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TO: Design Advisory Board
FROM: Scott Gustin
DATE: November 15, 2013
RE: 14-0466PD, 140 Grove Street

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Zone: RL Ward: 1
Owner/Representative: Ireland Brothers Corp. / Patrick O'Brien Development, LLC

Request: Preliminary plat review for Planned Unit Development to demolish existing concrete plant and associated commercial buildings, construct 12 new residential buildings with 247 residential units with associated road, parking, and site improvements.

OVERVIEW:
The applicant is seeking preliminary plat approval for a 247-unit residential development, including 12 multi-family buildings and associated site improvements. Demolition of existing commercial buildings is also proposed. The applicant underwent sketch plan review with the DAB on May 28, 2013.

The project is proposed as a major planned unit development (PUD). The PUD process affords some degree of flexibility from a rigid application of the dimensional standards and unit types typically allowed in a residential zone in order to address the overall intent described by Article 11 of the CDO. Sec. 11.1.11 is intended to preserve important features and resources, to encourage a variety of housing types, to achieve a high level of design, and to provide for more efficient provision of infrastructure (which comes by way of smaller lots and buildings closer together rather than all spread out on large lots).

This project is located in the Residential Low Density zone. The purpose statement as articulated in the CDO is as follows.

Sec. 4.4.5 Residential Districts *(emphasis added)*
(a) Purpose:
The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and historic development patterns are reinforced. Parking shall be placed either behind, within, or to the side of structures, as is consistent with the district and/or the neighborhood. Building facades designed for parking shall be secondary to the residential aspect of a structure.

The 5 Residential districts as illustrated in Map 4.4.5-1 are further described as follows:

1. The **Residential Low Density (RL)** district is intended primarily for low-density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential development pattern reflective of the respective neighborhoods' development history.

The project as currently proposed is made up entirely of exceptions to the rule and in no way embraces the intent or purpose of the RL district. There are no single family homes or duplexes to form the basis of a cohesive residential neighborhood. As stated throughout sketch plan review, large multi-family buildings may be included in the proposed PUD but they cannot be the entirety of it.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS
Part 1, Land Division Design Standards
Sec. 6.1.2, Review Standards
Two large parcels and part of a third will be merged together. The proposed changes are shown on some, but not all, of the project plans. Plans must depict consistent property boundaries throughout. While a survey is not required at preliminary plat, the preliminary plans must nonetheless show exact boundary lines. A boundary survey by a VT licensed land surveyor must be provided prior to final plat review.

Part 2, Site Plan Design Standards
Sec. 6.2.2, Review Standards
(a) Protection of important natural features
Two natural resource overlays affect the property:
1) Riparian and Littoral Conservation Zone
2) Wetlands Conservation Zone

The proposed development appears to be out of the riparian and littoral conservation zone along the Winooski River but will impact some of it along Centennial Brook. The project plans do not include these overlays and they must be provided in order that the extent of impacts can be clearly discerned. An impact analysis per Sec. 5.4.5 (c) must be provided prior to final plat approval. Much of the work along Centennial Brook will actually result in an improvement by removing a driveway and culvert and restoring the brook to an open channel.

The wetlands are depicted on the project plans. Development is not within the wetlands, but there is some encroachment into the 100' wetland buffer by a new surface parking lot at the southeastern end of the site. There is ample room to reconfigure this parking lot. Alternatively, a wetland impact analysis per Sec. 4.5.4 (d) will be required prior to final plat approval.

Lastly, wooded areas around the periphery of the construction site will remain intact.

(b) Topographical alterations
Substantial grading and filling is proposed; however, it will be limited to existing disturbed areas. The overall topography of the site will remain generally as it exists.

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

(d) Protection of important cultural resources
The property is not included in the city's map of archeologically sensitive areas (in the Open Space Protection Plan); however, its location along the Winooski River increases the likelihood that prehistoric artifacts may be present. As part of due diligence, the applicant is advised to contact the Vermont Division for Historic Preservation to inquire as to studies of the area that may indicate heightened archaeological significance. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Division for further guidance.

(e) Supporting the use of alternative energy
No apparent alternative energy is incorporated into the project design. Given the significant roof area, clear southern exposure, and the opportunity for economy of scale, the applicant is strongly encouraged to include rooftop solar into the project design.

(f) Brownfield sites
The property is included on the Vermont DEC Hazardous Site List. The listing indicates that diesel and heating oil contamination were found but also notes that Site Management Activities were completed in 1999.

(g) Provide for nature's events
A stormwater management system is proposed. The system includes a number of catch basins and pipes used to collect stormwater runoff and direct it into an onsite "wet" pond for attenuation. Stormwater will ultimately discharge into the Winooski River. Existing discharge points into Centennial Brook will be eliminated. The stormwater system takes advantage of the sandy soils and makes use of several infiltration locations to reduce stormwater volumes. Final details for the proposed stormwater management system will be required prior to final plat approval.

A comprehensive erosion prevention and sediment control plan has been provided. As with the stormwater management, final details will be required prior to final plat approval.

Several areas for snow storage are interspersed throughout the site.

(h) Building location and orientation
The proposed development is large enough that it will essentially result in the establishment of a new neighborhood. The visible public streetscape along Grove Street is an important component; however, equally important is the establishment of a well-defined built environment, functional open spaces, and interconnectivity between these components within this new neighborhood.

The proposed buildings along Grove Street are placed fairly close to the road. Confirmation of compliance with the required front yard setback (based on the average of neighboring properties) is required but not evident. Further into the development, all of the buildings face parking areas. As noted in criterion (l) below, most of this parking should be placed behind the buildings. Front entries are obvious, and insofar as there are interior "roads," the entries face them. Generally, the buildings are parallel to the interior roads; however, the community center building is not. This building is set at about 45 degrees and should be rotated to 90 degrees to reinforce the corner.

As recommended in sketch plan review, the very large apartment buildings have been pushed further back into the development; however, opportunity remains to introduce more, smaller buildings into the project design to better reflect the intent and purpose of the Residential Low

Density zone. Per Sec. 4.4.5 (a), the RL zone is "…intended primarily for low density development in the form of single detached dwellings and duplexes. This district is characterized by a compact and cohesive residential development pattern reflective of the respective neighborhood's development history."

(i) Vehicular access
One existing curb cut will be removed to allow for restoration of the Centennial Brook channel. Doing so will leave one curb cut to serve the development. Adequacy of access has been conceptually approved by the Fire Marshal, and final approval will be required prior to final plat approval. Sight lines and turning radii will be subject to review and approval by the Department of Public Works.

(j) Pedestrian access
All proposed buildings have front walkways that connect to the walkway network throughout the development. This interior walkway network connects to the public sidewalk along Grove Street. This public sidewalk will be extended into South Burlington as part of this development. It is noted on the plans that the proposed city sidewalk does not extend across the access driveway, but appears only painted stripes across the asphalt. This is not acceptable, and the city sidewalk must be continuous across the driveway.

Pedestrian routes from parking areas are depicted on the project plans.

(k) Accessibility for the handicapped
Handicap parking spaces are depicted on the site plans. The buildings will require handicap accessible features per the ADA as administered through the city's building code.

(l) Parking and circulation
Parking will be provided underneath the 6 largest buildings, along the interior streets, and in surface parking lots. This criterion requires that parking be placed at the side or rear of the property to the extent possible and screened from view from surrounding properties and adjacent public streets. The proposed development area is very large, and there is ample room to shift parking spaces and building locations. While some parking in front of the buildings may be acceptable, particularly as parallel "on street" parking, most of it must be located underneath or behind the buildings. There is opportunity here to create interior streetscapes like those so common in other Burlington neighborhoods. Emphasis needs to be placed on creating a well-defined, inviting streetscape. Parking needs to be secondary and screened from view.

This criterion also requires shading of surface parking areas. A 30% shading objective is articulated. The parking areas include a number of trees; however, no shading details are yet provided and must be.

(m) Landscaping and fences
A comprehensive landscaping plan has been provided and includes 146 new trees, 507 shrubs, and 780 perennials. The trees basically line all of the parking and circulation drives. There is opportunity to create more of a street tree layout with repositioned parking as noted in criterion (l) above. Thirteen of the new trees are proposed along Grove Street and are subject to review and approval by the City Arborist. Generally, the proposed landscaping is used to provide boundaries between interior spaces and to soften transitions between buildings and pavement. Split rail

fencing will be installed to follow the eastern "ridgeline" along the clearing boundaries of the site. It too will provide a boundary between the developed and wooded portions of the property.

(n) Public plazas and open space
Substantial open space will be available for use by residents of the development. Two large center greens are proposed and may be used for active or passive recreation. The clubhouse and community pool are located in the northern green. A pavilion is depicted in the southern green. Access to trails will be provided and will afford access into the wooded portions of the property. No children's play areas or other recreational facilities (such as basketball courts) are evident and should be incorporated into the design. Several small community garden sites may also be appropriate. The applicant is encouraged to consider the creation of multiple pocket parks, patios, and/or pavilion areas defined with hardscaping (i.e. pavers, walls, benches, etc.) and landscaping.

(o) Outdoor lighting
New outdoor lighting will consist of pole-mounted fixtures for parking and circulation areas, and wall-mounted fixtures for building entries. The locations are depicted on project plans, and the proposed lights are acceptable cut-off fixtures. A photometric plan has not yet been provided and must be to demonstrate compliance with the illumination standards of Sec. 5.5.2.

(p) Integrate infrastructure into the design
Substantial new infrastructure will be required to support the proposed development. A utility plan and details sheet have been provided. All utility lines must be buried. Several dumpster pad locations are evident on the site plan; however, no details are provided. The dumpsters must be enclosed for screening purposes. No mail box locations are evident either. If "gang boxes" are proposed, they must be designed to relate to the surrounding buildings. They cannot be unadorned grey metal boxes on poles. No ground-mounted mechanical equipment (such as HVAC or electrical "hot boxes") details have been provided and must be.

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment
1. Massing, Height, and Scale
Three residential building types are proposed for the 6-unit, 9-unit and 30+ unit buildings. A clubhouse building and pavilions are also proposed. No elevation drawings of the pavilion structures have been provided and must be.

This project is a planned unit development, and therefore, may include multi-family buildings. However, as explicitly stated in this criterion, the most important considerations when evaluating the compatibility of in-fill development in the RL zone are the height and massing of existing buildings in the vicinity. The residences along Grove Street to either side of this proposed development consist of single family and multi-family homes, all of moderate size. The proposed buildings in this new development are all substantially larger than neighboring homes. This criterion allows for dissimilar development but calls for a sensitive transition. The proposed development attempts to provide this transition by placing the smaller buildings along Grove Street and placing the very large buildings further into the site. The problem is that the massing, height, and scale of even the smallest 6-unit buildings are much greater than those of the neighboring residences. A much more context sensitive transition could be provided by locating smaller scale 2- and 3- family homes along Grove Street with a gradual

transition in unit type and intensity further into the development. Generally, additional smaller buildings and fewer large buildings would be appropriate in this Residential Low Density zone. As with the sketch plans, this proposal contains large and larger buildings.

As for the building elevations, the 6-unit and 9-unit buildings successfully read as large homes. They effectively utilize fenestration, porches, dormers, and other architectural details to provide intricacy to these fairly large buildings. There is some variation amongst their design. The large 30+ unit buildings incorporate a variety of porches, balconies, varying materials, and architectural details to avoid any large expanses of undifferentiated building mass. The buildings also appear more vertical than horizontal as required by this criterion. All six of these buildings, however, are identical. Although not explicitly required by this criterion, some differentiation amongst these buildings should be incorporated into the project design.

The clubhouse building is a relatively low-slung gable-roofed structure with a fairly innocuous design. It is not a residence and should not read as such; however, as proposed, the building clearly reads more horizontal than vertical. The wide roof mass and the relatively short exterior walls contribute to this perception. More vertical emphasis should be placed on the building design as required by this criterion.

2. Roofs and Rooflines
The 6- and 9-unit building types incorporate hip roof designs with roof dormers to enable living space. The proposed roof type is typical of residential development. The larger buildings contain gable roofs. Differing planes and gables contribute to breaking up the massing of these very large apartment buildings. As noted above, the clubhouse building includes a gable roof.

3. Building Openings
Proposed fenestration in the 6- and 9-unit building types is typical for residential development and appears to consist primarily of double hung windows with grilles and shutters applied in a consistent pattern. There is more variation in the larger apartment buildings. That variation helps to define individual components within the very large structures. The clubhouse includes fenestration unique within the development. This uniqueness appropriately helps to differentiate it from the residential buildings.

(b) Protection of important architectural resources
Buildings within the existing concrete plant are not historically significant. Their demolition will not adversely impact any important architectural resources.

(c) Protection of important public views
See 6.2.2 (c) above.

(d) Provide an active and inviting street edge
The proposed development is large enough to amount to the creation of a new residential neighborhood. As currently proposed, there is little definition of street edge due in no small part to the abundance of surface parking in front of the buildings. An interior street network lined with close-set buildings should be created. The placement of most parking underneath or behind the buildings will afford much greater opportunity for an inviting street edge environment among the buildings, sidewalks, roads and interior green spaces. The buildings themselves contain clearly

defined entries and pedestrian-friendly elements such as front porches, walkways, differentiated facades.

(e) Quality of materials
Exterior building materials consist largely of varying types of vinyl siding. Some brick veneer will be utilized on the largest apartment buildings and stone veneer along the foundation of the clubhouse. Composite trim will be installed along with asphalt shingle roofing. Railings will be metal, and clad windows will be installed. This criterion states that "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." Vinyl siding is not especially durable, and has a short lifecycle when compared to other materials. Wood, cementitious, metal, or masonry siding are all more durable, higher quality options.

(f) Reduce energy utilization
There is no information relative to energy efficiency of the proposed buildings. At a minimum, the buildings must comply with the city's current energy efficiency requirements.

(g) Make advertising features complimentary to the site
No advertising features are included in the proposal. Signs are subject to subject zoning permit review.

(h) Integrate infrastructure into the building design
No building mounted mechanical equipment or meters are noted on the elevation plans. Any such items must be clearly depicted and screened on the project plans. Any rooftop equipment that results in exceeding the applicable height limits must be incorporated into an architectural feature as part of the overall project design. They may not simply be placed atop the roofs. Mail boxes for these multi-family homes need consideration. The plans do not address how these will be handled. Any gang mailboxes would need to be boxed in with materials that match the proposed buildings.

(i) Make spaces safe and secure
Building entries will be illuminated, and the buildings should have intercom systems to maximize personal safety of the tenants. As noted previously, the adequacy of single site access must be confirmed by the Fire Marshal.

RECOMMENDED MOTION:
Review and table the application pending resolution of the outstanding items below. These items are significant enough to address at preliminary plat rather than as conditions for final plat review.

1. Depiction of Riparian and Littoral Conservation Zone and Wetlands Conservation Zone and associated buffers on the project plans.
2. Confirmation of compliance with front yard setback (build-to line) based on average of neighboring properties.
3. Revisions consistent with the express intent of the RL zone per Sec. 4.4.5 of the CDO. Improved density transition (from existing development pattern along Grove Street) with additional smaller buildings closer to Grove Street with increasingly larger buildings further into the development. Relocation of surface parking behind or underneath the

buildings. "On-street" parallel parking along the interior roadways is acceptable. Positioning the buildings close to the walkways and adjacent roadways.

4. Reworking of tree planting plan as a street tree network based on the relocation of parking per item 3.
5. Rotation of the clubhouse into a corner building and a redesign with substantially greater vertical emphasis.
6. Provision of a parking lot shading analysis (30% shading target).
7. Elevation drawings of the pavilion structures.
8. Utilization of higher quality building materials.

October 27, 2013

Scott Gustin, Senior Planner
Austin Hart, Chairman, Development Review Board
Department of Planning and Zoning
149 Church Street
Burlington, VT 05401

Re: Grove Street Apartments, Preliminary Plan application

Dear Scott, Austin and DRB members,

In accordance with the COA Level III Preliminary Plat Application Checklist submission requirements for this project I offer the following information and materials.

- A completed and signed permit application
- Application fee of $74,110
- 1 full size color, 5 full size black, 1 colored 11x17 and a disc of the following plan set:
  - **T1** – Title Sheet
  - **L1.0** – Tree Planting Plan
  - **L1.1** – Enlarged Planting Plan - Zone 1
  - **L1.2** – Enlarged Planting Plan - Zone 2
  - **L1.3** – Enlarged Planting Plan - Zone 3
  - **L1.4** – Enlarged Planting Plan - Zone 4
  - **L1.5** – Enlarged Planting Plan - Zone 5
  - **S1** – Existing Conditions Plan
  - **S2** – Site Plan
  - **S3** – Utility Plan
  - **S4** – Grading Plan
  - **S5** – Pedestrian Plan 1
  - **S6** – Pedestrian Plan 2
  - **S7** – Pedestrian Plan 3
  - **S8** – Street Sewer Plan & Profile
  - **S9** – Sewer Plan & Profile – Upper
  - **S10** – Sewer Plan & Profile – Transition
  - **S11** – Sewer Plan & Profile – Lower
  - **S12** – Colchester Court Water Plan
  - **S13** – Sewer Details
  - **S14** – Pump Station Details
  - **S15** – Parking Details
  - **S16** – Water Details
  - **S17** – Stormwater and Erosion Control Details
  - **EC1** – Erosion Control Pre-Construction Plan

EC2 – Erosion Control Construction Plan
EC3 – Erosion Control Post-Construction Plan
EC4 – Erosion Control Culvert Removal
A1 – Typical Front Building Elevations A,B,C,D,E,F
A2 – Typical Rear Inside Elevations A,B,C,D,E,F
A3 – Typical Garage Floor Plan A,B,C,D,E,F
A4,A5,A6 – Typical Front, Side, Rear Building Elevations J,K
A7,A8,A9 – Typical Front, Side, Rear Building Elevations I
A10,A11,A12 – Typical Front, Side, Rear Building Elevations G,H
A13,A14,A15 – Typical Front, Side, Rear Building Elevations L
A16,A17,A18 – Typical Exterior

I will be sending you the following studies and or documents via e-mail:

- All applicable draft legal documents for the Common Interest Community.
- A Draft Warranty Deed for the conveyance of a small parcel of land to the city. (Said parcel is further defined in the narrative below)
- A traffic study/ analysis prepared by Resource Systems Group Inc.

Following is a brief narrative describing the proposed projects conformance with each of the applicable review criteria per section 10.1.8, Preliminary Plat Review (d) Review Criteria of the CDO.

This proposal is to replace the concrete plant and ancillary uses with 247 one & two bedroom units and a rental office/club house in 12 buildings. Each building will have a "footprint lot" as depicted on sheet S2. The project is proposed to be built on two existing lots and a portion of a third existing lot as depicted on sheet S2.. The two existing lots are currently occupied by S.D. Ireland Brothers Corp and S.D. Ireland Grove Street Properties LLC and are used for the production of concrete, storage of inventory, maintenance of heavy equipment and offices. The third lot is also owned by S.D. Ireland Grove Street Properties, LLC and we are proposing to take 0.8 acres out of that lot (via a boundary line adjustment). Apple Grove Apartments sits on this lot and currently comprises 16 units of housing. We have completed a density analysis on the remaining portion of this lot and concluded that we are still in compliance with the base density requirement of this district.

The project is proposed to be served by municipal water and sewer. We are also proposing off-site improvements that relate to water, sewer, traffic and pedestrian safety. Since the technical review meeting and the DRB sketch plan meeting we have met with the Ward 1 NPA (three times), the Fire Marshall, Parks & Rec, Public Works, CEDO, the Conservation Commission, the Design Advisory Board, many neighbors, UVM,BED, Efficiency Vermont, Vt. Gas, the City of South Burlington, several staff members from The Agency of Natural Resources and The Act 250 district Coordinator all in an attempt to propose a project that has taken everyone's ideas and concerns into consideration.

Zoning: density, setbacks, lot coverage's:

All dimensional requirements are met. The underlying zoning district is residential and allows a base density of 7 units per acre. The project is subject to Inclusionary Zoning Requirements which bring the base density up to 8.75 units. The project is also eligible for a Residential Conversion Bonus of 8 units per acre, which brings the total potential density to 16.75 units per acre. The maximum allowable density using all applicable density bonuses is 20 units per acre. We are proposing a gross density of 11.8 units an acre and a net density (removal of undevelopable area) of 16.5 units an acre. For a more detailed analysis please refer to table to the right.

Zoning Information

ZONING DISTRICT: RESIDENTIAL - LOW DENSITY

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM ROAD FRONTAGE	60'	1,250'
MINIMUM LOT SIZE	10,000 S.F.	1,376,576 SF
MAXIMUM DENSITY	7 UNITS/AC.	N/A
MAX. LOT COVERAGE	35%	31.3%
MINIMUM FRONT SETBACK	AVG. OF 2 ADJACENT LOTS ON BOTH SIDES	14'
MINIMUM SIDE SETBACK*	10% OF LOT WIDTH	>30'
MINIMUM REAR SETBACK**	25% OF LOT DEPTH	>75'
MINIMUM WATERFRONT SETBACK	75'	>75'

*NOT TO EXCEED 20'
**NOT TO EXCEED 75'

Buildable Area Calculation

TOTAL LOT SIZE - 20.79 ACRES (905,395 SQ. FT.)

-LESS PORTIONS OF THE PROPERTY COVERED BY STREAMS, PONDS, LAKES, WETLANDS, AND OTHER BODIES OF WATER) AND LANDS WITH A SLOPE IN EXCESS OF 30%.

SLOPES GREATER THAN 30% - 181,984 SQ. FT.

WETLANDS - 18,945 SQ. FT.

-THE DRB MAY UNDER CONDITIONAL USE CRITERIA ALLOW UP TO 50% OF THE MAXIMUM BUILDING DENSITY OR LOT COVERAGE TO BE CALCULATE ON LANDS WITH A SLOPE BETWEEN 15-30%.

SLOPES BETWEEN 15% AND 30% - 106,647 SQ. FT.

TOTAL UNBUILDABLE AREA = 5.86 ACRES (255,253 SQ. FT.)
(181,984 SQ. FT. + 18,945 SQ FT + (106,647*50%) = 255,253 SQ. FT.)

TOTAL BUILDABLE AREA - 14.93 ACRES (650,142 SQ. FT.)
(905,395 SQ. FT. - 255,253 SQ. FT. = 650,142 SQ. FT.)

Density Calculation

BASE DENSITY: 8.75 D/U PER ACRE
8.75 D/U/ACRE X 14.93 BUILDABLE ACRES = 130.64 UNITS

RESIDENTIAL CONVERSION BONUS*: 8 D/U PER ACRE
8.00 D/U/ACRE X 14.93 BUILDABLE ACRES = 119.44 UNITS

TOTAL ALLOWABLE DENSITY** = 250.08 UNITS
(38 INCLUSIONARY UNITS + 212 MARKET RENT UNITS)

*PER SECTION 4.4.5 (D), TABLE 4.4.5-7. THE SECTION ALSO ALLOWS FOR A MAX. LOT COVERAGE OF 50%.

**PER SECTION 9.19, TABLE 9.19-1 A TOTAL OF 18% OF ALL UNITS ARE REQUIRED TO BE INCLUSIONARY UNITS. THIS PARCEL WOULD THEN ALLOW FOR 38 INCLUSIONARY UNITS AND 212 MARKET RENT UNITS FOR A TOTAL OF 250 RESIDENTIAL UNITS.

Height

We are proposing a maximum height of 53 feet for Building A, which is the only 4 story building proposed. The remainder of the buildings average 43 feet and are three stories with the exception of the rental office/ clubhouse which is proposed to be two stories. The plan sets depict the front, rear and side elevation of the buildings. **Section 5.2.6 (b) Exceptions to Height Limits** paragraph 1 allows the height of a new building to be equal to or less than an existing structure if the existing structure was built prior to January 1, 2008. On this sit there is a pre-2008 mixing plant that abuts Grove Street that is 57 feet high. It is important to note, that building A sits in the lowest portion of the site and the elevation of the roof is proposed to be at 244 feet. The elevation of Grove Street in front of this building is 235 feet so the building will actually only be 9 feet taller than the street. We are proposing to gift this structure and the land surrounding it to the City. We feel, and the Parks & Recreation department concurs that this would be a great place for a bicycle and pedestrian rest area. The location of this structure can be seen on sheets S1 –S4. In the event that the City does not want it we would propose to either leave it in place (unused, or remove it). This section of the ordinance does not say that the existing structure needs to be either used or that hit needs to stay.

Overlay Districts:

The project lands are not impacting any of the Overlay Districts.

Natural Resources:

We feel this project is a big win for the environment. The developable area of the site is currently 95% impervious, we are reducing that to 31.2%. Currently the stormwater from the site has several points where it drains into either Centennial Brook or the Winooski River, we are proposing a state of the art stormwater system which includes the use of multiple rain gardens and are happy to report that we are not proposing to send any stormwater into Centennial Brook or any untreated Stormwater into the Winooski River. The developable area of the site is basically void of trees and grass, we are proposing to plant 146 trees, 507 shrubs and 780 perennials and approximately 10 acres of grass. The site has several hundred feet along the Winooski River and we are not proposing any improvements along that corridor or its buffer. We have delineated the wetlands and floodplains on the site and are not proposing to impact any of them or their associated buffer zones. We have had several staff members from the Agency of Natural Resources on site to review this proposal and confirm the wetland delineation and to search for the presence of irreplaceable natural areas, endangered plants and animals and potential erosion issues and are happy to report that they had no concerns with this project (with one exception as noted below*).

You will see on the plans that we are proposing one entry instead of the two entrances that we showed at Sketch plan. This is due to a request that was made first by the Conservation Commission and then by the Agency of Natural Resources*. Eliminating the second or northern entrance will allow us to remove the existing culvert and associated fill and bring this section of Centennial Brook back to what is referred to as an open channel. This is a very large plus for the brook! In regards to our meeting with the

Conservation Commission, we also added the a split rail fence adjacent to the existing tree line along the majority of the site, as depicted on sheet L1.0.

Fire Protection:

We have met with the Fire Marshall and have taken his concerns into consideration. He has seen our proposal to only have one entrance and that is why the one entrance is separated by a curbed island.

Traffic:

As mentioned, RSG Inc. was commissioned to analyze the traffic that this project will generate. We concur with all of their conclusions with the exception of #23, which recommends that we pay a "fair share contribution of approximately $6,000" to the City for the eventual improvements at the Colchester Avenue/Riverside Avenue/Barrett Street intersection Triangle. We request this because we will be paying approximately $53,600 in Traffic Impact Fees to the City already.

Lighting

Our lighting is divided into three categories: Interior, building mounted exterior and pole mounted exterior. All lighting will conform to both the general and specific (where applicable) lighting standards of the CDO. The landscaping sheets (L1-L5) all depict the street light and parking area pole locations and attached to this narrative are cut sheets that depict the pole, fixture and bulb type. We have not yet determined the exact location of the building mounted lights but we have included the cut sheet for the ones we will be using. All bulbs will be LED (if available) and at the Final Application stage a point by point photometric analysis will be completed and provided.

Site Design & Development Pattern:

One of the things that has been a constant concern is what type of visual or aesthetic impact will this project have on Grove Street? Because of this, we are proposing buildings along Grove Street that imitate large homes, specifically the Allen House on the Corner of South Prospect and Main Street and the Grasse Mont building on Summit Street. While we are not proposing to construct replicas of these buildings we have taken features (front entry way, trim detail and colors) from each and applied them to the elevations. One item that we have yet to decide on and are looking for the DRB and DAB's feedback on is if we should provide (or not) a direct connection to the sidewalk from these houses (I&J) to Grove Street. Currently the plans do not depict that connection due to the thought that if installed the sidewalk would be used as a shortcut to get to the interior of the project and for security reasons we may want to encourage pedestrians to use the sidewalk at the main entrance (as depicted) .

Once inside the project the streetscape is designed to give the project more of an open, campus type look and feel. You will notice that most intersection corners have a gentle radius and sidewalks are set back from the curb, both design concepts allow street trees to be closer to the pavement which enhances the visual appearance and increases the amount of shaded pavement. We have also proposed to not fill the interior of the two green areas in the center of each pod with trees, as our market research indicates that open areas in which people can play frisbee, kick a soccer ball or have a picnic score high on the scale for natural amenities. We have also chosen not to cross either of these open

areas with a sidewalk or improved path. We have however proposed to incorporate an improved trail system throughout the project site. The trails are depicted on the landscape plan and will likely be made up of natural mulch or gravel, or perhaps may simply become a dirt path.

Architectural Design Standards:

As mentioned previously, we are sensitive to how this project will appeal to the existing neighborhood and to the general public as they travel Grove Street and we believe we have come up with a fantastic way to bring some of Burlington's architectural heritage to Grove Street by utilizing a few of the design features and colors from some of Burlington's most historic and visible buildings (that when built, were residences).

It is however important to note that we are financially unable to use the same materials as those buildings as the materials are simply too expensive to purchase, too expensive to install and too expensive to maintain over time, hence the reason we are proposing to use mostly vinyl products on these buildings. We also completed a building by building analysis of the materials used in the neighborhood and can report that 85% of the houses on Grove Street have either metal or vinyl siding and trim and the majority of them have replacement (vinyl) windows and fiberglass doors.

In regards to the massing, height and scale of this project, we understand that once inside this project, it will not look or feel like Grove Street, we do however, feel that this amount of density and the massing, height and scale of this project is the highest and best use of this land. For all of the right reasons: added green space, less pollution from the diesel trucks, less noise from the trucks and plant, less dust, less truck traffic, less impervious surface, the need for housing, a safer street, etc.

Signage:

We are proposing to have a project sign inside the curbed island at the entrance as depicted on sheets L1.0 & L1.2. The sign will likely be large boulder or natural block with the name of the complex engraved within it. It will be lighted by an approved fixture and bulb. Other signs will be directional in nature (ex: Turn right for buildings A, B, & C) and their purpose will only be to enhance the circulation of residents and their visitors. They will be harmonious in color, material and lighting (where necessary) and will conform to Article 7 of the CDO.

Parking:

We do not need to request a waiver from the parking standards. The requirement is 2 spots for each unit and we are proposing 204 underground parking places and 296 above ground spaces so we are slightly over the required minimum. We are meeting the required threshold for handicapped spaces.

We met with the Department of Public Works bicycling specialist to confirm the amount and location of both the short and long term parking and are proposing to provide more than the requirement for both. Unfortunately we forgot to show the above grade short term bike racks on the plan but rest assured we will show them once and if we get to the Final plan submission stage. The requirement for long term bike spaces is 1 per 4 units and short term spaces and for short term spaces it is 1 per 10 units.

Inclusionary Zoning

Fifteen percent of the units (37) will meet the Inclusionary Zoning Requirements and we are anticipating that all of these units will be in building B. We are currently in discussions with a local non-profit housing provider whom is interested in taking ownership of this building.

Impact fees, taxes & municipal services:

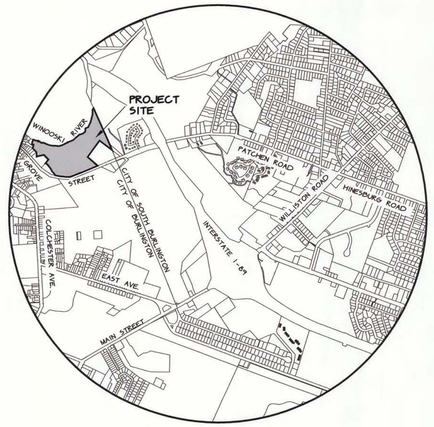
According to the Cities Impact Fee calculator the following impact fees will be due:
Traffic $46,000, Fire $52,570, Police $10,750, Parks $176,000, Library $109,000 and Schools $227,750 for a total of $622,250. According to the Cities Property Tax Calculator, the total annual property taxes will be approximately $886,462. These impact fees and taxes should certainly alleviate any burden that this project places on any of these services offered by the City.

To recap, we feel that this project is a welcome change to what is on the site today. We feel that the character of the area will improve, the natural environment will be enhanced and both vehicle and pedestrian traffic will be safer. We feel that this will improve the quality of air and water and reduce the amount of current noise pollution associated with the site. The project will enhance the Cities, street, sidewalk, water, sewer and power distribution systems and reduce the amount of soil erosion and untreated storm water entering Centennial Brook and the Winooski River. The project will have on site recreational amenities that include a pool, a game room, community room, a gym, paths and sidewalks to walk or run on as well as large areas of open grassed area play on. Due to the amount of Impact fees, property taxes and jobs created this project will have a positive impact on the Cities municipal services and lastly this project will provide a fair amount of drastically needed quality housing at a low to moderate price.

Respectfully submitted on behalf of the S.D. Ireland Family,

Patrick O'Brien

Ireland Property



Location Plan

N.T.S.

T1 -	Title Sheet
L1.0 -	Tree Planting Plan
L1.1 -	Enlarged Planting Plan - Zone 1
L1.2 -	Enlarged Planting Plan - Zone 2
L1.3 -	Enlarged Planting Plan - Zone 3
L1.4 -	Enlarged Planting Plan - Zone 4
L1.5 -	Enlarged Planting Plan - Zone 5
S1 -	Existing Conditions Plan
S2 -	Site Plan
S3 -	Utility Plan
S4 -	Grading Plan
S5 -	Pedestrian Plan 1
S6 -	Pedestrian Plan 2
S7 -	Pedestrian Plan 3
S8 -	Street Sewer Plan & Profile
S9 -	Sewer Plan & Profile - Upper
S10 -	Sewer Plan & Profile - Transition
S11 -	Sewer Plan & Profile - Lower
S12 -	Colchester Court Water Plan
S13 -	Sewer Details
S14 -	Pump Station Details
S15 -	Parking Details
S16 -	Water Details
S17 -	Stormwater and Erosion Control Details
EC1 -	Erosion Control Pre-Construction Plan
EC2 -	Erosion Control Construction Plan
EC3 -	Erosion Control Post-Construction Plan
EC4 -	Erosion Control Culvert Removal
A1 -	Typical Front Building Elevations A,B,C,D,E,F
A2 -	Typical Rear Inside Elevations A,B,C,D,E,F
A3 -	Typical Garage Floor Plan A,B,C,D,E,F
A4,A5,A6 -	Typical Front, Side, Rear Building Elevations J,K
A7,A8,A9 -	Typical Front, Side, Rear Building Elevations I
A10,A11,A12 -	Typical Front, Side, Rear Building Elevations G,H
A13,A14,A15 -	Typical Front, Side, Rear Building Elevations L
A16 -	Typical Exterior Materials

Owners & Applicants

S.D IRELAND BROTHERS CORP.
C/O SCOTT IRELAND
P.O. BOX 2286
SOUTH BURLINGTON, VERMONT 05407

IRELAND GROVE STREET PROPERTIES, LLC
C/O SCOTT IRELAND
P.O. BOX 2286
SOUTH BURLINGTON, VERMONT 05407

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Development Consultant

PATRICK O'BRIEN DEVELOPEMENT LLC
C/O PATRICK O'BRIEN
200 OLD FARM ROAD
SOUTH BURLINGTON VERMONT 05403

Landscape Architect

WAGNER-HODGSON
C/O JEFF HODGSON, ASLA
7 MARBLE AVENUE
BURLINGTON VERMONT 05401

Civil Engineer

O'LEARY-BURKE CIVIL ASSOCIATES
C/O PAUL O'LEARY, PE
1 CORPORATE DRIVE
ESSEX JCT VERMONT 05452

STATE OF VERMONT — PAUL J. O'LEARY, JR. — No. 5477 — REGISTERED PROFESSIONAL ENGINEER

DATE	REVISION		BY
SURVEY: OBCA	☐ RECORD DRAWING ☐ FINAL	■ PRELIMINARY ☐ SKETCH/CONCEPT	DATE 10-1-13
DESIGN OTHERS/OBCA			JOB# 2011-52
DRAWN BJB/BWC			FILE 2011-52-S9
CHECKED PJO			PLAN SHEET # T1
SCALE 1"=100'			

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
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E-MAIL: poleary@olearyburke.com

IRELAND PROPERTY
Grove Street — Burlington, VT

TITLE SHEET


LINCOLN BROWN ILLUSTRATION


LINCOLN BROWN ILLUSTRATION