

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/pz>
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 15-0338PD; 112-114 Archibald Street
ZP15-0341PD; 27 Bright Street
ZP15-0342PD; 35-39 Bright Street
ZP15-0343PD; 47 Bright Street
Date: September 23, 2014



Zone: NMU **Ward:** 2

Date application accepted: September 5, 2014

Applicant/ Owner: Duncan Wisniewski Architecture/ Champlain Housing Trust in partnership with Housing Vermont

Request: Final Plat review to demolish 3 existing residential buildings (112-114 Archibald Street, 35-39 Bright Street and 47 Bright Street; retaining the duplex at 27 Bright Street) and construct 4 new residential buildings and associated site improvements. The two existing units at 27 Bright Street to remain; addition of 42 new units for a 44-unit development.

Overview: The applicant is seeking final plat approval for a major PUD involving several properties on Bright and Archibald Streets. Champlain Housing Trust, partnered with Housing Vermont, seeks to combine four parcels (58,977 sf) with 14 existing residential units; redevelop the site retaining one duplex (27 Bright Street) with construction of four new buildings providing 44 residential units, 42 of them new. Proposed for demolition are 114 Archibald St. (9 residential units), 35 Bright Street (1 unit) plus outbuildings, and 47 Bright Street (1 unit.) New development will include construction of 2 duplex townhouses, one triplex, and one three story, 35 unit structure within the interior. The development will provide a net gain of 31 new residential units. All parking is proposed within an enclosed underground parking structure, with the exception of 2 surface parking spaces at the proposed Archibald duplex.

The application involves several properties, and therefore, includes several separate zoning permit applications. All are reviewed concurrently as a single project. Four parcels will be merged into one, but 27 Bright Street will remain a separate parcel.

This proposal underwent sketch plan review with the DRB August 6, 2013; Preliminary plat review and approval in July 2014. The project is scheduled for review by the Conservation Board at their October 6, 2014 meeting.

Conditions of the July 2014 Preliminary Plat Review approval were as follows:

1. This preliminary plat approval in no way grants or implies final plat approval. Final plat application shall be filed in accordance with Section 10.1.9, *Final Plat Approval Process*, of the CDO and per these Conditions of Approval.
2. Prior to final plat application, written acceptance of the adequacy of emergency vehicle access shall be obtained from the Fire Marshal. [Attached; Summary dated 4.1.2014.]
3. Prior to final plat application, a boundary survey by a VT licensed land surveyor shall be provided and shall show all proposed boundary adjustments. [Provided herein.]
4. Final plat plans *should* include a project phasing schedule that calls out what project components will be built and when they will be built. [No phasing schedule requested.]
5. Final plat plans shall include an update on the remediation and “corrective action plan” for the site. [Update in cover documents attached.]
6. Final plat plans shall include proposed days and hours of construction. [Requested construction hours 7am-5 pm weekdays; 8 am -5pm weekends. Typically no construction is allowed on weekends, with the exception of Saturday interior work.]
7. Final plat plans shall include the final stormwater system design and shall also include the final details for the erosion prevention and sediment control plan. [attached; to be reviewed by the Conservation Board October 6, 2014.]
8. Final plat plans shall include outdoor lighting details compliant with the standards of Sec. 5.5.2, *Outdoor Lighting*, particularly garage lighting and building entry lighting. [Specs and photometric attached.]
9. Final plat plans shall include bicycle parking details compliant with the Department of Public Works *Bicycle Parking Guidelines*. [Attached.]
10. Final plat plans shall include details as to the amount and extent of affordability of the proposed dwelling units per the requirements of Article 9, *Inclusionary Housing*. [See *Bright Street Cooperative* coverletter, Item #10.]
11. Final plat plans shall include a plan for snow removal. [ibid, #11.]

12. Final plat application shall include a final review letter from a preservation consultant with concurrence from the Vermont Division for Historic Preservation relative to project impacts. [Attached.]
13. Unless phased by request to the DRB, the time between demolition of the listed historic buildings and commencement of new construction generally shall not exceed six (6) months. [See comments under Section 5.4.8 (d), below.]

The applicant has provided responses within the submission to meet these conditions.

Background:

Previous zoning actions for the subject properties are as follows:

112-114 Archibald Street

- **Zoning Permit** 14-0909PD; 112-114 Archibald Street, Preliminary Plat Review July 2014.
- **Zoning Permit** 14-0026SP; 112-114 Archibald Street, Sketch Plan Review, August 6, 2013.
- Request to operate an automotive garage, body and fender service and used car sales at 114 ½ Archibald Street, **Denied**, September 1964. (Had been operating without a permit.) Front building identified as a fish market.

27 Bright Street

- **Zoning Permit** 14-0910PD; Preliminary Plat Review and approval; July 2014.
- Not proposed to be altered.

35-39 Bright Street

- **Zoning Permit** 14-0911PD; Preliminary Plat Review and approval; July 2014.
- No zoning permits on file for this property.

47 Bright Street

- **Zoning Permit** 14-0912PD; Preliminary Plat Review and approval; July 2014.
- **Zoning Permit 98-475**; Installation of a stockade style fence across the front property line of the single family home. Approved May 1998.
- **Zoning Permit 97-593**; Construction of a single story attached rear shed, measuring 13'10" x 20' on existing concrete slab for the existing single family home. Materials to be T-111. Approved July 1997.

Part 1: Land Division Standards

The Bright Street Cooperative neighborhood will combine the four parcels owned by Champlain Housing Trust. 27 Bright Street will be retained as a separate lot, yet continue to be operated by CHT as part of the overall project.

Section 6.1.2 Review Standards

(a) Protection of important natural features:

There are no watercourses, wetlands, steep slopes, rock outcroppings, and wildlife habitat or travel corridors within the review area.

(b) Block size and arrangement

No new blocks are proposed. Street frontages for existing parcels will be supported with new construction to “complete” the street edge.

(c) Arrangement of lots

No new lots will be created. The project will join four existing lots. Through development, the existing street pattern will be perpetuated by location of new structures that support the streetface.

(d) Connectivity of Streets within the city street grid:

No change.

(e) Connectivity of sidewalks, trails and natural systems:

All public sidewalks will be re-established; interior sidewalks will support continued ease of pedestrian mobility within the interior of the site and to the overall public sidewalk flow.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of important natural features:

There are no important natural features on the subject properties. Green space is generally open grassy area with scattered trees. Plan L1.0 defines the removal of 15 trees located within the site and possibly some around the perimeter near foundation excavation locations. See plan L1.0 as revised for tree and fencing demo diagram. A landscaping/planting plan has been submitted (see Plan L2.0.) The species proposed within the greenbelt on Bright Street was recommended for revision by the city arborist. The replacement species has been guided by his recommendation.

(b) Topographical alterations

The site slopes slightly downward from east to west. Slight modification to the grade will be required to facilitate the development. Due to the parking garage ramp and entrance off of Archibald Street, in combination with the first floor pedestrian entrance to the 35 plex off of Bright Street, existing grades will be modified.

(c) Protection of important public views

There are no significant public views from or through the property. Not applicable.

(d) Protection of important cultural resources

Two properties are currently listed on the Vermont State Register of Historic Resources. See Section 5.4.8, below.

(e) Supporting the use of alternative energy

The roof of the 35-plex is designed for photo-voltaic panels, but it is not known until further build-out if funding will allow their inclusion. In any event, they are encouraged.

(f) Brownfield sites

The property is included on the Vermont DEC Hazardous Site List as a brownfield with PAH contamination. The development is enrolled in the BRELLEA program (formerly the RCPP or Redevelopment of Contaminated Properties Program) and CHT is pursuing an EPA brownfield clean-up grant. A Corrective Action Plan will be required by DEC for PAH impacted soils on the site prior to development. With updated submission materials, the applicant defines procurement of a CAP as currently in progress. This remains a condition of approval.

(g) Provide for nature's events

The project will use infiltration chambers to infiltrate the 1 year storm event. Almost all of the impervious runoff will be directed to those chambers. The driveway to the parking garage and minor sidewalk runoff are the only areas that do not make it to the infiltration chambers. City engineers have reviewed the plans.

The Conservation Board will review the design at their October 6, 2014 meeting.

Snow on the garage entrance ramp will be handled with an integrated melting system. Removal from walkways will be blown into adjacent green belts and larger amounts will be stored at adjacent patio areas.

There are several open porches that will provide respite from inclement weather for building residents.

(h) Building location and orientation

Street front buildings along the periphery of the development line up with adjacent structures and reinforce the existing streetscape. The large 35-unit center building is located in the interior behind these new street front buildings. This location avoids disruption of the existing street edge and mitigates the mass of this building as perceived from the street.

(i) Vehicular access

One vehicular access point, from Archibald Street, will be provided into the site. [Please note that 27 Bright Street will remain as an independent parcel, and retain its own driveway.] A curb cut and driveway exist under current conditions but will be modified to accommodate the proposed development. Adequate access for emergency vehicles and fire apparatus has been considered and addressed; see submission material dated April 1, 2014 and confirmation April 7, 2014 between the applicant and the Burlington fire marshal's office.

(j) Pedestrian access

All of the new street edge buildings have front walkways that connect to the public sidewalk system. The interior building will connect to the public sidewalk system via new interior walkways and a wide promenade west to Bright Street. Trinity and Duplex 1 will have their own pedestrian walkway; Duplex 2 will enjoy access from the walkway that connects the public sidewalk to the interior of the site, patio and gardens.

(k) Accessibility for the handicapped

The submission narrative states that 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. Two identified handicap parking spaces are illustrated on the parking level plan (5.3). The building inspector will require compliance with ADA standards.

(l) Parking and circulation

All new parking will be located under the central building. Two surface parking spaces are proposed behind the duplex at 112-114 Archibald Street; there are four existing parking spaces at 27 Bright Street. Plan 5.3 defines the parking level, with one compact parking space, 2 handicapped parking spaces for a total of 42 parking spaces. Two additional surface spaces are located behind 112-114 Archibald duplex 2. The four existing parking spaces at 27 Bright will remain unchanged.

Exterior bicycle parking is illustrated on plan L2.0. The original plan defined 12 exterior bike parking spaces, and 11 interior. Revised plans add an additional 5 spaces, with a likelihood to increase that number. Interior bicycle parking is shown (behind the elevator) with 12 spaces identified, and on the parking level (plan 5.3) providing 16 spaces in the northwest corner.

A multi unit building is required to provide the following:

Long Term Bike Parking: 1 per every 4 units

Short Term Bike Parking: 1/10 units

For the total of 44 units, the requirement will be:

11 long term bike parking spaces (44/4) and

4 short term bike parking spaces (44/10).

As submitted, the plan meets the bicycle parking requirement.

(m) Landscaping and fences

Ample garden space will be provided in the form of raised beds throughout the project site. A detailed landscaping plan has been submitted with preliminary and final plat plans. See plan L1.0 for existing tree and fencing demo diagram, and plan L2.0 for a proposed planting plan. Existing fencing will be retained and gaps filled in with wood fencing around 27 and 31 Bright Street. Existing fencing will be reset at some property lines where the survey has corrected those boundaries. A wood and metal privacy fence and safety barrier will be installed near the garage entrance ramp. The graduated grade of the entrance ramp is proposed to be supported with steel sheet piling similar to what is adjacent to the parking garage entrance off College Street near South Champlain Street. The grade changes are reflecting in contour lines from 238 to 228 as the parking access ramp descends; the barrier wall to be approximately 7' in height at the garage opening location. A walkway parallels that descent. The proposed retaining wall will require review and approval by the city engineer. A plan for the barrier fence will need to be provided for staff review and approval.

(n) Public plazas and open space

No public plazas are proposed, however significant outside area is planned for the use of the residents. A significant courtyard is proposed near Bright Street, with ample eastern and southern exposure to the sun with shading provided by new trees and neighboring buildings.

The garden beds, patios, and walkways accessed from the Archibald Street sidewalk will provide pleasant grounds for resident enjoyment and passive activity. Several clotheslines and play areas are also identified on the plan (See L2.0.) Much opportunity is afforded for residential pleasure on the grounds of the newly developed site.

(o) Outdoor lighting

Light specs, a photometric, and lighting plan have been submitted. Lighting is proposed to be full cut-off, and building mounted. The duplex and triplex front porches have recessed can lights to be controlled by occupants. All other lights are proposed to be controlled by photoeye sensors and timers. All lighting is low cutoff LED; there are no pole mounted lights.

Lighting at building entrances exceeds standards of the ***Outdoor Lighting Manual for Vermont Municipalities***, Table 2, p. 10: *Building Entry – active use, 5 footcandles average maintained*. Measurements on the lighting plan illustrate entryway lighting between 5.1 fc (duplex 2 on Archibald Street) to 8.7 fc (Trinityeast entrance.) All building entrances exceed the 5 footcandle limitation, and will require revision to meet these standards, or confirmation that the average maintained level meets the standard.

Walkway lighting appears to meet the standards, with maximum illumination not exceeding 2 footcandles, and average illumination below 0.5 footcandles. Light levels for within the parking garage have been provided, and illustrate a much higher level of lighting than typically acceptable for outdoor parking lots. Garage lighting is anticipated to be higher and more uniform to create a sense of security. Light fixtures are generally uplit; and should not be visible from the exterior. There is a modest amount of light spill at the garage entrance, likely from the overhead light that will need to be addressed.

Assurance is needed that the parking garage lighting plan conforms to RP-20-98, as required by Sec. 5.5.2 (f) 5.

(p) Integrate infrastructure into the design

Utility lines are proposed to be undergrounded from existing municipal services in the street.

The Archibald Duplex (2) will have a trash/recycling/storage closet in the adjacent garden shed and residents will be responsible for curbside.

The 35plex has a separate room to the right of the main entry and the trash removal company will bring the totes curbside for removal.

The Bright Street Duplex (1) will utilize the 35plex common trash/recycling room.

At the Trinity building, (Bright St. Triplex) each unit will have a closet off their back deck and either tote their trash curbside or they may choose to use the common room in 35plex and just use the closet for storage.

No information has been submitted relative to proposed mechanical equipment. If intended for inclusion, details must be provided.

Part 3, Architectural Design Standards

Section 6.3.2 Review Standards

(a) Relate development to its environment:

The smaller buildings proposed to front Archibald and Bright Street are of a scale and character that may successfully be integrated into the existing streetscape. With individual front porches on the duplex and triplex, these buildings relate to the existing neighborhood personality. With the

location of the larger building on the interior of the parcel, coupled with underground parking, the building mass is diminished and the site retains a substantial amount of green space for resident use.

1. Massing, Height and Scale:

With the proposed duplex and triplex fronting Archibald and Bright Streets, the building mass remains consistent along both streetscapes. The larger (35plex) building, situated in the center of the proposed parcel, will be less apparent due to the location; however its height is not without precedent in the neighborhood. Immediately across the street from the Archibald Street frontage exists a newer three story residential structure, fronting the street. This plan, however, minimizes the building mass as perceived from the public ROW. The 35plex has an elongated, winding footprint which will be visually available as glimpsed through other properties and not in its entirety. Planar changes break up the building mass where each of the three wings join and provide visual interest.



2. Roofs and Rooflines.

The duplexes are proposed to have compound gabled roofs, while the triplex and the 35 plex to have flat roofs. Both are familiar and available within the immediate block.

3. Building Openings

The duplexes and the triplex will have easily identifiable entrances to at least on unit fronting on the public street. Additional entrances are provided off pedestrian paths (or courtyard) on which they front. Both the south elevation (Archibald Street) and the east elevation (Bright Street) of the 35 plex have clearly identifiable entrances off pedestrian walkways.

Window openings maintain consistent patterns and proportions appropriate to the proposed residential use. The window pattern is varied, as broken up between wings of the 35 plex, and provides interest to the architecture. No awnings or canopies have been identified that may encroach into the public right-of-way, which would require an encroachment permit issued by the Dept. of Public Works. Canopies on the rear 35 plex are within the project development area.

The buildings are setback from the property line, so no restriction on window or door openings is anticipated to be required to fire safety code restrictions.

(b) Protection of Important Architectural Resources:

The applicant has engaged preservation consultant Liz Pritchett to assess the area of potential impact, any historic properties involved, and to determine the impact on each. Her report was attached in the Preliminary Plat review. A subsequent communication, dated August 6, 2014 is enclosed as part of the Final Plat review.

From that letter:

I reviewed this undertaking in my Historic Buildings Evaluation Report dated October 2013. On January 8, 2014, the State Historic Preservation Officer concurred with my determination that the proposed demolition of the house at 39 Bright Street, a dwelling that is in poor condition but appears marginally eligible for listing in the National Register of Historic Places, would result in an adverse effect. The SHPO also agreed with the proposed mitigation measure to handle the adverse effect, which called for new construction that will be compatible with the surrounding historic resources in this neighborhood in the Old North End, and for the opportunity to review plans and elevations of the proposed new buildings on the site. I have recently reviewed updated plans and elevations dated 7.16.2014, and also a 3-D rendering of the proposed buildings....

In my professional opinion, the proposed designs for the Bright Street Cooperative comply with The Secretary of the Interior's Standards for new construction in a historic neighborhood, and meet the mitigation measure for this project for new designs that are compatible with the historic character of Bright Street and surrounding resources.

[Signature of SHPO provided as concurrence.]

(c) Protection of Important Public Views:

There are no public views from these parcels. Not applicable.

(d) Provide an active and inviting street edge:

Duplex 1 and 2 both provide engaging streetfronts, with triple windows at the first floor street level and wrap around porches slightly off grade. Windows are regularly spaces, and indicative of interior use. The buildings actually have 2 building fronts as designed, because rear facades serve the second unit, and open to public courtyards and interior lot common spaces.



The 35plex, although not immediately fronting the street, has attractively designed facades facing both streetfronts, albeit setback substantially from the street. Visual interest is provided by material placement, alteration to the corniceline, siding changes, rhythm of window placement, window sizes, and articulated porches. The elevator shaft provides an interesting design element distinctive to the plan. Revised images illustrate the street address has been lowered to meet sign placement requirements of the ordinance.

(e) Quality of materials:

Proposed materials are fiber cement siding and trim; sloped roofs to be shingles; flat roofs membrane. Colors will be chosen from either the James Hardie or Certainteed Color palette. Windows will be fiberglass double hung with some awning and casement. Porch railings are proposed to be painted metal; porch posts painted wood.

(f) Reduce energy utilization:

The narrative defines the plan for highly energy efficient buildings designs. The development will be required to meet all energy efficiency standards as defined by Burlington Electric, and will be available for incentives.

The 35 plex roof will be designed to incorporate solar panels, although preliminary development plans cannot assure that solar will be incorporated immediately.

The smaller building sizes fronting Archibald and Bright Street do not suggest the need for shadow studies. The interior location (and spatial separation from neighboring building) of the 35 plex do not raise immediate concern about shadow cast. Ample opportunity remains here, and at adjoining building sites, for the utilization of passive and active solar utility.

(g) Make advertising features complementary to the site:

Any signage will require a separate sign permit.

The street identification number (“37”) has been lowered on Final elevation plans to meet the requirements of the ordinance. Sign installation height in the NMU is limited to 14’, or the ceiling height of the first floor.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The proposed buildings will be sprinklered. Development will be required to meet all applicable building and life safety code as defined by the building inspector and the fire marshal.

For this multi unit building, an intercom system is recommended for residential safety.

Section 5.4.8 (d)

Two buildings within the project area are listed on the Vermont State Register of Historic Resources. Both are proposed to be demolished. A consultant’s report has been included with the submission materials for Preliminary Plat, and a final communication for Final Plat review. See comments under Sec. 6.2.3 (b), above. In general the report and subsequent letter of confirmation reflect the acceptability of the new housing as mitigation for the loss of a group of buildings with marginal historic integrity; understanding the greater public benefit of the prospect of newer, cleaner, safer, affordable housing in the neighborhood.

Herein are the standards for review:

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- . To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- . Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- . To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

This was included with the Preliminary Plat submission documents.

- B. A statement addressing compliance with each applicable review standard for demolition;*

- C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*

(i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,

(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

Both the structural engineer and the 36-CFR certified preservation consultant concurred that the poor condition of both buildings, coupled with the loss of integrity and level of alteration make rehabilitation economically unviable. All concur that the best solution would be to remove the structures and allow redevelopment to occur, conditioned upon compatibility with the context of the neighborhood.

- D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;*

This application proposes redevelopment of the site.

and,

- E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

Attached.

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

- A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure; or,*
- B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,*
- C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

And all of the following:

- D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*
- E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history; and,*
- F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
 - (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*
 - (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*
 - (iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

The applicants have not offered to deed restrict the property. However as a public housing project, a substantial and long lasting community benefit would be realized by the redevelopment of the subject parcels, providing 44 residential units (42 in four new buildings, and 31 of them new.)

Due to the scale and ambitious breadth of the project, the applicant has asked for a rational extension of time in which to replace the buildings post demolition. This standard (iii) notes *the time between demolition and construction generally shall not exceed six months*. See applicant's discussion under *Bright Street Cooperative* cover letter, item #13. The dual factors of the potential of a vacant building at 114 Archibald Street and the onset of winter weather, an early demolition of that structure with spring construction would allow a reasoned and understandable flexibility of that standard.

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise

the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

As noted.

Staff recommendation: Approval of Final Plat Application with noted conditions; forward to the DRB with a recommendation for Approval.

Conditions of approval:

1. **Prior to release of the zoning permit**, written approval confirming compliance with Chapter 26, Wastewater, Stormwater and Pollution Control measures shall be received from the City Stormwater Engineering staff.
2. **Prior to release of the zoning permit**, confirmation that the parking garage lighting plan conforms to RP-20-98, as required by Sec. 5.5.2 (f) 5 must be submitted to staff. Any garage lighting fixture visible from the exterior of the garage facility shall be shielded in a manner that prevents glare to be visible from the exterior of the parking garage.
3. Lighting at building entrances exceeds standards of the *Outdoor Lighting Manual for Vermont Municipalities*, Table 2, p. 10: *Building Entry – active use, 5 footcandles average maintained*. Measurements on the lighting plan illustrate entryway lighting between 5.1 fc (duplex 2 on Archibald Street) to 8.7 fc (Trinityeast entrance.) All building entrances exceed the 5 footcandle limitation, and will require revision to meet these standards, or confirmation that the average maintained level meets the standard.
4. A Corrective Action Plan will be required by DEC for PAH impacted soils on the site prior to development. The applicant shall submit confirmation that all required site remediation has taken place and appropriate controls are in place; that the site is deemed acceptable for residential use.
5. Proposed design and construction details for any retaining walls over 3-feet in height shall be subject to review and written approval by the city engineer **prior to release of the zoning permit**.
6. If HVAC or rooftop equipment is proposed, the submission should be augmented with that information (including any additional height, which would apply toward overall building height limitation) with anticipated noise level (dB) of each unit.
7. A State Wastewater Permit will be required for water and sewer service. It is the obligation of the owner/applicant to seek this and any other required additional permits.
8. A plan for the barrier fence will need to be provided for staff review and approval.
9. An extension of the 6 month time limit between demolition and new construction is recommended due to the potential hazard of vacant buildings over winter months. That limit is recommended to be further defined by the DRB, but understood to be less than one year.
10. The applicant is encouraged to sell or reclaim structures and all historic building materials, or permit others to salvage them in reasonable manner that will not forfeit public health or safety.