7]	Light to Solar Gain (LSG)[8]
Inches	mm	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night time	Summer Day time				
Uncoated												
®												
1/8	3	89	91	90	8	8	1.04	0.94	5.8	1.04	0.91	1.00
5/32	4	88	91	90	8	8	1.04	0.94	5.8	1.04	0.91	1.00
3/16	5	88	91	90	8	8	1.03	0.93	5.8	1.04	0.90	1.01
1/4	6	87	91	89	8	8	1.02	0.93	5.8	1.03	0.90	1.01
5/16	8	86	91	88	8	8	1.01	0.92	5.7	1.02	0.89	1.02
3/8	10	85	91	87	8	8	1.00	0.91	5.6	1.02	0.89	1.02
1/2	12	83	90	86	8	8	0.98	0.89	5.5	1.01	0.88	1.02
5/8	16	81	90	84	8	7	0.97	0.88	5.4	1.00	0.87	1.03
3/4	19	80	90	83	8	7	0.95	0.86	5.3	0.99	0.86	1.05
1	25	77	89	80	8	7	0.92	0.84	5.2	0.97	0.84	1.06
1/8	3	73	90	83	9	8	1.04	0.94	5.8	0.98	0.86	1.05
5/32	4	71	90	81	9	7	1.04	0.94	5.8	0.97	0.84	1.07
3/16	5	69	89	79	9	7	1.03	0.93	5.8	0.96	0.83	1.07
1/4	6	66	89	77	8	7	1.02	0.93	5.8	0.94	0.82	1.09
5/16	8	61	87	72	8	7	1.01	0.92	5.7	0.90	0.79	1.10
3/8	10	58	87	69	8	7	1.00	0.91	5.6	0.88	0.77	1.13
1/2	12	53	85	63	8	6	0.98	0.89	5.5	0.84	0.73	1.16
5/8	16	49	84	59	8	6	0.97	0.88	5.4	0.80	0.70	1.20
3/4	19	45	83	55	8	6	0.95	0.86	5.3	0.77	0.67	1.24
1	25	40	80	48	8	6	0.92	0.84	5.2	0.72	0.63	1.27
®												
1/4	6	44	64	64	6	6	1.02	0.93	5.8	0.84	0.73	0.88
®												
1/8	3	43	83	60	8	6	1.04	0.94	5.8	0.81	0.70	1.19
5/32	4	39	81	56	8	6	1.04	0.94	5.8	0.78	0.68	1.19
3/16	5	35	79	52	8	6	1.03	0.93	5.8	0.75	0.65	1.22
1/4	6	31	77	47	8	6	1.02	0.93	5.8	0.71	0.62	1.24
®												
1/4	6	16	67	34	7	5	1.02	0.93	5.8	0.61	0.53	1.26
®												
5/32	4	50	75	40	7	5	1.04	0.94	5.8	0.66	0.57	1.32
3/16	5	46	72	36	7	5	1.03	0.93	5.8	0.62	0.54	1.33
1/4	6	42	68	32	7	5	1.02	0.93	5.8	0.59	0.52	1.31
5/16	8	35	61	26	6	5	1.01	0.92	5.7	0.55	0.48	1.27
3/8	10	31	57	23	6	5	1.00	0.91	5.6	0.53	0.46	1.24
®												
1/4	6	15	42	27	5	5	1.02	0.93	5.8	0.56	0.49	0.86
®												
1/4	6	31	56	47	6	5	1.02	0.93	5.8	0.71	0.61	0.92
®												
1/8	3	39	67	64	7	6	1.04	0.94	5.8	0.84	0.73	0.92
5/32	4	35	63	60	7	6	1.04	0.94	5.8	0.81	0.70	0.90
3/16	5	30	58	55	6	6	1.03	0.93	5.8	0.77	0.67	0.87
1/4	6	25	53	50	6	6	1.02	0.93	5.8	0.73	0.63	0.84
5/16	8	18	43	39	6	5	1.01	0.92	5.7	0.65	0.57	0.75
3/8	10	14	37	34	5	5	1.00	0.91	5.6	0.61	0.53	0.70
1/2	12	9	27	24	5	5	0.98	0.89	5.5	0.54	0.47	0.57
®												
1/4	6	33	63	51	6	6	1.02	0.93	5.2	0.74	0.64	0.98
®												
1/8	3	37	60	58	6	6	1.04	0.94	5.8	0.79	0.69	0.87
5/32	4	33	56	53	6	6	1.04	0.94	5.8	0.75	0.66	0.85
3/16	5	29	50	48	6	5	1.03	0.93	5.8	0.71	0.62	0.81
1/4	6	24	44	42	6	5	1.02	0.93	5.8	0.67	0.58	0.76
5/16	8	17	33	31	5	5	1.01	0.92	5.7	0.59	0.51	0.65
3/8	10	13	28	26	5	5	1.00	0.91	5.6	0.55	0.48	0.58
1/2	12	8	18	17	5	5	0.98	0.89	5.5	0.49	0.42	0.43
1/8	3	8	24	22	5	4	1.04	0.94	5.8	0.51	0.45	0.53
5/32	4	5	18	17	4	4	1.04	0.94	5.8	0.48	0.41	0.44
3/16	5	3	13	12	4	4	1.03	0.93	5.8	0.44	0.39	0.33
1/4	6	2	9	8	4	4	1.02	0.93	5.8	0.41	0.36	0.25

One-inch insulating glass data and comparisons can be found at www.ppgideascapes.com or by calling PPG at 1-888-774-4332.

For data on: *Solargreen*® Glass — see *Atlantica*® Glass
Solex® Glass — see *Solexia*® Glass
Azurlite® Glass — see *Azuria*® Glass

FIGURE 4-C-2

Table of Performance Values[*1]

Glass Thickness		Transmittance[2]			Reflectance[2]		(BTU/hr•ft²°F) NFRC U-Value[4]		U-Value[5] EN 673 (W/m²*K)	Shading Coefficient[6]	Solar Heat Gain Coefficient[7]	Light to Solar Gain (LSG)[8]
Inches	mm	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night time	Summer Day time				
Coated												
®	®											
1/4	6	35	52	25	19	10	1.02	0.92	5.8	0.52	0.46	1.13
5/16	8	29	46	20	16	9	1.01	0.91	5.7	0.49	0.43	1.07
®	®											
1/4	6	12	32	22	10	7	1.02	0.93	5.8	0.51	0.44	0.73
®	®											
1/4	6	9	30	23	37	30	1.02	0.93	5.8	0.43	0.37	0.81
®	®											
1/4	6	9	30	23	23	12	1.03	0.93	5.8	0.50	0.43	0.70
®	®											
3/16	5	13	27	16	36	30	1.03	0.93	5.8	0.37	0.32	0.84
1/4	6	12	26	13	36	30	1.02	0.93	5.8	0.36	0.31	0.84
®	®											
3/16	5	13	27	16	20	10	1.04	0.94	5.8	0.45	0.39	0.69
1/4	6	12	26	13	19	9	1.03	0.93	5.8	0.44	0.38	0.68
®	®											
1/4	6	4	16	13	36	30	1.02	0.93	5.8	0.35	0.31	0.52
®	®											
1/4	6	4	16	13	10	7	1.02	0.93	5.8	0.44	0.38	0.42
®	®											
1/4	6	9	21	24	36	30	1.02	0.93	5.8	0.44	0.38	0.55
®	®											
1/4	6	9	21	24	14	10	1.02	0.93	5.8	0.51	0.45	0.47
®	®											
1/4	6	7	21	27	36	30	1.02	0.93	5.8	0.46	0.40	0.53
®	®											
1/4	6	7	21	27	13	11	1.03	0.93	5.8	0.53	0.47	0.45
®	®											
1/4	6	7	17	23	36	30	1.02	0.93	5.8	0.43	0.37	0.46
®	®											
1/4	6	7	17	23	11	9	1.03	0.93	5.8	0.51	0.44	0.39

1. **Data is based on center of glass performance of representative factory production samples. Actual values may vary due to the production process and manufacturing tolerances. All tabulated data is based on NFRC methodology using the LBNL Window 6.3 software. Variations from previously published data are due to minor changes in the LBNL Window 6.3 software versus Version 5.2.**
2. **Transmittance and Reflectance** values based on spectrophotometric measurements and energy distribution of solar radiation.
3. **U-value** is the overall coefficient of heat transmittance or heat flow measured in BTU/hr. • ft² • °F. Lower U-values indicate better insulating performance.
4. **European U-Value** is the overall coefficient of heat transmittance or heat flow measured in Watts/m² • °C, and is calculated using WinDat WIS version 3.0.1 software.
5. **Shading Coefficient** is the ratio of the total amount of solar energy that passes through a glass relative to 1/8-inch (3.0mm) thick clear glass under the same design conditions. It includes both solar energy transmitted directly plus any absorbed solar energy re-radiated and convected. Lower shading coefficient values indicate better performance in reducing solar heat gain.
6. **Solar Heat Gain Coefficient (SHGC)** represents the solar heat gain through the glass relative to the incident solar radiation. It is equal to 86% of the shading coefficient.
7. **Light to Solar Gain (LSG) ratio** is the ratio of visible light transmittance to solar heat gain coefficient.

Important glass design considerations and comprehensive technical information, including performance, thermal stress and wind load tools for all PPG glasses are available at www.ppgideascapes.com/glasstechnical. Monolithic Glass Data can also be found at www.ppgideascapes.com/glasstechnical or by calling 1-888-PPG-IDEA (1-888-774-4332).

PPG is the first glass manufacturer in the U.S. to have its entire collection of architectural glasses ***Cradle to Cradle Certified***™. To learn what that means for architects seeking to design more sustainable buildings or to earn LEED certification for their projects, visit www.ppgideascapes.com/C2C.

Cradle to Cradle™ is a trademark of MBDC, LLC.

Printed in USA
7083 02/15

IdeaScapes® Glass • Coatings • Paint

FIGURE 4-0

ALUMINUM WINDOWS UPPER FLOORS

Manufacturer: Kawneer FG 501T

Website: http://www.kawneer.com/kawneer/north_america/en/product.asp?prod_id-4495

Image:

FIGURE 4-E

ALUMINUM PANELS

Manufacturer: Kawneer to Match Window System

Website: http://vwvw.kawneer.com/kawneer/north america/en/product.asp?prod id=4495

Image:

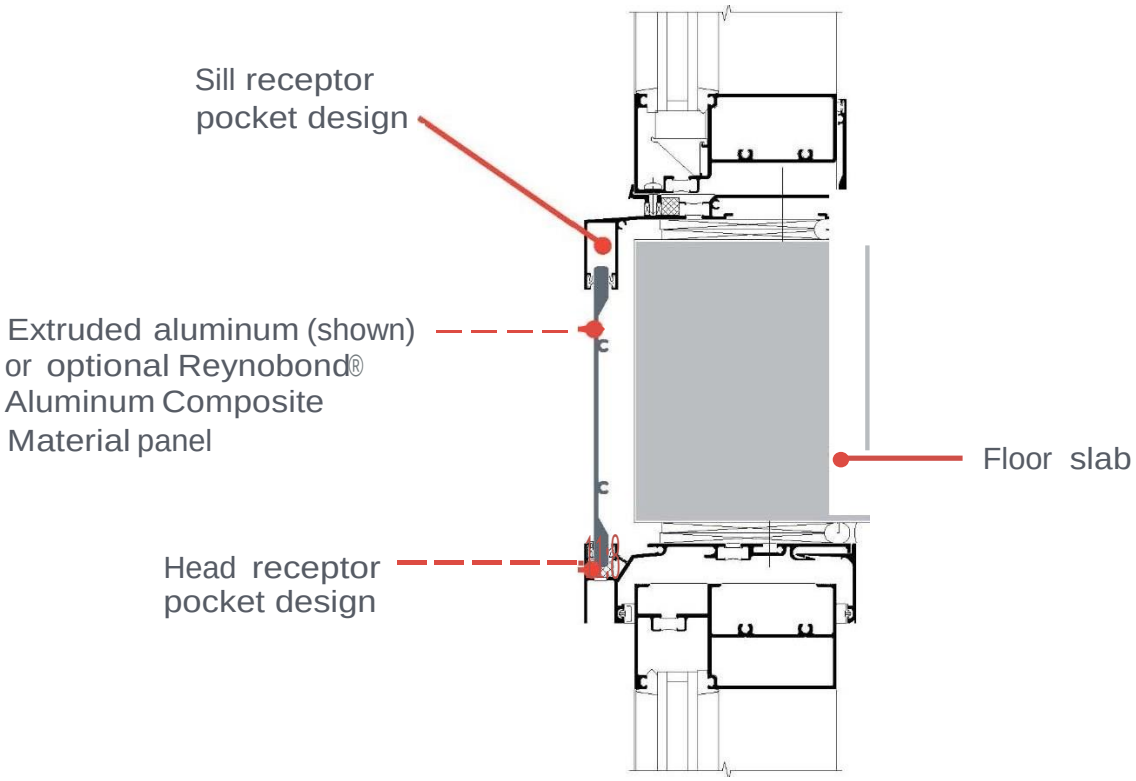


FIGURE 4-F

PAINTED METAL AND STAINLESS STEEL CABLE RAILING

Manufacturer: Wagner

Website: htlp://www.wa qnercompanies.com/products-services/railing-systems-and-components/cable-railing/

Image:

FIGURE 4-G

GLASS AND STEEL CANOPY

Manufacturer: Custom

Image:

Glass and steel canopies and awnings are to be custom. Photo is for reference of similar canopy only. For canopy and awning details, see drawing sheets A-221, A-224, A-227, A-230, and A-233.

FIGURE 4-H

EXTERIOR WALL-MOUNTED LIGHT FIXTURE

Manufacturer: Bega 66 698

Website: http://www.bega-us.com/productdetail.aspx?groupid=126655&itemid=6785&fa milyid=16

Image:

FIGURE 4-H

Wall luminaires with single-sided light output

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Extruded and die cast aluminum. Mounts directly to a BEGA 19537 box (provided). Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Tempered, clear glass, flush to the die casting to prevent water accumulation. Fully gasketed for weather tight operation using a 'U' channel molded silicone rubber gasket.

Electrical: 18W LED luminaire, 20.5 total system watts, -40°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Notes: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

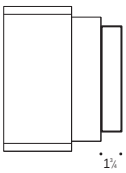
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

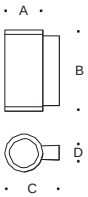
CSA certified to U.S. and Canadian standards for wet locations.
Protection class IP65

Weight: 7.3 lbs

Luminaire Lumens: 803
Tested in accordance with LM-79-08

Mounting options:
79547 Surface-mount wiring box





These luminaires mount over a custom BEGA recessed box. This box can be shipped ahead of the luminaire.

Narrow beam upwards or downwards

	Lamp	b	A	B	C	D	Wiring box*
66698*	18W LED	19.5°	5⅞	11¾	7⅞	1⅝	**19537**

b = Beam angle *Small opening wiring box included.

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

FIGURE 4-1

EXTERIOR CANOPY-MOUNTED LIGHT FIXTURE

Manufacturer: Bega 77 529

Website: http://www.bega-us.com/productdetail.aspx?groupid=179a&itemid=5156&familyid=20

Image:

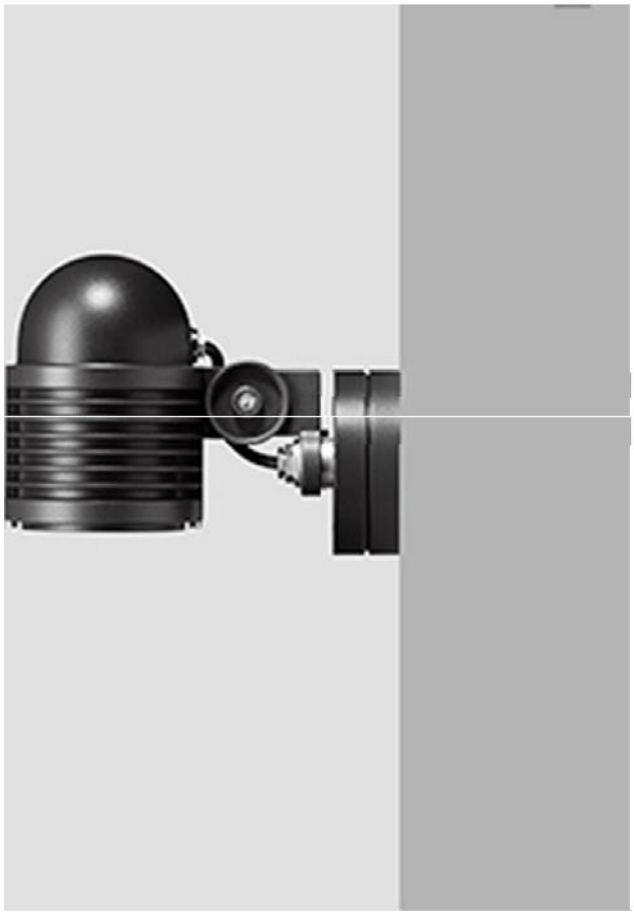


FIGURE 4-J

PRE-CAST CONCRETE ROOF PAVERS AND PEDESTAL SYSTEM

Manufacturer: Hanover

Website: http://www.hanoveroavers.com/index.php/pedestal-pavers

Image:

FIGURE 4-K

POROUS PAVEMENT

Manufacturer: Flexi-Pave

Website: http://kbius.com/kbi-products/kbi-flexi-pave/

Image:

FIGURE 4-L

FLUID-APPLIED MEMBRANE ROOFING

Manufacturer: Kemper 2K-PUR

Website: http://www.kemper-system.com/CA/eng/products/kemperol-2k-pur/

Image:

FIGURE 4-M

GREEN ROOFING SYSTEM

Manufacturer: Kemper 2K-PUR Green Roof

Website: http://www.kemper-system.com/US/eng/applications/green-roofs/

Image:

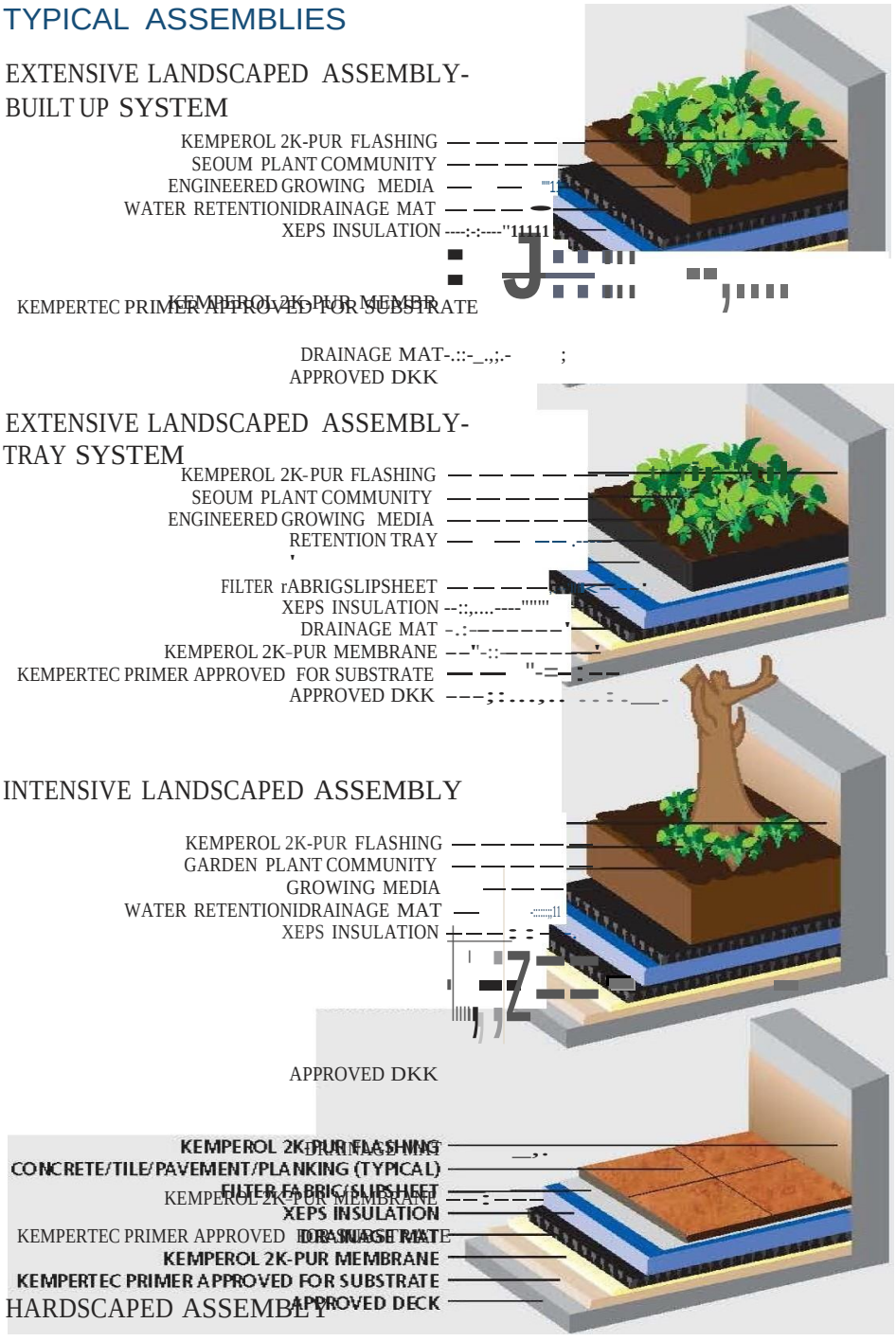


FIGURE 4-N

SOLAR PANELS

Manufacturer: Solar City

Website: http:l/www.solarcity.com/

Image:

FIGURE 4-O

EXTERIOR POLE-MOUNTED LIGHT FIXTURE A

Manufacturer: Lumec – Domus DMS50

Website: http://www.lumec.com/products/luminaires/serie_domus.html?A

Image:

FIGURE 4.0

PHILIPS LUMEC

Urban

Domus

DMS50

The Domus 50 is one of the most versatile luminaires offered by Philips Lumec. This classic shape was one of the first in a line of pioneering Philips Lumec designs. Domus offers a subtly refined design that balances shape, dimension and proportion.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide: Luminaire

Example: DMS50-90W80LED4K-T-ACDR-LE3F-120-DMG-SMB-RCD-PH8-BKTX

Series	LED module		Lamp type	Globe material	Optical system	Voltage	Driver options
DMS50	4000K	3000K	**T**	**ACDR** Acrylic globe	Globe	**120** 120V	**AST**[3] Pre-set, progressive start-up
Domus	**35W32LED4K**	**35W32LED3K**			**LE2A**[6] Type II (ASYM) with globe	**208** 208V	**CLO**[3] Pre-set, manage lumen depreciation
	55W32LED4K	**55W32LED3K**			**LE3A**[6] Type III (ASYM) with globe	**240** 240V	**DALI**[3] Pre-set, compatible with the DALI control system
	55W48LED4K	**55W48LED3K**			**LE4A**[6] Type IV (ASYM) with globe	**277** 277V	**OTL**[3] Pre-set to signal end of life of the lamp
	70W64LED4K	**70W64LED3K**			Sag lens	**347** 347V	**DMG** 0-10V
	72W32LED4K	**72W32LED3K**			**LE2S** Type II (ASYM) Sag glass lens	**480** 480V	**CDMGP**[3] Dimming level set by user
	80W48LED4K	**80W48LED3K**			**LE3S** Type III (ASYM) Sag glass lens		**CDMGE25**[3] 8 hrs. 25% reduction
	90W80LED4K	**90W80LED3K**			**LE4S** Type IV (ASYM) Sag glass lens		**CDMGE50**[3] 8 hrs. 50% reduction
	108W48LED4K	**108W48LED3K**			**LE5S**[1] Type V (SYMM) Sag glass lens		**CDMGE75**[3] 8 hrs. 75% reduction
	110W64LED4K	**110W64LED3K**			Flat lens		**CDMGM25**[3] 6 hrs. 25% reduction
	135W80LED4K	**135W80LED3K**			**LE2F** Type II (ASYM) Flat glass lens		**CDMGM50**[3] 6 hrs. 50% reduction
	145W64LED4K	**145W64LED3K**			**LE3F** Type III (ASYM) Flat glass lens		**CDMGM75**[3] 6 hrs. 75% reduction
	180W80LED4K	**180W80LED3K**			**LE4F** Type IV (ASYM) Flat glass lens		**CDMGS25**[3] 4 hrs. 25% reduction
					LE5F[1] Type V (SYMM) Flat glass lens		**CDMGS50**[3] 4 hrs. 50% reduction
							CDMGS75[3] 4 hrs. 75% reduction

Ordering guide (continued)

Adaptors	Luminaire options	Poles & Brackets	Finish
MA1 1 1/4" NPT threaded hole adaptor	**BO** Bridge and Overpass	Consult Philips.com/ luminaires for details and the complete line of Philips poles and brackets.	**BE2TX** Textured midnight blue
MA2 1 1/2" NPT threaded hole adaptor	**DE1** Decorative deflector		**BE6TX** Textured ocean blue
SMA[7] Decorative retro side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8"	**HS** House side shield		**BE8TX** Textured royal blue
	PH7 Photoelectric cell, bottom type		**BG2TX** Textured Sandstone
SMB Decorative contemporary side-mounted cast-aluminum, accepts tubes from 1 5/8" to 2 3/8"	**PH8**[2,4] Photoelectric cell		**BKTX** Textured black
	PH9[2,4] Shorting cap		**BRTX** Textured bronze **GN4TX**
	PHXL[2,4] Photoelectric cell, extended life		Textured blue green **GN6TX**
	RC[2,5] Receptacle 3 pins		Textured forest green **GN8TX**
	RCD[2,5] Receptacle 5 pins		Textured Dk forest green **GNTX**
	RCD7[2,5] Receptacle 7 pins		Textured green
	SP2 Surge protector		**GR** Gray sandtex
			GY3TX Textured medium grey
			NP Natural aluminum
			RD2TX Textured burgundy
			RD4TX Textured scarlet
			TG Hammertone gold
			WHTX Textured white

Footnotes

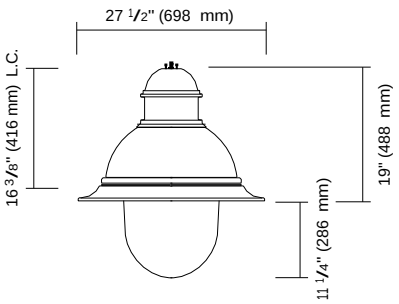
1. Not available with **HS** option.
2. **SMA** or **SMB** adaptors is required for this option.
3. Not available 347-480 volt.
4. Luminaire option **RC**, **RCD** or **RCD7** is required with this options.
5. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
6. Globe Material **ACDR** is required with this optical system.
7. Only 3 pin receptacle **RC** is available with **SMA** adaptor.

DMS50 Domus LED pendant

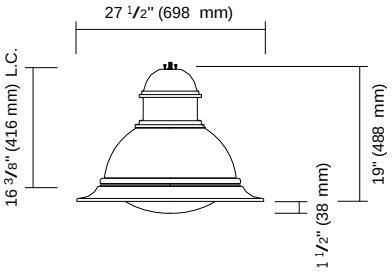
Urban luminaire

Dimensions

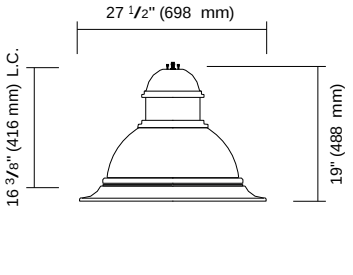
EPA: 1.35 ft² max.
Weight: 42 lbs (19.1kg) max.



DMS50 – A optics
Long drop globe



DMS50 – S optics
Sag lens



DMS50 – F optics
Flat lens

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
35°C	700 mA	>100,000 hours	>60,000 hours	>86%

LED Wattage and Lumen Values: 4000K Domus luminaire

Flat lens

					Type LE2F			Type LE3F			Type LE4F			Type LE5F		
Ordering Code	Total LEDs	LED Current (mA)	Average System Watts[1]	Color Temp.	Delivered Lumens[2]	Efficacy (LPW)	BUG Rating	Delivered Lumens[2]	Efficacy (LPW)	BUG Rating	Delivered Lumens[2]	Efficacy (LPW)	BUG Rating	Delivered Lumens[2]	Efficacy (LPW)	BUG Rating
DMS50-35W32LED4K-T	32	350	37	4000K	4,039	109	B1-U0-G1	3,934	106	B1-U0-G1	3,895	105	B1-U0-G1	3,925	106	B3-U0-G1
DMS50-55W32LED4K-T	32	530	55	4000K	5,808	106	B1-U0-G1	5,657	103	B1-U0-G1	5,602	102	B1-U0-G2	5,644	103	B3-U0-G1
DMS50-72W32LED4K-T	32	700	73	4000K	7,312	101	B2-U0-G1	7,122	98	B1-U0-G2	7,052	97	B1-U0-G2	7,105	98	B3-U0-G2
DMS50-55W48LED4K-T	48	350	54	4000K	6,041	113	B1-U0-G1	5,883	110	B1-U0-G1	5,826	109	B1-U0-G2	5,870	110	B3-U0-G1
DMS50-80W48LED4K-T	48	530	80	4000K	8,641	108	B2-U0-G2	8,417	105	B2-U0-G2	8,335	104	B2-U0-G2	8,398	105	B3-U0-G2
DMS50-108W48LED4K-T	48	700	106	4000K	10,852	103	B2-U0-G2	10,570	100	B2-U0-G2	10,467	99	B2-U0-G2	10,546	100	B4-U0-G2
DMS50-70W64LED4K-T	64	350	69	4000K	7,856	113	B2-U0-G1	7,709	111	B1-U0-G2	7,697	111	B1-U0-G2	7,643	110	B3-U0-G2
DMS50-110W64LED4K-T	64	530	105	4000K	11,261	107	B2-U0-G2	11,050	105	B2-U0-G2	11,034	105	B2-U0-G2	10,955	104	B4-U0-G2
DMS50-145W64LED4K-T	64	700	141	4000K	14,148	101	B3-U0-G2	13,883	99	B2-U0-G2	13,862	99	B2-U0-G2	13,763	98	B4-U0-G2
DMS50-90W80LED4K-T	80	350	86	4000K	9,806	114	B2-U0-G2	9,623	112	B2-U0-G2	9,608	112	B2-U0-G2	9,540	111	B4-U0-G2
DMS50-135W80LED4K-T	80	530	131	4000K	14,008	107	B3-U0-G2	13,745	105	B2-U0-G2	13,724	105	B2-U0-G2	13,626	104	B4-U0-G2
DMS50-180W80LED4K-T	80	700	174	4000K	17,483	100	B3-U0-G2	17,144	98	B3-U0-G2	17,269	99	B3-U0-G3	17,115	98	B4-U0-G2

1. System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

DMS50 Domus LED pendant

Urban luminaire

LED Wattage and Lumen Values: 4000K Domus luminaire (continued)

Sag lens

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts[1]	Color Temp.	Type LE2S Delivered Lumens[2]	Type LE2S Efficacy (LPW)	Type LE2S BUG Rating	Type LE3S Delivered Lumens[2]	Type LE3S Efficacy (LPW)	Type LE3S BUG Rating	Type LE4S Delivered Lumens[2]	Type LE4S Efficacy (LPW)	Type LE4S BUG Rating	Type LE5S Delivered Lumens[2]	Type LE5S Efficacy (LPW)	Type LE5S BUG Rating
DMS50-35W32LED4K-T	32	350	37	4000K	4,064	110	B1-U0-G1	4,005	108	B1-U0-G1	4,005	107	B1-U0-G1	4,005	110	B1-U0-G1
DMS50-55W32LED4K-T	32	530	55	4000K	5,846	106	B1-U0-G1	5,759	105	B1-U0-G1	5,759	104	B1-U0-G1	5,759	106	B1-U0-G1
DMS50-72W32LED4K-T	32	700	73	4000K	7,359	101	B2-U0-G1	7,250	100	B2-U0-G1	7,250	99	B2-U0-G1	7,250	101	B2-U0-G1
DMS50-55W48LED4K-T	48	350	54	4000K	6,079	113	B1-U0-G1	5,990	112	B1-U0-G1	5,990	111	B1-U0-G1	5,990	114	B1-U0-G1
DMS50-80W48LED4K-T	48	530	80	4000K	8,697	109	B2-U0-G2	8,569	107	B2-U0-G2	8,569	106	B2-U0-G2	8,569	109	B2-U0-G2
DMS50-108W48LED4K-T	48	700	106	4000K	10,922	103	B2-U0-G2	10,761	102	B2-U0-G2	10,761	101	B2-U0-G2	10,761	103	B2-U0-G2
DMS50-70W64LED4K-T	64	350	69	4000K	7,910	114	B2-U0-G2	7,849	113	B2-U0-G2	7,849	113	B2-U0-G2	7,849	114	B2-U0-G2
DMS50-110W64LED4K-T	64	530	105	4000K	11,338	108	B2-U0-G2	11,250	107	B2-U0-G2	11,250	107	B2-U0-G2	11,250	108	B2-U0-G2
DMS50-145W64LED4K-T	64	700	141	4000K	14,244	101	B3-U0-G2	14,134	101	B3-U0-G2	14,134	100	B3-U0-G2	14,134	102	B3-U0-G2
DMS50-90W80LED4K-T	80	350	86	4000K	9,873	115	B2-U0-G2	9,797	114	B2-U0-G2	9,797	114	B2-U0-G2	9,797	115	B2-U0-G2
DMS50-135W80LED4K-T	80	530	131	4000K	14,102	108	B3-U0-G2	13,993	107	B3-U0-G2	13,993	107	B3-U0-G2	13,993	108	B3-U0-G2
DMS50-180W80LED4K-T	80	700	174	4000K	17,668	101	B3-U0-G2	17,526	101	B3-U0-G2	17,526	100	B3-U0-G2	17,526	102	B3-U0-G2

Globe (ACDR)

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts[1]	Color Temp.	Type LE2A Delivered Lumens[2]	Type LE2A Efficacy (LPW)	Type LE2A BUG Rating	Type LE3A Delivered Lumens[2]	Type LE3A Efficacy (LPW)	Type LE3A BUG Rating	Type LE4A Delivered Lumens[2]	Type LE4A Efficacy (LPW)	Type LE4A BUG Rating
DMS50-35W32LED4K-T	32	350	37	4000K	4,138	112	B1-U3-G1	4,138	110	B1-U2-G1	4,063	110	B1-U2-G2
DMS50-55W32LED4K-T	32	530	55	4000K	5,952	108	B1-U3-G1	5,952	107	B1-U3-G2	5,844	106	B1-U3-G2
DMS50-72W32LED4K-T	32	700	73	4000K	7,493	103	B2-U3-G2	7,493	102	B1-U3-G2	7,357	101	B1-U3-G2
DMS50-55W48LED4K-T	48	350	54	4000K	6,190	115	B1-U3-G1	6,190	114	B1-U3-G2	6,078	113	B1-U3-G2
DMS50-80W48LED4K-T	48	530	80	4000K	8,855	111	B2-U3-G2	8,855	109	B2-U3-G2	8,695	109	B1-U3-G3
DMS50-108W48LED4K-T	48	700	106	4000K	11,120	105	B2-U3-G2	11,120	104	B2-U3-G2	10,919	103	B2-U3-G3
DMS50-70W64LED4K-T	64	350	69	4000K	7,933	114	B2-U3-G2	7,933	112	B2-U3-G2	7,844	113	B2-U3-G2
DMS50-110W64LED4K-T	64	530	105	4000K	11,371	108	B2-U3-G2	11,371	106	B2-U3-G2	11,243	107	B2-U3-G3
DMS50-145W64LED4K-T	64	700	141	4000K	14,286	102	B3-U3-G3	14,286	100	B3-U3-G3	14,125	101	B2-U3-G3
DMS50-90W80LED4K-T	80	350	86	4000K	9,902	115	B2-U3-G2	9,902	113	B2-U3-G2	9,791	114	B2-U3-G3
DMS50-135W80LED4K-T	80	530	131	4000K	14,144	108	B3-U3-G3	14,144	106	B3-U3-G3	13,985	107	B2-U3-G3
DMS50-180W80LED4K-T	80	700	174	4000K	17,715	102	B3-U3-G3	17,715	100	B3-U3-G3	17,515	101	B3-U3-G3

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

DMS50 Domus LED pendant

Urban luminaire

LED Wattage and Lumen Values: 3000K Domus luminaire

Flat lens

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts[1]	Color Temp.	Type LE2F Delivered Lumens[2]	Type LE2F Efficacy (LPW)	Type LE2F BUG Rating	Type LE3F Delivered Lumens[2]	Type LE3F Efficacy (LPW)	Type LE3F BUG Rating	Type LE4F Delivered Lumens[2]	Type LE4F Efficacy (LPW)	Type LE4F BUG Rating	Type LE5F Delivered Lumens[2]	Type LE5F Efficacy (LPW)	Type LE5F BUG Rating
DMS50-35W32LED3K-T	32	350	37	3000K	3,641	98	B1-U0-G1	3,547	96	B1-U0-G1	3,512	95	B1-U0-G1	3,538	95	B2-U0-G1
DMS50-55W32LED3K-T	32	530	55	3000K	5,237	95	B1-U0-G1	5,101	93	B1-U0-G1	5,051	92	B1-U0-G1	5,089	93	B3-U0-G1
DMS50-72W32LED3K-T	32	700	73	3000K	6,592	91	B2-U0-G1	6,421	88	B1-U0-G1	6,358	87	B1-U0-G2	6,406	88	B3-U0-G1
DMS50-55W48LED3K-T	48	350	54	3000K	5,446	102	B1-U0-G1	5,305	99	B1-U0-G1	5,253	98	B1-U0-G2	5,292	99	B3-U0-G1
DMS50-80W48LED3K-T	48	530	80	3000K	7,791	97	B2-U0-G1	7,589	95	B1-U0-G2	7,515	94	B1-U0-G2	7,571	95	B3-U0-G2
DMS50-108W48LED3K-T	48	700	106	3000K	9,784	93	B2-U0-G2	9,530	90	B2-U0-G2	9,437	89	B2-U0-G2	9,508	90	B4-U0-G2
DMS50-70W64LED3K-T	64	350	69	3000K	7,083	102	B2-U0-G1	6,951	100	B1-U0-G2	6,940	100	B1-U0-G2	6,891	99	B3-U0-G2
DMS50-110W64LED3K-T	64	530	105	3000K	10,153	96	B2-U0-G2	9,963	95	B2-U0-G2	9,948	94	B2-U0-G2	9,877	94	B4-U0-G2
DMS50-145W64LED3K-T	64	700	141	3000K	12,756	91	B3-U0-G2	12,517	89	B2-U0-G2	12,498	89	B2-U0-G2	12,409	88	B4-U0-G2
DMS50-90W80LED3K-T	80	350	86	3000K	8,842	103	B2-U0-G2	8,676	101	B2-U0-G2	8,663	101	B2-U0-G2	8,601	100	B3-U0-G2
DMS50-135W80LED3K-T	80	530	131	3000K	12,629	97	B3-U0-G2	12,392	95	B2-U0-G2	12,374	95	B2-U0-G2	12,286	94	B4-U0-G2
DMS50-180W80LED3K-T	80	700	174	3000K	15,817	91	B3-U0-G2	15,521	89	B2-U0-G2	15,497	89	B2-U0-G3	15,387	88	B4-U0-G2

Sag lens

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts[1]	Color Temp.	Type LE2S Delivered Lumens[2]	Type LE2S Efficacy (LPW)	Type LE2S BUG Rating	Type LE3S Delivered Lumens[2]	Type LE3S Efficacy (LPW)	Type LE3S BUG Rating	Type LE4S Delivered Lumens[2]	Type LE4S Efficacy (LPW)	Type LE4S BUG Rating	Type LE5S Delivered Lumens[2]	Type LE5S Efficacy (LPW)	Type LE5S BUG Rating
DMS50-35W32LED3K-T	32	350	37	3000K	3,665	99	B1-U0-G1	3,611	97	B1-U0-G1	3,576	96	B1-U0-G1	3,668	99	B3-U0-G1
DMS50-55W32LED3K-T	32	530	55	3000K	5,270	96	B1-U0-G1	5,193	94	B1-U0-G1	5,144	94	B1-U0-G2	5,276	96	B3-U0-G1
DMS50-72W32LED3K-T	32	700	73	3000K	6,635	91	B2-U0-G1	6,537	90	B1-U0-G2	6,475	89	B1-U0-G2	6,641	91	B3-U0-G2
DMS50-55W48LED3K-T	48	350	54	3000K	5,481	102	B1-U0-G1	5,401	101	B1-U0-G1	5,349	100	B1-U0-G2	5,487	102	B3-U0-G1
DMS50-80W48LED3K-T	48	530	80	3000K	7,842	98	B2-U0-G2	7,726	97	B1-U0-G2	7,653	96	B1-U0-G2	7,849	98	B3-U0-G2
DMS50-108W48LED3K-T	48	700	106	3000K	9,847	93	B2-U0-G2	9,702	92	B2-U0-G2	9,610	91	B2-U0-G2	9,857	93	B4-U0-G2
DMS50-70W64LED3K-T	64	350	69	3000K	7,131	103	B2-U0-G1	7,076	102	B1-U0-G2	7,067	102	B1-U0-G2	7,144	103	B3-U0-G2
DMS50-110W64LED3K-T	64	530	105	3000K	10,222	97	B2-U0-G2	10,143	96	B2-U0-G2	10,130	96	B2-U0-G2	10,239	97	B4-U0-G2
DMS50-145W64LED3K-T	64	700	141	3000K	12,842	91	B2-U0-G2	12,743	91	B2-U0-G2	12,727	91	B2-U0-G2	12,864	92	B4-U0-G2
DMS50-90W80LED3K-T	80	350	86	3000K	8,901	104	B2-U0-G2	8,833	103	B2-U0-G2	8,822	103	B2-U0-G2	8,917	104	B4-U0-G2
DMS50-135W80LED3K-T	80	530	131	3000K	12,715	97	B2-U0-G2	12,616	97	B2-U0-G2	12,601	96	B2-U0-G2	12,736	98	B4-U0-G2
DMS50-180W80LED3K-T	80	700	174	3000K	15,924	91	B3-U0-G2	15,801	91	B2-U0-G2	15,782	91	B2-U0-G3	15,951	92	B4-U0-G2

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

DMS50 Domus LED pendant

Urban luminaire

LED Wattage and Lumen Values: 3000K Domus luminaire (continued)

Globe (ACDR)

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts [1]	Color Temp.	Type LE2A Delivered Lumens [2]	Type LE2A Efficacy (LPW)	Type LE2A BUG Rating	Type LE3A Delivered Lumens [2]	Type LE3A Efficacy (LPW)	Type LE3A BUG Rating	Type LE4A Delivered Lumens [2]	Type LE4A Efficacy (LPW)	Type LE4A BUG Rating
DMS50-35W32LED3K-T	32	350	37	3000K	3,731	101	B1-U2-G1	3,686	99	B1-U2-G1	3,664	99	B1-U2-G2
DMS50-55W32LED3K-T	32	530	55	3000K	5,366	98	B1-U3-G1	5,302	96	B1-U3-G2	5,269	96	B1-U3-G2
DMS50-72W32LED3K-T	32	700	73	3000K	6,755	93	B1-U3-G2	6,674	92	B1-U3-G2	6,633	91	B1-U3-G2
DMS50-55W48LED3K-T	48	350	54	3000K	5,581	104	B1-U3-G1	5,514	103	B1-U3-G2	5,480	102	B1-U3-G2
DMS50-80W48LED3K-T	48	530	80	3000K	7,984	100	B2-U3-G2	7,888	99	B1-U3-G2	7,839	98	B1-U3-G2
DMS50-108W48LED3K-T	48	700	106	3000K	10,026	95	B2-U3-G2	9,906	94	B2-U3-G2	9,845	93	B2-U3-G3
DMS50-70W64LED3K-T	64	350	69	3000K	7,153	103	B2-U3-G2	7,025	101	B2-U3-G2	7,072	102	B1-U3-G2
DMS50-110W64LED3K-T	64	530	105	3000K	10,253	97	B2-U3-G2	10,069	96	B2-U3-G2	10,137	96	B2-U3-G3
DMS50-145W64LED3K-T	64	700	141	3000K	12,881	92	B3-U3-G3	12,651	90	B2-U3-G2	12,736	91	B2-U3-G3
DMS50-90W80LED3K-T	80	350	86	3000K	8,928	104	B2-U3-G2	8,768	102	B2-U3-G2	8,827	103	B2-U3-G2
DMS50-135W80LED3K-T	80	530	131	3000K	12,753	98	B3-U3-G3	12,525	96	B2-U3-G2	12,609	97	B2-U3-G3
DMS50-180W80LED3K-T	80	700	174	3000K	15,972	92	B3-U3-G3	15,687	90	B3-U3-G3	15,792	91	B3-U3-G3

1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

Specifications:

Housing

In a round shape, this housing is made of die cast A380 aluminum, c/w a watertight grommet, mechanically assembled to the bracket with four bolts 5/16 18 UNC. This suspension system permits for a full rotation of the luminaire in 90° increments.

Access-mechanism

A die cast A360 aluminum technical ring with latch, hinge and a cast in decorative skirt. The mechanism shall offer tool free access to the inside of the luminaire. An embedded memory retentive gasket shall ensure weatherproofing.

Light engine

LEDgine composed of 5 main components:
Heat Sink / Lens / LED lamp / Driver / Optical System

Electrical components are RoHS compliant.

LED engine

LED type: Philips Lumileds LUXEON T. Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K) or Warm white, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Lens

LExF / LExS: Made of soda lime tempered glass lens, mechanically assembled and sealed onto the lower part of the heat sink.
LExA (Globe): Made of one-piece seamless injection-molded impact-resistant (DR) acrylic having an inner prismatic surface. The globe is mechanically assembled and sealed onto the lower part of the heat sink.

Heat sink

Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Driver

Driver comes standard with dimming compatible 0-10V. High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from 40F(40C) to 130F(55C) degrees. Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221F(105C) degrees. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Optical system

Composed of high performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated. Flat lens (F optics) is Dark Sky compliant with 0% uplight and U0 per IESNA TM 15.

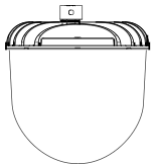
DMS50 Domus LED pendant

Urban luminaire

Specifications (continued):

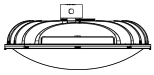
Optical system (continued):

Prismatic globe: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with globe having an inner prismatic surface permanently sealed onto the lower part of the heat sink.



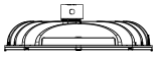
LE2A - Type II (ASYM) with globe (ACDR)
LE3A - Type III (ASYM) with globe (ACDR)
LE4A - Type IV (ASYM) with globe (ACDR)

Sag lens: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass sag lens permanently sealed onto the lower part of the heat sink.



LE2S - Type II (ASYM) Sag glass lens
LE3S - Type III (ASYM) Sag glass lens
LE4S - Type IV (ASYM) Sag glass lens
LE5S - Type V (SYMM) Sag glass lens

Flat lens: IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass flat lens permanently sealed onto the lower part of the heat sink.



LE2F - Type II (ASYM) Flat glass lens
LE3F - Type III (ASYM) Flat glass lens
LE4F - Type IV (ASYM) Flat glass lens
LE5F - Type V (SYMM) Flat glass lens

Driver options

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

DALI: Pre-set driver compatible with the DALI control system.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

DMG: Dimmable driver 0-10V.

CDMG: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

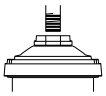
Ordering Code	Scenario	Dimming Time	Dimming Level
CDMG**S25**	Safety	4 hours	25% power dimming
CDMG**S50**	Safety	4 hours	50% power dimming
CDMG**S75**	Safety	4 hours	75% power dimming
CDMG**M25**	Median	6 hours	25% power dimming
CDMG**M50**	Median	6 hours	50% power dimming
CDMG**M75**	Median	6 hours	75% power dimming
CDMG**E25**	Economy	8 hours	25% power dimming
CDMG**E50**	Economy	8 hours	50% power dimming
CDMG**E75**	Economy	8 hours	75% power dimming

Surge protector

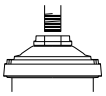
Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA. **SP2** 20kV/20kA optional.

Luminaire adaptor

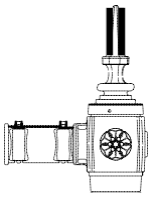
MA1: The luminaire is suspended by means of a mounting adaptor with a 1¼" (32mm) NPT threaded hole accepting a threaded tube from the mounting. Retrofit adaptor for existing mounting



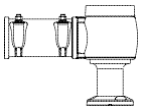
MA2: 1½" (38mm) NPT threaded hole accepting threaded tube from the mounting. Retrofit adaptor for existing mounting.



SMA: The luminaire is suspended by means of a decorative side-mounted cast aluminum adaptor. This adaptor accepts tubes from 1⅝" to 2⅜" (41 to 60 mm) and is adjustable to more or less 5°. The adaptor features a cast



SMB: The luminaire is suspended by means of a decorative side-mounted cast aluminum adaptor. This adaptor accepts tubes from 1⅝" to 2⅜" (41 to 60 mm) and is adjustable to more or less 5°.



DMS50 Domus LED pendant

Urban luminaire

Specifications (continued):

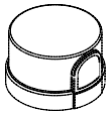
Luminaire options

BO: Bridge and Overpass

HS: House side shield

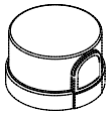
PH7: Photoelectric cell, bottom type

PH8: Photoelectric Cell, Twist-lock Type. Allows a 90 degree rotation.



SPC PH8 HS
and Pendant
SPCD

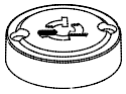
PHXL: Extended life photoelectric cell, twist-lock type. Allows a 90 degree rotation.



SPC PH8 HS
and Pendant
SPCD

PH9: Shorting cap, Twist-lock Type

RC: Receptacle 3 pins



RCD: Receptacle 5 pins

RCD7: Receptacle 7 pins

SP2: Integral surge protector

Finish

In accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with +/- 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration esistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

R (3PIN)

Finish Options Include:

BE2TX: Textured Midnight Blue

BE6TX: Textured Ocean Blue

DC1

BE8TX: Textured Royal Blue

BG2TX: Textured Sandstone

BKTX: Textured Black

BRTX: Textured Bronze

R (3PIN)

GN4TX: Textured Blue Green

GN6TX: Textured Forest Green

GN8TX: Textured Dark Forest Green

DC1

GNTX: Textured Green

GR: Gray Sandtex

GY3TX: Textured Medium Grey

NP: Natural Aluminum

RD2TX: Textured Burgundy

RD4TX: Textured Scarlet

TG: Hammer-tone Gold

WHTX: Textured White

Wiring

Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding from luminaire.

Hardware

All exposed screws shall be complete with Ceramic primer-seal base coat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

RDC

Luminaire useful life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, Philips System Reliability Tool, Philips Advance data and Philips Lumileds LM-80/TM-21 data, expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +35°C / +95°F.

LED products (manufacturing standard)

DE1 GRD

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality control

DE1 GRD

Manufactured to ISO 9001 2008 standards and ISO 14001-2004 International Quality Standards Certification.

Vibration resistance

Meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G over 100 000 cycles)

Certifications and Compliance

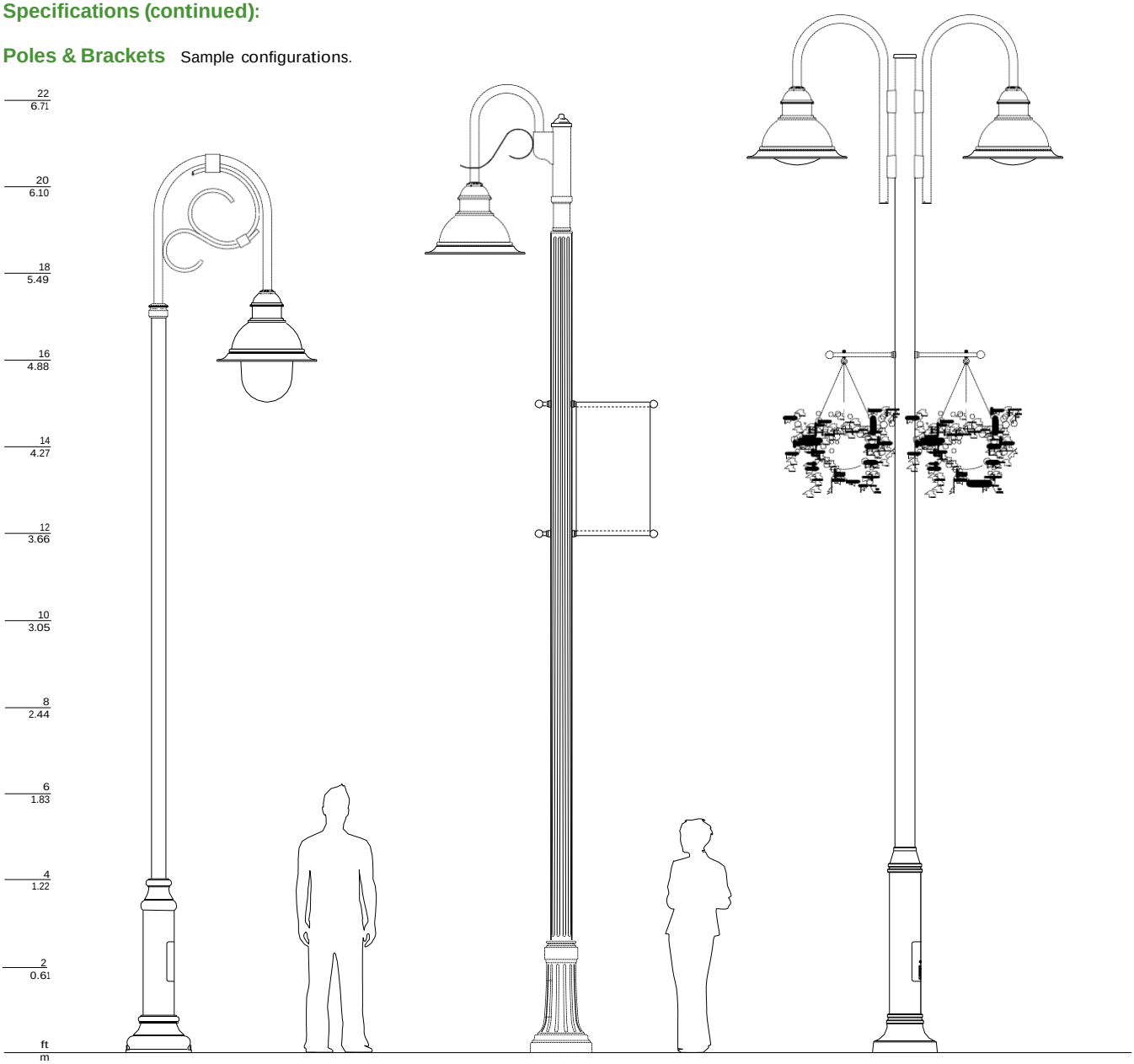
CSA, cULus Listed for Canada and USA. Domus LED luminaires are DesignLights Consortium qualified.

DMS50 Domus LED pendant

Urban luminaire

Specifications (continued):

Poles & Brackets Sample configurations.



Luminaire: DMS50-LE3A
Mounting: NM-1A
Pole: RA61

Luminaire: DMS50-LE2F
Mounting: LM-1A
Pole: RTA90-BA

Luminaire: DMS50-LE5S
Mounting: CN5-2
Pole: SSM8-PS

Philips Lighting North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

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

For FIGURE 5-A See Supplement

FIGURE 5-B

BURLINGTON CITY CENTER PHASE I OCCUPANCY SCHEDULE

The occupancy of Burlington City Center will occur in a logical manner based on current and future anticipated market conditions and the extension of infrastructure. This occupancy is anticipated to occur in multiple phases between March 2019 through June 2020.

The project is organized into three main parts – 1) a five-story mixed-use podium, 2) a six-story office tower and 3) an eight-story residential tower with the lower two floors containing office occupancy. Occupancy will follow the general construction sequence for the project.

The first phase of occupancy will include the retail space along Cherry and Bank streets, two levels of office space (UVMMC) in the residential tower, and the lower two levels of the parking garage. To support this phase of occupancy, the Cherry St. and Bank St. public improvements will be completed including the access to the parking garage and loading dock. It is anticipated that occupancy will occur on March 1, 2019.

The second phase of occupancy will include the collegiate housing located in the east wing of the residential tower, 103 units, the "wrap" housing that encloses the parking garage on two sides, 61 units, the office tower and the remaining two levels of the parking garage. It is anticipated that occupancy will occur on December 31, 2019.

The final phase of occupancy will include the retail space along St. Paul and Pine streets and the remaining residential tower units, 109 units. This will be supported by the opening of the new St. Paul St. and Pine St. It is anticipated that occupancy will occur on May 1, 2020.

A summary of the anticipated occupancy schedule is below:

1st Phase of Occupancy		
UVMMC Office Space	3/1/2019	
Parking Garage | Levels P + L2	3/1/2019	
Cherry St. + Bank St. Improvements	3/1/2019	
Retail Space | Bank + Cherry Facades	3/1/2019	
2nd Phase of Occupancy		
Residential Tower – East Wing (Collegiate)	12/31/2019	103 Units
Residential Housing (Parking Garage Wrap)	12/31/2019	61 Units
Office Tower	12/31/2019	
Parking Garage | Levels L3 + L4	12/31/2019	
3rd Phase of Occupancy		
Residential Tower – Center + West Wings	5/1/2020	109 Units
Retail Space | St. Paul + Pine St. Facades	5/1/2020	
St. Paul St. + Pine St. Improvements	5/1/2020	

FIGURE 5-C

Memorandum

To: Devonwood Investors, LLC Date: December 13, 2016

Project #: 57881.00

From: Jason Ross, Director of Noise and Vibration Re: Noise Impact Assessment for Burlington Town Center

Introduction

VHB has conducted a noise assessment of the proposed Burlington Town Center multi-use development project in Burlington, VT. The development has the potential to introduce new stationary and mobile sources of noise that could potentially affect the existing community. The development would introduce new stationary sources including rooftop mechanical equipment and outdoor use of a rooftop park. Increased retail, office, residential and preschool space would generate vehicle trips that have the potential to increase traffic noise. This noise impact memo provides background on the proposed development, describes applicable noise impact criteria and qualitatively assesses the potential for impact.

Background

The proposed project would include demolishing the existing Town Center Mall and construction of a mixed-use development including office, residential, preschool, retail and parking. The building would be fourteen stories tall (approximately 158 feet) with mechanical equipment enclosed on the rooftop level. The development will include uses similar to the existing uses on site. Retail spaces would generally be on the concourse, first and second floors, parking would be on the third, fourth and fifth floors, an outdoor tenant park would be on the fifth floor (fourth floor roof), office space would be on the third to tenth floors and residential space would be on the seventh to 14th floors.

Noise Ordinance

There are no federal or state-level noise regulations in Vermont that apply to evaluate potential noise effects due to the proposed development. Additionally, the project is not subject to environmental review pursuant to the Act 250 program administered by the Natural Resources Board.

The Burlington Noise Code (Section 21-13) "Noise Ordinance" is intended to preserve the public health, safety and welfare by prohibiting excessive and disturbing noise. Specific noise-generating activities are prohibited including the following that may be applicable to the proposed development:

- making "loud or unreasonable" noise which disturbs, injures or endangers the peace or health of another;
- operating radios, television, musical instruments or similar devices that is plainly audible from another property or from the street between the hours of 10:00 PM and 7:00 AM;
- parties and social events that generate unreasonably loud noise or is plainly audible between the hours of 10:00 PM and 7:00 AM at another property or at the street;
- construction activities between 9:00 PM and 7:00 AM; and
- use of loudspeakers for the purpose of attracting the attention of the public to a building.

40 IDX Drive
Building 100, Suite 200
South Burlington, VT 05403-7771
P 802.497.6100

Noise Impact Assessment

The development will include retail and office uses similar in nature and character to existing uses on the site and on abutting parcels typical of the downtown. Noise-sensitive receptors near the proposed development include retail and residential buildings on Bank Street to the south, retail properties to the east and west and residences and the Cathedral of the Immaculate Conception to the north.

The project would not be expected to include specific noise-generating activities which are prohibited according to the Noise Code such as making loud or unreasonable noise, operating radios, televisions, musical instruments or similar devices that could be audible from other properties or the street, and parties or social events that generate plainly audible noise between 10:00 PM and 7:00 AM.

Parking, loading docks and trash and recycling facilities will be located within the building which would improve current conditions. The outdoor fifth floor tenant park will only be accessible to office tenants and the pre-kindergarten program during normal business hours which would be outside the hours of 10:00PM and 7:00 AM when loud and unreasonable events are prohibited.

Specific details including location, types and sizes of stationary mechanical equipment such as condenser units and generators are not known at this time. Standard mechanical equipment will be located on the building roofs and would likely be enclosed which would substantially reduce noise to the community.

As described in the Traffic Impact Study, the proposed development would increase traffic volumes in the area up to 4% on major gateways such as North Avenue, Route 127, Colchester Avenue, Pine Street, Shelburne Road (US 7) and Main Street (US 2) during the peak afternoon hour. Vehicle trips generated by the development would be primarily automobiles based on the retail, office and residential uses of the property. This increase in traffic volumes would result in a negligible (less than 0.2 dB) increase in noise due to additional mobile sources.

Construction of the proposed development would involve equipment and methods typical of mixed-use development projects in the region. As feasible, construction of the proposed facility would not occur during the hours of 9:00 PM and 7:00 AM which is prohibited according to the town ordinance.

Conclusions

The proposed development would not result in adverse noise impact according to the Burlington Noise Ordinance as it relates to the introduction of new stationary sources including rooftop mechanical equipment, increases in traffic volumes due to the additional retail, office and residential uses or construction-period activities.

DUST MITIGATION & CONTROL MEASURES

PC Construction takes dust control seriously on all its project sites and recognizes the City of Burlington's concern about controlling dust during the entirety of the project. As such, the following dust control measures are proposed:

- During dry conditions, soil disturbance areas will be visually monitored by onsite PC Construction supervision / personnel that are experienced in proactively identifying areas needing dust control before visible dust is generated. When such areas are identified, the contractor will preemptively employ appropriate dust mitigation measures/practices. It will be the responsibility of the contractor and applicable subcontractors to perform the dust mitigation measures.
- Dust mitigation will be addressed via the use of calcium chloride amended water that will be applied to roadways, access corridors, soil excavation areas, demolition areas, soil stockpiles, and/or other areas where dust may be generated; however, care will be taken not to produce a condition where runoff results. Water will be applied to potential areas of concern via industrial fan misters, sprinklers, water trucks, and/or other similar methods.
- Should visible dust be observed, work will temporarily cease until adequate water application is achieved and no visible dust is being generated. In addition to water application, other dust mitigation practices may be employed during windy, dry conditions when dust is most likely to be generated. These additional practices will include reduction of truck traffic speeds and a general increased level of care during excavation and soil loading activities (e.g. place bucket of soil as opposed to dumping it from some height). As part of the design plan, an Erosion Prevention and Sediment Control Plan will be prepared which will further address dust mitigation measures.

Heavy equipment will be utilized for demolition of structures, processing of debris and haulage of said material, as well as movement of vehicles at the work site, and movement of demolition materials.

- Dust control will be provided by routine spraying and dependent upon weather conditions at the time, i.e., wind, temperature, use of haul roads, type of debris being processed) with water trucks or fire hoses.

The following locations are the main areas of work for the project and may or may not generate dust:

- Lay-down area
- Foot print of the work area
- Processing of debris
- Equipment travel path
- Mobilization and De-mobilization of equipment
- Demolition of structures and foundations

10.0 APPENDIX – DOWNTOWN MIXED USE CORE OVERLAY COMPLIANCE CHECKLIST

Instructions:
The Downtown Mixed Use Core Overlay Compliance Checklist is a tool to be use for documentation and confirmation of compliance with the requirements of Sec. 4.5.8 Downtown Mixed Use Core Overlay (DMUC) District. This checklist documents compliance only with the requirements of Sec. 4.5.8. Other sections of the CDO as applicable (e.g. Art 8 Parking, Art 9 Inclusionary and Replacement Housing) also require documentation of compliance.

The ordinance requirements listed in the first column are in some cases onlyasummary of the requirements found in the CDO. Any questions or conflicts should refer back to the CDO itself for clarification. The Applicant Compliance Documentation should be as brief as necessary to convey how compliance with the requirements have been achieved, and should reference related plans and illustrations as appropriate.

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
Sec. 4.5.8 Downtown Mixed Use Core Overlay (DMUC) District		
(a) Purpose:		
The Downtown Mixed Use Core Overlay (DMUC) district is intended to facilitate the redevelopment of a portion of the former Urban Renewal Area in order to provide for a more walkable, connected, dense, compact, mixed use and diverse urban center. The area should support a diversity of residential, commercial, recreational, educational, civic, hospitality, and entertainment activities, and create opportunities to better connect the street grid for enhanced mobility for automobiles, pedestrians, and bicyclists in order to sustain and advance the economic vitality Burlington's downtown urban core. This overlay allows larger scale development than is typically found in the underlying district, and development with larger and taller buildings. Development should be designed to support the diverse mixed- uses, activate and enrich the street and sidewalk for pedestrian activity, and encourage mobility throughout the district and adjacent districts for pedestrians and bicyclists with reduced reliance on automobiles.	The proposed development is a multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District on the project site presently occupied by Burlington Town Center Mall at 49 Church Street. The proposed uses include retail, residential, office, and parking. Two of the project parcels will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul's Street, between Cherry and Bank Streets.	□ In compliance □ Not in compliance Explanation:
(b) Areas Covered:		
The Downtown Mixed Use Core Overlay (DMUC) district includes those portions of the Mixed Use Downtown (D) District as delineated on Map 4.5.8-1.	See Project Narrative section 2.1.	□ In compliance □ Not in compliance Explanation:
(c) District Specific Regulations: Downtown Mixed Use Core Overlay (DMUC) district;		
1. Dimensional Standards:		
The maximum Building height and mass shall be as prescribed in Table 4.5.8-1 below. Building height and mass in excess of 65-feet and 5.5 FAR shall be allowed by-right and without the necessity of the DRB granting of Development Bonuses/Additional Allowances pursuant to Sec 4.4.1 (d)7.		
Any application requiring Major Impact Review pursuant to Sec. 3.5.2 (b) shall not also be subject to Conditional Use Review (Sec. 3.5.2 (a)) unless a use specifically identified in Appendix A – Use Table as a "Conditional Use" or identified as "CU" is also proposed.	Documentation of compliance with the requirements of Art. 3 Part 5 Conditional Use and Major Impact Review as applicable should be made separate from this checklist.	

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
The Dimensional Standards within the DMUC Overlay District shall be as follows:		
Building Height: 3 stories min, 14 stories not to exceed 160-ft max	See drawing Z-021 Zoning Sections. South Tower = 12 Stories (+ Excluded Mechanical Level): 152'-8" above average grade at Bank Street. 148'-11" above average grade at St. Paul Street. North Towers = 14 Stories (+ Excluded Mechanical Level): 159'-7" above average grade at Cherry Street. 157'-10" above average grade at St. Paul Street. 162'-2"* above average grade at Pine Street. * 2'-2" Height Variation is within 5% of 160'-0" height allowed.	□ In compliance □ Not in compliance Explanation:
FAR: 9.5 FAR total max per lot	See Project Narrative section 2.3. 965,352 GSF / 109,779 Site Area = 8.79 PROPOSED FAR <9.5	□ In compliance □ Not in compliance Explanation:
Floorplate: Floors 1-5 100% of lot max. Floors 6-8 80% of lot max. Floors 9-12 55% of lot max. Floors 13+ 15, 000 sf max per individual floorplate, with individual towers separated by a minimum of 60-ft measured orthogonally. The floorplate of any floor may not be larger than the floor below.	See Project Narrative section 2.3 (Floorplate Compliance Checklist – Proposed), drawing Z-001, and Z-002 Lot Coverage Diagrams.	□ In compliance □ Not in compliance Explanation:
Pervious Area: 10% min	See Project Narrative section 2.3, 2.12, 2.14, and drawings A-052 and A-053 Floor Plans. Required Pervious Area = 109,779 sf x 10% = 10,978 sf Proposed Pervious Area = 11,015 sf = 10.03%	□ In compliance □ Not in compliance Explanation:
Setbacks: - Front: 0-ft min, 10-ft max. In no event shall a Building be closer than 12' from the curb. - Side/Rear: 0-ft min, 12-ft max.	See Project Narrative sections 2.3, 2.4, and drawing Z-021 Zoning Sections. South Tower: 0-ft Setback from Property Lines; 18-ft. from curb at Bank St., 15-ft. from curb at St. Paul St.; North Tower: 0-ft. Setback from Property Lines; 18-ft. from curb at Cherry St., 15-ft. from curb at Pine and St Paul Streets.	□ In compliance □ Not in compliance Explanation:
Occupied Build-to Zone: 100%	See Project Narrative sections 2.3, 2.14, and drawing A-051 Floor Plans. 109,779 sf Lot Size – 1,557 sf Pavement within property lines = 108,222 = 98.6%	□ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
Ground Floor Height (floor to floor): 14-ft min	See Project Narrative section 2.6, drawing A-211, and A-212 Building Sections. Ground floor heights (floor to floor) are typically 15'-6", but vary per retail tenant space and meet or exceed 14'-0".	□ In compliance □ Not in compliance Explanation:
Arcades: 10-ft min clear depth, 14-ft min clear height	Not Applicable.	□ Not applicable □ In compliance □ Not in compliance Explanation:
2. UrbanDesignStandards:		
The following urban design standards shall apply to all Buildings in the DMUC Overlay, and the DRB shall make a final determination regarding strict compliance with these standards except as provided for in E below. These standards and requirements shall take precedence without limitation over any duplicative or conflicting provisions of Article 6, and compliance with Article 6 shall be presumed where a Building is in compliance with these design standards as determined by the DRB.		
A. Overall Design: Proposed Buildings shall present an architecturally significant design as follows:		
i. Step backs, horizontal and vertical variation, selection of materials and other architectural design techniques are used to reinforce the street wall, create transitions from adjacent buildings of a smaller mass and height, and reduce the perceived height and mass of the upper stories from the street level;	See Project Narrative section 2.4, drawing A-201, and A-202 Building Elevations.	□ In compliance □ Not in compliance Explanation:
ii. Proposed Buildings provide 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;	See Project Narrative section 2.4, drawing A-201, and A-202 Building Elevations.	□ In compliance □ Not in compliance Explanation:
iii. Upper story proportions of Buildings emphasize vertically-oriented proportions to assure a rich visually interesting experience as viewed within the context of the downtown skyline, reinforce opportunities for establishing points of reference for visual orientation, and retain opportunities for a view of the sky between individual Building elements.	See Project Narrative section 2.4, drawing A-201, and A-202 Building Elevations.	□ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
B. Façade Articulation: All street-facing Building facades shall be articulated as follows:		
i. Building facades shall incorporate at least three (3) methods of surface relief which must either recess or project from the average plane of the facade by at least four (4) inches.	See Project Narrative section 2.4, drawing A-201, and A-202 Building Elevations. 1.) Top of Building 6" cornice. 2.) 18" offset at corner of brick façade. 3.) 4" setback at glazing. 4.) Spandrel Panel projects 4" from face of glazing. 5.) Bay window 18" projection. 6.) 42" Recessed Balcony. 7.) Vertical articulation 9" projection. 8.) 10'-0" Recessed building entry. 9.) Storefront awning and entrance canopy.	□ In compliance □ Not in compliance Explanation:
ii. Buildings with facades between 75-150 feet in width shall include vertical changes through the horizontal plane of the Façade by dividing the facade into a series of architectural and/or structural bays between 6-65 feet in width involving up to a minimum of 50% of the height of the façade.	See drawings A-201 and A-202 Building Elevations. Structural bays are provided running the entire height of building facades. Widths of bays varies, typically from 18'-0" min to 28'-0" max.	□ Not applicable □ In compliance □ Not in compliance Explanation:
iii. Buildings with facades greater than 150 feet in width must include a more substantial change in the horizontal plane of the façade where for every 150 feet in facade width, 1 or more architectural bay as required above must either recess or project by at least 4 feet involving the full height of the façade from the average plane of the street wall portion of the facade. Such bays shall occur no closer than 50 feet from the Building's corner.	See drawings A-201 and A-202 Building Elevations. Facades exceed 150'-0" in length and include differentials massing and setbacks above street wall façade. Recessed entryways are set in 10'-0" from the main façade and continue to the upper stories to create vertical expression.	□ Not applicable □ In compliance □ Not in compliance Explanation:
iv. Required Building Height Setbacks pursuant to Sec 4.4.1 (d) 4 shall not be applicable. Instead, upper stories of any street-facing Building facade exceeding 6 stories in height shall be setback as follows:		
a. An upper story setback at least 10 feet from the primary plane of the façade below shall occur within the first 60-ft of Building height at either the 3rd, 4th, or 5th story. Such a change shall involve the full width of the Building façade, but does not have to occur in the same story.	See drawing Z-021 Zoning Sections. A 10'-0" setback is provided at the 5th floor of the North Tower and the 6th floor of the South Tower, both within 60'-0" from average grade.	□ Not applicable □ In compliance □ Not in compliance Explanation:
b. For Buildings exceeding 10 stories in height a second upper story setback at least ten (10) feet from the primary plane of the façade below shall occur at either the 10th, 11th, or 12th story. Such a change shall involve the full width of the Building façade, but does not have to occur in the same story.	See drawing Z-021 Zoning Sections. A 10'-0" setback is provided at the 10th floor of the South Tower. The North Tower has multiple setbacks of at least 10'-0" at either the 7th floor, 11th floor, or 12th floor.	□ Not applicable □ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
c. Setbacks must be visually set off from the stories below by a balustrade, parapet, cornice and/or similar architectural feature, and are encouraged to be activated as an outdoor amenity space for Building occupants.	See drawing Z-021 Zoning Sections; A-051, A-052, & A-053 Floor Plans; and A-201 and A-202 Building Elevations. Setbacks are visually offset from stories below by material changes and in some places railings. The setbacks provided are activated as outdoor amenities for tenants and visitors.	□ Not applicable □ In compliance □ Not in compliance Explanation:
d. The upper stories beyond a setback may be visually differentiated from the stories below by a change in color, materials and/or pattern of fenestration in order to reduce the actual or perceived massing of the Building overall.	See drawings A-201 and A-202 Building Elevations. Setbacks are visually offset from stories below by material changes and fenestration patterns.	□ Not applicable □ In compliance □ Not in compliance Explanation:
v. Where visible, the raised foundation or basement of a Building shall not exceed 4-ft as measured from the exterior finished grade to the finished floor of the Story above, and must be visually differentiated from the stories above by a horizontal expression line and change in color, material, and/or pattern of fenestration;	Not Applicable.	□ Not applicable □ In compliance □ Not in compliance Explanation:
vi. The lower 1-5 stories of a Building must be visually differentiated from the stories above by a horizontal expression across a majority of the facade; and,	See drawings A-201 and A-202 Building Elevations. The streetwall façade extends from grade to the 5th floor North Tower/6th floor South Tower, which provides a horizontal expression across the majority of the façade.	□ In compliance □ Not in compliance Explanation:
vii. The top 1-5 stories of a Building must be visually differentiated from the stories below by a horizontal expression across a majority of the façade	See drawings A-201 and A-202 Building Elevations. The massing of the upper stories is broken up, and higher setbacks are provided, articulating horizontal expression at each massing.	□ In compliance □ Not in compliance Explanation:
viii. The top of a Building must have an expression of the Buildings top involving a projection from the average plane of the facade by at least 6 inches.	See drawings A-201 and A-202 Building Elevations. The North Tower provides a 6” stone projection at the roof level.	□ In compliance □ Not in compliance Explanation:
2.) Street Activation: All Buildings shall activate the street as follows:		
i. Buildings shall have one or more principal entrances for pedestrians at street level that are clearly identified as such along the street frontage or at a corner where a corner lot.	See Project Narrative section 2.4 and drawing A-051 Floor Plans. Multiple principal pedestrian entrances are provided and further expressed through canopies and signage.	□ In compliance □ Not in compliance Explanation:
ii. The linear distance along the street frontage between ground floor entries shall not exceed 60-feet, and such doors must be open and operable by residential occupants at all times and non-residential occupants and customers during business hours.	See drawing A-051 Floor Plans and A201 and A-202 Building Elevations. The distances between multiple ground floor entries varies and does not exceed 60’-0”. Doors are operable by residential occupants at all times and non-residential occupants and customers during business hours.	□ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
iii. Building entrances shall be defined and articulated by architectural elements appropriate to the architectural style and details of the Building as a whole. Bays including a principal entrance should be expressed vertically and continue onto the upper stories. Such bays are not required to include additional horizontal expression beyond what is required for any upper story setbacks	See drawings A-201 and A-202 Building Elevations. Multiple principal pedestrian entrances are provided and continue to the upper stories to create vertical expression. Steel and glass canopies extend over the sidewalks.	□ In compliance □ Not in compliance Explanation:
iv. Requirements regarding openings and the transparency of glazing in a street-facing Building facade shall be as follows:		
Rough openings for windows and doors (per floor) - Ground Floor: 70% min, 80% of which shall be concentrated between 3-10 feet above the adjacent sidewalk - Upper Floors: 20% min May be reduced to 50 and 30% respectively to meet the requirements of a High Performance Building Energy Code or equivalent program as determined by the DRB	See drawings A-201 and A-202 Building Elevations. Ground floor rough openings: Cherry Street: 70% St. Paul Street: 75% Bank Street: 70% Pine Street: 74% Upper Floor rough openings exceed 20% at all floors.	□ In compliance □ Not in compliance Explanation:
Horizontal and vertical distance between rough openings: 20' max.	See drawings A-201 and A-202 Building Elevations. Rough opening separations vary due to complexity but in no case exceed 20'-0" horizontally or vertically. Typical dimension is +/-4'-0".	□ In compliance □ Not in compliance Explanation:
Transparency: (applicable to 80% of the glazing on each floor) - VLT: 60% min ground floor, 40% min upper floors - VLR: 15% max all floors	See Project Narrative section 2.6. and FIGURE 4-C-2. VLT at Ground floors is typically 90%. VLT at upper floors is 40% or higher. VLR at Retail is 8%. VLR is 15% or less for glazing at all floors.	□ In compliance □ Not in compliance Explanation:
v. Street-facing, street-level windows must allow views into a ground story non-residential use for a depth of at least 3 feet for the first 4 feet above the level of the finished sidewalk in order to provide for a window display, and for a depth of at least 8 feet for the next 4 feet above the level of the finished sidewalk in order to provide a view into the interior of the space. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space). External security shutters are not permitted.	See Project Narrative section 2.6 and drawings A-201 and A-202 Building Elevations. All Street level windows allow views into the ground story as per regulations.	□ In compliance □ Not in compliance Explanation:
vi. In addition to the restriction regarding ground floor residential uses pursuant to Sec. 4.4.1, (d) 1 A, General Office uses shall also not be permitted on the ground floor of any building in the DMUC Overlay.	See Project Narrative section 2.6 and drawing A-051 Floor Plans. General office use is not provided at ground floor.	□ In compliance □ Not in compliance Explanation:
3.) Materials: The following requirements regarding the selection and use of Building materials is intended to improve the physical quality and durability of buildings, enhance the pedestrian experience, and protect the character of the downtown area.		

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
i. Primary Materials: Not less than 80 percent of each street-facing Facade shall be constructed of primary materials comprised of high quality, durable, and natural materials. For Facades over 100 square feet, more than one primary material shall be used. Changes between primary materials must occur only at inside corners. The following are considered acceptable primary materials: a. Brick and tile masonry; b. Native stone; c. Wood – panels, clapboard or shingles; d. Glass curtain wall; and, e. Cementitious siding;	See Project Narrative section 2.4 Proposed Exterior Finish Materials Table and drawings A-201 and A-202 Building Elevations. Also see FIGURES 4-A through 4-D. Primary materials consist of Brick-Faced Panels, Limestone Finished Panels, Glazing, and Stone Base.	□ In compliance □ Not in compliance Explanation:
ii. Accent Materials: The following accent materials may make up no more than 20% of the surface area on each street-facing façade. Accent materials are limited to: a. Pre-cast masonry (for trim and cornice elements only); b. External Insulation Finishing System - EIFS (for upper story trim and cornice elements only); c. Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only); d. Metal (for beams, lintels, trim elements and ornamentation, and exterior architectural metal panels and cladding only); e. Split-faced block (for piers, foundation walls and chimneys only); and. f. Glass block.	See Project Narrative section 2.4 and drawings A-201 and A-202 Building Elevations. See FIGURE 4-E. Accent materials consist of Metal Panels.	□ In compliance □ Not in compliance Explanation:
iii. Alternate Materials: Alternate materials, including high quality synthetic materials, may be approved by the administrative officer after seeking input from the Design Advisory Board. New materials must be considered equivalent or better than the materials listed above and must demonstrate successful, high quality local installations. Regionally-available materials are preferred.	Not applicable.	□ Not applicable □ In compliance as approved □ Not in compliance as approved Explanation:
iv. Other:		
a. The use of recycled and/or regionally-sourced materials is strongly encouraged.		
b. With the exception of natural wood siding or shingles such as cedar or redwood intended to gradually weather with time, all exposed wood and wood-like products (e.g. fiber-cement) shall be painted or stained. Exterior trim shall be indistinguishable from wood when painted.	Not applicable.	□ Not applicable □ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
c. Any synthetic siding and finish products shall be smooth-faced with no artificial grain texturing.	Not applicable.	□ Not applicable □ In compliance □ Not in compliance Explanation:
4.) Alternative Compliance: Relief from any non-numerical standard above, and relief from any numerical standard with the exception of building height and FAR by no more than 20% of such requirement, may be granted by the Development Review Board after review and comment by the Design Advisory Board and the administrative officer. In granting such relief, the DRB shall find that: i. the relief sought is necessary in order to accommodate unique site and/or Building circumstances or opportunities; ii. the relief if granted is the minimum necessary to achieve the desired result; iii. the property will otherwise be developed consistent the purpose of this ordinance, the purpose of the underlying Zoning District and this Overlay District, the purpose of the section that the relief is being sought, and all other applicable standards; iv. the relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties; and, v. the relief if granted will yield a result equal to or better than strict compliance with the standard being relieved.		□ Not applicable □ In compliance as approved □ Not in compliance as approved Explanation:
3. Use		□ Not applicable □ Applicable
Mixed Use Buildings: Any new or substantially rehabilitated building over 105' in total height shall include a mix of uses including no less than 25% of the gross leasable floor area dedicated to non-residential uses and another 25% or more dedicated to residential use.	See Project Narrative section 2.3, drawings A-051, A-052, and A-053 Floor Plans. Non-Residential mixed uses are provided. Retail: 13% Office: 24% Non-Residential Parking: 21% Total: 57% Non-Residential. Residential uses provided: Residential: 31% Residential Parking: 11% Total: 42% Residential.	□ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
4. Parking (provided onsite)		□ Not applicable □ Applicable
i. All onsite parking shall be provided in one or more of the following: a. an underground parking structure (strongly preferred); b. an above ground parking structure separated from the public street by a liner building a minimum of 40-ft in depth; or, c. a mixed-use building where with parking located underground, setback a minimum of 40-ft behind the façade of building at the ground level, and/or above the ground floor.	See Project Narrative sections 2.8, 5.3, drawings A-051, and A-052 Floor Plans. Parking for tenants and visitors is provided at and above the second floor of the development on floors 2 through 5 of the South Tower. Parking is separated from Cherry and Bank Streets by Residential Uses. Parking is screened from view at St. Paul and Pine Streets by façade elements.	□ In compliance □ Not in compliance Explanation:
ii. All onsite parking shall participate in any Downtown Parking and Transportation Management District in order to minimize the amount of parking provided and maximize the efficiency of its utilization.	See Project Narrative section 5.3.	□ In compliance □ Not in compliance Explanation:
iii. Vehicular entrances to parking structures shall not exceed 24-ft clear width and 16-ft clear height at the street frontage.	See drawings A-201 and A-202 Building Elevations. Vehicular parking access is provided on both Cherry and Bank Streets and does not exceed 24'-0" width and 16'-0" height.	□ In compliance □ Not in compliance Explanation:
iv. At least one pedestrian route from all parking structures shall lead directly to a street frontage (i.e., not directly into a Building). When portions of a building containing parking front on more than one street, multiple pedestrian routes to street frontage is strongly encouraged.	See Project Narrative section 2.8 and drawing A-051 Floor Plans. Pedestrian access to parking area is provided at Cherry, Pine, and St. Paul Streets.	□ In compliance □ Not in compliance Explanation:
v. All structured parking with frontage on any portion of a public street shall be treated as follows:		□ Not applicable □ Applicable
a. The required setback between the parking and the public street at the ground level must be occupied by an active use (such as, but not limited to, residential lobby, retail, office, recreational or services). This requirement shall not apply to parking located either entirely below-grade or above the second floor where parking may extend out to the building's perimeter.	Parking is located above the second floor.	□ In compliance □ Not in compliance Explanation:
b. All floors of a parking structure fronting a public street must be level (not inclined), and any sloped ramps between parking levels must be setback a minimum of 20-ft from the street-facing building façade and shall not be discernible along the perimeter of the parking structure.	See drawings A-051 and A-052 Floor Plans. Parking floors are level and sloped ramps will not be discernible along the perimeter of the structure.	□ In compliance □ Not in compliance Explanation:
c. Where upper stories of structured parking are located at the perimeter of a building, parked vehicles, vehicle headlights and interior lighting shall be screened from view from the street and adjacent properties.	See Project Narrative 2.8, drawings A-201, and A-202 Building Elevations. At St. Paul and Pine Streets vehicle headlights are visually screened from view with glazed panels. Interior lighting shall be screened from view by interior valances set back from the façade.	□ Not applicable □ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
d. In addition to the Urban Design Standards required above, facade treatments (materials, fenestration patterns, and architectural detailing) must be continued on stories containing parking in a manner consistent with the overall architectural design of the Building and such that levels of parking are not clearly distinguishable from other uses in a building.	See Project Narrative 2.8, drawings A-201, and A-202 Building Elevations. Parking areas are screened from public view with building façade elements consistent with the scale and materials of the overall development.	□ In compliance □ Not in compliance Explanation:
vi. Each parking space provided in an underground parking structure may be counted as 1.75 of the parking spaces as required in Art 8.	Not applicable.	□ Not applicable □ In compliance □ Not in compliance Explanation:
5. Signs		□ Not applicable □ Applicable
A master sign plan pursuant to Article 7 Part 3 is required for all sites occupied by more than three tenants where all signs must meet the requirements of the master sign plan. The master sign plan must establish standards of consistency as applicable of all signs to be provided on the subject property with regard to: Colors; Letter/graphics style; Location and Sign Type; Materials; Methods of illumination; and/or Maximum dimensions and proportion.	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
In addition to the flexibility from the requirements of Article 7 provided under Sec. 7.3.4, the following shall also be permitted when incorporated as part of a master sign plan in the DMUC Overlay:		□ Not applicable □ Applicable
i. The area of projecting signs, marques, canopies and awnings shall not be deducted from the maximum allowed signage area permitted for signage under Sec 7.2.3.	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
ii. Projecting Signs: One projecting sign may be permitted for each ground floor use provided each sign:	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
a. does not exceed 8 square feet in area;	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
b. does not project more than 4 feet from the building façade on which it is attached;	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
c. has its lowest edge at least eight (8) feet above any pedestrian way;	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
d. has its highest edge no more than eighteen (18) feet above any pedestrian way; and,	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
e. Any encroachment into the public right-of-way must also be approved by the City Council.		□ Not applicable □ Applicable □ Required permit condition included
iii. Marquee Signs: One marquee sign per street frontage may be permitted provided such sign:		□ Not applicable □ Applicable
a. is associated with the following uses only: Cinema, Conference Center, Convention Center, Performing Arts Center and Recreation Facility- Indoor;	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
b. is located above the principal Building entrance;	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
c. projects a minimum of 6 feet from the building façade on which it is attached but in no event more than 10 feet and 3 feet from the curb;	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
d. has its lowest edge at least 9’6” above any pedestrian way;	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
e. has its highest edge no more the lesser of the floor level of the third story or 35 feet above any pedestrian way;	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
f. is no more than 40 feet in width;	See Project Narrative section 2.10. Not applicable.	□ In compliance □ Not in compliance Explanation:
g. may contain an area for manual changeable copy that does not exceed 30 percent of the area of the sign face on which it is located or 32 square feet, whichever is less; and,	See Project Narrative section 2.10. Not applicable.	□ Not applicable □ In compliance □ Not in compliance Explanation:
h. Any encroachment into the public right-of-way must also be approved by the City Council.		□ Not applicable □ Applicable □ Required permit condition included
iv. Canopies and Awnings: Where provided, awnings and canopies placed on a building facade shall meet the following specifications:		□ Not applicable □ Applicable
a. Awnings and canopies shall provide 8’ minimum clear height above the finished grade, and shall project a minimum of 6’ from the building façade to a maximum of 2’ from the curb. 14’ minimum clear height above the finished grade shall be provided above any area used for parking or circulation. Any encroachment into the public right-of-way must also be approved by the City Council.	See drawings A-201 and A-202 Building Elevations. Awnings are located at Retail Use areas along all four streets. Due to sidewalk pitch, the height varies from 12’-0” to 28’-0”, and in no case is less than 8’-0” above sidewalk. Awnings project from façade 5’-0”. Canopies at Main Pedestrian Entrances are typically at +/-30’-0” above sidewalk (depending on grade) and extend +/- 12’-0” from façade, not to within 2’ of the curb. Vehicular entrance clear heights are typically 16’-0”.	□ In compliance □ Required permit condition included □ Not in compliance Explanation:
b. Awnings and canopies shall be placed, sized, shaped and proportioned to match the associated openings.	See drawings A-201 and A-202 Building Elevations. Awnings are placed, sized, shaped, and proportioned to the associated openings.	□ In compliance □ Not in compliance Explanation:
c. Except as provided below, awnings and canopies shall not be internally illuminated or backlit, however they may contain lighting fixtures intended to illuminate the ground beneath.	See Project Narrative section 2.13 and L-500 Lighting/Photometric Plan. Canopies contain lighting fixtures illuminating the ground, See FIGURE 4-I.	□ Not applicable □ In compliance □ Not in compliance Explanation:
d. Awnings shall have a metal structure covered with non-translucent canvas, synthetic canvas or painted metal, and shall have no soffit or sides. Retractable awnings are encouraged.	See drawings A-201 and A-202 Building Elevations, as well as A-221, A-224, A-227, and A-230. Awnings are painted steel to match panels used throughout development and glass.	□ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
e. Awnings shall be rectangular in elevation and triangular in cross-section with straight edges. The valance of the awning shall be no more than 12” in height.	See drawings A-201 and A-202 Building Elevations, as well as A-221, A-224, A-227, and A-230.	□ In compliance □ Not in compliance Explanation:
f. Canopies shall be constructed of wood and/or metal, and shall be cantilevered or supported from above. The face of the canopy shall be no more than 24” in height.	See drawings A-201 and A-202 Building Elevations. Canopies are constructed of steel structure with glass panels. They are cantilevered from the building structure and are no more than 24” in height. See A-233.	□ In compliance □ Not in compliance Explanation:
g. Signage placed on an awning or canopy shall be limited to the windows and doors on the first (ground) floor, and shall not extend outside the overall length or width.	See Project Narrative section 2.10. Not applicable.	□ Not applicable □ In compliance □ Not in compliance Explanation:
h. Signage placed on a canopy shall be limited to the face or may project above and may be backlit.	See Project Narrative section 2.10. Not applicable.	□ Not applicable □ In compliance □ Not in compliance Explanation:
i. Signage placed on an awning or canopy shall be limited to: i. 75% of the valance or canopy face and/or 25% of the sloping plane max. ii. The height of lettering shall be limited to: 5” min - 10” max on the valance; 18” max on the sloping plane; or 24” max on or above the canopy.	See Project Narrative section 2.10. Not applicable.	□ Not applicable □ In compliance □ Not in compliance Explanation:
6. Green Buildings and Stormwater Management		
A. Green Buildings: New development and substantial redevelopment in the DMUC Overlay shall be built to the standard of LEED Gold Certification, or a nationally recognized equivalent as determined by the administrative officer.		
i. At the time of application the following shall be required: a. the submission of documentation of the planned performance criteria and elements of the project necessary to obtain the required green building certification (e.g. LEED checklist); b. documentation that the project has been registered with the applicable green building certification program (e.g. LEED project registration); and, c. a written commitment to apply for formal, written review of the project at the earliest milestone where the green building certifying body offers "precertification" or similar (e.g. LEED Design Review).	See Project Narrative section 2.11 and FIGURES 2-A LEED Checklist and 2-B USGBC Registration Receipt.	□ In compliance □ Not in compliance Explanation:

Ordinance Requirement (summarized)	Applicant Compliance Documentation	Staff Compliance Confirmation
ii. Prior to the release of any Final Certificate of Occupancy the following shall be required: a. the submission of revised as-built performance criteria and project elements necessary to obtain the required green building certification (e.g. LEED checklist): b. the results of 3rd party commissioning of the building envelope and mechanical systems documenting compliance of as-built performance; and, c. a written certification from the project design professional of record that the project has been constructed to comply with the green building requirements of this section.		□ Required permit condition included
B. Stormwater Management: Stormwater runoff from 100% of all net new and substantially redeveloped impervious area (or an equivalent area of impervious)) must be captured and managed in such a way as to mimic pre-development (meadow in good condition, Hydrologic Soil Group B) runoff (or discharge) ratio for the 1 year, 24 hour design storm subject to review and approval by the DPW Water Resources Div. The feasibility of implementing runoff volume reduction practices must be evaluated in consultation with the DPW Water Resources Division and shall include an evaluation of the engineering feasibility of techniques including, but not limited to runoff reduction through stormwater reuse, green stormwater infrastructure such as green roofs, bioretention, tree planting and sewer separation of roof water for sites currently discharging to the combined sewer system. Storage and detention methods may be used to meet pre-development flow targets. When and where detention systems are the primary mode of stormwater management, "smart" precipitation integrated detention systems must be evaluated and are strongly preferred. On-site stormwater management must be maximized; however, off-site stormwater management may also be used in consultation with DPW Water Resources.	See Project Narrative section 2.12.	□ In compliance □ Not in compliance Explanation:

Instructions:
The Downtown Mixed Use Core Overlay Compliance Checklist is a tool to be use for documentation and confirmation of compliance with the requirements of Sec. 4.5.8 Downtown Mixed Use Core Overlay (DMUC) District. This checklist documents compliance **only** with the requirements of Sec. 4.5.8. Other sections of the CDO as applicable (e.g. Art 8 Parking, Art 9 Inclusionary and Replacement Housing) also require documentation of compliance.

The ordinance requirements listed in the first column are in some cases only a summary of the requirements found in the CDO. Any questions or conflicts should refer back to the CDO itself for clarification. The Applicant Compliance Documentation should be as brief as necessary to convey how compliance with the requirements have been achieved, and should reference related plans and illustrations as appropriate.

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
Sec. 4.5.8 Downtown Mixed Use Core Overlay (DMUC) District		
(a) Purpose:		
The Downtown Mixed Use Core Overlay (DMUC) district is intended to facilitate the redevelopment of a portion of the former Urban Renewal Area in order to provide for a more walkable, connected, dense, compact, mixed use and diverse urban center. The area should support a diversity of residential, commercial, recreational, educational, civic, hospitality, and entertainment activities, and create opportunities to better connect the street grid for enhanced mobility for automobiles, pedestrians, and bicyclists in order to sustain and advance the economic vitality Burlington's downtown urban core. This overlay allows larger scale development than is typically found in the underlying district, and development with larger and taller buildings. Development should be designed to support the diverse mixed-uses, activate and enrich the street and sidewalk for pedestrian activity, and encourage mobility throughout the district and adjacent districts for pedestrians and bicyclists with reduced reliance on automobiles.	The proposed development is a multi-use project within the Downtown Mixed Use Core Overlay (DMUC) District on the project site presently occupied by Burlington Town Center Mall at 49 Church Street. The proposed uses include retail, residential, office, and parking. Two of the project parcels will be turned over to the City of Burlington for use as new public through-street extensions of Pine Street and St. Paul's Street, between Cherry and Bank Streets.	☑ **In compliance** Explanation:
(b) Areas Covered:		
The Downtown Mixed Use Core Overlay (DMUC) district includes those portions of the Mixed Use Downtown (D) District as delineated on Map 4.5.8-1.	See Project Narrative section 2.1.	☑ **In compliance** Explanation:
(c) District Specific Regulations: Downtown Mixed Use Core Overlay (DMUC) district;		
1. Dimensional Standards:		
The maximum Building height and mass shall be as prescribed in Table 4.5.8-1 below. Building height and mass in excess of 65-feet and 5.5 FAR shall be allowed by-right and without the necessity of the DRB granting of Development Bonuses/Additional Allowances pursuant to Sec 4.4.1 (d)7.		
Any application requiring Major Impact Review pursuant to Sec. 3.5.2 (b) shall not also be subject to Conditional Use Review (Sec. 3.5.2 (a)) unless a use specifically identified in Appendix A – Use Table as a "Conditional Use" or identified as "CU" is also proposed.	Documentation of compliance with the requirements of Art. 3 Part 5 Conditional Use and Major Impact Review as applicable should be made separate from this checklist.	

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
The Dimensional Standards within the DMUC Overlay District shall be as follows:		
Building Height: 3 stories min, 14 stories not to exceed 160-ft max	See drawing Z-021 Zoning Sections. South Tower = 12 Stories (+ Excluded Mechanical Level): • 152'-8" above average grade at Bank Street. • 148'-11" above average grade at St. Paul Street. North Towers = 14 Stories (+ Excluded Mechanical Level): • 159'-7" above average grade at Cherry Street. • 157'-10" above average grade at St. Paul Street. • 162'-2"* above average grade at Pine Street. * 2'-2" Height Variation is within 5% of 160'-0" height allowed.	☑ **In compliance** Explanation/Notes: Figure 05 on Sheet Z-021 illustrates additional height beyond 160 being sought for NW tower - proposed roof height shown is 162'-2" from average grade of Pine Street. **NW tower is setback 92'-8" from Pine Street therefore measurement from Pine St is not necessary. Measurement from St. Paul St is controlling and in compliance at 159'-7" above average grade.**
Exceptions to Building Height: (per Sec. 5.2.6)		☑ **In compliance** Explanation: DAB noted that mechanical penthouse roof appears to encroach into the 10' setback requirement from the edge of the roof deck required under Sec. 5.2.6 (b) 4. However, this is actually a support that sits on top of the mechanical penthouse for the PV solar array for which there is **no zoning jurisdiction** under state statute 24 VSA 4413 (b) and (g)(1).
FAR: 9.5 FAR total max per lot	See Project Narrative section 2.3. 965,352 GSF / 109,779 Site Area = **8.79 PROPOSED FAR** <9.5	☑ **In compliance** Explanation:
Floorplate: Floors 1-5 100% of lot max. Floors 6-8 80% of lot max. Floors 9-12 55% of lot max. Floors 13+ 15, 000 sf max per individual floorplate, with individual towers separated by a minimum of 60-ft measured orthogonally. The floorplate of any floor may not be larger than the floor below.	See Project Narrative section 2.3 (Floorplate Compliance Checklist – Proposed), drawing Z-001, and Z-002 Lot Coverage Diagrams.	☑ **In compliance** Explanation:
Pervious Area: 10% min	See Project Narrative section 2.3, 2.12, 2.14, and drawings A-052 and A-053 Floor Plans. Required Pervious Area = 109,779 sf x 10% = 10,978 sf Proposed Pervious Area = 11,015 sf = 10.03%	☑ **In compliance** Explanation/Notes: 2 green roof sections situated west of the NW and between the NW and NE towers. DPW Stormwater has evaluated their effectiveness and performance as part of their review.

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
Setbacks: - Front: 0-ft min, 10-ft max. In no event shall a Building be closer than 12' from the curb. - Side/Rear: 0-ft min, 12-ft max.	See Project Narrative sections 2.3, 2.4, and drawing Z-021 Zoning Sections. South Tower: 0-ft Setback from Property Lines; 18-ft. from curb at Bank St., 15-ft. from curb at St. Paul St.; North Tower: 0-ft. Setback from Property Lines; 18-ft. from curb at Cherry St., 15-ft. from curb at Pine and St Paul Streets.	☑ **In compliance** Explanation/notes:
Occupied Build-to Zone: 100%	See Project Narrative sections 2.3, 2.14, and drawing A-051 Floor Plans. 109,779 sf Lot Size – 1,557 sf Pavement within property lines = 108,222 = 98.6%	☑ **In compliance** Explanation/notes:
Ground Floor Height (floor to floor): 14-ft min	See Project Narrative section 2.6, drawing A-211, and A-212 Building Sections. Ground floor heights (floor to floor) are typically 15'-6", but vary per retail tenant space and meet or exceed 14'-0".	☑ **In compliance** Explanation:
Arcades: 10-ft min clear depth, 14-ft min clear height	Not Applicable.	☑ Not applicable
2. Urban Design Standards:		
The following urban design standards shall apply to all Buildings in the DMUC Overlay, and the DRB shall make a final determination regarding strict compliance with these standards except as provided for in E below. These standards and requirements shall take precedence without limitation over any duplicative or conflicting provisions of Article 6, and compliance with Article 6 shall be presumed where a Building is in compliance with these design standards as determined by the DRB.		
A. **Overall Design:** Proposed Buildings shall present an architecturally significant design as follows:		
i. Step backs, horizontal and vertical variation, selection of materials and other architectural design techniques are used to reinforce the street wall, create transitions from adjacent buildings of a smaller mass and height, and reduce the perceived height and mass of the upper stories from the street level;	See Project Narrative section 2.4, drawing A-201, and A-202 Building Elevations.	☑ **In compliance** Explanation:
ii. Proposed Buildings provide 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;	See Project Narrative section 2.4, drawing A-201, and A-202 Building Elevations.	☑ **In compliance** Explanation:
iii. Upper story proportions of Buildings emphasize vertically-oriented proportions to assure a rich visually interesting experience as viewed within the context of the downtown skyline, reinforce opportunities for establishing points of reference for visual orientation, and retain opportunities for a view of the sky between individual Building elements.	See Project Narrative section 2.4, drawing A-201, and A-202 Building Elevations.	☑ **In compliance** Explanation:

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
B. **Façade Articulation**: All street-facing Building facades shall be articulated as follows:		
i. Building facades shall incorporate at least three (3) methods of surface relief which must either recess or project from the average plane of the facade by at least four (4) inches.	See Project Narrative section 2.4, drawing A-201, and A-202 Building Elevations. 1.) Top of Building 6" cornice. 2.) 18" offset at corner of brick façade. 3.) 4" setback at glazing. 4.) Spandrel Panel projects 4" from face of glazing. 5.) Bay window 18" projection. 6.) 42" Recessed Balcony. 7.) Vertical articulation 9" projection. 8.) 10'-0" Recessed building entry. 9.) Storefront awning and entrance canopy.	☑ **In compliance** □ Required permit condition included Explanation/Notes: **Bay Windows, awnings and canopies project out over the public ROW, and will require Council approval**
ii. Buildings with facades between 75-150 feet in width shall include vertical changes through the horizontal plane of the Façade by dividing the facade into a series of architectural and/or structural bays between 6-65 feet in width involving up to a minimum of 50% of the height of the façade.	See drawings A-201 and A-202 Building Elevations. Structural bays are provided running the entire height of building facades. Widths of bays varies, typically from 18'-0" min to 28'-0" max.	☑ **In compliance** Explanation/Notes:
iii. Buildings with facades greater than 150 feet in width must include a more substantial change in the horizontal plane of the façade where for every 150 feet in facade width, 1 or more architectural bay as required above must either recess or project by at least 4 feet involving the full height of the façade from the average plane of the street wall portion of the facade. Such bays shall occur no closer than 50 feet from the Building's corner.	See drawings A-201 and A-202 Building Elevations. Facades exceed 150'-0" in length and include differentials massing and setbacks above street wall façade. Recessed entryways are set in 10'-0" from the main façade and continue to the upper stories to create vertical expression.	☑ **In compliance** Explanation/Notes:
iv. Required Building Height Setbacks pursuant to Sec 4.4.1 (d) 4 shall not be applicable. Instead, upper stories of any street-facing Building facade exceeding 6 stories in height shall be setback as follows:		
a. An upper story setback at least 10 feet from the primary plane of the façade below shall occur within the first 60-ft of Building height at either the 3rd, 4th, or 5th story. Such a change shall involve the full width of the Building façade, but does not have to occur in the same story.	See drawing Z-021 Zoning Sections. A 10'-0" setback is provided at the 5th floor of the North Tower and the 6th floor of the South Tower, both within 60'-0" from average grade.	☑ **In compliance** Explanation:
b. For Buildings exceeding 10 stories in height a second upper story setback at least ten (10) feet from the primary plane of the façade below shall occur at either the 10th, 11th, or 12th story. Such a change shall involve the full width of the Building façade, but does not have to occur in the same story.	See drawing Z-021 Zoning Sections. A 10'-0" setback is provided at the 10th floor of the South Tower. The North Tower has multiple setbacks of at least 10'-0" at either the 7th floor, 11th floor, or 12th floor.	☑ **In compliance** Explanation:

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
c. Setbacks must be visually set off from the stories below by a balustrade, parapet, cornice and/or similar architectural feature, and are encouraged to be activated as an outdoor amenity space for Building occupants.	See drawing Z-021 Zoning Sections; A-051, A-052, & A-053 Floor Plans; and A-201 and A-202 Building Elevations. Setbacks are visually offset from stories below by material changes and in some places railings. The setbacks provided are activated as outdoor amenities for tenants and visitors.	☑ **In compliance** Explanation:
d. The upper stories beyond a setback may be visually differentiated from the stories below by a change in color, materials and/or pattern of fenestration in order to reduce the actual or perceived massing of the Building overall.	See drawings A-201 and A-202 Building Elevations. Setbacks are visually offset from stories below by material changes and fenestration patterns.	☑ **In compliance** Explanation:
v. Where visible, the raised foundation or basement of a Building shall not exceed 4-ft as measured from the exterior finished grade to the finished floor of the Story above, and must be visually differentiated from the stories above by a horizontal expression line and change in color, material, and/or pattern of fenestration;	Not Applicable.	☑ **In compliance** Explanation:
vi. The lower 1-5 stories of a Building must be visually differentiated from the stories above by a horizontal expression across a majority of the facade; and,	See drawings A-201 and A-202 Building Elevations. The streetwall façade extends from grade to the 5th floor North Tower/6th floor South Tower, which provides a horizontal expression across the majority of the façade.	☑ **In compliance** Explanation/Notes:
vii. The top 1-5 stories of a Building must be visually differentiated from the stories below by a horizontal expression across a majority of the façade	See drawings A-201 and A-202 Building Elevations. The massing of the upper stories is broken up, and higher setbacks are provided, articulating horizontal expression at each massing.	☑ **In compliance** Explanation:
viii. The top of a Building must have an expression of the Buildings top involving a projection from the average plane of the facade by at least 6 inches.	See drawings A-201 and A-202 Building Elevations. The North Tower provides a 6” stone projection at the roof level.	☑ **In compliance** Explanation: While exempt from zoning jurisdiction under state statute, the roof supports for the PV solar array, with its prominent overhang, also serves as a projecting expression of the building tops.
2.) **Street Activation**: All Buildings shall activate the street as follows:		
i. Buildings shall have one or more principal entrances for pedestrians at street level that are clearly identified as such along the street frontage or at a corner where a corner lot.	See Project Narrative section 2.4 and drawing A-051 Floor Plans. Multiple principal pedestrian entrances are provided and further expressed through canopies and signage.	☑ **In compliance** Explanation:
ii. The linear distance along the street frontage between ground floor entries shall not exceed 60-feet, and such doors must be open and operable by residential occupants at all times and non-residential occupants and customers during business hours.	See drawing A-051 Floor Plans and A201 and A-202 Building Elevations. The distances between multiple ground floor entries varies **and does not exceed 60’-0”.** Doors are operable by residential occupants at all times and non-residential occupants and customers during business hours.	☑ **In compliance** Explanation:

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
iii. Building entrances shall be defined and articulated by architectural elements appropriate to the architectural style and details of the Building as a whole. Bays including a principal entrance should be expressed vertically and continue onto the upper stories. Such bays are not required to include additional horizontal expression beyond what is required for any upper story setbacks	See drawings A-201 and A-202 Building Elevations. Multiple principal pedestrian entrances are provided and continue to the upper stories to create vertical expression. Steel and glass canopies extend over the sidewalks.	☑ **In compliance** Explanation:
iv. Requirements regarding openings and the transparency of glazing in a street-facing Building facade shall be as follows:		
Rough openings for windows and doors (per floor) - Ground Floor: 70% min, 80% of which shall be concentrated between 3-10 feet above the adjacent sidewalk - Upper Floors: 20% min *May be reduced to 50 and 30% respectively to meet the requirements of a High Performance Building Energy Code or equivalent program as determined by the DRB*	See drawings A-201 and A-202 Building Elevations. Ground floor rough openings: • Cherry Street: **70%** • St. Paul Street: **75%** • Bank Street: **70%** • Pine Street: **74%** Upper Floor rough openings exceed 20% at all floors.	☑ **In compliance** Explanation:
Horizontal and vertical distance between rough openings: 20’ max.	See drawings A-201 and A-202 Building Elevations. Rough opening separations vary due to complexity but in no case exceed 20’-0” horizontally or vertically. Typical dimension is +/-4’-0”.	☑ **In compliance** Explanation:
Transparency: (applicable to 80% of the glazing on each floor) - VLT: 60% min ground floor, 40% min upper floors - VLR: 15% max all floors	See Project Narrative section 2.6. and **FIGURE 4-C-2.** VLT at Ground floors is typically **90%.** VLT at upper floors is 40% or higher. **VLR at Retail is 8%.** VLR is 15% or less for glazing at all floors.	☑ **In compliance** Explanation:
v. Street-facing, street-level windows must allow views into a ground story non-residential use for a depth of at least 3 feet for the first 4 feet above the level of the finished sidewalk in order to provide for a window display, and for a depth of at least 8 feet for the next 4 feet above the level of the finished sidewalk in order to provide a view into the interior of the space. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space). External security shutters are not permitted.	See Project Narrative section 2.6 and drawings A-201 and A-202 Building Elevations. All Street level windows allow views into the ground story as per regulations.	☑ **In compliance** □ Required permit condition included Explanation:
vi. In addition to the restriction regarding ground floor residential uses pursuant to Sec. 4.4.1, (d) 1 A, General Office uses shall also not be permitted on the ground floor of any building in the DMUC Overlay.	See Project Narrative section 2.6 and drawing A-051 Floor Plans. General office use is not provided at ground floor.	☑ **In compliance** Explanation:
3.) **Materials**: The following requirements regarding the selection and use of Building materials is intended to improve the physical quality and durability of buildings, enhance the pedestrian experience, and protect the character of the downtown area.		

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
i. Primary Materials: Not less than 80 percent of each street-facing Facade shall be constructed of primary materials comprised of high quality, durable, and natural materials. For Facades over 100 square feet, more than one primary material shall be used. Changes between primary materials must occur only at inside corners. The following are considered acceptable primary materials: a. Brick and tile masonry; b. Native stone; c. Wood – panels, clapboard or shingles; d. Glass curtain wall; and, e. Cementitious siding;	See Project Narrative section 2.4 Proposed Exterior Finish Materials Table and drawings A-201 and A-202 Building Elevations. Also see FIGURES 4-A through 4-D. Primary materials consist of Brick-Faced Panels, Limestone Finished Panels, Glazing, and Stone Base.	☑ **In compliance** Explanation/Notes:
ii. Accent Materials: The following accent materials may make up no more than 20% of the surface area on each street-facing façade. Accent materials are limited to: a. Pre-cast masonry (for trim and cornice elements only); b. External Insulation Finishing System - EIFS (for upper story trim and cornice elements only); c. Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only); d. Metal (for beams, lintels, trim elements and ornamentation, and exterior architectural metal panels and cladding only); e. Split-faced block (for piers, foundation walls and chimneys only); and. f. Glass block.	See Project Narrative section 2.4 and drawings A-201 and A-202 Building Elevations. See FIGURE 4-E. Accent materials consist of Metal Panels.	☑ **In compliance** Explanation:
iii. Alternate Materials: Alternate materials, including high quality synthetic materials, may be approved by the administrative officer after seeking input from the Design Advisory Board. New materials must be considered equivalent or better than the materials listed above and must demonstrate successful, high quality local installations. Regionally-available materials are preferred.	Not applicable.	☑ Not applicable Explanation: No request for alternate materials has been submitted.
iv. Other:		
a. The use of recycled and/or regionally-sourced materials is strongly encouraged.		
b. With the exception of natural wood siding or shingles such as cedar or redwood intended to gradually weather with time, all exposed wood and wood-like products (e.g. fiber-cement) shall be painted or stained. Exterior trim shall be indistinguishable from wood when painted.	Not applicable.	☑ Not applicable
c. Any synthetic siding and finish products shall be smooth-faced with no artificial grain texturing.	Not applicable.	☑ Not applicable

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
4.) **Alternative Compliance**: Relief from any non-numerical standard above, and relief from any numerical standard with the exception of building height and FAR by no more than 20% of such requirement, may be granted by the Development Review Board after review and comment by the Design Advisory Board and the administrative officer. In granting such relief, the DRB shall find that: i. the relief sought is necessary in order to accommodate unique site and/or Building circumstances or opportunities; ii. the relief if granted is the minimum necessary to achieve the desired result; iii. the property will otherwise be developed consistent the purpose of this ordinance, the purpose of the underlying Zoning District and this Overlay District, the purpose of the section that the relief is being sought, and all other applicable standards; iv. the relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties; and, v. the relief if granted will yield a result equal to or better than strict compliance with the standard being relieved.		☑ Not applicable Explanation: No request for alternative compliance has been submitted.
3. Use		☑ Applicable
Mixed Use Buildings: Any new or substantially rehabilitated building over 105’ in total height shall include a mix of uses including no less than 25% of the gross leasable floor area dedicated to non-residential uses and another 25% or more dedicated to residential use.	See Project Narrative section 2.3, drawings A-051, A-052, and A-053 Floor Plans. Non-Residential mixed uses are provided. • Retail: 13% • Office: 24% • Non-Residential Parking: 21% Total: **57%** Non-Residential. Residential uses provided: • Residential: 31% • Residential Parking: 11% Total: **42%** Residential.	☑ **In compliance** Explanation:
4. Parking *(provided onsite)*		☑ Applicable
i. All onsite parking shall be provided in one or more of the following: a. an underground parking structure (strongly preferred); b. an above ground parking structure separated from the public street by a liner building a minimum of 40-ft in depth; or, c. a mixed-use building where with parking located underground, setback a minimum of 40-ft behind the façade of building at the ground level, and/or above the ground floor.	See Project Narrative sections 2.8, 5.3, drawings A-051, and A-052 Floor Plans. Parking for tenants and visitors is provided at and above the second floor of the development on floors 2 through 5 of the South Tower. Parking is separated from Cherry and Bank Streets by Residential Uses. Parking is screened from view at St. Paul and Pine Streets by façade elements.	☑ **In compliance** Explanation:

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
ii. All onsite parking shall participate in any Downtown Parking and Transportation Management District in order to minimize the amount of parking provided and maximize the efficiency of its utilization.	See Project Narrative section 5.3.	☑ **In compliance** Explanation:
iii. Vehicular entrances to parking structures shall not exceed 24-ft clear width and 16-ft clear height at the street frontage.	See drawings A-201 and A-202 Building Elevations. Vehicular parking access is provided on both Cherry and Bank Streets and does not exceed 24'-0" width and 16'-0" height.	☑ **In compliance** Explanation:
iv. At least one pedestrian route from all parking structures shall lead directly to a street frontage (i.e., not directly into a Building). When portions of a building containing parking front on more than one street, multiple pedestrian routes to street frontage is strongly encouraged.	See Project Narrative section 2.8 and drawing A-051 Floor Plans. Pedestrian access to parking area is provided at Cherry, Pine, and St. Paul Streets.	☑ **In compliance** Explanation:
v. All structured parking with frontage on any portion of a public street shall be treated as follows:		☑ **Applicable** St. Paul and Pine Street facades only
a. The required setback between the parking and the public street at the ground level must be occupied by an active use (such as, but not limited to, residential lobby, retail, office, recreational or services). This requirement shall not apply to parking located either entirely below-grade or above the second floor where parking may extend out to the building's perimeter.	Parking is located above the second floor.	☑ **In compliance** Explanation:
b. All floors of a parking structure fronting a public street must be level (not inclined), and any sloped ramps between parking levels must be setback a minimum of 20-ft from the street-facing building façade and shall not be discernible along the perimeter of the parking structure.	See drawings A-051 and A-052 Floor Plans. Parking floors are level and sloped ramps will not be discernible along the perimeter of the structure.	☑ **In compliance** Explanation:
c. Where upper stories of structured parking are located at the perimeter of a building, parked vehicles, vehicle headlights and interior lighting shall be screened from view from the street and adjacent properties.	See Project Narrative 2.8, drawings A-201, and A-202 Building Elevations. At St. Paul and Pine Streets vehicle headlights are visually screened from view with glazed panels. Interior lighting shall be screened from view by interior valances set back from the façade.	☑ **In compliance** Explanation:
d. In addition to the Urban Design Standards required above, facade treatments (materials, fenestration patterns, and architectural detailing) must be continued on stories containing parking in a manner consistent with the overall architectural design of the Building and such that levels of parking are not clearly distinguishable from other uses in a building.	See Project Narrative 2.8, drawings A-201, and A-202 Building Elevations. Parking areas are screened from public view with building façade elements consistent with the scale and materials of the overall development.	☑ **In compliance** Explanation:
vi. Each parking space provided in an underground parking structure may be counted as 1.75 of the parking spaces as required in Art 8.	Not applicable.	☑ Not applicable

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
5. Signs		☑ Applicable Explanation: No signage has been proposed under this application. This section is applicably only for awning and canopy design and dimensional requirements
A master sign plan pursuant to Article 7 Part 3 is required for all sites occupied by more than three tenants where all signs must meet the requirements of the master sign plan. The master sign plan must establish standards of consistency as applicable of all signs to be provided on the subject property with regard to: • Colors; • Letter/graphics style; • Location and Sign Type; • Materials; • Methods of illumination; and/or • Maximum dimensions and proportion.	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
In addition to the flexibility from the requirements of Article 7 provided under Sec. 7.3.4, the following shall also be permitted when incorporated as part of a master sign plan in the DMUC Overlay:		☑ Not applicable
i. The area of projecting signs, marques, canopies and awnings shall not be deducted from the maximum allowed signage area permitted for signage under Sec 7.2.3.	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
ii. Projecting Signs: One projecting sign may be permitted for each ground floor use provided each sign:	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
a. does not exceed 8 square feet in area;	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
b. does not project more than 4 feet from the building façade on which it is attached;	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
c. has its lowest edge at least eight (8) feet above any pedestrian way;	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
d. has its highest edge no more than eighteen (18) feet above any pedestrian way; and,	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
e. Any encroachment into the public right-of-way must also be approved by the City Council.		☑ Not applicable
iii. Marquee Signs: One marquee sign per street frontage may be permitted provided such sign:		☑ Not applicable

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
a. is associated with the following uses only: Cinema, Conference Center, Convention Center, Performing Arts Center and Recreation Facility-Indoor;	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
b. is located above the principal Building entrance;	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
c. projects a minimum of 6 feet from the building façade on which it is attached but in no event more than 10 feet and 3 feet from the curb;	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
d. has its lowest edge at least 9'6" above any pedestrian way;	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
e. has its highest edge no more the lesser of the floor level of the third story or 35 feet above any pedestrian way;	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
f. is no more than 40 feet in width;	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
g. may contain an area for manual changeable copy that does not exceed 30 percent of the area of the sign face on which it is located or 32 square feet, whichever is less; and,	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
h. Any encroachment into the public right-of-way must also be approved by the City Council.		☑ Not applicable
iv. Canopies and Awnings: Where provided, awnings and canopies placed on a building facade shall meet the following specifications:		☑ Applicable
a. Awnings and canopies shall provide 8' minimum clear height above the finished grade, and shall project a minimum of 6' from the building façade to a maximum of 2' from the curb. 14' minimum clear height above the finished grade shall be provided above any area used for parking or circulation. Any encroachment into the public right-of-way must also be approved by the City Council.	See drawings A-201 and A-202 Building Elevations. Awnings are located at Retail Use areas along all four streets. Due to sidewalk pitch, the height varies from 12'-0" to 28'-0", and in no case is less than 8'-0" above sidewalk. Awnings project from façade **5'-0".** Canopies at Main Pedestrian Entrances are typically at +/-**30'-0"** above sidewalk **(depending on grade)** and extend +/- **12'-0"** from façade, not to within 2' of the curb. Vehicular entrance clear heights are typically 16'-0".	☑ **In compliance** Explanation:
b. Awnings and canopies shall be placed, sized, shaped and proportioned to match the associated openings.	See drawings A-201 and A-202 Building Elevations. Awnings are placed, sized, shaped, and proportioned to the associated openings.	☑ **In compliance** Explanation:
c. Except as provided below, awnings and canopies shall not be internally illuminated or backlit, however they may contain lighting fixtures intended to illuminate the ground beneath.	See Project Narrative section 2.13 and L-500 Lighting/Photometric Plan. Canopies contain lighting fixtures illuminating the ground, See FIGURE 4-I.	☑ **In compliance** Explanation:

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
d. Awnings shall have a metal structure covered with non-translucent canvas, synthetic canvas or painted metal, and shall have no soffit or sides. Retractable awnings are encouraged.	See drawings A-201 and A-202 Building Elevations**, as well as A-221, A-224, A-227, and A-230.** Awnings are **painted steel** to match panels used throughout development **and glass.**	☑ **In compliance** Explanation:
e. Awnings shall be rectangular in elevation and triangular in cross-section with straight edges. The valance of the awning shall be no more than 12” in height.	See drawings A-201 and A-202 Building Elevations, **as well as A-221, A-224, A-227, and A-230.**	☑ **In compliance** Explanation:
f. Canopies shall be constructed of wood and/or metal, and shall be cantilevered or supported from above. The face of the canopy shall be no more than 24” in height.	See drawings A-201 and A-202 Building Elevations. Canopies are constructed of steel structure with glass panels. They are cantilevered from the building structure and are no more than 24” in height. **See A-233.**	☑ **In compliance** Explanation:
g. Signage placed on an awning or canopy shall be limited to the windows and doors on the first (ground) floor, and shall not extend outside the overall length or width.	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
h. Signage placed on a canopy shall be limited to the face or may project above and may be backlit.	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
i. Signage placed on an awning or canopy shall be limited to: i. 75% of the valance or canopy face and/or 25% of the sloping plane max. ii. The height of lettering shall be limited to: 5” min - 10” max on the valance; 18” max on the sloping plane; or 24” max on or above the canopy.	See Project Narrative section 2.10. Not applicable.	☑ Not applicable
6. Green Buildings and Stormwater Management		
A. **Green Buildings**: New development and substantial redevelopment in the DMUC Overlay shall be built to the standard of LEED Gold Certification, or a nationally recognized equivalent as determined by the administrative officer.		

Ordinance Requirement (summarized)	**Applicant Compliance Documentation**	**Staff Compliance Confirmation**
i. At the time of application the following shall be required: a. the submission of documentation of the planned performance criteria and elements of the project necessary to obtain the required green building certification (e.g. LEED checklist); b. documentation that the project has been registered with the applicable green building certification program (e.g. LEED project registration); and, c. a written commitment to apply for formal, written review of the project at the earliest milestone where the green building certifying body offers "precertification" or similar (e.g. LEED Design Review).	See Project Narrative section 2.11 and FIGURES 2-A LEED Checklist and 2-B USGBC Registration Receipt.	☑ **In compliance** Explanation:
ii. Prior to the release of any Final Certificate of Occupancy the following shall be required: a. the submission of revised as-built performance criteria and project elements necessary to obtain the required green building certification (e.g. LEED checklist): b. the results of 3rd party commissioning of the building envelope and mechanical systems documenting compliance of as-built performance; and, c. a written certification from the project design professional of record that the project has been constructed to comply with the green building requirements of this section.		□ Required permit condition included
B. **Stormwater Management**: Stormwater runoff from 100% of all net new and substantially redeveloped impervious area (or an equivalent area of impervious)) must be captured and managed in such a way as to mimic pre-development (meadow in good condition, Hydrologic Soil Group B) runoff (or discharge) ratio for the 1 year, 24 hour design storm subject to review and approval by the DPW Water Resources Div. The feasibility of implementing runoff volume reduction practices must be evaluated in consultation with the DPW Water Resources Division and shall include an evaluation of the engineering feasibility of techniques including, but not limited to runoff reduction through stormwater reuse, green stormwater infrastructure such as green roofs, bioretention, tree planting and sewer separation of roof water for sites currently discharging to the combined sewer system. Storage and detention methods may be used to meet pre-development flow targets. When and where detention systems are the primary mode of stormwater management, "smart" precipitation integrated detention systems must be evaluated and are strongly preferred. On-site stormwater management must be maximized; however, off-site stormwater management may also be used in consultation with DPW Water Resources.	See Project Narrative section 2.12.	☑ **In compliance** Explanation: To be confirmed by the DPW Water Resources Div. Conservation Board has recommended approval

Burlington Design Advisory Board
149 Church Street, City Hall Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Minutes
Burlington Design Advisory Board
Tuesday, January 24, 2017
3:00 pm, Conference Room 12

Present: Matt Bushey (Chair), Steve Offenhartz, Phil Hammerslough (alternate).
Absent: Chris Alley (resigned), Sean McKenzie, Ron Wanamaker Jeremy Gates (alternate)
Staff present: David White, Mary O'Neil.

Session I - 3:00pm – 6:00pm

1. **17-0662CA/MA; 75 CHERRY STREET (D, Ward 3C) BTC Mall Associates, LLC**
   Continued review of mixed use redevelopment of the existing Burlington Town Center mall site and associated lot line adjustments.
   (Project Manager, Mary O'Neil)

Present representing application: Don Sinex (Devonwood), Nicholas Principe (Devonwood), Jesse Beck (Freeman French Freeman), William Fellows (PKSB), Michael Willard (SE Group), Kevin Worden (Engineering Ventures), Art Klugo (PC Construction), Brian Dunkiel, Esq., David Saladino, and others.

Motion by Matthew Bushey, Chair:

Based on a sketch plan review with the Applicant on June 14, 2016, and project reviews on January 17 and January 24, 2017, and as a result of design revisions that the Applicant has made to the project in response to previously expressed concerns by the DAB,

The Design Advisory Board strongly supports and **recommends for approval** the proposed mixed use redevelopment of the existing Burlington Town Center mall site, bounded by Cherry Street to the north, Bank Street to the south, the Pine Street extension to the west, and the St. Paul Street extension to the east, with the following conditions and suggestions:

1. Provide a narrative to explain the methodology used to establish the average grade for purposes of demonstrating compliance with building height limits. The Average Grade may be calculated separately for each tower on Cherry Street and St. Paul Street.
2. In spite of Vermont State Statute 24 VSA 4413 (g)(1), the support structure for the rooftop PV array should be set back from the street-facing elevations to minimize the perceived height of the building, as it exceeds over the maximum allowed building height of 160'. We encourage the Applicant to revise the layout of the PV support structure in this manner in such a way that maintains an optimum amount of PV array.

3. While the inclusion of an enclosed Observation deck may not be permissible as an occupied space above the maximum building height under section 5.2.6. (b), we approve of it at this location due to its public benefit.
4. The 10-foot setback required in section 4.5.8 (c)(2)(B)(iv)(a) is currently set at approximately Elevation 271.5', continuously around all four streetfront elevations. The elevation of this setback should include more "vertical changes" as required in 4.5.8 (c)(2)(B)(ii), or "vertical variation" as described in 4.5.8 (c)(2)(A)(i). The vertical variation in this setback should be of at least a full story, and should be expressed in locations to relate to the massing of the three distinct towers above, and/or introduced at the south elevation of the south tower facing Bank Street, which would also bring the requirement for a 3rd 4th or 5th story setback in 4.5.8 (c)(2)(B)(iv)(a), into closer compliance.
5. The top of the South Tower shall have an expression of the building's top involving a projection from the plane of the façade of at least 6 inches, as required in section 4.5.8 (c)(2)(B)(viii), and this expression shall occur at the top of the uppermost occupied floor, not at the top of the mechanical penthouse.
6. The interior parking layout shall be arranged to avoid dead-end driveways; to avoid parallel parking spots; and to allow for safe pedestrian passage from parking spaces to stairs and elevators, to fully comply with Article 8.

2nd: Steve Offernhartz

Vote 3-0.
Motion carries.