

Department of Planning and Zoning

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TO: Design Advisory Board
FROM: Scott Gustin *AS*
DATE: April 12, 2016
RE: 16-0958SP, 316-322 Flynn Avenue

Zone: NMU Ward: 5
Owner/Representative: G&C Properties / 316 Flynn LLC

Request: Sketch plan review of project to remove deli building and residence and to replace with four story mixed use building with thirty apartments and two commercial spaces with associated parking lot.

OVERVIEW:

The applicant is requesting sketch plan review of a proposed mixed use building and associated parking. The existing corner market building will be demolished along with the detached triplex and redemption center.

A similar but smaller development was approved for this property in May 2015. That approval included deli and office space and 9 new residential units. The existing triplex was to be retained. As proposed, the project will expand to include two commercial spaces and 30 apartments. The triplex will be demolished.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

Important natural features onsite include Englesby Brook and associated wetlands. In light of this waterway's impaired status, construction site erosion control measures and post-construction stormwater management are particularly important. The actual footprint of development onsite appears to remain unchanged. Review and approval of erosion control and stormwater management measures by the Conservation Board and the Stormwater Administrator will be required upon permit application.

(b) Topographical alterations

The site is generally flat and will remain so. Some grading work is proposed; however, it will not substantially alter the existing topography of the site.

(c) Protection of important public views

There are no designated view sheds from or through the property.

(d) Protection of important cultural resources

The proposed development site has no known archaeological resources.

(e) Supporting the use of alternative energy

The utilization of alternative energy is not included in the project plans. With ample solar exposure, future utilization of rooftop solar is encouraged.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management.

The front entries into the building are sheltered under a canopy. The rear entries will be sheltered as well. Ample room remains onsite for seasonal snow storage.

(h) Building location and orientation

Placement of the proposed building is essentially consistent with that of the existing building. The new structure will be set to the street corner while still observing the required setback from the curb. Any encroachments into the street right-of-way will require an encumbrance permit from the City Council in consultation with the Department of Public Works. The primary façade faces Pine Street and contains a well-defined central entrance and street-level shop front. The Flynn Avenue façade contains no entrance but continues with the fenestration and canopy facing Pine Street. The ground level of the proposed building is not significantly differentiated from the upper stories. Such differentiation is recommended and can be achieved easily with different exterior cladding. This criterion specifically calls for special attention for the ground level with the intent of improving the building's pedestrian interface.

(i) Vehicular access

Vehicular access will continue to be provided from both Flynn Avenue and Pine Street, albeit in better defined form.

(j) Pedestrian access

Steps and a new front walkway will connect the front building entries to the public sidewalk. Grading will enable direct connection of the new walkway to the Flynn Avenue sidewalk. Steps will connect to the Pine Street sidewalk. The previously approved project included reconstruction of the public sidewalk. Whether that is included now is unclear. If it is to be reconstructed, review and approval by the Department of Public Works will be required. The sketch plans show discontinuous public sidewalks across the two driveways. The concrete sidewalks must be continued across each driveway.

(k) Accessibility for the handicapped

No handicap accessibility details are included in the sketch plans. The 2012 Vermont Access Rules require that all of the proposed dwelling units be "adaptable." It is the applicant's responsibility to comply with all applicable ADA requirements.

(l) Parking and circulation

Reconstructed surface parking is placed to the side and underneath the building. The existing streetfront pavement will be removed and replaced with the new building and associated walkway and stairs. The building mass screens some of the parking from the street. Where the building is elevated above the parking, there is no screening. This criterion requires screening of this street-level parking with landscaping, public art, or other design amenities. Better yet, the parking could be more fully enclosed by the building.

Dimensionally, the parking spaces and back-up distances are smaller than the standard. Proposed parking spaces are just 18' deep, whereas 20' is the standard. Back-up length for the 90-degree parking spaces is just 20,' whereas the standard for such spaces is 24.' While some dimensional flexibility is allowed under the standards of Article 8, the applicant must demonstrate that the proposed layout will be functionally adequate. The sketch plans show no safe and unobstructed route, physically separated between vehicles and pedestrians, connecting pedestrians to the building entries or public sidewalk. Such route must be provided.

Exposed surface parking is limited enough (just 8 spaces) that shade trees are not required. Additional landscaping should be installed at the northwestern corner of the parking lot to provide screening from the street.

The sketch plans depict indoor and outdoor bike parking spaces. Additional details relative to type and number of bike parking spaces will be required upon permit application.

(m) Landscaping and fences

The sketch plans contain little in the way of landscaping details. Some lawn plantings are noted, and that is it. Permit application plans must contain more fully developed landscaping plans. As noted before, additional emphasis should be placed on screening the parking from the street. No new fencing is evident.

(n) Public plazas and open space

No public plazas or open space are included in this proposal.

(o) Outdoor lighting

Little outdoor lighting information is included in the sketch plans. Fixture locations appear to be noted outside the doorways. Upon permit application, fixture cutsheets and lighting levels will be needed as well.

(p) Integrate infrastructure into the design

All utility lines must be buried. No ground-mounted mechanical equipment is included in the proposal. A trash and recycling enclosure will be provided at the northeast corner of the parking area. No enclosure details have been provided and must be included in the permit application. The dumpster must be set on a concrete pad.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

While the proposed building is significantly larger than that in the prior proposal, it is not out of context with other existing buildings in the area, particularly along Pine Street to the north. The proposed building is very similar in appearance to other recently constructed apartment buildings: boxy and angular with some variation in exterior color and building plane to break up perceived mass. There is no differentiation at the ground level except where the building is elevated on poles above the parking. Improvement is needed. While not an especially tall building, greater distinction is needed for the ground level – to strengthen its pedestrian interface and to separate it from the upper stories. More than half of the building is hoisted in the air on columns. While fundamentally this arrangement can work, its appearance from the street is awkward and contradictory to presenting an active and inviting face to the street. Ground level parking under the building is acceptable. The exterior building walls should be extended across most or all of the perimeter of the parking (of course leaving voids for garage entries). Instead of windows, grated openings could be used for ventilation. Doing so would provide greater continuity and strength to the building's ground level.

2. Roofs and Rooflines

The proposed building includes varying roof planes on each of the separate building components. Most have a slight pitch. While unusual in the neighborhood, this arrangement works with the overall design of the building.

3. Building Openings

The proposed building exhibits two fenestration patterns, both of which are consistent with the overall appearance of the building. The ground level fenestration presents as that of a shop front while the upper stories incorporate a fenestration pattern more consistent with an apartment building. Fenestration throughout is appropriately scaled and suited to its intended purpose. The front entries are embellished with projecting awnings over the doorways.

(b) Protection of important architectural resources

The existing building is not historic, nor is it eligible for listing on an historic register. Its demolition will have no adverse impact on Burlington's architectural resources.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As proposed, the building employs physical step-backs of its façade along Pine Street and Flynn Avenue to break up its perceived mass. The front entries are defined with shop front fenestration and awnings overhead. As noted above, there is relatively little that distinguishes the street level of this building from the upper stories. Greater street level detail is needed. This criterion spells out a number of options such as varying building materials, architectural features, and recessed entries.

(e) Quality of materials

No building materials are specified in the sketch plans, but the elevation drawings imply that the structure will be clad entirely in corrugated metal siding with metal coping along the roof edges. This material is acceptable for new construction; however, as noted above, a different material along the ground level should be used. Window, roofing, and awning materials are not noted. All exterior building materials must be specified in the permit application.

(f) Reduce energy utilization

The building will be required to comply with current state and city energy efficiency standards. The multi-unit, mixed use structure will be inherently more energy efficient than multiple detached structures.

(g) Make advertising features complimentary to the site

No signage is depicted in the sketch plans. The applicant is advised to consider a sign band or at least the placement of parallel signs on the building.

(h) Integrate infrastructure into the building design

The sketch plans depict no exterior mechanicals, rooftop or otherwise. If exterior mechanicals are proposed, they must be depicted and fully screened for permit review.

(i) Make spaces safe and secure

Building entries appear to be illuminated, but details are needed as noted above. An intercom system for residents is encouraged. Adherence to applicable building codes will be required.

RECOMMENDED MOTION:

None for sketch plan review.

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MAR 17 2006

DEPARTMENT OF PLANNING & ZONING

City of Raleigh
 Planning Department
 2000 North Salisbury Street
 Raleigh, NC 27601
 Phone: 919.977.3300
 Fax: 919.977.3300



LEGEND

Symbol	Description
—	Proposed 2006 Line
- - -	Unimproved Utility Line
—	Utility Line
—	Storm Line
—	Water Line
—	Gas Line
—	Electric Line
—	Telephone Line
—	Street
—	Proposed Street
—	Right-of-Way
—	Property Boundary
—	Lot Boundary
—	Setback Line
—	Utility Pole
—	Water Meter
—	Gas Meter
—	Electric Meter
—	Telephone Meter
—	Street Light Pole
—	Street Light
—	Street Curb
—	Street Gutter
—	Street Sidewalk
—	Street Median
—	Street Shoulder
—	Street Right-of-Way
—	Street Easement
—	Street Encroachment
—	Street Obstruction

LEGEND

- 1. "Proposed" lines of the same type, color, weight, etc. as the existing lines, but with a different color fill, shall be used to indicate proposed changes to the existing lines.
- 2. "Proposed" lines of the same type, color, weight, etc. as the existing lines, but with a different color fill, shall be used to indicate proposed changes to the existing lines.
- 3. "Proposed" lines of the same type, color, weight, etc. as the existing lines, but with a different color fill, shall be used to indicate proposed changes to the existing lines.

Notes:
 1. All proposed changes to the existing lines shall be in accordance with the applicable codes and regulations of the City of Raleigh.
 2. The City of Raleigh reserves the right to modify or delete any proposed changes at any time without notice.
 3. The City of Raleigh is not responsible for any errors or omissions in this plan.
 4. The City of Raleigh is not responsible for any damage to property or persons resulting from the use of this plan.

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PINE & FLYNN - EXISTING CONDITIONS

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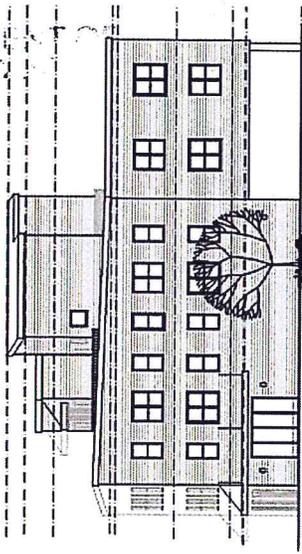
PROPOSED SITE PLAN
scale 1" = 10'

PINE & FLYNN - SITE PLAN

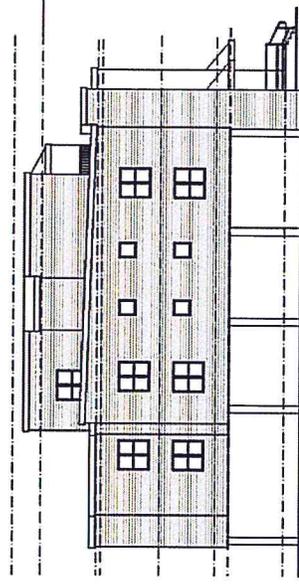
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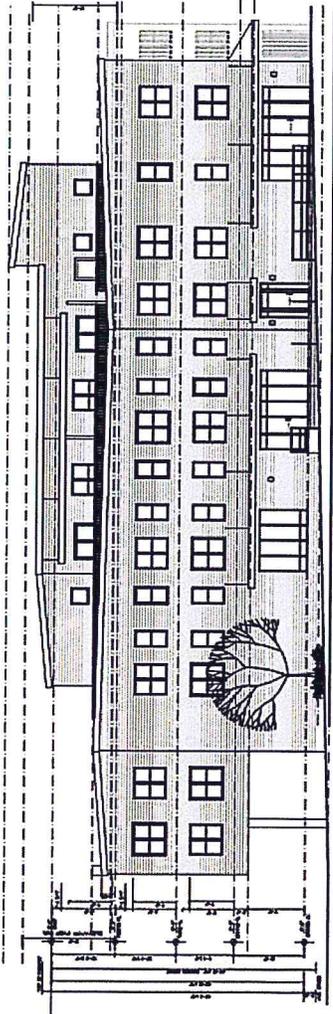
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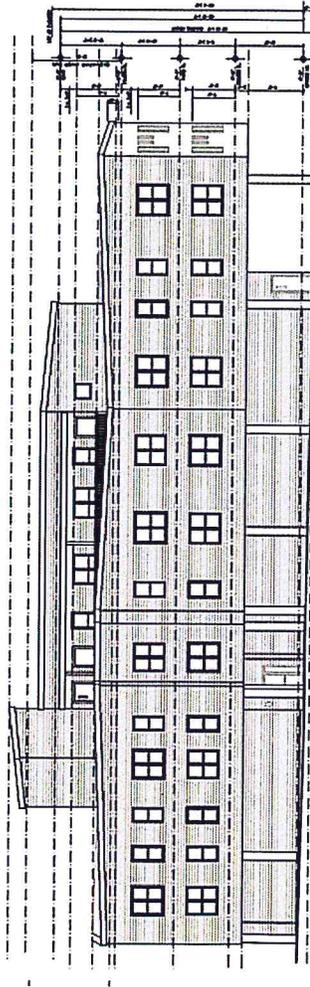
SOUTH



NORTH



WEST



EAST

PINE & FLYNN - ELEVATIONS

PLANNING CENTER

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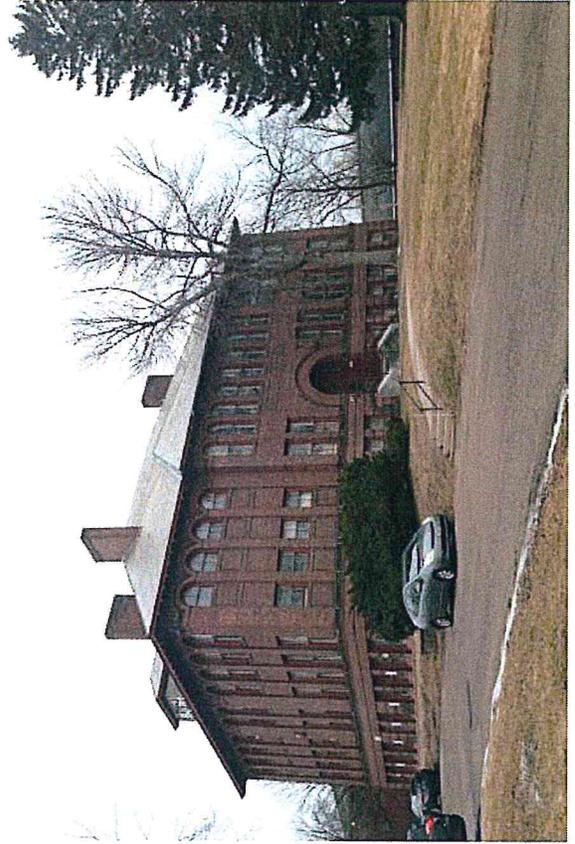
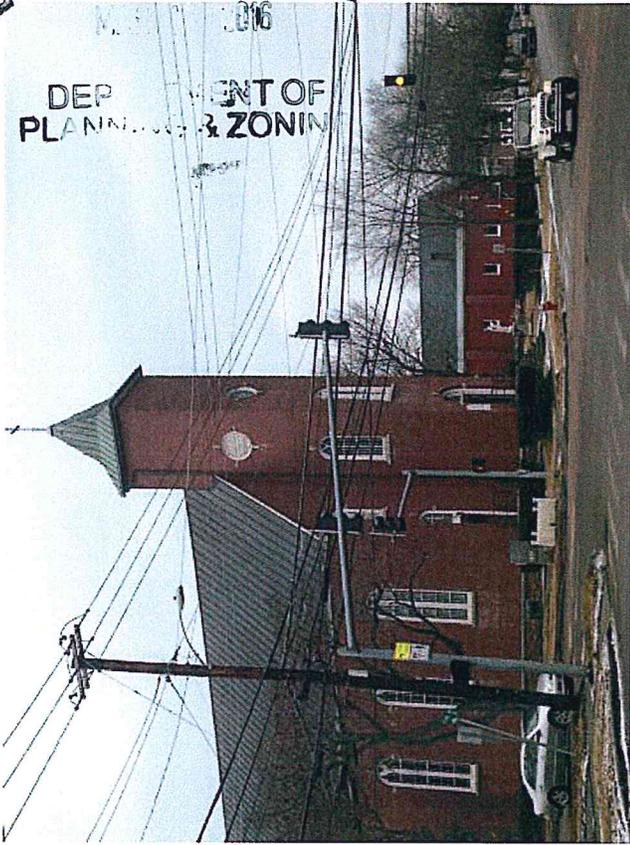
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LINCOLN BROWN ILLUSTRATION

PINE & FLYNN - VIEW LOOKING NORTHEAST

REVIEW



PINE & FLYNN – CONTEXT IMAGES