

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin 
DATE: January 6, 2015
RE: 15-0451CA/MA; 234-240 College Street

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: DT Ward: 3

Owner/Representative: Sisters & Brothers Investment Group / G4 Design Studios

Request: Demolish rear portion of building, construct new five story addition at rear for 9 units. Results in change from 18 residential units and 1 commercial unit to 25 residential units.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary & Replacement Housing), Article 11 (Planned Unit Development)

Background Information:

The applicant is seeking approval to remove an existing rear addition containing 3 residential units from the fire-damaged apartment building at 234-240 College Street and to replace it with a new, larger addition. The exterior of the existing building fronting College Street, known as the Messier Building, will remain unchanged. Replacement windows throughout were approved under separate permit. The building was internally damaged by fire June 24, 2014 and is undergoing substantial interior renovation. The building contains 19 units (18 residential and 1 commercial); as proposed, it will contain 25 dwelling units with the new rear addition. The addition will be 5 stories tall and will essentially double the building mass, yet it will be largely hidden from view.

The Development Review Board initially reviewed this project December 16, 2014. Significant items remained to be addressed including resolution of the side yard setback per Sec. 4.4.1 (d) 3, improvement of the pedestrian alley per Sec. 6.2.2 (j), provision of a roof plan per Sec. 6.3.2 (h), clarification of parking per Sec. 8.1.8, provision of bike parking details per Sec. 8.2.5, and provision of inclusionary housing details per Article 9. The Board continued the public hearing to allow the applicant additional time to address these items. Revised and new application materials have been submitted to address most of these items. Only the side yard setback per Sec. 4.4.1 (d) 3 has not been addressed.

The Design Advisory Board reviewed this project October 14, 2014. The Board unanimously recommended approval of the project subject to the following conditions:

- Alleyway should be a true pedestrian alley.

- Curb cut onto College Street to be closed allowing a new street parking space.
- Door provided onto alley should have some fenestration, not a security door.
- Indoor bike storage to accommodate access to alleyway.
- Bike storage must be accessible to internal elevator.

Revised plans have been submitted in response to the DAB's recommendation and following the initial review by the DRB.

The Conservation Board reviewed the project December 1, 2014 and recommended approval on a 5-1-2 vote. The Board requested that soils information be forwarded to them when the onsite geotechnical analysis is complete. The applicant has agreed to do so.

Previous zoning actions for this property are listed below.

- 8/5/14, Approval to replace windows lost to fire damage
- 10/12/12, Approval of parallel sign
- 8/24/09, Approval for change in use from office to retail
- 4/18/02, Approval of parallel sign on entry door

Recommendation: Denial as per the adverse findings for Sec. 4.4.1 (d) 3 and Sec. 6.3.2 (a) 3.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. *The capacity of existing or planned community facilities;*

The proposed development will require additional water and sewer service. Adequate capacity is available; however, written confirmation from the Department of Public Works is needed. A State of Vermont wastewater permit will be required. **(Affirmative finding if conditioned)**

2. *The character of the area affected;*

The subject property is located north of the city's downtown core within the Downtown Transitional zone, one of several Downtown Mixed Use zones. The immediate vicinity reflects the diversity of uses allowed within the Downtown Mixed Use zones and contains office space, multi-family apartments, the YMCA, a movie theatre, and the Fletcher Free Library. With the exception of the library, all surrounding properties are at, or near, 100% lot coverage. The built environment is densely developed but not quite as intensely as the downtown core to the south. The proposed addition will intensify the degree of development on this parcel, but its scale will remain within that already established in this neighborhood. The proposed development is consistent with the intent and character of the Downtown Transitional zone. **(Affirmative finding)**

3. *Traffic on roads and highways in the vicinity;*

No traffic information has been provided; however, the net increase of just 6 units on the edge of the city's downtown and within the established urban street grid is expected to have minimal traffic impacts. Further, the property is located along a CCTA bus route and is easily accessible via foot and bicycle. **(Affirmative finding)**

4. Bylaws then in effect;

The project is not in compliance with all applicable bylaws as reflected in these findings.
(Adverse finding)

5. Utilization of renewable energy resources;

The utilization of alternative energy has not been incorporated into this proposal. The proposed addition does not preclude such utilization in the future. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;

The expansion of the existing multi-family apartment building is permitted in the DT zone. As a result, this criterion requires that cumulative impacts be considered negligible. **(Affirmative finding)**

7. Functional family;

This criterion does not apply in the DT zone and thus not to the subject permit request.

8. Vehicular access points;

The property currently has one vehicular access point from College Street. As the parking spaces served by this driveway are being lost to the addition, the Design Advisory Board recommended closing the curb cut and turning the remaining driveway into a pedestrian alley. The project plans depict a closed curb cut along College Street with a restored green belt. A new concrete walkway to the new side door is depicted in revised project plans. The property appears to remain accessible at the rear by way of an alley of sorts that runs between South Winooski Avenue and South Union Street. This alley is private and not owned by the applicant, and rights of access are not noted in the application. It is advisable, but not required, that the applicant seek permission to use this alley for residents when they move into or out of the apartments. **(Affirmative finding if conditioned)**

9. Signs;

No signs are included in this proposal.

10. Mitigation measures;

The proposed development is not expected to generate any noxious effects such as excessive noise, glare, or emissions. **(Affirmative finding)**

11. Time limits for construction;

The project is to be constructed within the standard 2-year time frame. **(Affirmative finding if conditioned)**

12. Hours of operation and construction;

Hours of operation do not apply to the residential units. No construction schedule is proposed. Other development projects within the DT zone have been permitted construction activity Monday to Friday from 7:00 AM – 6:00 PM. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board through correspondence rather than a scheduled hearing. No construction activity can occur on Sunday. **(Affirmative finding if conditioned)**

13. Future enlargement or alterations;

As with anything else, any future enlargement or alteration to the development will require zoning review under the regulations in effect at that time. **(Affirmative finding)**

14. Performance standards;

Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;

Approval of this project will be conditioned to implement the purposes of the zoning regulations. **(Affirmative finding)**

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

A stormwater management plan has been submitted (see Sec. 5.5.3). No significant air or noise pollution is anticipated as a result of this residential development. **(Affirmative finding)**

2. Have sufficient water available for its needs;

Sufficient municipal water service is available to serve the development. Written confirmation of capacity to serve is required from the Department of Public Works as is a State of Vermont wastewater permit. **(Affirmative finding if conditioned)**

3. Not unreasonably burden the city's present or future water supply or distribution system;

See item 2 above.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;

See Sec 5.5.3.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;

See Sec. 3.5.6 (a) 3 for traffic information. The expanded apartment building is not expected to generate unreasonable congestion or unsafe conditions on nearby roadways, waterways, railways, the bike path, public sidewalks, or other means of transportation. The project is centrally located, and multiple modes of transportation are readily available. **(Affirmative finding)**

6. Not cause an unreasonable burden on the city's ability to provide educational services;

The proposed apartment building addition will result in a net increase of just 6 dwelling units. While there may be some school age children, no unreasonable impact on the city's ability to provide educational services is expected. Impact fees will be paid to help offset what impacts there are. **(Affirmative finding if conditioned)**

7. Not place an unreasonable burden on the city's ability to provide municipal services;

The proposed development will generate some additional impacts on city services; however, those impacts can be accommodated. Impact fees will be paid to help offset impacts generated. **(Affirmative finding if conditioned)**

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;

The subject property contains no rare, irreplaceable, or significant natural areas. The original front portion of the existing building is historically significant. See Sec. 5.4.8 for details. Generally; however, the proposed addition will not have an undue adverse impact on this historic building. There are no known archaeological resources on the property. The existing soils are largely fill within what used to be a large ravine. **(Affirmative finding)**

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;

The proposed development will replace a couple of existing parking spaces with new residential units. The property is located in an area intended for relatively intense urban development and will have no adverse impact on the city's present or future growth patterns. **(Affirmative finding)**

10. Be in substantial conformance with the city's municipal development plan;

The proposed development is compliant with the MDP in a number of ways.

The project is located with a downtown mixed use zone where higher density development is encouraged (Sec. I, Land Use Policies and Sec. IX, Housing Plan Policies).

While not within the Old North End, the property is nonetheless located within the Old North End Enterprise Community district. This area is targeted for renewed investment and, in particular, an upgrade of its housing stock (Sec. I, Land Use Policies).

In light of the project's location proximate to the downtown, alternative means of transportation will be readily available (Sec. V, Stressing Other Modes of Travel).

The project will at least meet the city's current energy efficiency standards (Sec. VIII).

The proposed development can be found to be in conformance with the City's MDP.
(Affirmative finding)

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

The proposed development will provide new housing units in an area of the city targeted for new, improved housing opportunities. Its construction will have no adverse impact on the present or projected housing needs of the city. **(Affirmative finding)**

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Moderate impacts on the city's park and recreation needs are anticipated as a result of the project. Impact fees will be paid to help offset these impacts. **(Affirmative finding if conditioned)**

Article 4: Maps & Districts

Sec. 4.4.1, Downtown Mixed Use Districts:

(a) Purpose

(2) Downtown Transition District (DT)

(C) DT South

The subject property is located in the Downtown Transition (DT) District. As noted previously, the Downtown zones are intended to form part of the primary urban center of the city with a diversity of uses and intensive development. The proposed building addition is consistent with this purpose. **(Affirmative finding)**

(b) Dimensional Standards & Density

A FAR of 4 is allowed in the DT South zone. No FAR calculation is evident in the application. The proposed addition is 9,660 sf and about doubles the size of the building. Assuming a total building area of 19,320, the FAR would be less than 4 (4 FAR would be 22,228 sf). A FAR calculation is required to confirm compliance.

There is no lot coverage limit in the DT zone. As proposed, lot coverage will remain at nearly 100%.

No setbacks per Table 4.4.1-4, *Dimensional Standards & Intensity*, apply. The property is wholly within the DT zone and does not border any residential zone. See criterion (d) 3 below for site specific setbacks.

The minimum building height in the DT zone is 30' and three stories. The maximum height without bonuses is 45'. The proposed building addition is 39.2' tall as measured from grade at College Street. It contains 5 stories but is based well below the street grade. **(Affirmative finding if conditioned)**

(c) Permitted & Conditional Uses

The proposed multi-family residential addition is permitted in the DT zone. The project, as a major impact application, is subject to conditional use review. **(Affirmative Finding)**

(d) District Specific Regulations

1. Use Restrictions

A. Ground Floor Residential Uses Restricted

Not applicable to the subject property.

2. Public Trust Restrictions

The subject property is not located within the Public Trust.

3. Facades and Setbacks on Side and Rear Property Lines

The revised project plans show the proposed addition set back 10' 1" from the western side property line and 7' from the eastern side property line. The addition will be set back 2' 7" from the rear property line. As a result, windows are proposed, and allowed, on both sides and the rear of the addition.

This criterion also requires a 10' setback in the event that neighboring buildings with doors or windows are built within 5' of a shared property line. Such is the case here. The neighboring building to the west is built to the shared property line. It has windows along the full length and width of the east-facing façade. As noted above, the revised site plan shows a 10' 1" setback for the proposed addition along this shared property line. Approximately the rear third of the neighboring building to the east is built within 5' of the shared property line. It has windows and doors along the full length and width of the west-facing façade. The revised site plan shows a 7'

setback along this shared property line. The proposed addition does not comply with the 10' minimum setback. While the city's building code may allow for the proposed building placement, this zoning criterion simply does not. This provision is consistent with Sec. 5.2.5, *Setbacks*, (b) *Exceptions to Yard Setback Requirements*, 1 that specifically cites this 10' setback as an exception in districts where setbacks are otherwise not required. **(Adverse finding)**

4. Building Height Setbacks

A. Principal View Corridors

College Street is a principal view corridor; however, the proposed rear addition will have no impact on existing east/west views.

B. Church Street Buildings

The subject property is not located along the Church Street Marketplace.

C. Side Street Building Height

Not applicable to the subject property.

5. Lake Champlain Waterfront Setbacks

The subject property is not located along the Lake Champlain waterfront.

6. Development Bonuses/Additional Allowances

None are sought.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.1 (b) above.

Sec. 5.2.4, Buildable Area Calculation

This criterion does not apply to properties in the DT zone.

Sec. 5.2.5, Setbacks

See Sec. 4.4.1 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.1 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.1 (b) above.

Part 4, Special Use Regulations

Sec. 5.4.8, Historic Buildings and Sites

(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.*

The original historic brick structure and the rear stucco addition have always been used as residential apartments with some commercial space on the ground floor. The proposed rear addition will retain and expand this same use, albeit with just apartments. **(Affirmative finding)**

- 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.*

The original building will be retained. No exterior alterations are proposed. Window sashes have been replaced under separate permit. Only the existing rear addition will be removed and replaced with a new rear addition. **(Affirmative finding)**

- 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.*

No conjectural features or elements will be added. There will be no false sense of historical development. The proposed construction is clearly a modern addition. **(Affirmative finding)**

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

The age of the existing rear addition is not evident in the historical documentation for the building. The addition is relatively small and set in from the sides of the original structure. Built behind the existing historic building, it is nearly invisible from College Street. There is nothing to suggest that this existing addition is historically significant in its own right. **(Affirmative finding)**

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

As noted previously, nearly all exterior features, materials, and finishes of the original historic structure will be retained. **(Affirmative finding)**

- 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 exterior building features is proposed. **(Affirmative finding)**

- 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 information pertaining to this criterion is evident in the application. There will be no such treatments made to the original building. **(Affirmative finding)**

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

The subject property is located along a filled ravine that used to cut through this area of Burlington. Should artifacts be uncovered during excavation, it is the owner's responsibility to contact the Vermont Division for Historic Preservation for further guidance. **(Affirmative finding if conditioned)**

- 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.

The new addition is located behind the original historic structure and will be well hidden from College Street. The new addition is clearly distinct from, and deferential to, the historic building. The integrity of the existing historic structure will be retained and preserved.

(Affirmative finding)

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.*

If removed in the future, the proposed rear addition will leave the essential form and integrity of the historic building intact. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting is fairly limited. Fixture cutsheets and locations have been included in the application. The lights are acceptable cutoff fixtures and will be used to illuminate the eastern alleyway and new entrance. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

The property is presently 100% impervious with no onsite stormwater management measures. As proposed, the property will remain 100% impervious, but new stormwater management measures are proposed. Given the tight site, grades, and existing stormwater flow patterns, the applicant proposes to capture stormwater on the roof of the proposed addition. Referred to as a "blue roof," the proposed system is designed to capture stormwater from the 1 year storm event. Overflow will run down roof drains and onto the ground where it will flow into an existing catch basin and into the city's combined sewer system. As noted to the Conservation Board, the proposed blue roof will result in a reduced rate of discharge for the 5-year and 10-year storm event. No soils analysis has yet been done, and the applicant chose not to pursue any onsite infiltration to achieve a reduction in stormwater volume. As a result, the Conservation Board's recommendation of approval was less than unanimous. The applicant indicated that soils analysis would be done prior to construction, and the Board requested seeing results of that analysis. As always, final review and approval of the stormwater system is subject to review and approval of the Stormwater Administrator.

As required, an erosion prevention and sediment control plan has been submitted. Like the stormwater management system, that EPSC plan is subject to review and approval by the Stormwater Administrator. **(Affirmative finding if conditioned)**

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

The project site contains no significant natural features. The project site consists of building and asphalt parking area. **(Affirmative finding)**

(b) Topographical alterations

No significant topographical alterations are proposed. The site slopes steeply away from College Street and reflects the ravine that used to traverse the city here. The new addition essentially sits in a hole as viewed from College Street. Existing grades will remain essentially unchanged.

(Affirmative finding)

(c) Protection of important public views

College Street is an identified view corridor. As the proposed construction will be set behind the existing building, it will not infringe on the important east/west public views along this corridor.

(Affirmative finding)

(d) Protection of important cultural resources

The site itself is not of any known archaeological significance. The building, however, is historically significant as noted under Sec. 6.3.2 (b) below. **(Affirmative finding)**

(e) Supporting the use of alternative energy

The application notes no use of alternative energies. While the “blue roof” on the addition likely precludes any solar installation, solar should be considered for the roof of the existing building.

(Affirmative finding if conditioned)

(f) Brownfield sites

The property is not an identified brownfield per the VT DEC Hazardous Site List. **(Affirmative finding)**

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management. The single doorway into the proposed addition will be sheltered under a canopy. **(Affirmative finding)**

(h) Building location and orientation

The proposed construction amounts to a rear addition. It will have no effect on the existing building's orientation towards College Street. **(Affirmative finding)**

(i) Vehicular access

See Sec. 3.5.6 (a) 8.

(j) Pedestrian access

The front entry of the building remains readily accessible from the public sidewalk along College Street. The proposed addition will also be accessible by way of new entrance onto the easterly alleyway. The new side door contains a window as recommended by the Design Advisory Board. Also as recommended by the DAB, vehicular access to the easterly alleyway has been cutoff. The revised site plan depicts a new concrete walkway connecting this new side door to the public sidewalk. **(Affirmative finding)**

(k) Accessibility for the handicapped

There is no indication on the project plans as to whether any of the new dwelling units will be handicap accessible. If any are proposed, they must be duly noted. It is the applicant's responsibility to comply with all applicable ADA requirements. The 2012 Vermont Access Rules require that all of the proposed dwelling units be "adaptable." **(Affirmative finding if conditioned)**

(l) Parking and circulation

The applicant asserts that there is no onsite parking; however, there are vehicles parked behind the existing building, and a "private parking" sign is affixed to the rear fire escape. This small area of parking will be replaced by the proposed rear addition. All parking will be provided for offsite. See Article 8 for details. **(Affirmative finding)**

(m) Landscaping and fences

Along College Street, the closed curb cut will be accompanied by restoration of the green belt. Closure of the curb cut and restoration of the green belt will require the review and approval of the Department of Public Works and the City Arborist. The revised site plan depicts several small sections of bark mulch between the new concrete sidewalk and the exterior building wall. Shade tolerant shrubs should be planted in these areas to introduce at least a small amount of green to this alleyway. **(Affirmative finding if conditioned)**

(n) Public plazas and open space

No public plazas or open space are proposed.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new ground-mounted mechanical equipment is proposed. Trash containers will be enclosed within a small closet accessible from the eastern alleyway. In light of the number of dwelling units and the relatively small capacity of the trash containers, frequent trash pick-ups may be needed. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed addition essentially doubles the size of the existing building. It is 5 stories tall and 1,932 sf per floor. Its massing, scale, and height are similar to that of the existing building. Like so many other new buildings in Burlington, the proposed addition is boxy in appearance and utilizes fenestration and rectangular geometry to define smaller exterior components within the building's exterior sheathing to break up its mass. The overall scale of the completed building remains consistent with that of neighboring buildings along this stretch of College Street. The height of the addition is several feet taller than the existing building; however, it will be imperceptible from College Street. **(Affirmative finding)**

2. Roofs and Rooflines

The addition will have a flat roof. This roof form is consistent with that of the existing and neighboring buildings. **(Affirmative finding)**

3. *Building Openings*

Window styles within the addition will vary from those in the original building but remain essentially consistent. Proposed fenestration in the rear of the addition is significant and breaks up the apparent mass of the rear elevation. Revised elevation plans significantly reduce fenestration on the eastern and western elevations. No explanation is given. As both the eastern and western elevations will be set back more than 5' from the side property lines, the prohibition of windows and doors under this criterion does not apply. As revised, the fenestration pattern on the western and eastern elevations is inconsistent with that of the original building and leaves large unbroken expanses of building wall. If privacy is a concern, there is opportunity to use glass block or other translucent materials to enable the introduction of more natural light into the building while also maintaining a consistent fenestration pattern throughout. **(Adverse finding)**

(b) Protection of important architectural resources

The existing building was built circa 1897 and is included in the National Register of Historic Places. The exterior of this existing building will remain unchanged. Window sashes were replaced under separate zoning permit. See Sec. 5.4.8 for details. **(Affirmative finding)**

(c) Protection of important public views

As noted above, the property is located along the College Street view corridor. The proposed rear addition will have no impact on east/west public views along this corridor. **(Affirmative finding)**

(d) Provide an active and inviting street edge

The street edge is defined by the existing historic building and will remain essentially unchanged. **(Affirmative finding)**

(e) Quality of materials

Windows in the new addition will be metal. Exterior siding will consist of ribbed metal siding of various colors at vertical or horizontal angles. The foundation will be split face concrete block. In light of the new construction and its largely hidden location, these building materials are acceptable. Roofing and cornice materials are not noted and must be. **(Affirmative finding if conditioned)**

(f) Reduce energy utilization

No extraordinary energy conservation measures are noted in the application materials. At the very least, the new construction must comply with the current energy efficiency requirements of the City and of the State of Vermont. **(Affirmative finding if conditioned)**

(g) Make advertising features complimentary to the site

No outdoor signs are included in this application.

(h) Integrate infrastructure into the building design

Utility meters are depicted along the western side of the existing building. They are set back far from College Street and are minimally visible.

No exterior mechanical equipment is proposed. All of it will be contained within the building. A roof plan has been provided as required. **(Affirmative finding)**

(i) Make spaces safe and secure

All building and life safety codes, as defined by the building inspector and fire marshal, shall be implemented in the construction of this building. Building entries will be illuminated as noted above. An intercom system for residents should be incorporated into the project. **(Affirmative finding if conditioned)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The property is located within the Downtown Parking District. There are presently 2 onsite parking spaces behind the building. These 2 spaces will be lost to the addition.

The 18 residential apartment units and 1 commercial (retail) unit presently requires 18 parking spaces (1 space per residential unit & 0 for the retail unit). With just 2 spaces onsite, there is a 16-space deficiency.

The proposed 25 residential apartments require 25 parking spaces (1 space per unit). Sec. 8.1.5, *Existing Structures – Change or Expansion of Use*, requires that current parking requirements be applied for increased demand. The existing deficiency, however, may be carried over insofar as existing conditions are carried over. In other words, additional parking is required only for those changes/additions that result in a higher parking demand. The end result is that 9 parking spaces are needed (25 total based on total unit count, minus the pre-existing 16-space deficiency). Total parking to be provided is not noted in the application; however, the applicant has stated that spaces required per this criterion will be provided at the offsite parking garage noted below.

While not considered as part of the minimum off-street parking requirements, it bears noting that the revised site plan depicts the street space in front of the newly closed curb cut as a tenant drop-off spot (i.e. 15-minute parking space). Such designation is subject to the review and approval by the Public Works Commission; however, the applicant is advised that this space currently serves as a CCTA bus stop. **(Affirmative finding if conditioned)**

Sec. 8.1.2, Limitations, Location, Use of Facilities

(a) Offsite parking facilities

The applicant proposes offsite parking spaces to serve the apartment building. The offsite parking would be located in the Corporate Plaza parking garage on College & St. Paul Streets. This garage is about 750' from the subject property and within the maximum allowable 1,000'. A lease agreement between the parties has been provided. The number of leased spaces will need to be increased to 9 per Sec. 8.1.8 above; however, the provisions of the lease otherwise appear to be adequate. Review and approval of the lease provisions by the City Attorney will be required to insure the long-term perpetual availability of the required spaces. **(Affirmative finding if conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements

The net new 6 residential units require 2 long term and just 1 short term bike parking spaces (1 per 4 units and 1 per 10 units, respectively). The applicant has noted long term bike parking will be provided for in the secured storage in the basement. This secured storage space is noted in the basement floor plan. As recommended by the DAB, the secured storage space is located in easy proximity to the elevator and to the alleyway. The revised site plan proposes a bike rack in front

of the apartment building in the green belt. Such location has been used previously, particularly in downtown locations with no appropriate location available onsite. This location will require an encumbrance permit from the City Council in consultation with the Department of Public Works. Preliminary comment from Public Works is that the location may be acceptable but that the proposed bike rack style (wave style) needs to be changed to a U-rack, bollard, or Triton.

(Affirmative finding if conditioned)

Article 9: Inclusionary & Replacement Housing

The provisions of Article 9 require that the net new 6 dwelling units contain 1 (i.e. 15%) affordable dwelling unit. Revised application materials denote the 1 proposed inclusionary dwelling unit and include housing subsidy language previously used to satisfy inclusionary housing requirements in the city. The inclusionary housing provisions will be subject to final review and approval by the manager of the city's Housing Trust Fund. **(Affirmative finding if conditioned)**

Article 11: Planned Development

As a single building with more than 5 residential units, this project qualifies as a minor Planned Unit Development and is exempt from the requirements and standards of this Article. The project is, however, subject to inclusionary housing requirements per Article 9 above. **(Affirmative finding)**

II. Conditions of Approval

If the Development Review Board finds that approval is warranted, the following conditions are proposed:

1. **Prior to release of the zoning permit**, the applicant shall obtain written confirmation of adequate wastewater capacity from the Department of Public Works.
2. **Prior to release of the zoning permit**, a FAR calculation for the entire development (new and retained structure) shall be submitted, subject to staff review and approval.
3. **Prior to release of the zoning permit**, revised project plans depicting the following shall be submitted, subject to staff review and approval:
 - a. Shade tolerant plantings in the designed "bark mulch" areas between the new concrete walkway and the eastern building wall;
 - b. Revised western and eastern building elevations (of the addition) with additional windows to reflect the fenestration pattern of the existing building. Alternative measures such as glass blocks or other architectural treatments may be acceptable. The intent is to break up the large expanses of undifferentiated building wall presently depicted;
 - c. Roofing and cornice materials noted on project plans; and,
 - d. Revised eastern building addition footprint that is at least 10 feet from the eastern property line.
4. **Prior to release of the zoning permit**, the proposed off-site parking lease shall be reviewed and approved by the City Attorney to insure the long-term perpetual availability of the required spaces. Nine (9) parking spaces shall be provided.
5. **Prior to release of the zoning permit**, written confirmation from the City's Housing Trust Manager shall be included in the zoning file concurring with IZ compliance.
6. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator.

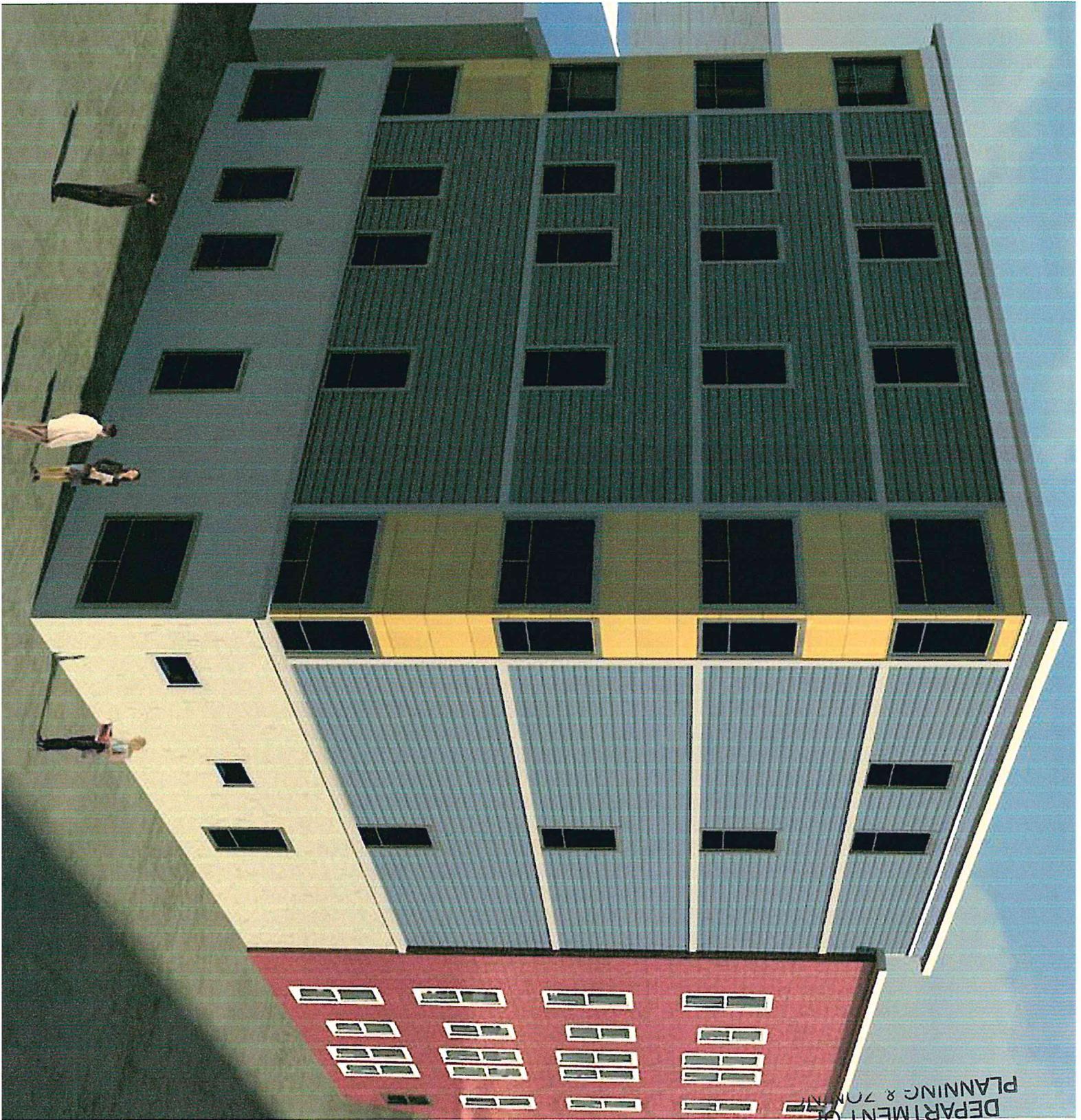
7. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator.
8. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
9. **At least 7 days prior to issuance of a certificate of occupancy**, impact fees calculated on the net new square footage of the development shall be paid to the Department of Planning & Zoning. Impact fees may be reduced as determined by the manager of the City's Housing Trust Fund for the provision of inclusionary housing units.
10. Days and hours of construction shall be Monday-Friday 7:00 am – 6:00 pm. Limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board through correspondence rather than a scheduled hearing. No construction on Sunday.
11. Closure of the College Street curb cut requires the review and approval of the Department of Public Works and the City Arborist.
12. Provision of a tenant drop-off space (i.e. 15-minute parking) in front of the building on College Street requires the review and approval of the Public Works Commission.
13. Installation of the bike rack within the green belt requires an encumbrance permit issued from the City Council in consultation with the Department of Public Works. The bike rack provided shall be a U-rack, bollard, or Triton style.
14. A State Wastewater Permit is required. It is the obligation of the owner/applicant to seek this and any other required additional permits.
15. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current egress and ADA requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
16. Upon completion of the onsite soils analysis, results shall be provided to the Conservation Board in writing.
17. In the event that artifacts are uncovered during excavation, it is the applicant's responsibility to contact the Vermont Division for Historic Preservation for further guidance.
18. The applicant is advised, but not required, to seek permission to use the rear alley for tenants when they move into or out of the apartments.
19. Provision of an intercom system for use by tenants and guests is encouraged.
20. The applicant is encouraged to install rooftop solar photovoltaics if feasible.
21. Standard Permit Conditions 1-15.



DEPARTMENT OF
PLANNING & ZONING

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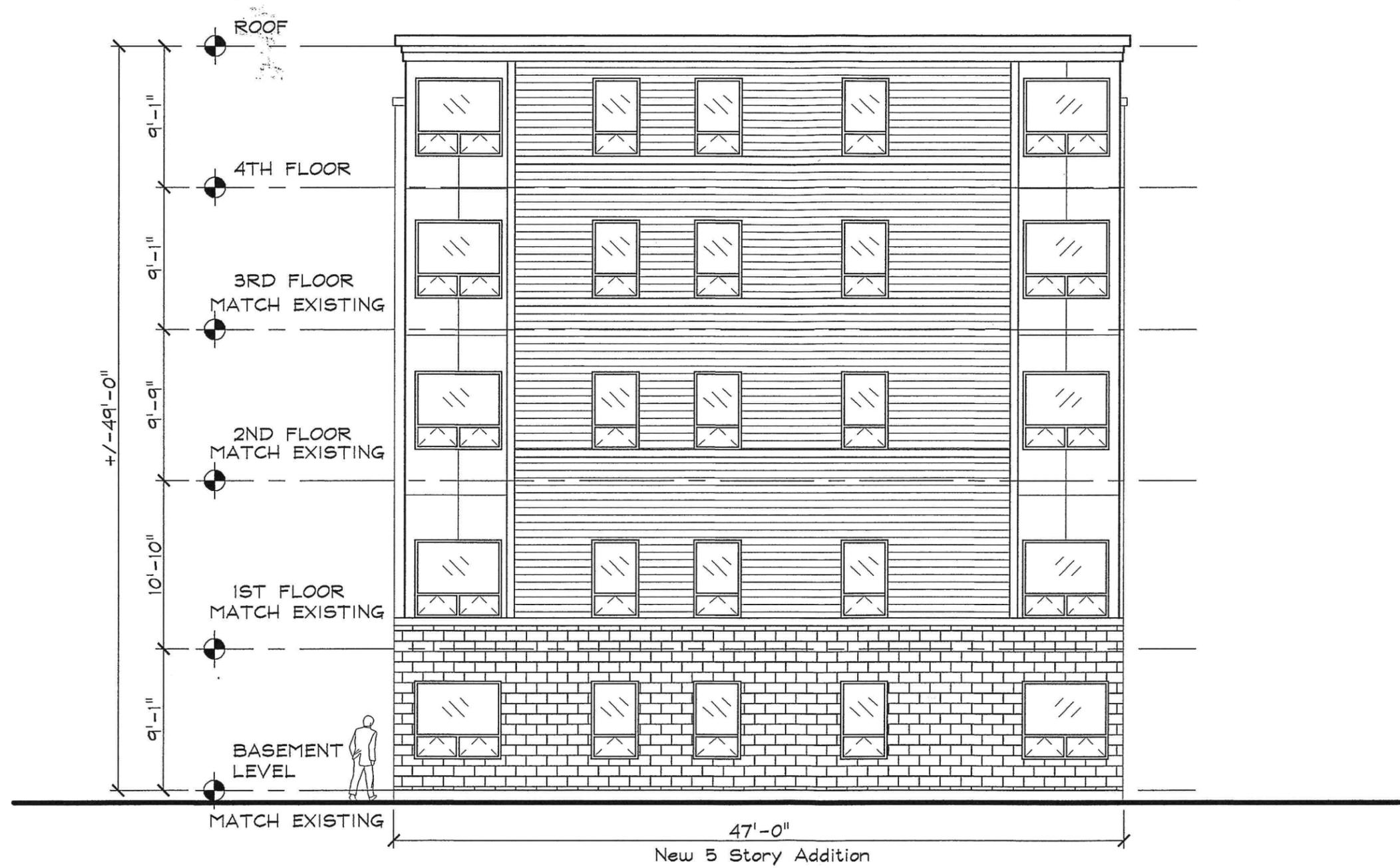
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DEPARTMENT OF
PLANNING & ZONING



North Elevation

SCALE: 1/8" = 1'-0"

DESIGN/DEVELOPMENT
DRAWINGS 12/22/14

STEVE GUILD DESIGN, LLC

ONE STEELE STREET, BURLINGTON, VT 05401

PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
ELEVATION

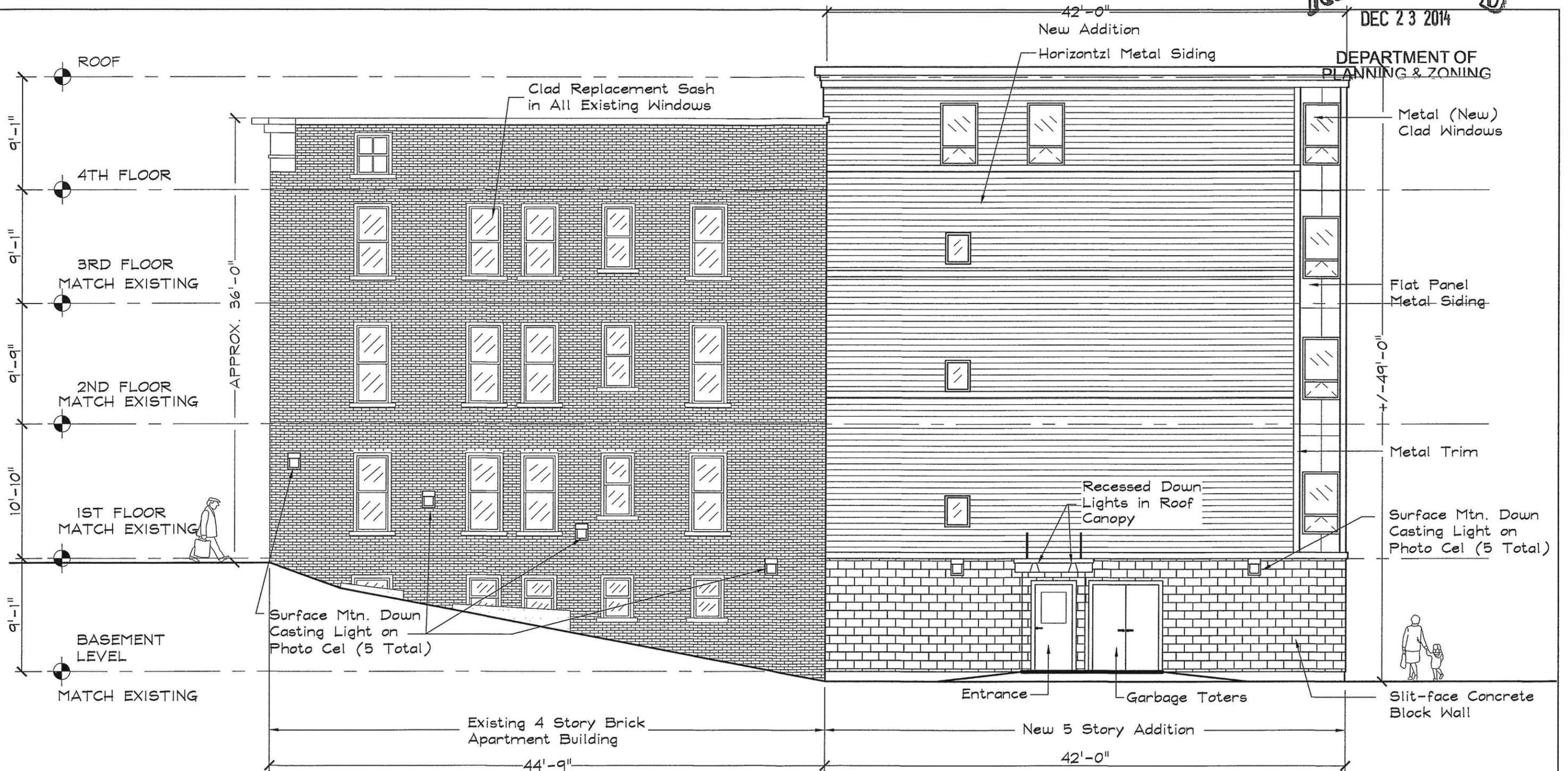
DRAWING NO.

A5

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DEC 23 2014

DEPARTMENT OF PLANNING & ZONING



East Elevation

DESIGN/DEVELOPMENT DRAWINGS 12/17/14

STEVE GUILD DESIGN, LLC

ONE STEELE STREET, BURLINGTON, VT 05401

PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE
ELEVATION

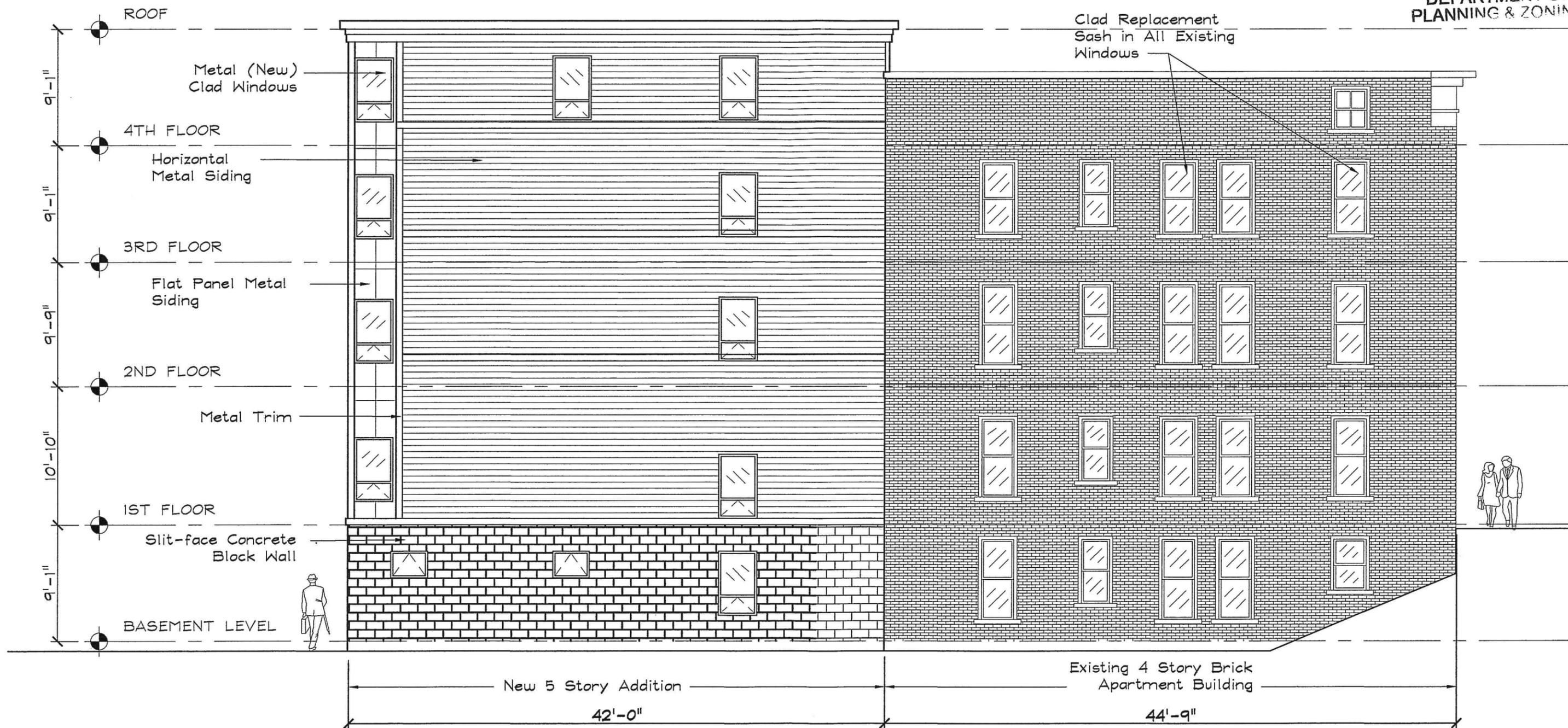
DRAWING NO.

A6

RECEIVED

DEC 23 2014

DEPARTMENT OF
PLANNING & ZONING



East Elevation

SCALE: 1/8" = 1'-0"

DESIGN/DEVELOPMENT
DRAWINGS 12/22/14

STEVE GUILD DESIGN, LLC

ONE STEELE STREET, BURLINGTON, VT 05401

PHONE: 802-363-1482 EMAIL: steve@stevegulldesign.com

236 COLLEGE STREET

UNIT #10 RENOVATIONS
BURLINGTON, VERMONT

SHEET TITLE:
ELEVATION

DRAWING NO.

A8

RECEIVED

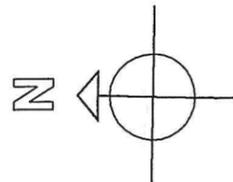
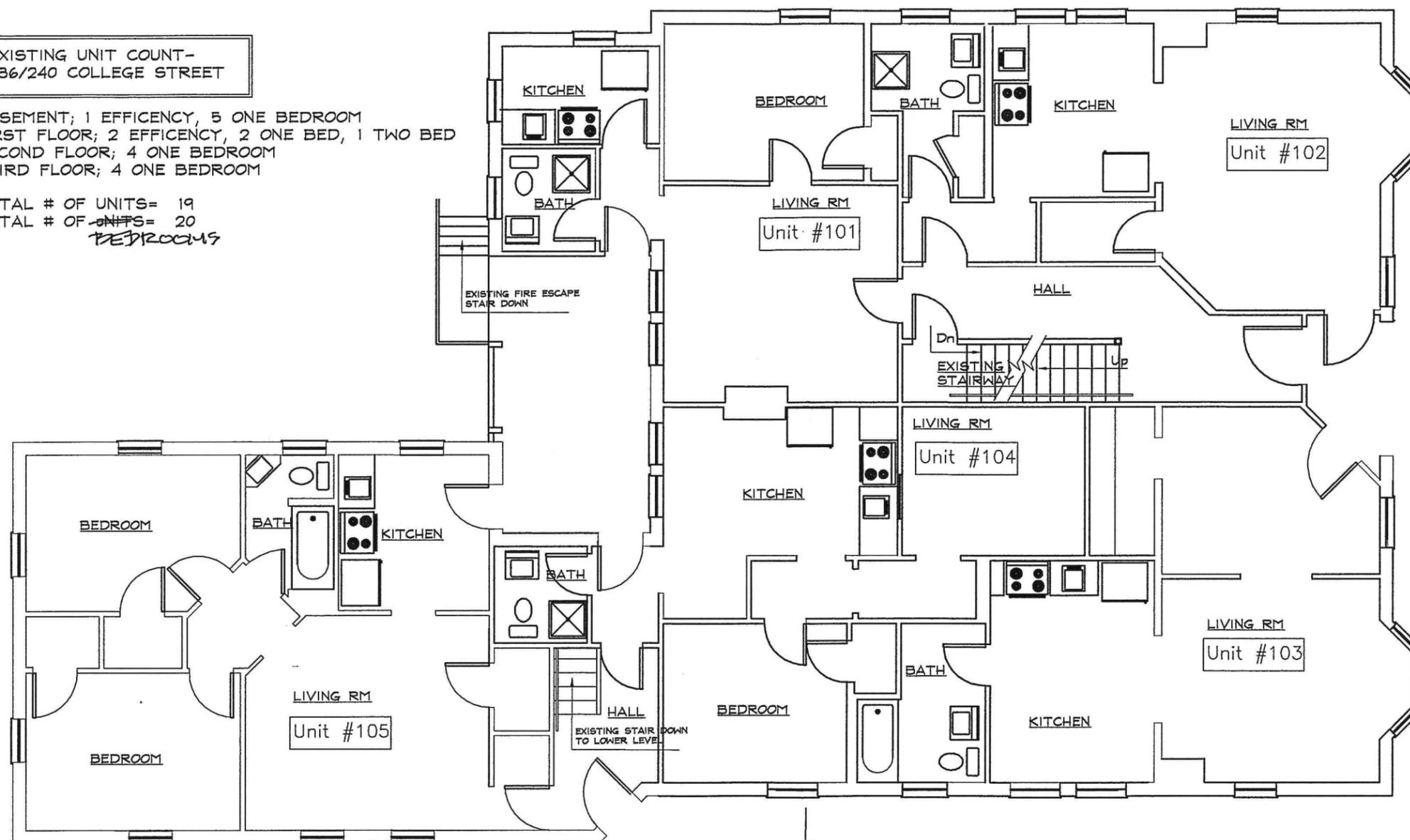
DEC 22 2014

DEPARTMENT OF
PLANNING & ZONING

EXISTING UNIT COUNT-
236/240 COLLEGE STREET

BASEMENT; 1 EFFICIENCY, 5 ONE BEDROOM
FIRST FLOOR; 2 EFFICIENCY, 2 ONE BED, 1 TWO BED
SECOND FLOOR; 4 ONE BEDROOM
THIRD FLOOR; 4 ONE BEDROOM

TOTAL # OF UNITS= 19
TOTAL # OF ~~UNITS~~ = 20
BEDROOMS



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

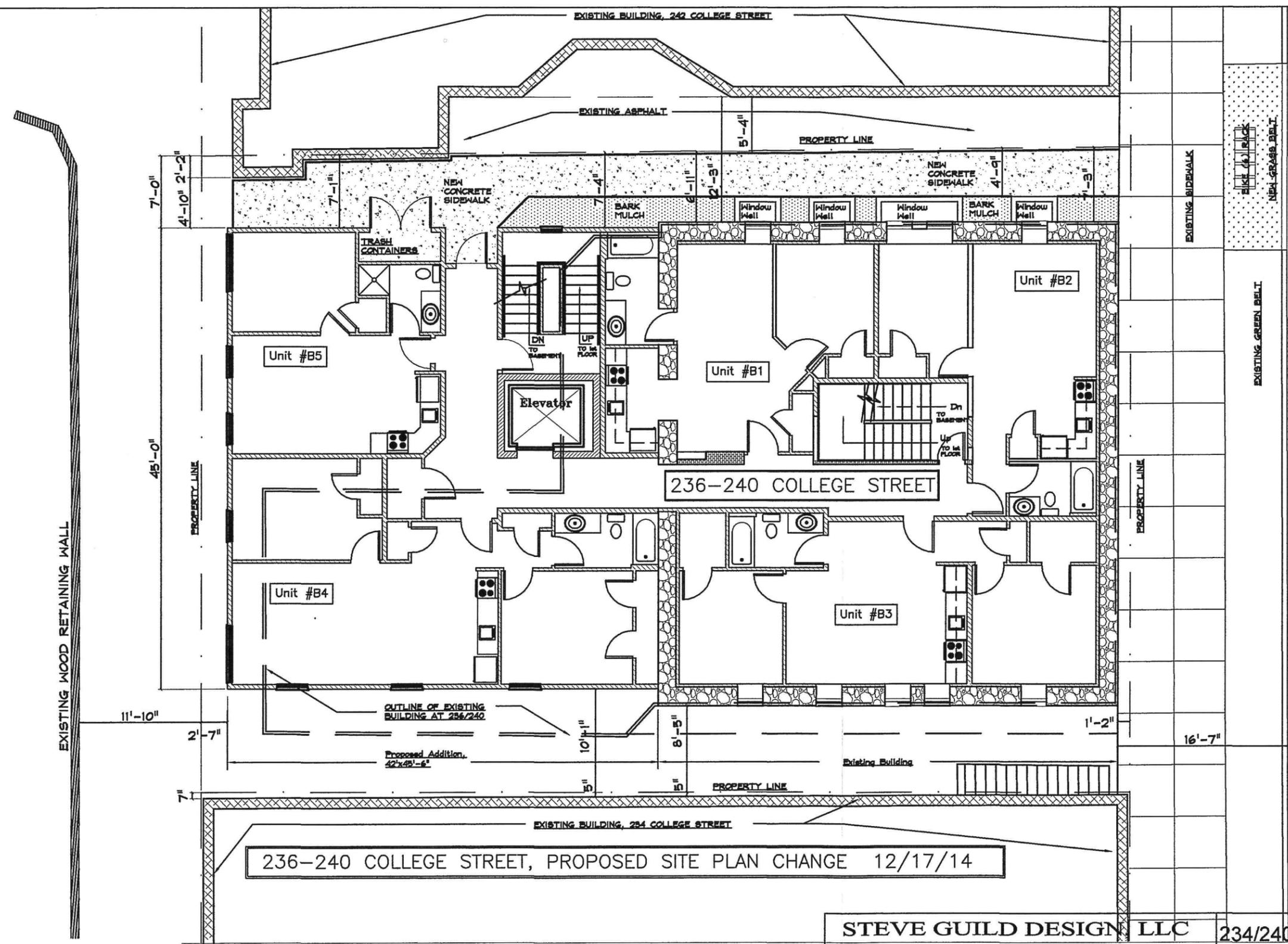
236-240 COLLEGE STREET, EXISTING UNITS & BEDROOMS, 12/17/14

DESIGN/DEVELOPMENT
DRAWINGS 12/17/14

<p>STEVE GUILD DESIGN, LLC ONE STEELE STREET, BURLINGTON, VT 05401 PHONE: 802-363-1482 EMAIL: steve@stevegulldesign.com</p>	<p>234/240 COLLEGE STREET RENOVATION/ADDITION BURLINGTON, VERMONT</p>	<p>SHEET TITLE: FLOOR PLAN</p>
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PLANNING & ZONING



B BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

236-240 COLLEGE STREET, PROPOSED SITE PLAN CHANGE 12/17/14

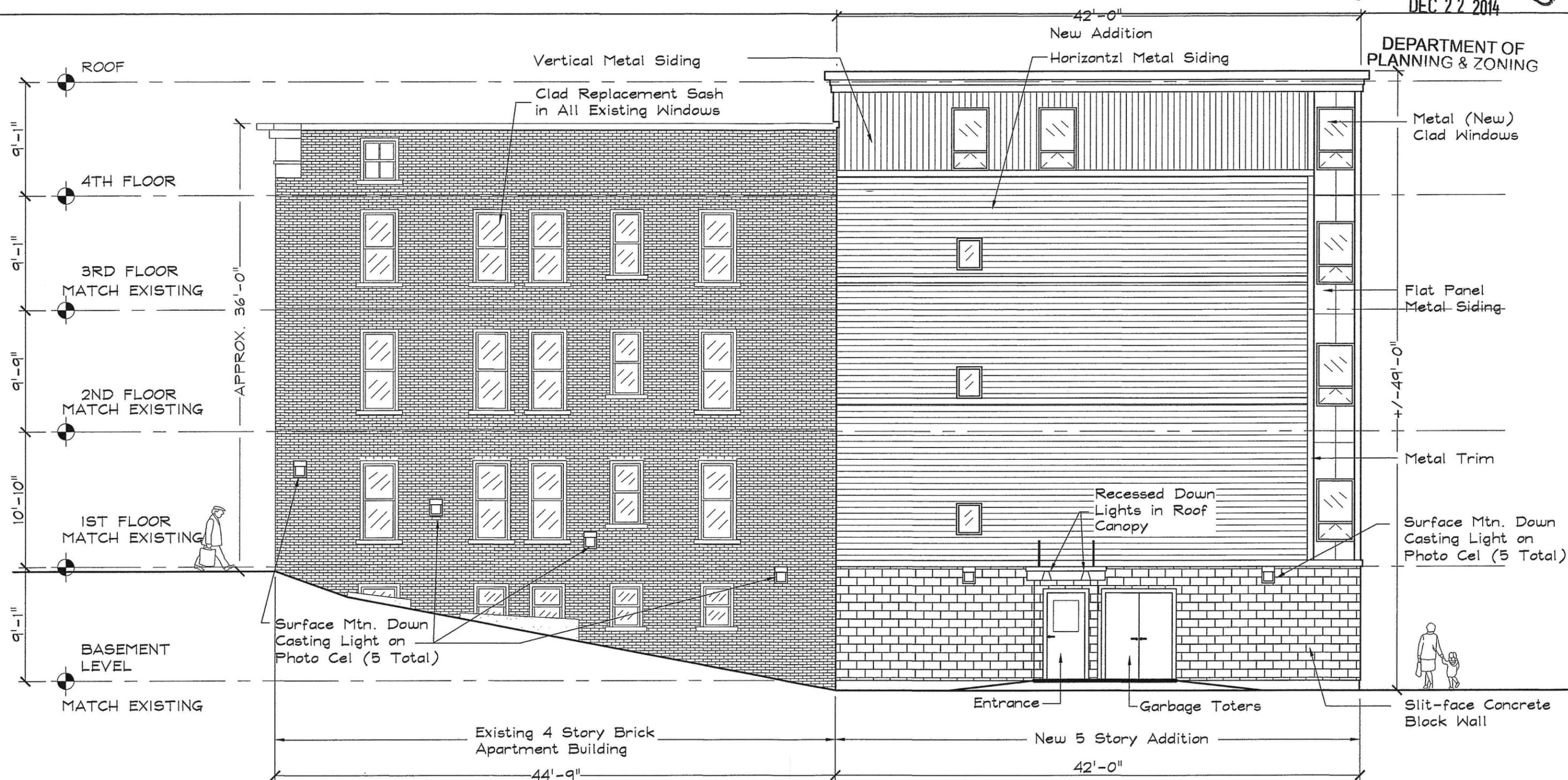
DESIGN/DEVELOPMENT
DRAWINGS 12/17/14

STEVE GUILD DESIGN, LLC ONE STEELE STREET, BURLINGTON, VT 05401 PHONE: 802-363-1482 EMAIL: steve@stevegulldesign.com	234/240 COLLEGE STREET RENOVATION/ADDITION BURLINGTON, VERMONT	SHEET TITLE: ROOF PLAN
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DEPARTMENT OF PLANNING & ZONING



East Elevation

SCALE: 1/8" = 1'-0"

DESIGN/DEVELOPMENT DRAWINGS 12/17/14

STEVE GUILD DESIGN, LLC
 ONE STEELE STREET, BURLINGTON, VT 05401
 PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com

236 COLLEGE STREET
 UNIT #10 RENOVATIONS
 BURLINGTON, VERMONT

SHEET TITLE: ELEVATION

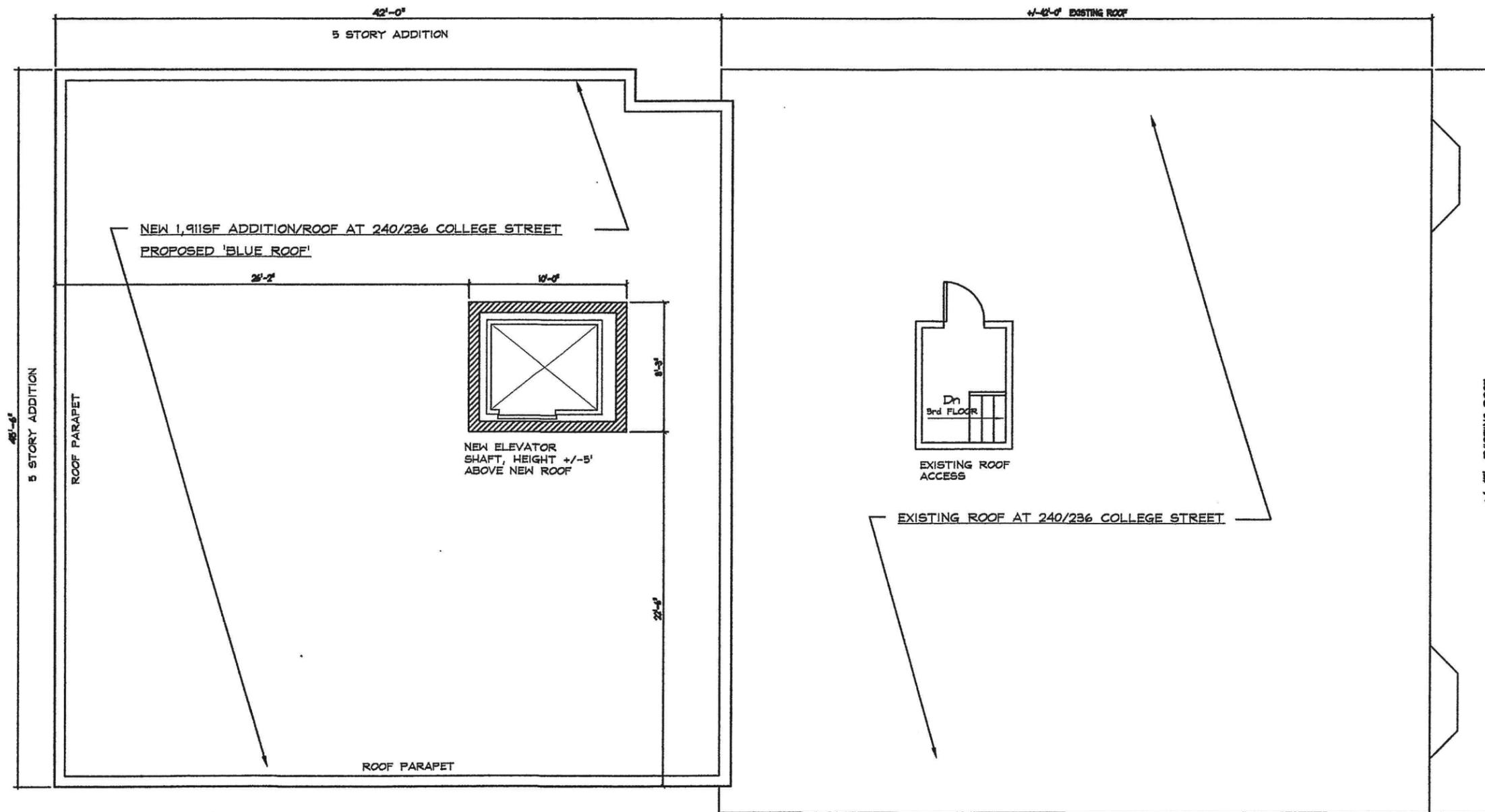
DRAWING NO.

A6

RECEIVED

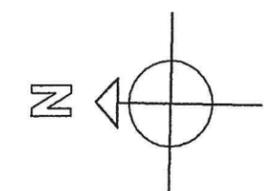
DEC 22 2014

DEPARTMENT OF PLANNING & ZONING



COLLEGE STREET

EXISTING ROOF



4 ROOF PLAN

SCALE: 1/8" = 1'-0"

A blue roof is a roof design that is intended to store rainfall and detain it temporarily before discharging through the roof drains, and into the City stormwater system. The system proposed for the project consists of a single roof drain that has a constricted outlet, reducing the peak flow from the proposed roof surface. Scuppers will be installed one inch above the roof level to allow ponding, and provide an overflow for larger storm events. The design for this site will reduce peak flow rates of stormwater runoff from the entire project parcel 32% from the current condition.

Let me know if you need anything else.

- smm

236-240 COLLEGE STREET, ROOF PLAN 12/17/14

DESIGN/DEVELOPMENT DRAWINGS 12/17/14

<p>STEVE GUILD DESIGN, LLC ONE STEELE STREET, BURLINGTON, VT 05401 PHONE: 802-363-1482 EMAIL: steve@steveguilddesign.com</p>	<p>234/240 COLLEGE STREET RENOVATION/ADDITION BURLINGTON, VERMONT</p>	<p>SHEET TITLE: ROOF PLAN</p>
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DEC 22 2014

HOUSING SUBSIDY COVENANT

DEPARTMENT OF
PLANNING & ZONING

~~123 MAIN STREET UNIT #5~~

234-240 College St
Unit B2

BURLINGTON, VERMONT 05401

sisters & Brothers Investment Corp

1. OWNER: ~~ABC, INC.~~, a Vermont corporation company with a principal place of business in Burlington, Vermont 05401 (the "Owner," which term shall also apply to the current owner of the Property, his heirs, successors and assigns).

2. AUTHORIZING STATUTE: This instrument is created as a "housing subsidy covenant" within the meaning of 27 V.S.A § 610, as it may be amended or superseded (the "Statute") and within the meaning of a legally binding agreement and/or deed restriction set forth in Appendix A, Sec. 9.1.17 of the Code of Ordinances of the City of Burlington. This instrument is to be construed and interpreted in accordance with the Statute and Article 9 of Appendix A of the Code of Ordinances of the City of Burlington, as it may be amended or superseded (the "Ordinance").

3. PROPERTY DESCRIPTION. The real property (the "Property") to which this covenant applies and the use of which is hereby restricted is that land and premises located at ~~123 Main Street~~, Burlington, Vermont. Specifically, Unit ~~#5~~ is subject to the restrictions of this Covenant. The Property is a portion of the land and premises conveyed to George Washington, Trustee of the ABC, Inc. by Warranty Deed of John Adams dated July 4, 1776 and recorded in Volume 1, Page 1-6 of the City of Burlington Land Records.

4. AUTHORIZING CONTRACT. This housing subsidy covenant ("Covenant") is created as a condition of Zoning Permit #~~1976-CA~~. This Covenant is a contract made by and between the Owner and the City of Burlington, a political subdivision of the State of Vermont acting through the Housing Trust Fund, and its successors and assigns, who are the parties benefited by this Covenant. This Covenant is intended to provide legal assurance that the Property is developed, conveyed and maintained as an "affordable housing" unit within the meaning of Sec. 9.1.4 of the Ordinance. The contract embodied by this, Covenant is further evidenced by the Certificate of Inclusionary Housing Compliance issued by the manager of the Housing Trust Fund.

5. RESTRICTIONS. Subject to the terms and conditions hereof, and pursuant to Sec. 610 (b) of the Statute, and Sec. 9.1.4 of the Ordinance, the rent or resale price to be charged by the Owner in selling, renting, subletting or reselling the Property shall be restricted in accordance with the definitions of "affordability" contained in Sections 6 and 7, below. Whenever the Property is offered for sale or resale, the Housing Trust Fund shall have an exclusive option to purchase the Property, as set forth in Section 8, below. These restrictions shall run with the title to the Property and shall be binding upon the Owner's heirs, successors and assigns for the term set forth in Section 9 below.

6. DEFINITIONS. The following terms have the following meanings in this Covenant:

6.1 “Affordable housing” or “affordable” shall refer to a housing that is owned or rented by its inhabitants whose gross annual household income does not exceed 80 percent of the county median income or 80 percent of the standard metropolitan statistical area (MSA) income, as defined by the US Department of Housing and Urban Development, and the total cost of the housing, including principal, interest, taxes and insurance and condominium association fees, if owned housing, or the total cost of the housing, including rent, utilities and condominium association fees, if rental housing, is not more than thirty per cent (30%) of the household’s gross annual income.

6.2 “Housing Trust Fund” shall refer to a special revenue account established by the Burlington City Council for purposes related to the creation, promotion and preservation of long-term affordable housing for very low, low or moderate income households.

6.3 “Housing Trust Fund Administrative Committee” shall refer to an administrative committee consisting of the Manager of the Housing Trust Fund, an appointee of the City Council President and a designee of the Mayor responsible for the administration of the HTF by resolution of the City Council.

6.4 “Manager of the Housing Trust Fund” or “Manager” shall be the Director of the City’s Community and Economic Development Office, unless otherwise designated by the City Council by resolution.

6.5 “Median Income” shall refer to the income for the Burlington Metropolitan Statistical Area set forth in or calculated by regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing and Community Development Act of 1974. The Median Income consists of all households in the geographic area. The median is the middle value when all are arranged from highest to lowest. The median income that is current on the first day of March of any year shall be used throughout the subsequent twelve (12) months in calculating the general requirements for affordable housing under this article.

7. AFFORDABILITY. Subject to the terms and conditions hereof, and pursuant to the Statute and Ordinance, the Owner shall sell, resell, rent or sublet the Property as Affordable Housing at an Affordable price consistent with Section 9.1.4 of the Ordinance. The Affordable price shall be calculated as follows:

7.1 The following provisions shall apply to the calculation of rents, selling prices and carrying charges for Affordable housing, and to the relationship between unit

size and household size:

(a) Inclusionary rental units shall be rented at a price which is affordable for a household with an annual income that is sixty-five percent (65%) of median income adjusted for household size: maximum rent without utilities for 2012 is \$972 or the Burlington Housing Authority Section 8 Voucher Payment Standard for a 2-Bedroom unit with a high-efficiency utility allowance rating;

(b) Inclusionary units for sale, including co-operative units and the carrying costs associated therewith, shall be sold at a price which is affordable for a household with an annual income that is seventy-five percent (75%) of median income adjusted for household size;

(c) In calculating the rents or carrying charges of inclusionary units, the following relationship between unit size and household size shall apply:

Unit Size	Household Size Equivalent
Efficiency Units	1 Person Household
One-Bedroom Units	1.5 Person Household (average of one and two-person household incomes)
Two-Bedroom Units	3 Person Household
Three-Bedroom Units	4.5 Person Household (average of four and five-person household incomes)
Four-Bedroom Units	6 Person Household

7.2 Sale prices for inclusionary units shall be calculated on the basis of:

(a) An available fixed-rate thirty-year mortgage, consistent with a “blended rate” for Burlington, Vermont banks plus the Vermont Housing Finance Agency as determined and declared semi-annually (January and July) by the Housing Trust Manager. A lower rate may be used in calculating affordable prices if the developer can guarantee the availability of a fixed-rate thirty-year mortgage at this lower rate from the Vermont Housing Finance Agency for all of the inclusionary units required for the covered project;

(b) A down payment of no more than five percent (5%) of the purchase price;

(c) Annual property taxes; and

(d) Homeowner insurance or homeowner association fees or condominium fees. Homeowner association fees shall be calculated in the same manner as fees of market units in the same development.

7.3 In the event of a resale of an inclusionary unit the equity appreciation shall not exceed twenty-five (25%) of the increase in the inclusionary unit's value, as determined by the difference between the fair market appraisal at the time of purchase of the property by the seller and a fair market appraisal at the time of resale, with such adjustments for improvements made by the seller and necessary costs of sale as may be approved by the Manager, with a recommendation from the Administrative Committee of the Housing Trust Fund.

7.4 The subletting price for rent shall not exceed that which is affordable for a household with an annual income that is seventy five percent (75%) of Median Income for the county or the city, whichever is less, consistent with the relationship between unit size and household size set forth in Section 9.1.12 of the Ordinance.

7.5 Annual rent increases shall be limited to the percentage increase in the median household income within the Burlington Metropolitan Statistical Area (MSA), except to the extent that further increases are made necessary by hardship or other unusual conditions, and no rent increase shall take effect until it has received the approval of the Housing Trust Fund Administrative Committee in writing.

8. DURATION. This Covenant shall run with the title to the Property for a period of 99 years commencing from the date of initial occupancy of the unit.

9. PURCHASE OPTION. The Housing Trust Fund Administrative Committee or its designee shall have the exclusive option to purchase the inclusionary unit when it is offered for sale or resale for a period of one hundred twenty (120) days from the date on which the Housing Trust Fund Administrative Committee is notified of the availability of the unit.

10. ENFORCEMENT. This Covenant may be enforced in accordance with its terms by the Manager of the Housing Trust Fund, or upon assignment of the right of enforcement by instrument duly recorded in the City of Burlington Land Records, by any other entity who is an assignee under such recorded assignment and is authorized to enforce the same under the provisions of the Statute. At any time, however, only one entity (the "Enforcing Entity"), who shall be the most recent assignee of record, shall be

entitled to enforce the provisions of this Covenant. The Owner acknowledges that the Property is impressed with a Public interest and that money damages to the Enforcing Entity in the event of a violation are likely to be difficult or impossible to calculate. Accordingly, but without limitation, this Covenant may be enforced through an equitable decree appropriate to the case, including a decree of specific performance. No action for enforcement may be brought unless the Enforcing Entity has first delivered to the Owner a written notice of violation hereof, and such violation has not been remedied or a written plan for remedy reasonably satisfactory to the Enforcing Entity within sixty (60) days after the date of delivery of such notice. In addition to all other available remedies, if the Enforcing Entity is required to pursue legal action to enforce this Covenant, the Enforcing Entity shall be entitled to recover from Owner its reasonable attorney's fees incurred in such action.

11. MODIFICATION. This Covenant may be modified or terminated prior to its expiration only upon the written consent of the Owner and the Housing Trust Fund, which consent shall be executed, acknowledged and recorded in the manner provided by law for the execution, acknowledgement and recording of deeds. Modification or termination of this Covenant shall be permitted only if such modification or termination is not inconsistent with the affordability requirements for the property provided for in Section 7, and required by the Ordinance, at the time of the modification or termination.

12. NOTICE. All notice, demands, or other writings required to be given by the parties hereto pursuant to this Covenant shall be sufficient if mailed certified mail, return receipt requested, and addressed as follows:

Owner: Name: George Washington
Address: 123 Main St.
Burlington, VT 05401

*SISTER & BROTHERS
INVESTMENT CORP
75 S. WINDOSKI AVE
BURLINGTON, VT.*

Housing Trust Fund: Assistant Director for Housing
Community and Economic Development Office
City Hall
149 Church Street, Room 32
Burlington, VT 05401

Or to such other address as the parties may provide to one another by a writing conforming to this notice provision. Each party hereby agrees to notify the other of any successors and changes in address, it being understood, however, that a conveyance of the Property effected by deed recorded in the Burlington Land Records shall be an effective notice of the transfer of the Property, and the Housing Trust Fund shall be entitled to rely upon the accuracy of Owners' address listed in the Burlington Grand List unless otherwise instructed by the Owner in a writing conforming to this notice provision. IN WITNESS WHEREOF, the Owner has caused the foregoing Covenant to be executed

this ___ day of _____, 2013 at _____, Vermont.

IN THE PRESENCE OF

ABC, Inc.

Witness

By: _____
George Washington,
Duly Authorized Agent

STATE OF VERMONT)
CHITTENDEN COUNTY, SS.)

At _____, Vermont this ___ day of _____, 2013, George Washington, duly authorized agent of ABC, Inc. personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of ABC, Inc.

Before me, _____
Notary Public
My Commission Expires: 2/10/15

IN WITNESS WHEREOF, _____, Housing Trust Fund Manager and the duly authorized agent for the Housing Trust Fund and pursuant to appropriate authority, hereunto sets his/her hand and seal this ___ day of _____, 2012.

IN THE PRESENCE OF

HOUSING TRUST FUND

Witness

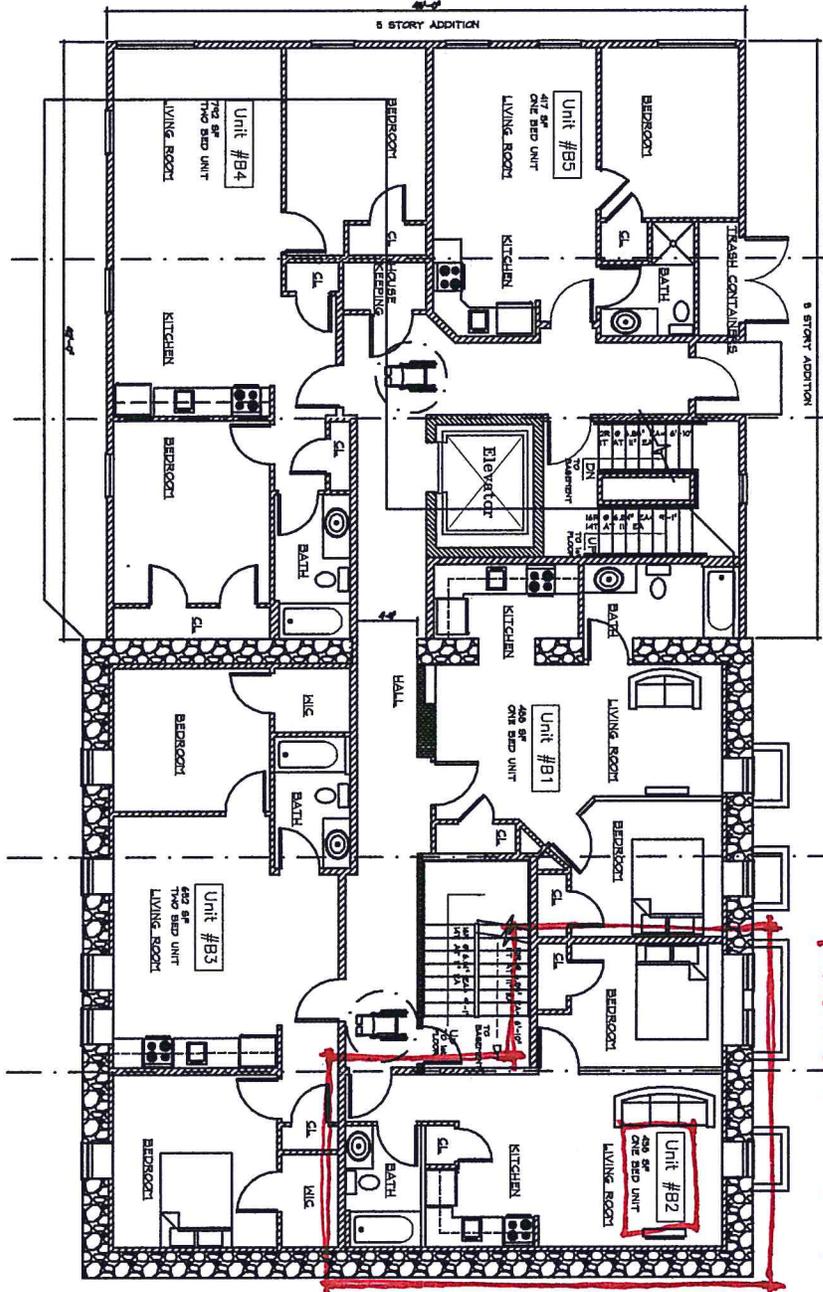
By: _____

Duly Authorized Agent

STATE OF VERMONT)
CHITTENDEN COUNTY, SS.)

At _____, Vermont this ___ day of _____, 2013, _____, personally appeared and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the HOUSING TRUST FUND.

Before me, _____
Notary Public
My Commission Expires: 2/10/15



INCLUSIONARY UNIT

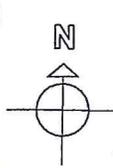
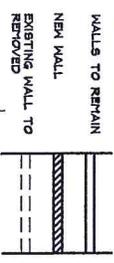
COLLEGE STREET

UNIT COUNT -
236-240 COLLEGE
STREET, 12/17/14

EXISTING BUILDING, 2/2005F
1st FLOOR, 12/2005 ADDITION,
5 FLOORS - 9,955sf

- 5- LOWER LEVEL; 3 ONE BED UNIT, 2 TWO BED UNIT
 - 5- FIRST FLOOR; 3 ONE BED UNIT, 2 TWO BED UNIT
 - 6- SECOND FLOOR; 5 ONE BED UNIT, 1 TWO BED UNIT,
 - 7- THIRD AND FOURTH FLOOR; 4 ONE BED UNIT, 2 TWO BED UNIT, 1 THREE BED UNIT
- TOTAL # OF UNITS = 23 ONE & TWO BEDROOMS
TOTAL OF 52 BEDS

WALL KEY



B1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL FIVE UNITS

NO.	DATE	REVISION

DESIGN DEVELOPMENT
DRAWINGS 12/17/2014

LL
DRAWING NO.

234 COLLEGE STREET
ALTERATIONS TO HALLWAYS & ENTRY DOORS
BURLINGTON, VERMONT

G4 DESIGNSTUDIOS

77 COLLEGE STREET BURLINGTON, VT 05401
PHONE 802-497-0888 FAX 802-691-1321 EMAIL: g4designstudios@icloud.com

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Scott Gustin

From: Nicole Losch
Sent: Monday, December 22, 2014 11:45 AM
To: Scott Gustin; Ronald Gore
Cc: Norm Baldwin; 'Frank Naef'
Subject: RE: 234-240 College St

Thanks, Scott.

A couple of comments/questions:

1. The wave-style rack is always popular, but isn't actually in line with the Design Guidelines. On that page, the u-rack, bollard, or Triton would work. Frank, feel free to follow up with me if you have questions about the problems with the wave-rack design.
2. Is the rack in the greenbelt being placed to meet the short-term parking requirements in the zoning ordinance? If so, there are more approvals that will be necessary (likely City Council).
3. Conceptually the 15-minute parking space doesn't seem like an issue, but please be aware that this will require a decision by the Public Works Commission. When the plans are finalized, we can connect you with our Engineering Technician to talk about the process for getting this to our Commission.

Nicole Losch, PTP
Transportation Planner
645 Pine Street Suite A
Burlington VT 05401
802.865.5833 direct // 802.863.0466 fax
nlosch@burlingtonvt.gov
www.burlingtonvt.gov/DPW

From: Scott Gustin
Sent: Monday, December 22, 2014 11:25 AM
To: Ronald Gore; Nicole Losch
Cc: Norm Baldwin; 'Frank Naef'
Subject: 234-240 College St

Ron & Nicole,

Attached, please see a revised site plan for Joe Handy's proposed addition at 234-240 College St. In it, you will find a proposed curb cut closure and a related proposed "tenant drop-off" space (i.e. a posted 15-minute parking space). Also, a bike rack is proposed w/in the green belt. This application will be before the Development Review Board on January 6, 2015. Let me know of any questions, concerns, or other comments relative to these couple of items. I've cc'd the applicant's architect, Frank Naef, for correspondence.

Thank you.

Scott

Scott Gustin, AICP, CFM
Senior Planner
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401
(802) 865-7189

Scott Gustin

From: Nicole Losch
Sent: Wednesday, December 24, 2014 8:54 AM
To: Scott Gustin; Ronald Gore
Cc: Norm Baldwin; 'Frank Naef'; Damian Roy
Subject: RE: 234-240 College St

Bus stops do not always have adjacent parking removed, but that may be the case here if there are no other gaps between parked cars. If the space in question is currently "no parking" to allow someone to leave the sidewalk and access the bus stop, that may take precedence.

Also, I've spoken with Frank and clarified the following information:

1. They're looking at 2 bollard-style bike racks now, which do meet the design guidelines.
2. Given the site constraints for redeveloping this building they can continue to look at the greenbelt to accommodate their short-term bike parking needs. However, they will need to work with Ron to obtain long-term ownership through an easement, license, or whatever Ron suggests. This will likely require a process beyond a staff decision, usually at City Council.
3. They will work with Ron for the process to remove the existing curb cut.

Nicole Losch, PTP
Transportation Planner
645 Pine Street Suite A
Burlington VT 05401
802.865.5833 direct // 802.863.0466 fax
nlosch@burlingtonvt.gov
www.burlingtonvt.gov/DPW

From: Scott Gustin
Sent: Tuesday, December 23, 2014 2:37 PM
To: Nicole Losch; Ronald Gore
Cc: Norm Baldwin; 'Frank Naef'
Subject: RE: 234-240 College St

I noticed earlier today that the requested 15-minute parking space is currently posted as a CCTA stop. I imagine that status precludes use as a 15-minute spot. Please advise.

Thank you.

Scott

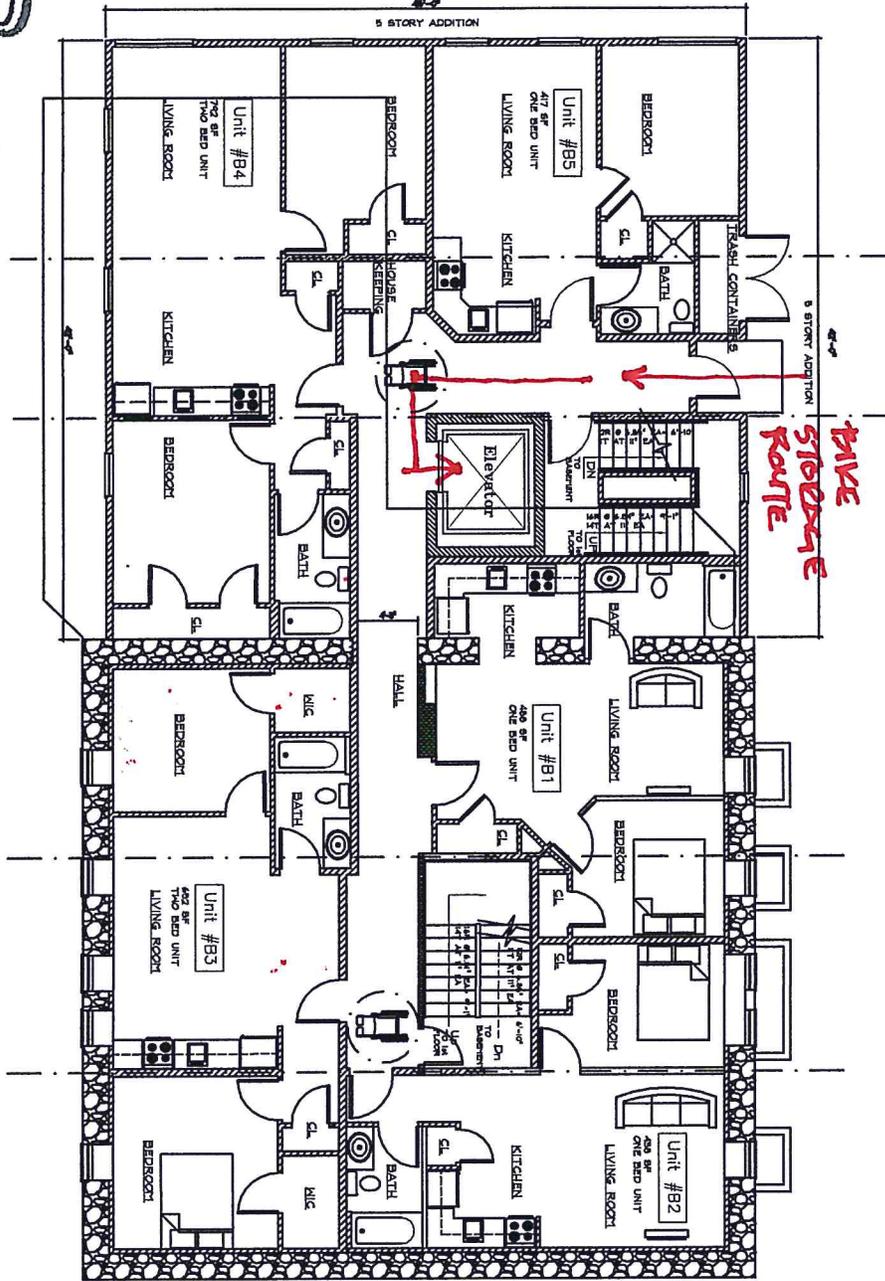
Scott Gustin, AICP, CFM
Senior Planner
Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401
(802) 865-7189

From: Nicole Losch
Sent: Monday, December 22, 2014 11:45 AM
To: Scott Gustin; Ronald Gore

RECEIVED

DEC 22 2014

DEPARTMENT OF
PLANNING & ZONING



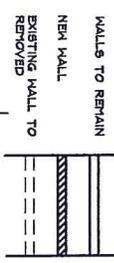
COLLEGE STREET

UNIT COUNT -
236-240 COLLEGE
STREET, 12/17/14

EXISTING BUILDING, 2,120SF
PER FLOOR, 42'x46' (ADDITION),
1,819SF PER FLOOR,
5 FLOORS - 9,595SF

- 5- LOWER LEVEL; 3 ONE BED UNIT, 2 TWO BED UNIT
 - 5- FIRST FLOOR; 3 ONE BED UNIT, 2 TWO BED UNIT
 - 6- SECOND FLOOR; 3 ONE BED UNIT, 1 TWO BED UNIT
 - 7- THIRD AND FOURTH FLOOR 4 ONE BED UNIT, 2 TWO BED UNIT, 1 THREE BED UNIT
- TOTAL # OF UNITS = 23 ONE & TWO BEDROOMS
TOTAL OF 32 BEDS

WALL KEY



(B) LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
TOTAL FIVE UNITS

DESIGN DEVELOPMENT
DRAWINGS 12/17/2014

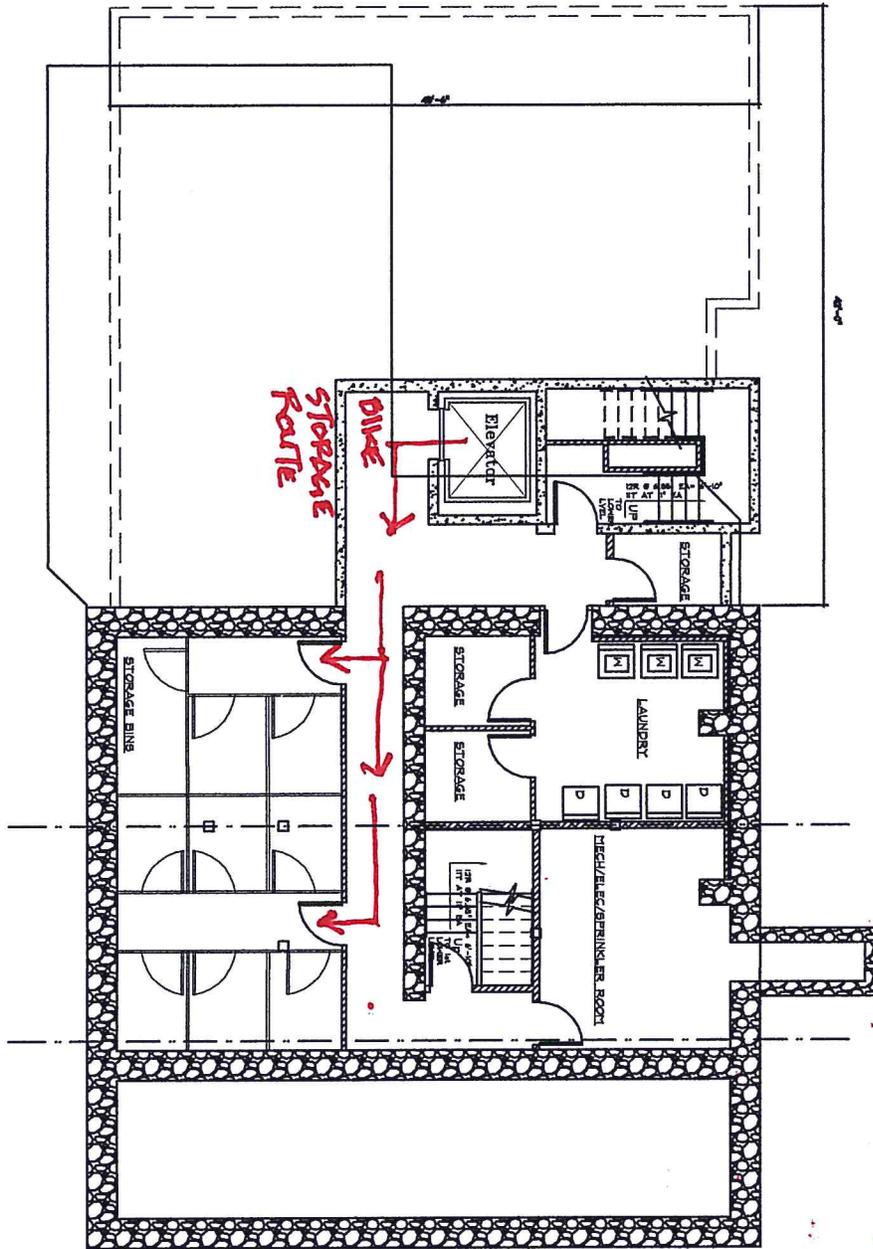
NO.	DATE	REVISION

SCALE: 1/2" = 1'-0"
DATE: 12/17/14
DRAWN BY: G4
CHECKED BY: G4
PROJECT: 234 COLLEGE STREET
SHEET TITLE: LOWER LEVEL FLOOR PLAN
DRAWING NO.: LL

234 COLLEGE STREET
ALTERATIONS TO HALLWAYS & ENTRY DOORS
BURLINGTON, VERMONT

G4 DESIGN STUDIOS
77 COLLEGE STREET BURLINGTON, VT 05401
PHONE: 888-487-0888 FAX: 888-881-1331 EMAIL: g4designstudios.com

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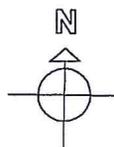
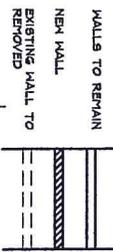
COLLEGE STREET

UNIT COUNT -
281-240 COLLEGE
STREET, 12/17/14

EXISTING BUILDING, 2,120SF
PER FLOOR, 42'x46' ADDITION,
1,511SF PER FLOOR,
5 FLOORS - 4,155SF

- B- LOWER LEVEL, 3 ONE BED UNIT, 2 TWO BED UNIT
 - B- FIRST FLOOR, 3 ONE BED UNIT, 2 TWO BED UNIT
 - 6- SECOND FLOOR, 5 ONE BED UNIT, 1 TWO BED UNIT
 - 7- THIRD AND FOURTH FLOOR, 4 ONE BED UNIT, 2 TWO BED UNIT, 1 THREE BED UNIT
- TOTAL # OF UNITS - 28 ONE & TWO BEDROOMS
TOTAL OF 32 BEDS

WALL KEY



B BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

REV.	DATE	REVISION

DESIGN DEVELOPMENT
DRAWINGS 12/17/2014

SCALE: 1/4" = 1'-0"	DATE: 12/17/14
DRAWN: G4	PROJECT: 234 COLLEGE ST
CHECKED: G4	SHEET TITLE: BASEMENT FLOOR PLAN
PROJECT: 234 COLLEGE ST	DATE: 12/17/14
PROJECT: 234 COLLEGE ST	DATE: 12/17/14
PROJECT: 234 COLLEGE ST	DATE: 12/17/14

234 COLLEGE STREET
ALTERATIONS TO HALLWAYS & ENTRY DOORS
BURLINGTON, VERMONT

G4 DESIGNSTUDIOS

77 COLLEGE STREET BURLINGTON, VT 05401
PHONE: 802-487-0888 FAX: 802-881-1331 EMAIL: steve@G4DesignStudios.com

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Drawing No. **B1**