

Department of Planning and Zoning

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TO: Design Advisory Board
FROM: Scott Gustin
DATE: March 24, 2015
RE: 15-0809CA/MA, 316-322 Flynn Avenue

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Zone: NMU Ward: 5
Owner/Representative: G&C Properties / Michael F. Alvanos

Request: Remove existing deli building and replace with new mixed use (deli, office, 9 residential units) building and associated site improvements.

OVERVIEW:

The applicant is seeking approval for a proposed mixed use building and associated parking. The existing corner market building will be demolished along with the redemption center. The existing 3-unit residential building will be retained. The proposed building will be set to the street corner and will contain a mix of office, deli, and residential uses. Note that the deli space, at 2,315 sf exceeds the 2,000 sf café size limitation and is, therefore, considered a restaurant. In all, 9 residential units are proposed. Existing surface parking will be reconstructed to serve the new multi-use building. This project underwent sketch plan review with the Development Review Board on November 18, 2014. At that sketch plan review, the DRB advised against the use of CMU block (now deleted in favor of brick), requested bike parking details, and noted the vehicular congestion at the Pine & Flynn intersection.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

Important natural features onsite include Englesby Brook and associated wetlands. In light of this waterway's impaired status, construction site erosion control measures and post-construction stormwater management are particularly important. An erosion prevention and sediment control plan has been submitted. Proposed stormwater management is noted (detention tank), but no plan has yet been submitted to articulate performance of the proposed system. Such plan is needed. This project will be reviewed by the Conservation Board on April 6. Review and approval by the Stormwater Administrator is also required.

(b) Topographical alterations

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

(c) Protection of important public views

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

(d) Protection of important cultural resources

The proposed development site has no known archaeological resources.

(e) Supporting the use of alternative energy

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

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

Stormwater will be collected into an underground tank prior to controlled discharge into Englesby Brook. Conceptually, this management scheme may be acceptable; however, details are lacking. A comprehensive stormwater management plan is required. The plan must contain all information required by Chapter 26: Wastewater, Stormwater, & Pollution Control (incorporated into zoning by way of Sec. 5.5.3 of the Comprehensive Development Ordinance.

The front entrance into the building is sheltered under a canopy. The center rear entry appears to be sheltered as well. Ample room remains onsite for seasonal snow storage.

(h) Building location and orientation

Placement of the proposed building is essentially consistent with that of the existing building. The new structure will be set to the street corner while still observing the required setback from the curb. Any encroachments into the street right-of-way will require an encumbrance permit from the City Council in consultation with the Department of Public Works. The primary façade faces Pine Street and contains a well-defined central entrance and street-level shop front. The Flynn Avenue façade contains no entrance but continues with the fenestration and canopy facing Pine Street. On all sides, the ground level of the proposed building is differentiated from the upper stories, thereby improving its pedestrian interface.

(i) Vehicular access

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

(j) Pedestrian access

Steps, a walkway, and a patio area will connect the primary building entry to the public sidewalk. The public sidewalk will continue across both driveways entering the site.

(k) Accessibility for the handicapped

Two HC parking spaces are to be provided, and ramp access is available to the building's primary entrance. It is not noted whether any of the new dwelling units will be handicap accessible. The 2012 Vermont Access Rules require that all of the proposed dwelling units be "adaptable." It is the applicant's responsibility to comply with all applicable ADA requirements.

(l) Parking and circulation

Reconstructed surface parking is placed to the side and rear of the building. The existing streetfront pavement will be removed and replaced with the new building and associated walkways, stairs, and patio. The rear parking area in particular will be screened by the existing and proposed buildings. Parking spaces are compliant at 9' X 18' within the surface parking lot. Back up space is sufficient at ~25'. New landscaping is proposed along the periphery of the parking area, but no shading analysis has been provided. One is needed. At least 30% shading of the surface parking should be achieved. The new trees along the northern border, while acceptable as landscaping, will provide no shading of the parking lot. Existing evergreen trees along the eastern border of the parking area will be retained. The 8 new and retained trees along the parking area meet the minimum standard of 1 shade tree per 5 parking spaces (24 spaces); however, additional trees may well be needed in order to achieve 30% shading.

(m) Landscaping and fences

The project plans include a proposed landscaping scheme. As noted above, revisions are likely needed in order to achieve the necessary parking lot shading. A couple of new maple trees are proposed in the green belt along Pine Street. These trees will be subject to review and approval by the City Arborist. Another maple tree is to be located around the corner along Flynn Avenue (but not within the green belt). The rest of the landscaping consists of ornamental grasses concentrated in garden beds in front of the existing and proposed buildings. No new landscaping is proposed in front of the Pine Street parking lot. New landscaping, particularly trees and shrubs, should be installed here to screen the parking lot from the street. The grassy strip between the parking lot and the building's northern elevation could also benefit from the addition of landscaping, particularly to screen the utility meters located there.

(n) Public plazas and open space

A walkway and patio area will be installed between the new building and the public sidewalk along Pine Street. This area will benefit from ample western exposure and appears as though it will contain seating for the onsite deli.

(o) Outdoor lighting

A photometric plan and fixture cutsheet have been provided for outdoor lighting; however, the information is limited only to parking and circulation. The parking and circulation illumination levels are acceptable. A satisfactory cutoff LED luminaire will be used to provide the illumination. The mounting height of the pole-mounted luminaire is not noted and must be.

Presumably, building entries will be illuminated. Cutsheets for proposed entry lights must be provided. In addition, either photometric or lumens information must be provided to determine compliance of the proposed building entry fixtures.

Is any illumination of the front patio area proposed? If so, fixture and illumination level details are needed. The perspective image depicts outdoor illumination underneath the wrap-around canopy and also within the upper story terrace facing Pine Street. Fixture and illumination level details are needed.

(p) Integrate infrastructure into the design

All utility lines must be buried. No ground-mounted mechanical equipment is included in the proposal. A trash and recycling enclosure will be provided at the northeast corner of the parking

area. The enclosure will be 8' tall with cedar siding and front gates. It will be set on a concrete pad.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

While the sketch plans indicated a total area of 19,180 gross sf for the 3-story building, the submitted plans do not note the total. Whether the building area is the same or has been modified must be noted. It will include 100' of frontage along Pine Street and almost 40' of frontage along Flynn Avenue. Although larger than the building it will replace, the massing, height, and scale of the proposed structure are well within the range established by existing buildings in this NMU district. The proposed building exemplifies the cubist theme so popular for new construction in Burlington. In an effort to maintain a relationship to the human scale (as required by this criterion), the ground level is differentiated from the upper stories and contains shop front fenestration and a wrap-around canopy separating it from the upper stories. Fenestration, architectural details, and building recesses and projections are successfully employed and preclude any blank facades.

2. Roofs and Rooflines

The proposed building will have a flat roof. While uncommon in this neighborhood, it is not without precedent. The proposed flat roof works well with the intended form and function of the building.

3. Building Openings

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

(b) Protection of important architectural resources

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

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The primary façade will provide an active and inviting street edge. The proposed store front fenestration provides ample visual access into the building. The primary entrance is well defined and enhanced with an associated walkway and patio area. The projecting canopy shelters the front entrance and also divides the ground level from the upper stories.

(e) Quality of materials

Exterior building materials will consist primarily of metal and brick. At least two types of metal siding are proposed. One may be corrugated and the other may be panels, but it is not clear. Clarification is needed as to exactly what the proposed metal siding system is. Roofing materials

are not noted but will presumably be some sort of membrane. Window and railing materials are not noted and must be. The wrap-around canopy will be clad in extruded metal.

(f) Reduce energy utilization

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

(g) Make advertising features complimentary to the site

Potential signage is depicted on the wrap-around canopy. The canopy will double as a sign band. The signs depicted thereon are conceptually acceptable. The large “316” at the building’s southwest corner appears to be located above the ceiling height of the first floor and may not be permissible. A sign above 14’ in height is allowed only where the building has a floor-to-ceiling height in excess of 14’, and then, the sign may not exceed the floor level of the 2nd story.

(h) Integrate infrastructure into the building design

No mechanical equipment is evident on the elevation or perspective drawings. No roof plan has been provided. If any rooftop mechanical equipment is proposed, it must be depicted on a roof plan and the elevation drawings and screened. Utility meters and boiler vents are appropriately located on secondary building elevations.

(i) Make spaces safe and secure

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

RECOMMENDED MOTION:

Review and forward to the Development Review Board subject to the following conditions:

1. A post construction stormwater management plan, providing all detail required per Chapter 26: Wastewater, Stormwater, and Pollution Control, is needed.
2. A parking lot shading analysis is needed. 30% of the surface parking area needs to be shaded. Additional shade trees may be needed in order to achieve 30% shading.
3. The proposed street trees require review and approval by the City Arborist.
4. Additional trees or shrubs should be installed on either side of the Pine Street driveway to provide screening of the surface parking area. Additional plantings to screen the utility meters on the north building elevation should be installed.
5. Lighting fixture cutsheets and illumination levels (footcandles or lumens) are needed to all proposed outdoor lighting. Mounting heights of the parking/circulation lighting fixtures needs to be indicated.
6. The gross and net new floor area of the proposed building must be noted.
7. Details as to the proposed metal siding system are needed (panels, corrugated, standing seam, etc).
8. All exterior building materials must be noted on the elevation plans.
9. If any rooftop mechanical equipment is proposed, it must be depicted on elevation drawings and a roof plan. Screening is required.
10. The large “316” at the building’s southwest corner may need to be lowered to be compliant with parallel sign height limitations.