237 Riverside

ZONING INFORMATION

Zoning District:
   Neighborhood Mixed Use District
   **NAC-Riverside**
   - 2.0 FAR
   - 80% maximum Lot Coverage
   - 0 feet front, side, and rear setback
   - Minimum height = 22', Maximum height = 35'
   - Table 4.4.2.2 Maximum FAR and Building Heights with Bonuses
     NAC-R 3.0FAR, 45 feet
   - Appendix A – Multi Family permitted

**Development Bonuses**
   Inclusionary housing per Article 9, Part 1
   - 15% of 45 units = 10 units minimum to be Inclusionary Units
   - Section 9.1.12
     - NAC-R2.5FAR, 47' feet, set back 10' along the street façade
   - Section 9.1.14
     The inclusionary units will be similar to the market rate units
     The inclusionary unit floor area will be identical to the market rate units

**RCO District – Conservation**
   **RCO-C**
   - 5% Lot Coverage
   - 15' front setback, 10% side setback, 25% rear setback
   - Maximum height = 25'

LOT SIZE (including RCO) = 72,350 sf
250' RCO zone
BUILDABLE AREA = 16,050 sf
80% lot coverage allowed
.80 x 72,350 = 57,880 sf
TOTAL proposed conditioned square footage = 39,575 sf
237 RIVERSIDE
PROJECT INFORMATION & GOALS

The overarching goal of this project is to offer new, modern, environmentally conscious, sustainable, and attainable labor force housing in Burlington. The units will be relatively small and at a price point targeted toward workers, couples or single residents looking to live within the city, affordably. The units will have access directly outside of the "front" door to the bike lanes, foot path, and bus transportation providing easy access to the center of Burlington and Winooski.

- Fossil fuel free
- Carbon neutral
- Highest degree of energy efficiency; approaching net zero
- Modern, progressive housing on an underutilized site

PROJECT DESCRIPTION

Micro-Unit Apartments - 48 at approximately 350 square feet each over 2 levels
Loft Unit Apartments - 5 at approximately 645 square feet and 12 at approximately 522 square feet on level 4
Street level lobby serving the residential levels above
45 parking spaces on grade
Bicycle storage on site
Community kitchen, laundry, and gathering spaces
Potential for a formalized path between UVM and Site
Potential outdoor recreational space looking out toward the river

STREET LEVEL 1,328 SF of Lobby, Commercial, & Support Space
SECOND LEVEL 13,072 SF of Residential
THIRD LEVEL 11,585 SF of Residential
FOURTH LEVEL 9,842 SF of Residential
LOFT LEVEL 3,748 SF of Residential
AREA 39,575 SF (not including parking)
HEIGHT 47' above sidewalk level

237 Riverside
Burlington, VT
LOT SIZE (including RCO) = 72,350 sf
250' RCO zone
BUILDABLE AREA = 16,050 sf
80% lot coverage allowed
.80 x 72,350 = 57,880 sf
TOTAL proposed conditioned square footage = 39,575 sf
LEVEL 1 HOUSING
- 24 Units, approximately 350 square feet
- Community Amenities
- Covered Outdoor Space
- Access to Site

LEVEL 2

237 Riverside
Burlington, VT
LEVEL 2 HOUSING
- 24 Units, approximately 350 square feet
- Community Amenities

LEVEL 3

237 Riverside
Burlington, VT
LEVEL 3 HOUSING
- 5 Units, approximately 645 square feet
- 12 Units, approximately 522 square feet
- 2 Courtesy Units
- Community Amenities
- Private Outdoor Space
LEVEL 4 HOUSING
- Lofted Bedroom for each unit