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**MEMORANDUM**

**To**: The Design Advisory Board
**From:** Mary O'Neil, AICP, Principal Planner
**RE**: ZP17-0388CA/MA 66,72,80,94,96 Colchester Avenue / 27, 49 Fletcher Place
**Date**: January 10, 2017

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**File:** ZP17-0388CA/MA
**Location:** 62,72,80, 94,96 Colchester Avenue, 27, 49 Fletcher Place
**Zone**: I **Ward**: 1E
**Date application accepted**: September 23, 2016
**Applicant/ Owner**: Eastern Development Corporation/Frank Von Turkovich
**Request**: Planned Unit Development, construct 3 story residential building containing 75 apartment units, combine and reconfigure surface parking areas.
**1st DAB review**: October 12, 2016
**2nd DAB review**: October 25, 2016
**Receipt of supplementary materials**: December 2 & 8, 2016.

**Background:**

**66 Colchester Avenue**

- **Sketch Plan Review ZP16-0904SP**; Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place, Construct 2 three story buildings containing 78 apartment units with above-ground and underground parking. April 2016.
- **Sketch Plan Review 16-0746SP**; Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking. December 2015. (Design Advisory review.)
- **Sketch Plan Review ZP16-0393SP**, Construct 79 apartment units in 3 story building with underground and above-ground parking facilities. November 2015.
- **Zoning Permit 87-853;** construct 250 sf. addition to rear of existing office use, provide one additional parking space. (5 + 1 = 6) Approved May 1988.
- **Zoning Permit,** install a 2' x 24' drain trough on the west side of the building. June 1974.
- **Zoning Permit;** convert property to a dental office. Five paved parking spaces. January 1961.

**72 Colchester Avenue**

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- **Sketch Plan Review ZP16-0904SP**; Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place, Construct 2 three story buildings containing 78 apartment units with above-ground and underground parking. April 2016.
- **Sketch Plan Review 16-0746SP**; Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking. December 2015. (Design Advisory review.)
- **Sketch Plan Review ZP16-0393SP**, Construct 79 apartment units in 3 story building with underground and above-ground parking facilities. November 2015.
- **CU-97-050;** Housing replacement exemption. Approved with conditions March 1997.
- **Zoning Permit 89-051 / COA 89-013;** construct 18' x 20' second story addition on rear of existing single family home, no change to site plan. Approved February 27, 1989.

**80 Colchester Avenue**

- **Zoning Permit 16-1400LL**; lot line adjustment with 27 and 49 Fletcher Place. September, 2016. Appealed to DRB; DRB upheld administrative approval 12/15/2016.
- **Sketch Plan Review ZP16-0904SP**; Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place, Construct 2 three story buildings containing 78 apartment units with above-ground and underground parking. April 2016.
- **Sketch Plan Review 16-0746SP**; Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking. December 2015. (Design Advisory review.)
- **Sketch Plan Review ZP16-0393SP**, Construct 79 apartment units in 3 story building with underground and above-ground parking facilities. November 2015.
- **Sketch Plan Review 15-0896SP**, construct 79 apartment units in 3 story building with underground and above-ground parking facilities, April 2015.
- **Zoning Permit 15-0390SN**; install new freestanding sign for Hillel. Approved October, 2014.
- **Zoning Permit 15-0042CA/CU**, change of use from office to membership club; exterior staircase and install bike rack. Approved August 2014.
- **Zoning Permit CU 2004-016**; application for use by UVM affiliated Center for Children, Youth and Families Administrative offices. Approved with conditions, January 2004.
- **Zoning Permit 01-389**; installation of an externally illuminated freestanding sign for the existing medical (chiropractic) office. Approved April 2001; not pick up and confirmed expired in 2011.
- **Zoning Permit CU 2001**-035; change of use of first floor space from office to medical chiropractic office. Removed from agenda as determined that the proposed conversion from a medical billing office to a chiropractic office on the first floor does not require conditional use review. February 2001.

- **Zoning Permit 00-516**; refurbish existing side porch to allow ramping of deck for handicapped accessibility to the existing medical office. No increase in footprint. December, 2000.
- **Zoning Permit 99-277**; removal of slate roofing material, replacing with asphalt shingles for the existing medical office. Approved December 1998.
- **Zoning Permit 92-123**; construction of ten additional parking spaces for a total of sixteen for the existing medical office and residential unit. Existing curb cut to be eliminated, with joint use of adjacent property's (medical office / 94 Colchester Avenue) curb cut. Approved September 1991.
- **Zoning Permit CU92-011 / COA 92-025**; eliminate curb cut and driveway from #80 and utilize widened drive at traffic light at #94. Remove existing garage, change configuration and size of paved parking area. No change to use of #80 as office and apartment. Approved with conditions September 1991.
- **Request for Conditional Use Permit** to construct a private parking lot. July 1990. Application withdrawn by applicant.
- Notice of appeal to the Zoning Board of Adjustment seeking a special exception to erect a 16' x 16' addition to the northeast corner of existing doctor's office. Approved July 1968.

**94 Colchester Avenue**

- **Sketch Plan Review ZP16-0904SP**; Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place, Construct 2 three story buildings containing 78 apartment units with above-ground and underground parking. April 2016.
- **Sketch Plan Review 16-0746SP**; Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking. December 2015. (Design Advisory review.)
- **Sketch Plan Review ZP16-0393SP**, Construct 79 apartment units in 3 story building with underground and above-ground parking facilities. November 2015.
- **Sketch Plan Review 15-0896SP**, construct 79 apartment units in 3 story building with underground and above-ground parking facilities, April 2015.
- **Non-Applicability of Zoning Permit Requirements 07-703NA;** replace asphalt shingle roof with same. May 2007.
- **Zoning Permit 92-025;** site changes for combined access with #80. See above. Approved September 1991.
- **Zoning Permit 91-154**; remove two windows and one door from north elevation and install three windows on same side. No change in use. See 89-012. October 1990.
- **Zoning Permit 89-042** / COA 89-012? (Illegible); replace existing vestibule, new siding and windows, new walkways and landscaping. February 1989.
- **Zoning Permit 780073;** erect an 18' x 30 addition in rear of existing building. June 1977.

- **Zoning Permit;** desire to rent portion of premises for doctor's office. Approved May 1963.

**27 Fletcher Place**

- **Zoning Permit 16-1398LL**; lot line adjustment with 80 Colchester Avenue and 49 Fletcher Place. September, 2016.
- **Sketch Plan Review ZP16-0904SP**; Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place, Construct 2 three story buildings containing 78 apartment units with above-ground and underground parking. April 2016.
- **Sketch Plan Review 16-0746SP**; Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking. December 2015. (Design Advisory review.)
- **Sketch Plan Review ZP16-0393SP**, Construct 79 apartment units in 3 story building with underground and above-ground parking facilities. November 2015.
- **Sketch Plan Review 15-0896SP**, construct 79 apartment units in 3 story building with underground and above-ground parking facilities, April 2015.
- **Non-Applicability of Zoning Permit Requirements 15-0959NA**; Install dryer hookups on 2nd floor. Upgrade wiring to meet code. Upgrade plumbing to meet code. April, 2015.
- **Zoning Permit 15-0955CA**; Change of use from single family residential to duplex, modify two existing windows, and create new parking spaces. Approved June 2015; under appeal with VSCED.
- **Zoning Permit 81-684;** replace 26" x 26" double hung window with Anderson window 24" x 48". September 1981.
- **Notice of Appeal to Zoning Board of Adjustment;** erect a carport within three feet of the property line. Approved December 1968.

**49 Fletcher Place**

- **Zoning Permit 16-1399LL**; lot line adjustment with 80 Colchester Avenue and 27 Fletcher Place. September, 2016.
- **Zoning Permit 15-0736CA;** establish home day care with up to 6 children. No site or exterior building changes proposed. January 2015.
- **Zoning Permit 09**-898CA, replace window with larger double casement window on side of house to match others. June 2009.
- **Zoning Permit 08-587CA**; replace window, two to be enlarged. Remove asbestos siding and reside with fiber cement board. March 2008.
- **Zoning Permit 85-359**; construct a sun room addition on the south side to connect with existing porch. Remove existing garage for this addition. Construct a utility building with breezeway on the north side. July 1985.
- **Zoning Permit 85-061**, enlarge existing porch on east elevation, enclose to create mudroom. March 1985.

- **Zoning Permit** to enclose the front porch. June 1974.

**Overview**: The application seeks to construct two connected three story residential buildings. The buildings will contain 75 new apartments configured as studio and one bedroom units. Both buildings will have underground parking. Surface parking, access driveways and interior circulation paths will be reconfigured to serve all associated parcels.

At the October 25, 2016 DAB meeting, the board tabled the application requesting additional information relative to the following:

- Address dumpster location and screening
- Landscaping plan, shading at parking area
- Identification of trees to remain
- Parking on west side with pedestrian path
- Pedestrian connection/access to 72 Colchester Avenue
- Clarify rooftop mechanical equipment
- Calculate elements that exceed 35'
- Sound study for pump station
- Revised site plan
- Confirm building height measurement
- DAB alerts applicant to need for photometric study prior to DRB review.

Staff comments reflecting newly submitted materials are <u>underlined</u>.

**Part 1: Land Division Design Standards**
No land division is proposed. Recent property line boundary adjustments have altered the parcel boundaries of 80 Colchester Avenue, 27 and 49 Fletcher Place. This application reflects those newly defined property boundaries.

**Part 2: Site Plan Design Standards**
**Sec. 6.2.2 Review Standards**
*(a) Protection of Important Natural Features*
There is a significant ravine to the north of the site, which the project development avoids. The proposal intends to incorporate grade changes to facilitate underground parking for the new residential building.

*(b) Topographical alterations*
<u>Revised site plan C2-01 defines grade contours post construction. C2-03 is specific for grading and layout. Plan C1-04 clearly defines removal of parking areas, sheds, garage, and walls, as well as the tree clearing limits to the north.</u>

*(c) Protection of important public views*
There are no important public views from or through the property.

*(d) Protection of important cultural resources*
See Section 5.4.8 (b).

*(e) Supporting the use of alternative energy*
Submission documents include the intent to incorporate rooftop solar, which is encouraged. A roofplan has been submitted, including a calculation for roof area in excessive of the height limitation, allowable under Section Section 5.2.6 (b) 4.

*(f) Brownfield sites*
The properties are not listed on the Vermont DEC Hazardous Waste Site.

*(g) Provide for nature's events*
A Stormwater Management plan, approved by the City Stormwater team will be required per **Section 5.5.3**, Stormwater and Erosion Control. The applicant is making a third trip to the Conservation Board in January, specifically for revised stormwater plans. Newly submitted plans include EPSC construction and stabilization plans (C5-01 and 02), which will require written approval of the City Stormwater team.

As with the stormwater management plan, approval must be received from that office.

Snow storage is not specifically identified on the site plan, and must be. This plan should be included on the Stormwater Management plan so it can be thoroughly reviewed by the City Stormwater administrator for any concern.

*(h) Building location and orientation*
The visible public streetscape along Colchester Avenue is an important component; however, equally important is the establishment of a well-defined built environment, functional open spaces, and interconnectivity between the new dwellings and the existing streetscape/sidewalks that connect physically and visually to Colchester Avenue and on a lesser note, Fletcher Place. The site plan has been redesigned to create and orient a primary façade (south building) to front Colchester Avenue. A pedestrian way and crosswalk to Colchester Avenue are illustrated on the plan. The proposed circular drive will provide visual access to both buildings, providing a ring of parking spaces to the east of both buildings. Pedestrian drop off may casually occur within that circle, or at the pedestrian crosswalk in front of the southerly building.
Open space or common land is required as part of Article 11.

The CDO and Municipal Development Plan articulate a vision for vibrant city neighborhoods with a fabric of cohesive streetscapes and call for new neighborhoods to reflect this vision. The proposed development increases residential density through utilization of undeveloped rear yards. This concept is hardly new, with much residential conversion and new construction on rear yards throughout the city. The application here has the potential to introduce a significant number of new residential units in a district that can support the density in a manner that is respectful of the existing pattern of development and streetscape.

*(i) Vehicular access*
Access to this inner site is proposed directly across from the UVM Medical Center, intending to utilize the existing traffic light. Two driveways west of this access will be eliminated; all traffic will be directed through the the light. Most recently submitted plans do not clearly define the intended traffic flow. The proposed access and circulation pattern will make available interior

parking behind 66, 72, 80, 94 and 96 Colchester Avenue. A vehicular connection to 106 Colchester Avenue is included; this will require a zoning permit for that specific parcel.
The principal entry at the traffic light would also offer the opportunity to turn "left" in front of the proposed south building; and then turn right to access to the underground garage.
The existing access drive east of 96 Colchester Avenue is proposed to be retained and connected to the inner network as well as specific parking spaces for the existing medical office. This drive was originally noted as being for ingress only; the applicant will need to confirm.

*(j) Pedestrian access*
Sidewalks connect directly to those on Colchester Avenue, and continue along the easterly side of the south building, connecting to the northerly building. A "promenade" type pedestrian path provides a focal entry to the south building from Colchester Avenue; something recommended in earlier sketch plan review.
Revised site plan (C2-01) and Landscape plan (L1-01) reflect the recommended sidewalk west of the new building, with landscaping. There is no clearly identified path to the dumpster. A sidewalk west of the parking area, with connections to the dumpster location and 66 Colchester Avenue may be appropriate.
Sidewalks ring both the north and south of the circular parking area behind 94 and 96 Colchester Avenue; however, there is no identified pedestrian crosswalk from the parking lot to the sidewalks in the rear of 94 and 96 Colchester Avenue. As this is a traffic circulation area, an identified area for pedestrian crossing is recommended. An additional sidewalk east of the parking area may enhance and improve the pedestrian/vehicular separation, and provide a logical crosswalk area behind 96 Colchester Avenue.

*(k) Accessibility for the handicapped*
The project will have to meet ADA standards, as directed by the building inspector. Elevators are proposed to serve both the north and south buildings. H/C parking will be required, with identification, signage and access area. Some h/c parking areas are defined on the site plan (specifically, behind 72 Colchester Avenue, immediately east of the south building and one in underground parking of same.) The existing diagonal parking places next to 96 Colchester Avenue are not illustrated on revised plans, and should be. It is assumed that at least one of these will be identified as a h/c parking space. Adequacy of these must be confirmed with the building inspector; additional h/c parking may be appropriate near medical buildings.

*(l) Parking and circulation*
Parking is proposed under both new buildings and with surface parking. The applicant will be obliged to meet the parking requirements of Table 8.1.8-1 of the CDO. The parking requirement for multi-unit attached dwellings in the Shared Use Parking District is 1/unit.
Circulation as best understood is proposed via an access drive at the traffic light on Colchester Avenue; proceeding through a choice of paths. Turning right will afford access to a circular loop double-lined with 51 surface parking spaces. A secondary surface parking area west of the south building permits access to another 14 surface parking spaces and entrance to two subsurface parking areas. The far easterly access (next to 96 Colchester Avenue) will first admit access to 6 surface parking spaces intended for the medical office (one h/c), and lead to the circular loop. These parking spaces need to be illustrated on revised plans. As circulation paths and parking cross property boundaries, the applicant must effect easement or other instrument to allow use of

abutting parcels to provide the suggested access and circulation. This will be critical for the 96 Colchester Avenue parcel, as the parking and circulation lanes rely on that lot.

Access to the 106 Colchester Avenue parcel will require a separate zoning permit and coverage calculation for that lot.

The proposed vehicular circulation plans will be dependent on informative signage to direct drivers to correct paths. Overall, there is a large amount of pavement and surface parking proposed, although the plan realizes the abandonment of several access drives and is largely behind the existing buildings on Colchester Avenue.

Surface parking requires shading to reduce the effect on the local microclimate, air quality, and stormwater runoff. At least 30% of the parking lot must be shaded. 1 shade tree shall be provided for every 5 parking spaces with a minimum caliper size of 2 ½ -3" at planting. For the circular loop, 10 trees will be required (only 8 are illustrated on Plan L1-01); for the parking behind 66/72 Colchester four new trees are needed (5+14=19/5 = 4. 7 are shown on landscaping plan.) The plant list accompanying L1-01 provides appropriate caliber size at time of planting. Specimen choice and size at maturity should be reviewed by the City Arborist for appropriateness and acceptability. [Plan sent to Warren Spinner 12.19.2016.)

Exterior (short term) bicycle parking is provided along the access promenade behind Hillel 80 Colchester Avenue, as required with access along vehicular driveways or paths. Plan SP shows this as enclosed bike storage, where plan L1-01 shows this as a six bike parking rack. The applicant needs to specifically define. Bike parking that was originally identified at the west of the connector and behind 72 Colchester Avenue is no longer on the plan. (See Plan C2-02, dated July 10, 2016.) Given the high number of residential units, more exterior short term bicycle parking will be required than is reflected in the revised plans. Bicycle parking must be linked to pedestrian routes to a building entrance. Bike parking must conform to applicable design and construction details as provided by the City of Burlington Bicycle Parking Guidelines:
https://www.burlingtonvt.gov/uploadedFiles/BurlingtonVTgov/Departments/Public_Works/Transportation_Policy_and_Planning/Bicycling_and_Walking/Bicycle%20Parking%20Guidelines.pdf
A total calculation of required bicycle parking and where provided will be required for DRB review.

*(m) Landscaping and fences*
A landscaping plan has been provided as part of the revised submission packet. See (above) for shading requirements. Landscaping shall be distinctly arranged to prevent parking lot creep, with installation of barriers to prevent vehicles from encroaching into abutting greenspace. This is particularly important with the parking east of 96 Colchester Avenue and at the edge of surface parking areas.
Additionally, the revised landscaping plan does not correctly illustrate the parking area associated with 27 Fletcher Place, as revised under ZP16-1398LL. Revised plans must show the approved parking area; coverage calculations must include it.

*(n) Public plazas and open space*
While there are no formal public plazas included in the plan, the concourse entrance from Colchester Avenue acts as a public meeting area with benches, lighting, bike rack and landscaping. It is appropriate to evaluate the overall availability of open space available for

residents as part of a PUD. North of the development site is unreceptive for open space amenities due to the challenging topography. An open area behind 27 Fletcher Place has been identified as a potential community garden. There is no identified area for picnic tables, clothes lines, or play areas dedicated to the enjoyment of the residents. However, as a housing complex intended for professionals, those amenities may not be as critical as they would be for a family residential development. The proposal for a rooftop terrace is more likely an amenity to be appreciated by the anticipated tenants.
The if barrier around that terrace exceeds the height limitation, it too must be included within the 10% calculation for exemptions from height limitations.

*(o) Outdoor lighting*
Identification of light fixtures, lumens level, spec sheets, and a photometric plan will be required prior to DRB review to assure compliance with Section 5.5.2.

*(p) Integrate infrastructure into the design*
On-site utilities will need to be undergrounded. Meters, utility connections, HVAC or similar mechanical equipment should be coordinated with the design of the building, and grouped in a service court out of public view. All need to be illustrated on elevations and/or site plans to determine appropriateness of location and necessity of screening.
As has been frequently mentioned, it would be preferable to integrate trash and recycling operations within the building rather than as a stand-alone. The location of recycling facilities has been redefined behind 66 Colchester Avenue, within an enclosure. This location is less visually obtrusive, and more accessible than previously defined. No plans for the dumpster enclosure have been submitted, and are required.
Any dumpster will be required to be enclosed on all four sides to prevent blowing trash; and must be screened from public view.

**Part 3, Architectural Design Standards**
**Section 6.3.2 Review Standards**

**(a) Relate development to its environment:**

***1. Massing, Height and Scale:***
66, 72 and 80 Colchester Avenue maintain the 1 ½ story, residential scale of mid 19th century dwellings. 94 Colchester Avenue is a more modern, one story medical office structure; and 96 is a 2 ½ story foursquare. On Fletcher Place, 27 is a dormered, 2 story dwelling. Compared to the existing buildings, the massing and scale of the proposed new residential building diverges from the residential scaled buildings that surround it. The distance between them and the proposed building (and distance from both Colchester Avenue and Fletcher Place) somewhat ameliorates that discord.

***2. Roofs and Rooflines.***
Flat roofs are proposed; within the context of the immediate area (north side of Colchester Avenue, west side of Fletcher Place) most buildings have gable, bonnet, hipped or compound roofs with dormers. The exception may be Mater Christi School, west of this parcel, which is flat-roofed.

Porches typically have shed or modified hip roofs. Flat roofs are not commonplace on the residential buildings north of Colchester Avenue or west side of Fletcher Place.

This development is set back from the surrounding residential scale buildings and removed from their immediate context; differences that reflect the newer construction aesthetic and date are acceptable.

The application submittal includes specification sheets for condensing units. The roof plan also defines the intended location of the units. A barrier is illustrated around those units.

As these mechanical units will exceed the height limitation of the ordinance, they must be calculated within the 10% exception to height limitation of Section 5.2.6 (b) 4. See Roof Plan A105.

***3. Building Openings***

Windows on the southerly building are ganged in threes on the south elevation (facing Colchester Avenue), with the principal entry flanked in plate glass. The westerly elevation displays rthymn and thoughtful arrangement. The west elevation of the northerly building features symmetrically organized windows, with a central spine (of glass, or metal?) through which an entry is located. The same elevation of the southerly building has window and door arrangements organized into related groups associated with the arrangement of units. Windows are more vertical than horizontal.

_Easterly elevations of both buildings illustrate the desire to distinguish one building from the other with material and window arrangement. The connector between the two is also among glass or metal panels, with a double entry door. First floor doors to units are easily distinguishable by entry stairs and either alcove or canopy.

The north elevation of the northerly building now enjoys more glazing, with triple patio doors onto balconies at the upper floor. Similar features are evident on the south elevation of the same wing.

**(b) Protection of Important Architectural Resources:**

*Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.*

See Section 5.4.8.

**(c) Protection of Important Public Views:**

There are no protected important public views from this site.

**(d) Provide an active and inviting street edge:**

The core of the development is behind existing structures. The most visible street presence will be the main entry facing Colchester Avenue, which will be visible at the pedestrian entryway

between 74 and 80 Colchester. That entrance is defined by the prominence of the façade design, the pedestrian pathway from Colchester Avenue, and the allée of Honey Locust that will give focus and presence to that entry. The building(s) will be marginally visible from the Fletcher Place roadway. The applicant has provided newly rendered plans to illustrate the view from Fletcher Place. No principal point of entry is proposed from that streetscape to the larger development.

**(e) Quality of materials:**

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

Sheathing is proposed to be a mix of clapboard (fiber cement or wood), metal, hardi-panels, brick and wood panel. The design relies upon alteration of building material to provide interest and articulation to the plan. Window materials are not defined.

All material suggested are of acceptable durability in new construction.

**(f) Reduce energy utilization:**

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

**(g) Make advertising features complementary to the site:**

No signage is proposed. Any signs will require a separate sign permit.

**(h) Integrate infrastructure into the building design:**

See Section 6.2.2. (p.)

**(i) Make spaces secure and safe:**

All applicable building and life safety code as defined by the building inspector and fire marshal will be required. Building entrances need to be adequately illuminated. (A photometric plan will be required. An intercom system is recommended to maximize personal safety of the residents.

**Sec. 5.4.8 Historic Buildings and Sites**

72, 80, and 94 Colchester Avenue, as well as 27 Fletcher Place are all listed on the Vermont State Register of Historic Resources. As the development is proposed for the interior of these combined parcels, the most significant concern may be that of compatibility, particularly in regard to massing and proportion.

*(b) Standards and Guidelines*:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

   Each of the identified historic resources along Colchester Avenue and Fletcher Place were constructed as residential dwellings. The addition of new housing in the rear of these combined parcels will not alter the historic or current use of each structure.

   The single car garage behind 72 Colchester Avenue is proposed for removal, to accommodate the interior circulation and parking plan. See Section 5.4.8 (d), below.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

   No alterations to the structures are proposed for 66, 72, 80, 94 or 96 Colchester Avenue; 27 or 49 Fletcher Place. The roadway that is proposed to be the principle entrance to the development between 80 and 94 Colchester Avenue is currently an access to a parking area. Two driveways west of 80 Colchester Avenue have been eliminated. The most significant change will be the introduction of a large extended residential structure in the rear of the assembled lots. The structure will occupy an area of the backyards behind these older structures, and introduce a building of a larger scale and mass than those on the north side of Colchester Avenue or Fletcher Place. The significant setback from existing buildings and the streetfront tempers the change in massing.

   The single car, wood frame garage behind 72 Colchester Avenue is proposed to be removed to accommodate the new circulation and parking plan. It, also, is listed on the Vermont State Register as associated with 72 Colchester Avenue, and dates from 1930-50. In appearance and presentation, the small accessory building clearly recalls the single family residential use of the property. See Section 5.4.8 (d), below.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

   There is no proposal for conjectural features on any of the subject properties.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

   Other than the removal of the garage at 72 Colchester Avenue, the application does ot include alteration to the existing historic properties.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

   No changes to features or finishes are proposed.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in*

*design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

No replacement of historic features is proposed.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

   No chemical or physical treatments are proposed for the historic buildings.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

   As noted.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

   Spatial relationships will be altered in that these included properties will no longer have the expansive rear yards <u>as is currently present</u>. As an example of modern infill, the project provides an opportunity for attractive, functional infill housing complementary to its existing residential neighbors. Other historic examples of residential development off Colchester Avenue would be Nash Place, Thibault Parkway, and even Fletcher Place itself.

   Growing cities commonly utilized open area tangent to existing development along major thoroughfares to expand residential opportunities; but each successively created a nucleus neighborhood that was independent of but related to neighboring development. This proposal seeks to introduce a residential nub within a collection of existing buildings.

   Revised building elevations define a housing model of more modern vocabulary, contrasting in proportion, massing (3 stories), and scale with its most immediate residential neighbors. The substantial setback from the historic buildings that line Colchester Avenue and Fletcher Place, its influence is assuaged by distance. Modeling studies may help analysis of compatibility with and impact to its abutting neighbors, particularly in regard to scale, proportion, and appearance.

   In design, material and scale, the new development is clearly differentiated from older surrounding structures and distinctly new.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

    It would be possible to consider the removal of a single large detached structure, so the project might be reversible.

**(d) Demolition of Historic Buildings**

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

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

No evidence has been provided that the accessory structure at 72 Colchester Avenue is structurally unsound.

*or,*

B. *The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;*

There is no indication that alternatives to demolition have been explored, including removal to another area on or off site. Its function will be replaced with the new parking garage; its location in conflict with the proposed circulation path of the new development. Even with relocation, the small accessory building would likely look out of context if repurposed in the area of new development. The applicant may consider placing the structure at 27 Fletcher Place, or offering it to one of the residential property owners along Fletcher Place, as its age, function and appearance would be consistent with those dwellings.

*or,*

C. *The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

The overall development will provide 75 new housing units in close proximity to major institutions. The subject building is a small accessory structure, common for its period and association with changing mobility and modes of transit.

*And all of the following:*

D. *The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*

This is the sole historic building proposed for alteration or removal within the development area. Its demolition, although regrettable, will not substantively impact the historic importance of the principal buildings that line Colchester Avenue and Fletcher Place.

E. *All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;*

Photo documentation of the structure prior to its removal is highly recommended. The building's importance, on the Vermont State Register of Historic Resources, does not rise to the benchmark requiring Historic American Building Survey documentation.

*and,*

F. *The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*

*(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*

*(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*

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

*This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.*

The removal of the garage is incorporated into a much larger development proposal that includes new construction and parking facilities within new buildings. The timetable of such development, if approved, will be consistent with the life of the zoning permit unless phasing is requested.

New construction must commence within 6 months of the removal of this building per this standard.

**3. Deconstruction: Salvage and Reuse of Historic Building Materials**.
*The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.*

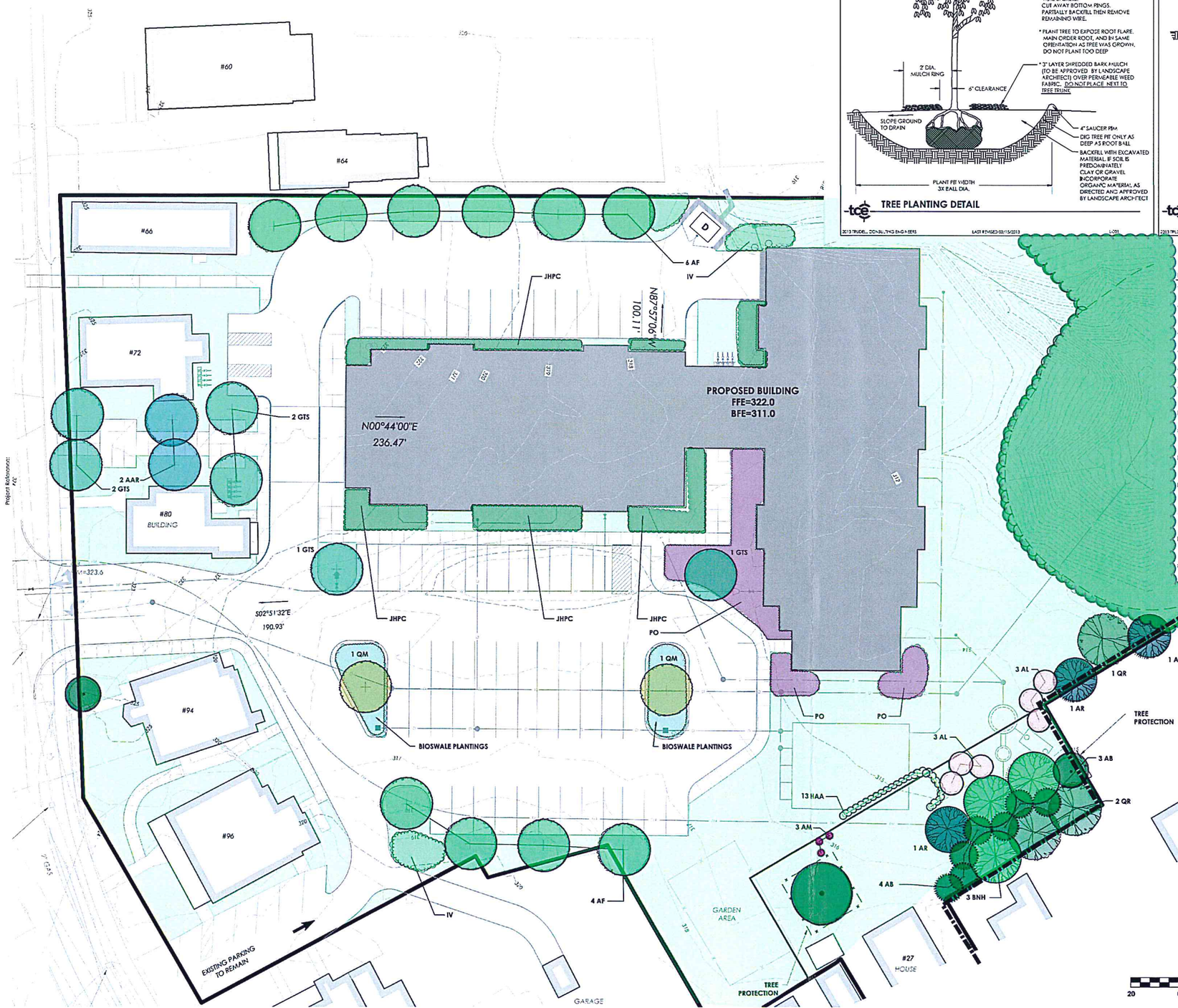
If approved by the DRB and documented in photographs for the record, it is recommended that the garage be made available for reuse, relocation, sale, or salvage per this standard.

**Items for consideration:**

1. Additional trees will be required around the parking circulation area per Section 6.2.2. (l). Additionally, a shading study to confirm 30% shading of the parking area(s) will be required.
2. Any development on 106 Colchester Avenue will require separate permitting and include a coverage calculation.
3. A lighting plan, with fixtures, lumens level, and a photometric are required for the entire development area.
4. A parking calculation, considering all existing and proposed uses, will be required.
5. A bicycle parking calaculation, and location(s) for its satisfaction, will be required for DRB review.

6. Bike parking is inconsistent across revised site plan/landscaping plan. All exterior bicycle parking shall be illustrated and consistent across plans, and calculated within an overall bicycle parking count. Internal bicycle parking shall be identified on floor plans as appropriate.
7. It is recommended that bike lockers be placed in close proximity to a building entrance, but not along the tree lined promenade from Colchester Avenue. Relocation near a residential building is recommended.
8. Revised site plans do not accurately depict the approved parking configuration at 27 Fletcher Place, as approved under ZP16-1138LL. It is not certain if overall coverage calculations reflect this parking area as well. This shall be corrected and/or supplemented prior to DRB review.
9. Snow storage location(s) are not identified and must be.
10. Garbage and recycling located east of 80 Colchester Avenue (Hillel) shall be relocated to a more appropriate (less visible) location than the entrance promenade.
11. Specifications for the proposed dumpster enclosure shall be submitted prior to DRB review.
12. Confirmation is required that surface parking meets a minimum 5' setback at the east side of the parking lot.
13. A sidewalk is recommended along the easterly side of the larger parking lot, with a crosswalk connecting to 94/96 Colchester Avenue to assure a safe separation between pedestrians and vehicles.
14. Similarly, a sidewalk is recommended for the west side of the westerly parking area allowing pedestrians to access 66 Colchester Avenue without walking behind vehicles.
15. The applicant shall submit a traffic signage plan to define intended traffic circulation throughout the development.
16. The applicant shall define if the easterly access drive (next to 96 Colchester Avenue) is for ingress only.
17. Parking spaces next to 96 Colchester Avenue must be identified on plans, lined with curb stops or similar barrier, and included within the parking calculation. Any handicap parking spaces shall be so illustrated.
18. Easements will be required for all involved parcels to assure adequate parking and circulation throughout the site.
19. Parking lots shall have appropriate barriers to prevent vehicular trespass onto greenspace and parking lot creep. Such barriers (curb stops, landscaping, fencing) shall be defined.
20. If a barrier is proposed around the rooftop deck and said barrier exceeds the height limitation of the ordinance, it shall be included within the calculation of development exceeding 35'. Assurance will be required that the total amount does not exceed the 10% of roof area exception.
21. Window specs have not been submitted.
22. New construction must commence within 6 months of the removal of the accessory garage.

A recommendation for approval will be obligated to include Standard Permit Conditions 1-15.




NOTES:* STAKE ONLY IN EXTREMELY WINDY CONDITIONS AS APPROVED BY LANDSCAPE ARCHITECT

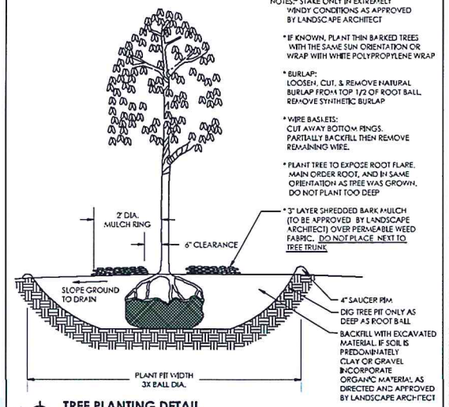
* IF KNOWN, PLANT THIN BARKED TREES WITH THE SAME SUN ORIENTATION OR WRAP WITH WHITE POLYPROPYLENE WRAP

* BURLAP: LOOSEN, CUT, & REMOVE NATURAL BURLAP FROM TOP 1/2 OF ROOT BALL. REMOVE SYNTHETIC BURLAP

* WIRE BASKETS: CUT AWAY BOTTOM RINGS. PARTIALLY BACKFILL THEN REMOVE REMAINING WIRE.

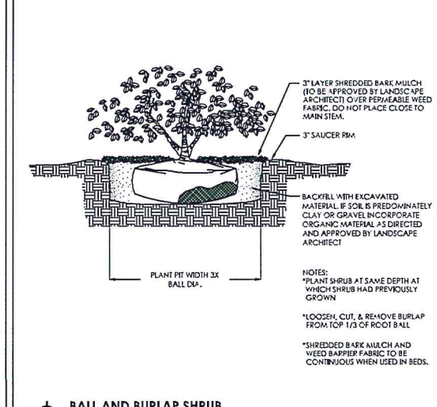
* PLANT TREE TO EXPOSE ROOT FLARE. MAIN ORDER ROOT, AND IN SAME ORIENTATION AS TREE WAS GROWN. DO NOT PLANT TOO DEEP

* 3" LAYER SHREDDED BARK MULCH (TO BE APPROVED BY LANDSCAPE ARCHITECT) OVER PERMEABLE WEED FABRIC. DO NOT PLACE NEXT TO TREE TRUNK




## TREE PLANTING DETAIL

2013 TRUDELL CONSULTING ENGINEERS LAST REVISED 03/15/2013 L-001




NOTES:
*PLANT SHRUB AT SAME DEPTH AT WHICH SHRUB HAD PREVIOUSLY GROWN

*LOOSEN, CUT, & REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL

*SHREDDED BARK MULCH AND WEED BARRIER FABRIC TO BE CONTINUOUS WHEN USED IN BEDS.

## BALL AND BURLAP SHRUB

2013 TRUDELL CONSULTING ENGINEERS LAST REVISED 03/15/2013 L-002

## PLANT LIST

| KEY | SCIENTIFIC NAME | COMMON NAME | QUAN. | SIZE | SPACING |
|---|---|---|---|---|---|
| AB | *Abies balsamea* | Balsam Fir | 10 | 6-7' | As Shown |
| AL | *Acer x freemanii* 'Autumn Blaze' | Autumn Blaze Maple | 10 | 2 1/2"-3" | As Shown |
| AR | *Acer rubrum* | Red Maple | 3 | 2 1/2"-3" | As Shown |
| AAR | *Amelanchier arborea* | Serviceberry | 2 | 10 gal. | As Shown |
| AI | *Amelanchier laevis* | Allegheny serviceberry | 6 | 10 gal. | As Shown |
| AM | *Aronia melanocarpa* 'Autumn Magic' | Autumn Magic Chokeberry | 24 | 3 gal. | 35" Centers |
| BN | *Betula nigra* 'Heritage' | Heritage River Birch | 3 | 2 1/2"-3" | As Shown |
| GTS | *Gleditsia triacanthos* 'Sunburst' | Sunburst Honeylocust | 6 | 2 1/2"-3" | As Shown |
| HAA | *Hydrangea arborescens* 'Annabelle' | Annabelle Hydrangea | 13 | 3 gal. | As Shown |
| IV | *Ilex verticillata* 'Red Sprite' & 'Jim Dandy' | Winterberry | 30 | 3 gal. | 48" Centers |
| JHPC | *Juniperus horizontalis* 'Plumosa Compacta' | Compact Andorra Juniper | 222 | 1 gal. | 24" Centers |
| PO | *Physocarpus opulifolius* 'Diablo' | Red Leaf Ninebark | 66 | 3 gal. | 36" Centers |
| QM | *Quercus macrocarpa* | Bur Oak | 2 | 2 1/2"-3" | As Shown |
| QR | *Quercus rubra* | Red Oak | 3 | 2 1/2"-3" | As Shown |


TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
802.879.6331 | WWW.TCEVT.COM


Revisions

| No. | Description | Date | By |
|---|---|---|---|

Use of These Drawings

1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.

2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.

3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.

4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.

5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

6. It's the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.

STATE OF VERMONT
JAMES M. KATOSKI
No. 7637
LICENSED PROFESSIONAL ENGINEER

Project Title

# Colchester Avenue Housing

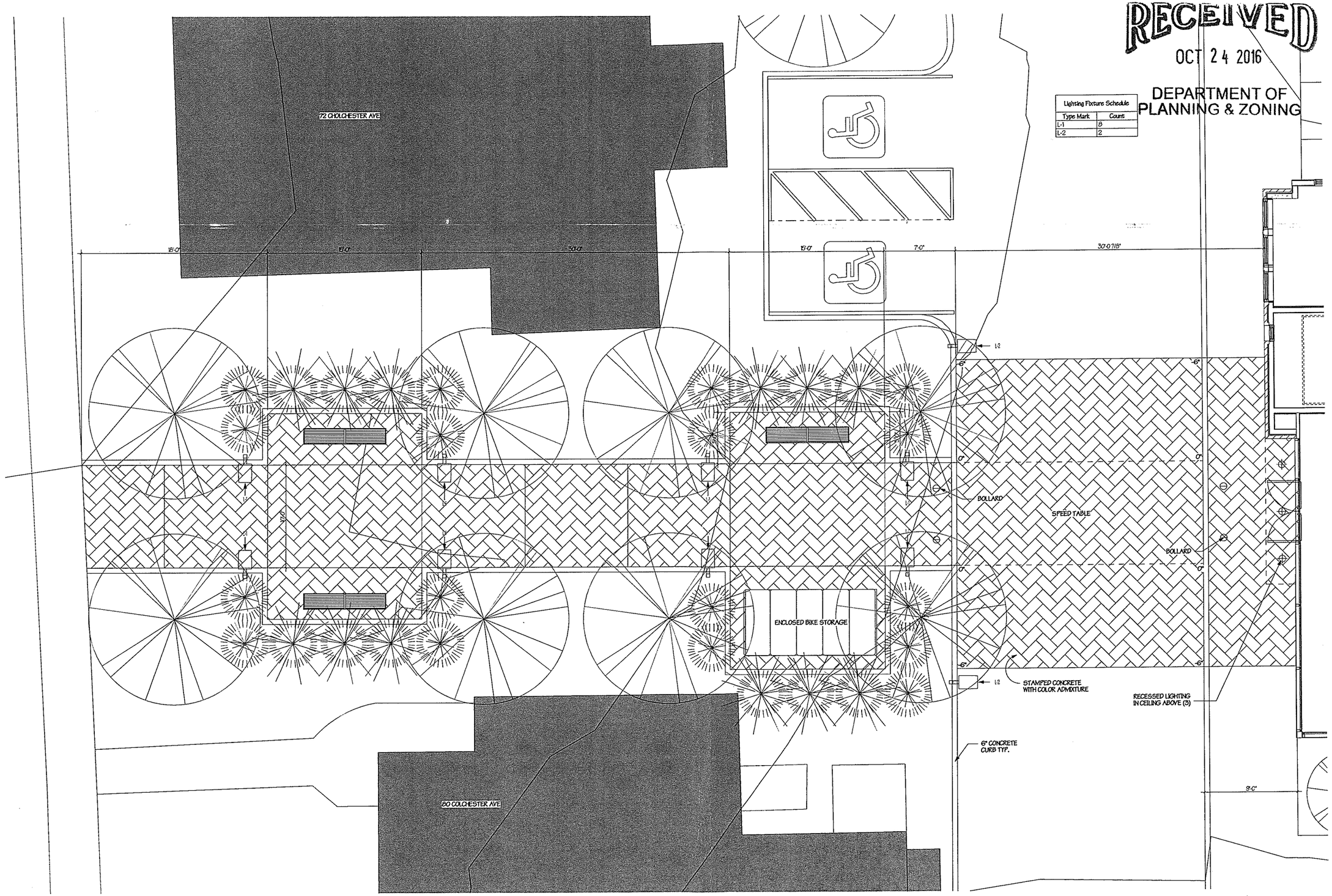
Burlington, Vermont

Sheet Title

## Landscaping Plan

| | |
|---|---|
| Date: | 07/10/16 |
| Scale: | 1" = 20' |
| Project Number: | 16-077 |
| Drawn By: | MPC |
| Project Engineer: | JAD |
| Approved By: | JPP |
| Field Book: | 338 |

# L1-01




| Lighting Fixture Schedule | |
|---|---|
| Type Mark | Count |
| L-1 | 8 |
| L-2 | 2 |

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PRELIMINARY
NOT FOR
CONSTRUCTION

| No. | Description | Date |
|---|---|---|
| | | |

REVISIONS

# ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0"

## COLCHESTER AVENUE HOUSING

BURLINGTON, VERMONT


RabideauArchitects
533 Pine Street
Suite 101
South Burlington, VT 05403
802-863-2777
Rabideau-Architects.com


PROJECT #: 1412

SHEET NUMBER

SP

08/05/2015

1 **EAST ELEVATION**
3/32" = 1'-0"

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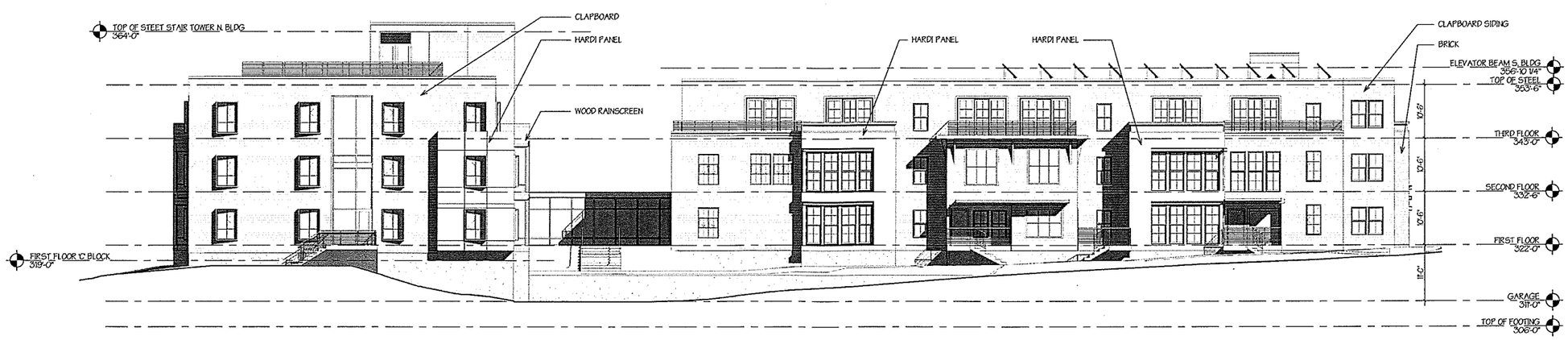
PLANNING & ZONING




3 **WEST ELEVATION**
3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

| No. | Description | Date |
|---|---|---|
| | | |

REVISIONS

**EXTERIOR BUILDING ELEVATIONS**
SCALE: 3/32" = 1'-0"

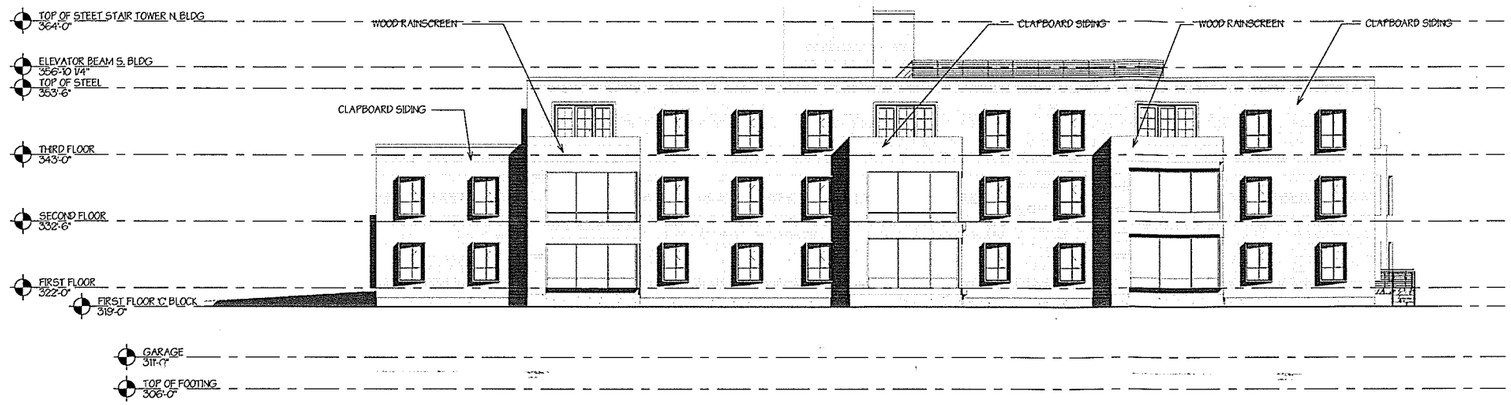
**COLCHESTER AVENUE HOUSING**
BURLINGTON, VERMONT

RabideauArchitects
634 Pine Ridge Road
Suite 101
South Burlington, VT 05403
802.863.8022
Rabideau-Architects.com

PROJECT #: 1412

SHEET NUMBER
**A201**

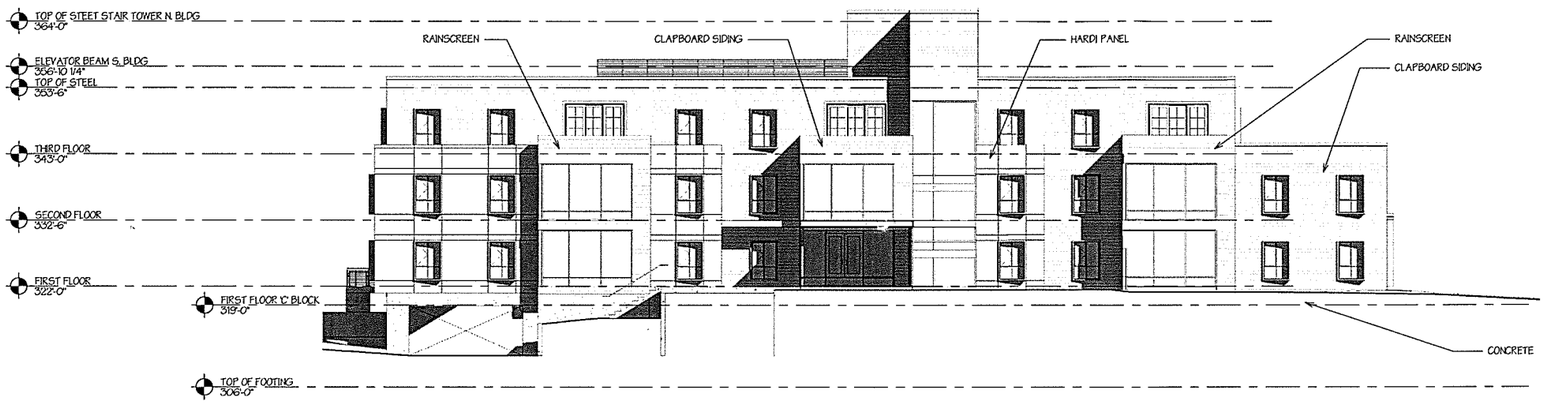
08/05/2015




## 2 NORTH ELEVATION BLDG 2

3/32" = 1'-0"

Referenced From: A102




## 3 SOUTH ELEVATION BLDG 2

3/32" = 1'-0"

Referenced From: A102

## 4 SOUTH ELEVATION

3/32" = 1'-0"

Referenced From: A102

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PRELIMINARY NOT FOR CONSTRUCTION

| No. | Description | Date |
|---|---|---|
| | | |

REVISIONS

EXTERIOR BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

COLCHESTER AVENUE HOUSING

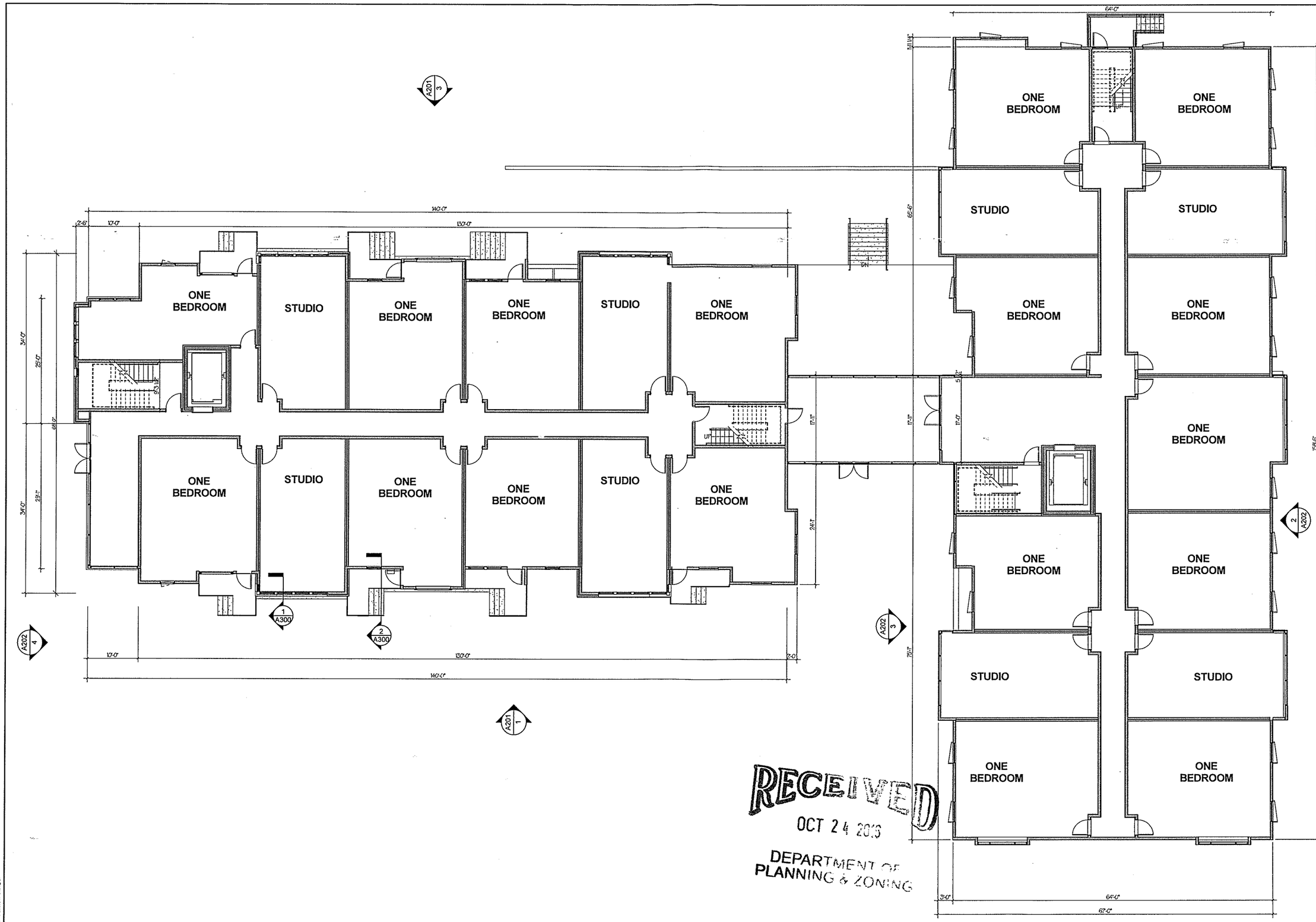

RabideauArchitects
550 Hinesburg Road
Suite 101
South Burlington, VT 05403
802-863-6022
RabideauArchitects.com


PROJECT #: 1417

SHEET NUMBER

A202

08/05/2015

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| No. | Description | Date |
|---|---|---|
| | | |

REVISIONS

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

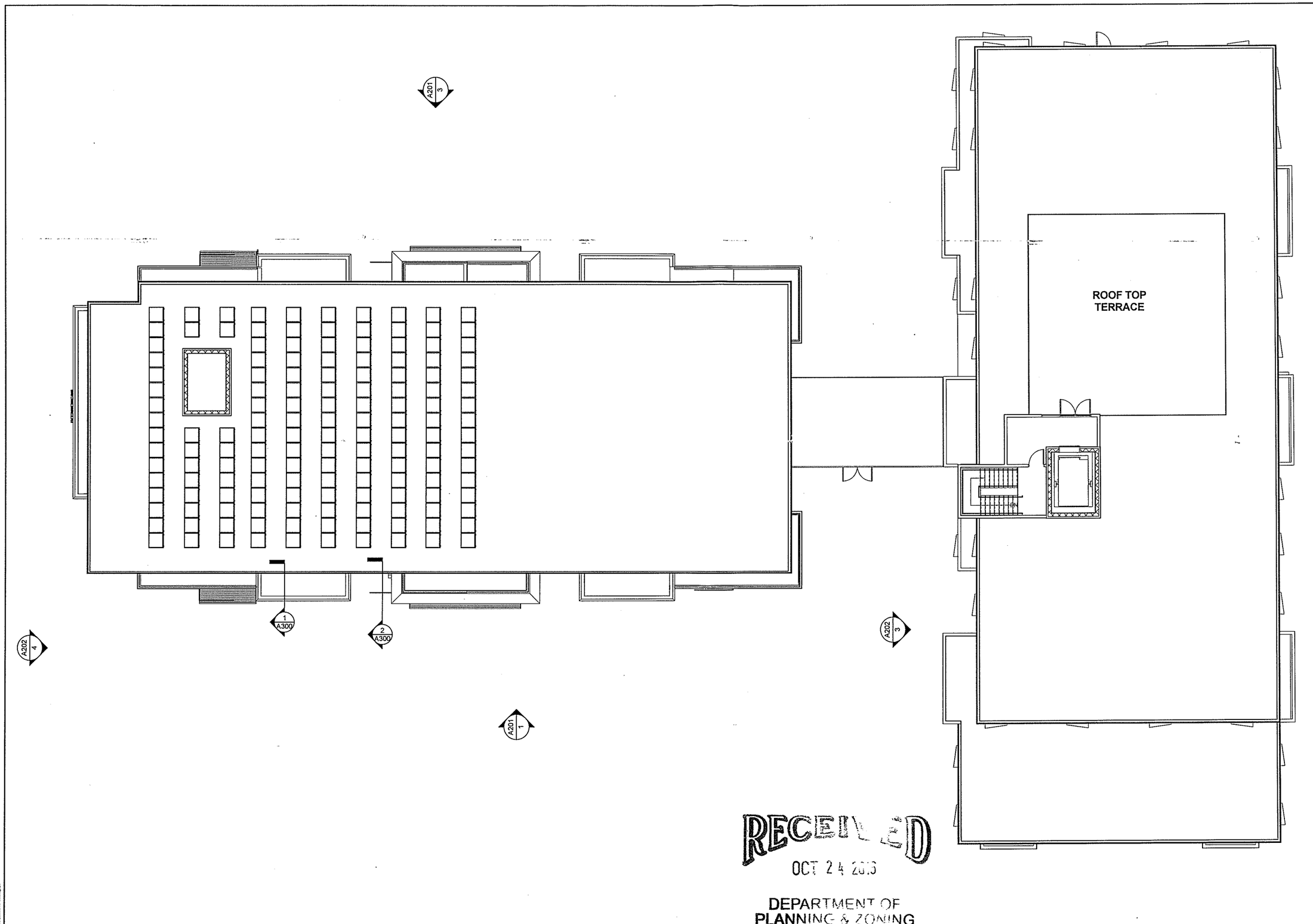
COLCHESTER AVENUE HOUSING
BURLINGTON, VERMONT


RabideauArchitects
930 Pine Hurst Road
Suite 101
South Burlington, VT 05403
802-863-8022
Rabideau-Architects.com


PROJECT #: 1412

SHEET NUMBER
A102

08/05/2015




NOT FOR CONSTRUCTION

| REVISIONS | | |
|---|---|---|
| No. | Description | Date |

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

COLCHESTER AVENUE HOUSING
BURLINGTON, VERMONT


Rabideau Architects
559 Shelburne Road
Suite 101
South Burlington, VT 05403
802 863 8072
Rabideau Architects.com


PROJECT #: 1412

SHEET NUMBER
A105

DATE: 01/01/2013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PLANNING &

**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

*Matthew Bushey*
*Ron Wanamaker*
*Sean McKenzie*
*Steven Offenhartz*
*Chris Alley*
*Philip Hammerslough, Alt.*
*Jeremy Gates, Alt.*

**DESIGN ADVISORY BOARD**
**Tuesday January 10, 2017 at 3:00 PM**
**Conference Room 12, City Hall, Burlington, VT**
**Agenda**

**Session I - 3:00pm – 3:30pm**

1. **17-0388CA/MA; 66,72,80,94,96 Colchester Ave and 27,49 Fletcher Place (I, Ward 1) Frank vonTurkovich**
   Continued review pertaining to construction of 3 story residential building containing 75 apartments units. Combine and reconfigure surface parking areas.
   (Project Manager, Mary O'Neil)

**Session II – 3:30pm – 4:15pm**

2. **17-0643CA/MA and 17-0644CA; 400 Pine St and 30-32 Howard St (ELM, Ward 5S) Howard Space Partnership, LLC**
   Demolish 2 warehouse buildings, and construct new multi-use building. Demolish duplex and move curb cut. (Project Manager, Mary O'Neil)

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

**Department of Planning and Zoning**
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

*David White, AICP, Director*
*Meagan Tuttle, AICP, Comprehensive Planner*
*Jay Appleton, Senior GIS/IT Programmer/Analyst*
*Scott Gustin, AICP, CFM, Principal Planner*
*Mary O'Neil, AICP, Principal Planner*
*Ryan Morrison, CFM, Associate Planner*
*Anita Wade, Zoning Clerk*

**MEMORANDUM**

**To**: The Design Advisory Board
**From:** Mary O'Neil, AICP, Principal Planner
**RE**: ZP17-0643CA/MA; 400 Pine Street / 30-32 Howard Street
**Date**: January 10, 2017

---

**File:** ZP17-0643CA/MA (400 Pine Street); 17-0644CA (30-32 Howard Street)
**Location:** See above.
**Zone**: ELM **Ward**: 5S
**Parking District**: Shared Use
**Date application accepted**: December 8, 2016
**Applicant/ Owner**: GVV Architects / Unsworth Properties
**Request**: Demolition of 30-32 Howard Street duplex and 2 industrial buildings at 400 Pine Street; construction of mixed use building with office/art studios, replacement of two residential units.

**Background:**

**30-32 Howard Street**

- **DRB Sketch Plan Review ZP17-0432SP**; Demolition of 30-32 Howard Street duplex and 2 industrial buildings at 400 Pine Street; construction of mixed use building with office/art studios, replacement of two residential units. November 2016.
- **Zoning Permit 09-523CA;** Fifteen new double hung clad wood windows in existing duplex. January 2009.

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- **Zoning Permit 99-252**; Demolish deteriorated shed in rear yard of the existing duplex. Attached patio area to remain with the former foundation area returned to green space. November 1998.

**400 Pine Street** (Sometimes identified as 2 or 4 Howard Street)

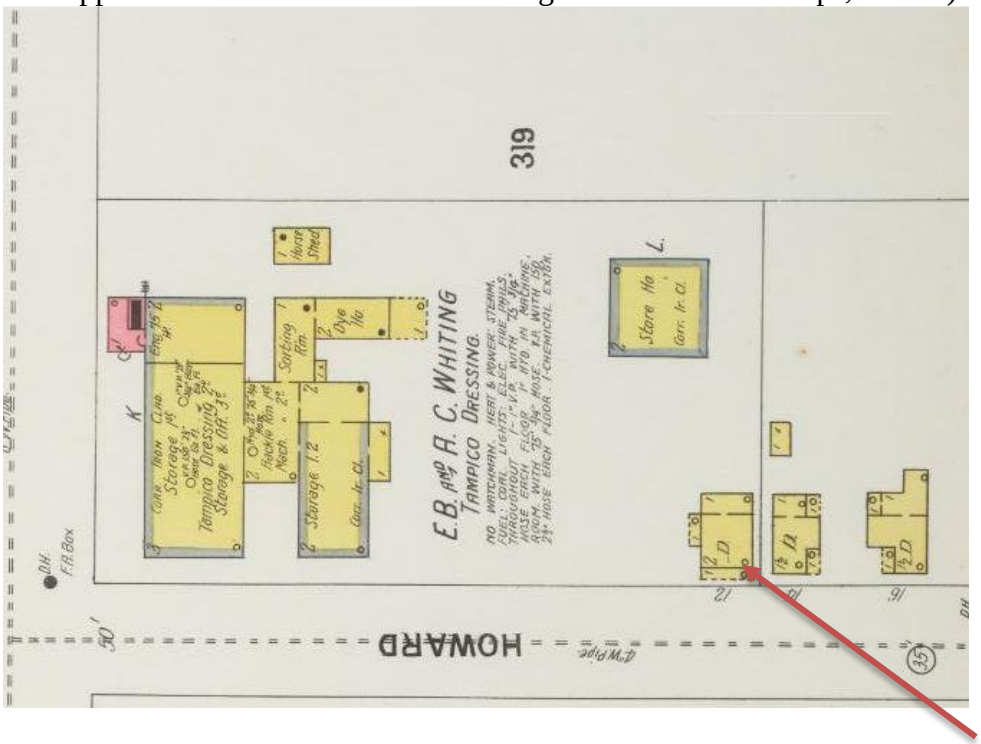
- **DRB Sketch Plan Review ZP17-0432SP**; Demolition of 30-32 Howard Street duplex and 2 industrial buildings at 400 Pine Street; construction of mixed use building with office/art studios, replacement of two residential units. November 2016.
- (Identified as 4 Howard Street) **Non-applicability of Zoning Permit Requirements 16-1082NA**; Changing tenants of existing artist studio. April 2016.
- **Zoning Permit 16-0944CA**; remove and replace two lower windows with larger windows. March 2016.
- **Zoning Permit 15-1226CA**; construction of permanent handicap accessible ramp at Speeder and Earl's. June 2015.
- **Non-Applicability of Zoning Permit Requirements 15-1225CA**; temporary permit, handicap ramp. May 2015.
- **Zoning Permit 14-0274CA**; change of use to woodworking shop in tenant spaces C 1, 2, &4. September 2013.
- **Zoning Permit 13-1187SN**; installation of 3 parallel signs for the Burlington Music Dojo. No illumination included. June 2013.
- **Zoning Permit 13-0828CA**; change of use to include art gallery and performing arts studio. Food processing to remain, and café to be reduced from 18 seats to 14 seats. Add rear entry, revise and add second front entry, replace existing entry ramp, and other associated modifications. March 2013.
- **Zoning Permit 12-0330CA**; placement of exhaust fan on clerestory area of roof for glass blowing furnace. September 2011.
- **Zoning Permit 11-0208SN**; replace existing sign with Davis Studio sign. No illumination. September 2010.
- **Zoning Permit 11-0077SN**; replace two existing signs. One parallel window sign and one projecting sign. August 2010.
- **Zoning Permit 10-0768CA**; replace 2700 sq ft of half lap roofing with new galvanized corrugated metal roofing. April 2010.
- **Zoning Permit 08-103CA**; exterior lighting to be installed on door/stairs and sign for Speeder and Earl's Coffee. August 2007.
- **Zoning Permit 06**-384SN; three signs for Pine Street Art Works. November 2005.
- **Zoning Permit 06-383CA**; change garage style overhead door to swinging doors with half-light windows. Same door location in rear alley of building. New light fixture over front entrance. November 2005.

- **Zoning Permit 06-198CA**; change from Burlington Futon Fabrics to retail art with accessory retail production space of 152 sf. September 2005.
- **Zoning Permit 01-507**; remove loading dock extension on the existing warehouse within the existing commercial complex. Area to be paved for additional parking and circulation areas. No change in use or other exterior changes included. June 2001.
- **Zoning Permit 00-097 / COA 099-006A**; Installation of two externally illuminated signs for the existing retail space (one parallel and one projecting.) August 1999.
- **Zoning Permit 99-045 / COA 099-006**; change of use from service (stained glass) to retail (fabric.) No exterior changes included. July 1998.
- **Zoning Permit 95-497**; installation of four awnings with lettering and illumination, two externally illuminated parallel signs and the relocation of the existing handicapped access ramp to the south entrance. The north entrance will then be made a large window with a planter in front of it. Use remains the Cheese Factory Outlet. June 1995.
- **Zoning Permit 91-277; COA 091 – 057**; installation of two parallel signs on front façade of building, store emblem over an announcement board. No illumination. March 1991.
- **Zoning Permit 85**-494; erect 2 parallel wood, non-illuminated signs, one on Howard Street and one on Pine Street side of extension in building. October 1985.
- **Zoning Permit 85-400**; remove dust collector, raise roof 3' to accommodate one overhead door to interior service yard. October 1985.
- **Zoning Permit 81-178**; replace metal roof, siding and floor. September 1980.
- **Zoning Permit 79-688**; to be used as work space consisting of ornamental iron work fabrication. Also to install two chimneys on the interior. December 1979.
- **Zoning Permit 79-653**; tear down existing stairs and replace exterior stairway. Emergency case. November 1979.
- **Zoning Permit 78-429;** the erection of a 28' x 29' two sided addition on the buildings in the rear. November 1977.
- **Zoning Permit** to use 6 Howard Street for a woodworking shop. Erect an overhanging sign. October 1977.
- **Zoning Permit** issued for a pole sign for Shelburne Spinners. January 1977.
- **Zoning Permit** to erect an overhanging sign within the property lines for Vermont Folk Furnishings. September 1975.
- **Zoning Permit** to remove one window and install one overhead door at 6 Howard Street. March 1974.
- **ZBA review**; to use the premises at 6 Howard Street for the sale and wholesaling of paint and building supplies. July 1972.
- **Zoning Permit** to use the premises for the storage and distribution of spaghetti products. Approved April 1972.

- **ZBA review**: Seeking a special exception under Title 27, Chapter 1, Section 6512-15A to use the masonry portion of the premises at 400 Pine Street for an auto repair garaged. Approved February 1972.
- **ZBA review:** Seeking a special exception under Title 27, Chapter 1, Section 6512-15B to use the premises at 400 Pine Street for the wholesaling and distribution of auto accessories. Approved November 1971.
- **ZBA review** to change a non-conforming use for a furniture stripping business. November 1971.

**Overview**:
400 Pine Street and 30-32 Howard Street are on different parcels; but both within the E-LM zoning district and under the same ownership. 400 Pine Street has a collection of buildings on the site. The project entails demolition of three buildings (one duplex, two industrial buildings), extinguishment of interior property lines between 30-32 Howard Street and 400 Pine (that application is expected to be separate from this development application, and would be a condition of approval if approved by the DRB), and construction of a 3 storey 8494 sf footprint mixed use building (offices, art studios) with underground parking. The two existing residential units are proposed to be replaced within the structure.

**<u>Article 6: Development Review Standards</u>**
**Part 1: Land Division Design Standards**
The proposal does not include the division of land; rather internal lot lines between 400 Pine Street and 30-32 Howard Street are proposed to be extinguished. The final application can include the suggested boundary line adjustment; project applicants prefer to segregate the applications and merge the lots if the development application is successful.
(Anecdotally, the residential structure was originally part of the 400 Pine Street collection of buildings, and supported the activities there. See images from Sanborn Maps, below.)



Sanborn Map of Burlington, 1900.  30-32 Howard Street is illustrated, right of center.

Sanborn Map of Burlington, 1919.  Buildings 20a and 20b are on site; 30-32 Howard to the east.

**Part 2:  Site Plan Design Standards**
**Sec. 6.2.2  Review Standards**

**(a)Protection of Important Natural Features:**

There are no identified important natural features within the project area.

**(b)  Topographical Alterations:**

As the grade increases going east, there are some grade changes that will provide some design opportunities within the development. As underground parking is proposed, excavation and grade alteration are anticipated.  See plans C1.1, or LS1 for contours, although the latter is missing elevation numbers on the easterly lines.

**(a)  Protection of Important Public Views:**

There are no protected important public views from or through the site.

**(d)  Protection of Important Cultural Resources:**

*Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites*

*listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).*

See Section 5.4.8, above.

**(e) Supporting the Use of Renewable Energy Resources:**

The utilization of renewable energy resources is not fully understood at this preliminary Sketch Plan Review.

**(f) Brownfield Sites:**

A search of the state Haz Sites and Brownfields did not turn up these addresses. The Vermont Agency of Natural Resources advises that any owner/developer/applicant should perform proper due diligence before performing any re-development of a property. Given the history of this area, proper due diligence means performing a Phase 1 assessment per ASTM E1527-13 and performing any additional investigation, if needed, to determine if contamination is present on the property.

The submitted narrative includes "soils analysis will be complete prior to issuance of a permit." This is cart before the horse; the soils analysis should be completed and appropriate corrective response determined prior to DRB review. it is much easier to address contamination before a project begins instead of finding contamination during the development of a property.

**(g) Provide for nature's events:**

A Stormwater Management Plan as well as a Small Project Sediment and Erosion Plan will be required as part of submission materials, to satisfy Section 5.5.3 and Chapter 26. DPW Stormwater program has given preliminary approval to the EPSC plan, contingent upon an operation and maintenance schedule.

**(h) Building Location and Orientation:**

The proposed replacement building is oriented north/south and fronting Howard Street, helping to strengthen the street edge. The garage entry is on the north elevation. Residential access is from the south (street front); access to the studios and office space is proposed from the westerly elevation.

**(i) Vehicular Access:**

The preferred method of vehicular entry is somewhat unclear. There are paved paths within the complex of buildings that may lead to the proposed parking level entry. On the other hand, pavement lies west of the proposed structure, with a 20' wide access from Pine Street. That drive narrows to 15' west of the building, and pinches to 16' at the northwestern corner of the building, prior to garage ramp entry ramp. The application appears to have revised the stairs/loading dock on the westerly building to minimize the point of constriction. The access path remains fairly tight.

The applicant requests relocation of the curb cut along Howard Street, approximately 25' to the east to allow access to the new parking area for the residential units.

**(j) Pedestrian Access:**

Access doors are provided on the west, south and east of the building. The southerly access/stairs are dedicated to serve the 2 residential units.

**(k) Accessibility for the Handicapped:**

The parking level has identified one handicapped (h/c) parking space with loading area.
An exterior ramp is illustrated on the westerly side of the building, terminating at the entrance door. An elevator will serve all three floors and the parking garage. The elevator structure is only minimally illustrated on building elevations; it should be a fully developed drawing to illustrate its appearance as it projects from the roof plane.

**(l) Parking and Circulation:**

The parking level has 24 parking spaces, one of those h/c accessible and adjacent to the elevator. (See inconsistency in plans, below.)
Parking spaces are smaller than required; illustrated dividers are 18' in length while 20' is the defined standard. Required minimum backup length is 24' per Table 8.1.11-1. With two 20' long parking corridors, there remains only 20' backup space. These standards are a requirement except in situations where a lesser standard is deemed necessary by the DRB due to site topography, location of existing or proposed structures, lot configuration, and/or the need to preserve existing trees and mature vegetation. See Section 8.1.11 and Table 8.1.11-1.
The inadequacy of parking space size has been problematic for other residential buildings (Stratos, St. Paul Street) and continues to vex tenants and management.
There are four spaces (two, each in tandem) for the 2 residential units, located east of the building.

There is inconsistency in plans relative to parking count. Plan LS1 shows 25 parking spaces within the parking deck; plan A1.1 has 24. The handicap parking space is located in different locations in each plan. The attached narrative defines 20 spaces within the parking deck (See Exhibit B, page 2.) <u>Plans must be consistent and accurate</u> for development proposed.
Vehicular access and parking rely heavily on constricted access widths.

Overall, the parking analysis made as part of the submission is inconsistent with the Parking Management Plan, parking analysis and Findings of Fact for ZP16-0784CU. That decision included the parking waiver for uses on site (77 spaces waived, 92 provided on site.) The narrative here gives a total waiver of 102.5 spaces, and references an unexplained 10 space parking lease agreement.
The current plan should not be referencing "extra" spaces, as the parking management plan clearly defines broad uses with a much higher parking requirement than is provided. The shared use nature of the businesses allowed for the consideration of the waiver, and no spaces may be considered "extra" or supplementary. With the existing 92 parking spaces, the new building/uses will require an additional 35 parking spaces or a total of 127 on site. The new plan proposes the addition of 28 spaces; a deficiency of 7 spaces. The DRB will need to assess the adequacy of that plan, as they must the deviation from required parking space size within the parking deck.
There is also an error in the parking requirement count: Single family and duplex require 2 parking spaces each. (See Table 8.1.8-1.) For the two replacement units, 4 parking spaces are required (not the 2 identified in the parking narrative.)

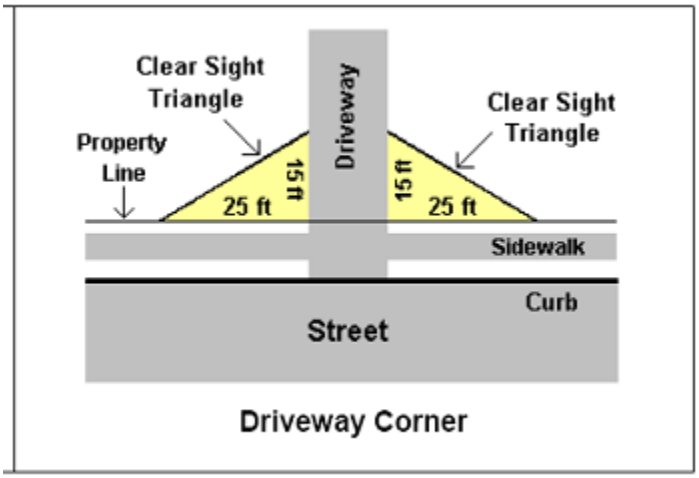
It would be preferable to allocate parking for the residential units (4 required) to within the building at the parking deck area, allowing the removal of the pavement on the east side of the building. This would provide a larger buffer to the neighboring residential structure, more lawn area, and remove activities (trash and recycling) that are proposed within feet of the existing residential home to the east.

A plan for snow removal and/or storage should accompany the application.

**(m) Landscaping and Fences:**

A landscaping plan has been submitted (Plan LS1.) Two 24" caliber trees are proposed to be removed, as well as a cedar hedge. While there are extensive plantings proposed along the easterly boundary abutting a residential district, the 5 Rhododendrons proposed at the northeasterly corner are unlikely to screen headlamps from cars entering the garage. The effect of headlight spill must be attentively examined to eliminate impact on the neighboring residential properties.

The 4' picket fence proposed for the southeasterly border will conflict with the Clear Site Triangle provisions of the ordinance. Within 25' of any driveway, any fence or landscaping must be less than 3' in height within 15' of the property line.




The submitted narrative suggests that the landscaping plan provided is preliminary, and a final plan will be submitted after securement of a permit. This is erroneous thinking; the intended landscaping plan must be submitted for DRB review; not as a placeholder with the intent to alter after decision.

**(m) Public Plazas and Open Space:**

No public plazas or dedicated open space is included within the application. It is understood that the paved area east of the new building is intended to be a parking area for the 2 residential units, not a patio.

**(o)Outdoor Lighting:**

*Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.* Information about proposed lighting, including specifications sheets and a site photometric are required for staff and DRB review.

**(p) Integrate infrastructure into the design:**

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

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

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

The submitted narrative defines trash collection "on site for commercial tenants …. located approximately 300 feet from the building entrance in fully screened area." This is not defined on the site plan, nor is it likely to be an effective solution for the new tenants/residents. The applicants will need to demonstrate the funcationality of the plan. Otherwise, trash and recycling are expected to be addressed *within* the building, including that for the residential units. The proposal to park totes at the head of parking spaces outdoors is not acceptable.

Plans note that electrical service will be undergrounded. Water, sewer and electrical connections are identified within the parking garage deck.

If any mechanical equipment is proposed, either roof or ground mounted, it must be shown on plans to assess auditory and visual impact. As noted, the elevator and any other rooftop mechanical equipment should be accurately represented on building elevations. Rooftop equipment will require screening.

A central location for mailboxes needs to be identified; presumably this might be on the interior of the building but should be identified in application documents.

**Part 3: Architectural Design Standards**
**Sec. 6.3.2 Review Standards**

**(a)Relate development to its environment:**

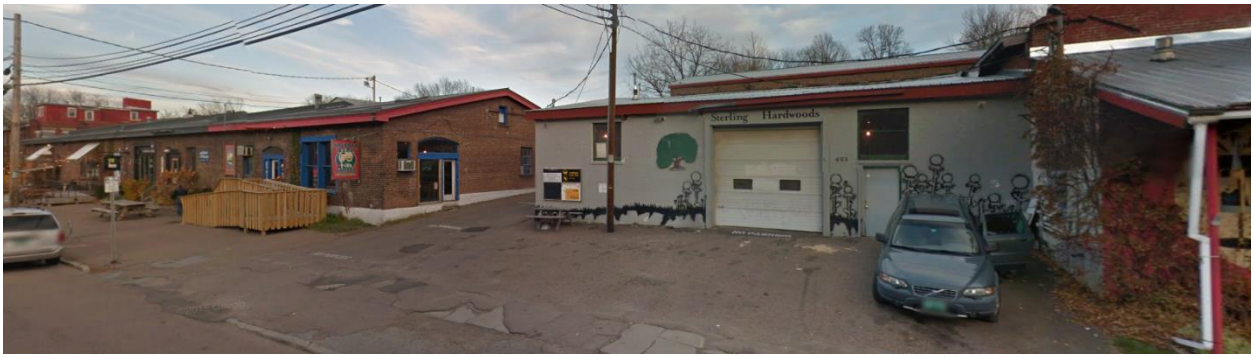
***1. Massing, Height and Scale:***

Three stories over a parking level are proposed. For context, the corner structure at 400 Pine Street is two stories at the (Pine) street front, but rises to three stories. Conversely, buildings

north of the corner, and east up Howard Street are one+ stories. Additionally, the two buildings proposed for demolition are both one storey (although the northerly one is a greater volume, as intended for commercial storage.) The duplex to be demolished is two stories.

The applicants have provided a streetscape illustration to depict the proposed new building within the context of existing structures. See Exhibit A, *Section looking North from Howard Street.*

For context, see the photos (below.)




***2. Roofs and Rooflines.***

A flat roof is proposed. Many of the buildings within the complex and associated with industrial uses on Pine Street have flat roofs, as does 30-32 Howard Street.

The elevator shaft extrusion is not illustrated on elevations or the roof plan; although it is expected that the structure will project beyond the roofline.

### *3. Building Openings*

Pedestrian doors are located on the south (for the residential units), east and west facades. East façade doors are indicated as exit only. Windows surrounding all elevations are regularly spaced and symmetrically arranged, adding variety interest. Windows are proportioned to appear more vertical than horizontal. A series of large window lights which appear to be garage-door overhead style punctuate the first floor on the west elevation, intended to provide greater ceiling height for the intended artist use.

### (b) Protection of Important Architectural Resources:

*Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.*

See Section 5.4.8.

### (c)Protection of Important Public Views:

There are no protected or important public views from this site.

### (d) Provide an active and inviting street edge:

The Howard Street entrance is specifically for the 2 replacement residential units. The bifurcated entrance steps and parallel doors define individual identities for these units, which are clearly discernable. The second floor has a small street front balcony to serve the residents.

Entrance for the studios and office space will occur from the access alley between buildings, on the west building elevation.

### (e) Quality of materials:

The narrative defines a palette of brick, metal and glass on a concrete base, intended to be both durable and low maintenance. Windows are fiberglass.

### (f) Reduce energy utilization:

New construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirement of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

**(g)Make advertising features complementary to the site:**

Any proposed signage will require a separate sign permit.

Elevations include a depiction of "20 Howard" on the west elevation. Parallel signs are limited to 2 sf. per each linear foot of building **frontage** allocated to the establishment. The narrower building frontage measurement on Howard Street will predictably limit the sign area for the overall building. (62' building frontage, allowable parallel signage = 124 sq. ft. total.)

Given the mix of uses proposed, the applicant may consider a Master Sign Plan for greatest flexibility. See Section 7.3.2 of the CDO.

The narrative suggests installation of two exterior screens for the display of artists' work. More information will be required to understand this component and to discern whether any visual displays may be distracting to to neighbors, surrounding properties or to motorists.

**(h) Integrate infrastructure into the building design:**

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

*Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Section 5.2.7 for the purposes of measuring building height.*

See Section 6.2.2. (p), above.

**(i)Make spaces secure and safe:**

All building and life safety code, as defined by the Building Inspector and Fire Marshal, shall be implemented. Appropriate lighting at entryways and within the parking garage shall be provided, meeting the specific requirements of Section 5.5.2, and provide for adequate and safe use. Intercom systems are recommended when possible to maximize personal safety.

**Section 5.4.8 Historic Buildings and Sites**

*The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:*

*To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;*

*To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;*

*To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,*

*To promote the adaptive re-use of historic buildings and sites.*

*(a) Applicability:*

> *These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.*

30-32 Howard Street is listed on the Vermont State Register of Historic Places. 400 Pine Street is within a draft nomination to the National Register of Historic Places within the Pine Street Historic District, currently under review at the Vermont Division for Historic Preservation. Within that nomination, buildings 20a and 20b are both listed as contributing resources to the overall Pine Street Historic District. All three are proposed for demolition.
See attached documents for further information.

*(b) Standards and Guidelines:*

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

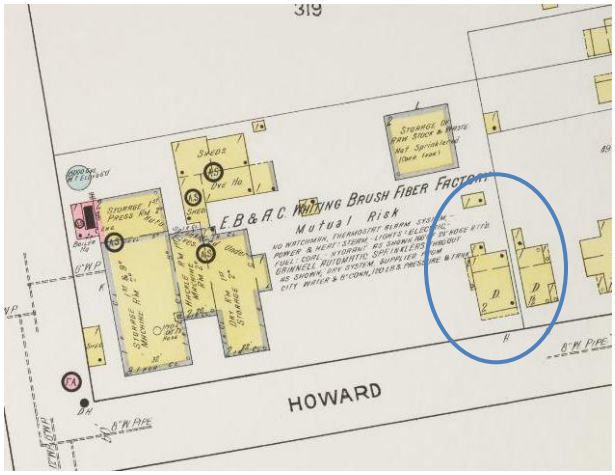
   The two buildings at 400 Pine Street (20a and 20b) as well as 30-32 Howard Street are proposed for demolition, which is contrary to this standard.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

   Demolition is contrary to all parts of this standard. Utilization of similar materials (metal siding, brick veneer) on new construction may be compatible but not a substitute for historic character of a property. Neither are references to building features proposed to be removed, i.e. 7 bays in the brick warehouse, to be replaced with 7 large windows in new construction.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

   30-32 Howard Street has an historic connection to 400 Pine Street; mapping demonstrating that this property was originally associated with the industrial activities of 400 Pine Street. Its demolition, with the two warehouses at 400 Pine Street is contrary to this standard.




Sanborn Fire Insurance Map of Burlington, 1912, detail.
Note 30-32 Howard Street within the property boundaries of the E.b. & A. C. Whiting Brush Fiber Factory parcel.
"D" signifies "dwelling."

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

   Proposed building demolition is in conflict with this standard.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

   Proposed building demolition is in conflict with this standard. The applicant suggests use of similar materials and a design aesthetic to perpetuate the industrial character of the buildings intended for demolition; that is not synonymous with preservation and reuse.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

   Proposed building demolition is in conflict with this standard.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

   Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

   The historic industrial activities of the 400 Pine address, and by relationship 30-32 Howard Street create the historic sensitivity of the site(s). No archaeological resources have been specifically identified here, although the activities and their association with the early manufacturing and the railroad present the potential for discovery.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

   The proposed redevelopment will alter features, spatial relationships, and materials that characterize the property, in conflict with this standard.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

    In the demolition of the buildings identified, the proposed alterations may be considered irreversible on their effects on historic resources. The proposed new building, insofar that it

is detached from other historic structures, may conceivably be removed in the future. The loss of the other buildings, however, renders the site impaired.

The submitted report from a preservation consultant determines that the duplex is only marginally eligible for retaining its listing on the Vermont Register of Historic Places. Staff has been advised that only the Vermont Advisory Council for Historic Preservation can issue determinations of eligibility, not consultants. Her assertion is contrary to simultaneous review of development and alteration to another property on the state register, for which the Vermont Division for Historic Preservation has asserted continuing eligibility until the Advisory Council recommends otherwise. Simply put, she is not in a position to determine eligibility of an already-listed property, which retains its designation.

The assertion that it would be "logistically and financially prohibitive" to re-use the existing historic buildings is not supported by any further examination, comparative cost estimates or spread sheets, so therefore remains purely conjectural.

Finally, the consultant asserts that the demolition and redevelopment proposal "mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties", by virtue of a design aesthetic that relates to the industrial character of the overall historic district. While utilization of sympathetic materials and colors may reference context, it is never a substitute for true historic integrity of existing resources.

As all three identified historic buildings are proposed for demolition, there is conflict with nearly all of the above standards.

*(c) Demolition by Neglect:*

*No owner of a historic building, or lessee who is obligated by lease to maintain and repair such a structure (other than the interior), shall allow, cause, or permit the structure to suffer or experience demolition by neglect. Examples of such disrepair and deterioration include, but are not limited to, the following:*

1. *Deterioration of walls or other vertical supports; walls, partitions or vertical supports that split, lean, list, or buckle, thus jeopardizing structural integrity;*
2. *Deterioration or inadequate foundations that jeopardize structural integrity;*
3. *Deterioration of roofs, ceilings, or other horizontal members;*
4. *Deterioration of fireplaces or chimneys;*
5. *Deterioration or crumbling exterior stucco or mortar;*
6. *Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors;*
7. *Lack of weather protection that jeopardizes the structural integrity of walls, roofs, plumbing, electricity, or overall structural integrity, including lack of paint, lack of adequate heating, and lack of adequate ventilation;*
8. *Vandalism caused by lack of reasonable security precautions; and/or*

*9. Deterioration of any feature so as to create a hazardous condition that could require demolition for public safety.*

There has been no assertion of neglect or structural instability with any or all of the buildings. The 2 industrial buildings (c. 1900 and 1915) retain their gritty industrial nature. The last rental / minimum housing inspection of 30-32 Howard Street found the building to be in compliance.

*(d) Demolition of Historic Buildings:*

*The purpose of this subsection is:*

*. To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*

*. Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*

*. To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

*1. **Application for Demolition.***

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

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

Although the application is represented by a licensed architect, there is nothing within the submission that specifically addresses the soundness of the existing structures and their suitability for rehabilitation. A preservation consultant acknowledges the adverse impact of building demolition, but asserts "*the nature of the development project will successfully mitigate the loss of these buildings*." The consultant has no proven experience in determining the soundness of structures or aptness for rehabilitation.

Absent the required assessment by architect or engineer as required, the application materials remain incomplete.

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

The applicant has not addressed compliance with each applicable review standard, as required. The application remains incomplete.

*C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*
*(i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,*
*(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*

There has been no claim of hardship presented, nor an economic feasibility study prepared. There is no submitted estimated market value for any of the buildings proposed to be demolished.

*C. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;*

This application is for redevelopment for the site. It does not include a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the site, aside from the consultant's unsubstantiated opinion. It is specifically important to outline what effect the building demolition(s) will have on the context of this industrial site, and the overall Pine Street Historic District nomination which is currently under review at the state level.

*and,*

*E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

These are submitted as part of the application.

***2. Standards for Review of Demolition.***

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

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

There is nothing that suggests any of the three buildings are structurally unsound.

*or,*

*B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;*

There is no evalution or analysis of potential rehabilitation and reuse, or building relocation within the district.

*or,*

*C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

The application appears to hinge on this last standard, supported by the preservation consultant's supporting report. The DRB will be required to analyze the weight of a substantial community wide benefit, required to consider demolition and new construction.

*And all of the following:*

D. *The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*

Although the consultant alludes to this, it is not clear how the project mitigates to the greatest extent practical impact to the importance of the other structures on the property. The new building is designed to front Howard Street, so it appears the demolition schedule is organized by site geography.

E. *All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;*

The buildings may not rise to the importance of recording under the very strict standards of HABS, but merit photo documentation if approved for demolition.

*and,*

*F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
*(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*

*(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*

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

*This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.*
The application includes a development proposal which, if approved, will be conditioned for project commencement within one year of building demolition.
No deed restriction for open space or recreational uses is necessary or part of this development.

*3. Deconstruction: Salvage and Reuse of Historic Building Materials.*

*The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.*

**Items for the Board's consideration:**

1. Impact fees will be assessed for new building square footage, based on the net new area of the development.

2. Parking spaces within the parking deck are undersized based on Table 8.1.11-1. If adjusted to meet the standards of this table, required back-up length is deficienct. Any deviation from these standards is subject to review and approval by the DRB.
3. The elevator shaft above the roof shall be accurate illustrated on plan and in elevation.
4. A plan for snow storage and removal is required.
5. Given the industrial use of the site, staff recommends a Phase 1 assessment per ASTM E1527-13 and performing any additional investigation, if needed, to determine if contamination is present on the property prior to redevelopment.
6. Any work in the right-of-way will require separate permitting from the Department of Public Works. This may include but is not limited to relocation of curb cuts.
7. The proposed fence on the southeasterly property line is in conflict with the Clear Site Triangle standard and must be removed, or minimized.
8. Lighting specs and a photo metric plan are required.
9. Rooftop mechanical units must be either incorporated into the roof design or screened from public view.
10. Landscaping plan must reflect the actual plantings intended, not a draft version which may not be implemented.
11. The Fire Marshal must approve the access alley width for emergency vehicle circulation.
12. The location of mailboxes shall be provided on plans.
13. The applicant shall further define the outside screens for artist display to assure no negative impact or distraction to motorists or neighboring property owners.
14. The location of the pad mount transformer shall be included on plans.
15. A traffic report shall be submitted prior to DRB review to allow time for DPW engineers, staff, and the Development Review Board to assess the information provided.
16. Any approval shall include Standard Permit Conditions 1-15.

# Permit Narrative

## The Vaults: 20 Howard Street, Burlington Vermont

***Project Description:*** Proposal is for a mixed use structure: three stories above underground parking. Uses include artist studios, offices above and two residential units which replace two units in an existing duplex on the site. Three existing buildings to be removed include a duplex (30-32 Howard St.) and two unheated structures used for storage, (20 and 20a Howard Street). The Industrial nature of the site and the surrounding Pine street corridor offer a varied mix of new and old. This site abuts the residential zone and we feel that the Vaults project should provide transition to the neighborhood on Howard St.

***Plan BTV:*** This site is located in the Enterprise Zone. Artist studios, maker spaces and other creative enterprises are encouraged by Burlington's ordinances and Master Plan. The goal of this new building is to add spaces for these uses while keeping rents low enough for artists to continue to affordably live and work in our community.

***Combining two existing lots:*** This property consists of two lots, the major lot is the entire block from Marble Ave to Howard St. including all commercial buildings from the east side of Pine St. to the rear of residential lots on the west side of Hayward Street. The second lot (30-32 Howard St.) is a duplex. Both lots are located with-in the Enterprise Zone. The two lots will be combined as part of this permit.

***Lot Coverage:*** The area of property disturbed by this construction project is about 15% of the entire property. In the disturbed area (+/- 22,000 sf) we propose to decrease lot coverage and provide approximately 1500 SF more green area.

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**Commentary RE: "Citywide Development Principles" Article 6: Development Review Standards**

<u>**Section 6.0.1**</u> <u>Citywide Development Principles</u>

**a) Complement context & environment**

- New maker space represents contemporary version of and connection to the former industrial nature of site and neighborhood.
- Creative project programming adds much needed affordable studio and work space for artists in the Enterprise Zone.
- Fresh expression of typically industrial palette of materials relates to adjacent original industrial neighborhood fabric. The stepped south façade relates to and helps transition to the scale of residential Howard Street to the east.

**b) Natural features**

- Existing street trees will be protected; existing trees at property line will be protected & maintained.
- Existing 'red warehouse' foundation will be left in place to prevent disturbance of adjacent property.
- Slope on site of 11 feet will be respected and will allow access to multiple building levels.

**c) Complement context & environment**

- Proximity of other artists and makers facilitates collaboration and community.
- Grows out of and builds upon existing community fabric and relationships.

**d) Mitigate adverse effects of vehicles & give pedestrians priority**

- Uses existing curb cuts; loading areas are off-street.
- Cars are parked off-street and within structure.
- Maintains 'back street' character and pedestrian scale.
- New ground level glass garage door fronts echo loading doors of old structure while providing daylight, open air, and occasional loading in/out capabilities.
- Utility equipment are located within the building; dumpster locations are screened from off site.

**e) Accessibility:** Provided via exterior ramp and elevator service to all floors.

Frank Guillot FAIA, Hon.MRAIC, NCARB Ann Vivian AIA, NCARB Douglas Viehmann AIA, LEED-AP, NCARB
gvarchitects.com 284 South Union St Burlington VT 05401 802 862-9631

## The Vaults: 20 Howard Street, Burlington Vermont

**f) Burlington's architectural and cultural heritage**

- New 'maker' space follows in footsteps of the area's tradition of small scale industrial production.
- Building mass is similar in scale and appropriate to that of older structures in the Enterprise Zone.
- Building mass is reduced and elevation is treated differently for the residential units on the south end of the building which is adjacent to residential structures east from the Vaults site on Howard St.
- Exterior materials and some of fenestration recall structures and smaller scale common to 19th century industrial enterprise and typical of the surrounding neighborhood.

**f) Climate sensitive and environmentally-conscious design**

- Energy efficient materials, practice, detail.
- Salvage and reuse materials from removal of structures when possible.
- Plan and mass take advantage of solar access; solar shading is planned where appropriate.

**h) Reflect community values**

- The Vaults project will support and enhance Burlington's dynamic and vibrant arts scene.
- The Vaults project is sensitive in scale and complementary in materials and detailing to the historic fabric and architectural features of the Pine Street Enterprise Zone.

**Section 6.2.2** Site Plan Design standards

a) **Natural features:** See commentary for 6.0.1.b. Previously developed site.

b) **Topographical alterations:** The building uses existing 11 foot grade change for access to two levels.

c) **Protection of important public views:** The building will be set back from the street slightly further than existing buildings. There is no impact on views from any public way or private property due to the height of the existing structures on the site.

d) **Protection of important cultural resources:** This property is the home of artist studios and Maker spaces, the heart of Burlington's art scene. The proposed structure includes artist studios with large floor to ceiling openings to the west access allowing the artist community more space to interact and collaborate, increasing creative energy.

e) **Supporting the use of renewable energy sources:** The developer is reviewing option for on-site power production from solar panels. No agreements are pending.

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f) **Brownfield sites:** Soils analysis will be complete prior to issuance of a permit.

g) **Provide for nature's events:**

• See attached plans from Engineering Ventures. We will continue to work with city to develop on site treatment areas. Final plans will be submitted prior to issuance of a permit. (See Exhibit E)

• *Storm Water:* The project is located within the watershed that drains to the main WWT plant. Our intent is to reduce the initial storm flow from the site during a major event by installing an on-site collection structure and surface retention. Increased green space and the change from sloped roofs to flat roofs will further reduce flows during a storm event.

h) **Building location and orientation**

• The new structure fits the existing pattern of the street responding to the massing of the Duplex on Howard Street and the commercial buildings on Pine Street. (See Exhibit A)

• Existing duplex is 25'+ to roof edge, proposed residential façade is also 25' at east elevation.

• Existing duplex is set back 6' from front property line, existing Vaults building 0', new building is proposed at 8' setback to 25' height and from 11' to 20' setback east to west along the top floor.

• Entrances for the dwelling units will be at the narrow end of the proposed building facing Howard Street. The commercial entrance on the west facade will face an on-site alley and an open area between two existing buildings to the west reinforcing the artist community connection.

## The Vaults: 20 Howard Street, Burlington Vermont

i) **Vehicular access**

- The existing Alley Curb cut will remain in the same location and width.
- We propose that the residential curb cut be moved east approximately 25 feet and fit between the existing street trees.
- Vehicular emergency access will be improved by widening the existing narrow alley and tight turn accessed from Howard Street to a minimum of 20' between buildings.
- An existing loading platform on the East façade of the old EB Whiting factory will be modified to provide a minimum of 17' clearance to our new building.

j) **Pedestrian access:**

- Pedestrian access and safety will benefit from the straighter and wider alley.
- New sidewalks will connect Howard Street to new entrances on the South and West.

k) **Accessibility:** Provided via exterior ramp and elevator service to all floors.

l) **Parking**

- Access to proposed parking under the building is hidden from the street and is proposed to serve only this building.
- Parking for the residential units is separate from commercial parking and will be located adjacent to an existing residence helping to re-inforce the connection between residential neighbors.
- A parking analysis for the entire property prepared by Unsworth Properties follows in Exhibit B.
- Bicycle parking is provided for 12 within green space along the interior driveway.

m) **Landscaping and fences**

- Existing fences will be maintained or replaced. See attached preliminary landscaping plan for concepts. Final plan will be submitted prior to receiving a permit.
- We request that the 30" silver Maple in the tree belt located near the SE corner of the new building be trimmed to prevent existing branches from contact with the building siding.

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n) **Public plazas and open space:** NA

o) **Outdoor lighting:** All exterior lighting is building mounted shielded down lighting.

p) **Integrate infrastructure into the design:**

- Rooftop mounted HVAC equipment will be set back from the edge of the building so it is not seen from the ground.
- Utility meters and connections will be screened or integrated into façade design.
- Trash collection on site for commercial tenants is located approximately 300 feet from the building entrance in fully screened area.
- A fenced area is provide for totes for the residential units. See site plan for locations.

### Section 6.3.2 Architectural Design standards

**a).1 Massing, height and scale:** The volume of the building is broken down by projecting areas, recessed porches, varied glazing patterns and a variety of siding materials, textures and colors. The sloped site will allow us to reduce the apparent height of the building from the east. This building will be similar to other structures nearby which are three stories or more. Massing from the street when approached from the east will appear similar to the residential building it replaces. The street façade is divided by a recessed porch presenting two faces of similar proportions to the existing houses further east on Howard street. Massing from the north and west will be consistent with adjacent commercial structures.

## The Vaults: 20 Howard Street, Burlington Vermont

**a).2 Roofs and rooflines:** The flat roof on the proposed Vault building is consistent with other structures and matches the flat roof of the residential duplex that is to be removed. The parapet line will be broken with different heights, façade jogs and two screens for display of artists work.

**a).3 Building openings**

- Entrances for the dwelling units will be at the narrow end of the proposed building facing Howard Street reinforcing the connection with the residential neighborhood.
- The accessible commercial entrance on the west facade will face an on-site alley and an open area between two existing buildings to the west reinforcing the artist community connection.
- Window openings vary with occupancy and façade treatment.

**b) Protection of important architectural resources:** See Exhibit D. The original Vaults building has 7 storage bays facing west. This new building will have 7 bays with glazed doors also facing the alley in an historic reference to the existing structure.

**c) Protection of important public views:** See 6.2.2.c.

**d) Provide and active and inviting street edge:** The decision to put the commercial entrance on the alley is based on a desire to draw people into the interior spaces of the property where artist and food events occur weekly. We have widened the alley to encourage entry from the point. The residential façade facing the street is detailed to transition from residential scale to industrial aesthetic.

**e) Quality of materials:** Brick, metal and glass on a concrete base create a varied façade with durable low maintenance products. Careful detailing will create a durable building equal to the existing factory structures created over 100 years ago on this site. Facades facing the industrial buildings will relate to those buildings through material choice and color.

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**f) Reduce energy utilization:**

- *Envelope*: including walls floors and roof is proposed to exceed the Vermont Commercial Energy code by at least 30%.
- *Windows*: are proposed to be R-4 operable and fixed units which exceed code by at least 40%.
- *Doors:* Fully glazed swing doors, opaque doors and glazed overhead doors are proposed to exceed the Vermont Commercial Energy code by at least 15%.
- *Water Conservation*: The plumbing design will include water-efficient fixtures. Water cooled mechanical equipment will use water saving heat rejection systems that meet or exceed the 2015 Vermont Commercial Building Energy Standards.
- *Rooftop equipment*: HVAC equipment and water heaters will meet or exceed efficiency requirements dictated by the 2015 Vermont Commercial Building Energy Standards. Energy recovery exhaust system will used when applicable.
- *Lighting*: All lighting to be highly efficient LED with occupancy sensors and daylight controls where economically feasible.

**g) Make advertising features complementary to the site:** Artists will be chosen to display their work in two exterior areas of the building on metal screens. No advertising will face the street. Street numbers will be visible over doors.

**h) Integrate infrastructure into the design:** See 6.2.2.p.

**i) Make spaces secure and safe:** All exterior doors will be secured with passcode locks.

## The Vaults: 20 Howard Street, Burlington Vermont

### Other Information:

***Utilities:***

*Water Supply*: See Exhibit C by Engineering Ventures. A city water line is mapped as running down the center of Howard St. The site is also fed from Pine Street through on-site lines. Existing Hydrants are located on Howard Street opposite the alley and directly North of the proposed building on-site. A new water service entrance will be in the SW corner of the building. New service will also be provided to the existing building west of the alley.

*Sewer*: See Exhibit C by Engineering Ventures. Existing 10" combined wastewater main is located in the center of Howard Street. All new fixtures will be low flow type. See above for on- site storm water treatment. The sewer and storm water systems are not separated on Howard or Pine Street. We will run separate lines from this structure to the manhole in Howard Street so that the city may easily separate flows in the future.

*Natural Gas*: The building will connect to the existing natural gas main running down Howard St.

*Power:* Per Burlington Electric, it appears that three phase power will need to be extended to the project site. Due to the size of the building and anticipated electrical loads, a pad mount transformer is anticipated. Electrical metering will be segregated, by common spaces, residential units, and commercial office areas.

***Aesthetics:*** Facades facing the industrial buildings will relate to those buildings through material choice and color.

***Traffic:*** Lamoureux and Dickinson will prepare an Engineers Traffic report showing impact of this project in this neighborhood prior to issuance of a permit.

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***Hazardous materials:*** Test reports for soils, asbestos and lead paint will be submitted to the city and other authorities prior to issuance of a permit.

***Construction procedures:***

*Site Access*: Vehicular and pedestrian access during construction will be limited to the two wider entrances to the property from Pine Street. Once exterior construction and paving is complete the Howard Street access will be restored.

*Site Storage/security*: The site will be fenced during construction to provide safety for neighbors/visitors and security for contractor equipment and building materials.

EXHIBIT A

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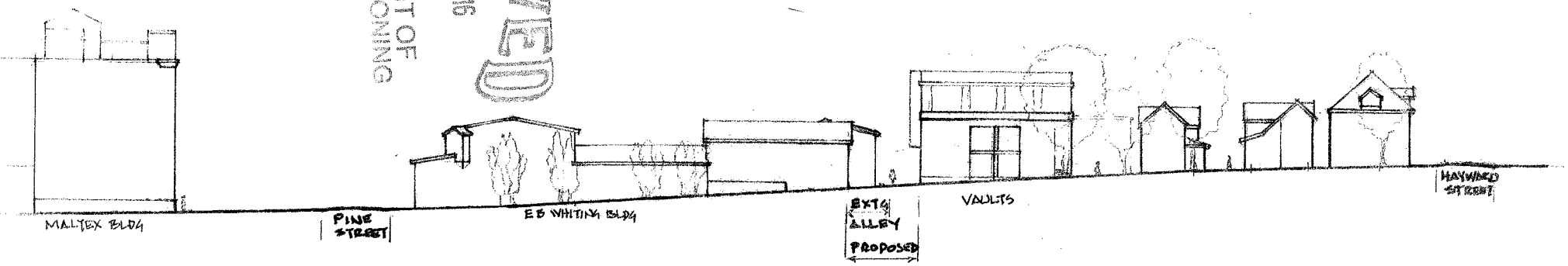


SECTION LOOKING NORTH FROM HOWARD STREET

EXHIBIT

EXHIBI

# Howard Space Center Parking
## 12/1/2016

The Howard Space Center encompasses multiple buildings with many different uses.

TOTAL AREA OF USES (gross square footage or seats)
Studio- 29,294sf
Retail- 9,691sf
Bakery/Retail-2,394sf
Gardening Supply Store- 5,373sf
Manufacturing- 22,764sf
Office- 13,048sf
Appliance sales- 1,132sf
Café- 2,280sf
Warehouse- 374sf
Woodworking- 3,588sf
Performance Arts Center- 195 seat

TOTAL PARKING REQUIRED AS PER ZONING
Studio- 29
Retail- 19
Bakery/Retail- 6
Gardening Supply Store- 11
Manufacturing- 23
Office- 26
Appliance sales- 1
Café- 0
Warehouse- 0
Woodworking- 4
Performance Arts Center- 49

TOTAL- 168 Parking Spaces

| TOTAL WAIVED PARKING | Provided | waived |
|---|---|---|
| Studio- 29 (50% Waived) | 14.5 | 14.5 |
| Retail- 19 (100% waived) | 0 | 19 |
| Bakery/Retail- 6 (100% waived) | 0 | 6 |
| Gardening Supply Store- 11 (100% waived) | 0 | 11 |
| Manufacturing- 23 (50% waived) | 11.5 | 11.5 |
| Office- 26(50% waived, less 10 per parking lease)? | 3 | 13 ?, 10 Max? |
| Appliance sales- 1 (100% waived) | 0 | 1 |
| Café- 0 (not required by zoning) | 0 | 0 |
| Warehouse- 0 (does not meet threshold) | 0 | 0 |
| Woodworking- 4 (50% waived) | 2 | 2 |
| Performance Arts Center- 49 (50% waived) | 24.5 | 24.5 |
| | 55.5 | 102.5 |

TOTAL NEEDED WITH WAIVER AND PARKING LEASE 56 (55.5 rounded)

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| | |
|---|---|
| TOTAL PARKING SPACES AT COMPLEX | 96 (not including spaces to be removed w/project) |
| EXCESS WITH PARKING WAIVER ? | 40 (96-56) |
| TOTAL PROPOSED NEW PARKING SPACE | 24 (20 below grade/4 for residential) |
| TOAL EXCESS REMAINING PARKING WITH NEW STRUCTURE (Prior to new uses) | 64 |

NEW STRUCTURE REQUIRED PARKING

| | | |
|---|---|---|
| Studio- 5,004sf | PARKING REQUIRED | 5 |
| Office- 13,182sf | PARKING REQUIRED | 26 |
| 2 Residential Units | PARKING REQUIRED | 2 4 |
| **PARKING REQUIRED TOTAL NEW STRUCTURE** | | **33** 35 |

REMAINDER AVAILABLE WITH PARKING WAIVERS, PARKING LEASE AGREEMENT, NEW STRUCTURE BUILD AND NEW USES IN NEW STRUCTURE

64
-33
**31**

No additional parking waiver is required as per the existing parking waiver

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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

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Date: December 6, 2016

To: **Steve Roy**, Wastewater Engineer
City of Burlington, Vermont

From: Hannah Wingate, Staff Engineer

Re: Allocation Request for Increase in Design Flows at 400 Pine Street & 30-32 Howard Street
Permit #WW-4-0950-1, Howard Space Partnership, LLP

Dear Steve,

This letter is to serve as a formal allocation request for a 567-gpd and 504-gpd increase in water and sewer design flows, respectively, for the above referenced permit. Existing flows are discharged to the combined sewer system on Howard Street and treated at Burlington's Main Wastewater Treatment Plant.

The project involves the demolition of two existing storage structures on the 400 Pine Street parcel, the existing residential duplex on the 30-32 Howard Street Parcel and the merger of the two lots, both within the Enterprise Zone. A new three story mixed use building is proposed and will accommodate 16-artist studios, 13,182-square feet of office space and two residential housing units (to replace the demolished duplex). The table below details the proposed permitted uses and associated flow basis for the proposed commercial spaces.

| Proposed Use | Number of Units | Water Flow Basis (Total), GPD | Sewer Flow Basis (Total), GPD |
|---|---|---|---|
| Artist Studio | 16 | 15[1] (216) | 15[2] (192) |
| Office Employees | 26 | 15[1] (351) | 15[2] (312) |
| | **Total Estimated Design Flow** | **567 GPD Water Increase** | **504 GPD Sewer Increase** |

1 – eligible for 10% reduction through use of low flow fixtures
2 – eligible for 20% reduction for connection to municipal connection with at least 50,000-gpd capacity

This calculation assumes the proposed 13,182-square feet of office space will accommodate 26-employees, or approximately one employee for every 500-square feet of office space. Also, that artist studios will not regularly consume process water, and that both office employees and artists will occupy the building a single shift over the course of a 24-hour period. The proposed residential units were not considered added flows, as they currently discharge to the municipal system from the existing duplex located at 30 & 32 Howard Street.

Please do not hesitate to contact me if you have comments or questions regarding this request.

Best Regards,

Hannah K. Wingate
Staff Engineer

EXHIBIT D

**Britta Tonn**
56 Maple Street
Winooski, VT 05404
brittfenn@gmail.com (802) 522-8259

November 9, 2016

Mr. Douglas Viehmann, AIA
G V V Architects, Inc
284 S Union Street
Burlington, VT 05401

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**Subject:** **Historic Resources Report for Proposed New Development ("The Vaults")**
400 Pine Street and 30-32 Howard Street
Burlington, VT 05401

Dear Mr. Viehmann:

At the request of G V V Architects, Inc. and Unsworth Properties, I have completed an Historic Resources Report for a proposed new development project known as "The Vaults" at 400 Pine Street/ 30-32 Howard Street, Burlington, Vermont. The purpose of this Report is to assess the potential impact of the proposed project on historic resources in and around the project area. The project area is defined as the southeastern corner of the 400 Pine Street property where the new building will be constructed. The project area currently encompasses three existing buildings, described below.

This report involved research of historic resources in the immediate vicinity of the project area, review of applicable files at the Division for Historic Preservation (DHP), review of proposed project plans and other project information, and site visits to the project area. These activities were used to provide an inventory of historic resources in and around the project area and to make an analysis and final determination of the potential effect of the proposed project on historic resources. This report also includes a discussion of mitigating factors that balances the loss of historic resources as a result of this project.

**Project Description**

Unsworth Properties is proposing to construct a new building at the southeast corner of their property located at 400 Pine Street in Burlington's South End Enterprise Zone. The property is a large, approximately 2.19-acre parcel on the east side of Pine Street that occupies the entire block between Marble Avenue and Howard Street. The property is improved with a collection of industrial buildings which were constructed between c.1900 and c.1960. Some of these buildings are interconnected and a network of narrow, paved alleyways and parking areas are interspersed throughout the property.

The building will be three stories and will have a height of approximately 39' above grade, with frontage along Howard Street. Existing conceptual plans for the building suggest an industrial aesthetic reminiscent of the existing historic industrial buildings on the property: a rectilinear form, a flat roof, a variety of window styles, bands of windows, and metal siding. Parking will be located underneath the building and will be accessed from the existing driveway to the north of the building.

The building will necessitate the demolition of three existing buildings: a duplex at 30-32 Howard Street, located at the southeast corner of the property; a large, gable-roofed, wood-frame storage building clad in corrugated metal, located to the north of the duplex; and a one-story brick storage building, located to the west of the duplex and fronting Howard Street. The existing alleys to the north and west of the building will be retained, and a buffer is proposed to the east of the new building to protect the residential neighborhood along Howard and Hayward Streets.

Two, two-story residential units will be included at the south end of the new building, each with their own separate entry from Howard Street. The remainder of the first floor of the building, which will be accessed via an existing alley at the western side of the building, will consist of approximately 16 artist/maker studios that will be rented at similar rates to the existing studio space located on the property. The upper two floors will have a total of 12 larger commercial spaces designed to be used as offices or studios.

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**Inventory and Significance of Architectural Resources**

1. **Context and History of the Project Area (Pine Street Historic District)**

The project area is mostly located within the proposed Pine Street Historic District (currently pending National Register listing), at the southeast corner of the district. The Pine Street Historic District is eligible for listing on the National Register of Historic Places under Criterion A for its "significance locally as the site of the second wave of the lumber industry in Burlington beginning a few years after the Civil War, when Burlington ranked third in the nation for lumber processing."[1] Most of the early factories in the district dating before the turn of the 20th century capitalized on Burlington's prolific stores of lumber imported from Canada and processed in the Burlington mills. After Burlington's lumber industry began to collapse in about 1890, new and more diversified manufacturers moved to Pine Street, occupying vacated factories that formerly made wood products or building new factories on the properties of former lumber facilities. For example, the Maltex Building was constructed adjacent to the west of 400 Pine Street in 1900 on the location of Horatio Hickok's former planing mill and lumber yard, while the Welch Brothers Maple Company factory was constructed on the north portion of the property at 400 Pine Street in 1917.

The project area is located on the industrial property of the former E.B. and A.C. Whiting Brush Company, which is the largest contributing resource to the Pine Street Historic District (#30). Enoch Whiting and his son Alfred built their first factory on this location in 1891, which was destroyed by a fire in 1902. Alfred Whiting assumed control of the business and immediately rebuilt on the same location and subsequently enlarged the factory complex as their business flourished. By 1919, the factory complex was substantially larger and the three buildings within the project area had been constructed. The Whiting Brush Company processed natural fibers to be used for brushes, having patented a number of innovative methods for cutting, combing, dying and dressing fibers by machine. Different buildings within the complex housed different aspects of the manufacturing process, and several buildings were used for storage, packing and shipping. Eventually, the Whiting Brush Company became the largest fiber processing facility in the world. Whiting sold the factory to Thomas Unsworth in 1920 and several generations of Unsworths operated the factory in this location until 1962. At around this time, the manufacturing operation moved to a new facility to the south on Pine Street to focus of the processing of plastic brushes. The original Whiting Brush Company buildings sat mostly vacant until the 1970s, when the Unsworths bought back the property and started leasing it to a variety of small businesses under the name the Howard Space Center. Through the Howard Space Center, the Unsworths effectively enabled the development of a community of artists, makers and small business owners in the south end along Pine Street that still thrives in this location today.

The E.B. and A.C. Whiting Brush Company factory complex retains a moderate degree of historic integrity. Most of the buildings that were constructed by 1919 remain, although many of the buildings exhibit signs of alterations and deterioration over the years. Replacement windows and doorways, changes to fenestration patterns and replacement siding can be found on most of the buildings within the complex. There are also several modern additions within the factory complex, such as an easterly addition to the main factory building which is located adjacent to the west of the project area. Despite

[1] Pine Street National Register Nomination

its evolution over time, however, the industrial atmosphere and layout of buildings within narrow alleyways is intact. Most of the buildings are currently occupied by artists, artisans and makers, with several commercial storefronts and cafes fronting Pine Street.

2. **Storage Building, c.1900 / c.1915** (Photographs 12, 26-29, 35)

This large storage building within the E.B. and A.C. Whiting Brush Company complex is a contributing resource to the Pine Street Historic District and is proposed to be demolished for the new development. According to the National Register nomination, it was constructed c.1900. The 1900 Sanborn Fire Insurance Map of the property shows a relatively large, two-story storage building in the approximate same location as this existing building. However, subsequent fire insurance maps beginning in 1919 depict the building as much larger. Interior framing suggests that the building was enlarged to the east, possibly c.1915 when numerous expansions and improvements were made to the factory complex. The building today is one story, rests on a concrete slab, and features an elaborate, exposed wooden frame with log posts and a gable roof with an exposed wooden truss system. The eastern portion of the building is partially built into a hill which slopes down from the east. The building is sided in corrugated metal painted red; this existing metal siding has replaced the original iron cladding noted on the historic Sanborn Fire Insurance Maps. The building is currently utilized for storage, and several smaller, interior partitions have been created with rudimentary framing and plywood walls. It appears that sections of the historic frame of the building have been reinforced with the addition of wooden two-by-fours.

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3. **Storage Building, c.1915** (Photographs 5-8, 10-11, 13-15, 18-25, 35)

This storage building within the E.B. and A.C. Whiting Brush Company complex, popularly referred to as "The Vaults," is a contributing resource to the Pine Street Historic District and is proposed to be demolished for the new development. It was constructed c.1915 for the storage of different types of brush fibers. It is a one-story, shed-roof, brick building resting on a concrete slab with the south façade fronting Howard Street and a one-story valve house attached to the north façade. The building is divided into seven separate storage vaults, each accessed via its own doorway on the west side of the building with vents near the roof on the east and west sides and a parapet wall separating the north vault from the rest of the building. Several of the doors appear to be historic metal doors, while several of them have been replaced either by vinyl doors, modern metal doors, or wooden garage-style doors. Today, the building is in poor condition, exhibiting severely deteriorated masonry, rotten fascia, and rusting and damaged metal doors. It is currently used for miscellaneous storage.

4. **30-32 Howard Street, c.1900** (Photographs 5-8, 15-18)

30-32 Howard Street, listed on the Vermont State Register of Historic Places, is a two-story house constructed sometime between 1894 and 1900 according to historic Sanborn Fire Insurance Maps. Interestingly, according to Sanborn Maps dating from 1900 through 1950, the house was historically located on the property of E.B. and A.C. Whiting Brush Company, although it is not clear whether or not there was any direct link between the house and the factory. Today, the house remains on the same property and is the only residential dwelling located within the Enterprise District. According to Burlington City Directories, the house was originally built as a duplex, and early occupants of the house were generally laborers in the nearby factories and mills on Pine Street. The house is a two-story, wood frame, flat-roofed structure with a one-story porch on the front, a two-story, partially-enclosed entry porch with stairs accessing the upper unit on the west façade, and a one-story rear wing. A number of significant alterations have occurred to the building, including the addition of vinyl siding, replacement porch columns, the addition of shutters, and the installation of double-hung, wood-clad replacement windows (2009). Historic photos from 1945 (see Photos 5-8) reveal that the house once featured a relatively ornate, bracketed cornice on its south façade and prominent trim around the

windows, two significant architectural features which have been either removed or are obscured by the vinyl siding. These substantial alterations have greatly compromised the historic integrity of the building.

5. **Howard Street and Hayward Street**

Beginning in the late-19th to early-20th century, a residential neighborhood for working class families emerged to the east of the project area along Howard and Hayward Streets. Many of the neighborhood's residents worked in the factories along Pine Street. Vernacular, one-and-a-half to two-story, single-family and duplex homes were constructed to support Burlington's growing population and workforce, essentially filling in the sparsely-populated land in the south end of Burlington between Pine Street and St. Paul Street. A number of these properties on Howard Street and Hayward Street are individually listed on the Vermont State Register of Historic Places. Although numerous individual properties within this neighborhood have undergone modern alterations, the character of the neighborhood, defined by large street trees and a rhythmic pattern of houses situated close to the street edge, remains.

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**Analysis/ Determination of Potential Effect**

Because this development project is proposing to demolish two National Register-eligible buildings and one State Register-listed building, the de facto effect of the project on these three historic properties is adverse. However, several different elements of the proposed project both provide appropriate mitigation for the loss of these historic buildings and render the new building compatible with the surrounding historic neighborhood.

Firstly, the redevelopment of the project area will provide a substantial community-wide benefit in the form of increased studio and office space in the Enterprise Zone. These spaces are desperately needed in an area where demand for artist and maker space far exceeds the existing supply. The two existing storage buildings in the project area do not have the capacity to be rehabilitated to serve this purpose. As relatively simple and functional storage buildings that lack fenestration and structural integrity, the substantial and costly alterations that would be needed to repair the buildings and bring them up to code, let alone to transform them into spaces conducive to human habitation and creative enterprises, would be logistically and financially prohibitive. The buildings would need to be so substantially transformed that they would ultimately lose their architectural integrity in the process.

Secondly, the proposed new development will provide additional space for commercial, creative and artistic enterprises which are reflective of the historic manufacturing activities on the property. Considering that the Pine Street Historic District is significant only under Criterion A and not under Criterion C, the loss of the historic buildings is less adverse with respect to the fact that the new development ensures that this significant historic property can continue to provide facilities for creative and industrial endeavors for years to come. Over the past 100+ years, this historic factory complex has continually evolved to adapt to changing manufacturing processes and the changing population and character of the South End. The proposed new building is another step in the evolution of this property to remain relevant to the current generation of entrepreneurs, artists and makers in this neighborhood.

Thirdly, the demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties. The design of the proposed building is compatible with surrounding development as it is intended to reflect the industrial aesthetic of the Pine Street Historic District. The building's flat roof, rectilinear form, symmetrical fenestration and bands of windows, and various metal cladding are reflective of and compatible with the character of the surrounding buildings while avoiding, through its clear modern

aesthetic, the creation of a false sense of history. The design of the new building evokes features of the three buildings to be removed: the corrugated red metal siding seen on the existing northerly storage building; the entrance to the studios and offices from the same, westerly alleyways that are currently used to access these buildings; the entrance to the residential units is distinct and fronts Howard Street just like the existing duplex; and the flat roof of the structure reflects the flat roof of the existing duplex. These design features help to root the building in its surroundings in an effective and harmonious way. The scale of the building is likewise compatible with other industrial buildings in the surrounding area and will be very similar in height to the building located at the corner of Pine and Howard Streets (approximately 40 feet). In addition, the location of the proposed building, set back from Pine Street in the rear corner of the property, will reduce the salience of the modern building within the Pine Street Historic District and will prevent it from obscuring the view of any other contributing buildings within the district.

Finally, with regards to the duplex at 30-32 Howard Street, the benefit of the project in creating additional studio and commercial space in this desirable neighborhood greatly outweighs the historic or architectural significance of this building. As described above, the building has been substantially altered since its construction and therefore it has suffered a loss of historic integrity, suggesting that it is only marginally eligible for retaining its individual listing on the State Register of Historic Places. The existing two residential units will be preserved and will be accessed via Howard Street with an inviting, residential-scale entrance. The siting of the new building with minimal setback from the street will strengthen the street edge and will be consistent with the rhythm and setback of other residential buildings on Howard Street. The existing street trees in front of the duplex property will be retained to preserve the character of the existing streetscape and buffer views towards the new building from Howard Street to the east. In addition, due to the grade, which slopes down Howard Street to the west, the building will have less of an overwhelming quality with respect to the adjacent residential structures. For example, the height of the existing duplex is approximately 25′ above grade; while the proposed new building will be approximately 39′ tall, considering the slope to the west, it will likely not be more than 10′ taller than the existing duplex. Finally, the residential properties to the east of the project area will be protected as the new building is proposed to be located further to the west than the existing buildings to be removed and a buffer will be placed along the eastern property line.

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**Conclusion**

It is my professional opinion that, while the demolition of three historic buildings constitutes an adverse effect, the nature of the development project will successfully mitigate the loss of these buildings. The form and condition of these existing buildings are not conducive to the creation of much-needed studio and office space in this exceptionally creative corner of the South End's Enterprise Zone. A new building offering 28 studio and office units is consistent with the spirit of creative and manufacturing enterprises historically conducted on the property and will be a positive addition to this neighborhood. Additionally, the preservation of the two residential units that will be removed for the new building will successfully mitigate the loss of the residential structure. Finally, the industrial-style design of the proposed new building is a compatible modern addition to the surrounding Pine Street Historic District.

Thank you for the opportunity to prepare this report. Please let me know if you have any questions.

Sincerely,

Britta Tonn
Historic Preservation Consultant

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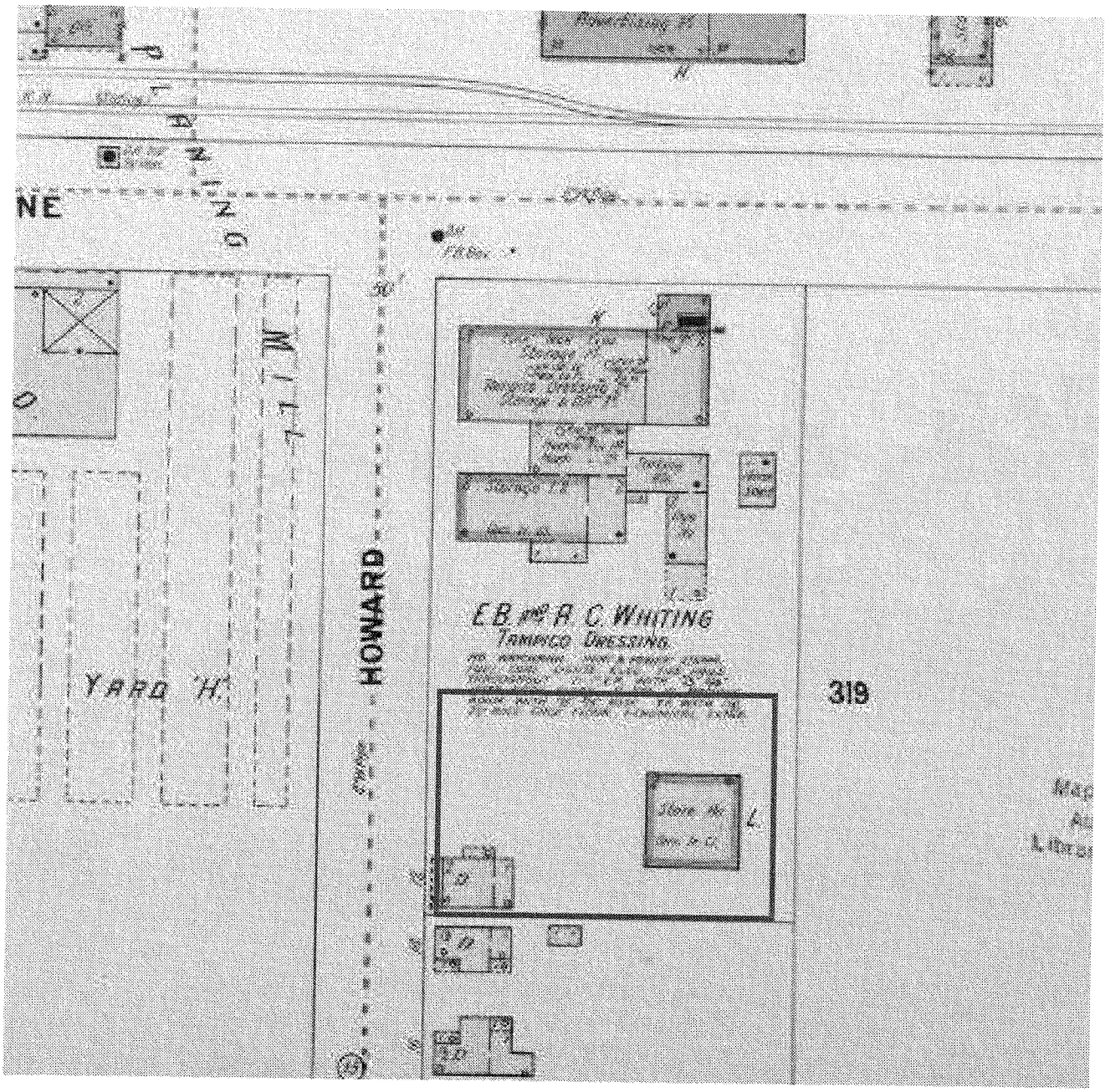
**Maps and Photographs**




1. Detail of 1900 Sanborn Fire Insurance Map with the project area depicted in red (courtesy UVM Special Collections)

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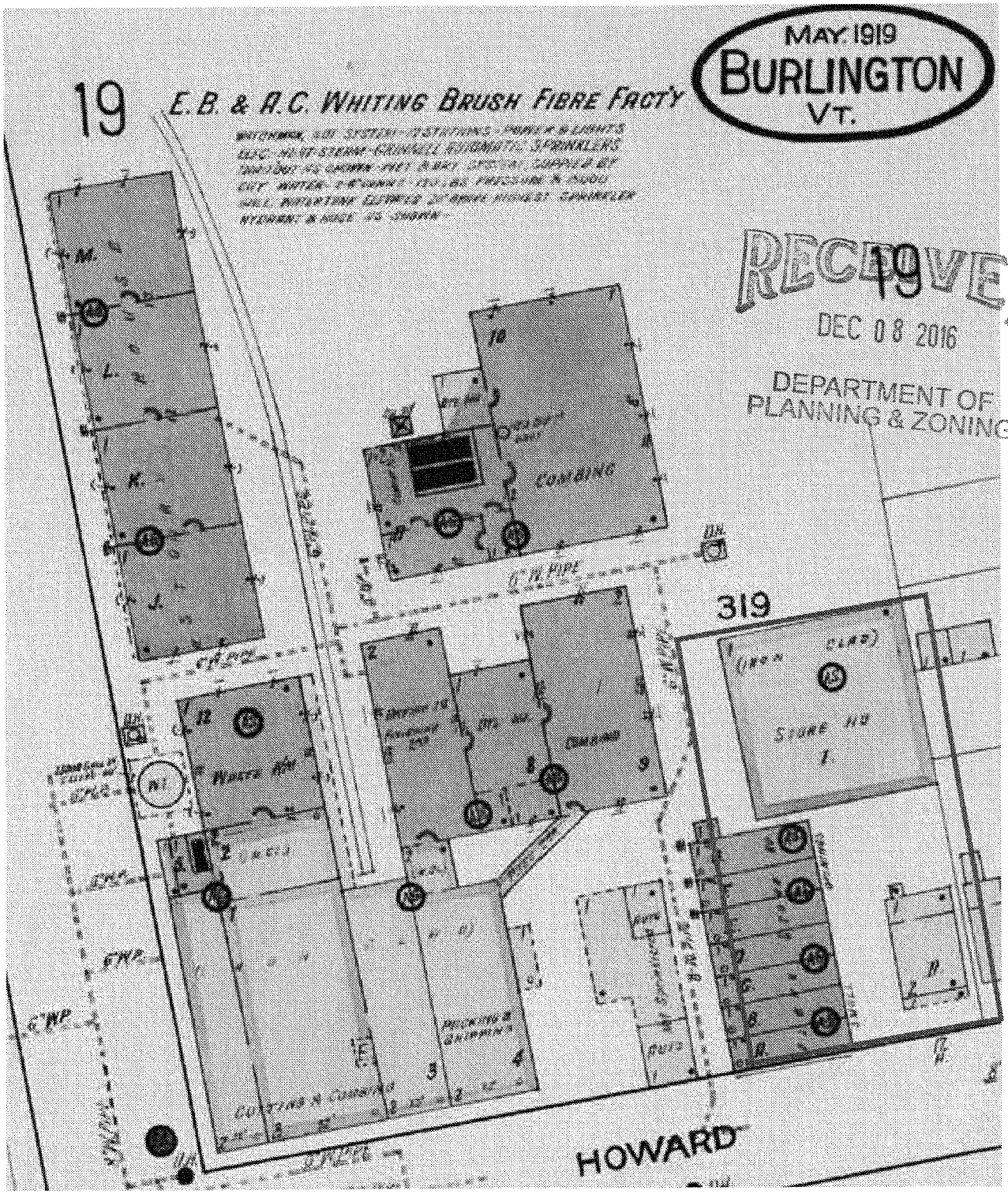
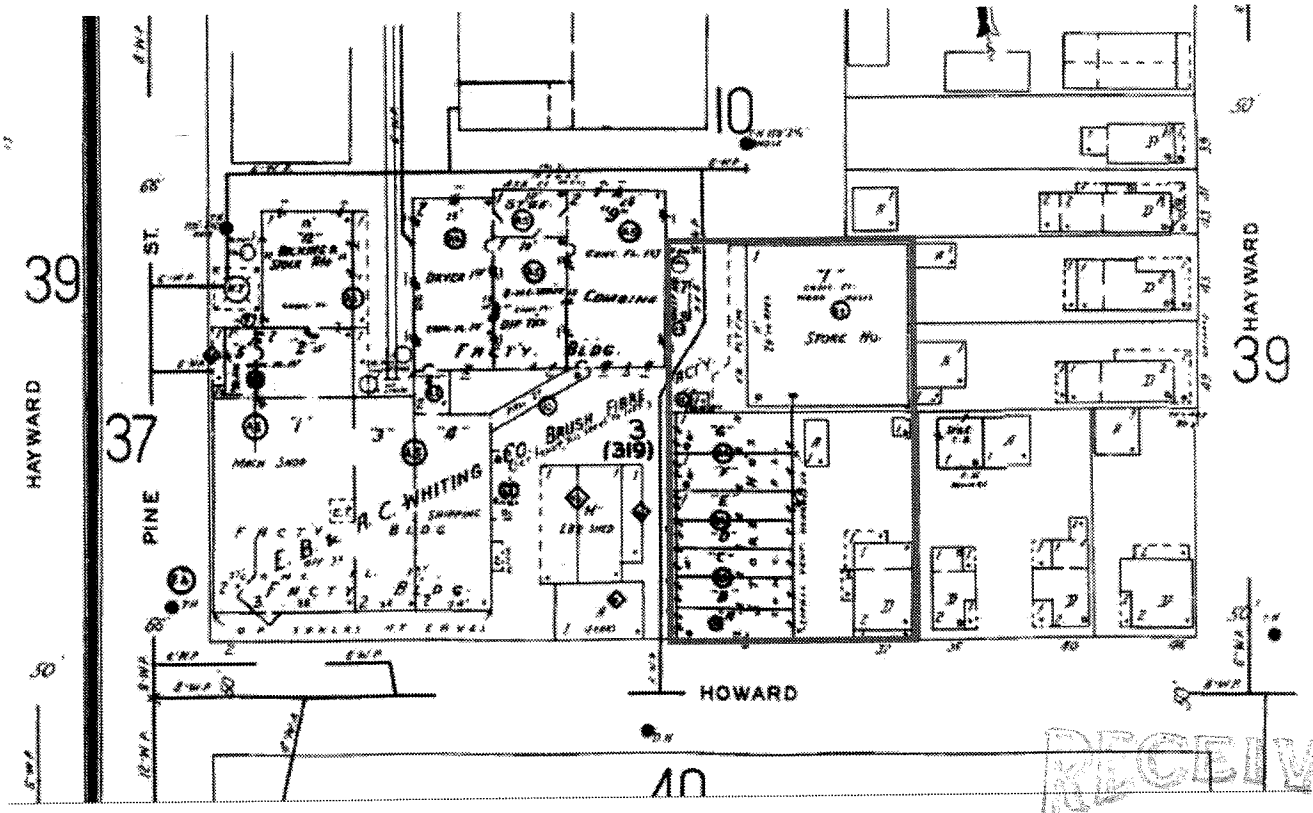



2. **Detail of 1919 Sanborn Map (courtesy of UVM Special Collections)**




3. Detail of 1942-1950 Sanborn Fire Insurance Map (courtesy of UVM Special Collections)

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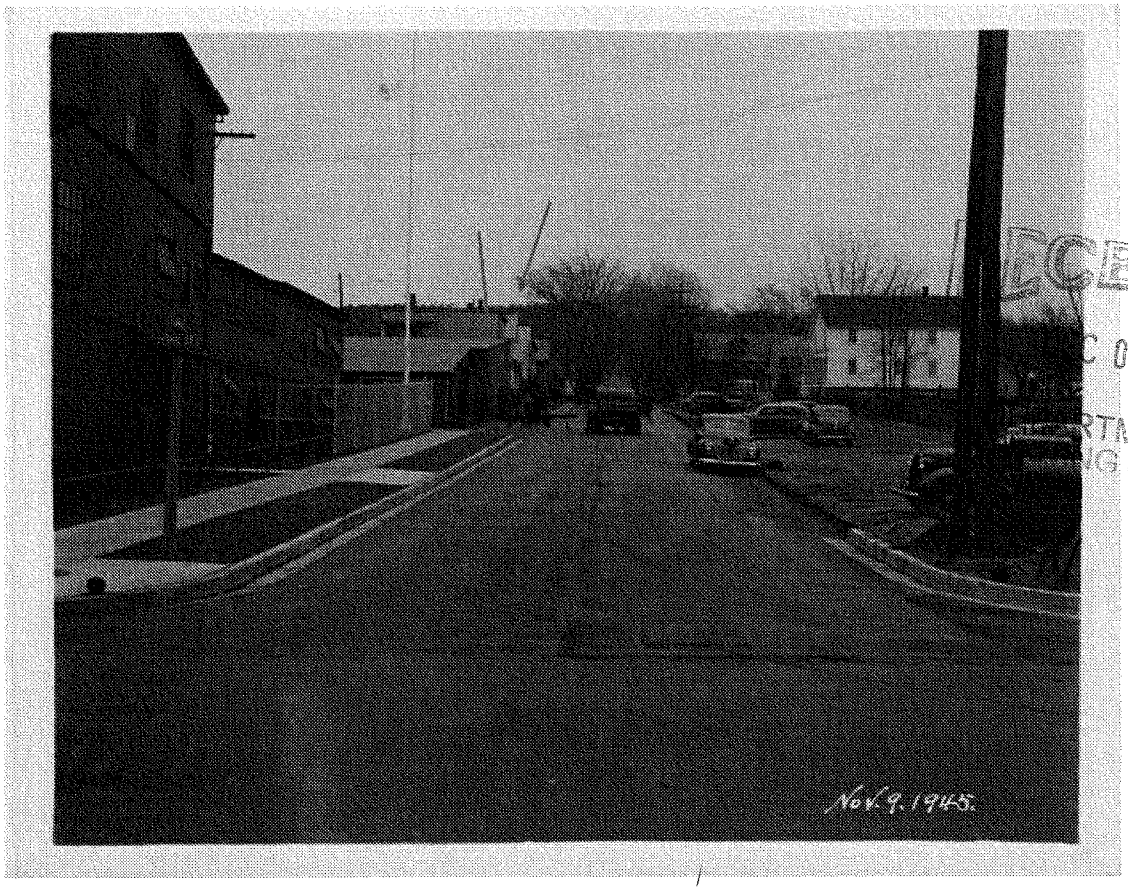
4. Existing aerial view of the project area (depicted in red) and surrounding area (courtesy of Google Maps)

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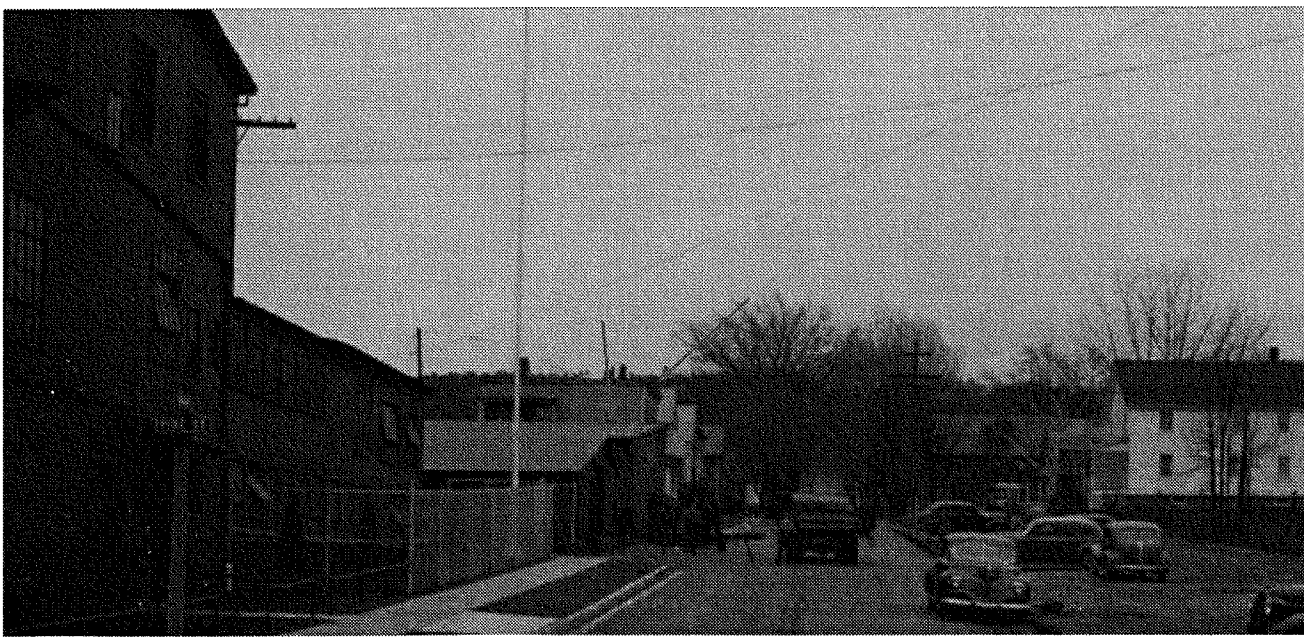
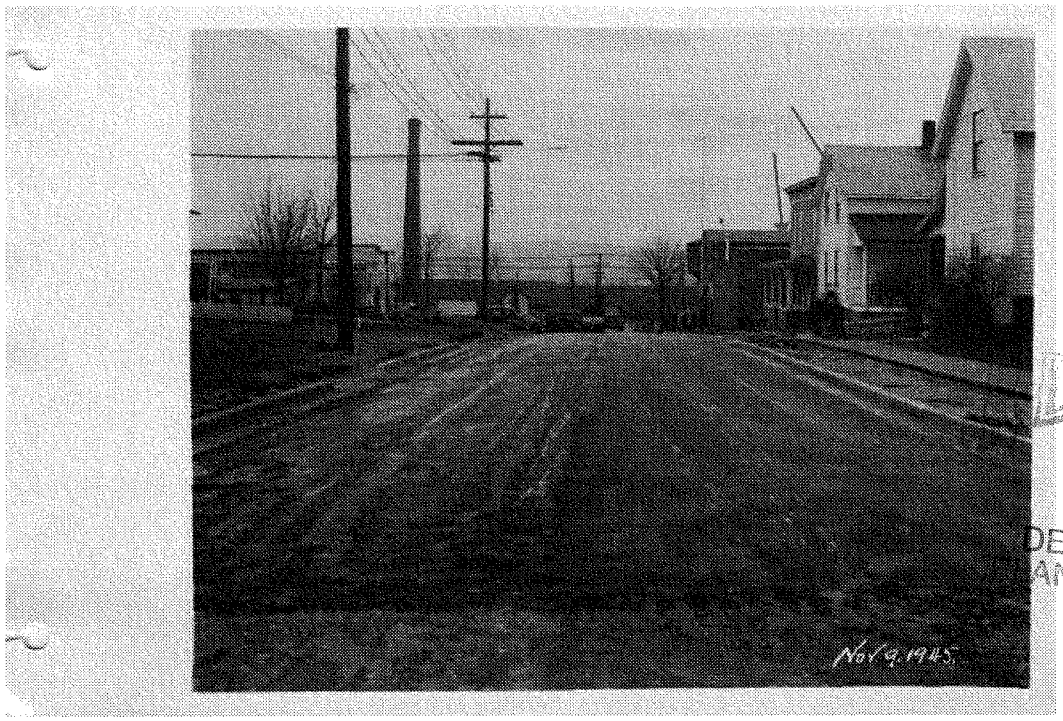
5. 1945 photograph looking east on Howard Street from Pine Street. Two buildings in project area are indicated by arrows. Photographer: Louis McAllister (courtesy UVM Special Collections)



6. Detail of above photograph

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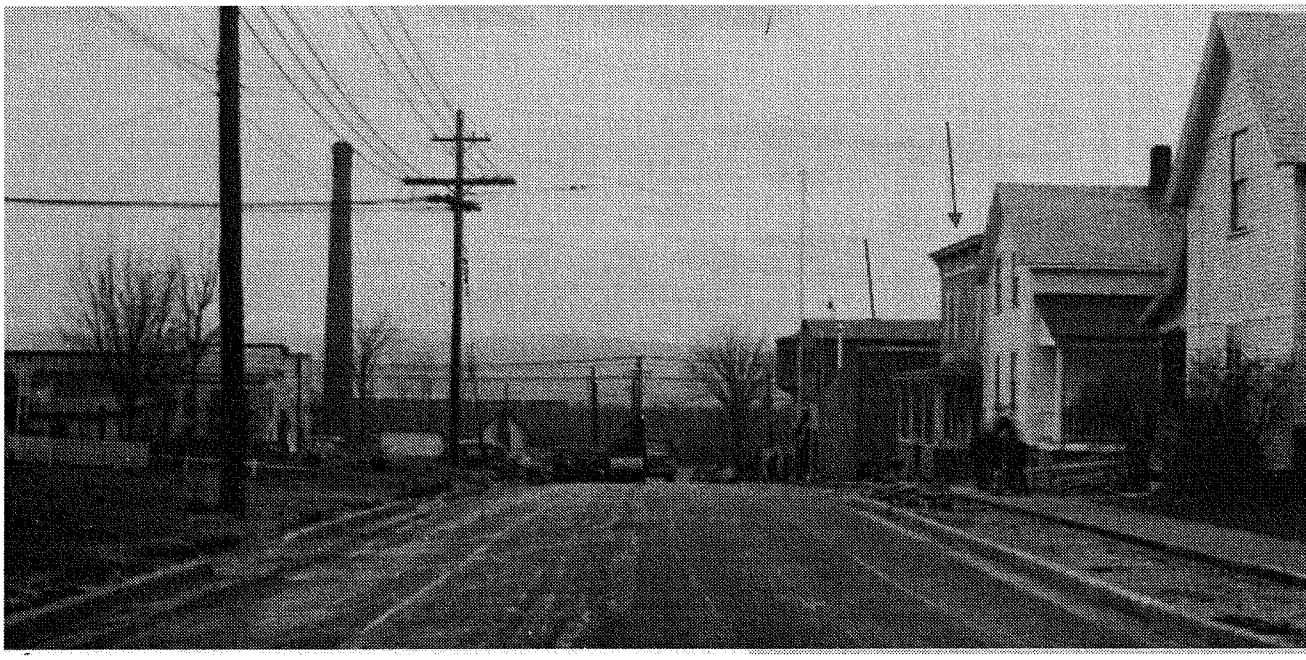
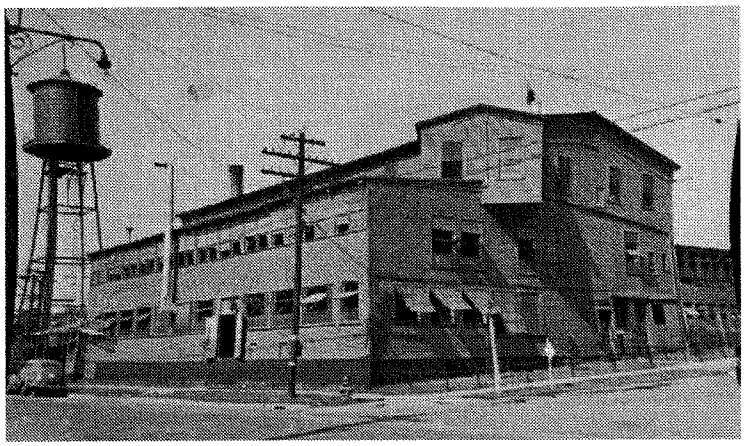
7. 1945 photograph looking west on Howard Street. Two buildings in project area are indicated by arrows. Photographer: Louis McAllister (courtesy UVM Special Collections)



8. Detail of above photograph



9. Circa 1940s photograph of the main Whiting Brush Company factory building. Photographer: James Detore (courtesy UVM Special Collections)

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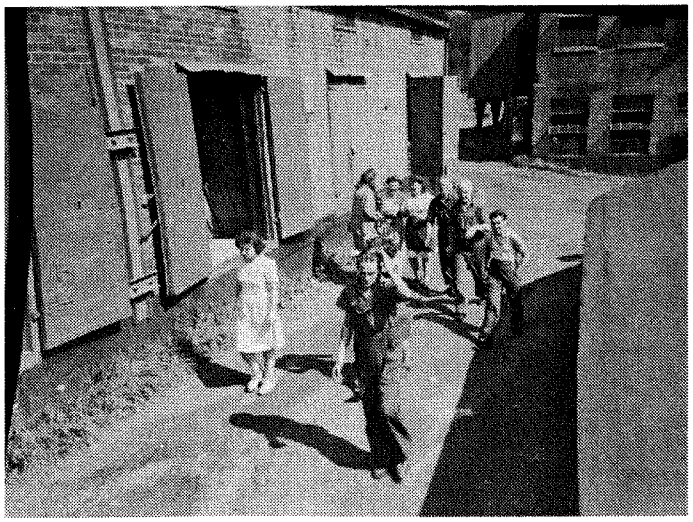
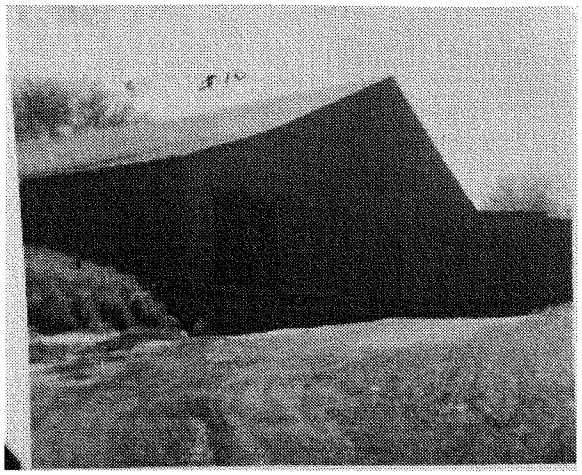
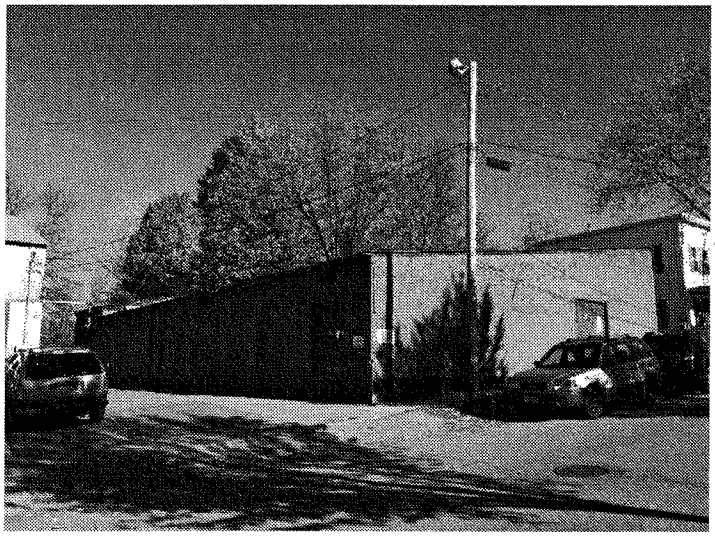
10. Circa 1940s photograph of workers at the Whiting Brush Company factory. "The Vaults" building within the project area is visible at right. Photographer: James Detore (courtesy UVM Special Collections)



11. Circa 1940s photograph of workers at the Whiting Brush Company factory. The vaults building within the project area is visible at left (note that the photo appears to be flipped due to the orientation of the negative). Photographer: James Detore (courtesy UVM Special Collections)



12. 1962 photograph of wood-frame storage building from property appraisal report (courtesy UVM Special Collections)



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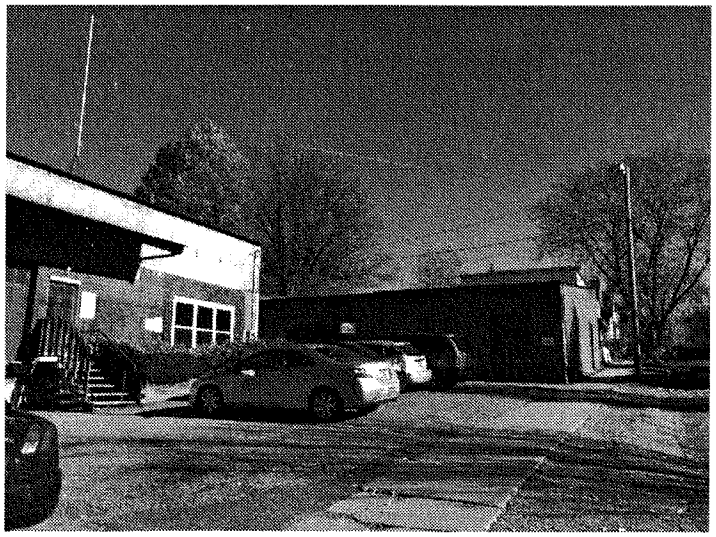
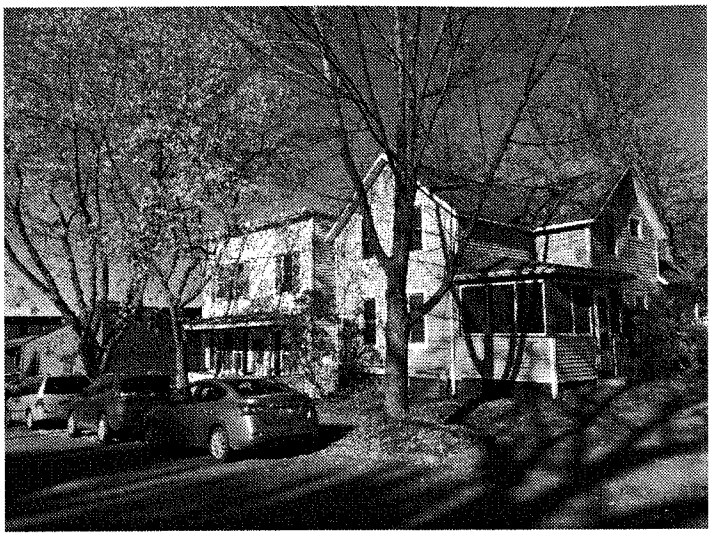
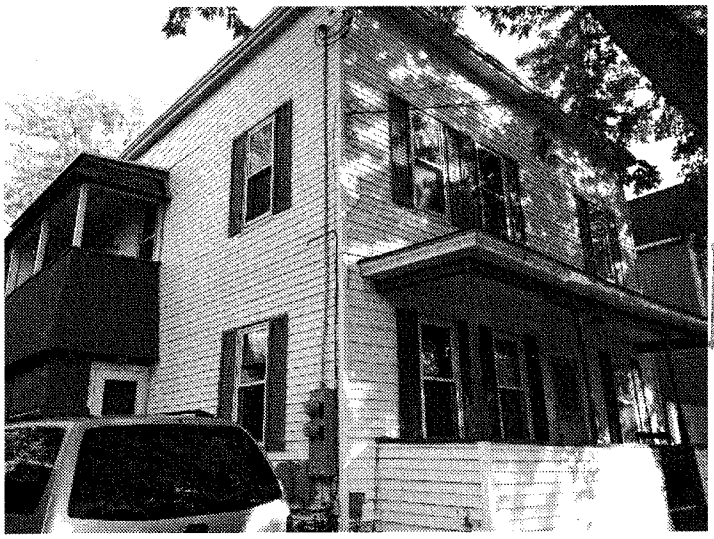
13. View northeast towards the project area from Howard Street



14. View east towards the project area from Howard Street



15. View northwest towards the project area from Howard Street



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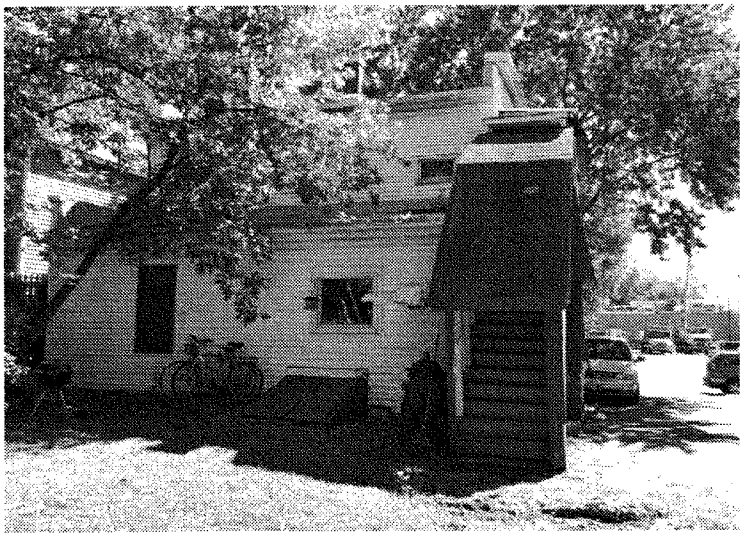
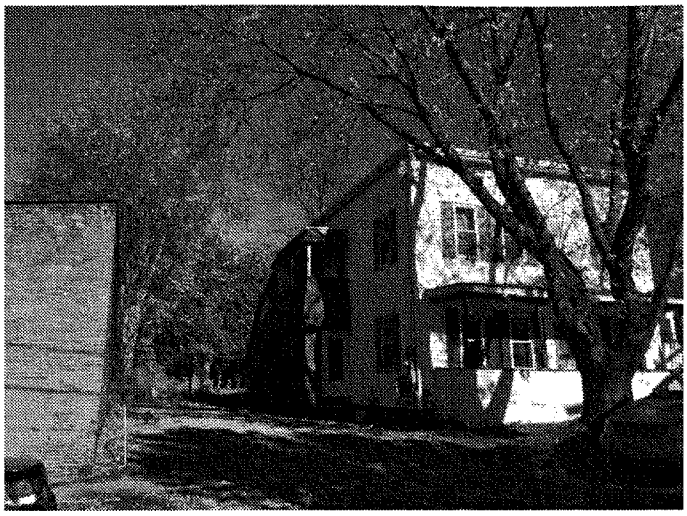
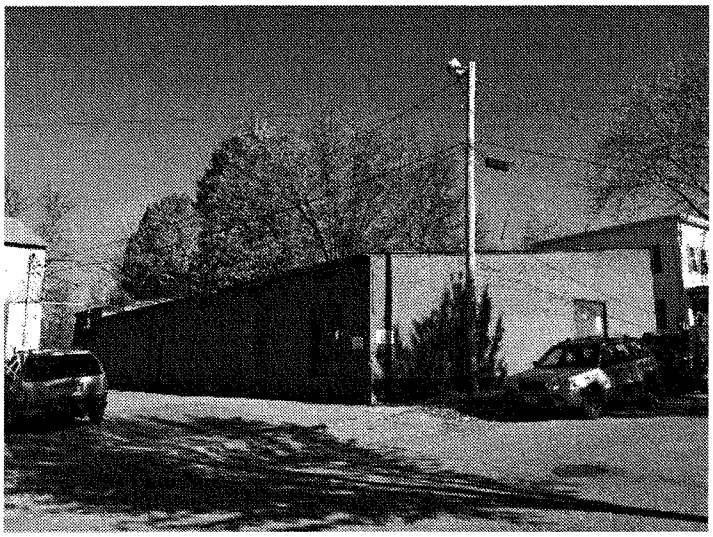
16. View of 30-32 Howard Street from Howard Street



17. View of the rear of 30-32 Howard Street



18. View of the project area with 30-32 Howard Street at right and the brick storage building known as "the vaults" at left



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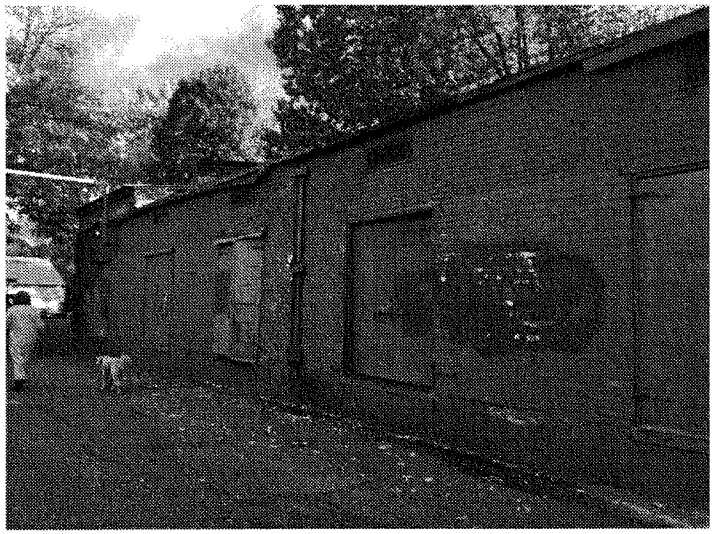
19. View of the project area and the vaults at center, looking northeast

20. Detail view of an historic door and deteriorated masonry on the vaults building



21. View of the northern end of the vaults building with replacement doors visible

22. View of the vaults building, looking south

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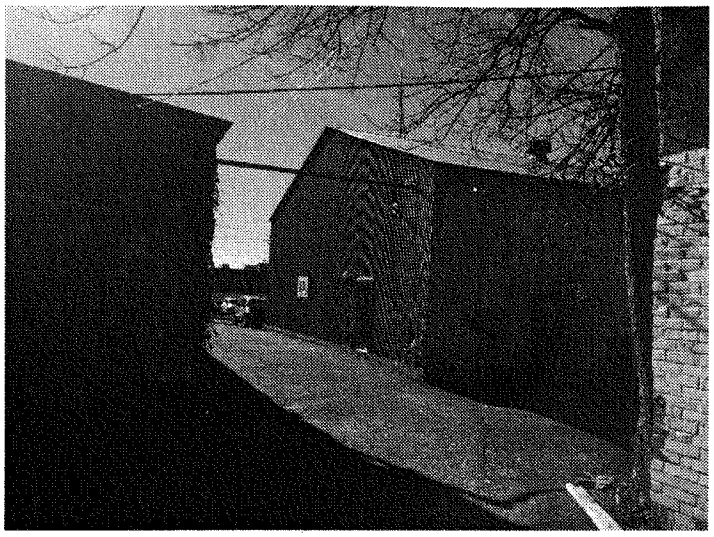
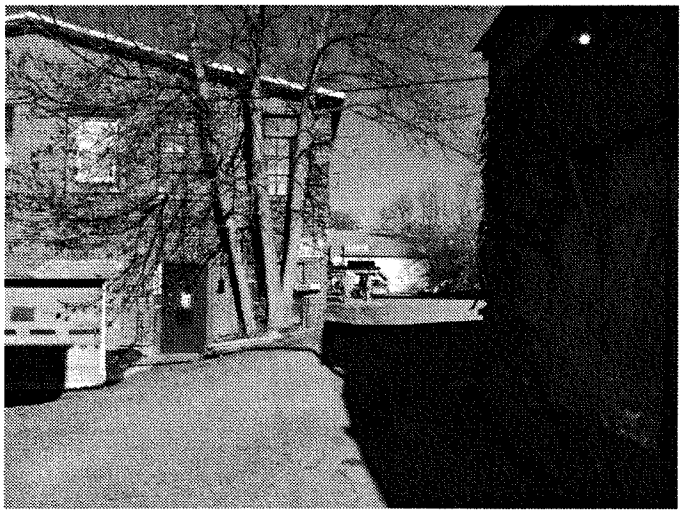
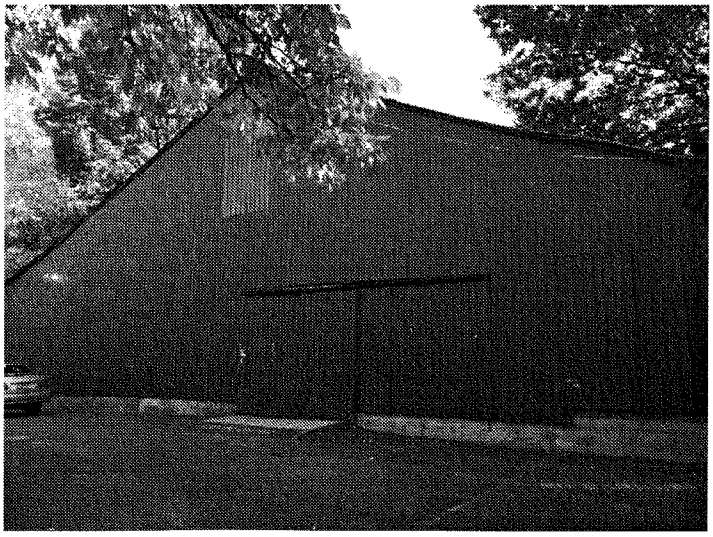
23. Representative view of the interior of the vaults building



24. Existing building adjacent to west of project area and the vaults building (left)



25. View towards existing alley west and north of the northern end of the vaults building (right)



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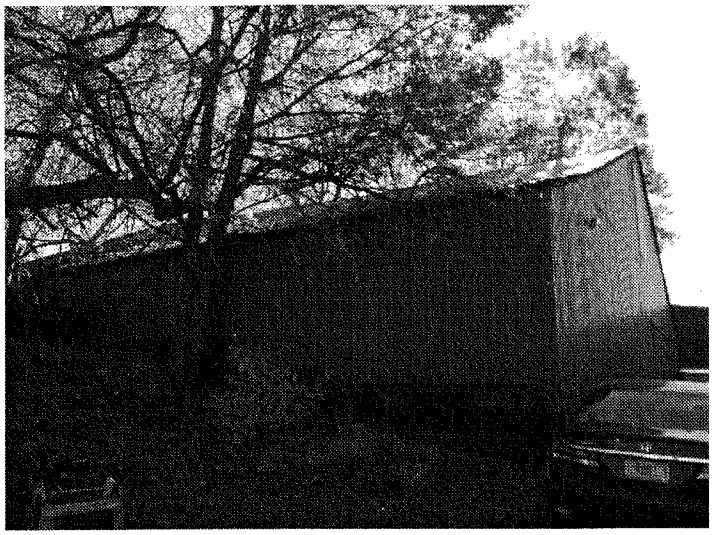
26. View of the wood-frame storage building in the project area, looking northeast



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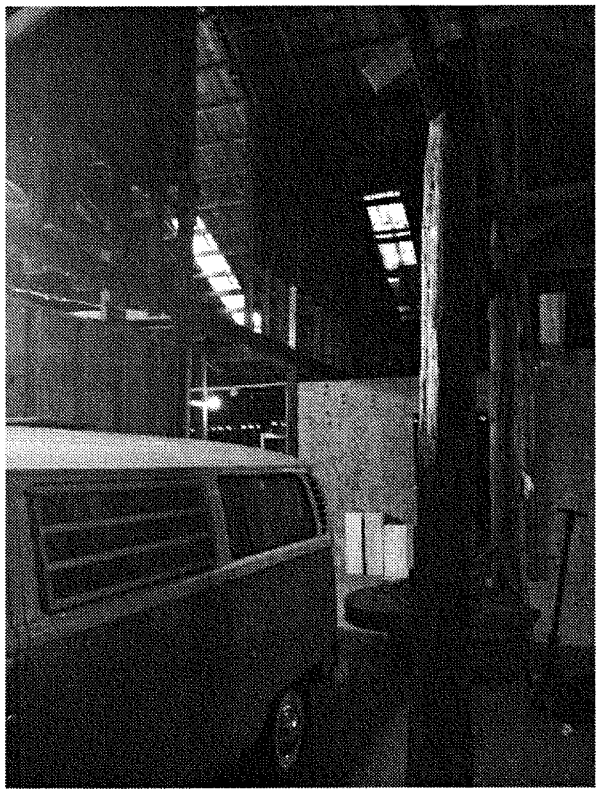
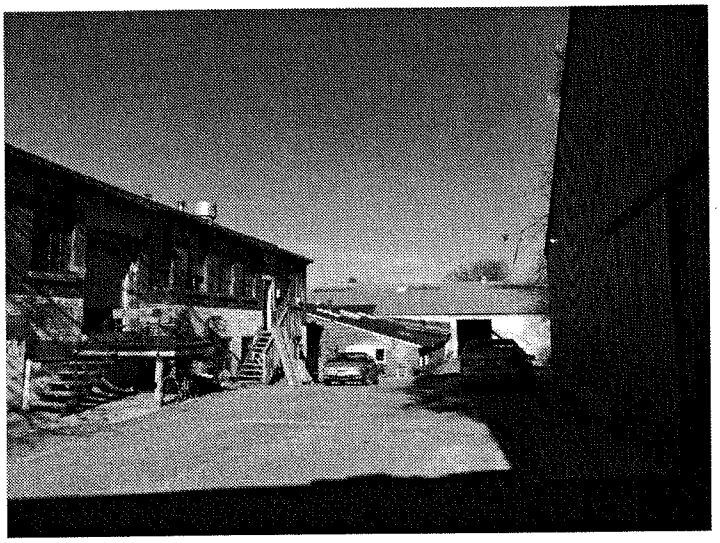
27. View of the wood-frame storage building, looking south-southeast



28. Representative views of the interior of the wood-frame storage building. Note that the image at right shows where building was enlarged to east c.1915.

29. Overview of project area, looking south



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30. View north along existing alley adjacent to west of project area

31. Existing building adjacent to west of northern portion of project area (former combing facility)

32. View west along existing alley to northwest of project area. This alley will be used to access the new building's underground garage.

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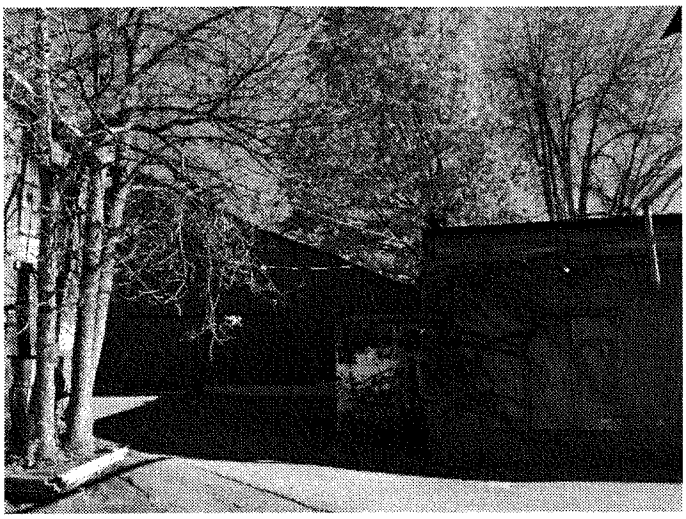
33. View east from Pine Street along existing alley that will be used to access underground garage

34. View south-southeast towards project area (indicated by arrow) from the northerly portion of the Whiting Brush Company factory complex



35. View east towards project area with the vaults at right and wood-frame storage building at left

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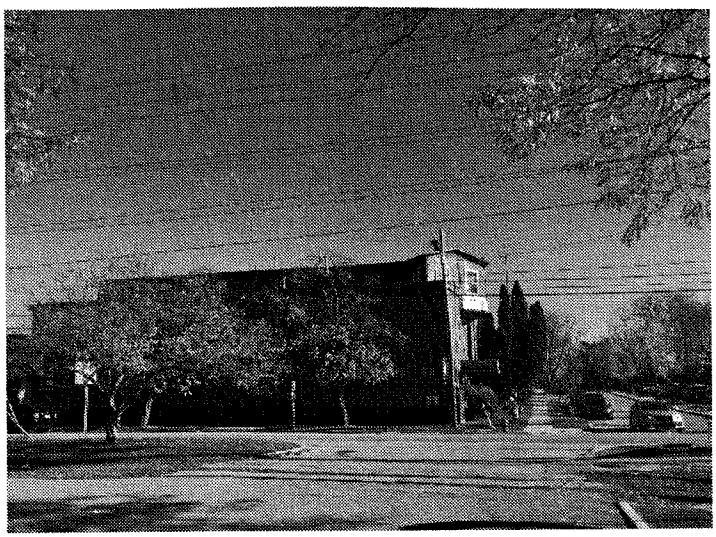
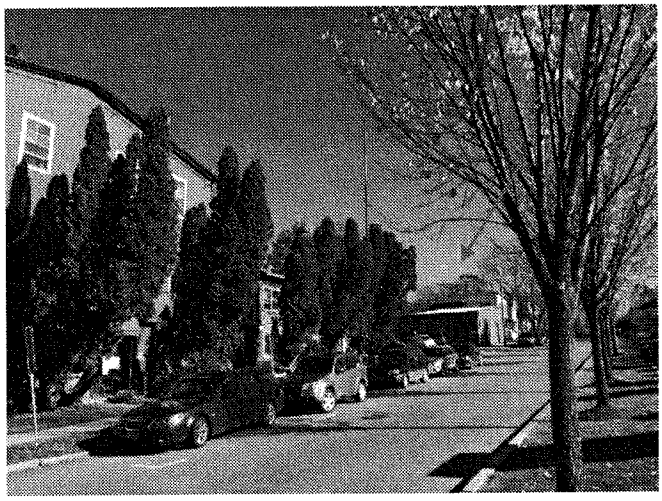
36. View north along Pine Street from Howard Street at the southern end of the Pine Street Historic District. The Maltex Building is visible at left.

37. View east-southeast towards the project area from the northern end of the Maltex Building.



38. View east towards the project area from the southern end of the Maltex Building. Note that the height of the intervening building at center will greatly obscure the proposed new building.



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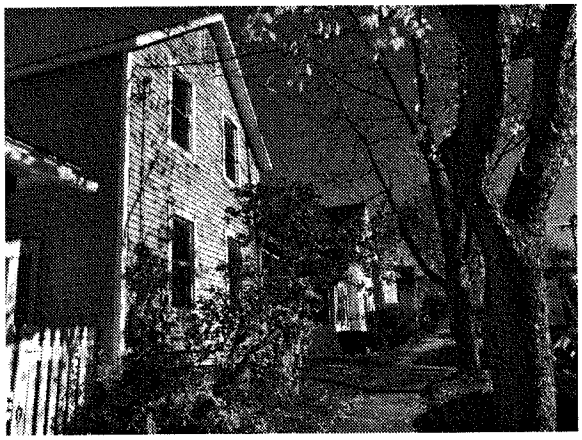
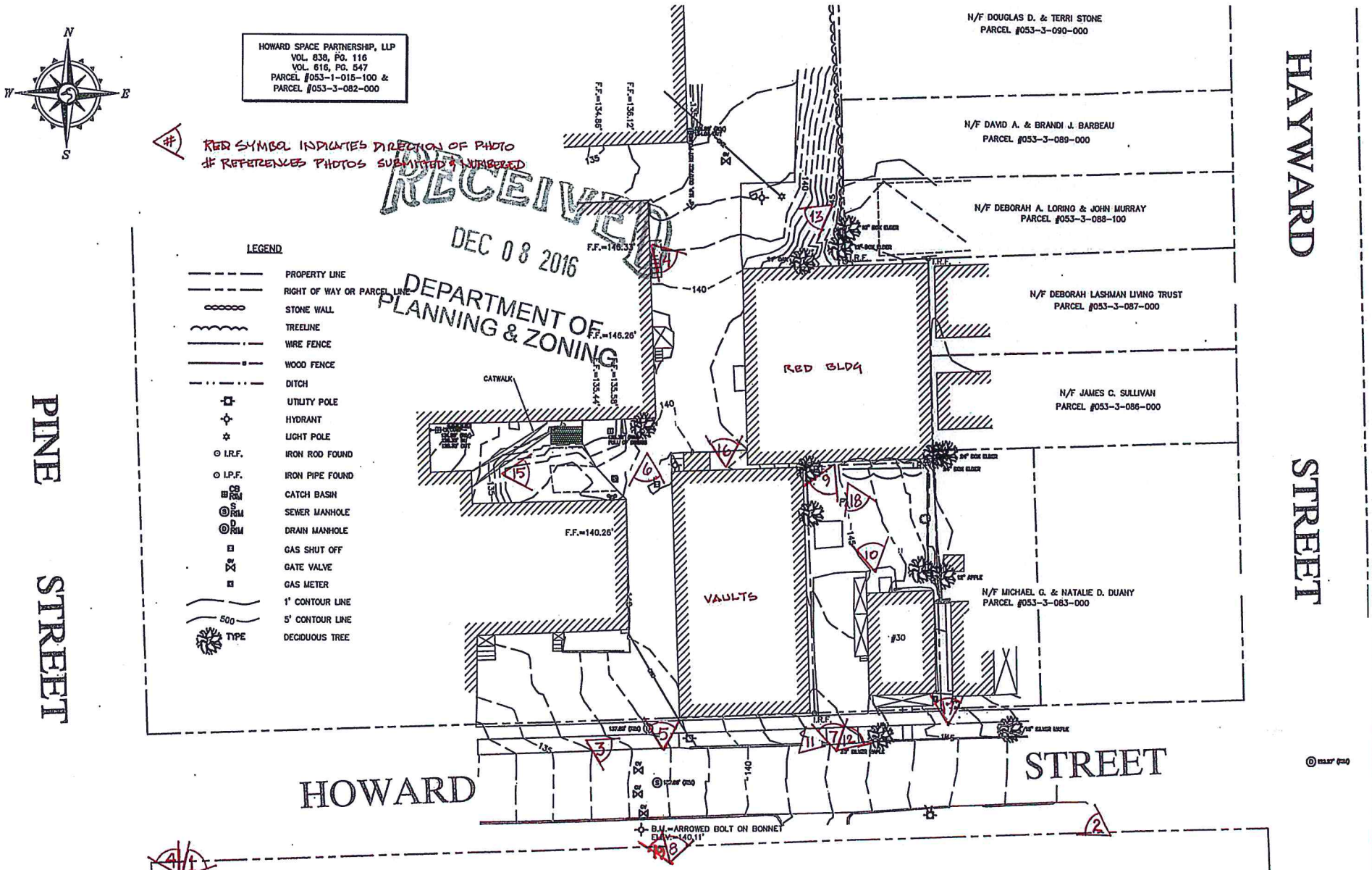
39. View east towards project area (arrow) from the intersection of Pine and Howard Streets



40. View east along Howard Street from the project area adjacent to the south of 30-32 Howard Street




THE VAULTS PHOTO LOCATION PLAN UNSWORTH PROPERTIES

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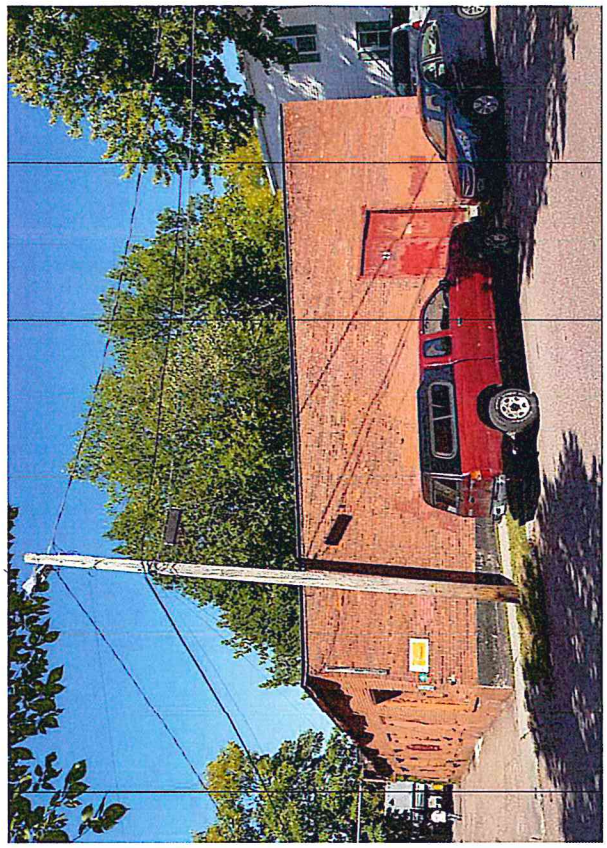

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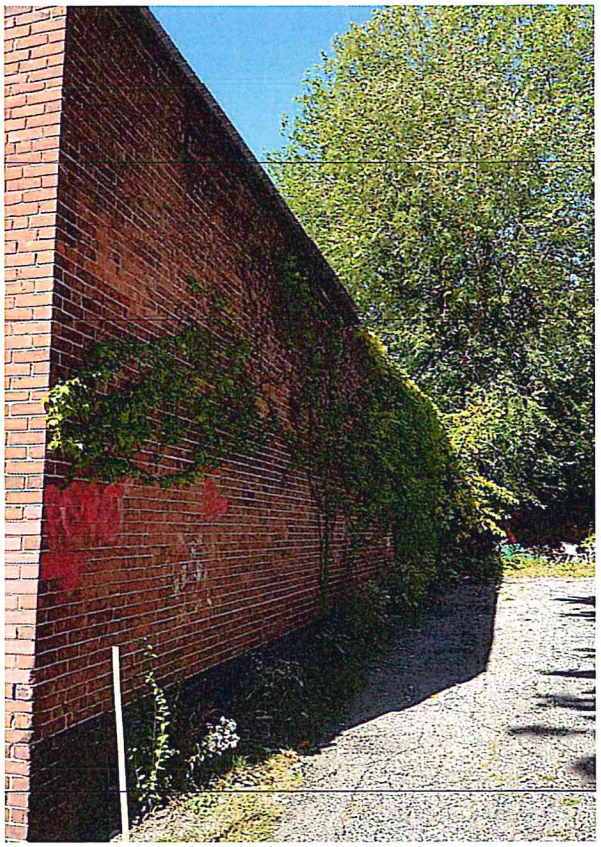

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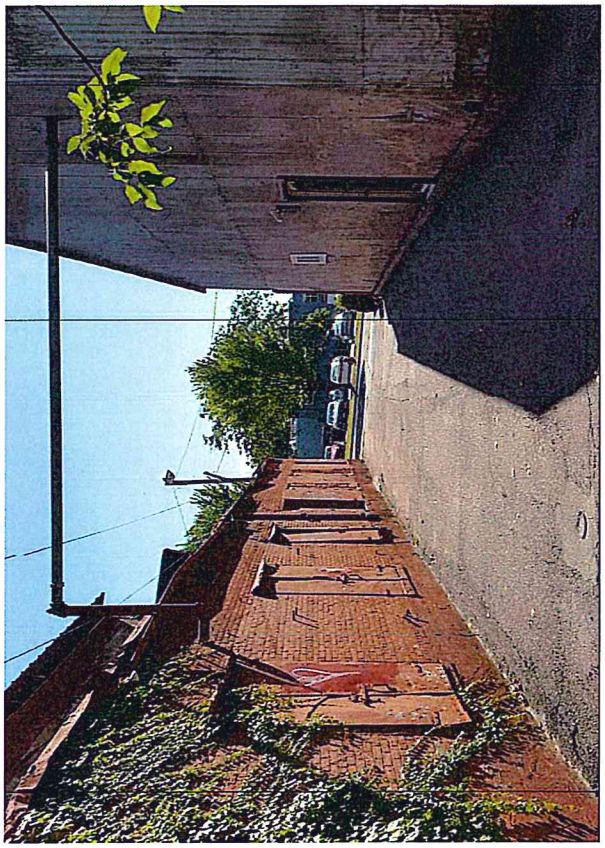

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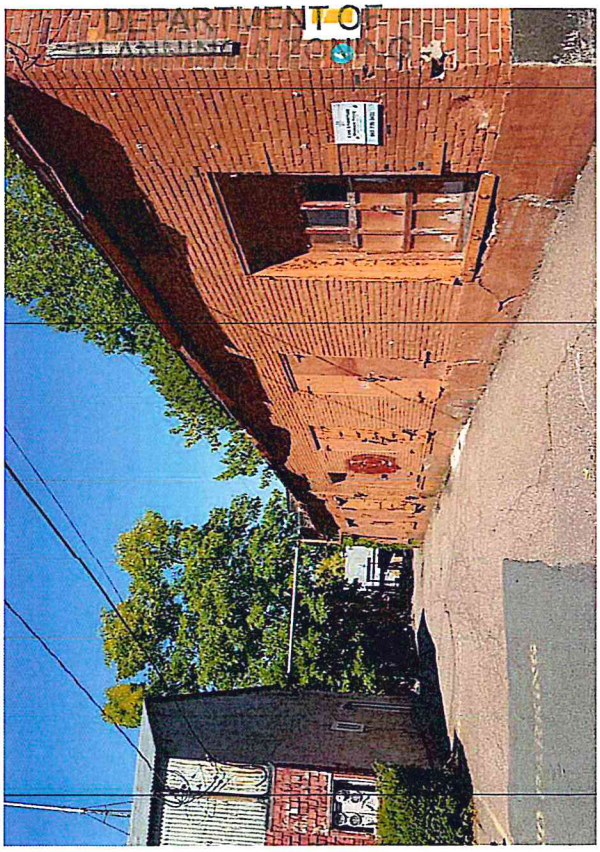

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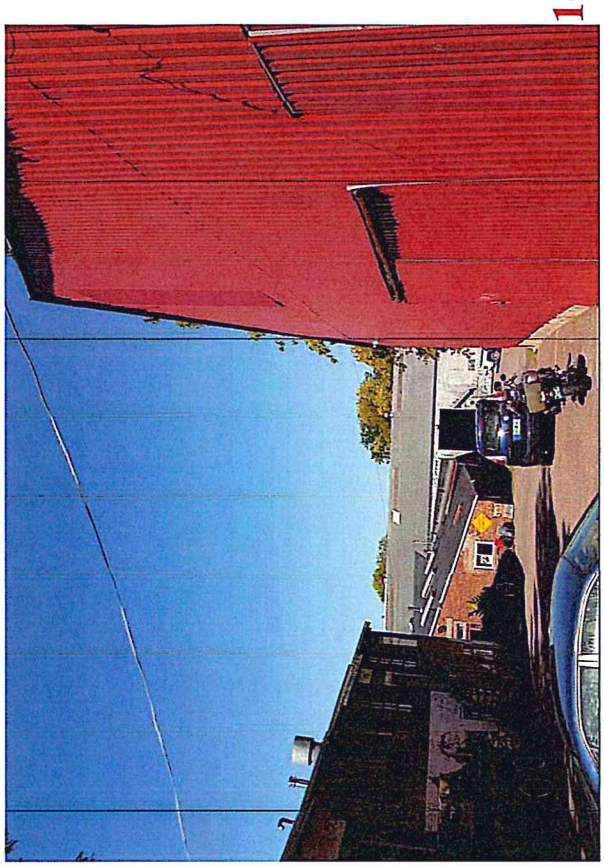

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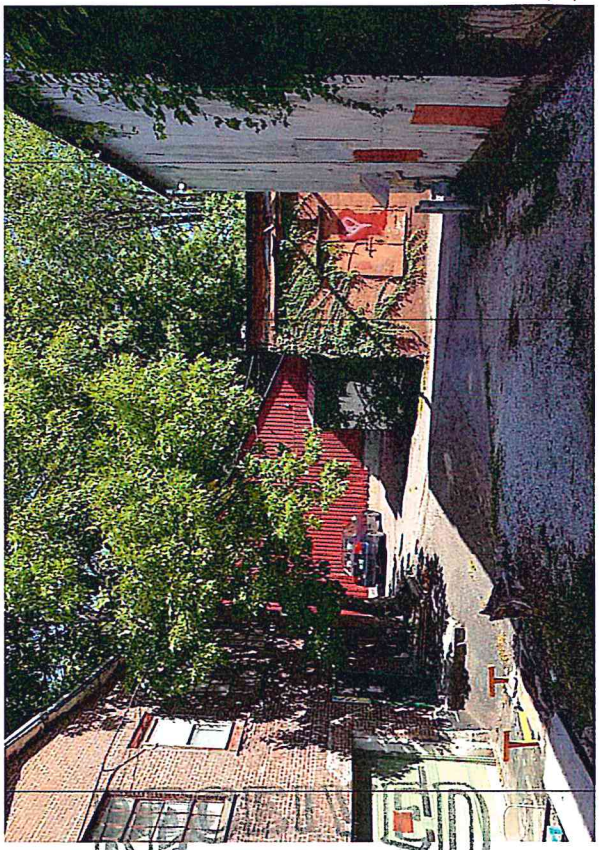

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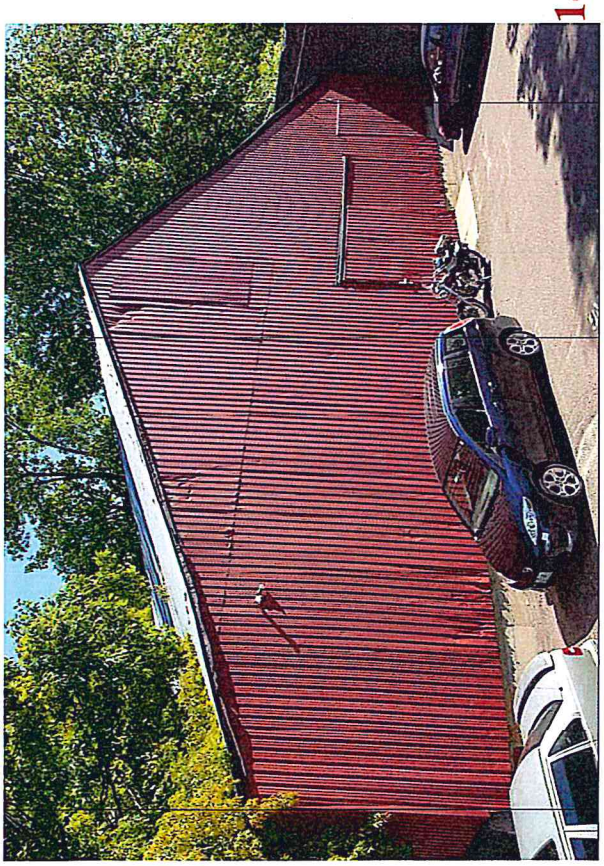

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# CODE SUMMARY

| CONSTRUCTION TYPE: | (NFPA 101) | [IBC] |
|---|---|---|
| COMBUSTIBLE<br>FULL SPRINKLER COVERAGE | II-000 | II-B |
| **USE GROUP:** | RES./BUS./PARKING | BUS./RES. |

| BUILDING HEIGHT: | PROPOSED | CODE MAX. | CITY REG'S |
|---|---|---|---|
| MAX. GRADE TO ROOF | | | 45'-0" |
| STORIES ABOVE GRADE | 4 | 3 + 1 FOR SPRINKLER | |

| BUILDING AREA: | PROPOSED | CODE MAX. | |
|---|---|---|---|
| LARGEST FLOOR | 23,000 SF | 8370 x 4 | 122,965 |
| TOTAL | | 33,480 SF | (FAR) |

**ALARMS:**

RQD, SPRINKLER TIE-IN, FD NOTIFICATION

**OCCUPANCY:**

OCCUPANT LOAD: NFPA 101 TABLE 7.3.1.2

RESIDENTIAL- 2 BDRMS EACH (200 SF/PERSON) = 14
BUSINESS- 100 SF/PERSON = 202
**TOTAL = 216**

**FIRE RESISTANT RATINGS (IN HOURS):**

| | |
|---|---|
| RESIDENTIAL/ BUSINESS/ PARKING SEPERATIONS: | 2 |
| ALL OTHER ASSEMBLIES: | 0 |
| CORRIDORS: | 0 |
| STAIRS CONNECTING THREE LEVELS: | 1 |
| ELEVATOR SHAFTS: | 2 |
| STAIR CONNECTING FOUR LEVELS: | 2 |
| TENANT SEPERATION: | 0 |

**EXITING:**

| | |
|---|---|
| COMMON PATH | 100' |
| DEAD END | 50' |
| TOTAL TRAVEL | 300' |

**ENERGY CODE:**

DESIGN EXCEEDS RQUIREMENTS OF VERMONT
COMMERCIAL BUILDING ENERGY STANDARDS (2011)

| | BUSINESS | RESIDENTIAL | PROVIDED |
|---|---|---|---|
| FOUNDATIONS | R 10 | R 10 | R 10 |
| WALLS | R 13 + 7.5 CONTINUOUS | R 13 + 7.5 CONTINUOUS | |
| ROOF | R 30 CONTINUOUS | NA | R 49 (8") |
| FLOOR | R 12.5 CONTINUOUS | R 14.6 CONTINUOUS | R 15 |
| OH DOORS | R 10 | NA | R 15 |
| EXT DOORS | U 0.77 | U 0.77 | |
| WINDOWS | (30% MAX) U 0.43 | (30% MAX) U 0.43 | |
| SKYLIGHTS | (3% MAX) U 0.5 | NA | |
| AIR LEAKAGE | 0.5 CFM/SF OF SHELL | 0.5 CFM/SF OF SHELL | |

**SITE:**

SETBACKS
5' FRONT
0' SIDE
10% REAR (NA THIS LOT)
25' TO ADJOINING RESIDENTIAL LOT

**PARKING:**

| | | |
|---|---|---|
| CARS | OFFICES | 2/1000 SF |
| | STUDIO | 1.5/1000 SF |
| | RESIDENTIAL | 1 PER UNIT |
| BICYLES | OFFICES/STUDIO | 1/5000 SF |
| | RESIDENTIAL | .25 PER UNIT |

# ABBREVIATIONS

# THE VAULTS

20 HOWARD STREET, BURLINGTON, VT

| ARCHITECTURAL | |
|---|---|
| A0.0 | COVER SHEET |
| A1.1 | GARAGE PLAN |
| A1.2 | FIRST FLOOR PLAN |
| A1.3 | SECOND FLOOR PLAN |
| A1.4 | THIRD FLOOR PLAN |
| A1.5 | ROOF PLAN |
| A2.1 | BUILDING ELEVATIONS |
| A3.1 | BUILDING SECTIONS |
| A4.1 | WALL SECTIONS |
| LS1 | LANDSCAPE PLAN |

| CIVIL | |
|---|---|
| C0.1 | OVERALL EXISTING CONDITIONS PLAN |
| C1.0 | EXISTING CONDITIONS & DEMOLITION PLAN |
| C1.1 | PROPOSED SITE LAYOUT, GRADING & UTILITY PLAN |
| C1.2 | EROSION PREVENTION & SEDIMENT CONTROL PLAN |
| C2.0 | SITE DETAILS |
| C2.1 | WATER & SEWER DETAILS |
| C2.2 | STORMWATER DETAILS |
| C2.3 | EROSION PREVENTION & SEDIMENT CONTROL DETAILS |

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PROGRESS SET

ARCHITECT:
GVV Architects, Inc.
284 South Union Street
Burlington, VT 05401
802-862-9631

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STRUCTURAL ENGINEER:
Engineering Ventures
208 Flynn Ave #2a
Burlington, VT 05401

MEP ENGINEER:
Hallam Associates Inc.
38 Eastwood Dr #300
South Burlington, VT 05403

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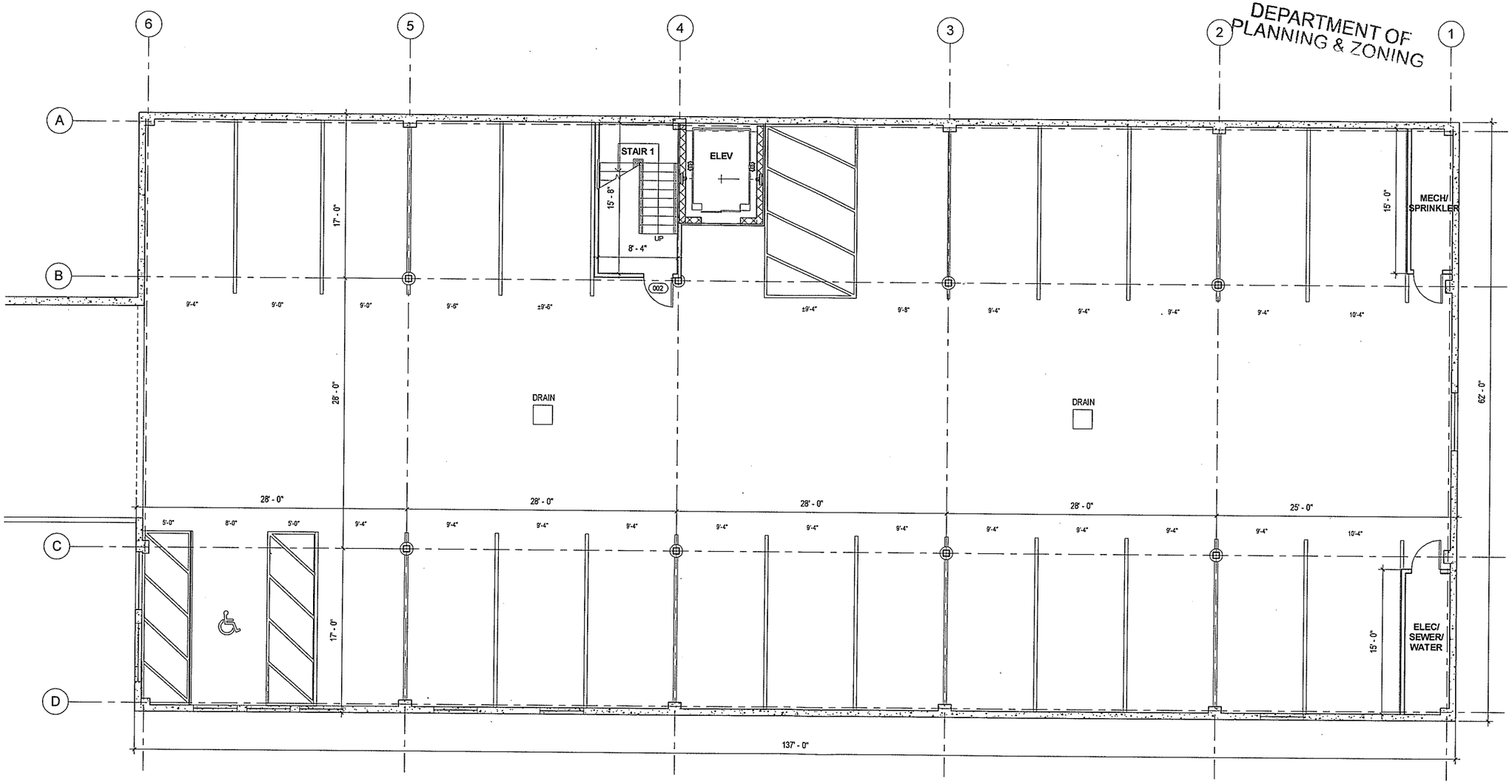


1 GARAGE PLAN
3/16" = 1'-0"

FOOTPRINT 8494 SF
HEATED SPACE 128 SF

## GENERAL NOTES

1 DIMENSIONS ARE FROM FRAMING-TO-FRAMING, UNLESS NOTED OTHERWISE.

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MEP ENGINEER
Hallam Associates Inc.
38 Eastwood Dr #300
South Burlington, VT 0540

# THE VAULTS
20 HOWARD STREET, BURLINGTON, VT

DATE: 12/05/16
REVISED:

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

DRAWING: GARAGE PLAN

SHEET: A1.1

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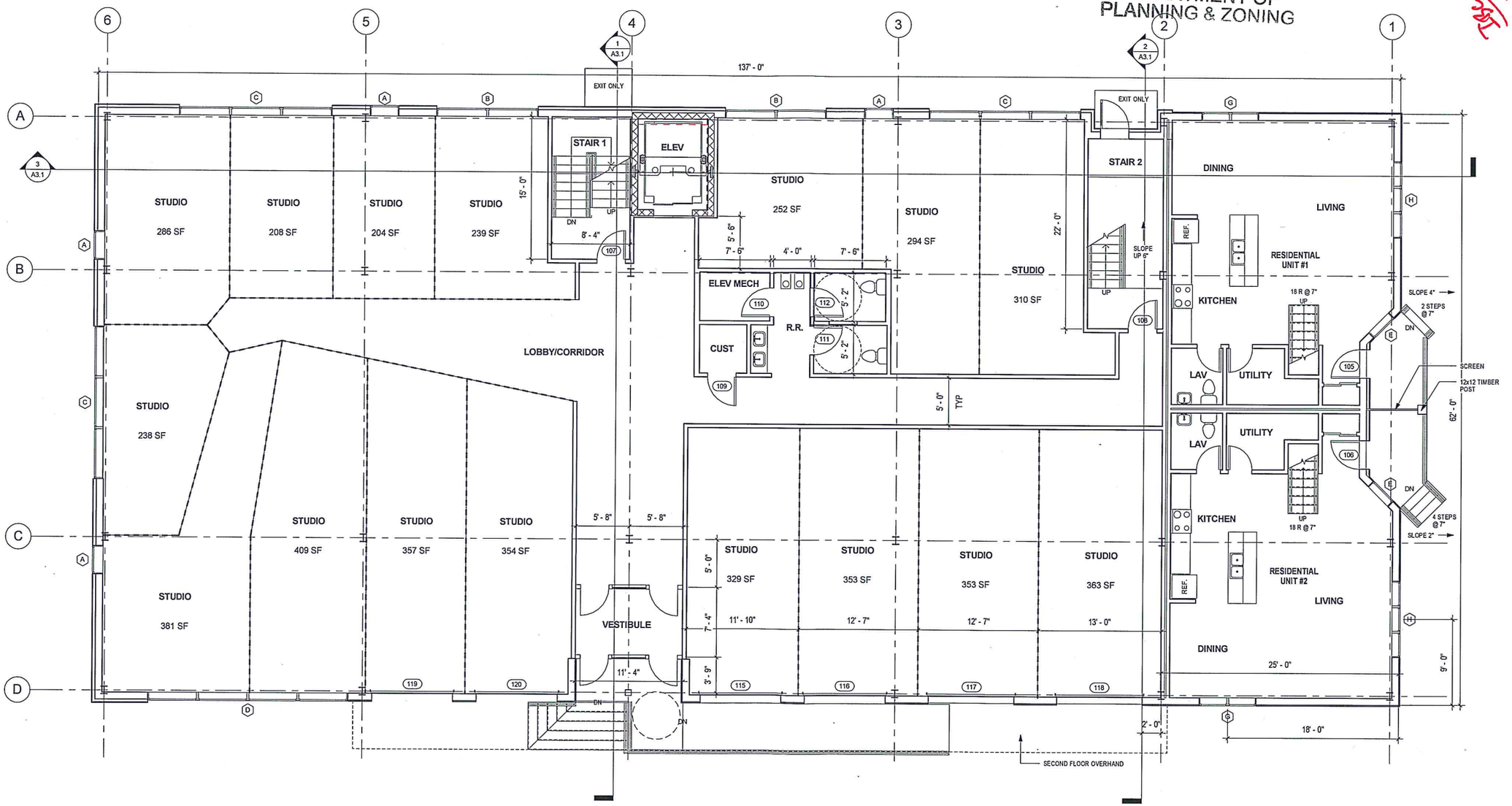
Amendment




1 FIRST FLOOR PLAN
3/16" = 1'-0"

| | |
|---|---|
| FOOTPRINT | 8382 SF |
| RENTAL AREA | 4930 SF |
| RESIDENTIAL | 1335 SF |

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MEP ENGINEER
Hallam Associates Inc.
38 Eastwood Dr #300
South Burlington, VT 05

# THE VAULTS
20 HOWARD STREET, BURLINGTON, VT

PROGRESS SET

DATE: 12/05/1
REVISED:
SCALE: 3/16" = 1'-0
DRAWING: FIRST FLO PLAN
SHEET: A1.2

PLOT DATE & TIME: 12/6/2016 1:33:55 PM

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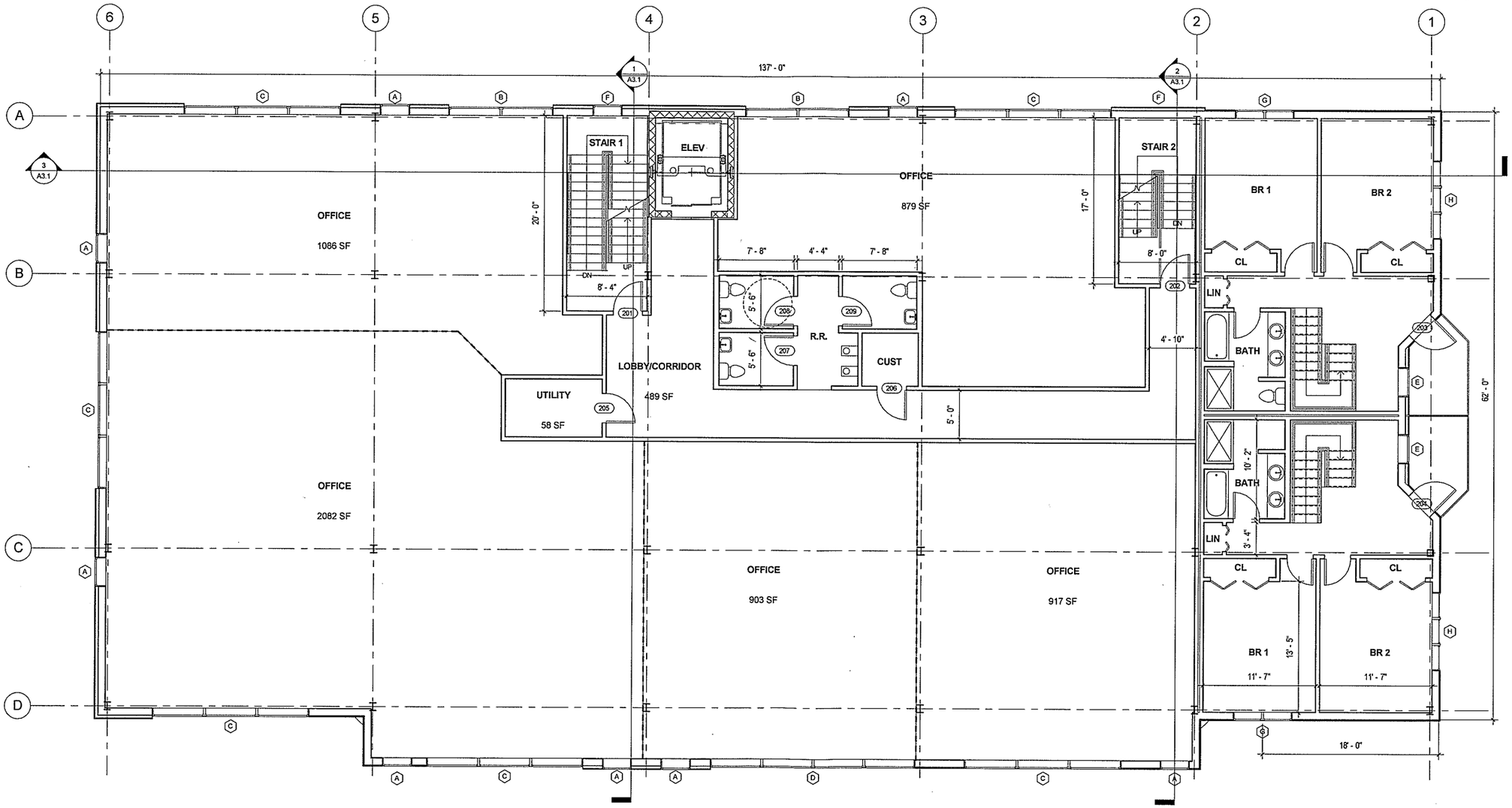


1 SECOND FLOOR PLAN
3/16" = 1'-0"

| | |
|---|---|
| FOOTPRINT | 8859 SF |
| RENTAL AREA | 5867 SF |
| RESIDENTIAL | 1335 SF |

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South Burlington, VT 054

THE VAULTS
20 HOWARD STREET, BURLINGTON, VT

DATE: 12/05/1
REVISED:
SCALE: 3/16" = 1'-0
DRAWING: SECOND FLOOR PL
SHEET: A1.3

PROGRESS SET

PLOT DATE & TIME: 12/8/2016 1:33:59 PM

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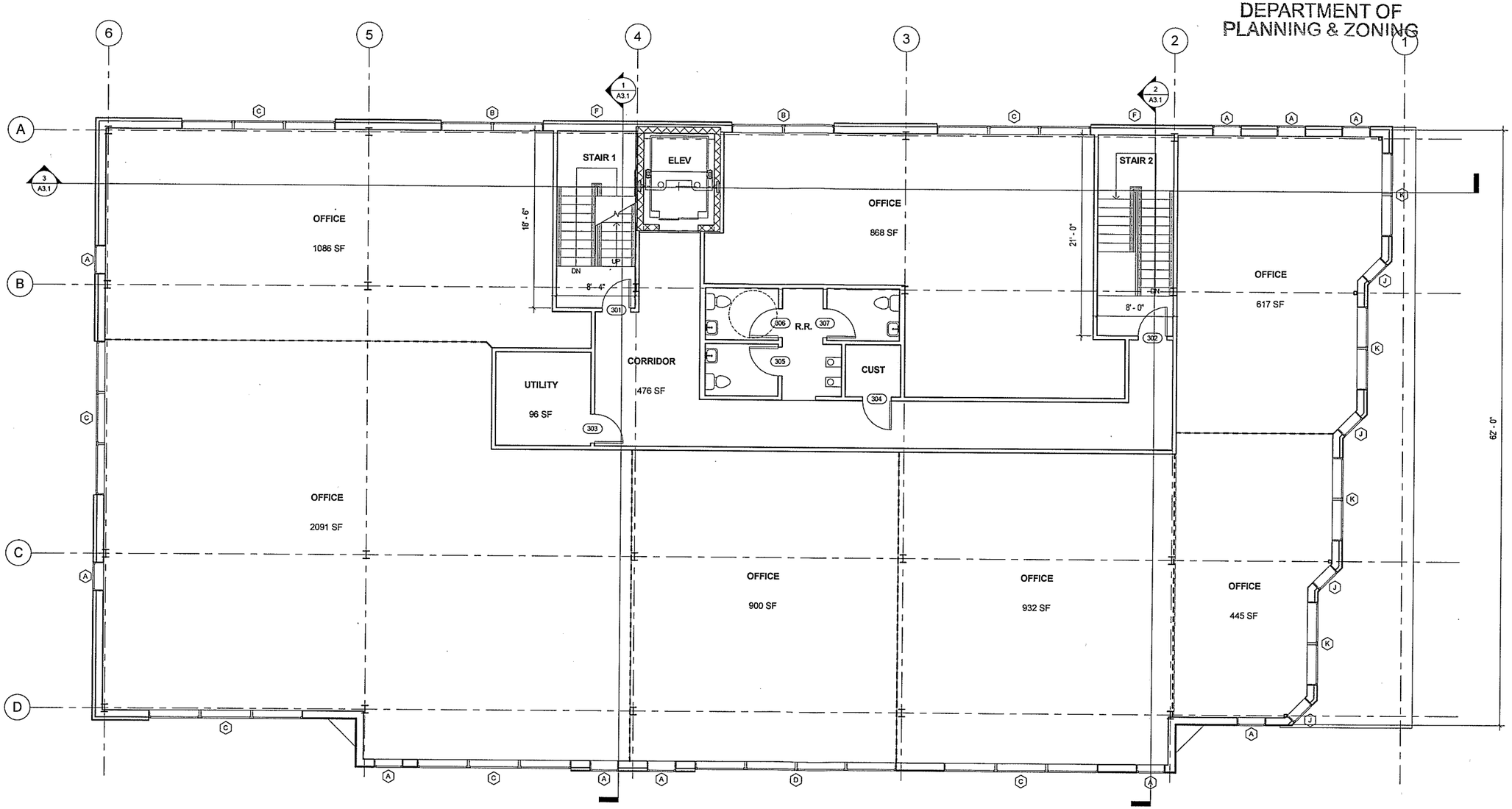


1 THIRD FLOOR PLAN
3/16" = 1'-0"

FOOTPRINT 8527 SF
RENTAL AREA 6936 SF

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Hallam Associates Inc.
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South Burlington, VT 054

# THE VAULTS
20 HOWARD STREET, BURLINGTON, VT

DATE: 12/05/16
REVISED:
SCALE: 3/16" = 1'-0"
DRAWING: THIRD FLOOR PLA
SHEET: A1.4

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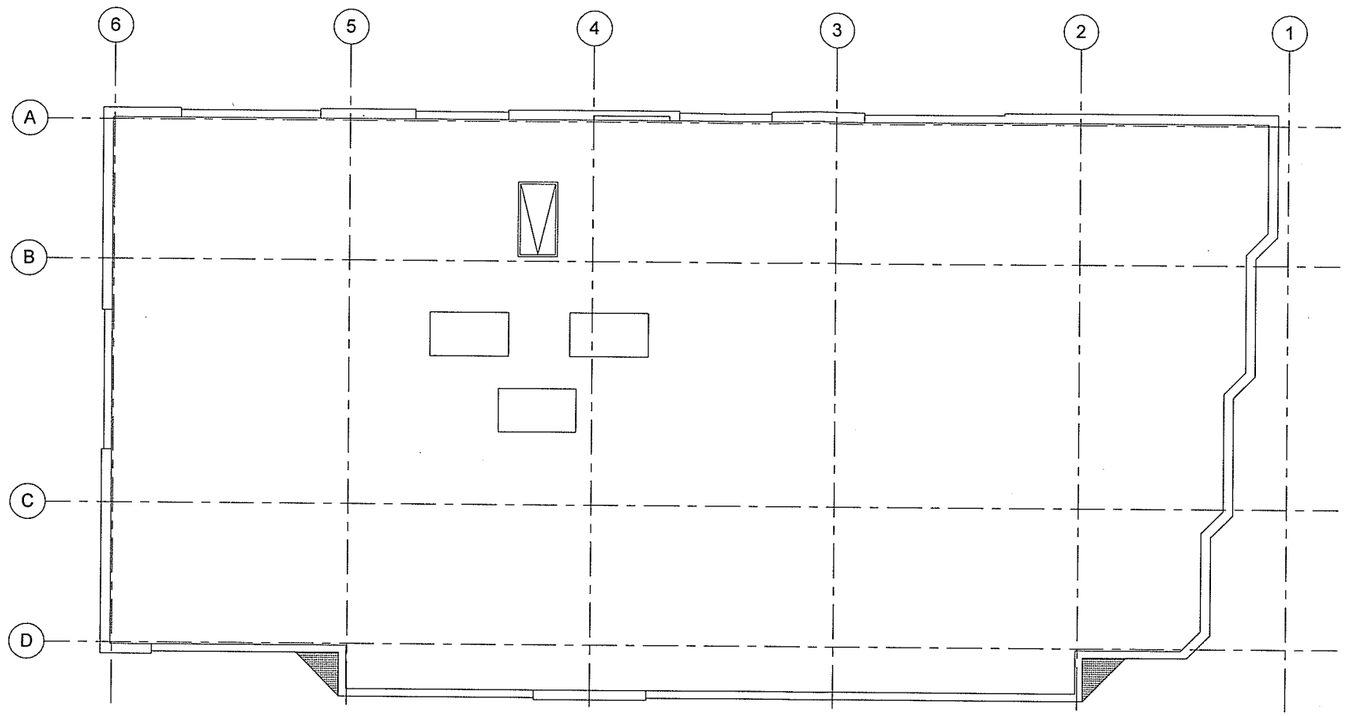


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THE VAULTS
20 HOWARD STREET, BURLINGTON, VT

DATE: 12/05/1
REVISED:

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

DRAWING:
ROOF PLA

SHEET:
A1.5

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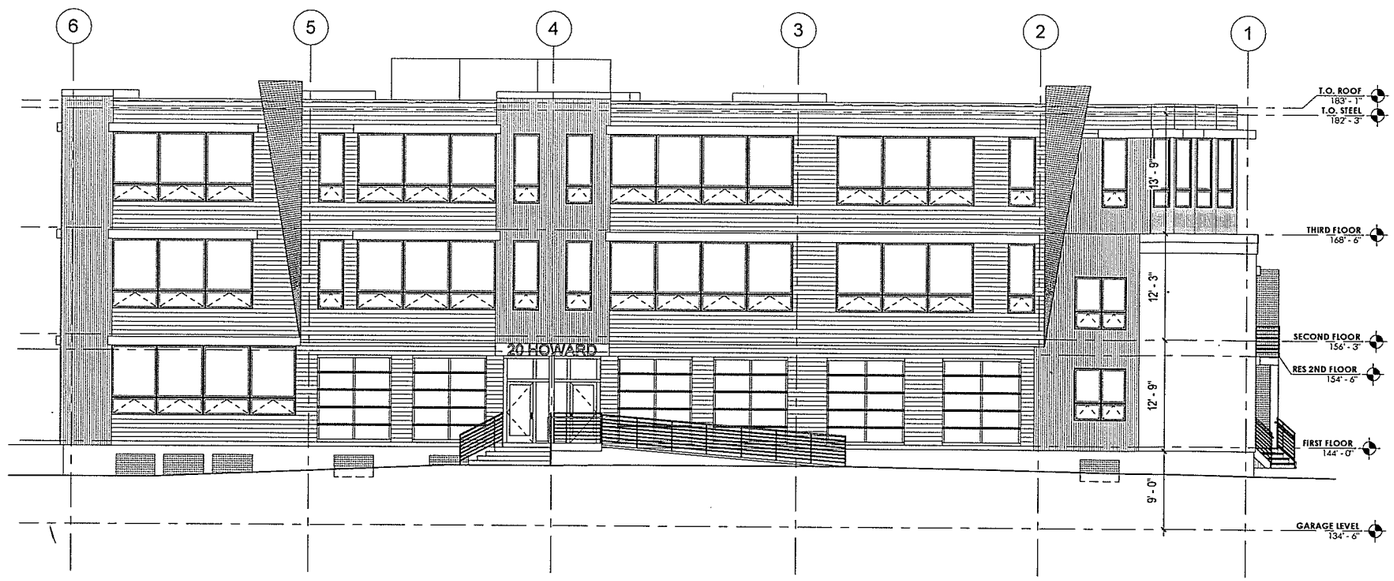


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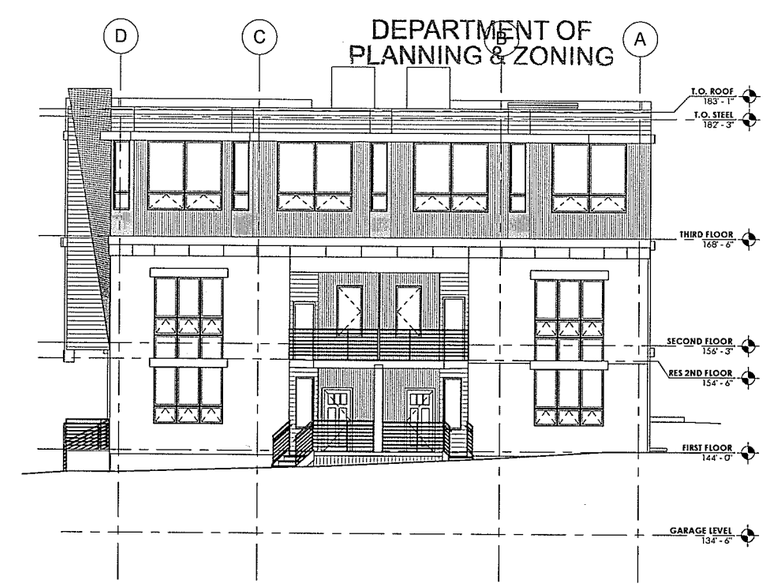


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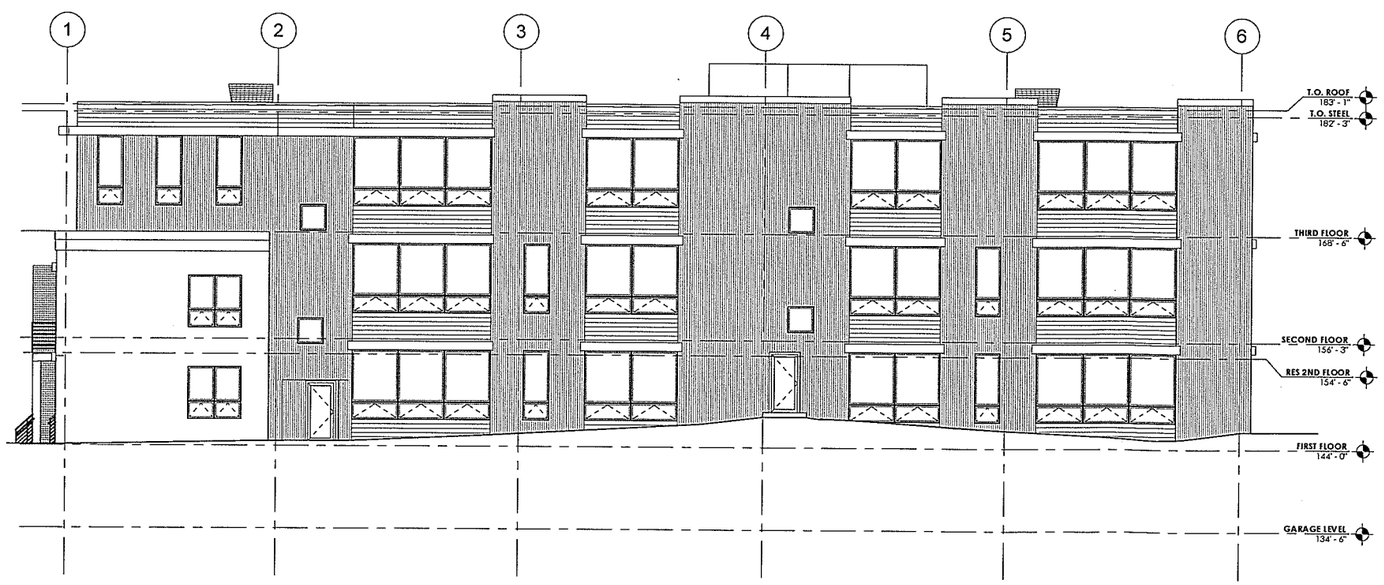
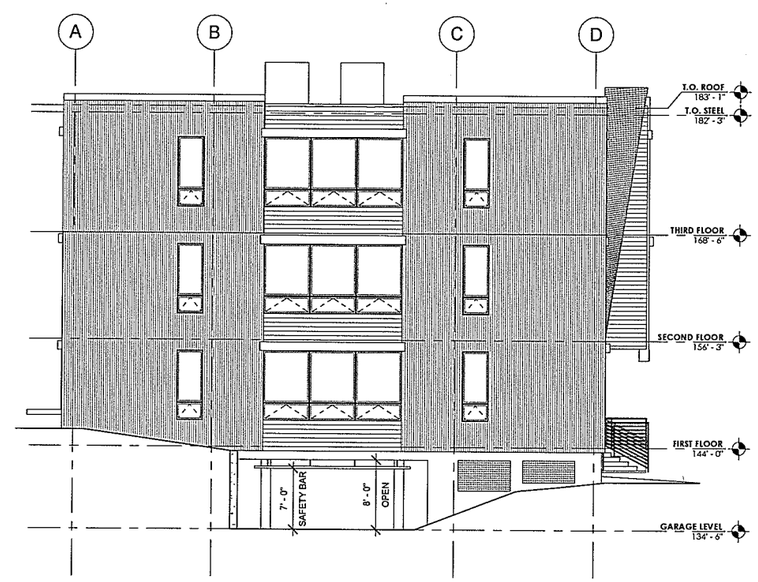



3 EAST ELEVATION
1/8" = 1'-0"




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

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# THE VAULTS

20 HOWARD STREET, BURLINGTON, VT

DATE: 12/05/1
REVISED:

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

DRAWING:
BUILDING
ELEVATION

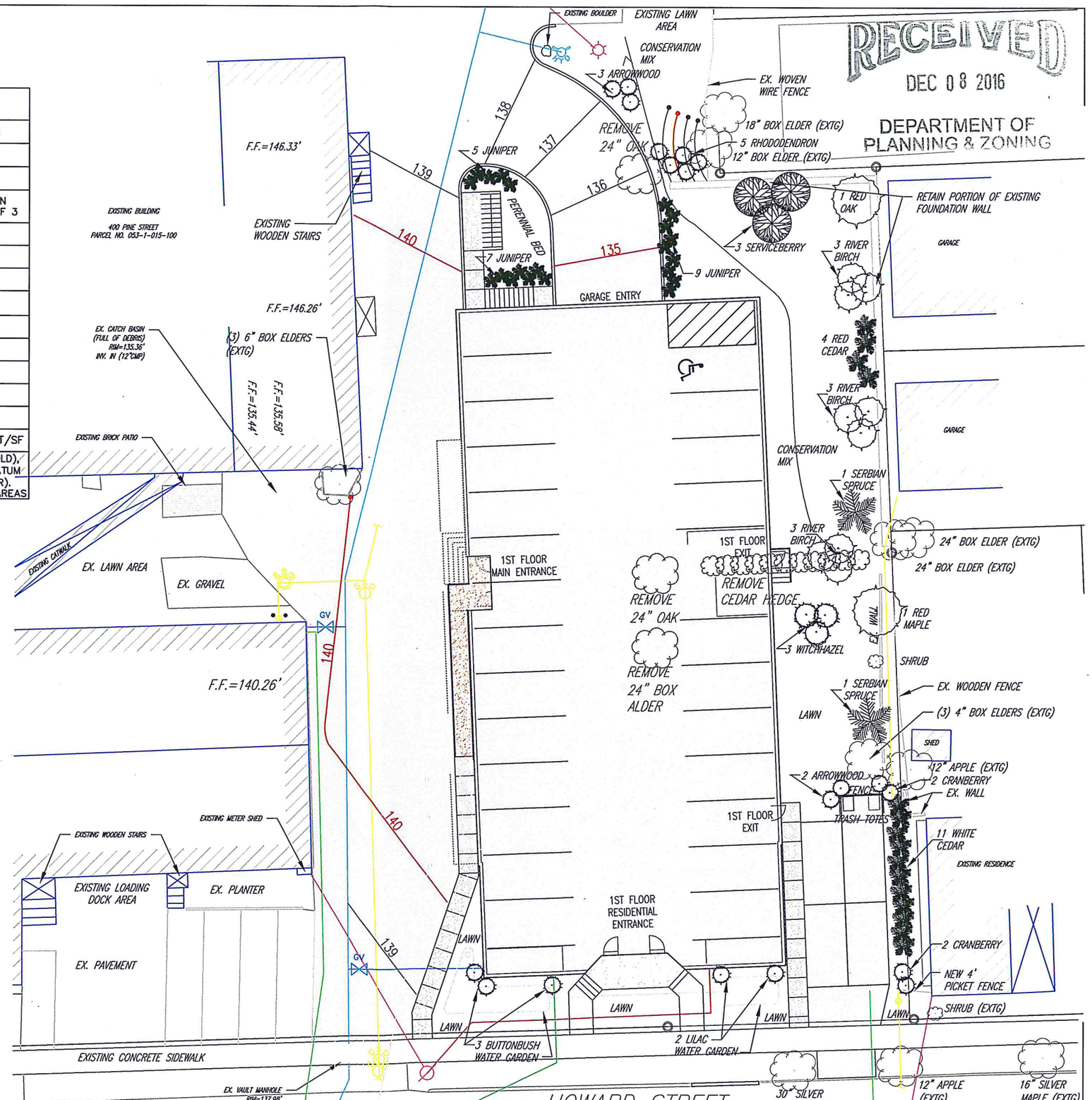
SHEET:
A2.1

PROGRESS SET

PLOT DATE & TIME: 12/6/2016 1:34:12 PM

# PLANTING SCHEDULE

| QTY | LATIN NAME | CULTIVAR | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| 1 | ACER RUBRUM | NORTHWOOD | RED MAPLE | 3" CAL | B&B |
| 3 | AMELANCHIER LAEVIS | ALLEGHENY | SERVICEBERRY | 4'–5' HT | B&B |
| 9 | BETULA NEGRA | RIVER BIRCH | DURAHEAT BNMTF | 5'–6' HT | PLANT IN CLUMPS OF 3 |
| 3 | CEPHALNTHUS OCCIDENTALIS | – | BUTTONBUSH | 3 GAL | |
| 3 | HAMAMELIS VIRGINIANA | – | COMMON WITCHHAZEL | 3 GAL | |
| 21 | JUNIPERUS CONFERTA | BLUE PACIFIC | SPREADING JUNIPER | 1 GAL | |
| 2 | PICEA OMORIKA | SERBIAN | SPRUCE | 6'–8' HT | |
| 1 | QUERCUS RUBRA | NORTHERN | RED OAK | 3" CAL | |
| 5 | RHODODENDRON CANADENSIS | RHODORA | RHODODENDRON | 3 GAL | |
| 15 | THUJA OCCIDENTALIS | SMARGD | WHITE CEDAR | 3'–4' | |
| 7 | VIBURNUM DETATEM | – | ARROWWOOD | 3 GAL | |
| 4 | VIBURNUM OPULUS | TRILOBUM | HIGHBUSH CRANBERRY | 3 GAL | |
| 1 | PERENNIAL RED | MIX OF HEIGHT, COLOR AND BLOOM TIME; 1 PLANT/SF | | | |
| 2 | WATER GARDEN | IRIS VARICOLOR, CALTHA PALUSTRUS (MARSH MARIGOLD), CHELONEGLABRA (TURTLEHEAD), EUPATORIUM MACULATUM (JOE PIEWEED), TIARELLA CORDIFOLIA (FOAM FLOWER). PLANT WITH SHORT PLANTS IN FRONT AND SHALLOW AREAS | | | |

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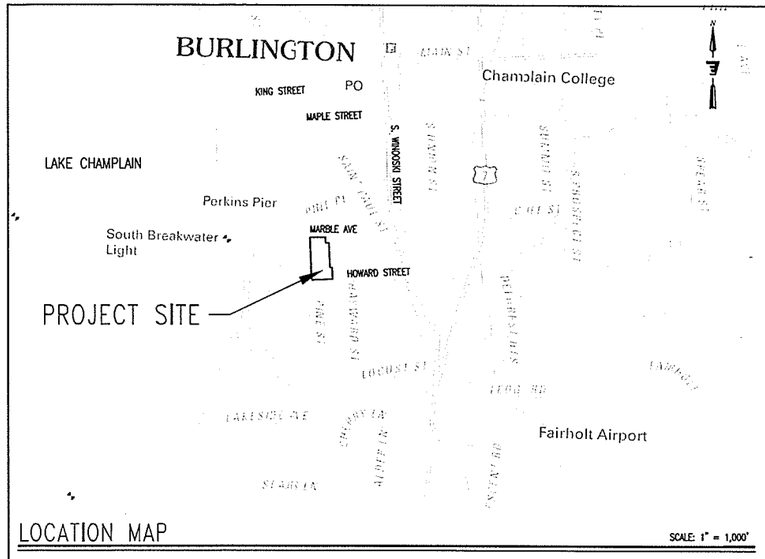
20 HOWARD STREET, BURLINGTON, VT.
GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 11-30-2016

SCALE: 1" = 10'-0"

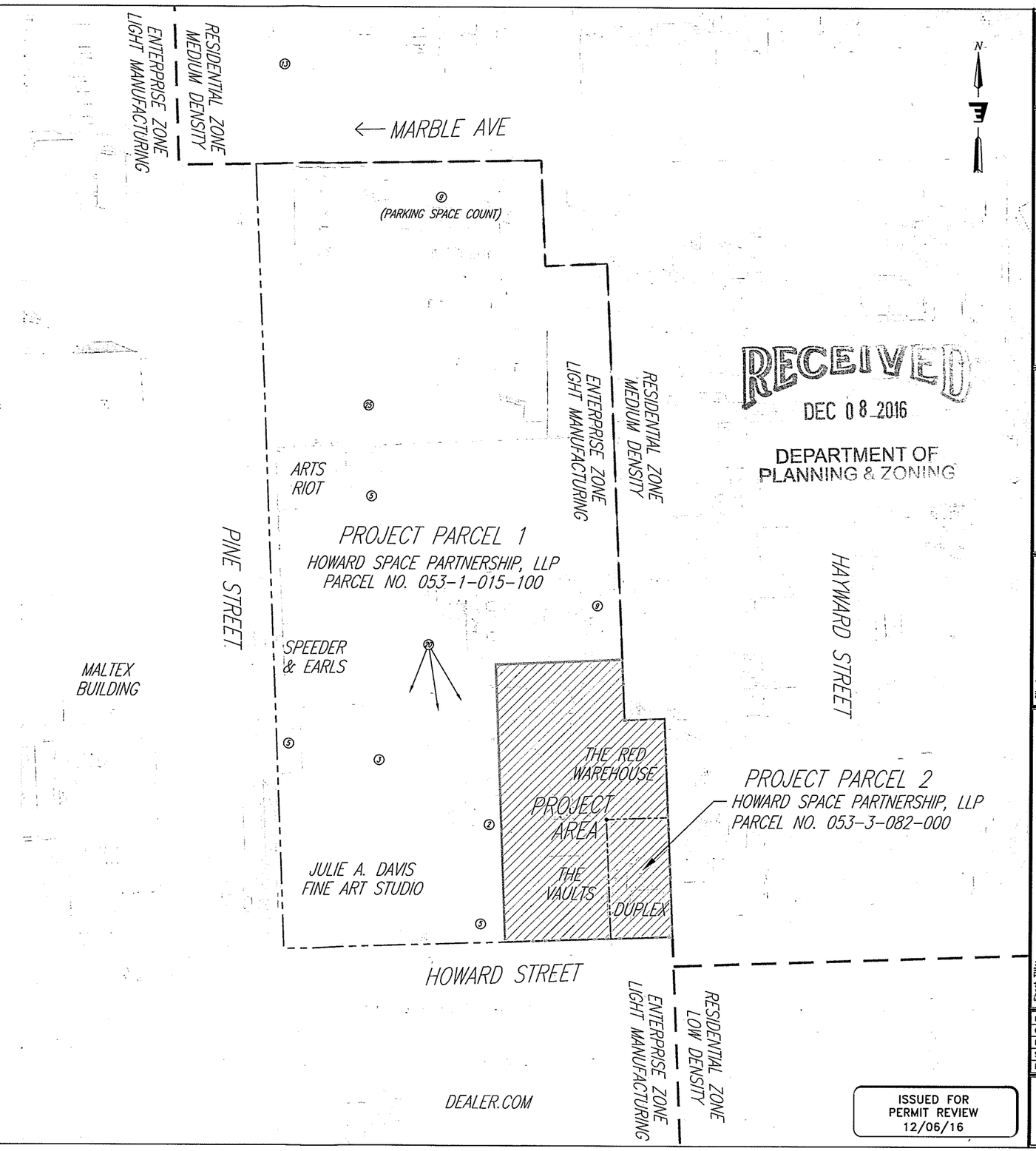
DRAWING: LANDSCAPE PLAN

SHEET: LS1




LOCATION MAP

SCALE: 1" = 1,000'

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GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.
for sheet size 24" x 36"

ISSUED FOR PERMIT REVIEW
12/06/16

Stamp

| Rev. No. | Description | Chkd. |
|---|---|---|

ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A Burlington, VT 05401
tel. 802.863.6225 • fax 802.863.6306
85 Mechanic Street, Suite 330A, Lebanon, NH 03766
tel. 603.448.0927 • fax 603.448.0933
www.engineeringventures.com

Client: Unsworth Properties, LLC
26 Railroad Avenue
Essex Junction, Vermont
(802) 879-4504

Sheet Title: Overall Existing Conditions Plan

Project Title: The Vaults Redeveolpment Project
Pine Street & Howard Street
Burlington, Vermont

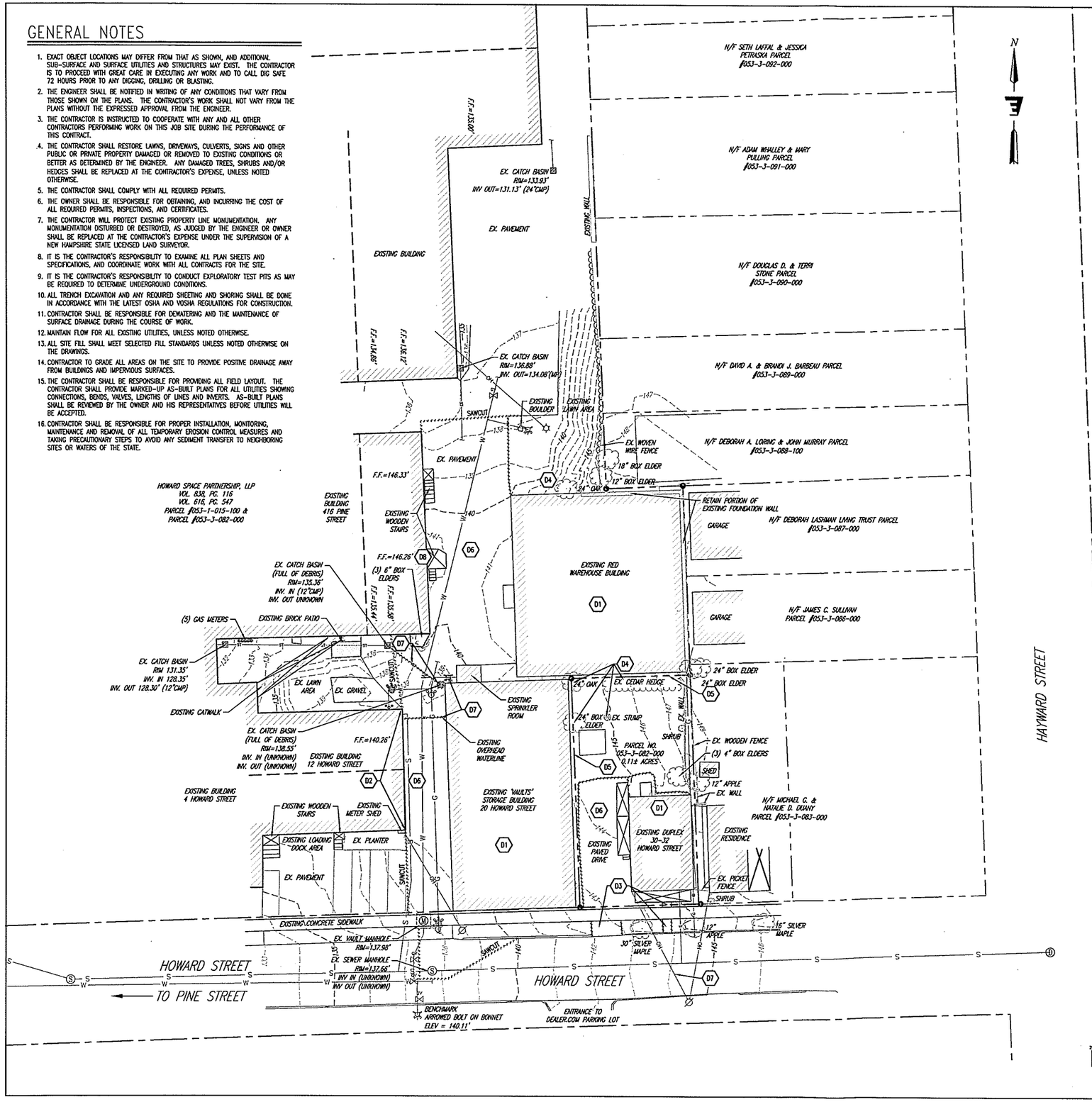
| | |
|---|---|
| Designed By: | KW/HKW |
| Checked By: | KW |
| Drawn By: | HKW |
| Scale: | 1" = 40' |
| Date: | 12/06/16 |

C0.1

EV#16414

## GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA AND VOSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.




## LEGEND

| EXISTING FEATURES | | PROPOSED FEATURES |
|---|---|---|
| c/o | CLEAN OUT | c/o |
| | SEWER MANHOLE | |
| | CATCH BASIN | |
| | STORM MANHOLE | |
| | TAPPING SLEEVE AND VALVE | |
| | BOLLARD | |
| | GATE VALVE | |
| | HYDRANT | |
| | POST INDICATOR VALVE | |
| | WATER SHUT-OFF | |
| | GAS SHUT-OFF | |
| | GASMETER | |
| | LIGHT POLE | |
| | UTILITY POWER POLE | |
| | IRON PIPE/REBAR | |
| | SOIL BORING | |
| | SIGN | |
| +100.00 | SPOT ELEVATION | +100.5 |
| | TREE | |
| | HANDICAP SYMBOL | |
| | TREELINE | |
| X | FENCE | X |
| 100 | 5' CONTOUR INTERVAL | 100 |
| 101 | 1' CONTOUR INTERVAL | 101 |
| | PROPERTY LINE | |
| | EDGE OF PAVEMENT/HARDSCAPE | |
| S | SANITARY SEWER LINE | S |
| ST | STORM LINE | ST |
| W | WATER LINE | W |
| UE | UNDERGROUND ELECTRIC | UE |
| OH | OVERHEAD ELECTRIC | OH |
| UT | UNDERGROUND TELEPHONE | UT |
| G | GAS LINE | G |
| | RIGHT-OF-WAY LINE | |
| | SETBACK | |
| | FEATURE TO BE DEMOLISHED | |

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## DEMOLITION SCHEDULE

- D1 EXISTING BUILDING
- D2 EXISTING SIDING
- D3 EXISTING CONCRETE
- D4 EXISTING TREES/SHRUBS
- D5 EXISTING PROPERTY LINE TO BE DISSOLVED AND LOTS MERGED
- D6 EXISTING PAVEMENT
- D7 EXISTING UTILITY LINE/STRUCTURE
- D7 EXISTING LOADING DOCK

## SURVEY NOTES

1. EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HERE ARE BASED ON A PLAN ENTITLED "SITE PLAN OF LANDS OF HOWARD SPACE PARTNERSHIP, LLP, 30 HOWARD ST & 400 PINE ST, BURLINGTON, VERMONT", PREPARED BY TERRY W. WILSON, VERMONT LICENSED LAND SURVEYOR AND DATED JULY 2016.
2. PROPERTY LINES DEPICTED HERE ARE TAKEN FROM A PLAT ENTITLED "PLAT OF A PORTION OF LANDS OF HOWARD SPACE PARTNERSHIP, LLP, 30 HOWARD ST & 400 PINE ST, BURLINGTON, VERMONT", PREPARED BY VERMONT MAPPING AND SURVEY CO., LLC, DATED JULY, 2016. THE PURPOSE OF SAID PLAT IS TO DEPICT LOT #053-3-082-000 AND THE EASTERLY LINE OF LOT #053-1-015-100. REFER TO PLAT FOR ADDITIONAL NOTES AND REFERENCES.
3. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM THE ABOVE REFERENCED PLAN AND ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.
4. NORTH ORIENTATION IS REFERENCED TO VERMONT GRID NORTH & ELEVATIONS ARE REFERENCED TO NAVD 88.

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"

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Client:
Unsworth Properties, LLC
26 Railroad Avenue
Essex Junction, Vermont
(802) 879-4504

Sheet Title: Existing Conditions & Demolition Plan

Project Title: The Vaults Redevelopment Project
Pine Street & Howard Street
Burlington, Vermont

| | |
|---|---|
| Designed By: | KW/HKW |
| Checked By: | KW |
| Drawn By: | HKW |
| Scale: | 1" = 20' |
| Date: | 12/06/16 |

C1.0

EV#16414

## SITE WORK SCHEDULE

- C1 PROPOSED PAVEMENT
- C2 PROPOSED CONCRETE
- C3 PROPOSED CONCRETE CURB
- C4 PROPOSED STAIRS
- C5 PROPOSED 30' LONG RAMP AT MAX. 1:12 SLOPE
- C6 PROPOSED LANDING
- C7 PROPOSED BIKE RACK
- C8 PROPOSED 4' X 8' LOADING DOCK
- C9 PROPOSED DUMPSTER/RECYCLING BINS

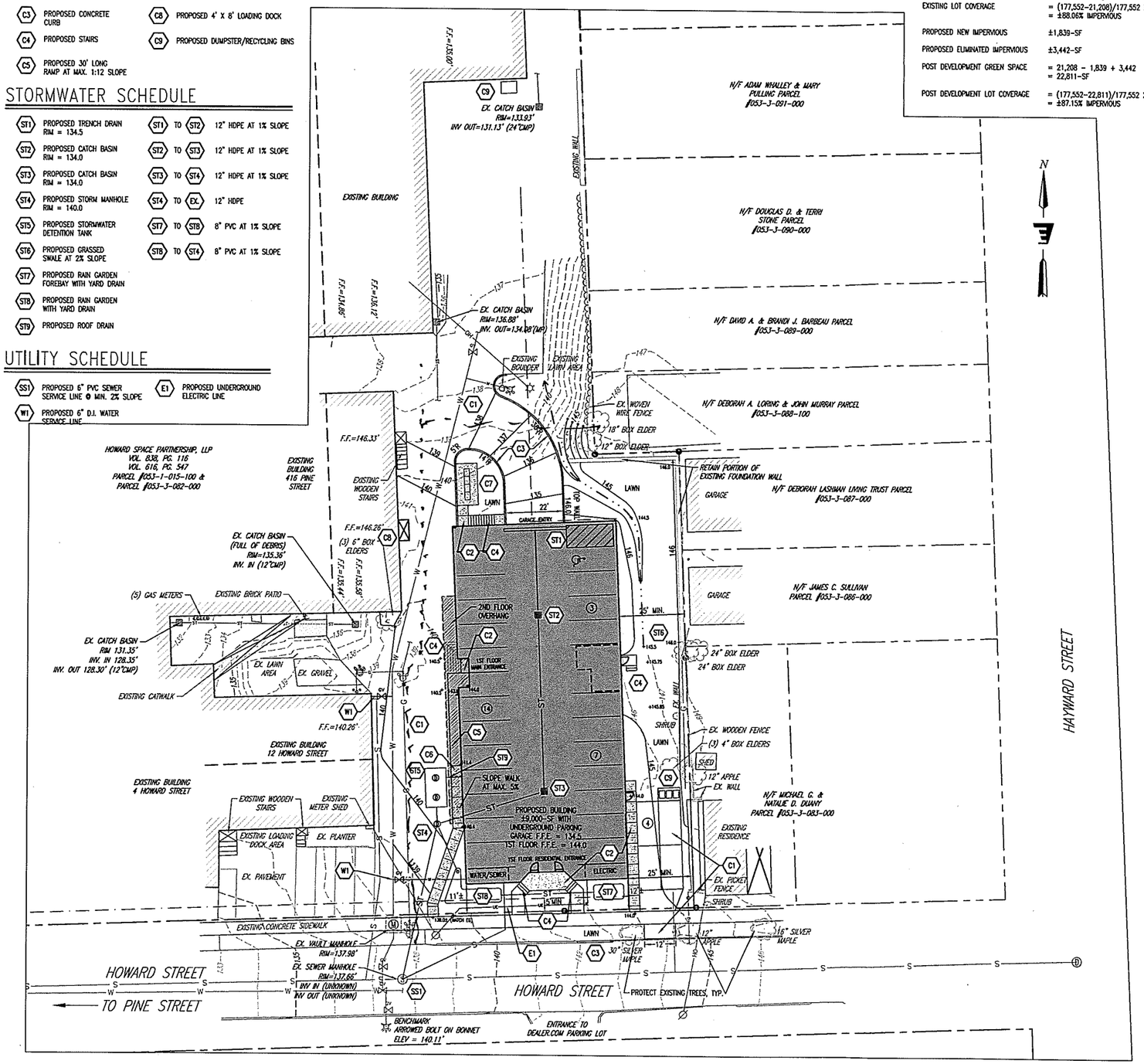
## STORMWATER SCHEDULE

- ST1 PROPOSED TRENCH DRAIN RIM = 134.5
- ST2 PROPOSED CATCH BASIN RIM = 134.0
- ST3 PROPOSED CATCH BASIN RIM = 134.0
- ST4 PROPOSED STORM MANHOLE RIM = 140.0
- ST5 PROPOSED STORMWATER DETENTION TANK
- ST6 PROPOSED GRASSED SWALE AT 2% SLOPE
- ST7 PROPOSED RAIN GARDEN FOREBAY WITH YARD DRAIN
- ST8 PROPOSED RAIN GARDEN WITH YARD DRAIN
- ST9 PROPOSED ROOF DRAIN

- ST1 TO ST2 12" HDPE AT 1% SLOPE
- ST2 TO ST3 12" HDPE AT 1% SLOPE
- ST3 TO ST4 12" HDPE AT 1% SLOPE
- ST4 TO EX. 12" HDPE
- ST7 TO ST8 8" PVC AT 1% SLOPE
- ST8 TO ST4 8" PVC AT 1% SLOPE

## UTILITY SCHEDULE

- SS1 PROPOSED 6" PVC SEWER SERVICE LINE @ MIN. 2% SLOPE
- W1 PROPOSED 6" D.I. WATER SERVICE LINE
- E1 PROPOSED UNDERGROUND ELECTRIC LINE




## LOT COVERAGE CALCULATION

| | |
|---|---|
| TOTAL COMBINED LOT AREA: | ±177,552-SF |
| EXISTING GREEN SPACE: | ±21,208-SF |
| EXISTING LOT COVERAGE | = (177,552-21,208)/177,552 X 100 = ±88.06% IMPERVIOUS |
| PROPOSED NEW IMPERVIOUS | ±1,839-SF |
| PROPOSED ELIMINATED IMPERVIOUS | ±3,442-SF |
| POST DEVELOPMENT GREEN SPACE | = 21,208 - 1,839 + 3,442 = 22,811-SF |
| POST DEVELOPMENT LOT COVERAGE | = (177,552-22,811)/177,552 X 100 = ±87.15% IMPERVIOUS |

-156344

154741/177552 = 87.15%

## LEGEND

| EXISTING FEATURES | | PROPOSED FEATURES |
|---|---|---|
| C/O | CLEAN OUT | C/O |
| | SEWER MANHOLE | |
| | CATCH BASIN | |
| | STORM MANHOLE | |
| WV | TAPPING SLEEVE AND VALVE | WV |
| | BOLLARD | |
| GV | GATE VALVE | GV |
| | HYDRANT | |
| | POST INDICATOR VALVE | |
| | WATER SHUT OFF | |
| | GAS SHUT OFF | |
| | GAS METER | |
| | LIGHT POLE | |
| | UTILITY POWER POLE | |
| | IRON PIPE/REBAR | |
| SB 1 | SOIL BORING | SB 1 |
| | SIGN | |
| +100.00 | SPOT ELEVATION | +100.5 |
| | TREE | |
| | PARKING SPACE COUNT | 1 |
| | HANDICAP SYMBOL | |
| | TREELINE | |
| X | FENCE | X |
| 100 | 5' CONTOUR INTERVAL | 100 |
| 101 | 1' CONTOUR INTERVAL | 101 |
| | PROPERTY LINE | |
| | EDGE OF PAVEMENT/HARDSCAPE | |
| S | SANITARY SEWER LINE | S |
| ST | STORM LINE | ST |
| W | WATER LINE | W |
| UE | UNDERGROUND ELECTRIC | UE |
| OH | OVERHEAD ELECTRIC | OH |
| UT | UNDERGROUND TELEPHONE | UT |
| G | GAS LINE | G |
| | RIGHT-OF-WAY LINE | |
| | SETBACK | |

## PROPOSED SURFACES LEGEND

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

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Client: Unsworth Properties, LLC
26 Railroad Avenue
Essex Junction, Vermont
(802) 879-4504

Sheet Title: Proposed Site Layout, Grading & Utility Plan

Project Title: The Vaults Redevelopment Project
Pine Street & Howard Street
Burlington, Vermont

| | |
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| Designed By: | KW/HKW |
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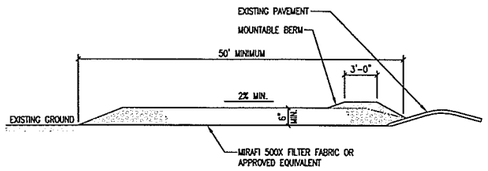
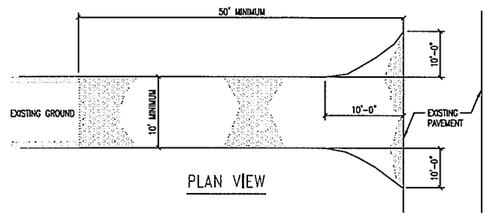



PROFILE



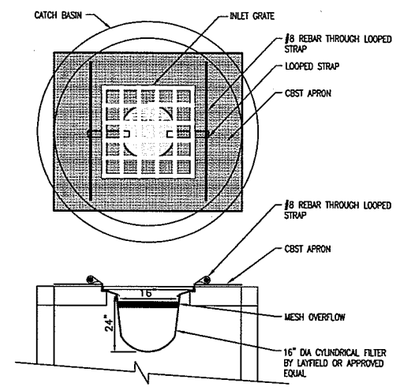

PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE: USE TYPE 1 STONE–SITE/EARTHWORK SPECIFICATIONS.
2. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT–OF–WAYS MUST BE REMOVED IMMEDIATELY.
4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
5. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

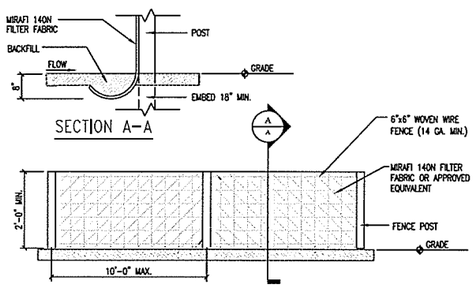
## STABILIZED CONSTRUCTION ENTRANCE (1)

NOT TO SCALE




## FABRIC INLET PROTECTION (7)

SCALE: NONE

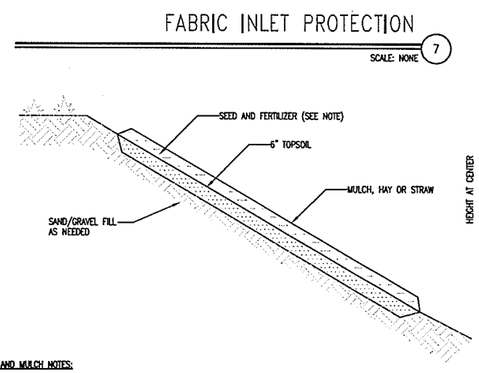



SILT FENCE NOTES:

1. SILT FENCE SHALL BE PRE–FABRICATED EROSION CONTROL FENCE BY MIRAFI OR APPROVED EQUIVALENT, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
2. CONSTRUCTED IN PLACE SILT FENCE:
   A. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
   B. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP OF MID SECTION.
   C. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
3. INSPECTION SHALL BE FREQUENT (MINIMUM ONCE A WEEK AND AFTER EVERY RAINFALL). MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.

## SILT FENCE DETAIL (2)

NOT TO SCALE

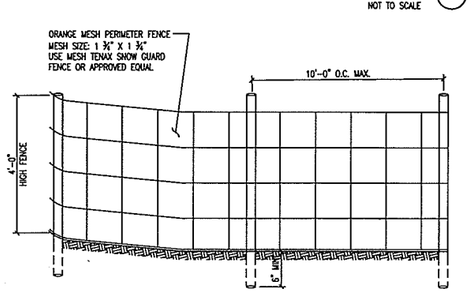



SEED AND MULCH NOTES:

1. MULCH: HAY OR STRAW MAY BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.
2. SEED: SHALL BE OF THE FOLLOWING MIXTURE
   KENTUCKY BLUE GRASS ----------20 POUNDS / ACRE
   CREEPING RED FESCUE ----------20 POUNDS / ACRE
   RYE GRASS ----------5 POUNDS / ACRE
3. COVER SEED WITH ¼ INCH SOIL UNLESS A HYDROSEEDER IS USED.
4. MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
5. TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.
6. SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.

## SEEDED AND MULCHED AREAS DETAIL (4)

NOT TO SCALE




## ORANGE CONSTRUCTION FENCE DETAIL (3)

NOT TO SCALE

| URBAN MIX GRASS SEED– FOR USE IN GRASSED LAWN AREAS AROUND BUILDING AND PARKING | | |
|---|---|---|
| % BY WEIGHT | LBS. LIVE SEED BY ACRE | TYPE OF SEED |
| 37.5 | 45.0 | CREEPING RED FESCUE |
| 31.25 | 37.5 | KENTUCKY BLUEGRASS |
| 31.25 | 37.5 | WINTER HARDY, PERENNIAL RYE |
| 100 | 120.0 # LIVE SEED/ ACRE | |

| CONSERVATION MIX GRASS SEED– FOR USE IN ALL OTHER AREAS | | |
|---|---|---|
| % BY WEIGHT | LBS. LIVE SEED PER ACRE | TYPE OF SEED |
| 35 | 77.0 | CREEPING RED FESCUE |
| 20 | 44.0 | KENTUCKY BLUE GRASS |
| 15 | 33.0 | CUTTER PERENNIAL RYE GRASS |
| 15 | 33.0 | ANNUAL RYE GRASS |
| 10 | 22.0 | TALL FESCUE |
| 5 | 11.0 | WHITE CLOVER |
| 100 | 220.0 # LIVE SEED/ACRE | |

FERTILIZER– 10 LBS. PER 1000S.F.
SPRING SEEDING
FALL SEEDING

LIME– 90 LBS. PER 1000S.F.
DOLOMITIC GROUND LIMESTONE
NOT LESS THAN 85% OF THE TOTAL CARBONATE

TOP SOIL
6" MINIMUM APPROVED TOPSOIL

STRAW MULCH– 2 BALES PER 1000S.F.
APPLY BINDER OR NETTING AS NEEDED

## SEED SPECIFICATION (5)

NOT TO SCALE

## EROSION CONTROL NOTES

1. THE "ON–SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE PRESENT ON–SITE FROM DAY–TO–DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 24–HOURS PRIOR TO ANY EARTH DISTURBING ACTIVITIES AND SHALL POST THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN NOTICE IN FULL VIEW AT ALL TIMES DURING EARTH DISTURBANCE.
3. DISTURBANCE LIMITS ARE TO BE MARKED, AND THE FOLLOWING MANAGEMENT PRACTICES INSTALLED, PRIOR TO BEGINNING EARTHWORK IN ANY GIVEN AREA; SILT FENCE, CONSTRUCTION ENTRANCE, INLET PROTECTION & TREE PROTECTION FENCING.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VERMONT DEC LOW RISK SITE HANDBOOK FOR EROSION PREVENTION & SEDIMENT CONTROL", DATED 2006.
5. DURING THE NON–WINTER CONSTRUCTION SEASON, ALL DISTURBED AREAS ARE TO BE STABILIZED (TEMPORARY OR FINAL) WITHIN 14–DAYS OF INITIAL DISTURBANCE. AFTER THIS TIME, ANY DISTURBANCE WITHIN THIS WORK AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
   A. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN 24 HOURS AND NO PRECIPITATION IS FORECAST DURING THAT PERIOD
   B. WORK IS OCCURRING WITHIN A SELF–CONTAINED EXCAVATION, 2–FEET OR MORE IN DEPTH.
6. THE PERIOD BETWEEN NOVEMBER 1ST AND APRIL 15TH IS CONSIDERED THE "WINTER CONSTRUCTION PERIOD". IF SOILS WILL BE EXPOSED AFTER NOVEMBER 1ST, A PLAN FOR WINTER CONSTRUCTION MUST BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER ON OR BEFORE OCTOBER 1ST. THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL IS INSTALLED PRIOR TO THE SOIL FREEZING. AN INSPECTION WILL BE REQUIRED IF THE PROJECT IS COMPLETED DURING THE WINTER MONTHS TO ENSURE THE SITE IS SECURED FOR THE REMAINDER OF THE SEASON.
7. DURING THE WINTER CONSTRUCTION SEASON, ANY NEW DISTURBANCE MUST BE STABILIZED (TEMPORARY OR FINAL) AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
   A. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN 24 HOURS AND NO PRECIPITATION IS FORECAST DURING THAT PERIOD
   B. WORK IS OCCURRING WITHIN A SELF–CONTAINED EXCAVATION, 2–FEET OR MORE IN DEPTH.
7. IN NO CASE SHALL SOIL BE EXPOSED FOR MORE THAN 14 DAY WITHOUT BEING STABILIZED.
8. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITHIN 48 HOURS OF FINAL GRADING.
9. THE PERIMETER OF THE SITE AND ALL BMPS SHALL BE INSPECTED AT THE END OF EACH WORK DAY TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE. IF SEDIMENT HAS TRAVELED BEYOND THE PROJECT LIMITS, IT SHALL BE RELOCATED IN AN UPGRADIENT AREA ON SITE AT THE END OF EACH WORK DAY.
10. ALL STABILIZATION INVOLVING SEEDING IS TO BE COMPLETED BY SEPTEMBER 15TH.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION OF THE ADJACENT ROADWAYS FOR OFF–SITE TRACKING OF SOIL MATERIALS. SOIL, STONE, AND DEBRIS FOUND LEAVING THE SITE ARE TO BE REMOVED (WHEN FOUND) BY SWEEPING AT THE END OF EACH CONSTRUCTION DAY, OR MORE FREQUENTLY WHEN NEEDED TO PREVENT IMPACTS TO ADJACENT ROADS AND SIDEWALKS.
12. IF DEWATERING IS REQUIRED FOR CONSTRUCTION, THE CONTRACTOR MUST UTILIZE SEDIMENT FILTER BAGS (OR ALTERNATE APPROVED BY THE ENGINEER) TO PREVENT DISCHARGE OF SEDIMENT–LADEN WATER OFF SITE.
13. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE PLACED ONSITE IN A LOCATION TO BE APPROVED OF BY THE OWNER AND/OR THE ENGINEER OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
14. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.
15. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL NETTING INSTALLED TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. NETTING SHALL BE BIODEGRADABLE WITH A 12 MONTH LONGEVITY, S150BN AS MANUFACTURED OR APPROVED EQUIVALENT. INSTALL NETTING OVER MULCHED SLOPES SO THAT ALL PARTS ARE IN CONTACT WITH THE SOIL AND MULCH. PIN NETTING WITH WIRE STAPLES 3 FEET O.C. TO ENSURE FULL BONDING WITH SOIL SURFACE. THE SLOPE SURFACES SHOULD BE LEFT SLIGHTLY ROUGHENED AND NOT SMOOTH. IF LARGE AMOUNTS OF OFFSITE WATER WILL DRAIN OVER THESE SLOPES, TEMPORARY DIVERSION SWALES SHALL BE INSTALLED UP SLOPE UNTIL THE SLOPE VEGETATION STABILIZES.
16. THE OWNER SHALL BE NOTIFIED WHEN SITE WORK IS COMPLETED AND THE SITE IS STABILIZED. THE OWNER WILL COORDINATE WITH BURLINGTON DPW TO SCHEDULE A STABILIZATION INSPECTION.

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85 Mechanic Street, Suite 350L • Lebanon, NH 03766
tel. 603.442.3333 • fax 603.442.3331
www.engineeringventures.com

Client: Unsworth Properties, LLC
28 Railroad Avenue
Essex Junction, Vermont
(802) 879–4504

Sheet Title: Erosion Prevention & Sediment Control Details

Project Title: The Vaults Redevelopment Project
Pine Street & Howard Street
Burlington, Vermont

| | |
|---|---|
| Designed By: | KW/HKW |
| Checked By: | KW |
| Drawn By: | HKW |
| Scale: | NOT TO SCALE |
| Date: | 12/06/16 |

C2.3

EV#16414

**WINDOWS FOR:**
**VAULTS PROJECT**
**BURLINGTON, VERMONT**

## The Fiberglass Advantage

**Strength** – Pultruded Fiberglass is the strongest of all window materials. Fiberglass is eight times stronger than PVC, over three times stronger than wood composites and 20% stronger than aluminium.

**Stability** – Pultruded fiberglass frames exhibit minimal expansion and contraction in extreme temperature changes when compared to other window frame materials. Fiberglass and glass have similar rates of expansion and contraction which results in superior weather seal performance over a wide range of seasonal temperatures changes, smooth window operation and consistent alignment of the sash and frame. As a comparison PVC expands and contracts at a rate eight times of glass.

**Energy Efficiency** – Pultruded Fiberglass window frames have a much lower thermal conductivity than other materials such as aluminium. This combined with insulated frames and sashes results in some of the most energy efficient windows in the world.

**Durability** – Pultruded fiberglass window frames will not bend, warp, crack, dent, rust or corrode. Fiberglass will not corrode in coastal applications as it is impervious to saltwater.

**Environmentally Friendly** – Pultruded Fiberglass window frames combined with high efficiency insulating glass can help reduce the world's energy consumption. Fiberglass is made from silica sand an abundant natural resource. There is less embodied energy in fiberglass as compared to PVC which requires gas and petrol-chemicals. Aluminium requires large amounts of electricity and natural gas to produce and wood consumes large amounts of slow growing trees.

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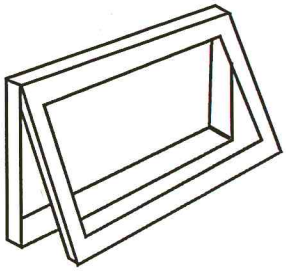
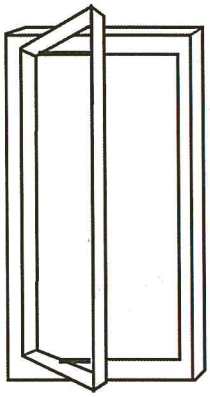
# Awning, Casement



## Awning

Projected window hinged at the top is the only window style that keeps the rain out while allowing fresh air in.



## Casement

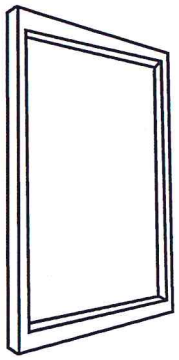
Projected window hinged at the jamb (opening up to 90 degrees) which provides the most optimal air ventilation.

## ADC 325 Series

### Standard Features

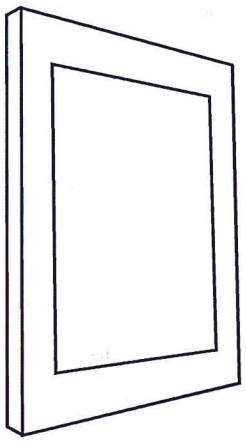
- Sealant: Low VOC (environmentally friendly).
- Standard 3 1/4" closed-back insulated frame. Standard insulated close-back sash.
- Available in standard white, custom, split-finish, and/or veneer wrap (oak, fir, others).
- Standard rotogear operators with standard collapsible handles.
- Standard multi-point locks where applicable (19" nominal height).
- Standard concealed hinges – tamper resistant for added security.
- Sash unhooks for interior service if necessary.
- Paint & Finish: Advanced polyurethane baked on or electrostatically applied finish.
- Frame & Sash: Pultruded 0.090" nominal wal fiberglass (52-62% glass fibers + 35-45% resin + 7-13% filer).
- Insect Screen: Standard ful screen. Removable stamped aluminum frame with black fiberglass mesh.
- Insulation: Expanded Poly Styrene (EPS) Type 1.
- Weatherseal: Santoprene Rubber Seals (main, secondary, spline), glazing tape, dust.
- Frame and corners are mechanically secured and joined at 45 angle.
- Exterior glazed window with aluminum stops.
- Please contact an Accurate Dorwin Window representative for sizing options.

# Fixed Sash, Picture



## Picture

Narrow profile frame is the perfect choice to maximize glass area for optimal viewing and maximum light needs.



## Fixed Sash

Wider frame profile matches that of the awning or casement which allows for consistent sight lines.

## ADC 325 Series

### Standard Features

- Sealant: Low VOC (environmentally friendly).
- Standard 3 1/4" closed-back insulated frame. Standard insulated close-back sash.
- Available in standard white, custom, split-finish, and/or veneer wrap (oak, fir, others).
- Exterior glazed window with aluminum stops (fixed sash).
- Interior glazed window with fiberglass stops (picture window).
- Paint & Finish: Advanced polyurethane baked on or electrostatically applied finish.
- Frame & Sash: Pultruded 0.090" nominal wall fiberglass (52-62% glass fibers + 35-45% resin + 7-13% filler).
- Insulation: Expanded Poly Styrene (EPS) Type 1.
- Weatherseal: Santoprene Rubber Seals (main, secondary, spline), glazing tape, dust seal (fixed sash).
- Frame and corners are mechanically secured and joined at 45 angle.

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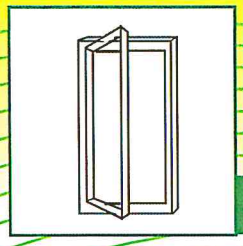
## ADC 450 Series Picture Window

### Standard Features

- Sealant: Low VOC (environmentally friendly).
- Standard 4 1/2" open-back insulated frame.
- Available in standard white, custom, split-finish, and/or veneer wrap (oak, fir, others).
- Exterior glazed window with aluminum stops (fixed sash).
- Interior glazed window with fiberglass stops (picture window).
- Paint & Finish: Advanced polyurethane baked on or electrostatically applied finish.
- Frame & Sash: Pultruded 0.090" nominal wall fiberglass (52-62% glass fibers + 35-45% resin + 7-13% filler).
- Insulation: Expanded Poly Styrene (EPS) Type 1.
- Weatherseal: Santoprene Rubber Seals (main, secondary, spline), glazing tape, dust seal (fixed sash).
- Frame and corners are mechanically secured and joined at 45 angle.



# 325 Series Casement

| Glass Option | Energy Rating | U Value Metric | U Value Imperial | R Value | Solar Heat Gain Coefficient | Visable Transmittance | Condensation Resistance |
|---|---|---|---|---|---|---|---|
| SPF 73/Argon | 36 | 1.25 | 0.22 | 4.55 | 0.4 | 0.47 | 65 |
| SPF 73/Argon with Grills | 36 | 1.25 | 0.22 | 4.55 | 0.37 | 0.43 | 65 |
| SPF 83/Argon | 28 | 1.19 | 0.21 | 4.76 | 0.25 | 0.44 | 66 |
| SPF 83/Argon with Grills | 28 | 1.19 | 0.21 | 4.76 | 0.22 | 0.39 | 66 |
| SPF 84/Argon | 39 | 1.08 | 0.19 | 5.26 | 0.39 | 0.46 | 70 |
| SPF 84/Argon with Grills | 39 | 1.08 | 0.19 | 5.26 | 0.35 | 0.41 | 70 |
| SPF 93/Argon | 32 | 0.97 | 0.17 | 5.88 | 0.23 | 0.39 | 73 |
| SPF 93/Argon with Grills | 32 | 0.97 | 0.17 | 5.88 | 0.21 | 0.35 | 73 |

**Custom glazing option available upon request.**

| Test Size (IN) | Test Size (mm) | NAFS Rating | Air Infiltration | Air Exfiltration | Canadian Air Infiltration Level |
|---|---|---|---|---|---|
| 32 x 68 | 815 x 1725 | Class CW - PG55 | <.01 L /s/M² | .03 L /s/M² | A3 |

| Water Tightness | Water Penetration Resistence PA (PSF) | Wind Load Resistance Pa (Psf) | A-440-00 | DP Rating | |
|---|---|---|---|---|---|
| | | | | Water | Wind |
| B7 | 730 (15) | 2880 (60) | C5 | DP 100 | DP 60 |

## Selection, Performance and Testing

Selection of the appropriate Accurate product to conform to any and all local applicable laws, ordinances, building codes and safety requirements is the sole responsibility of the Buyer, architect, property owner/and or contractor. Accurate assumes no responsibility in this regard and makes no warranty with respect to the use and or compliance of products under applicable laws. Products which exceed the manufacture's specified size limitations are not covered under warranty.

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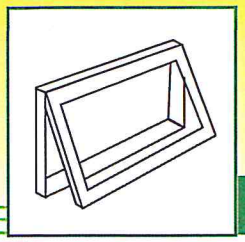

# 325 Series Awning

| Glass Option | Energy Rating | U Value Metric | U Value Imperial | R Value | Solar Heat Gain Coefficient | Visable Transmittance | Condensation Resistance |
|---|---|---|---|---|---|---|---|
| SPF 73/Argon | 36 | 1.25 | 0.22 | 4.55 | 0.4 | 0.47 | 65 |
| SPF 73/Argon with Grills | 36 | 1.25 | 0.22 | 4.55 | 0.37 | 0.43 | 65 |
| SPF 83/Argon | 28 | 1.19 | 0.21 | 4.76 | 0.25 | 0.44 | 67 |
| SPF 83/Argon with Grills | 28 | 1.19 | 0.21 | 4.76 | 0.22 | 0.39 | 67 |
| SPF 84/Argon | 39 | 1.08 | 0.19 | 5.26 | 0.39 | 0.46 | 70 |
| SPF 84/Argon with Grills | 39 | 1.08 | 0.19 | 5.26 | 0.35 | 0.41 | 70 |
| SPF 93/Argon | 32 | 0.97 | 0.17 | 5.88 | 0.23 | 0.39 | 72 |
| SPF 93/Argon with Grills | 32 | 0.97 | 0.17 | 5.88 | 0.21 | 0.35 | 72 |

**Custom glazing option available upon request.**

| Test Size (IN) | Test Size (mm) | NAFS Rating | Air Infiltration | Air Exfiltration | Canadian Air Infiltration Level |
|---|---|---|---|---|---|
| 54 x 36 | 1365 x 915 | Class CW - PG60 | <.01 L /s/M² | .02 L /s/M² | A3 |

| Water Tightness | Water Penetration Resistence PA (PSF) | Wind Load Resistance Pa (Psf) | A-440-00 | DP Rating | |
|---|---|---|---|---|---|
| | | | | Water | Wind |
| B7 | 730 (15) | 2880 (60) | C5 | DP 100 | DP 60 |

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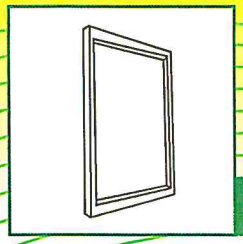

# 325 Series Picture

| Glass Option | Energy Rating | U Value Metric | U Value Imperial | R Value | Solar Heat Gain Coefficient | Visable Transmittance | Condensation Resistance |
|---|---|---|---|---|---|---|---|
| SPF 73/Argon | 44 | 1.14 | 0.2 | 5 | 0.5 | 0.59 | 69 |
| SPF 73/Argon with Grills | 44 | 1.14 | 0.2 | 5 | 0.45 | 0.52 | 69 |
| SPF 83/Argon | 32 | 1.14 | 0.2 | 5 | 0.3 | 0.54 | 70 |
| SPF 83/Argon with Grills | 32 | 1.14 | 0.2 | 5 | 0.27 | 0.48 | 70 |
| SPF 84/Argon | 48 | 0.91 | 0.16 | 6.25 | 0.48 | 0.56 | 75 |
| SPF 84/Argon with Grills | 48 | 0.91 | 0.16 | 6.25 | 0.43 | 0.5 | 75 |
| SPF 93/Argon | 39 | 0.79 | 0.14 | 7.14 | 0.28 | 0.48 | 77 |
| SPF 93/Argon with Grills | 39 | 0.79 | 0.14 | 7.14 | 0.26 | 0.43 | 77 |

**Custom glazing option available upon request.**

| Test Size (IN) | Test Size (mm) | NAFS Rating | Air Infiltration | Air Exfiltration | Canadian Air Infiltration Level |
|---|---|---|---|---|---|
| 72 x 72 | 1829 x 1829 | Class CW - PG60 | <.01 L /s/M² | <.01 L /s/M² | Fixed |

| Water Tightness | Water Penetration Resistence PA (PSF) | Wind Load Resistance Pa (Psf) | A-440-00 | DP Rating | |
|---|---|---|---|---|---|
| | | | | Water | Wind |
| B7 | 730 (15) | 2880 (60) | C5 | DP 100 | DP 60 |

## Selection, Performance and Testing

Selection of the appropriate Accurate product to conform to any and all local applicable laws, ordinances, building codes and safety requirements is the sole responsibility of the Buyer, architect, property owner/and or contractor. Accurate assumes no responsibility in this regard and makes no warranty with respect to the use and or compliance of products under applicable laws. Products which exceed the manufacture's specified size limitations are not covered under warranty.

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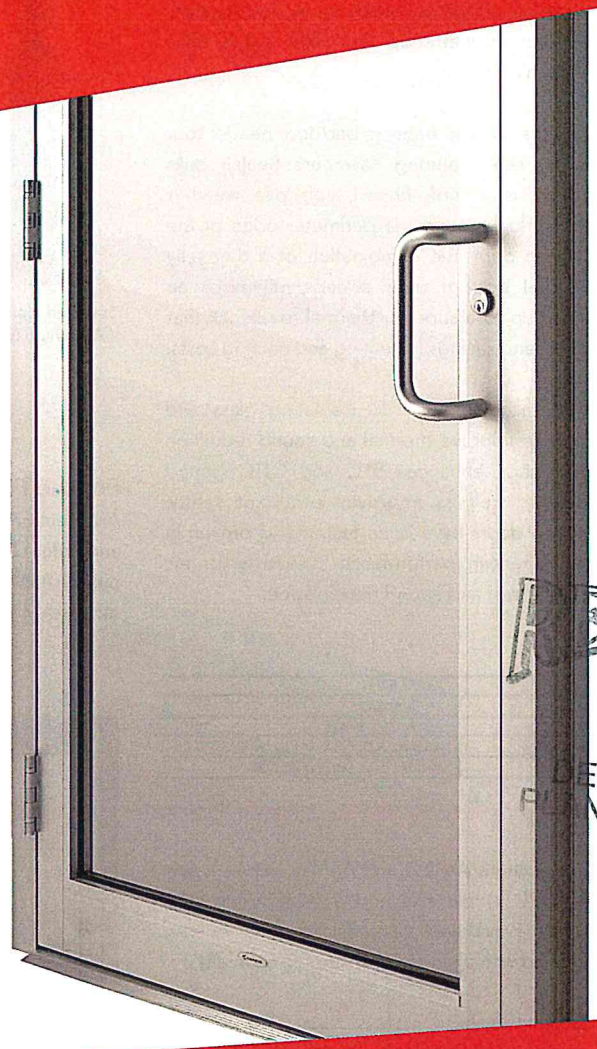
# AA®250 and AA®425 Thermal Entrance Doors

**COMMERCIAL ENTRY**

**VAULTS PROJECT**
**BURLINGTON, VERMON**

## A new kind of thermal roadblock



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As architects and building owners look for ways to decrease a building's energy consumption and energy costs, the need for thermally efficient products has increased throughout North America. Kawneer continues to set the standard in thermal performance with its innovative AA®250 and AA®425 Thermal Entrance Doors. In conjunction with Kawneer's high-performing frame, the doors offer improved thermal efficiency compared to a standard door. By combining critical elements within the product design, the AA®250 and AA®425 Thermal Entrance Doors create a superior thermal roadblock. The thermal roadblock formula includes thermal breaks in the door, door frame and threshold that isolate the interior metal components from the exterior metal components; a door rail and stile design with a double air cavity provides an added layer to the thermal barrier; and dual weathering around the perimeter of the door in conjunction with a low conductance polymer door stop minimizes air infiltration.

The benefits of Kawneer's AA®250 and AA®425 Thermal Entrance Doors extend beyond industry-leading thermal performance. The company has introduced design flexibility in hardware options and injected value to support virtually any budget. Advanced thermally broken systems allow building owners to take advantage of tax incentive programs and green building certifications such as Leadership in Energy and Environmental Design (LEED®)*. And, with its proven performance and welded corner construction, Kawneer's AA®250 and AA®425 Thermal Entrance Doors are the ideal choice for any commercial or institutional application.

*LEED is a registered trademark of the U.S. Green Building Council.

KAWNEER
AN ALCOA COMPANY

## Performance

To achieve new heights of thermal performance, Kawneer pulled out all the stops in engineering the AA®250 and AA®425 doors. In addition to thermal breaks, Kawneer has added its proven corner construction, which has four Sigma deep penetration and fillet welds, plus mechanical fastening at each corner.

The immediate door frame jambs and transom bar/door header tout a dual perimeter weather seal featuring Kawneer's Sealair bulb weathering. Also featured is a triple-finned, soft pile weather stripping that minimizes airflow around the perimeter edge of the door. At the bottom of the door, the combination of a thermally broken threshold and dual bottom door sweeps minimizes air infiltration. All of this adds up to a superior thermal roadblock that provides improved comfort and savings in heating and cooling costs.

The AA®250 and AA®425 accommodate 1" insulating glass and insulating laminated glass to improve thermal and sound reduction performance. Laminated glass enhances STC and OITC (sound resistance) performance as well as improves occupant safety. Kawneer's thermal entrance doors have been tested and proven in accordance with North American performance standards for air, structural, condensation, thermal and sound transmission.

**PERFORMANCE TEST STANDARDS**

| | |
|---|---|
| Air Infiltration | ASTM E 283 |
| Structural – Uniform Wind Load | ASTM E 330 |
| Sound Transmission (STC, OITC) | ASTM E90, E1425 |
| Condensation Resistance (CRF, I, CR) | AAMA 1503; CSA A440.2; NFRC 500 |
| Thermal Transmittance (U-Factor) | AAMA 1503, 507; NFRC 100 |

## Aesthetics

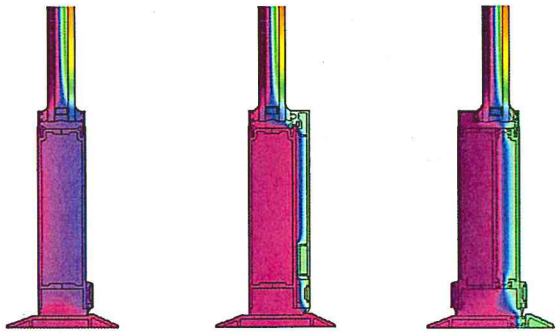
Breaking from tradition, Kawneer's AA®250 and AA®425 deliver a new aesthetic look with a 2-1/2" narrow stile and a 4-1/4" wide stile, respectively. To meet aesthetic and hardware application requirements, the entrances are also offered with a range of top and bottom rails.

| | AA®250 | AA®425 |
|---|---|---|
| Stile widths | 2-1/2" (63.5 mm) | 4-1/4" (108 mm) |
| Top rail | 2-1/2" (63.5 mm) | 4-1/4" (108 mm) |
| Bottom rail | 3-7/8" (98.4 mm) | 6-1/2" (165.1 mm) |

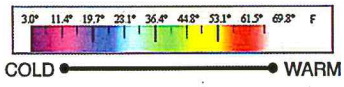
Horizontal mid-rails are available in 1-3/8" (34.9 mm) and 8-1/4" (209.6 mm) sizes. In addition, a 10" bottom rail option can be specified.

The 2-1/4" (57.2 mm) depth door uses a 14 mm polyamide strut thermal break that accommodates a dual finish as well as various combinations of hinging and locking hardware. These include offset pivots, butt hinges, continuous gear hinges, MS locking, concealed vertical rod exit devices and rim exit devices.

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.

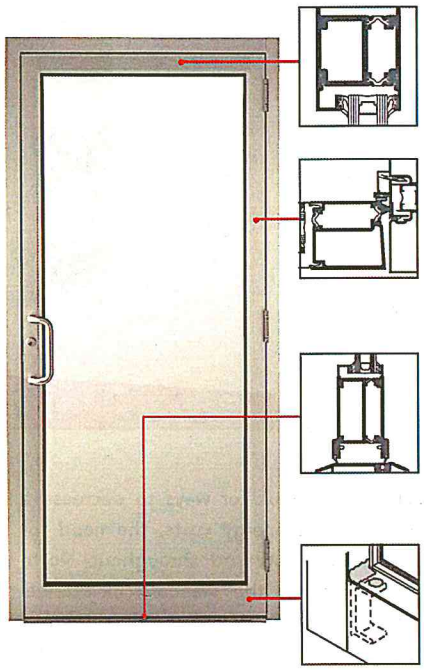


Standard Non-Thermal Aluminum Entrance | Aluminum Entrance with Cladding | AA®250/AA®425 Thermal Entrance Door




## For the Finishing Touch

Architectural Class I anodized aluminum finishes are available in clear and color choices. Painted finishes, including fluoropolymer, that meet AAMA 2605 standards and solvent-free powder coatings that meet AAMA 2604 standards are available in a variety of color choices.



1. Polyamide strut thermal break and double air cavity design improves thermal efficiency
2. Dual weathering in conjunction with a low conductance polymer door stop minimizes air flow around the perimeter edge of the door
3. The combination of a thermally broken threshold and dual bottom door sweeps improves thermal performance and minimizes air infiltratio
4. Proven corner construction, with four Sigma deep penetration and fillet welds, plus mechanic fastening at each corner provides superior strength

Kawneer Company, Inc.
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Norcross, GA 30092

kawneer.com
kawneergreen.com
770 . 449 . 5555

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*Ron Wanamaker, Vice Chair*
*Sean McKenzie*
*Chris Alley*
*Steve Offenhartz*
*Jeremy Gates, Alternate*
*Phil Hammerslough, Alternate*

**Minutes**
**Burlington Design Advisory Board**
**Tuesday, January 10, 2017**
**3:00 PM**
**Conference Room 12**

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

**I. 17-0388CA/MA; 66,72,80,94,96 Colchester Ave and 27,49 Fletcher Place (I, Ward 1) Frank von Turkovich**

Continued review pertaining to construction of 3 story residential building containing 75 apartments units. Combine and reconfigure surface parking areas.
(Project Manager, Mary O'Neil)

Present: Frank Von Turkovich, Greg Rabideau as project applicants.
Robert Butani, neighbor, Martha Lang, neighbor.

**Motion by Matthew Bushey**;
I move we accept the proposed project at Colchester Avenue and Fletcher Place with the following conditions and additional plans to be submitted:

1. Reuse of garage be investigated for dumpster location. If there is an inability to reuse, any parking enclosure shall be designed to be more in keeping with the surroundings. Such plan shall be subject to staff review and approval.
2. Updated landscaping plan with shading calculation and required trees at parking areas.
3. Detail of screening for roof top mechanicals and terrace.
4. Parking calculation across the site for all uses.
5. Bike parking calculation submission.
6. Window specs.

**2nd – Steve Offenhartz**
**Vote 5-0.**
Motion carries.

**II. 17-0643CA/MA and 17-0644CA; 400 Pine St and 30-32 Howard St (ELM, Ward 5S) Howard Space Partnership, LLC**

Demolish 2 warehouse buildings, and construct new multi-use building. Demolish duplex and move curb cut. (Project Manager, Mary O'Neil)

Present: Doug Viehmann, GVV Architects, James Unsworth; applicants.

Britta Tonn, Preservation Consultant; Kevin Worden, Engineering Ventures.

**Motion by Matthew Bushey**:
I move with recommend approval of the application with the following conditions:

1. Submission shall include the conditions assessment of buildings proposed for demolition, and narrative relative to the public benefit of redevelopment.
2. To support the applicant's intent to request a waiver from parking requirements across the site, this board recommends providing covered bicycle parking.

**2nd – Steve Offenhartz**
**Vote 5-0.**
Motion carries.