

Memorandum

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SD Ireland Companies

Date: 11/1/2022

Subject: **284 Grove Street – Apple Grove
Sketch Plan Review
Project Narrative**

Overview:

The applicant/owner, Ireland Grove Street Properties, LLC, is proposing redevelopment of the existing Planned Unit Development at 284 Grove Street, known as Apple Grove. The project is located in the Residential Low (RL) Zoning District outside of the Design Review Overlay District. The project site currently consists of 15 residential units located along an existing private, looped drive. The current buildings are falling into disrepair due to age and building material degradation. This project proposed the demolition of the existing units and construction of 13 new duplex buildings (total of 26 units) along the existing private drive. Duplexes on the outside of the loop will have attached garages and will face the private drive while duplexes on the inside of the loop will have detached centrally located garages and will face Grove Street. A central one-way drive will serve the units facing Grove Street for parking purposes and will provide access to the central detached garage buildings.

General Site Information:

The subject parcel is located at 284 Grove Street, on the north side of Grove Street, and is 5.08 acres in area, with portion of the parcel located in both the City of Burlington and South Burlington. The project currently consists of 12 existing modular homes and a 3-unit apartment building in the RL District. The apartment building is listed on the State's Historic Register under project number CH-86-0384.

The project site is served by a private drive off Grove Street that loops around the development and includes a sidewalk serving each building along with street trees and streetlights.

Along the eastern portion of the property is an existing 150' VELCO right-of-way. The VELCO right-of-way makes nearly all of the parcel's lands within South Burlington undevelopable. To the east of the project, beyond the VELCO right-of-way is the Valley Ridge Subdivision (South Burlington), and beyond that is I-89. To the south of the project is an undeveloped parcel also owned by Ireland Grove Street Properties, LLC, a single-family home, and lands owned by UVM that are within conservation. To the west of the project is the Bayberry PUD.



Density/Affordability:

The project site contains 4.82 acres of land within the City of Burlington, and 0.26 acres within the City of South Burlington. Only the land within the City of Burlington is used in calculating the maximum density of the PUD.

Buildable Area Calculations (from Sec. 5.2.4 Zoning and Subdivision Ordinance)

Total Project Parcel Area:	4.82 acres
Wetland Exclusion:	0.26 acres
Remaining Area:	4.56 acres

Slope Analysis on Remaining Area:

Under 15%	2.67 acres
15-30%	0.57 acres (X 50%) = 0.29 acres
Over 30%	1.32 acres
Total	2.96 acres

We are requesting that under Conditional Use the slopes between 15-30% be included in density calculation per Sec. 5.2.4 of the Zoning and Subdivision Ordinance.

With the Inclusionary Housing Bonus the density can be increased from 7 units/acre to 8.75 units/acre; therefore, the 2.96 acres of buildable area equates to 26 unit (8.75 units/acre x 2.96 acres = 25.9 units).

To meet the Inclusionary Housing Bonus requirements 4 units will need to be inclusionary housing (15% x 26 units = 3.9 units).

Topography:

The site slopes from east to west within the development area at an average rate of ±6%. The east drive access onto Grove Street is approximately 10' higher in elevation than the west access. Along the rear of the existing homes on the outside of the loop is a steep embankment (±60' in elevation difference) that slopes down toward the Winooski River to the north. There is a Class 2 Wetland located at the toe of the embankment that was delineated in 2012, all proposed development is greater than 150' away from the wetland.

Utilities:

The project is currently served by water from Champlain Water District via an existing 8" line from South Burlington. The project proposes to utilize the existing water lines within the development and provide new service taps for the proposed units. CWD has confirmed that they can serve this redevelopment and we will continue to coordinate with them concerning flows and pressures.

Sewer is currently served by the gravity system along the private drive that connects to the existing City of Burlington sewer system on Grove Street. The project will continue to utilize the existing sewer system along the private drive and will provide new service connections for the increase in units.

Currently stormwater is collected via a series of catch basins along the private driveway and conveyed to an outfall in the woods to the west. There is currently no treatment or detention of stormwater on the site. We are proposing to manage stormwater by treating a portion of the new impervious surface, redeveloped surface, and existing surfaces via two new subsurface infiltration systems. Stormwater runoff for up to the 10-year storm event will be managed and treated meeting the requirements of the 2017 Vermont Stormwater Management Manual.

Traffic/Parking:

Vehicle access will continue to be provided by the two private drive access points along Grove Street. Utilizing the Institute of Traffic Engineers Trip Generation Manual (11th Edition), the trip generation as estimated for this facility under the existing and proposed conditions:

<u>Land Use Description</u>	Existing Conditions				
	<u>LUC</u>	<u>Units</u>	<u>Average Weekday</u>	<u>AM Peak</u>	<u>PM Peak</u>
Single-Family Detached Housing	210	12	143 VTE/Day	11 VTE/Hour	14 VTE/Hour
Single-Family Attached Housing	215	3	22 VTE/Day	1 VTE/Hour	2 VTE/Hour
Total			165 VTE/Day	12 VTE/Hour	16 VTE/Hour

<u>Land Use Description</u>	Proposed Conditions				
	<u>LUC</u>	<u>Units</u>	<u>Average Weekday</u>	<u>AM Peak</u>	<u>PM Peak</u>
Single-Family Attached Housing	215	26	187 VTE/Day	12 VTE/Hour	15 VTE/Hour
Total			187 VTE/Day	12 VTE/Hour	15 VTE/Hour

Therefore, there is no increase in vehicle trip ends in the AM peak hour and a net increase of 1 vehicle trip end in the PM peak hour.

All sidewalks and ramps will be ADA accessible and detectible warning plates will be provided at the reconstructed crossings along Grove Street.

The project is located within the Neighborhood Parking District and proposes to have 2 spaces per duplex unit for a total of 52 parking spaces. Half (26) of these will be provided within garages and the remaining half will be provided via driveway surface parking.

Under zoning amendment ZA-22-07 a Transportation Demand Management plan is required for this project and will be developed prior to Preliminary Plat.



Anticipated Permits:

We anticipate the following permits will be required for development of this project and will be provide to the City upon receipt:

- Wastewater System and Potable Water Supply Permit
- Stormwater Operation Discharge Permit
- Stormwater Construction General Permit
- Act 250 Land Use Permit

If additional permits are required notification will be provided to the City and copies of the permit will also be provided.