

## Department of Planning and Zoning

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**TO:** Design Advisory Board  
**FROM:** Scott Gustin  
**DATE:** July 12, 2016  
**RE:** 16-1507CA/MA, 316-322 Flynn Avenue

=====  
Zone: NMU                      Ward: 5  
Owner/Representative:      G&C Properties / 316 Flynn LLC

**Request:** Demolish existing buildings. Construct mixed use building with 30 residential units and 2 commercial spaces and associated site improvements.

### **OVERVIEW:**

The applicant is requesting approval of a proposed mixed use building and associated parking. The existing corner market building will be demolished along with the detached triplex and redemption center.

This project underwent sketch plan review with the Design Advisory Board on April 12, 2016. The DAB recommended improving the building's ground floor; specifically, strengthening its pedestrian interface and distinguishing it from the upper stories. Additional screening of the parking was advised too. The application plans submitted address these recommendations.

### **ARTICLE 6: DEVELOPMENT REVIEW STANDARDS**

#### **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. The application contains plans to address both erosion control and post construction stormwater management. Review and approval of erosion control and stormwater management measures by the Conservation Board and the Stormwater Administrator are 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 application materials assert that the most energy efficient available technology will be used for heating and cooling within the proposed building. The rooftop will be constructed in order to be solar ready in the event that rooftop solar becomes financially feasible.

*(f) Brownfield sites*

The property is not an identified brownfield.

*(g) Provide for nature's events*

The project plans depict a net reduction in lot coverage (~10%). Stormwater from proposed impervious surfaces will be collected and treated prior to discharge into Englesby Brook. The stormwater management plan calls for filtration and controlled discharge of runoff into the Brook. Some portion of runoff will be collected and discharged into the city's combined sewer system at a controlled rate so as to avoid exacerbating peak flows.

The front entries into the building are sheltered under a canopy. The rear entries will 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 commercial 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 (including underground structure such as footings) will require an encumbrance permit from the City Council in consultation with the Department of Public Works.

The primary façade faces Pine Street. Both ground floor commercial spaces present well-defined entries and shop front glazing. The Flynn Avenue façade has been revised since sketch plan to incorporate an additional entry to strengthen this second street-facing façade.

As recommended during sketch plan review, the ground floor of the proposed building has been differentiated from the upper stories. The shop front glazing, hardscaping, and projecting entry canopies all work towards presenting an inviting face to the public space along the street.

*(i) Vehicular access*

As with existing conditions, vehicular access will be provided from both Flynn Avenue and Pine Street, albeit in better defined form.

*(j) Pedestrian access*

The two commercial spaces may be accessed by steps or walkways connecting to the public sidewalk. The Flynn Avenue entry will be provided direct at-grade access to the public sidewalk. Two entries facing the under-building parking will provide access into the building from the parking spaces behind and to the side of the building.

The public sidewalk along this property's street frontages will be reconstructed. Review and approval by the Department of Public Works is required. Note that the project plans show a discontinuous public sidewalk across the Pine Street driveway. The concrete sidewalk must be continued across both driveways.

*(k) Accessibility for the handicapped*

The proposed parking area depicts handicap parking spaces and all building entries appear to be accessible at grade. 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 underneath the building. The existing streetfront pavement will be removed and replaced with the new building and associated walkways and stairs. The building mass screens some of the parking from the street. The project plans have been revised since sketch plan to incorporate additional screening of the parking. Screening measures include fencing and landscaping at the northwest and southeast corners.

Dimensionally, the parking spaces are smaller than the standard. Most of the proposed parking spaces are just 18' deep, whereas 20' is the standard. Several compact spaces are proposed at 8' width, but have 20' length. Back-up length for the 90-degree parking spaces has been improved since sketch plan to allow for 20' – 24' or more. The standard for such spaces is 24.' A site circulation plan has been provided that demonstrates the sufficiency of the proposed parking and circulation layout. A small walkway of sorts has been provided at the northeast corner of the building to afford pedestrian access from the parking area into the northeast building entry.

Exposed surface parking totals 17 spaces. Surface parking areas of 15 or more spaces require at least 1 shade tree for every 5 parking spaces. Those shade trees are not evident in the project plans and must be provided. The shade trees must be 2.5" – 3" caliper at planting with an expected mature canopy of at least 25' diameter. At least 30% of the surface parking should be shaded. No shading analysis has been provided and must be.

The project plans depict indoor and outdoor bike parking spaces. Additional details relative to type and number of bike parking spaces are needed.

*(m) Landscaping and fences*

A planting plan has been provided. New plantings will help to screen surface parking from the street and neighboring property. It will also be used to enhance the property's visual appeal along its street frontages. Note that several new street trees are proposed. They will require the review and approval of the City Arborist.

*(n) Public plazas and open space*

No public plazas or open space are included in this proposal.

*(o) Outdoor lighting*

Outdoor illumination is proposed. Fixture cutsheets and a photometric plan have been provided. All of the fixtures are cutoff and acceptable. The photometric plan demonstrates acceptable parking and circulation illumination levels. No entry illumination is depicted in the photometric

plan. Building entries are limited to 5.0 footcandle average. Entry lighting levels must be included in the photometric plan.

*(p) Integrate infrastructure into the design*

All new 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. Enclosure details have been provided and consist of solid 6' fencing with a slatted chain link gate. The dumpster must 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*

The proposed structure is significantly larger than the present building or even the previously approved (but not built) building. That said, the proposed scale remains within the context of other existing buildings in the area, particularly along Pine Street to the north. The building is a full 3 stories tall with a significantly smaller 4<sup>th</sup> story. The proposed building is very similar in appearance to other recently constructed apartment buildings: boxy and angular with variations in exterior color, cladding, and building plane to break up perceived mass. As recommended, the building design has been improved to give it a distinct street level with differentiated materials, color, and fenestration. Upper stories have uniform cladding and fenestration. Overall, the building's mass is broken up into individual geometric components.

*2. Roofs and Rooflines*

The proposed building includes varying roof planes on each of the separate building components. Most have a slight pitch. While unusual in the neighborhood, this arrangement works with the overall design 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. The front entries are embellished with projecting awnings over the doorways.

*(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*

As proposed, the building employs physical step-backs of its façade along Pine Street and Flynn Avenue to break up its perceived mass. The front entries are defined with shop front fenestration and canopies overhead. As noted above, street level improvements have been made in order to strengthen the building's pedestrian interface.

*(e) Quality of materials*

Exterior cladding will consist of cement fiberboard on the upper stories and insulated metal panels at the ground level. Composite corner boards and metal soffit trim are proposed. Storefront windows will be aluminum-framed and apartment windows will be fiberglass. Presumably, membrane roofing is proposed. Wooden board screening is proposed by the Pine Street parking entrance. The proposed materials are acceptable.

*(f) Reduce energy utilization*

As noted previously, the applicants are seeking to utilize energy efficient technologies for heating and cooling. The rooftop will be solar-ready. Current city and state energy efficiency standards must be adhered to.

*(g) Make advertising features complimentary to the site*

The elevation drawings depict two signs over the two commercial entries. Sign size and placement appear to be compliant and integrated into the building design. These signs and any other on the exterior will require a separate zoning permit.

*(h) Integrate infrastructure into the building design*

The project plans depict interior mechanical spaces. Exterior equipment appears to be limited to just a rooftop HVAC enclosure. The enclosure has limited visibility in the elevation drawings and may well not be perceptible at all from the public sidewalk or street.

*(i) Make spaces safe and secure*

All building entries will be illuminated. An intercom system for residents is encouraged. Adherence to applicable building codes will be required.

**RECOMMENDED MOTION:**

Recommend approval and forward to the Development Review Board with the following conditions:

1. The concrete public sidewalk must be continued across both driveways.
2. Shade trees are required – 1 for every 5 surface parking space (3 trees in this case). At least 30% shading of the surface parking and circulation should be achieved. A shading plan must be provided.
3. New street trees are subject to review and approval by the City Arborist.
4. Building entry lighting levels must be included in the photometric plan.
5. The dumpster must be placed on a concrete pad.