

Department of Planning and Zoning

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP17-0388CA/MA; 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place
Date: **WEDNESDAY** October 12, 2016

File: ZP17-0388CA/MA

Location: 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place

Zone: Institutional **Ward:** 1E

Date application accepted: September 23, 2016

Applicant/ Owner: Eastern Development Corporation / Frank Von Turkovich

Request: Planned Unit Development, construct 3 story residential building containing 75 apartment units, combine and reconfigure surface parking areas.

Background:

66 Colchester Avenue

- **Sketch Plan Review ZP16-0904SP;** Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place, Construct 2 three story buildings containing 78 apartment units with above-ground and underground parking. April 2016.
- **Sketch Plan Review 16-0746SP;** Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking. December 2015. (Design Advisory review.)
- **Sketch Plan Review ZP16-0393SP,** Construct 79 apartment units in 3 story building with underground and above-ground parking facilities. November 2015.
- **Zoning Permit 87-853;** construct 250 sf. addition to rear of existing office use, provide one additional parking space. (5 + 1 = 6) Approved May 1988.
- **Zoning Permit,** install a 2' x 24' drain trough on the west side of the building. June 1974.
- **Zoning Permit;** convert property to a dental office. Five paved parking spaces. January 1961.

72 Colchester Avenue

- **Sketch Plan Review ZP16-0904SP;** Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place, Construct 2 three story buildings containing 78 apartment units with above-ground and underground parking. April 2016.

- **Sketch Plan Review 16-0746SP**; Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking. December 2015. (Design Advisory review.)
- **Sketch Plan Review ZP16-0393SP**, Construct 79 apartment units in 3 story building with underground and above-ground parking facilities. November 2015.
- **CU-97-050**; Housing replacement exemption. Approved with conditions March 1997.
- **Zoning Permit 89-051 / COA 89-013**; construct 18' x 20' second story addition on rear of existing single family home, no change to site plan. Approved February 27, 1989.

80 Colchester Avenue

- **Zoning Permit 16-1400LL**; lot line adjustment with 27 and 49 Fletcher Place. September, 2016.
- **Sketch Plan Review ZP16-0904SP**; Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place, Construct 2 three story buildings containing 78 apartment units with above-ground and underground parking. April 2016.
- **Sketch Plan Review 16-0746SP**; Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking. December 2015. (Design Advisory review.)
- **Sketch Plan Review ZP16-0393SP**, Construct 79 apartment units in 3 story building with underground and above-ground parking facilities. November 2015.
- **Sketch Plan Review 15-0896SP**, construct 79 apartment units in 3 story building with underground and above-ground parking facilities, April 2015.
- **Zoning Permit 15-0390SN**; install new freestanding sign for Hillel. Approved October, 2014.
- **Zoning Permit 15-0042CA/CU**, change of use from office to membership club; exterior staircase and install bike rack. Approved August 2014.
- **Zoning Permit CU 2004-016**; application for use by UVM affiliated Center for Children, Youth and Families Administrative offices. Approved with conditions, January 2004.
- **Zoning Permit 01-389**; installation of an externally illuminated freestanding sign for the existing medical (chiropractic) office. Approved April 2001; not pick up and confirmed expired in 2011.
- **Zoning Permit CU 2001-035**; change of use of first floor space from office to medical chiropractic office. Removed from agenda as determined that the proposed conversion from a medical billing office to a chiropractic office on the first floor does not require conditional use review. February 2001.
- **Zoning Permit 00-516**; refurbish existing side porch to allow ramping of deck for handicapped accessibility to the existing medical office. No increase in footprint. December, 2000.

- **Zoning Permit 99-277**; removal of slate roofing material, replacing with asphalt shingles for the existing medical office. Approved December 1998.
- **Zoning Permit 92-123**; construction of ten additional parking spaces for a total of sixteen for the existing medical office and residential unit. Existing curb cut to be eliminated, with joint use of adjacent property's (medical office / 94 Colchester Avenue) curb cut. Approved September 1991.
- **Zoning Permit CU92-011 / COA 92-025**; eliminate curb cut and driveway from #80 and utilize widened drive at traffic light at #94. Remove existing garage, change configuration and size of paved parking area. No change to use of #80 as office and apartment. Approved with conditions September 1991.
- **Request for Conditional Use Permit** to construct a private parking lot. July 1990. Application withdrawn by applicant.
- Notice of appeal to the Zoning Board of Adjustment seeking a special exception to erect a 16' x 16' addition to the northeast corner of existing doctor's office. Approved July 1968.

94 Colchester Avenue

- **Sketch Plan Review ZP16-0904SP**; Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place, Construct 2 three story buildings containing 78 apartment units with above-ground and underground parking. April 2016.
- **Sketch Plan Review 16-0746SP**; Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking. December 2015. (Design Advisory review.)
- **Sketch Plan Review ZP16-0393SP**, Construct 79 apartment units in 3 story building with underground and above-ground parking facilities. November 2015.
- **Sketch Plan Review 15-0896SP**, construct 79 apartment units in 3 story building with underground and above-ground parking facilities, April 2015.
- **Non-Applicability of Zoning Permit Requirements 07-703NA**; replace asphalt shingle roof with same. May 2007.
- **Zoning Permit 92-025**; site changes for combined access with #80. See above. Approved September 1991.
- **Zoning Permit 91-154**; remove two windows and one door from north elevation and install three windows on same side. No change in use. See 89-012. October 1990.
- **Zoning Permit 89-042 / COA 89-012?** (Illegible); replace existing vestibule, new siding and windows, new walkways and landscaping. February 1989.
- **Zoning Permit 780073**; erect an 18' x 30 addition in rear of existing building. June 1977.
- **Zoning Permit**; desire to rent portion of premises for doctor's office. Approved May 1963.

27 Fletcher Place

- **Zoning Permit 16-1398LL**; lot line adjustment with 80 Colchester Avenue and 49 Fletcher Place. September, 2016.
- **Sketch Plan Review ZP16-0904SP**; Sketch Plan Review for 66, 72, 80, 94 and 96 Colchester Avenue; 27 and 49 Fletcher Place, Construct 2 three story buildings containing 78 apartment units with above-ground and underground parking. April 2016.
- **Sketch Plan Review 16-0746SP**; Sketch Plan review for proposed three story, two building multi-residential building complex with associated parking. December 2015. (Design Advisory review.)
- **Sketch Plan Review ZP16-0393SP**, Construct 79 apartment units in 3 story building with underground and above-ground parking facilities. November 2015.
- **Sketch Plan Review 15-0896SP**, construct 79 apartment units in 3 story building with underground and above-ground parking facilities, April 2015.
- **Non-Applicability of Zoning Permit Requirements 15-0959NA**; Install dryer hookups on 2nd floor. Upgrade wiring to meet code. Upgrade plumbing to meet code. April, 2015.
- **Zoning Permit 15-0955CA**; Change of use from single family residential to duplex, modify two existing windows, and create new parking spaces. Approved June 2015; under appeal with VSCED.
- **Zoning Permit 81-684**; replace 26" x 26" double hung window with Anderson window 24" x 48". September 1981.
- **Notice of Appeal to Zoning Board of Adjustment**; erect a carport within three feet of the property line. Approved December 1968.

49 Fletcher Place

- **Zoning Permit 16-1399LL**; lot line adjustment with 80 Colchester Avenue and 27 Fletcher Place. September, 2016.
- **Zoning Permit 15-0736CA**; establish home day care with up to 6 children. No site or exterior building changes proposed. January 2015.
- **Zoning Permit 09-898CA**, replace window with larger double casement window on side of house to match others. June 2009.
- **Zoning Permit 08-587CA**; replace window, two to be enlarged. Remove asbestos siding and reside with fiber cement board. March 2008.
- **Zoning Permit 85-359**; construct a sun room addition on the south side to connect with existing porch. Remove existing garage for this addition. Construct a utility building with breezeway on the north side. July 1985.
- **Zoning Permit 85-061**, enlarge existing porch on east elevation, enclose to create mudroom. March 1985.
- **Zoning Permit** to enclose the front porch. June 1974.

Overview: The application seeks to construct two connected three storey residential buildings. The buildings will contain 75 new apartments configured as studio and one bedroom units. Both

buildings will have underground parking. Surface parking, access driveways and interior circulation paths will be reconfigured to serve all associated parcels.

Part 1: Land Division Design Standards

No land division is proposed. Recent property line boundary adjustments have altered the parcel boundaries of 80 Colchester Avenue, 27 and 49 Fletcher Place. This application reflects those newly defined property boundaries.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features

There is a significant ravine to the north of the site, which the project development avoids. The proposal intends to incorporate grade changes to facilitate underground parking for the new residential building.

(b) Topographical alterations

Any specific methods to alter the terrain to accommodate the plan will need to be defined.

(c) Protection of important public views

There are no important public views from or through the property.

(d) Protection of important cultural resources

See Section 5.4.8 (b).

(e) Supporting the use of alternative energy

Submission documents include the intent to incorporate rooftop solar, which is encouraged. No roof plan was included to confirm.

(f) Brownfield sites

The properties are not listed on the Vermont DEC Hazardous Waste Site.

(g) Provide for nature's events

A Stormwater Management plan, approved by the City Stormwater team will be required per **Section 5.5.3**, Stormwater and Erosion Control. Details for the proposed stormwater management system will be required prior to final approval.

A comprehensive erosion prevention and sediment control plan has been included as part of submission materials, and has been forwarded to the Stormwater team for review. As with the stormwater management plan, approval must be received from that office.

Snow storage is not specifically identified on the site plan, and must be. This plan should be included on the Stormwater Management plan so it can be thoroughly reviewed by the City Stormwater administrator for any concern.

(h) Building location and orientation

The visible public streetscape along Colchester Avenue is an important component; however, equally important is the establishment of a well-defined built environment, functional open

spaces, and interconnectivity between the new dwellings and the existing streetscape/sidewalks that connect physically and visually to Colchester Avenue and on a lesser note, Fletcher Place. The site plan has been designed to create and orient a primary façade (south building) to front Colchester Avenue. A pedestrian way and crosswalk to Colchester Avenue are illustrated on the plan. The proposed circular drive will provide visual access to both buildings, providing a ring of parking spaces to the east of both buildings. Pedestrian drop off may casually occur within that circle, or at the pedestrian crosswalk in front of the southerly building. Open space or common land is required as part of Article 11.

The CDO and Municipal Development Plan articulate a vision for vibrant city neighborhoods with a fabric of cohesive streetscapes and call for new neighborhoods to reflect this vision. The proposed development aspires to increase residential density through utilization of undeveloped rear yards. This concept is hardly new, with much residential conversion and new construction on rear yards throughout the city. The application here has the potential to introduce a significant number of new residential units in a district that can support the density in a manner that is respectful of the existing pattern of development and streetscape.

(i) Vehicular access

Access to this inner site is proposed directly across from the UVM Medical Center, intending to utilize the existing traffic light. Most recently submitted plans do not clearly define the intended traffic flow. The proposed access and circulation pattern will make available interior parking behind 66, 72, 80, 94 and 96 Colchester Avenue. A vehicular connection to 106 Colchester Avenue is included; this will require a zoning permit for that specific parcel.

The principal entry at the traffic light would also offer the opportunity to turn “left” in front of the proposed south building; and then turn right to access to the underground garage. The existing access drive east of 96 Colchester Avenue is proposed to be retained and connected to the inner network as well as specific parking spaces for the existing medical office. This drive was originally recommended to be ingress only; the applicant will need to confirm.

(j) Pedestrian access

Sidewalks connect directly to those on Colchester Avenue, and continue along the easterly side of the south building, connecting to the northerly building. A “promenade” type pedestrian path provides a focal entry to the south building from Colchester Avenue; something recommended in earlier sketch plan review.

Sidewalks ring both the north and south of the circular parking area behind 94 and 96 Colchester Avenue.

(k) Accessibility for the handicapped

The project will have to meet ADA standards, as directed by the building inspector. Elevators are proposed to serve both the north and south buildings. H/C parking will be required, with identification, signage and access area. Some h/c parking areas are defined on the site plan (specifically, behind 72 Colchester Avenue, immediately east of the south building and one in underground parking of same.) Adequacy of these must be confirmed with the building inspector; additional h/c parking may be appropriate near medical buildings.

(l) Parking and circulation

Parking is proposed under both new buildings and with surface parking. The applicant will be obliged to meet the parking requirements of Table 8.1.8-1 of the CDO. The parking requirement for multi-unit attached dwellings in the Shared Use Parking District is 1/unit.

Circulation as best understood is proposed via an access drive at the traffic light on Colchester Avenue; proceeding through a choice of paths. Turning right will afford access to a circular loop double-lined with 51 surface parking spaces. A secondary surface parking area west of the south building permits access to another 19 surface parking spaces and entrance to two subsurface parking areas. The far easterly access (next to 96 Colchester Avenue) will first admit access to 6 surface parking spaces intended for the medical office (one h/c), and lead to the circular loop. As circulation paths and parking cross property boundaries, the applicant must effect easement or other instrument to allow use of abutting parcels to provide the suggested access and circulation. This will be critical for the 96 Colchester Avenue parcel, as the parking and circulation lanes rely on that lot.

Access to the 106 Colchester Avenue parcel will require a separate zoning permit and coverage calculation for that lot.

The proposed vehicular circulation plans will be dependent on informative signage to direct drivers to correct paths. Overall, there is a large amount of pavement and surface parking proposed, although the plan realizes the abandonment of several access drives and is largely behind the existing buildings on Colchester Avenue.

Surface parking requires shading to reduce the effect on the local microclimate, air quality, and stormwater runoff. At least 30% of the parking lot must be shaded. 1 shade tree shall be provided for every 5 parking spaces with a minimum caliper size of 2 ½ -3” at planting. For the circular loop, 10 trees will be required (8 are illustrated on Plan L1-01); for the parking behind 66/72 Colchester four new trees are needed (3 + 4 + 15 = 22/5 = 4.4. 6-7 are shown on landscaping plan.) The applicant is invited to review this standard for specific requirements or specimen choice, size at maturity, and requirement for arborist review.

If exterior bicycle parking is provided, clearly marked signs indicating their location (with access along vehicular driveways or paths) shall be provided. Bicycle parking must be linked to pedestrian routes to a building entrance. Bike parking must conform to applicable design and construction details as provided by the City of Burlington Bicycle Parking Guidelines: https://www.burlingtonvt.gov/uploadedFiles/BurlingtonVTgov/Departments/Public_Works/Transportation_Policy_and_Planning/Bicycling_and_Walking/Bicycle%20Parking%20Guidelines.pdf

(m) Landscaping and fences

A landscaping plan has been provided as part of the submission packet. See (above) for shading requirements. Landscaping shall be distinctly arranged to prevent parking lot creep, with installation of barriers to prevent vehicles from encroaching into abutting greenspace. Particularly, this may be problematic with the parking east of 96 Colchester Avenue and at the edge or surface parking areas.

(n) Public plazas and open space

While there are no formal public plazas included in the plan, it is appropriate to evaluate the availability of open space available for residents. North of the development site is unreceptive

for open space amenities due to the challenging topography. An open area behind 27 Fletcher Place has been identified as a potential community garden. Area for picnic tables, clothes lines, or play areas dedicated to the enjoyment of the residents is further encouraged. Further exploration of similar opportunities is encouraged and will in fact be required, per Article 11.

The main pedestrian entry between 72 and 80 Colchester Avenue will provide an informal plaza for the residential community enjoyment.

(o) Outdoor lighting

Identification of light fixtures, lumens level, spec sheets, and a photometric plan will be required prior to DRB review to assure compliance with Section 5.5.2.

(p) Integrate infrastructure into the design

On-site utilities will need to be undergrounded. Meters, utility connections, HVAC or similar mechanical equipment should be coordinated with the design of the building, and grouped in a service court out of public view. All need to be illustrated on elevations and/or site plans to determine appropriateness of location and necessity of screening.

As has been frequently mentioned, it would be preferable to integrate trash and recycling operations within the building rather than as a stand-alone. The location of recycling facilities will need to be identified as well. As proposed, a dumpster is illustrated on the westerly side of the site within a required setback. This will need to be moved to a location that respects the minimally required 5' setback, is accessible to waste haulers yet is not visually obtrusive.

Any dumpster will be required to be enclosed on all four sides to prevent blowing trash; and must be screened from public view. Such enclosure, (if the trash is not relocated to the interior of the building) must have a defined plan prior to decision of the DRB.

Part 3, Architectural Design Standards
Section 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

66, 72 and 80 Colchester Avenue maintain the 1 ½ story, residential scale of mid 19th century dwellings. 94 Colchester Avenue is a more modern, one story medical office structure; and 96 is a 2 ½ story foursquare. On Fletcher Place, 27 is a dormered, 2 story dwelling. Compared to the existing buildings, the massing and scale of the proposed new residential building diverges from the residential scaled buildings that surround it. The distance between them and the proposed building (and distance from the street) somewhat ameliorates that discord.

2. Roofs and Rooflines.

Flat roofs are proposed; within the context of the immediate area (north side of Colchester Avenue, west side of Fletcher Place) most buildings have gable, bonnet, hipped or compound roofs with dormers. The exception may be Mater Christi School, west of this parcel, which is flat-roofed.

Porches typically have shed or modified hip roofs. Flat roofs are not commonplace on the residential buildings north of Colchester Avenue or west side of Fletcher Place.

The application submittal includes specification sheets for condensing units. If these are proposed to be roof mounted, a roof plan, with a defined method of screening the units will be required.

3. Building Openings

Windows on the southerly building have a less defined arrangement on the south (Colchester Avenue) façade, with the principal entry flanked in plate glass, partnered with triple ganged windows on three floors. The westerly elevation displays greater rhythm and arrangement. The west elevation of the northerly building is more staid, with a central spine (of glass, or metal?) through which an entry is located. Easterly elevations of both buildings illustrate the desire to distinguish one building from the other with material and window arrangement. The connector between the two is also among glass or metal panels, with a double entry door.

The north elevation of the northerly building now enjoys more glazing, with apparent doors onto balconies on the upper floor. Similar features are evident on the south elevation of the same wing.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected important public views from this site.

(d) Provide an active and inviting street edge:

The core of the development is behind existing structures. The most visible street presence will be the main entry facing Colchester Avenue, which will be visible at the pedestrian entryway between 74 and 80 Colchester. That entrance is defined by the prominence of the façade design, the pedestrian pathway from Colchester Avenue, and the allée of Honey Locust that will give focus and presence to that entry. The building(s) will be marginally visible from the Fletcher Place roadway. No principal point of entry is proposed from that streetscape to the larger development.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major

streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Sheathing is proposed to be a mix of clapboard (fiber cement or wood, not defined), metal, hardi-panels, brick and wood. The design relies upon alteration of building material to provide interest and articulation to the plan. Window materials are not defined.

All material suggested are of acceptable durability in new construction.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

No signage is proposed. Any signs will require a separate sign permit.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p.)

(i) Make spaces secure and safe:

All applicable building and life safety code as defined by the building inspector and fire marshal will be required. Building entrances need to be adequately illuminated. An intercom system is recommended to maximize personal safety of the residents.

Sec. 5.4.8 Historic Buildings and Sites

72, 80, and 94 Colchester Avenue, as well as 27 Fletcher Place are all listed on the Vermont State Register of Historic Resources. As the development is proposed for the interior of these combined parcels, the most significant concern may be that of compatibility, particularly in regard to massing and proportion.

(b) Standards and Guidelines:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Each of these resources was constructed as a residential dwelling. The addition of new housing, in the rear of these combined parcels, will not alter the historic or current use of each structure.

The single car garage behind 72 Colchester Avenue is proposed for removal, to accommodate the interior circulation and parking plan.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

No alterations to the structures are proposed for 72, 80, 94 or 96 Colchester Avenue; 27 or 49 Fletcher Place. The roadway that is proposed to be the principle entrance to the development between 80 and 94 Colchester Avenue is currently an access to a parking area. The driveway that separates 66 and 72 Colchester Avenue has been eliminated. The most significant change will be the introduction of a large extended residential structure in the rear of the assembled lots. The structure will occupy an area of the backyards behind these older structures, and introduce a building of a larger scale and mass than is in evidence on the north side of Colchester Avenue or Fletcher Place. The significant setback from existing buildings and the streetfront tempers the impression of the larger buildings.

The single car, wood frame garage behind 72 Colchester Avenue is proposed to be removed to accommodate the new circulation and parking plan. It, also, is listed on the Vermont State Register as associated with 72 Colchester Avenue, and dates from 1930-50. In appearance and presentation, the small accessory building clearly recalls the single family residential use of the property. See Section 5.4.8 (d), below.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

There is no proposal for conjectural features on any of the subject properties.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The application does not include alteration to the existing historic properties.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

No changes to features or finishes are proposed.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

No replacement of historic features is proposed.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are proposed for the historic buildings.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

As noted.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Spatial relationships will be altered in that these included properties will no longer have the expansive rear yards they now enjoy. As an example of modern infill, the project provides an opportunity to examine an opportunity for attractive, functional, and infill housing complementing its existing residential neighbors. Other historic examples of residential development off Colchester Avenue would be Nash Place, Thibault Parkway, and even Fletcher Place itself.

Growing cities commonly utilized open area tangent to existing development along major thoroughfares to expand residential opportunities; but each successively created a nucleus neighborhood that was independent of but related to neighboring development. This proposal seeks to introduce a residential nub within a collection of existing buildings.

Revised building elevations define a housing model of more modern vocabulary, contrasting in proportion, massing (3 stories), and scale with its most immediate residential neighbors. The substantial setback from the historic buildings that line Colchester Avenue and Fletcher Place, its influence is assuaged by distance. Modeling studies may help analysis of compatibility with and impact to its abutting neighbors, particularly in regard to scale, proportion, and appearance.

In design, material and scale, the new development is clearly differentiated from older surrounding structures and distinctly new.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

It would be possible to consider the removal of a single large detached structure, so the project might be reversible.

(d) Demolition of Historic Buildings

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;*

No evidence has been provided that the accessory structure at 72 Colchester Avenue is structurally unsound.

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;*

There is no indication that alternatives to demolition have been explored, including removal to another area on or off site.

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.*

The overall development will provide 75 new housing units in close proximity to major institutions. The subject building is a small accessory structure, common for its period and association with changing mobility and modes of transit.

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;*

This is the sole historic building proposed for removal within the development area. Its demolition, although regrettable, will not substantively impact the historic importance of the principal buildings that line Colchester Avenue and Fletcher Place.

- 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;*

Photo documentation of the structure prior to its removal is highly recommended. The building's importance, on the Vermont State Register of Historic Resources, does not rise to the benchmark requiring Historic American Building Survey documentation.

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 removal of the garage is incorporated into a much larger development proposal that includes new construction and parking facilities within new buildings. The timetable of such development, if approved, will be consistent with the life of the zoning permit unless phasing is requested.

New construction must commence within 6 months of the removal of this building per this 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.

If approved by the DRB and documented in photographs for the record, it is recommended that the garage be made available for reuse, relocation, sale, or salvage per this standard.

Items for consideration:

1. The dumpster will need to be removed out of the setback. Perhaps the existing garage at 72 Colchester Avenue could be relocated within the development area to serve this purpose?
2. Additional trees may be required around the parking circulation area per Section 6.2.2. (1).
3. Any development on 106 Colchester Avenue will require separate permitting and include a coverage calculation.
4. A lighting plan, with fixtures, lumens level, and a photometric will be required for the entire development area.
5. A parking calculation, considering all existing and proposed uses, will be required.
6. Submission materials include specification sheets for condensing units. These should be identified on building elevation plans or site plan, as appropriate. If intended for rooftop mount, they should be designed within the building, or screened from public view. A roof plan should accompany this narrative.