

BRIGHT STREET COOPERATIVE

Preliminary Plat Application
to the City of Burlington



APPLICANT: CHAMPLAIN HOUSING TRUST

April 11, 2014

Bright Street Cooperative

Prepared for: The City of Burlington DRB

Prepared by: Duncan Wisniewski Architecture (Taryn Barrett and Michael Wisniewski)

April 11, 2014

COVER LETTER

The Champlain Housing Trust (CHT), partnered with Housing Vermont (HVT), has the honor of presenting the Bright Street Cooperative preliminary plat application to the City of Burlington Development Review Board. Burlington and communities throughout Vermont have benefited from their long commitment to revitalizing neighborhoods and providing permanently affordable housing.

Housing Cooperatives have proven to bestow a sense of ownership to residents which fosters commitment and stability for the neighborhood. At this time there are no vacancies in the Flynn Avenue, House of Hildegard, Queensbury Housing, Rose Street Artists' and the Thelma Maple Housing Co-Ops in Burlington and South Burlington. The proposed Bright Street Cooperative will be the largest yet by 14 units with a total of 42 apartments.

This proposal, with a mix of buildings and unit types, establishes a strong streetscape along Bright and Archibald Streets with multiple pedestrian features and connections. The scale of the two streets and the diverse building context is respected and reflected. Underground parking hides the cars and maximizes the green space which features hardscape, gardens, play areas, clotheslines and porches.

We would like you to consider the Bright Street Cooperative for the next available Design Advisory & Design Review Board meetings.

An application fee check in the amount of \$14,010 is included. All attachments are listed in the Appendix.

Sincerely



Michael Wisniewski

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FORMS (Attached)

- ZONING PERMIT APPLICATION FORM

APPLICATION FEE: ECC \$6.9 Million = \$14,010 Fee.

- \$10 Filing Fee +
- \$300 per lot or unit = \$12,600 or,
- \$200 + \$2/\$1,000 ECC = \$14,000 or,
- \$.10/sq. ft. = \$6,433.

- *Development Review Fee: (due prior to release of DRB approval)*
- \$3/\$1,000 ECC = \$20,700 or,
- \$0.20/sq. ft. = \$12,865.

TEXT

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- ZONING NARRATIVE

APPENDIX

- SECTION 106 HISTORIC BUILDINGS EVALUATION REPORT
- STRUCTURAL ASSESSMENT REPORT
- TRAFFIC EVALUATION FOR THE BRIGHT STREET CO-OP
- RAB LIGHTING CUT SHEETS

DRAWINGS (Bound Separately)

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- 2.0 AERIAL PERSPECTIVE
- 3.0 STREET PERSPECTIVE
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- 5.2 35-PLEX ELEVATIONS
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- CD-6 CIVIL DETAILS
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Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

www.burlingtonvt.gov/pz

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 112-114 ARCHIBALD; 27, 35-39, 47 BRIGHT STREET

PROPERTY OWNER*: c/o AMY DEMETROWITZ

*If condominium unit, written approval from the Association is also required

APPLICANT: c/o MICHAEL WISNIEWSKI

POSTAL ADDRESS: 88 KING STREET

CITY, ST, ZIP: BURLINGTON, VT 05401

DAY PHONE: 802-862-6244

EMAIL: AMY.DEMETROWITZ@CHAMPLAINHOUSINGTRUST.ORG

SIGNATURE:

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

POSTAL ADDRESS: 255 SOUTH CHAMPLAIN STREET

CITY, ST, ZIP: BURLINGTON, VT 05401

DAY PHONE: 802-864-6693

EMAIL: MICHAELW@DUNCANWISNIEWSKI.COM

SIGNATURE:

Description of Proposed Project: DEVELOP 42 NEW HOUSING UNITS TO FORM A P.U.D. AS A HOUSING COOPERATIVE. THE MAIN PEDESTRIAN ACCESS IS FROM BRIGHT STREET AND VEHICULAR ACCESS IS OFF OF ARCHIBALD STREET. THE PROJECT HAS A MIX OF UNIT TYPES, OUTDOOR SPACES, AND UNDERGROUND PARKING.

Existing Use of Property: Single Family Multi Family: # 14 Units Other: _____

Proposed Use of Property: Single Family Multi Family: # 44 Units Other: _____

Will 400 sq ft or more of land be disturbed, exposed and/or developed? Yes No

(If yes, you will need to provide the 'Erosion Prevention and Sediment Control Plan' questionnaire with a site plan)

For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes No

(If yes, you will need to provide the 'Stormwater Management Plan' questionnaire with a site plan)

Are you proposing any work within or above the public right of way? Yes No

(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$ 6,900,000.00

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

- Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit).
- A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire.
- Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: _____ Eligible for Design Review? _____ Age of House _____ Lot Size _____

Type: SN ___ AW ___ FC ___ BA ___ COA 1 ___ COA 2 ___ COA 3 ___ CU ___ MA ___ VR ___ HO ___ SP ___ DT ___ MP ___

Check No. _____ Amount Paid _____ Zoning Permit # _____

PROJECT OVERVIEW

EXISTING SITE/DEMOLITION.

The PUD site abuts Archibald Street and Bright Street in the Old North End of Burlington and has been assembled from four parcels totaling 58,977 sf/1.35 acres. The entire site is zoned Neighborhood Mixed Use.

The site appears to be flat but slopes approximately 4' down from Archibald St. to the Northwest corner. It is presently developed along the two streets but the interior is open. Most of the perimeter is fenced.

The proposal seeks to demolish deteriorating structures at 114 Archibald Street (9 residential units), 35 Bright Street (1 unit) plus outbuilding, and 47 Bright Street (1 unit); totaling 11 residential units. The existing structures have been reviewed by Liz Pritchett of Liz Pritchett Associates and James Duggan, the Historic Preservation Review Coordinator for the Vermont Division for Historic Preservation. They have concluded that the buildings can be removed and that the new design is appropriate for the neighborhood. See attached Section 106 Historic Review.

27 BRIGHT ST.

The existing duplex with two parking spaces at 27 Bright Street will remain in its entirety with no changes. It will be subdivided from the larger PUD with a new property line aligning with the west boundary of 31 Bright St. It is fenced off from the main site and there are no shared functions or connections. Generally when referring to the PUD design in terms of units, parking spaces we are not including this property, but lot coverage is included.

NEW PROPOSED.

4 new buildings containing 42 new housing units yields a net gain of 31 units on the site. There are two duplex townhouse structures, one triplex townhouse and one three story, 35 unit structure with underground parking. The dwellings range from townhouses in the duplex and triplex to flats in the three story structure. The dwellings vary in layout and unit type ranging from 1BR to 3BR with one 4BR unit in the triplex. The 35plex contains common spaces with an independent entrance off the front porch for meetings and social functions in the cooperative and neighborhood.

All parking is in an enclosed parking structure (42 spaces) except for two surface parking spaces at the Archibald duplex for a total of 44 + 4 existing at 27 Bright St.

Proposed lot coverage, including 27 Bright St. is 58%; 80% is allowed.

CONTEXT

The neighborhood context is quite varied in both use and building type/size. It includes single family homes, small apartments, three story multifamily and commercial/industrial. The building styles include traditional from a variety of historical periods with pitched roofs as well as more recent structures with flat roofs.

Although there are some gaps and anomalies it is generally a traditional Old North End neighborhood, relatively dense and pedestrian oriented. Buildings are close to the street as well as each other. In some places parking dominates the front yard.

SITE DESIGN

Our goal from the beginning was to develop a strong streetscape on Archibald and Bright in scale with the neighborhood context, infill the interior to gain density and link the two elements with greenspace and pedestrian connections. This was made feasible by deciding to provide underground parking below the three story structure. There are only two surface spaces; therefore virtually the entire site is available for either dwellings or greenspace. Access to the garage is by means of a curb cut on Archibald St. and a two lane ramp down to the garage entrance.

The duplexes and triplex with individual front porches define the streetscape on Archibald St. and Bright St. There is a court between the Bright Duplex and Triplex which provides the pedestrian link to the 35plex through a large porch. It is the main entrance to the site as well as allowing limited emergency and maintenance access to the larger building. There is a smaller link to the rear entrance off of Archibald.

The smaller buildings each have a storage space for trash and recycling and utilize curbside service. The 35plex has a separate room to the right of the main entry and the trash removal company brings the totes curbside for removal.

The fire & emergency access design has been reviewed and approved by the Burlington Fire Department. They are requiring standpipes in the 35plex stairways.

LANDSCAPE DESIGN/OPEN SPACE

The landscape design focuses on the defining the street, pedestrian links and a variety of open space functions. Some existing trees are incorporated into the design and some will be removed.

The street edge is defined with street trees in the greenbelt and by minimizing curb cuts to one 20' drive and one 9' emergency and service entry with a bollard. The streetscape is brought into the site with a courtyard between two structures leading to the main entry porch of the 35plex.

Off the main hardscaped courtyard is an exposed aggregate patio with benches, tables, handicapped accessible barbecue and bike racks which leads to a play area and outdoor clotheslines.

Raised bed gardens and a garden shed are provided on the south side of the 35plex with some hardscape and the rear pedestrian link to Archibald. A second clothesline is provided in the southwest corner.

SITE LIGHTING & ELECTRIC/CATV/PHONE

There is existing street lighting on both Archibald and Bright Streets. Our intention is to minimize site lighting insofar as possible to just the critical pedestrian and vehicular paths. All the lights are building mounted; there are no pole mounted site lights.

The Duplex and Triplex front porches have recessed can lights controlled by the occupant. All other lights are controlled by photoeye sensors and timers. All lighting is low cutoff LED. Cut sheets and lighting analysis are included; the design meets the zoning requirements.

All utilities will be underground from existing municipal services in the street.

CIVIL

Krebs & Lansing has communicated with DPW to assure that the design meets city requirements and that there is the ability to provide water and sewer services. Last fall fire flow tests were carried to verify the design is tenable and that there is sufficient pressure for the sprinkler system.

Underground infiltration structures are used to mitigate stormwater flow. 80% lot coverage is allowed and we are proposing less than 50%. The amount of open space helps contribute to on site infiltration.

BUILDING DESIGN

The Bright Street streetscape to the left of our main entrance is primarily gabled roof, smaller residential structures; to the right of our entrance the pattern changes to flat roofed slightly larger apartments. We chose to continue this pattern with a gabled duplex on the left and a flat roofed triplex on the right. The same duplex is used on Archibald St. which is also fronted by smaller gabled structures. Each resident has a slightly elevated porch most of which face the street and the triplex has a rear patio fronting on green space.

The 35plex is three stories tall with a flat roof and is similar in scale to other neighborhood structures such as Thelma Maple Coop. Following the site configuration results in breaking it into three separate wings which helps break down its scale and mass. We emphasized this by creating a notch on the inside corner where the wings join. From the streets it will be difficult to ever see the whole building at once; one will have glimpses between buildings and the winding shape means you usually will only see one or two of the three wings at any given time. The mass is further broken down by alternating the upper and lower story tones and colors as you move around the building.

It is entered off the courtyard through a large wrap around porch which also serves as a social space. The elevator has been pulled out of the mass of the building in order to maximize the efficiency of the parking garage and we are using it as a vertical design element punctuating the building entry and courtyard.

The materials are fiber cement siding and trim; sloped roofs will be architect grade composition shingles, flat roofs will be ballasted or unballasted membrane. The 35plex roof is designed for photovoltaic panels but we will not know until well into construction if they will be added during the initial buildout. Windows will be primarily fiberglass double hung with some awning and casement. Porch railings are painted metal.

The colors will be chosen from the full range of prefinished James Hardie or Certainteed color palette with some trim be custom painted on site based on the final color palette. We have not selected a palette but the overall intent is to be quiet and muted with some bold accents as noted below.

The three building designs reflect the diversity of the neighborhood in design and massing although there will be many common eave and porch details. To provide some common identity we have chosen two elements: Each building will have a section of boldly colored, oversized fiber cement or similar lap panels marking the entry into the site or building. Each building will have oversized address numbers; the 35plexe will have a backlit address.

OTHER

A traffic study is included which indicates negligible impact.

The design will meet applicable state and federal handicapped accessibility requirements for both site and units. All units in the 35plex meet FHA requirements and 5% will meet UFAS and be fully accessible.

The retaining walls for the garage ramp, since one side is nearly on the property line, will be a steel sheet piling similar to what is at College and South Champlain St. entry to parking. The detailing for the safety fence on its top is still to be determined.

The perimeters of the site will be defined with a mixture of existing (some needing repair) and new fencing of various types. Much of the existing is either chain link or wood stockade. Both 27 and 31 Bright St. will have existing wood fencing or new to fill in the gaps. Between our garage ramp and 118-122 Archibald we need both a privacy fence and a safety barrier. As noted above, this fence has not yet been detailed.

The building designs will be highly energy efficient and we will be working closely with BED to utilize all available incentives. The 35plex roof is designed to incorporate photovoltaic panels either in this phase or the future.

ZONING NARRATIVE

The application to the Department of Planning and Zoning in the City of Burlington for the Bright Street Cooperative (known to the city as 112-114 Archibald; 27, 35-39, 47 Bright St.) is made on behalf of Champlain Housing Trust (c/o Amy Demetrowitz) by Duncan Wisniewski Architecture (Michael Wisniewski). This project falls into the permit type “COA Level III”, for a planned unit development. The proposed development consists of one 35-Plex with underground parking, two Duplexes, and one Triplex as well as the existing duplex at 27 Bright Street which will remain unchanged. Additionally there are 44 parking spaces (plus four existing at 27 Bright) and a variety of other cooperative components including a courtyard, a play set, gardens, clotheslines, and landscaping. The following is the required narrative which explains compliance with the Comprehensive Development Ordinance and an appendix of submitted forms and drawings.

1. Zoning District & Overlay District Requirements (Article 4, Section 4.4.2)

According to the Official Zoning Map three of the four PUD parcels (112-114 Archibald, 27 Bright St., and 35-39 Bright St.) are in the NMU or Neighborhood Mixed Use district. The fourth parcel (47 Bright St.) is shown in the Residential Medium Density district, however, as of January 13, 2014 the city council approved this parcel to become a part of the NMU district. The PUD boundary limits are additionally subject to the Design Review Overlay (DR) district.

The proposed Bright Street Cooperative is intended to meet the residential component of the NMU district and be a continuum of the adjacent housing types that vary from single family to multi-family housing structures. Duplex 1 & 2 and the Trinity Triplex are oriented towards the public sidewalks along Archibald and Bright Street. These smaller buildings are intended to reestablish the existing pattern of housing along the two streets. As the largest of the 4 housing structures, the 35-Plex in the interior of the site is accessed through a prominent courtyard directly off of Bright Street between Duplex 1 and Trinity. There is a secondary means of pedestrian access and vehicular access off of Archibald Street.

Dimensionally, the NMU district limits intensity to 2.0 FAR, lot coverage to 80%, and building height between 20-35 FT. The 1.37 acre lot totals 59,720 SF with a proposed building floor area of 64,450 SF for all residential buildings and floors and the shed. The estimated existing lot coverage is 19% and the proposed lot coverage is 58%, well under the limit. The height of the buildings range from 19'-8" at the Trinity to 34'-0" FT at the top of roof sheathing of the 35-Plex (not including parapets or the elevator tower). These heights were calculated from the average construction grade around the perimeter of each building to the top of the roof sheathing of a flat roof and the mid-span of roof sheathing at a sloping roof. Although there are no setback requirements from property lines within the NMU district a 15 FT required boundary between the NMU and the RM district at the north of the site is observed, as well as a minimum 12 FT boundary from the front of any structure to the curb of the public streets.

2. Conditional Uses and Major Impact (Article 3, Part 5)

The Bright Street Cooperative falls under 3.5.2 (a) Conditional Use Review as a Planned Development and (b) Major Impact Review as a development with more than 5 units. Per Appendix A - Use Table attached Multi-Family Dwelling units of 3 or more units are permitted in the NMU district. However, “duplexes as stand alone projects shall only be allowed as a result of conversion of an existing single family home”. The two duplexes proposed in this PUD mediate between the existing housing typologies found nearby and the 35-Plex at the back of the site. They also assist in providing variety in scale to the proposed project, which is in tune with the variety of building sizes throughout the rest of the local NMU district. Finally, the proposed duplexes are representative in scale to the four proposed demolished structures. Since they are part of a larger PUD the strategy of including these duplexes was accepted during the Sketch Plan process.

3. Special Uses and Performance Standards (Article 5)

See above for lot coverage, buildable area, setbacks, and building height restrictions.

- 5.4.8 Historic Buildings and Sites (pg 198). Liz Pritchett Associates has completed a Historic Buildings Evaluation Report for the buildings that are proposed to be demolished. The conclusion of the report is as follows.
 - 112-114 Archibald St. (c. 1880) “does not appear eligible for either the State or National Registries”, nor is it listed in the Vermont Historic Sites and Structures Surveys (VHSSS).
 - 39 Bright St. (c. 1860) is listed in the VHSSS, however, some elements have been altered since this listing. While other historic elements remain, the entire building is structurally inadequate and “is only marginally eligible for the National Registry.”
 - 35 Bright St. (c. 1920) is a storage building listed as “non-contributing in the VHSSS,” according to the structural report it “does not appear to be stable and is beyond repair.”
 - 47 Bright St. (c. 1875) is listed in the VHSSS survey, however, the features identified at this time were incorrect. Due to significant alterations the building “appears no longer eligible for listing in the National Registry as part of the Old North End historic district.” Similarly to the other buildings on this site the structural components require expensive repairs and the recommendation of the structural engineer is demolition and replacement.
- The determination for the effect of the Archibald to Bright Street Project is that the removal of these existing buildings and replacement with new housing is a worthy undertaking and the new designs were reviewed and approved by the Division for Historic Preservation.
- 5.4.9 Brownfield Remediation (pg 202). A portion of the property (35-39 and 47 Bright St.) has been investigated in a Phase II Environmental Site Assessment, which had identified the parcels as brownfields. The entire proposed PUD is enrolled in the BRELLA program (formerly the RCPP or Redevelopment of Contaminated Properties Program) and CHT is pursuing an EPA brownfield clean-up grant. It is the intent and the recommendation of the report to implement a Corrective Action Plan for the site to properly manage contaminated soils. A waiver is not sought after related to the brownfield qualification.
- 5.5.2 Outdoor Lighting (pg 205). See landscape site plan.
- 5.5.3 Stormwater and Erosion Control (pg 213). See civil site plan.
- 5.5.4 Tree Removal (pg 213) See landscape site plan.

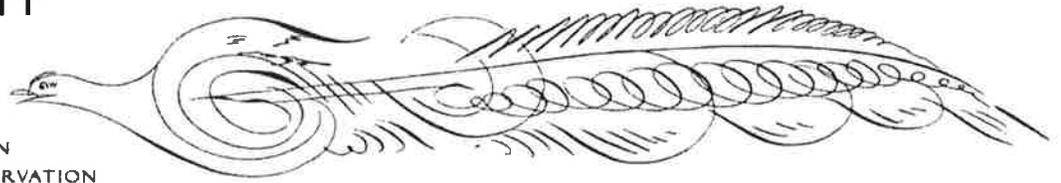
4. Land Division and Site Development Principles and Design Standards (Article 6)

The Bright Street Cooperative neighborhood will unite the 4 parcels owned by Champlain Housing Trust. 27 Bright St. will be subdivided as a separate. Site plan design standards have been taken into careful consideration. The combination of soil remediation, new grading, and increased lot coverage will result in the removal of approximately 8 trees centrally located within the site and possibly some around the perimeter near foundation excavation locations. As a result of the parking garage ramp and entrance off of Archibald St. in combination with the first floor pedestrian entrance to the 35-plex off of Bright St. existing grades will be modified. The layout of the housing types is specifically intended to fit into the existing pedestrian rhythms of Archibald and Bright Street. The front porch relationship of Duplex 1 & 2 and Trinity to the sidewalk scales the development down to the pedestrian level and will be further softened with new landscaping. The courtyard, gardens, and bicycle parking will all encourage human activity and gathering throughout the site and along the street. The outdoor lighting is limited to the minimum for function and safety and is all low cutoff LED.

While the individual buildings along Bright St. and Archibald have a variety of architectural detailing they are similar in scale (2-stories flat and gabled roofs) and use (mainly residential). Scattered around the historic North End neighborhood and nearby to the proposed PUD are also a variety of 3 story buildings and many others with large footprints. Much of the character of this end of town is derived from this diversity. The proposed buildings mimic and maintain this diversity in scale and form, with architectural details that create connectivity among the PUD and create an identity of the cooperative. Materials for the site and architecture are selected with the intent to balance budget, sustainability, and aesthetics; some of which are extruded fiberglass windows, painted fiber cement siding in a variety of textures, architectural asphalt shingles, ballasted roof, metal railings and accents, and painted composite trim.

LIZ PRITCHETT
ASSOCIATES

HISTORIC PRESERVATION
ARCHITECTURAL CONSERVATION



HISTORIC BUILDINGS EVALUATION REPORT

For

Section 106 Review

**114 Archibald Street, 35-39 Bright Street, 47 Bright Street,
Burlington, VT**

Prepared for:

Champlain Housing Trust
88 King Street
Burlington, Vermont 05401

Prepared by:

Liz Pritchett
Liz Pritchett Associates
46 East State Street
Montpelier, VT 05602

October 2013

1. Introduction

This Historic Buildings Evaluation Report for Champlain Housing Trust has been prepared by Liz Pritchett, historic preservation consultant in accordance with standards set forth in 36 C.F.R. 800, regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act. Project review consists of identifying the project's potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and to known or potential archaeological resources. Tasks to complete this review included research of the historic resources within the project area, review of applicable files at the Division for Historic Preservation (DHP), meetings with the DHP and Champlain Housing Trust, and site visits to the project area. This report provides an inventory of historic resources in the project area, describes the undertaking, and makes a determination of the potential effect of the undertaking. This report will also be applicable for purposes of State of Vermont Act 250.

The determination of effect of the undertaking is an Adverse Effect to historic resources in the project area.

2. Description of the Proposed Project

Champlain Housing Trust (CHT) is proposing to redevelop a large site in the northeast quadrant of the Old North End. The site comprises several adjoining parcels, 114 Archibald Street, 35-39 Bright Street and 47 Bright Street. Each parcel contains a historic dwelling, and a storage building (35 Bright Street) is located on the 35-39 Bright Street parcel. Much of the property at the northwesterly portion of the site is open and consists primarily of grass lawn.

Due to the poor condition of the buildings on the site as described below, CHT intends to demolish and replace the existing structures with new buildings that will provide safe, decent, affordable housing. One major goal for the project is to improve the quality of the housing stock in this neighborhood, which has the reputation of being one of the less favorable areas in which to live in the Old North End.

The plans for the new structures are in the conceptual design phase only. (See attached Site Plan). The preliminary designs indicate one new, one to two-story dwelling fronting Archibald Street, several similarly-sized dwellings along Bright Street, and larger structures with underground parking set back at the northwest portion of the site. The intention is for the new buildings along the street to have massing that would be similar to the existing 1 ½ to 2-story historic buildings, with green space for children's play areas and gardens surrounding the structures. Additional off-street parking will be located behind the Archibald Street building.

3. Inventory and Significance of Architectural Resources

Context and History of the Project Area

Bright Street is a one-block long street that extends north-south between Riverside Avenue at the north and Archibald Street at the south. According to historic maps, Bright Street was developed in the 1860s, about ten years earlier than Archibald Street. By 1869, Beer's map indicates that two dwellings were located on the west side of the Bright Street. One, which appears to be the property with today's address of 39 Bright Street, is shown on the map as owned by Wheelock & Frederick. The 1877 Birdseye map of Burlington shows seven dwellings with four on the west side and three on the east. The 1890 Hopkins Map indicates that by the end of the 19th century the street was fully developed. At that time Mrs. C. A. Mason lived at 39 Bright Street, and 47 Bright Street was owned by M. Flannery. The white storage building at 35 Bright Street first appears on the 1926 Sanborn Fire Insurance Map listed as a store, indicating that the owner of this property contributed to the commercial activity on the street.

Archibald Street extends east-west between North Prospect on the east and Spring Street on the west. The context and history of Archibald Street is similar to Bright Street. It was developed between 1870 and 1900 to house largely middle class working families. The Winooski Mills, which employed a substantial number of people in both Burlington and Winooski, were nearby and Riverside Avenue to the north provide an easy route to jobs. Additional employment opportunities at the lumber yards and wood mills along the Burlington Waterfront were reached from this part of the city via trolley. While only four dwellings are shown on Archibald Street on the 1869 Beers Map, by 1877, a total of ten dwellings are shown on the Birdseye Map of Burlington. By 1890, Archibald Street was nearly fully developed with numerous houses lining both sides of the street. J. Whitcomb is listed as the owner of 114 Archibald Street on the 1890 Hopkins Map. St. Joseph's Convent was built at the east end of the street and St. Mary's Roman Catholic Cemetery occupied the block across the street between Archibald and Riverside Avenue.

According to research conducted by the Vermont Division for Historic Preservation, the Old North End neighborhood comprising the area in and around Bright Street, Hyde Street and North Winooski Avenue was settled by Lithuanian, Polish and Russian Jews who had fled persecution from their own countries. The neighborhood enjoyed a period of vitality through the 1920s during which there was a healthy mix of commercial and residential development. The area suffered a substantial downturn during and after the Great Depression and by the 1940s had fallen into economic decline and experienced a loss of ethnic identity.

Today both streets in the project area retain many of the historic, vernacular, one to two story, wood frame houses and commercial buildings constructed in the nineteenth and early twentieth century. Some of the commercial properties now appear vacant. Most of the buildings are in fair to good condition, but have undergone alterations such as changes

to siding, windows, fenestration patterns, and porches. In the last fifty years, some historic buildings have been taken down and replaced with new structures for housing such as the long, linear, three-story apartment building across the road from 114 Archibald Street.

Based on site visits and research conducted at the Vermont Division for Historic Preservation, some buildings on Bright and Archibald Streets, despite their alterations, appear eligible for the National Register as contributing resources to an Old North End historic district, but others, due to more substantial changes, appear no longer eligible. The Division for Historic Preservation considers the entire North End of Burlington to be eligible for listing in the National Register of Historic Places as one large historic district.

114 Archibald Street, c. 1880

Photographs 1-26

The vernacular, one and one-half story, gable front, wood frame house that faces south on the north side of Archibald Street has been substantially modified with new additions and alterations to such a degree that the original appearance of the dwelling is very difficult to read. The gable front form has been obscured by a c. 1940, two-story, flat roof porch with an enclosed railing and square, half-height posts. Modern additions that appear to have been constructed within the last 50 years include the one-story, flat roof projection off the east side of the front block, a two-story, flat roof enclosed stair tower also on the east side of the building, and a long, rectangular, gable roof rear wing with an open, unpainted stair system on the east side. The front and center blocks of the building have vinyl siding, and the rear wing has vertical board siding. Historic exterior trim has either been removed or covered with the vinyl siding, and all that remains visible includes two window surrounds on the front elevation, flat stock trim around windows and doors on the front porches, and a few sections of molded eaves details. Most of the windows are modern replacements, although two six-over-one windows are found on the east elevation. The interior integrity has also been substantially impacted due to a modified floorplan, and nearly all new wall and ceiling finishes.

According to the engineering report (see attached) prepared by J. Ina Hladky, the building is in very poor condition with a variety of significant structural problems. Due to alterations, the multi-family dwelling at 114 Archibald Street does not appear eligible for either the State or National Registers. It is not listed in the Vermont Historic Sites and Structures Survey (VHSS).

39 Bright Street, c. 1860 – Listed in the Vermont Historic Sites and Structures Survey

Photographs 27-81

This vernacular, one and one-half story, gable front house retains its historic rectangular massing, redstone foundation, and a bay window (probably added c. 1890 or later). The front porch retains its historic roof form and molded eaves cornice, but the square half-posts and closed wood shingle apron are recent alterations. When the building was listed in

the State Register the porch had historic turned posts, and a brick chimney, also noted in the SR forms, has been removed. Two, two-over-two historic windows remain on the west end of the north elevation, and the other windows are recent one-over-one replacements as is the half-glass front door, which has been inserted into a reduced-size door opening. Clapboard siding remains on the first floor front elevation, and the other elevations have asphalt siding that resembles bricks. Window trim, except on the front elevation where it has been sheltered by the porch, is heavily weathered, cracked and split. The asphalt roof has a raking eaves and modern box cornice. Significant cracks exist in the redstone foundation. A small, one-story shed roof ell extends off the rear elevation. The visible sag in the roof ridge of the main block and rear ell indicate structural problems. The interior of the building appears to retain a historic floorplan, but the quality and appearance of the features and finishes is very poor due to age and use. Heavy layers of paint cover chipped and worn surfaces, plaster is cracked and peeling in places, and ceilings are low, especially on the second floor, which is an attic that has been converted to living space. The building is centered on a wide, deep lot with a large backyard; the lot appears to be the largest parcel on the street.

According to the report prepared by J. Ina Hladky, the entire building appears structurally inadequate because of deflecting roofs, bowed eaves lines, and other concerns. Due to the overall poor condition of the building, and extensive alterations to the front porch, siding, windows and doors, it appears the structure is only marginally eligible for the National Register as contributing to an Old North End historic district.

A. 35 Bright Street, Storage building, c. 1920 - Listed as non-contributing in the Vermont Historic Sites and Structures Survey
Photographs 27, 28, 31-36

This one-story, gable front, rectangular building has composite siding, wood trim, a raking eaves with a box cornice, asphalt shingle roofing covered with a significant amount of moss, and a concrete foundation. The substantial sag in the roof ridge suggests structural problems. A c. 1950 pedestrian door is offset to the north on the front elevation, and a hinged vertical board double door is located on the west gable end. According to the report prepared by structural engineer, J. Ina Hladky, the building does not appear to be stable and is beyond repair. The building does not exhibit distinctive architectural features and is not highly significant. It is listed as non-contributing in the VHSSS.

47 Bright Street, c. 1875 - Listed in the Vermont Historic Sites and Structures Survey
Photographs 27, 28, 38, 82-99

The vernacular, one and one-half story, gable front, wood frame dwelling at 47 Bright Street has a rectangular form and is identified as an I-house for its one-room wide main block. In 2006 the building was included in the Vermont Historic Sites and Structures Survey. However, some of the features were incorrectly identified in the survey. The

building does not have clapboard siding as stated in the survey; it has asbestos siding over asphalt siding that resembles bricks. The survey identifies windows as one-over-one; the historic windows have been replaced with one-over-one vinyl insert windows and the window trim has been replaced with flat stock casings without the typical historic projecting window sill. The porch is similarly changed with new square posts and a closed railing. The entry door off the front porch is a metal replacement. The long, one-story rear addition (not noted in the survey) may contain historic components, but its irregular fenestration patterns, variety of windows and doors, as well as an exterior concrete block chimney appear as non-significant features. The molded cornice is identified in the survey as historic; except for the I-form of the house, the cornice appears to be the only other remaining historic feature. Like the other two dwellings inventoried in this survey, the interior of 47 Bright Street does not retain significant floorplan features or finishes. Modern window and door trim, worn plaster walls, some of which have been replaced with sheetrock or T-111 paneling, and new cabinetry, define the altered interior that does not possess significance.

Structural engineer for the project, J. Ina Hladky, recommends, based on the inadequate structural components which would require expensive repairs, that the building should be demolished and replaced. In addition, due to alterations, the building at 47 Bright Street appears no longer eligible for listing in the National Register as part of an Old North End historic district.

Summary of National Register Eligibility

Based on site visits and review of the engineering report prepared by J. Ina Hladky, it appears that within the project area, only the c. 1860 house 39 Bright Street appears marginally eligible for the National Register. The multi-family, c. 1880 dwelling at 114 Archibald Street has been substantially modified with new additions and changes to windows and interior alterations to such a degree that it no longer retains sufficient architectural integrity to remain eligible for the National Register as part of a historic district. The c. 1920 storage building at 35 Bright Street does not possess historic or architectural distinction and is not eligible for National Register listing. The c. 1880 house at 47 Bright Street, due to substantial alterations, no longer retains sufficient integrity to be entered in the National Register and likely no longer qualifies for the Vermont State Register.

Regarding the seven aspects of integrity as outlined by the National Park Service to determine National Register eligibility (setting, location, design, materials, workmanship, feeling and association), it is clear the exterior integrity of all three houses is substantially compromised due to changes in the aspects of materials, workmanship, and design. These changes include new siding, windows and doors, altering door and window openings, porch modifications, and modern additions. The aspect of the original feeling or overall character has also been altered in my opinion due to the changes in materials,

workmanship and design. The other three aspects of setting, location, and association (with patterns of history in Burlington) remain largely intact.

It is only at 39 Bright Street that despite changes to windows, doors, siding and porches, the retention of the distinctive bay window, redstone foundation and historic massing appear to provide sufficient architectural integrity so that the building appears marginally eligible for the National Register as contributing to a historic district. The other two dwellings and the storage building suffer from further lack of distinction and overall compromised integrity due to impacts to four of the seven aspects of integrity (materials, design, workmanship and feeling) making these building unlikely candidates for either individual listing in the NR or as part of a historic district.

4. Determination of Potential Effect

In my professional opinion, removal of the dwellings at 114 Archibald Street, 47 Bright Street and the storage building at 35 Bright Street will have no effect on historic resources because these structures do not appear to be eligible for listing in the National Register due to alterations and lack of architectural distinction. Furthermore, due to the poor condition and further loss of integrity at 39 Bright Street since it was listed in the State Register, that resource now appears only marginally eligible for listing in the National Register. Therefore, the only property that has the potential for adverse effect by the undertaking is 39 Bright Street. The overall determination of effect of the undertaking is an adverse effect to historic resources due to the proposed demolition of the dwelling at 39 Bright Street.

Property	Listed in the SR	Eligible for the NR	Potential for Effect
114 Archibald St.	No	No	No Effect
35 Bright St.	No	No	No Effect
39 Bright St.	Yes	Marginally eligible	Adverse Effect
47 Bright St.	Yes	No	No Effect

5. Recommended Mitigation Measures

The following mitigations measure is recommended to handle the potential adverse effect of the undertaking.

Develop plans and elevations for the housing project that will assure the undertaking will comply with *The Secretary's Standards*. The new buildings should be designed with materials, massing and design elements including landscape features that blend with the surrounding environment and historic resources that are part of the Old North End, which has been determined eligible by the Vermont Division for Historic Preservation as eligible for listing as a historic district in the National Register of Historic Places.

The larger, taller buildings that are proposed to be located at the rear of the site should not dominate the view shed and should appear secondary, set back behind the more traditionally sized buildings that will front Archibald and Bright Streets adjacent to existing historic structures that currently define the character of the neighborhood.

6. Conclusion

The Archibald - Bright Street Project is a worthy undertaking that will provide decent, safe affordable housing in a neighborhood that now is considered by many to be one of the least desirable places to live in the Old North End. Many buildings are run down and suffer from deferred maintenance, needing upgrades to siding, windows, landscaping and paint. The poor condition of much of the housing stock in the neighborhood, such as the buildings in this project, makes the area unappealing. The proposed undertaking will remove blighted buildings, replacing them with appropriate new structures that will be compatible with the surrounding historic resources in the neighborhood, and provide badly needed energy efficient new housing that will improve and enhance the character of this part of the Old North End. The high cost of rehabilitation of the deteriorated buildings, all of which would require extensive structural upgrades and repairs, would not be a reasonable use of funds; removal of the existing buildings and replacing them with new housing is justified in this particular undertaking.

The determination of effect for the Archibald - Bright Street Project is an

ADVERSE EFFECT with one condition.

Condition: The plans and specifications for the new buildings and site shall be reviewed and commented on by the Division for Historic Preservation prior to the final determination of effect for the project.

This is a preliminary determination only as the overall scope of work for the undertaking is in the early stages of design. While the plans and elevations for the new buildings are being developed, the project's historic preservation consultant in consultation with the Vermont Division for Historic Preservation will review the designs to ensure that all work complies with *The Secretary of the Interior's Standards for Rehabilitation*. A final review letter for the undertaking will be submitted when all plans have been completed. No construction will start until final review for Section 106 is complete and all permits are in place.

114 ARCHIBALD STREET



1. 114 Archibald Street looking north.



2. Context view of Archibald Street looking northeast; 114 Archibald Street on left.



3. Context view; Archibald Street looking southeast from location in front of 114 Archibald Street.



4. Context view; looking east from 114 Archibald Street.



5. Context view looking southwest from 114 Archibald Street toward large, modern, 3-story apartment house.



6. Context view from 114 Archibald Street looking west.



7. House directly west of 114 Archibald Street.



8. View looking northwest of 114 Archibald Street.



9. West elevation of 114 Archibald Street.



10. Additional view of the west elevation.



11. View looking south along the east elevation of 114 Archibald Street.



12. Detail of east elevation; note bowed roof at eaves and variety of adjacent roof slopes.



13. Two historic six-over-one windows on the east elevation.



14. View of modern rear addition looking northwest.



15. View looking south showing east elevation of 114 Archibald Street.



16. Rear (north) elevation of the modern rear addition.



17. View to north showing lawn to the north of the rear addition of 114 Archibald Street.



18. Additional view of open space at site, here looking easterly toward buildings on Bright Street. The rear section of 35-39 Bright Street is barely visible on the left beyond the white fence.



19. The window trim details around the two windows on the front elevation of the building are among the few remaining historic features on the building;



20. The front entry door is also historic, dating from around c. 1950.



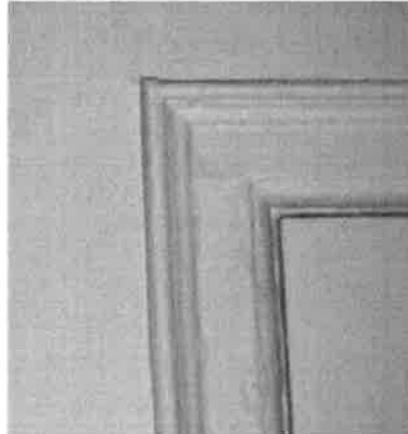
21. First floor unit in historic front portion of building; note that overall, historic features and finishes have been replaced, and floorplan configurations have also been changed.



22. The front units on both floors retain historic kitchen cabinets; note modern ceiling tiles.



23. Another view of a kitchen with all new features and finishes.



24. Historic kitchen cabinet (left) and a remnant of historic door trim (right) on one interior door.



25. The second story front porch (left), door to porch (right).



26. The stone and concrete foundation in the basement.

35-39 BRIGHT STREET



27. Context view looking northwest on Bright Street. 35 Bright St., left (storage shed), 39 Bright St., center (house); 47 Bright St., right (green house).



28. Context view of Bright Street looking northwest. Note white gabled shed near center of photograph which is part of 35-39 Bright Street.



29. Context view of Bright Street looking south east; east side of street just south of Riverside Ave.



30. East side of Bright Street at south end of street.



31. Storage shed, north and front (east) elevation. Note significant sag in roof.



32. (Left) View of south wall on left which is bowing out.



33. (Right) Hole in roof eaves found at the north elevation.



34. Rear (west) gable end.



35. Composite / Homasote siding.



36. View of site between the white shed and 39 Bright Street, showing the depth of the parcel.



37. View of west end of parcel that is a maintained lawn.



38. 39 Bright Street (left) and 47 Bright Street (right).



39. Front and south side of 39 Bright Street.



40. & 41. View of porch with detail of front entry showing historic porch cornice, clapboards and remains of an early door surround. Also note replacement flat trim at raking cornice of main block above, replacement porch posts and entry door within a partially infilled historic door opening.



42. Detail of historic bay window.



43. North elevation with two historic two-over-two windows at the far right. Note early redstone foundation.



44. (Left) North roof slope has a significant sag.

45. (Right) former clean-out remains in the foundation for a chimney on the north elevation that has been removed.



46. View looking northeast of the rear and south elevations. Structural concerns are evident in the shed roof of the rear ell which is sagging at the center of the west end roof eaves.



47. Detail of the southwest corner of the rear ell and main block. All porch features are new.



48. & 49. Details of the replacement box cornice on both the rear ell and main block.



50. (Left) a substantial crack is visible in the south side foundation near the bay window; cracks also exist in the bay window (right) foundation.



51. Detail of the wood trim on the bay window.



52. The bay window front elevation looking west.



53. (Left) The bay window cornice is in poor condition in many areas such as above.



54. (Right) The bay window has replacement vinyl sash and storms.



55. Front porch looking south.



56. Vinyl windows and wood clapboards at front porch.



57. (Left) Front porch railing and posts are new.



58. (Right) Detail of front elevation window and trim.



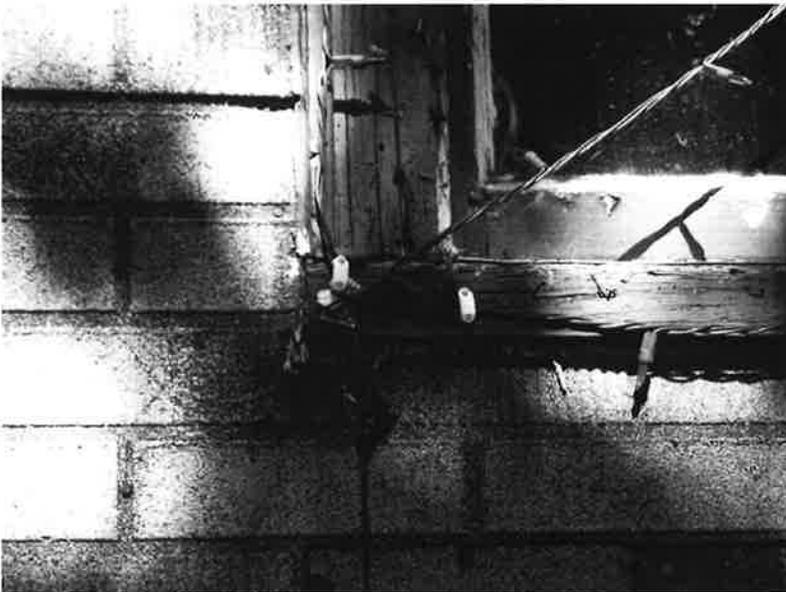
59. Typical window and trim on side elevations in very poor condition.



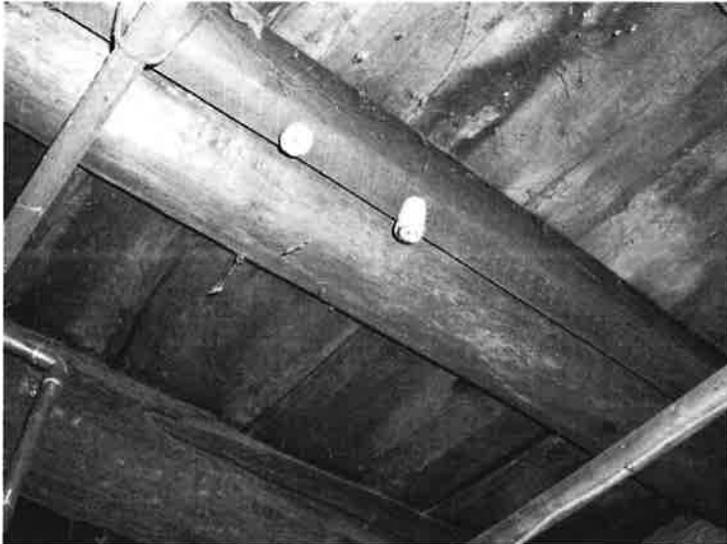
60. Detail of weathered trim and single pane window.



61. Additional view of typical vinyl window and storm, and deteriorated trim.



62. Additional view of window trim and sash.



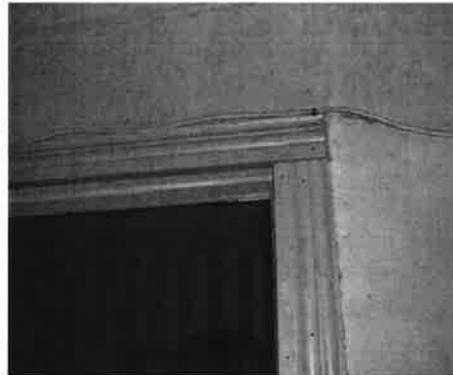
63. Framing in the basement reveals original joists with later sistered lumber.



64. The stone and concrete basement foundation.



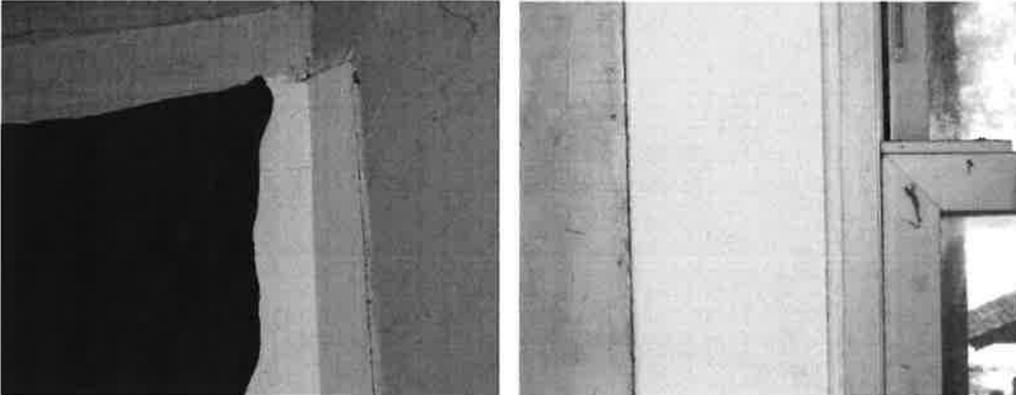
65. Interior view of replacement front entry door and flat stock trim.



66. & 67. View within front bedroom off entry hall of modern door and trim.

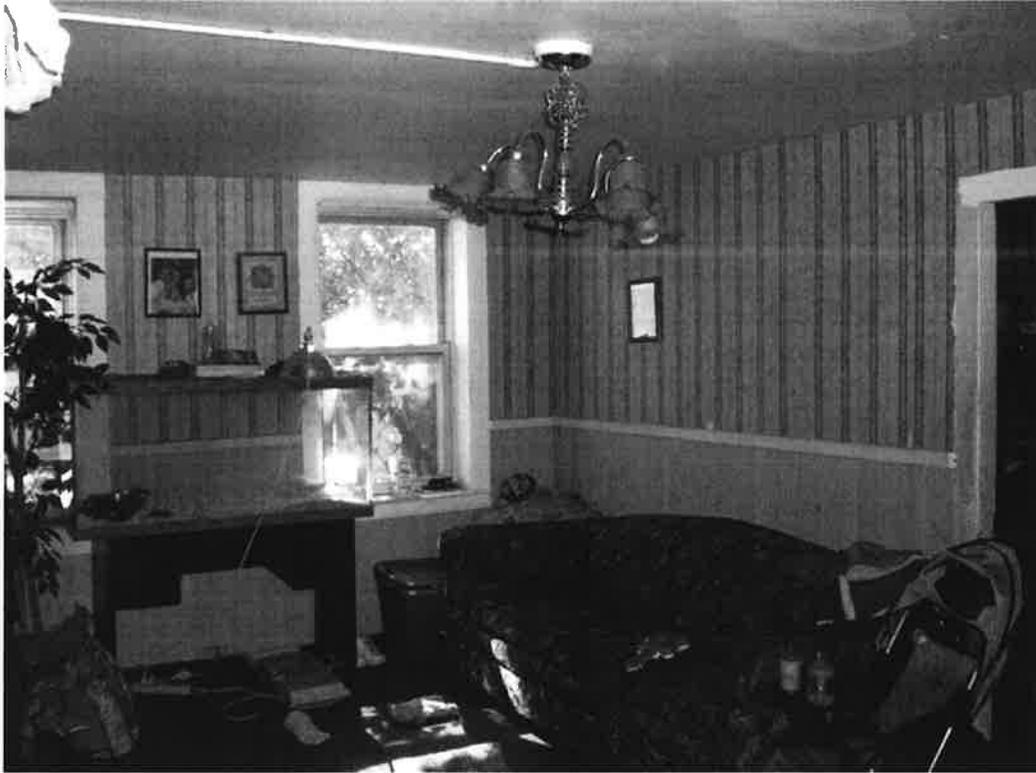


68. Front bedroom view (mostly obscured with curtains) of bay window.



69. (Left) Layers of plaster abut the flat trim around the bay window.

70. (Right) Bay window flat stock trim and vinyl sash.



71. Typical interior view of worn features and finishes, here looking southwest in the living room.



72. & 73. Typical views of window (left) and interior door trim (right). Note the many layers of paint.



74. Typical view of the worn vertical board wainscoting and door trim.



75. View of kitchen in rear ell looking west.



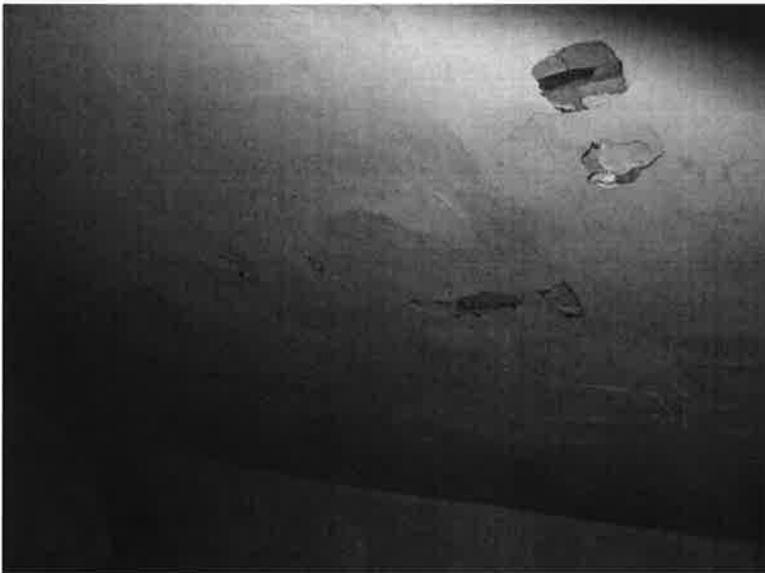
76. Looking down stairs to first floor of main block.



77. Second floor looking west from top of stairs. Note worn features and finishes.



78. Looking east at top of stairs.



79. The plaster ceilings on the second floor are failing.



80. Typical view of replacement trim and window on second floor.



81. Additional view of a second floor window.

47 BRIGHT STREET



82. 47 Bright Street. Front elevation. Note replacement windows and front door, asbestos shingle siding, intrusive concrete block chimney on south elevation.



83. South elevation of 47 Bright Street. Rear additions and concrete block chimney appear to be non-significant additions, and the side porch appears to have been replaced with new posts and closed railing.



84. Additional view of the south elevation of the rear additions.



85. West end of westerly addition has T-111 siding.



86. North elevation showing asphalt siding under asbestos siding. Peaked window lintels may be historic.



87. & 88. View of two historic windows on the north elevation.



89. The molded cornice appears to be historic.



90. & 91. Front porch ceiling and frieze band appears old; other elements including posts are new.



92. Remnants of older door trim including a peaked lintel remain in a modified opening with a new door.



93. The kitchen has modern cabinetry.



94. (Left) Stairs to the second floor from the kitchen.



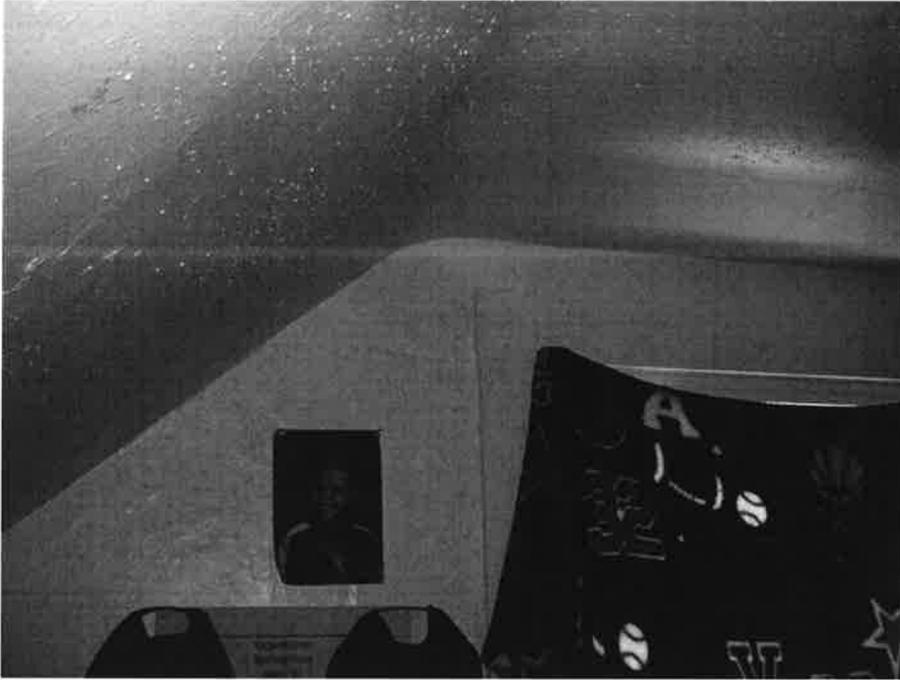
95. (Right) Door from kitchen to front bedroom. Note 1/4" wall paneling.



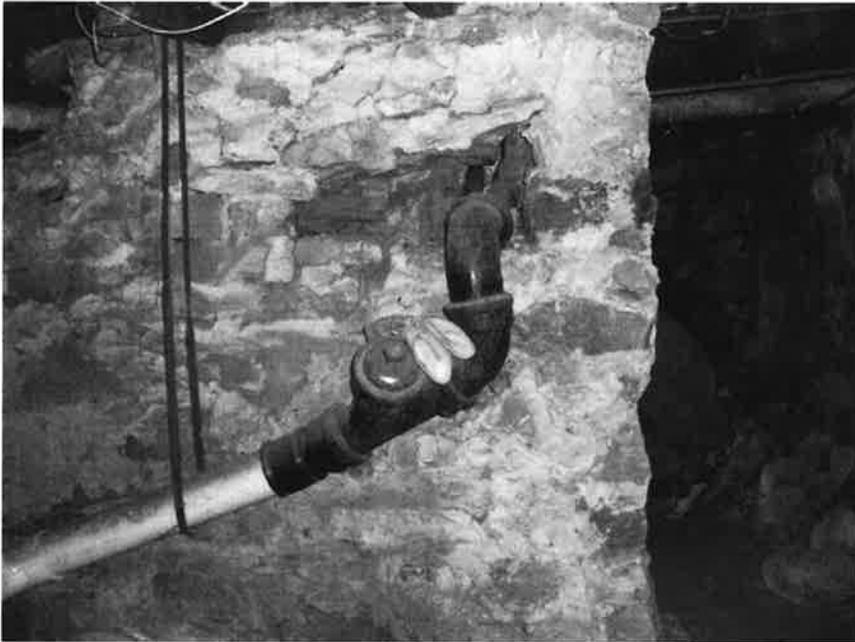
96. Interior view of west end appendage looking southwest.



97. Second floor has worn features and finishes.



98. Detail of the cracked and worn wall and ceiling finishes on the second floor.



99. The stone foundation in the basement.

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Phone #: (802) 878 – 3504

Email: inahladky@gmail.com

October 10th, 2013

Ms. Lee McKim Buffinton

Real Estate Development Administrator

Champlain Housing Trust

88 King Street

Burlington, VT 05401

Re: Bright Street and Archibald Street Structural Assessment

Dear Ms. Buffinton,

In accordance with your request, I have performed a structural assessment of 3 buildings located on Bright Street and Archibald Street in Burlington, Vermont. My findings are described on pages 2 through 8.



J. Ina Hladky p.E.

114 Archibald Street

This building consists of a small, two-story, rectangular original building that has received several additions over the years of various sizes, styles, and quality. The only place where the framing of the building could be observed was the first floor framing of the original house in the basement. The original floor joists were undersized so wood and steel ally columns were added at different locations without any footings and without proper attachments to the beams or joists. In general, the floor framing is inadequate and would need reframing, and the basement walls would need to be repaired at several locations.

There seems to be a lack of foundation under some parts of the building, especially at the decks and entrances.

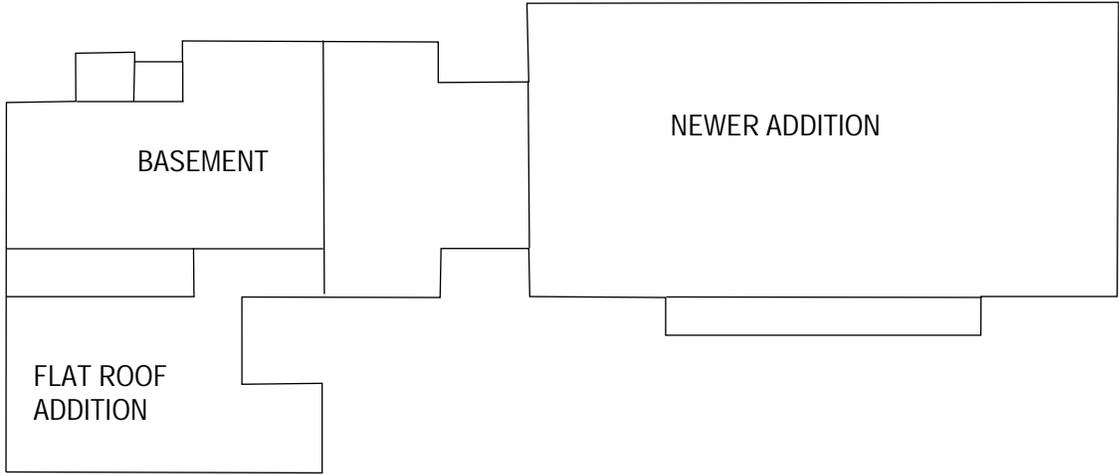
The second floor framing and roof framing were inaccessible. As the second floor dips and pitches down and up in all directions, it would appear that the second floor framing is inadequate, as well. I am afraid that the connections between the floor joists, beams, and posts are failing.

Based on visual observation of the roof, the roof would need a lot of reinforcing, especially the flat portions of the roof that are most definitely under-designed.

The newer rear addition does not appear to have any major structural issues.

I would strongly recommend tearing down the building and constructing a new one in its place because, as it stands, the current structure would need to undergo extensive repairs.

114 ARCHIBALD STREET



35 Bright Street

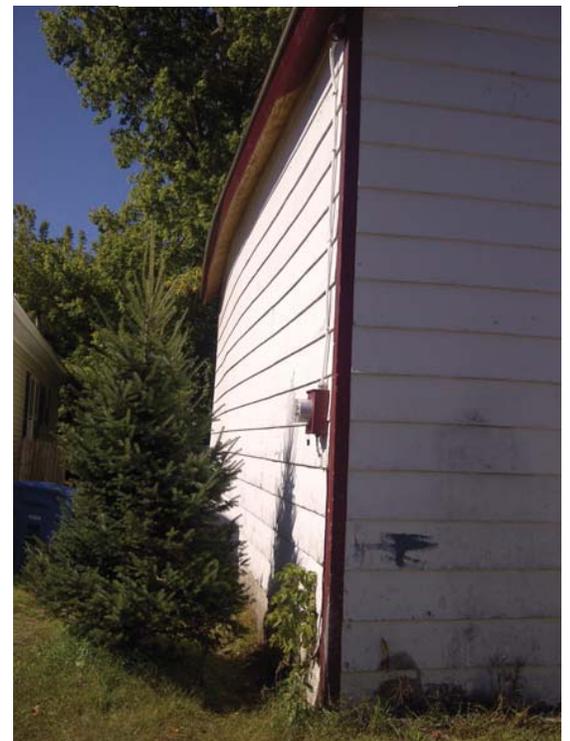
This building is a rectangular one-story structure 16 feet wide and 30 feet long. This building was not accessible so my review is based on visual observations of the building from the outside. The walls are bowing out (pictures 1 and 2), the roof has a significant dip in the middle of the ridge (picture 3), and it appears that there are no frost walls (picture 1) or other type of sound foundations. This building does not appear to be stable and is beyond repair; it should be torn down.



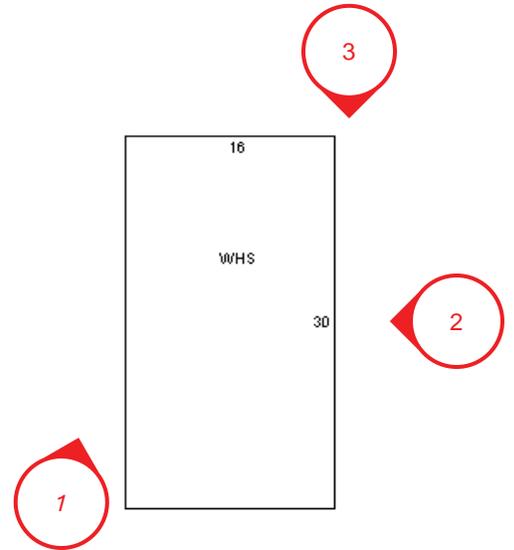
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39 Bright Street

The main part of the building is a two-story structure with the second story in the attic. The rear part of the building is a one-story structure with a flat roof. The whole building has a full basement. Only the first floor framing was visible in the basement. The framing is in very bad shape, floor joists are under-designed, and there is a steel beam in the back part of the building that is supposed to cut the floor joists' span in half, but one end of the beam is not supported at all. The columns have no footings, joists have been cut or otherwise compromised, and the whole floor is pitching in different directions.

The second floor framing was not visible, but the floors have so much deflection that could be observed from below that it is clear the floor framing is inadequate. The ceiling height in the attic is low; the roof's rafters are visibly deflecting. The flat roof is seriously under-designed (picture #1).

There are cracks in the basement wall, with the most visible being under the bay window (see picture #2). At another spot, the wall was patched (picture #3), but not enough.

The entry porch roof and floor framing, as well as the foundations, are inadequate (partially seen on picture #4).

The building should be torn down and replaced with a new structure because such major repairs would be necessary to make the building structurally sound as to be prohibitively expensive.

39 BRIGHT STREET



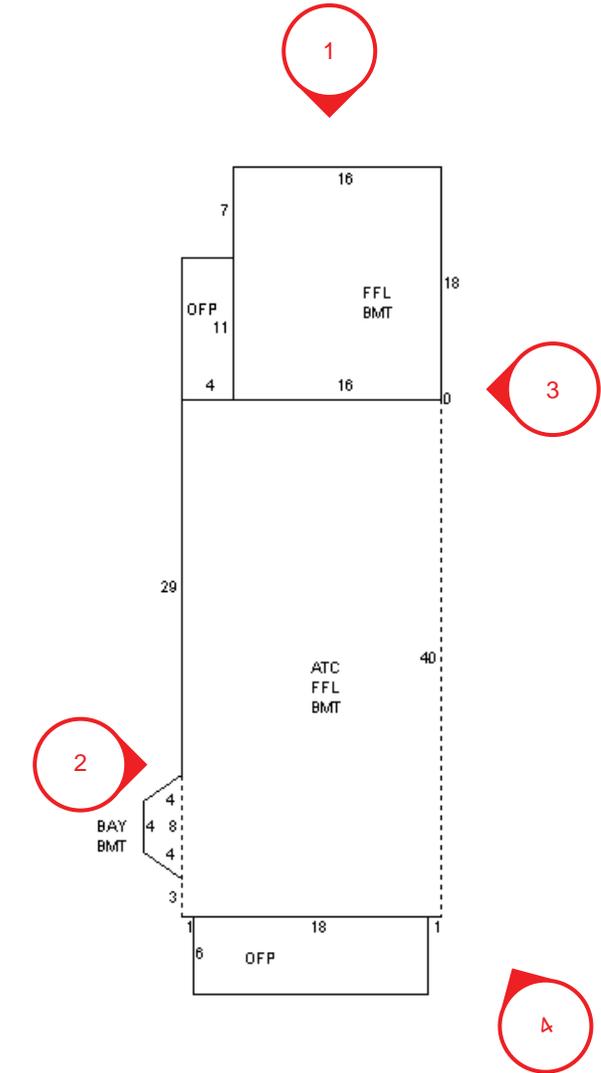
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47 Bright Street

This building seems to have originally been a two-story structure with crawlspace. The second story is within the roof framing. There appear to be several additions on one side and in the back. These additions are slab-on grade with flat roof structure. The structural framing of this building could not be observed, but based on the visual inspections of the building from both outside and inside, it is clear that the whole structure is inadequate. The high roof ridge is dipping, eaves are bowing out, and the low roofs are deflecting (see pictures 1-3). The second floor is pitching in different directions. It appears that there is a beam clear spanning the front room and supporting the floor joists above. This beam is drooping significantly in the middle.

The foundations could not be observed, but it appears that the low additions lack any foundations (picture 4).

My recommendation, based on the inadequate structural components which would require extensive repairs, is that the building should be demolished and replaced with a new one.

47 BRIGHT STREET



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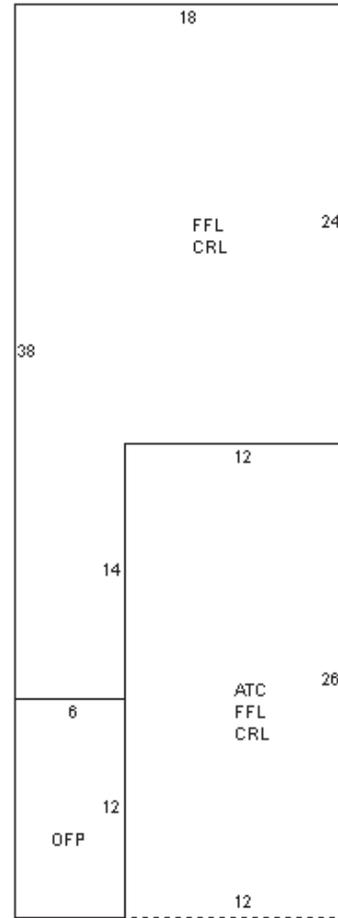


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4

Memorandum

To: Amy Demetrowitz, Champlain Housing Trust
 From: Lucy Gibson, P.E., Dubois and King
 Date: 4/1/14
 Re: Traffic Evaluation for the Bright Street Co-op

Introduction

This memo assesses the traffic generated by a 42-unit affordable housing complex located on Bright Street in Burlington, Vermont planned by the Champlain Housing Trust. The new project will include demolition of 11 existing units, resulting in a total of 31 net new housing units. Current and future projected automobile trips were calculated using guidelines outlined by the Institute of Transportation Engineers (ITE) Trip Generation Manual. Other considerations, such as the project’s urban location, parking configuration, and selected design features are also evaluated.

Project Location

The project site is situated on Bright Street in Burlington’s historic Old North End. The site is surrounded by Riverside Avenue to the north, Archibald Street to the south, Bright Street to the east, and Intervale Avenue to the west. Its urban location allows residents to live in close proximity to numerous destinations such as convenience stores, restaurants, bus stops, and public parks.



Figure 1: Project Location

Project Description

The planned 42-unit housing complex will offer affordable housing to Burlington residents of diverse incomes, household sizes, and socioeconomic backgrounds. The project will include the demolition of 11 existing units and the construction of 42 new units with 12 one-bedroom units, 24 two-bedroom units, 5 three-bedroom units, and 1 four-bedroom unit. The units will be housed in four separate buildings: one containing 35 units, another containing 3 units, and two duplexes.

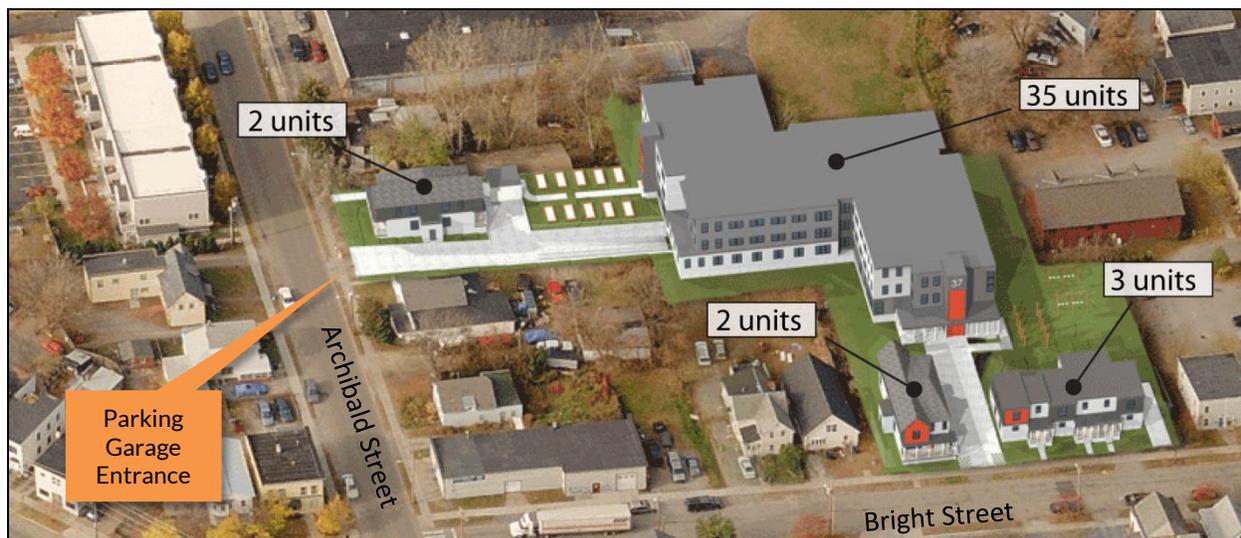


Figure 2: Rendering of Bright Street Co-op (Source: Champlain Housing Trust)

The project will feature energy efficient construction, underground parking, shared outdoor space, and will promote a “co-op” style of management whereby future tenants will assume some managerial duties of the complex. The parking garage will provide one space per unit, or a total of 42 parking spaces, with an access from Archibald Street. There is a service entrance on Bright Street, and a court that will not typically be used by vehicles, but provides access for emergency vehicles. Construction is expected to commence in late 2014 and conclude by the summer of 2015.

Parking

Parking for the development will be located in a garage beneath the building containing 35 units. A ramp will extend from Archibald Street, run adjacent to the duplex building, and extend into the parking garage. On street parking is also available on Bright Street and Archibald Street in addition to numerous surrounding streets in the Old North End.

Projected Increase in Traffic

Vehicle trips were calculated for both the existing 11 units and the future 42 total units on Bright Street using the ITE Trip Generation Manual. Traffic generated from developments in more urban locations such as Bright Street are often overestimated. The following table summarizes the existing and future traffic generated from the site, and provides the total number of new trips generated over the AM peak, PM peak, and over a 24 hour time period. This analysis shows a net increase of 15 vehicle trips during the

morning peak hour, and 19 during the afternoon peak hour. However, the data used to develop trip generation rates in this guide has been collected in suburban locations reliant on the use of automobiles.

Condition	Land Use	Size	24 Hour Volume	AM Peak		PM Peak	
				Entering	Exiting	Entering	Exiting
Existing	Apartments ITE Code 220	11	73	1	5	4	3
Future	Apartments ITE Code 220	42	249	4	17	17	9
Net New	-	31	176	3	12	13	6

Table 1: ITE Trip Generation; Existing, Future, and Net New

The average annual daily traffic (AADT) on Archibald Street directly east and west of its intersection with Bright Street is provided for context. The project could increase traffic by 176 trips over the course of the day, which will be negligible on a street that currently has traffic of more than 4,000 vehicles per day.

	Location	AADT
Archibald Street	East of Bright Street	4,500
Archibald Street	West of Bright Street	4,300

Table 2: Average Annual Daily Traffic on Archibald Street

Mitigating Factors: Urban Context, Automobile Ownership

A number of other factors specific to the Bright Street project will likely result in fewer automobile trips than projected by the ITE calculations including the site’s urban context and the demographics of its residents. Because the housing complex will be located in the compact urban environment of the Old North End, vehicles are not necessarily required to complete common trips such as going to the store to buy groceries, visiting a friend, or traveling to and from work. The neighborhood also has pedestrian and bicycle infrastructure such as sidewalks and bike lanes, in addition to frequent public transit service that make non-automobile trips a viable and efficient form of transportation. In addition residents of this neighborhood generally have lower median incomes and lower rates of automobile ownership relative to the City of Burlington and Chittenden County as a whole. It is likely that future residents of the Bright Street Co-op will own fewer cars and drive less in part because of economic constraints.

Conclusion

Existing and future traffic generated by the Bright Street Co-op, calculated using the ITE Trip Generation Manual, will be a negligible increase on the local street network. The site’s urban location and the low rates of automobile ownership of its tenants indicate that the future traffic will actually be considerably less than projected using the ITE rates.

SLIM12Y

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

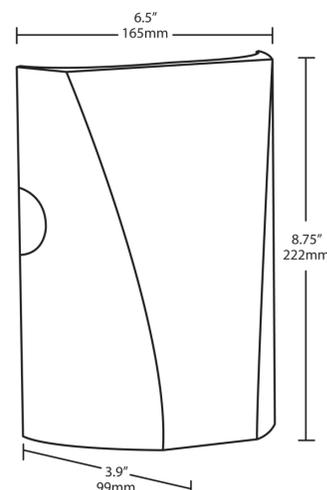
Weight: 4.5 lbs

LED Info

Watts: 12W
 Color Temp: 3000K (Warm)
 Color Accuracy: 82
 L70 Lifespan: 100000
 LM79 Lumens: 1,019
 Efficacy: 72 LPW

Driver Info

Type: Constant Current
 120V: 0.12A
 208V: 0.08A
 240V: 0.07A
 277V: 0.06A
 Input Watts: 14W
 Efficiency: 85%



Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

THD:

10.4% at 120V

Input Watts:

14W.

Output Lumens:

1,019.

Color Accuracy (CRI):

82 CRI

Correlated Color Temp. (Nominal CCT):

3000K

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 8 ft.

HID Replacement Range:

The SLIM12 can be used to replace 70W MH based on delivered lumens.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

ADA Compliant:

SLIM™ is ADA Compliant.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

SLIM12Y - continued

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Green Technology:

Mercury and UV free, and RoHS compliant.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

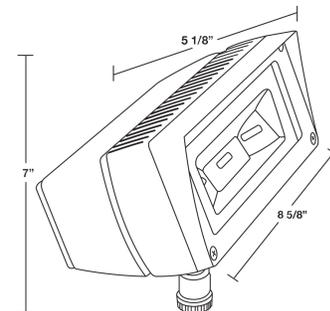


FFLED18Y

Rectangular shaped LED floodlight designed to replace 70W Metal Halide. Patent Pending airflow technology ensures long LED and driver lifespan. Use for building facade lighting, sign lighting, LED landscape lighting and instant-on security lighting.

Color: Bronze

Weight: 4.8 lbs



LED Info

Watts: 18W
 Color Temp: 3000K (Warm)
 Color Accuracy: 84
 L70 Lifespan: 100000
 LM79 Lumens: 1,422
 Efficacy: 64 LPW

Driver Info

Type: Constant Current
 120V: 0.2A
 208V: 0.15A
 240V: 0.13A
 277V: 0.11A
 Input Watts: 22W
 Efficiency: 81%

Technical Specifications

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:

Ingress Protection rating of IP65 for dust and water.

NEMA Type:

7H x 6V Beam Spread.

Airflow:

Patent pending Airflow technology heat sink for superior cooling.

LEDs:

18 Watt high performance LEDs.

Driver:

Constant Current, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC 0.4 Amps.

THD:

10.6% at 120V

Surge Protection:

6kV

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management Housing:

Die-cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with O ring seal & stainless steel screw.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2008.

Equivalency:

The FFLED18 is Equivalent in delivered lumens to a 70W Metal Halide.

Reflector:

Semi-specular anodized aluminum.

Gaskets:

High-temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy Lighting Facts label.



FFLED18Y - continued

California Title 24:

FFLED18 complies with California Title 24 building and electrical codes.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The FFLED design is protected by U.S. Pat. D643,147, Canada Pat. 140798, China Pat. ZL201130171304.1, Mexico Pat. 36757 and pending patent in Taiwan.

UL Listing:

Suitable For Wet Locations. Suitable for mounting within 1.2M(4FT) of the ground.



NDLED4R-50Y-S-W

High-end, new construction LED downlights in 4" and 6" make installation a breeze when you're framing out a space from the ground up or when you have access from the top of the ceiling.

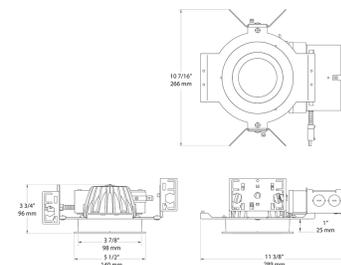
Color: White trim specular silver cone Weight: 0.0 lbs

LED Info

Watts: 0W
 Color Temp: 3000K (Warm)
 Color Accuracy: N/A
 L70 Lifespan: 100000
 LM79 Lumens: 0
 Efficacy: N/A

Driver Info

Type: Sold Separately
 120V: N/A
 208V: N/A
 240V: N/A
 277V: N/A
 Input Watts: 0W
 Efficiency: N/A



Technical Specifications

UL Listed:

Suitable for wet locations covered ceiling.

Photometrics:

Photometrics are based on prorated reports. Contact the RAB Lighting Design department for the most up-to-date data.

Housing:

Professional-grade, die-cast aluminum construction.

Trim Ring:

White powder coated die cast trim ring.

Trim Cone:

Specular silver round trim cone.

Drop Ceiling Installation:

NDLED can be installed in drop ceiling tiles when using optional c-channel bars and following local construction codes.

Aperture Size:

4" Trim Module.

Dimming:

Dimmable. Requires rough-in with dimming driver.

Optics:

50° beam spread with specular thermoplastic optics and Nanostructure lens technology for smooth light output and high efficiency.

Easy Installation:

The EZ-Connector makes installation easy.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

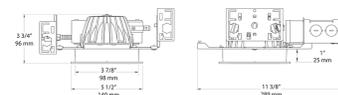
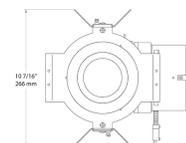


ND4R12F

Easy to install 4" and 6" rough-in with die-cast aperture ring, removable driver, thermal protector and adjustable butterfly brackets. This rough-in is designed to make new construction recessed downlighting easy

Color: N/A

Weight: 0.0 lbs



LED Info

Watts: 12W
 Color Temp: Sold Separately
 Color Accuracy: N/A
 L70 Lifespan: N/A
 LM79 Lumens: 0
 Efficacy: 0 LPW

Driver Info

Type: Constant Current
 120V: 0.123A
 208V: 0.08A
 240V: 0.07A
 277V: 0.06A
 Input Watts: 0W
 Efficiency: N/A

Technical Specifications

UL Listed:

Suitable for wet locations covered ceiling.

Photometrics:

Photometrics are based on prorated reports. Contact the RAB Lighting Design department for the most up-to-date data.

Driver:

On/Off Non-Dimming, Constant Current, Class 2, 100-277V, 50/60Hz, 4KV Surge Protection, 350mA, 100-240VAC 0.3-0.15A 277VAC 0.15A, Power Factor 99%, THD ≤ 20%.

Dimming Driver:

Dimmer must be compatible to the driver.

Ambient Temperature:

Suitable for use in 55°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Equivalency:

DLED 12W is equivalent to 75W R30.

Aperture Size:

4" Rough-In.

Drop Ceiling Installation:

NDLED can be installed in drop ceiling tiles when using optional c-channel bars and following local construction codes.

Butterfly Brackets:

The Butterfly bracket allows to mount with the following 1/4 x 1/2" bar stock, C Channel, 1/2" conduit, or nailer bars.

Easy Installation:

The EZConnector makes installation easy.

Thermal Protector:

Thermal protector included. Disables power if temperature exceeds safe operation levels.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

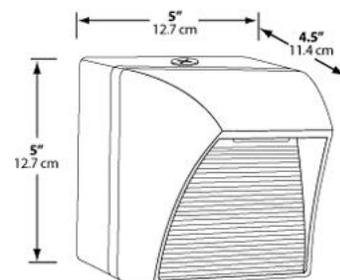


WPLED5Y

LED 5W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 2.0 lbs



LED Info

Watts: 5W
 Color Temp: 3000K (Warm)
 Color Accuracy: 88
 L70 Lifespan: 100000
 LM79 Lumens: 128
 Efficacy: 24 LPW

Driver Info

Type: Constant Current
 120V: 0.18A
 208V: 0.18A
 240V: 0.18A
 277V: N/A
 Input Watts: 5W
 Efficiency: 94%

Technical Specifications

UL Listing:

Suitable for wet locations in downlight position only.
 Suitable for mounting within 1.2m (4ft) of the ground.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Patents:

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

LEDs:

5W, high-output, long-life LED.

Drivers:

Constant current, Class 2, 100 - 240VAC, 50 - 60 Hz, 0.18 Amps.

Fixture Efficacy:

24 Lumens per Watt

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Surge Protection:

1 KV

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Integral cast aluminum mounting pad for optimum heat sinking to ensure cool operation with maximum LED life and light output.

Housing:

Precision die cast aluminum housing and mounting plate. 1 1/2" backbox with three 1/2" conduit entry points.

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Color Accuracy:

88 CRI

Color Temperature (Nominal CCT):

3000K

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Equivalency:

The WPLED5 is Equivalent in delivered lumens to a 13W CFL or 60W incandescent.

Green Technology:

Mercury and UV free.



WPLED5Y - continued

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

California Title 24:

WPLED5 complies with California Title 24 building and electrical codes.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

