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## 316 Flynn Avenue – Zoning Permit Application Narrative

### Description of the Proposed Development and Proposed Use: DEPARTMENT OF PLANNING & ZONING

The proposed project consists of the redevelopment of a parcel in the Neighborhood Mixed Use zone at 316 Flynn Avenue. The property is a 0.61 acre parcel, or approximately 26,428 square feet of land, with three existing structures totaling approximately 6,304 finished square feet above ground. The current development intensity represents a FAR (floor area ratio) of only 0.24 in a zoning district that encourages dense mixed-use development of up to 2.0 FAR. The majority of the parcel is paved for parking and driveway access with two existing curb cuts- onto Flynn Avenue and Pine Street. At the northern end of the site the paved parking gives way to gravel which ends at a vegetated slope down to Engelsby Brook.

The Pine Street corridor is an important mixed-use spine in the South End neighborhood of Burlington and the gateway into the City of Burlington from many destinations south of the city center. A number of positive redevelopment projects have occurred along the Pine Street corridor over the past 20 years or so including the reuse of numerous formerly industrial and commercial buildings to house retail businesses, office space and artists' studios. Dealer.com, Zero Gravity Brewery, Citizen Cider, Arts Riot, Feldman's Bagels, Wind & Waves and Conant Metal & Light are just some of the businesses contributing to the revitalization of a former industrial corridor. A new branch of the successful City Market co-op grocery store is presently being permitted west down Flynn Avenue from the proposed project location.

This project endeavors to continue the ongoing evolution of Pine Street into a vibrant mixed-use district creating neighborhood oriented retail and new residences. The project adds density in a mixed-use zone that seeks compact transit/bike/pedestrian oriented development. The development involves demolition of the existing approximately 2,800 SF Pine Street Deli building and construction of an approximately 26,000 SF, four-story, flat-roofed building.

The primary use of the new building will be for 30 apartments (anticipated to be 14 efficiency units, 12 one-bedroom units and 4 two-bedroom units) located on the second, third and fourth floors, with elevator service and common room located in the southern portion of the ground floor to be used for laundry. Indoor bike storage will be accommodated at the ground floor with a lockable bike room, while exterior open bike rack storage will be at the front of the building along Flynn Avenue and under the cover of the parking garage.

Two commercial spaces of 1,500 SF proposed for restaurant use will be located in the west and southwest portions of the ground floor, with the main entrance to both commercial spaces located off the sidewalk running along Pine Street. The main entrance to the residences will be off the sidewalk along Flynn Avenue. A partial basement is proposed to be located under the building to provide additional storage and possibly mechanical/electrical room space.

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The existing site is almost completely impervious, covered by parking areas to the north and east of the existing building footprint. The proposed site plan better defines the access drive from Flynn Ave by narrowing it and moving it to the east away from the intersection. The Pine Street access drive is shifted to the north, also away from the intersection. Green strips of lawn and landscape plantings will be created along the southern, Flynn Avenue, side of the proposed building footprint as well as at the western, Pine Street side.

Proposed Days and Hours of Operation:

The proposed commercial space is anticipated to be utilized as a restaurant, with operations 7 days a week and hours of operation from 5:30am to 11pm Sunday through Thursday and from 5:30am to 1:00am on Fridays and Saturdays.

Estimated Number of Employees:

The small commercial spaces are each anticipated to have approximately three employees working during their hours of operation. Leasing and management of the residential units will not entail any full-time, on-site employees based out of the property. Marketing and maintenance functions will be conducted on a part-time basis by employees who are based off-site.

Traffic Generation and Parking Analysis:

The property is located in the shared use parking district within the Neighborhood Mixed-Use District and based on the owners' experience, the close proximity to downtown is expected to attract tenants that are more apt to bike/walk, use public transportation, and use CarShare. The proposed site plan includes a total of 34 off-street parking spaces with access from curb cuts, slightly altered from the existing, to the south from Flynn Avenue and the west from Pine Street.

Under separate cover is a copy of our traffic impact and parking impact analysis prepared by Stantec. The intent of the report is to fully address the traffic and parking issues raised by Public Works at the TRC meeting. More specifically it demonstrates that:

- The project has adequate parking to serve site generated demands and should not significantly impact the unrestricted parking on Flynn Avenue; and,
- Use of the Flynn Avenue on-street spaces by site visitors, if any, would likely occur during the midday, off-peak traffic hours and have no significant impact on operations at the Pine Street and Flynn Avenue intersection.

The study constitutes a "full traffic study" as requested by DPW. It does not include reference to the City Market project as the traffic study has not been completed for that project. It also does not reference the Champlain Parkway project although that project will likely draw traffic away from the Pine Street and Flynn Avenue intersection. More importantly, the traffic study has demonstrated that the proposed development will have no measurable impact on intersection operations and that conclusion remains valid whether or not the City Market and/or Champlain Parkway projects are completed.

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The restaurant use requires 3 parking spaces per 1,000 square feet, yielding a requirement of 9 parking spaces for the proposed project. 1 parking space is required for each apartment, yielding a requirement of 30 parking spaces for the apartments. The total parking requirement is therefore:

- Restaurant – 9 parking spaces
- Apartments – 30 parking spaces
- Total – 39 parking spaces

Parking Waiver:

We are requesting a parking waiver of 5 parking spaces in light of site's walkable and bikable location, bus stop located adjacent to the site and nearby opportunities for on-street parking. Our site plan accommodates 34 total parking spaces with the configuration presented. We have studied alternative parking layouts and have determined that the current site plan accommodates the most parking possible.

Our management experience shows that a dense neighborhood mixed use location in close proximity to downtown requires less parking. Many sites in the neighborhood function without dedicated off-street parking and there is ample on-street parking in the vicinity along Flynn Ave, Richardson Street and Ferguson Street to accommodate short-term parking for restaurant patrons.

We are also providing bike storage at the ground level, and promote CarShare and CCTA to our tenants. The proposed parking lot is slated to host a CarShare pod. The Pine Street CCTA bus route passes in front of the proposed building on Pine Street, providing easy access to the Cherry Street hub and routes covering Chittenden County and points beyond.

In summary:

1. Mixed use location close to downtown/promotion of public transportation and CarShare
2. Adequate secure bike storage
3. Direct access to CCTA bus route

316 Flynn Avenue Parking Management Plan:

~~Given the neighborhood mixed use location in close proximity to downtown we are confident the project will attract tenants that are more apt to bike/walk, use public transportation and/or use CarShare. Parking will be shared between the restaurant and residents. It will be explicit in all leases that parking is first come, first served during weekday daytime hours from 9am-5pm and that during nights and weekends each apartment will be permitted to use one parking space. While the 34 off-street spaces are sufficient to provide at least one space per apartment, parking will be made available as an option- and if some tenants choose not to rent the parking space assigned to their unit it may be re-assigned to another tenant who chooses to rent an extra space.~~

*See revised 7/27/16*

316 Flynn Avenue Parking Management Plan:

Given the neighborhood mixed use location in close proximity to downtown we are confident the project will attract tenants that are more apt to bike/walk, use public transportation and/or use CarShare. Parking will be shared between the restaurant and residents. It will be explicit in all leases that parking is first come, first served seven days a week from 9am-9pm and that outside that timeframe each apartment will be permitted to use one parking space. While the 34 off-street spaces are sufficient to provide at least one space per apartment, parking will be made available as an option- and if some tenants choose not to rent the parking space assigned to their unit it may be re-assigned to another tenant who chooses to rent an extra space.

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The vehicular access is from Flynn Avenue with traffic entering the site at the curb cut east of the building, and from Pine Street with traffic entering the site at the curb cut south of the building. The proposed building will have entries on Flynn Avenue and the parking lot that allow for easy access to the secure bike storage located on the ground floor, as well as additional storage located in the building's partial basement. Exterior bike storage will be located at the front of the building along Flynn Avenue and under cover in the lot. Depending on the specific retail tenant's needs, DPW is open to potentially creating short-term on-street parking to the east of the building and/or a loading zone for deliveries along Flynn Avenue.

Phasing and Construction Schedule:

The redevelopment is proposed to occur in a single phase with demolition and initial site work occurring first, immediately followed by construction of the new building, with final utility connections and finish site work including landscaping to occur last. The overall construction schedule is anticipated to take approximately 11 months, with a target start date of Spring 2017 (dependent on zoning approval, Act 250 approval, and issuance of a building permit).

Storm water management:

The approach to long-term stormwater management is to reduce the amount of impervious surfaces from the current level and to employ infiltration where possible and to reduce the peak discharge rate of the remaining runoff into the existing connection to the municipal system under Flynn Avenue. Stormwater flow into Engelsby Brook will be reduced from present levels and controlled by filtering through a bioswale to a flow reducing tank and level spreader into the brook. A construction period stormwater and erosion control plan will be employed that complies with the City of Burlington Department of Public Works and Planning & Zoning guidelines. Additional information on stormwater and erosion control is included in the materials from our civil engineer, Doug Hewitt of Summit Engineering, Inc.

Capacity of municipal utilities, services & existing or planned community facilities:

Based on the similarity of the proposed uses to recently approved projects, the stated planning goals of the Neighborhood Mixed Use District and initial feedback obtained from the Technical Review Committee the applicant's understanding is that there is sufficient capacity of municipal utilities, services and existing or planned community facilities to accommodate the proposed new development.

Utilization of renewable energy resources:

The applicant will be working with BED, Vermont Gas and Efficiency Vermont to minimize energy usage in the proposed building through EnergyStar certification and installation of the most energy efficient available technology for primary space heating and cooling (cold-climate air source heat pumps). The building's design will also provide for future installation of rooftop solar through adequate structural load capacity and conduit run from the basement utility room to the roof when it becomes economically feasible to do so.

316 FLYNN AVENUE - EXISTING CONDITIONS SITE PHOTOS



View to Northeast



View to Northwest

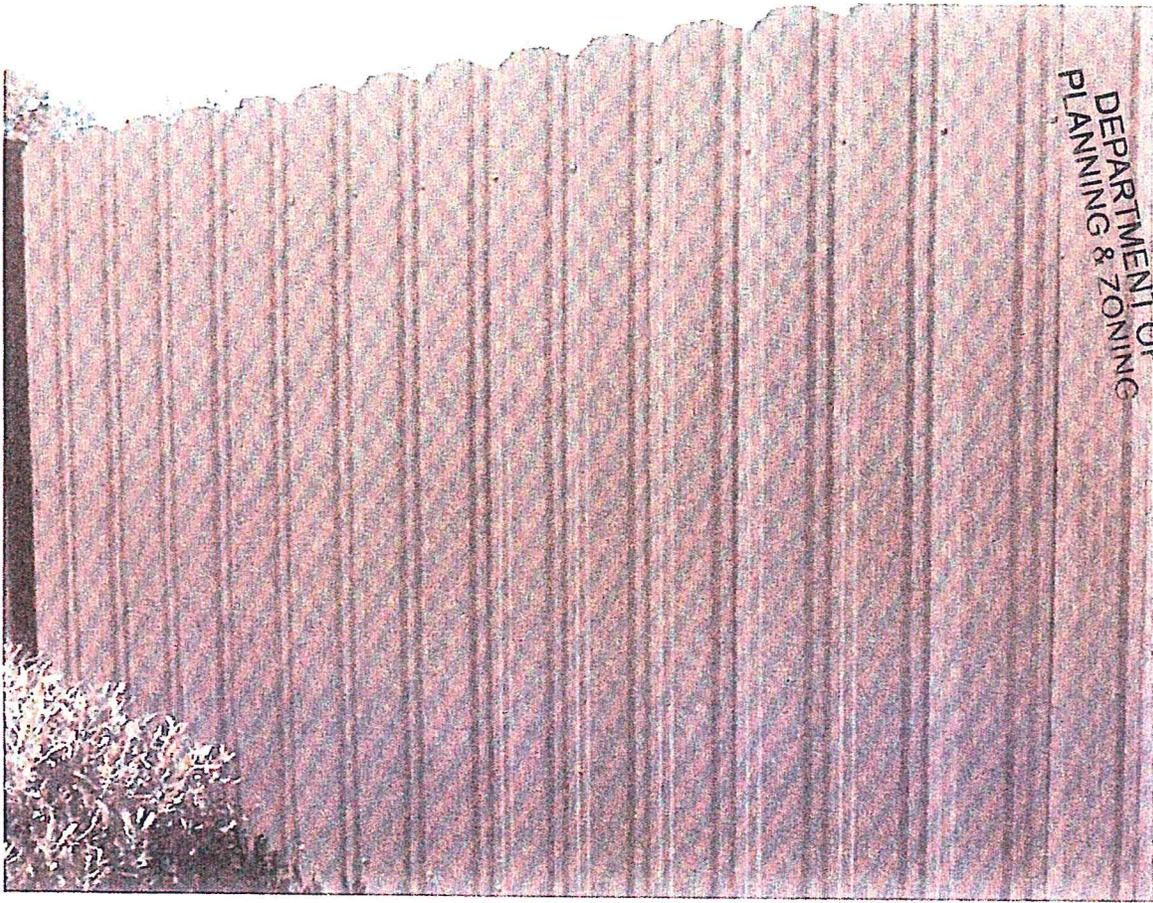


View to Southeast

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6 Fortress Privacy - Dumpster enclosure

DUMPSTER ENCLUSRE- THREE SIDES

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72" tall Chainlink Fabric with  
Knuckle / Knuckle Selvage and 2"  
Mesh Size

108" tall, 4" diameter Gate Posts  
with 12" post footing diameter and  
48" post footing depth

The opening width of the Double  
Gate is 21'

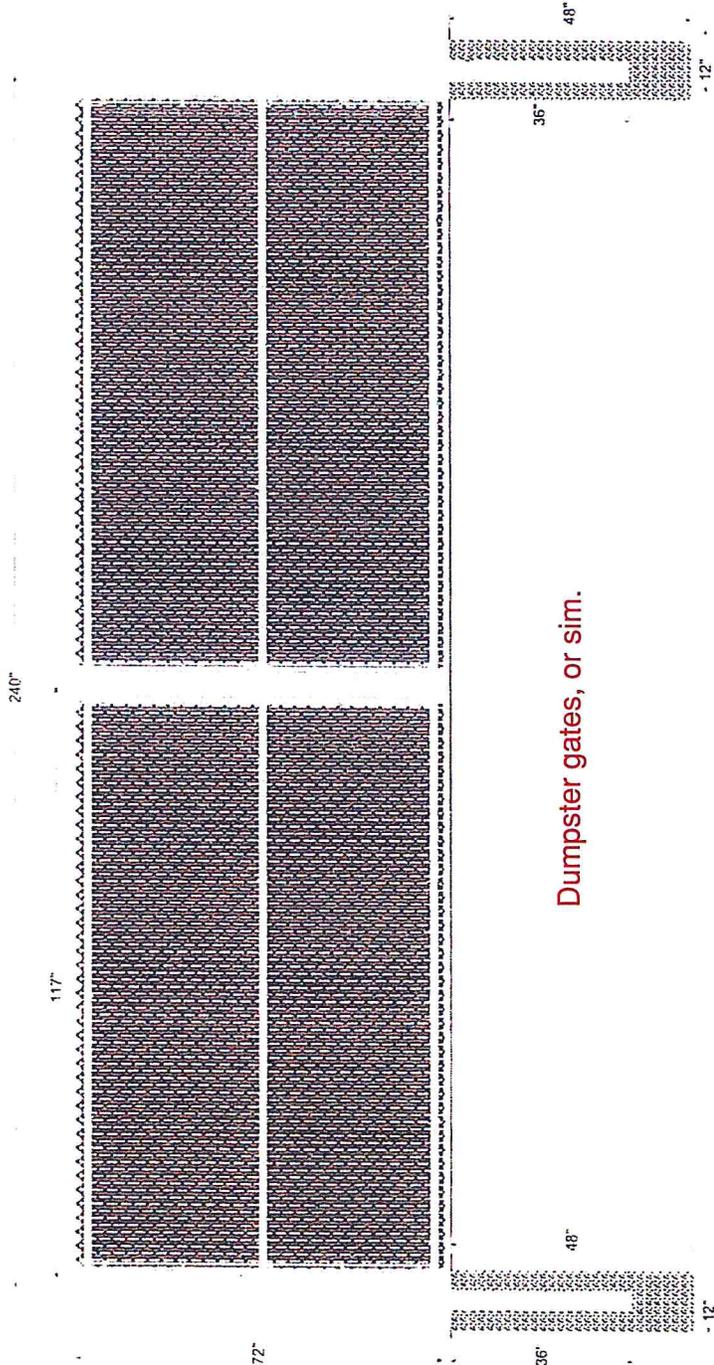
The gate frame is constructed with  
1 5/8" pipe

Gate is braced with 1 5/8" diameter  
Horizontal Braces

Fence contains Vertical Slats -  
Color is GRAY

Gate is hung with Bulldog Hinges  
Gate is secured with a Strong Arm  
Latch

Tie Wire Spacing is every 24" on  
Rails.



Dumpster gates, or sim.

MIDDLEBURY FENCE COMPANY  
1341 ETHAN ALLEN HIGHWAY  
NEW HAVEN, VERMONT 05472  
(802) 388-2225

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"Call the Fence People"

Drawn:  
File:

72" X 21' Chainlink Double Drive Gate

## HardiePlank Lap Siding Product Description

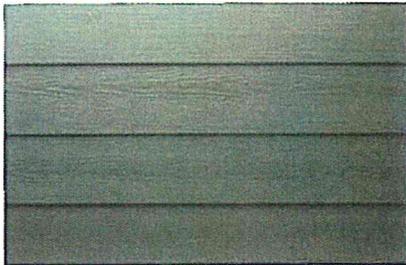
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank boards come in 12-ft. lengths. Nominal widths from 5¼ in. to 12 in. create a range of exposures from 4 in. to 10¾ in.

HardiePlank lap siding is also available with ColorPlus Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.

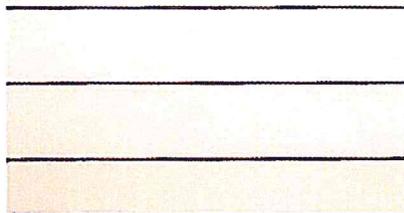
### SIDING AT UPPER STORIES

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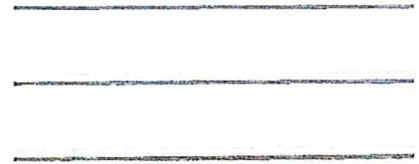
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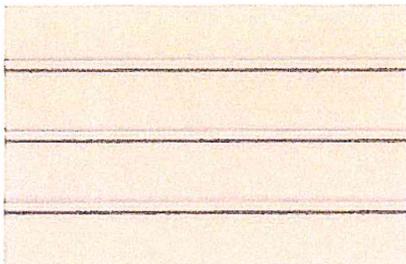
**Cedarmill®**



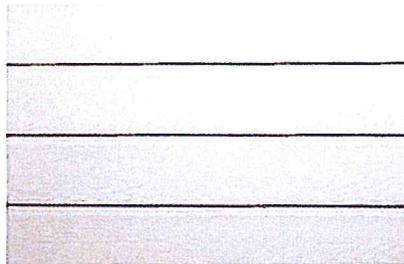
**Smooth**



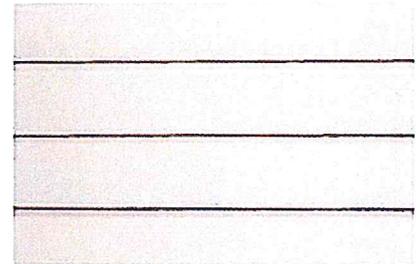
**Beaded Cedarmill®**



**Beaded Smooth**



**Colonial Roughsawn**



**Colonial Smooth**



General Product Information  
Working Safety  
General Installation Requirements  
General Fastener Requirements  
Finishing and Maintenance  
Tools for Cutting and Fastening  
HardieTrim® Boards/Battens  
HardieSoffit® Panels  
HardiePlank® Lap Siding  
HardieShingle® Siding  
HardiePanel® Vertical Siding  
NER-405 Legacy Report  
Appendix/Glossary



# IW-10A, IW-11A, IW-12A, IW-13A, IW-14A, IW-15A

Concealed Fastener Panel • IW-Series Wall System

## Description

IW Series offers six interesting configurations: IW-10A, IW-11A, IW-12A, IW-13A, IW-14A and IW-15. All IW panels share a common lock-joint design which makes them interchangeable on a project. The lock also permits the placement of concealed fasteners, and minimizes moisture intrusion.

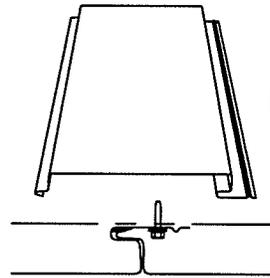
All IW Series wall panels can be installed in a variety of rainscreen applications to form a complete wall system. Systems may vary from an uninsulated screen wall to MetalWrap™ Series, an insulated composite backup panel system with Advanced Thermal and Moisture Protection (ATMP®). Contact your local CENTRIA sales person for more information regarding the performance of CENTRIA's rainscreens.

## Notes

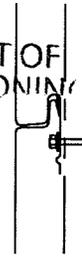
- A. For information on special applications, contact your local CENTRIA Sales Representative.
- B. All IW panels may be used on walls & soffits but not on roofs.
- C. Panel length tolerance is  $\pm 1/4"$  [6mm].
- D. For protective coatings - see CENTRIA color chart.
- E. Oil canning within mill tolerances will not be cause for rejection.
- F. Panels must be ordered as "horizontal" when used in a horizontal application.
- G. Horizontal Panels must be erected from top to bottom.
- H. Maximum panel length for Zinc is 10' [3.048m].
- I. IW-10A, IW-11A, IW-12A, IW-13A, IW-14A and IW-15A must be installed in a vertical orientation if a zinc substrate is selected.

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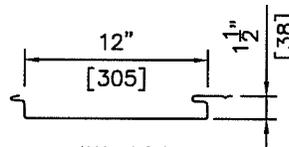
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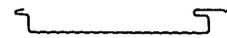
VERTICAL  
JOINT DETAIL



HORIZONTAL  
JOINT DETAIL



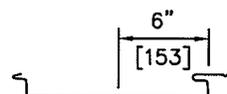
IW-10A



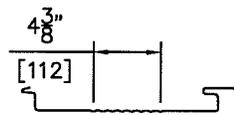
IW-13A



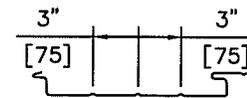
IW-11A



IW-14A



IW-12A



IW-15A

## Panel Availability

## METAL SIDING AT FIRST FLOOR

	<b>GALVANIZED<sup>1</sup> (G90)</b>	<b>STAINLESS STEEL<sup>1</sup> (304)</b>	<b>ALUMINUM<sup>1</sup> (3003-H14)</b>	<b>ZINC<sup>1</sup> (PRE-WEATHERED)</b>
<b>PANEL THICKNESS</b>	1 1/2" [38mm]	1 1/2" [38mm]	1 1/2" [38mm]	1 1/2" [38mm]
<b>PANEL COVERAGE</b>	12" [305mm]	12" [305mm]	12" [305mm]	12" [305mm]
<b>SIDE LAP</b>	Interlocking	Interlocking	Interlocking	Interlocking
<b>END LAPS</b>	(see standard detail) Shop notched and swaged 2" [51mm] for 22 [.76mm] and 20 [.91mm] gages only. <sup>4,5,6</sup> Flash or extrusion for all gages	Flash or extrusion for all thicknesses <sup>5,6</sup>	(see standard detail) Shop notched and swaged 2" [51mm] for 0.040" [1.02mm] only. <sup>4,5,6</sup> Flash or extrusion for all other thicknesses	Flash or extrusion for all thicknesses <sup>5,6</sup>
<b>GAGES (STANDARD)</b>	20 [.91mm], 22 [.76mm]	20 [.91mm], 22 [.76mm]	.040" [1.02mm], .050" [1.27mm]	1mm [.039"]
<b>GAGES (OPTIONAL)</b>	18 [1.19mm] <sup>3</sup>	N/A	N/A	Contact CENTRIA
<b>STANDARD LENGTH</b>	5 [1.524m] - 30 ft. [9.144m]	5 [1.524m] - 30 ft. [9.144m]	5 [1.524m] - 20 ft. [6.096m]	5 [1.524m] - 10 ft. [3.048m]
<b>STANDARD TEXTURE</b>	Smooth	Smooth	Smooth	Smooth - Directional
<b>OPTIONAL TEXTURE</b>	Embossed <sup>2</sup> [20 [.91mm] - 22 [.76mm] gage only]	Embossed <sup>2</sup>	N/A	N/A
<b>FINISHES</b>	See CENTRIA Color Chart	#4 Brushed	See CENTRIA Color Chart	Jarden Zinc Color Chart

- 1. Alternate base material, panel lengths and gages may also be available. Contact CENTRIA.
- 2. Embossing is non-directional.
- 3. IW-12A and IW-13A are not available in 18 gage or stainless steel of any gage.
- 4. Shop swaged ends are not available for IW-12A, IW-14A, IW-15A.

- 5. Shop swaged ends are not available for 18 gage steel, .050 aluminum, any thickness Stainless Steel or Zinc panels.
- 6. MicroLine Extrusions can be used with horizontally installed panels only.



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- Railing
- Privacy
- Post and Rail
- Louvers
- Product Overview

Our Products

- INSTALLATION
- MAINTENANCE
- DESIGN
- SECURITY
- PRICE SHEETS

COLORS



Seven Standard Colors

FORTRESS

ADVANTAGES:

- Reminiscent of the Old Wooden Privacy Fence
- Clear Boundary Definition

BOARD ON BOARD • SHADOW BOX



STYLES



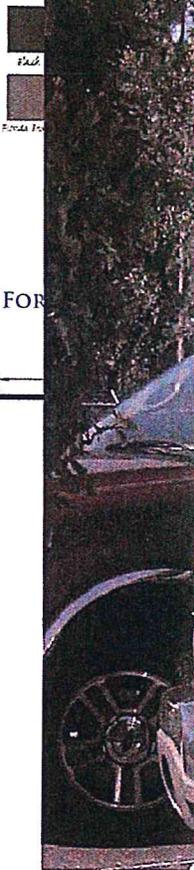
READY TO INSTALL



S

LS

POST AND RAIL



Privacy-Fortress



Screening around HVAC units on roof. (or sim.)  
 Screening around trash enclosure in parking lot. (or sim.)

# SNYDER HOMES

## New Project 1

Quote #: W68PYCA

A Proposal for Window and Door Products prepared for:

**Job Site:**  
05401

**Shipping Address:**

R K MILES INC-MIDDLEBURY  
88 Exchange St  
Middlebury, VT 05753

Featuring products from:



WINDOWS

SINCE 1940  
**rk MILES**   
BUILDING MATERIALS SUPPLIER

**MANCHESTER, VT**  
618 depot st • po box 1125  
manchester, vermont 05255  
802 362 1952 • toll free 888 447 5645

**MIDDLEBURY, VT**  
88 exchange st • po box 746  
middlebury, vermont 05753  
802 388 2721 • toll free 800 564 2721

**WEST HATFIELD, MA**  
21 west st  
west hatfield, massachusetts 01088  
413 247 8300 • toll free 866 446 5820

**WILLIAMSTOWN, MA**  
385 cole avenue  
williamstown, massachusetts 01267  
413 458 8121 • toll free 800 670 7433

[rkmiles.com](http://rkmiles.com)

NICKI LANZA  
R K MILES INC-MIDDLEBURY  
PO BOX 746  
MIDDLEBURY, VT 05753-0746  
Phone: (802) 385-1147  
Fax: (802) 382-8600  
Email: [lanzan@rkmiles.com](mailto:lanzan@rkmiles.com)

This report was generated on 6/27/2016 1:55:24 PM using the Marvin Order Management System, version 0002.09.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

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## Global Specs

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

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## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 1

TOTAL UNIT QTY: 1

LINE	MARK UNIT	BRAND	ITEM
1		Integrity	All Ultrex Single Hung CN 3050 RO 36" X 60" Entered as CN 3050

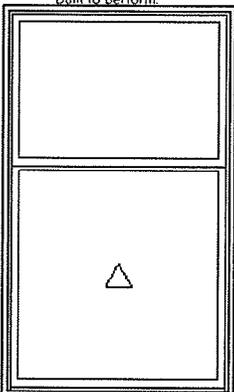
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## LINE ITEM QUOTES

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Line #1	Mark Unit:			
Qty: 1				



As Viewed From The Exterior

- Stone White Exterior
- Stone White Interior
- Integrity Single Hung
- All Ultrex
- CN 3050
- Rough Opening 36" X 60"
- Cottage 2.0:5.0
- Top Sash
  - G.S. 31 11/16" X 21 61/64"
  - IG - 1 Lite
  - Low E2 w/Argon
- Bottom Sash
  - G.S. 31 11/16" X 32 59/64"
  - IG - 1 Lite
  - Low E2 w/Argon
- 2 White Sash Lock
- White Sash Lift
- Exterior Half Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- 2" Jamb
- Nailing Fin

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Entered As: CN  
 CN 3050  
 FS 35 1/2" X 59 1/2"  
 RO 36" X 60"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.33  
 Visible Light Transmittance: 0.57  
 Condensation Resistance: 57  
 CPD Number: MAR-N-361-00150-00001  
 ENERGY STAR: NC  
**Performance Grade**  
 Licensee #871  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG30 901X1816 mm (35.5X71.5 in)  
 LC-PG30 DP +30/-30  
 FL 12374

## Terms and Conditions

ESTIMATE VALID FOR 30 DAYS.

VERIFICATION OF ALL QUANTITIES, SPECIFICATIONS AND SIZING AS THE RESPONSIBILITY OF THE OWNER, BUILDER OR ARCHITECT.

SPECIAL ORDERS ARE NON RETURNABLE AND CAN NOT BE CHANGED ONCE THE ORDER HAS BEEN PLACED.

ORDERS WILL NOT BE PLACED UNTIL A SIGNED COPY OF THE ESTIMATE IS RETURNED TO r. k. MILES INC.

ALL SALES ARE FINAL AND CHANGES OR CANCELLATIONS ARE NOT ABLE TO BE MADE AFTER THE ORDER IS PLACED.

THANK YOU FOR THE OPPORTUNITY AND WE APPRECIATE YOUR BUSINESS.

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## Product and Performance Information

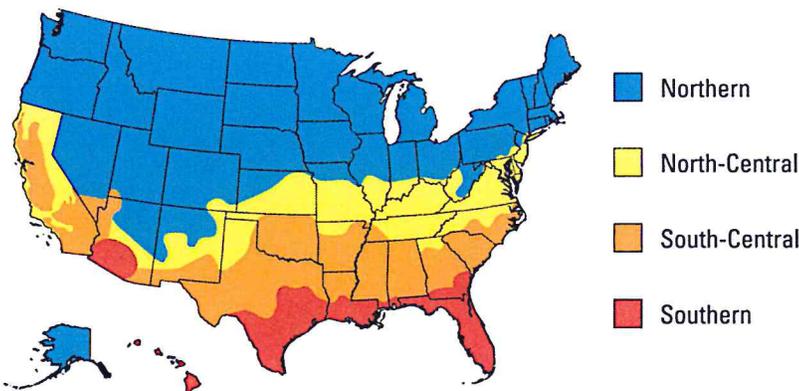
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see [www.nfrc.org/WindowRatings](http://www.nfrc.org/WindowRatings).

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.

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