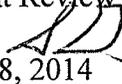


Department of Planning and Zoning

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Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin 
DATE: November 18, 2014
RE: 15-0549SP; 316-322 Flynn Avenue

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: NMU Ward: 5

Owner/Applicant: G&C Properties / Michael F. Alvanos

Request: Sketch Plan review to remove existing building and construct new mixed use building for deli, office space, and nine 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 and Replacement Housing), and Article 11 (Planned Unit Development)

Background Information:

The applicant has requested sketch plan review of 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 sketch plan is the 3rd for potential redevelopment of this property and is significantly smaller than the prior proposals.

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 be served by municipal water and sewer. Sufficient capacity is available; however, written confirmation from the Department of Public Works will be required. A state wastewater permit will also be needed prior to construction.

2. The character of the area affected;

The subject property and the properties on the southwest and southeast corners of the Pine Street/Flynn Avenue intersection are zoned as Neighborhood Mixed Use (NMU). This zoning designation that was done several years ago better reflects the mixed use character of these properties and enables greater flexibility for their redevelopment. Champlain Elementary School (and the RL zone) abuts the subject property to the north. Single family homes lie to the east and south. Mixed uses are present to the west. As now proposed, the development is of a scale more contextually appropriate to its surroundings. The proposed mix of uses is consistent with the intent of the NMU zone.

3. Traffic on roads and highways in the vicinity;

No traffic information has been provided for this sketch plan review. Anticipated trip generation numbers and impacts on the Flynn Avenue / Pine Street intersection as related to existing conditions will be required as part of a formal permit application.

4. Bylaws then in effect;

Insufficient information has been provided at the sketch plan level to determine full compliance with all applicable bylaws.

5. Utilization of renewable energy resources;

No provision for renewable energy resources is noted in the project proposal; however, the incorporation of rooftop solar energy devices into the development is encouraged.

6. Cumulative impacts of the proposed use;

The deli and office components of the proposed development will have little impact beyond the existing corner market use. The proposed 9 residential units will entail impacts on community services and facilities, but those impacts are expected to be proportionately modest.

7. Functional family;

Not applicable.

8. Vehicular access points;

See Sec. 6.2.2 (i).

9. Signs;

See Sec. 6.3.2 (g).

10. Mitigation measures;

The proposed development is unlikely to generate offsite noise or glare substantial enough to require mitigation.

11. Time limits for construction;

No time limits for construction have been specified in this sketch plan submission. Without specifying otherwise, the zoning permit approval would be valid for 2 years (1 year to start construction and another year to finish). In light of the nearby residential properties, hours of construction must be specified and may be limited by the Development Review Board.

12. Hours of operation and construction;

Hours of operation need not be specified for the residential use. The office and deli uses are both permitted in the NMU zone and are not subject to restrictions on hours of operation. See the above criterion for hours of construction.

13. Future enlargement or alterations;

In the event of future enlargement or alteration, permits would be required and reviewed under the regulations then in effect.

14. Performance standards;

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

15. Conditions and safeguards;

Not applicable for sketch plan.

(b) Major Impact Review Standards

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

Basic stormwater management information has been provided. The proposal refers generally to a stormwater system that collects stormwater and treats it prior to infiltration or discharge. Stormwater management will be especially important on this property due to its location adjacent to Englesby Brook. Details on stormwater volumes and rates will be required with a formal permit application. The stormwater management plan will be subject to review and approval by the Conservation Board and Stormwater Administrator. No significant air or noise pollution is anticipated.

2. Have sufficient water available for its needs;

See Sec. 3.5.6 (a) 1.

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

See Sec. 3.5.6 (a) 1.

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;

An erosion prevention and sediment control plan in compliance with Chapter 26, Wastewater, Stormwater, & Pollution Control will be required. It will be subject to review and approval by the Conservation Board and Stormwater Administrator.

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.

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

The residential component of the proposed development is fairly modest. No significant impacts on the city's educational services are expected. Impact fees will be paid to help offset what impacts there are.

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

The proposed development will generate additional impacts on city services; however, those impacts can be mitigated by payment of impact fees.

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;
See Sec. 6.2.2.

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 brings about greater intensity and diversity of development consistent with the rezoning of this area to NMU. The project is not expected to have an undue adverse effect on the city's present or future growth patterns or on its public services and facilities.

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

The sketch plans conceptually show initial compliance with the MDP, as per the following:

The project will result in additional mixed use development (pg. I-2, Land Use Policies).

The proposed development lies within the radius of the neighborhood activity center centered at the Flynn Avenue/Shelburne Street intersection (pg. I-29, Future Land Use Map - Centers for Growth and Development).

The development will implement measures to improve the quality and quantity of stormwater runoff leaving the site and entering Englesby Brook (pg. II-12, Natural Environment Action Plan).

The proposed commercial space is small in scale, consistent with that typically found in neighborhood mixed use areas (pg. VI-2, City Policies).

The project will comply with the city's current energy efficiency standards (pg. VIII-1, City Policies).

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 bring additional housing to the city and will diversify the housing stock in the neighborhood. No undue adverse impacts on the city's present or projected housing needs are anticipated.

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

Minimal anticipated impacts on the city's park and recreation needs are anticipated. Payment of impact fees will help offset such impacts.

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

(a) Purpose

(2) Neighborhood Mixed Use (NMU)

The Neighborhood Mixed Use District is intended to preserve and enhance historically commercial areas while reinforcing the compact scale and development patterns within the city's older neighborhoods. Uses are intended to provide neighborhood oriented goods and services and employment opportunities within walking or biking distance of residential neighborhoods. The proposed commercial uses are small in scale and are consistent with the purpose of the district. The location of the proposed development is well within walking or biking distance of residential areas and other employers.

(b) Dimensional Standards & Density

FAR in the NMU zone is limited to 2.0. The subject property is 26,424 sf (with 16,420 sf in the NMU zone). Gross square footage is 19,180 sf or 1.2 FAR relative to the NMU portion of the property. The sketch plan notes a FAR of 0.36 and needs to be corrected for the formal permit application.

Maximum permissible lot coverage is 80% in the NMU zone and 35% in the RL zone. The sketch plans note that coverage in the NMU portion will be 71% and will be 42% in the RL portion; however, the 71% is inaccurate for the NMU portion of the property. The 71% is based on 18,776 sf coverage on the entire property. Coverage within the NMU zone needs to be noted, and it needs to be based on just that portion of the property within the NMU zone. The 42% RL coverage appears to be accurate. Existing coverage in the RL portion is nonconforming at 45%. The reduction to 42% is acceptable.

The subject property is a corner lot, and therefore, contains two front yards and two side yards. There is no rear yard for the purposes of setback requirements.

A 15' setback is required along NMU property lines that abut a residential district. The proposed building observes this setback. This particular section of the NMU zone requires a 10' minimum front yard setback from the street curb (Table 4.4.2-1 footnote 7). The proposed structure complies with this setback.

Lastly, the front yard setback in the RL portion of the property is based on the average setback of neighboring buildings, +/- 5'. In this case, there is only one neighboring building in the RL zone – Champlain Elementary School. The school is set back far from the road and would result in an impossible setback for the RL portion of the property. As proposed, the reconstructed parking lot would remain nonconforming relative to the front yard setback, but the degree of nonconformity would not increase.

Within the NMU zone, the maximum building height is 35', and the minimum is 20'. Buildings shall be at least 2 stories. The proposed building is 35' tall and 3 stories.

(c) Permitted & Conditional Uses

Multifamily residential development is a permitted use in the NMU zone.

(d) District Specific Regulations

Not applicable to the project as proposed in either NMU or RL zones.

Sec. 4.5.4, Natural Resource Protection Overlay (NR) District

(c) District Specific Regulations: Riparian and Littoral Conservation Zone

(4) Requirements

The proposed development lies partially within the 100' buffer zone along Englesby Brook. The emphasis of this subsection is on protection of riparian corridors and on stormwater management. The proposed development, including its stormwater management system, will be subject to review and approval by the Conservation Board and the Stormwater Administrator.

(d) District Specific Regulations: Wetland Conservation Zone

(6) Criteria for Review

The property lies within 100' of wetlands included in the city's wetlands map. As a result, review under this subsection is required. No information pertaining to the wetlands review criteria have been provided and will be required with a formal permit application. Review and approval by the Conservation Board will be required.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.2 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable in the NMU zone or on a parcel of less than 2 acres in the RL zone.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion.

Sec. 5.5.2, Outdoor Lighting

Outdoor lighting is proposed, but details have not been provided. A full lighting plan will be needed with the formal submittal.

Sec. 5.5.3, Stormwater and Erosion Control

Stormwater will be collected and treated prior to discharge into Englesby Brook. The stormwater management system and erosion control plan will require review and approval by the Conservation Board and Stormwater Administrator per Chapter 26.

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. As noted previously, this project will be subject to review by the Conservation Board and the Stormwater Administrator.

(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 this sketch plan. Utilization of rooftop solar in particular is encouraged.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management.

The front entrance into the building is sheltered under a canopy. The rear entry does not appear to be sheltered and should be. 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. 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

Aside from two HC parking spaces, no handicap accessibility details are provided. There is no indication on the sketch 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.”

(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 24'. New landscaping is proposed along the periphery of the parking area, but no shading analysis has been provided. 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. The shrubs proposed along the eastern edge of the parking lot should be switched to shade trees in order to achieve the needed shading.

(m) Landscaping and fences

The sketch plans include a proposed landscaping scheme. As noted above, revisions will be needed in order to achieve the necessary parking lot shading. Most of the landscaping consists of hydrangeas and tiger lilies. The plant list notes 20 crab apple trees; however, the plan only depicts 3. Landscaping is 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.

(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. Details will be required with the permit application.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

All utility lines must be buried. No mechanical details have been provided. A trash and recycling enclosure will be provided at the northeast corner of the parking area. Material and dimensional details of this enclosure will be required with permit application.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed 3-story structure will contain 19,180 gross sf. It will include 100' of frontage along Pine Street and another 39' 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. 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

The proposed building will be clad in Nichicha fiber cement panels on the upper two stories. The ground level will be clad in painted CMU block. The elevator tower will be clad in corrugated galvanized metal panels and will visually differentiate two ends of the building. Roofing materials are not noted but will presumably be some sort of membrane. Window, railing, and canopy, and trim materials are not noted and must be.

(f) Reduce energy utilization

No particular energy efficiency measures are called out in the sketch plans. The building will be required to comply with current state and city energy efficiency requirements. 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 "ALVANOS 2015" sign at the top of the elevator tower is too tall and cannot be permitted. The height limit is 14' or the ceiling height of the first floor, whichever is lower.

(h) Integrate infrastructure into the building design

No new mechanical equipment is depicted in the sketch plans. A formal permit application will require a roof plan. If any rooftop mechanical equipment is proposed, it must be depicted on the roof plan and screened.

(i) Make spaces safe and secure

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

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The proposed mixed-use building is located in the Shared Use parking district. The 6 one-bedroom units presently require 2 parking spaces. At the expiration of zoning amendment 14-07, *Residential Parking Standards*, the 6 one-bedroom units will require 6 parking spaces. The 3 two-bedroom units require 3 parking spaces now and upon expiration of zoning amendment 14-07. The existing triplex on the property also requires 3 parking spaces. The 1,100 sf office space requires 2 parking spaces. The 2,315 sf deli (restaurant) space requires 7 parking spaces. In all, 17 parking spaces are presently required. At the expiration of zoning amendment 14-07, that minimum requirement will increase to 21 spaces. As proposed 24 parking spaces will be provided.

Sec. 8.2.5, Bicycle Parking Requirements

No bike parking details have been provided. The proposed 9 residential units will require 2 long term bicycle parking spaces and 2 short term bicycle parking spaces. The 1,100 sf office space is too small to require bike parking. Long term and short term bike parking for the deli is related to the number of employees and occupancy load, respectively. These figures have not yet been provided and will be needed as part of the permit application.

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

As 9 new residential units are proposed, inclusionary units must be provided. The standard requirement is 15% inclusionary – in this case 1 unit. No information on inclusionary units has been provided.

Article 11: Planned Unit Development

As 5 or more residential units are proposed in a single structure, the project qualifies as a minor PUD under Sec. 11.1.3, *Major and Minor Planned Unit Development* and is, therefore, not subject to review under Article 11. However, as previously noted, the number of units proposed requires major impact review under Article 3.

PINE & FLYNN DEVELOPMENT COA LEVEL II

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PLANNING & ZONING

ARCHITECT

JRMA DESIGN STUDIO

175 SUMMIT CIRCLE
SHELBURNE VERMONT
802 985 9363

WWW.JRMADESIGNSTUDIO.COM

DRAWINGS

REFERENCE

- R-1 VICINITY MAP
- R-2 CONTEXT PHOTOS
- R-3 EXISTING DESIGN PRECEDENT

DESIGN OBJECTIVES

- D-1 DESIGN OBJECTIVES

CONCEPTUAL DESIGN

- S-1 EXISTING CONDITIONS
- SP-1 PROPOSED SITE PLAN
- ZP-1 ZONING REFERENCE OVERLAY
- LP-1 LANDSCAPE PLAN
- A201 GROUND FLOOR PLAN
- A202 2nd FLOOR PLAN
- A203 3rd FLOOR PLAN
- A400 WEST ELEVATION
- A401 EAST ELEVATION
- A402 NORTH ELEVATION
- A403 SOUTH ELEVATION
- A450 BUILDING SECTIONS

DRAWINGS	PERMIT STAGE	CONSTRUCTION DRAWINGS
CONCEPTUAL <input type="checkbox"/>	SKETCH / DISCRETIONARY <input type="checkbox"/>	25 % COMPLETE <input type="checkbox"/>
SCHEMATIC <input type="checkbox"/>	PRELIMINARY <input checked="" type="checkbox"/>	50 % COMPLETE <input checked="" type="checkbox"/>
DESIGN DEVELOPMENT <input checked="" type="checkbox"/>	FINAL <input type="checkbox"/>	75 % ISSUE FOR BID <input type="checkbox"/>
	ACT 250 <input type="checkbox"/>	100 % COMPLETE <input type="checkbox"/>

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PLEASE NOTE:

THIS DESIGN IS FOR **SKETCH-PLAN ONLY**. LOCATION, CONFIGURATION OF BUILDING, HEIGHT OF BUILDING, ROADS, DRIVEWAYS, CURB CUTS / ENTRIES, PARKING SPACES, VEGETATION, ETC. IS SUBJECT TO FURTHER DEVELOPMENT AND DESIGN BY **JRMA DESIGN STUDIO**.

THIS IS NOT TO BE USED FOR CONSTRUCTION.

c.2014

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PINE & FLYNN DEVELOPMENT | SKETCH PLAN REVIEW

PROJECT NAME	PINE & FLYNN DEVELOPMENT
PROJECT ADDRESS	316 – 322 FLYNN AVENUE
TAX PARCEL NUMBER	057-4-066-000

OWNERS SIGNATURE _____

NAME OF APPLICANT	MICHAEL F. ALVANOS C/O G & C PROPERTIES
MAILING ADDRESS	90 SETH CIRCLE, WILLISTON, VERMONT 05495
TELEPHONE NUMBER	802 343 6789
E – MAIL	MICHAEL @ ALVANOSPMG.COM
LEAD ARCHITECT	WILLIAM JOHN ROONEY JRMA DESIGN STUDIO
TELEPHONE NUMBER	802 985 9363

DESCRIPTION

The project site is situated along the eastern side of Pine Street and along the northern part of Flynn Avenue at its respective corners. The site is currently occupied by three (3) separate structures. First, a commercial store and deli, a three (3) unit residential building and a garage that houses a recycling center for the store/deli. The proposed development program includes the demolition of the existing store/deli and the garage that houses the recycling center. A new mixed use structure will be erected on site that will house a ground level commercial, replacing and reintroducing the store and adding new office space to the lower level. Above the commercial 2 levels of residential apartments will provide much needed housing to this area.

NOTEABLE IMPROVEMENTS

ENGLESBY STORMWATER IMPROVEMENTS

One of the goals of this project is the improvement of the Englesby Brook Storm Water Management system. Improvement on the land will allow all the storm water to be either infiltrated through improved landscaping, or, via an underground retention system that will house and treat all stormwater prior to discharge back into the ecosystem.

ENERGY EFFICENCY THROUGH MIXED-USE

Prior to submitting this project, Michael Alvanos and Eric Hoekstra, spearheaded a zoning change through the Burlington Planning Commission to provide the local residences improved zoning laws that would support mixed-use developments. Mixed-Use Development and infill design are cornerstones to improved energy efficiency.

UPDATED ARCHITECTURAL VENACULAR

The "South-End" of Burlington over the last 20 years has seen increased commercial development. With Dealer.Com, Burton Snowboards and Champlain College offering over 500 jobs, the demand to live close to where one works becomes a valuable asset to keeping these jobs local. The design of the building will adhere to the architectural vernacular created by these local businesses.

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LAKE CHAMPLAIN

BURLINGTON BIKE PATH

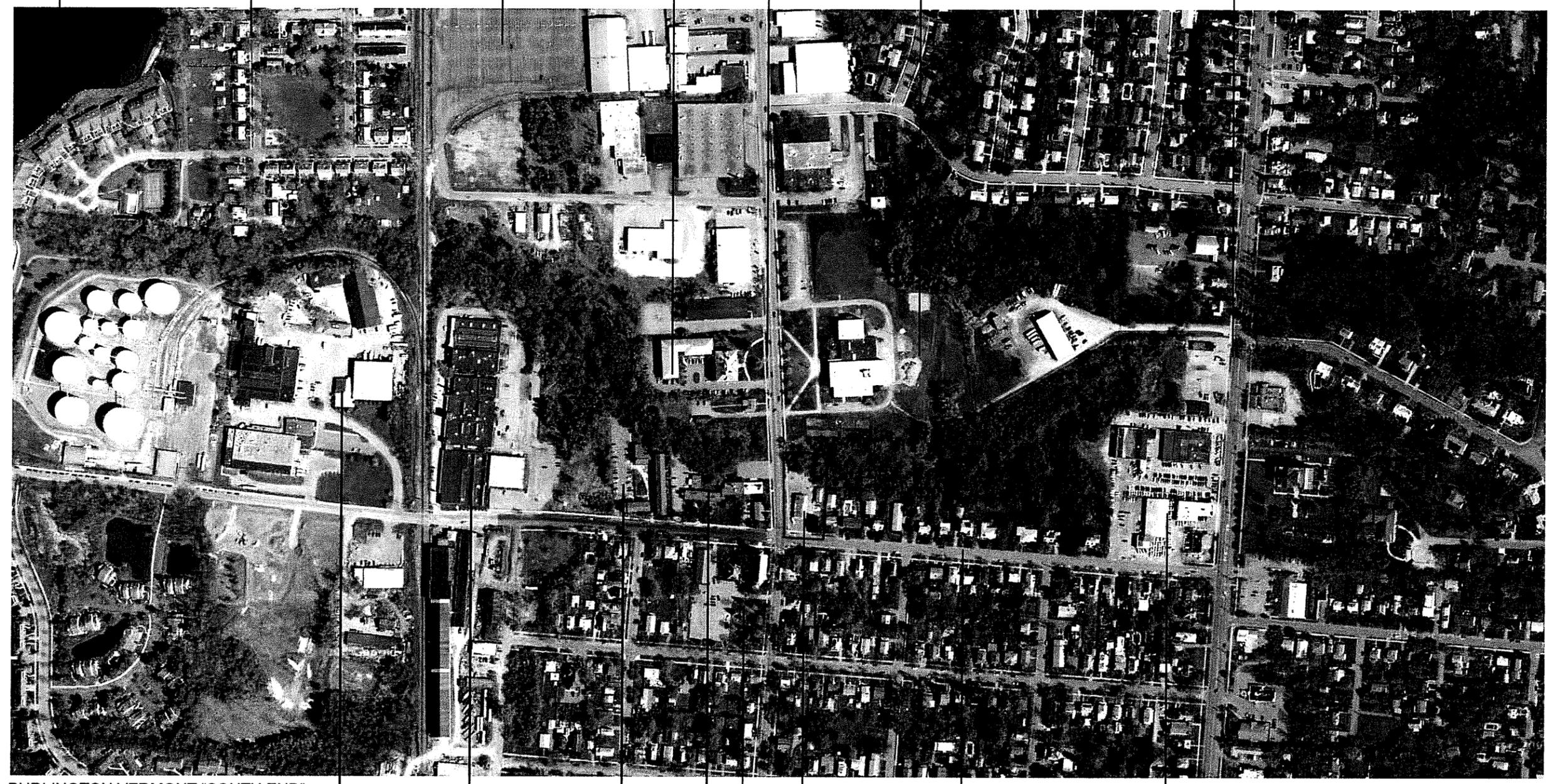
NEW CHAMPLAIN COLLEGE MILLER CENTER

CHAMPLAIN SCHOOL APARTMENTS

PINE STREET

CHAMPLAIN ELEMENTARY SCHOOL

SHELBURNE ROAD (ROUTE 7)



OAKLEDGE PARK ACCESS

BURLINGTON VERMONT "SOUTH END"

208 FLYNN AVE

FLYNN AVE CO-OP

HOWARD CENTER

PROPOSED REDEVELOPMENT 316 FLYNN

FLYNN AVENUE

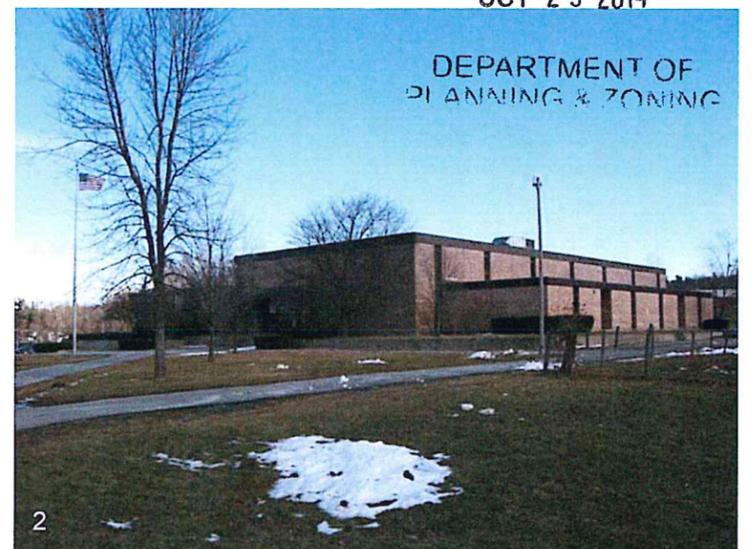
BURLINGTON HYUNDAI DEALERSHIP

180 FLYNN

ST. ANTHONY'S CATHOLIC CHURCH

OCT 29 2014

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- 1. EXISTING DELI (PINE ST. DELI)
- 2. CHAMPLAIN SCHOOL
- 3. ST. ANTHONY'S CHURCH & OFFICE
- 4. HOWARD CENTER



Existing Context

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EXISTING DESIGN PRECEDENT

1. MALTEX BUILDING (PINE ST.) AIA AWARD RECIPIENT*
2. BURLINGTON ELECTRIC (PINE ST.)
3. BURTON SNOWBOARDS (INDUSTRIAL DR.)
4. BURLINGTON PUBLIC WORKS (PINE ST & LAKESIDE)
5. CHAMPLAIN COLLEGE (LAKESIDE)
6. FLYNN AVE. CO-OP (FLYNN AVE)



NOTABLE DESIGN ELEMENTS

1. Use of Metal & Glass
2. Flat or Low Pitch Roof
3. Use of Masonry (Brick)
4. Integration of Landscape Elements
5. Large (over 20,000 S.F +/-) Buildings where the height is at or over 35'-0"



DESIGN OBJECTIVES

1. DESIGN A RELATIONSHIP BETWEEN THE SIDEWALK AND THE STREET

The Streetscape along Flynn Ave is characterized by the mature tree canopy that is consistent along most of Flynn Ave to the north and south sides all the way to its terminus at Oakledge Park. We see a typical sidewalk width of 5' - 0"

The Pine Street Streetscape, towards the South End, is characterized by mainly larger buildings with little vegetation that protects the pedestrian from the street. Fewer plantings and minimal setbacks to commercial spaces

The ability to wrap the landscape into the design will remain a high priority. Tree plantings along Pine Street & Flynn Ave should protect the building and pedestrians from weather and provide shade during summer seasons.



2. CREATE A VISUALLY INTERESTING ELEVATION

The South End of Burlington, has been, and continues to be the location and heart of the Burlington Arts District. With the success of First Friday, and the annual Art Hop, the ability to support these events through visually interesting architecture become a main design goal. Moreover, Professional Design Firms, Engineering, Computer Science, Web-Site Design and Marketing firms all call the South End of Burlington Home. The Design must remain sensitive to the existing residential program yet also continue to strengthen the creative nature of the South End. A major component to this is how the West & South Elevation are treated along with the Material Selection of the Building.

3. SUPPORT A VARIETY OF MIXED-USE

The South End is a notable community that is truly mixed use. Its location near the Burlington Bike Path, Schools, Cafes, Shopping Centers and major transportation routes requires the building to be designed with multiple programs to meet the needs of the community. Any other approach would fail to recognize its strategic position and miss a valuable opportunity for smart growth as listed in the Comprehensive Development Plan for Burlington.

Also, the Burlington Planning Commission supported a change of zoning for this property and others in the hopes of providing greater Mixed-Use potential to a valuable corner in Burlington Vermont.

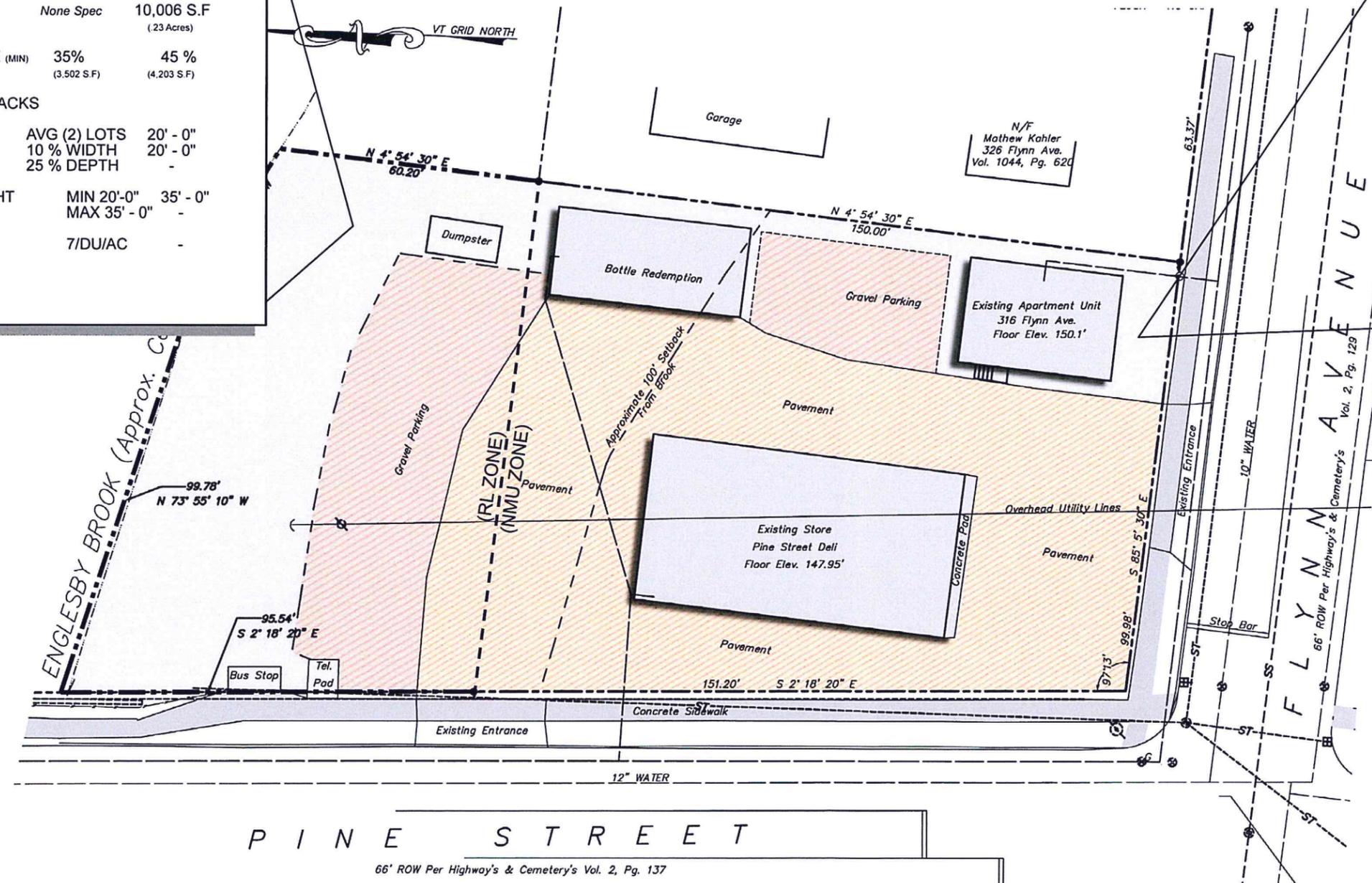


ZONING SUMMARY CHART (EXISTING)
Zoning District Information
LIGHT DENSITY RESIDENTIAL (RL)

Zoning Requirements	Required	Provided
LOT AREA	None Spec	10,006 S.F. (.23 Acres)
LOT COVERAGE (MIN)	35% (3,502 S.F.)	45% (4,203 S.F.)
BUILDING SETBACKS		
FRONT YARD	AVG (2) LOTS	20' - 0"
SIDE YARD	10% WIDTH	20' - 0"
REAR YARD	25% DEPTH	-
BUILDING HEIGHT	MIN 20'-0" MAX 35'-0"	35' - 0" -
DENSITY	7/DU/AC	-

ZONING SUMMARY CHART (PROPOSED)
Zoning District Information
(NMU)

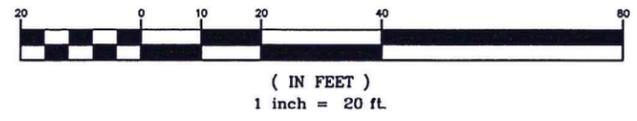
Zoning Requirements	Required	Provided
LOT AREA	None Spec	16,420 S.F. (.38 Acres)
LOT COVERAGE (MIN)	80% (13,136 S.F.)	91% (15,020 S.F.)
BUILDING SETBACKS		
FRONT YARD	0' - 0"	10' - 0"
SIDE YARD	0' - 0"	10' - 0"
REAR YARD	0' - 0"	-
BUILDING HEIGHT	MIN 20'-0" MAX 35'-0"	35' - 0" -
DENSITY (FLOOR AREA RATIO)	FAR 2.0 (32,840 G.S.F.)	FAR 1.1 (16,695 G.S.F.)
(PINE ST. & FLYNN AVE NMU DISTRICT HAS A MIN 10' - 0" SETBACK)		



LEGEND

- Property/R.O.W. Line
- - - Proposed Property Line
- o- Overhead Utility Line
- c- Gas Line
- w- Water Line
- s- Sanitary Line
- st- Storm Line
- ⊕ Utility Pole
- Concrete Monument
- ⊙ Rebar Found
- ⊞ Storm Catch Basin
- ⊗ Gate Valve
- ⊕ Manhole
- ⊗ Gas Valve
- ⊙ Traffic Light
- 3/4" Iron Pipe w/Cap# 56B Set

GRAPHIC SCALE



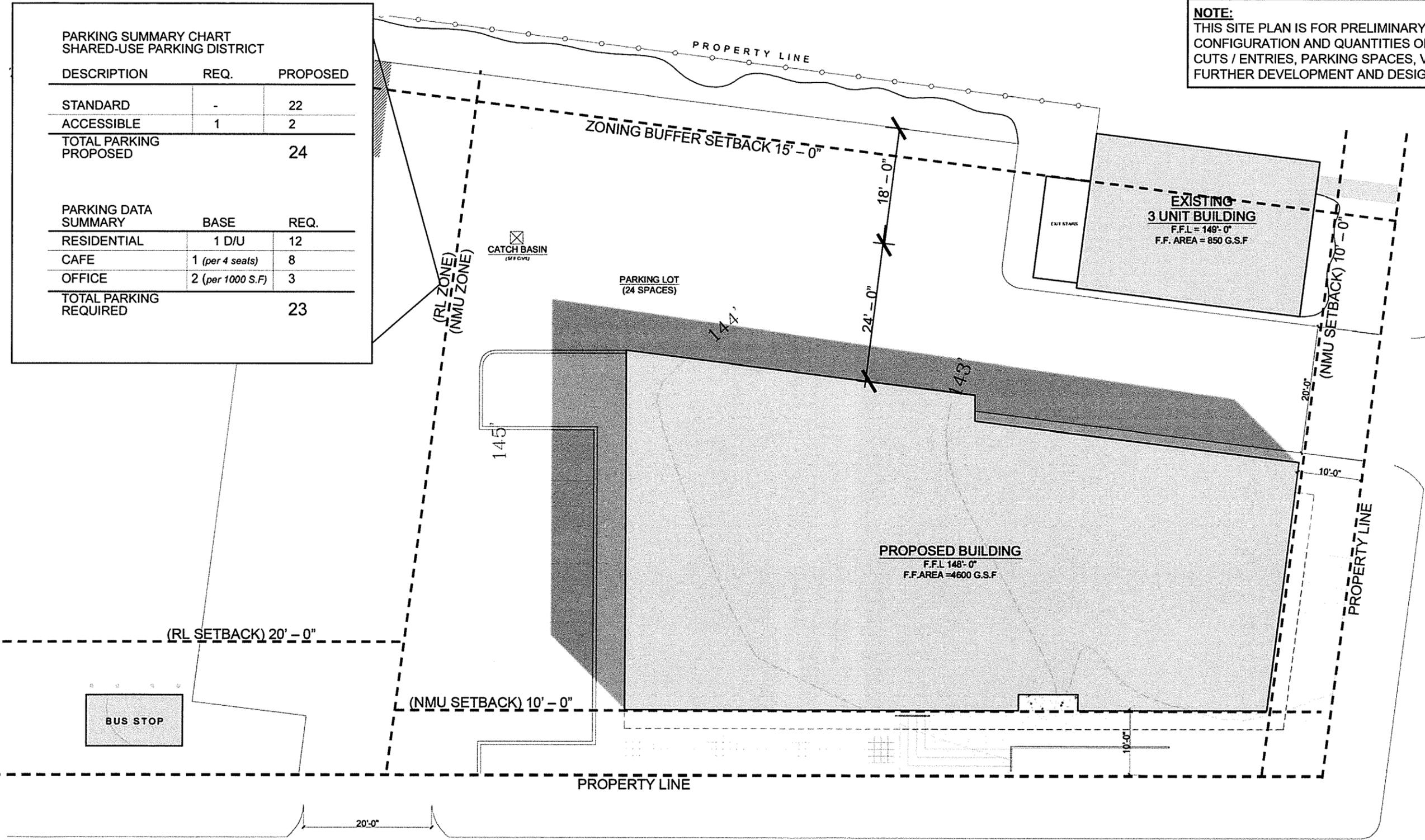
PARKING SUMMARY CHART SHARED-USE PARKING DISTRICT		
DESCRIPTION	REQ.	PROPOSED
STANDARD	-	22
ACCESSIBLE	1	2
TOTAL PARKING PROPOSED		24
PARKING DATA SUMMARY		
	BASE	REQ.
RESIDENTIAL	1 D/U	12
CAFE	1 (per 4 seats)	8
OFFICE	2 (per 1000 S.F.)	3
TOTAL PARKING REQUIRED		23

NOTE:
THIS SITE PLAN IS FOR PRELIMINARY PURPOSES ONLY. LOCATION, CONFIGURATION AND QUANTITIES OF BUILDING, ROADS, DRIVEWAYS, CURB CUTS / ENTRIES, PARKING SPACES, VEGETATION, ETC. IS SUBJECT TO FURTHER DEVELOPMENT AND DESIGN

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Proposed Site Plan

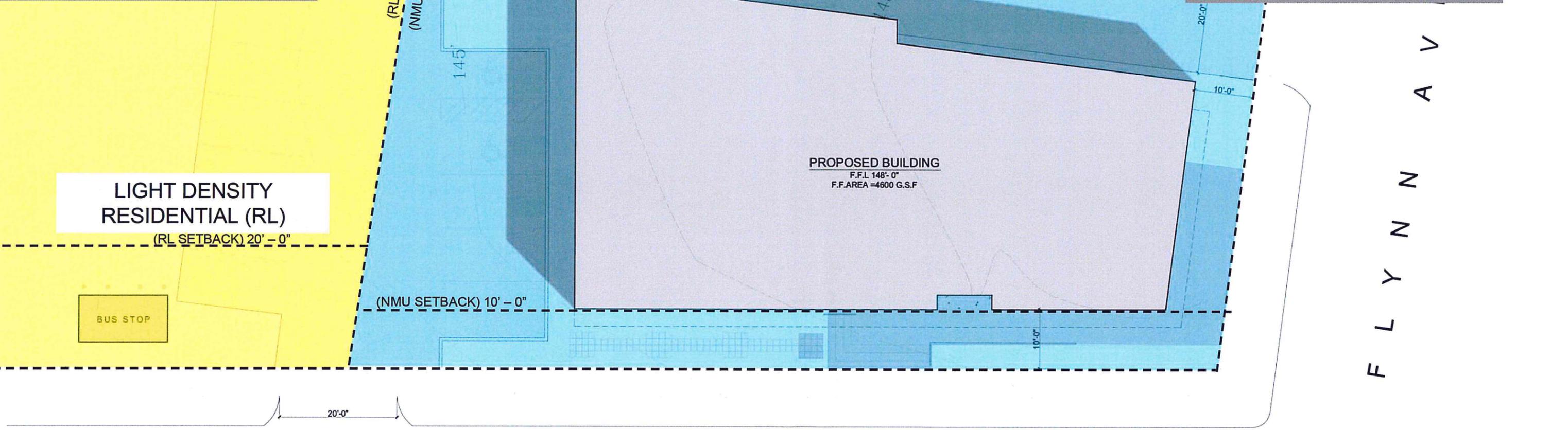
ZONING SUMMARY CHART
Zoning District Information
LIGHT DENSITY RESIDENTIAL (RL)

Zoning Requirements	Required	Proposed
LOT AREA	None Spec	10,004 S.F. (.474 Acres)
LOT COVERAGE (MIN)	35% (3,502 S.F)	42 % (4,280 S.F)
BUILDING SETBACKS		
FRONT YARD	AVG (2) LOTS	20' - 0"
SIDE YARD	10 % WIDTH	20' - 0"
REAR YARD	25 % DEPTH	-
BUILDING HEIGHT	MIN 20'-0" MAX 35' - 0"	35' - 0" -
DENSITY	7/DU/AC	-

ZONING SUMMARY CHART
Zoning District Information
Neighborhood Mixed-Use Information (NMU)

Zoning Requirements	Required	Provided
LOT AREA	None Spec	16,420 S.F. (.474 Acres)
LOT COVERAGE (MIN)	80 % (21,140 S.F)	71 % (18,776 S.F)
BUILDING SETBACKS		
FRONT YARD	0' - 0"	10' - 0"
SIDE YARD	0' - 0"	10' - 0"
REAR YARD	0' - 0"	-
BUILDING HEIGHT	MIN 20'-0" MAX 35' - 0"	35' - 0" -
DENSITY (FLOOR AREA RATIO)	FAR 2.0 (52,852 G.S.F)	FAR 0.36 (19,180 G.S.F)

(PINE ST. & FLYNN AVE NMU DISTRICT HAS A MIN 10' - 0" SETBACK)



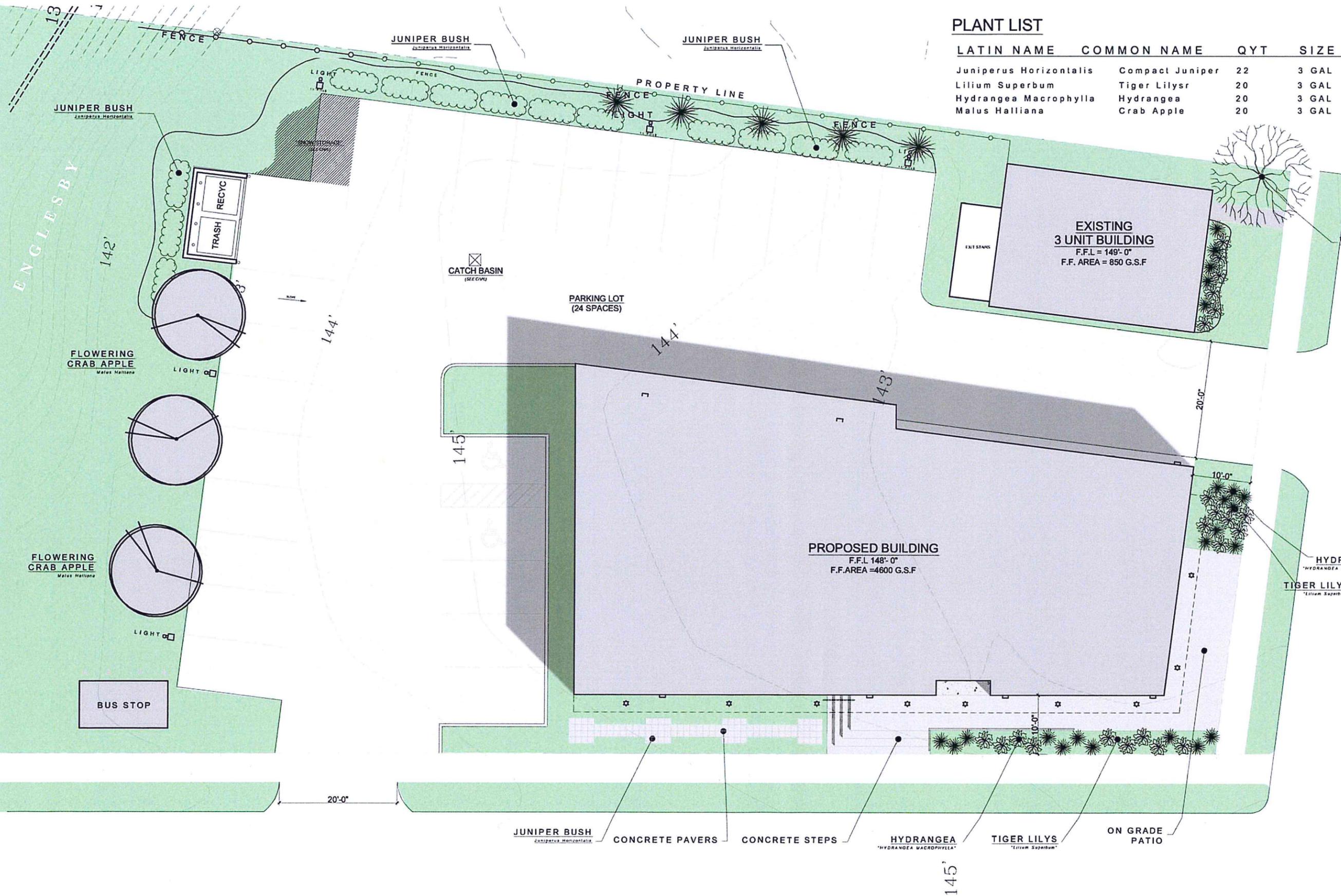
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PLANT LIST

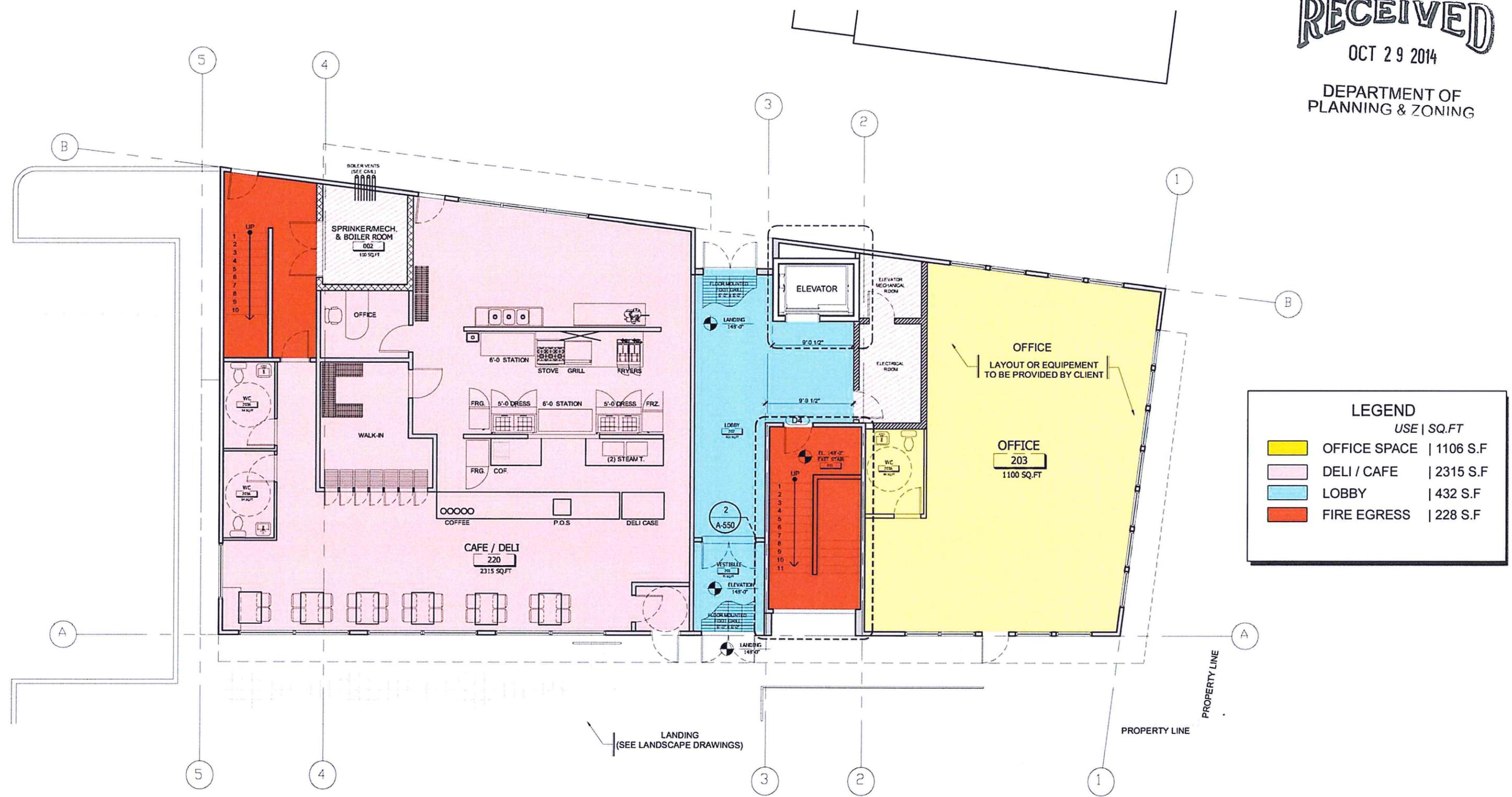
LATIN NAME	COMMON NAME	QTY	SIZE
Juniperus Horizontalis	Compact Juniper	22	3 GAL
Lilium Superbum	Tiger Lilysr	20	3 GAL
Hydrangea Macrophylla	Hydrangea	20	3 GAL
Malus Halliana	Crab Apple	20	3 GAL



Landscape Plan

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LEGEND
USE | SQ.FT

Office Space	1106 S.F.
Deli / Cafe	2315 S.F.
Lobby	432 S.F.
Fire Egress	228 S.F.

Ground Level 148'-0"

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2nd Floor Level 161'-0"

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3rd Floor Level 170'-9"

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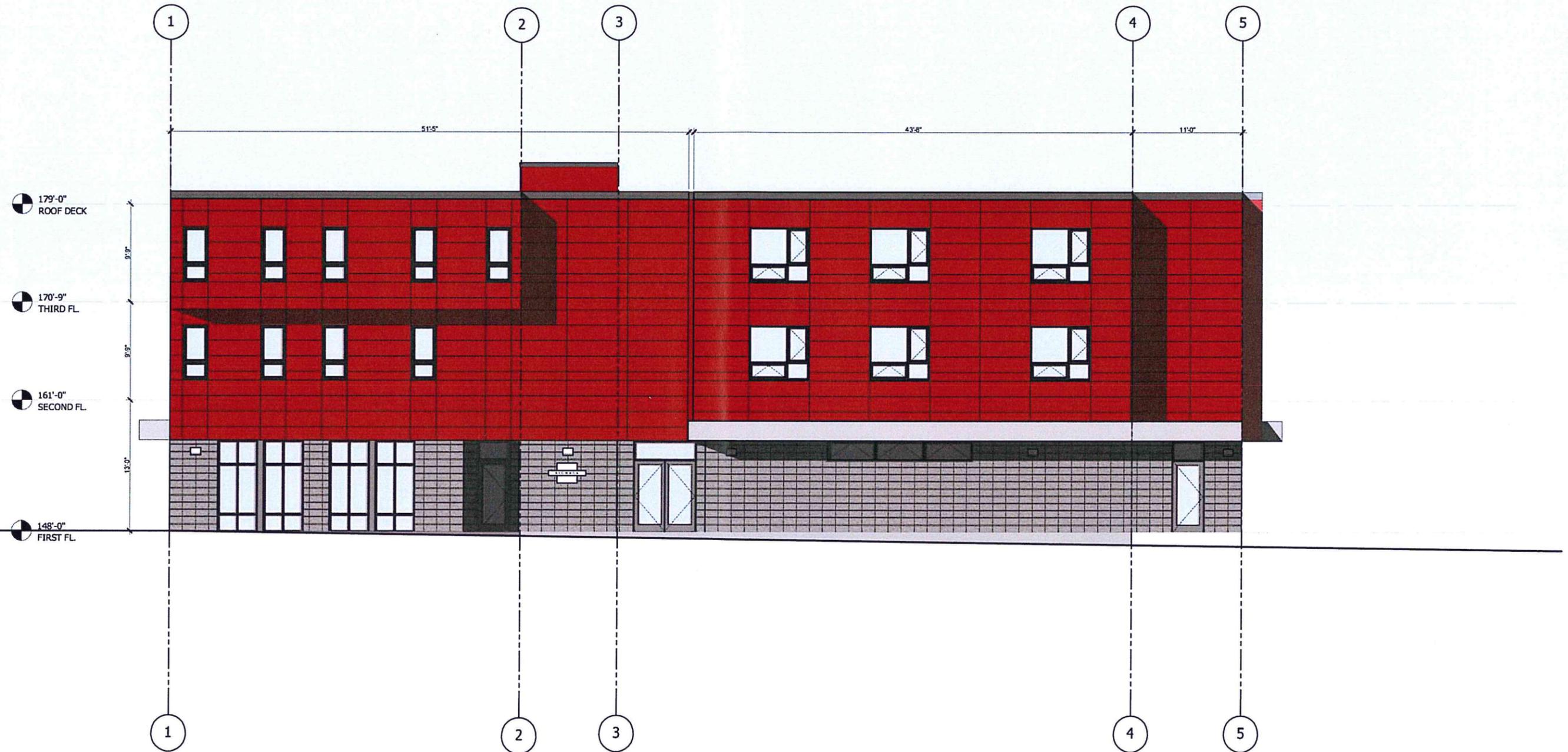
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WEST ELEVATION | PINE STREET

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EAST ELEVATION

JRMA | DESIGN STUDIO architects + urban planning

Pine Street & Flynn Ave: Mixed Use Building

SKETCH PLAN

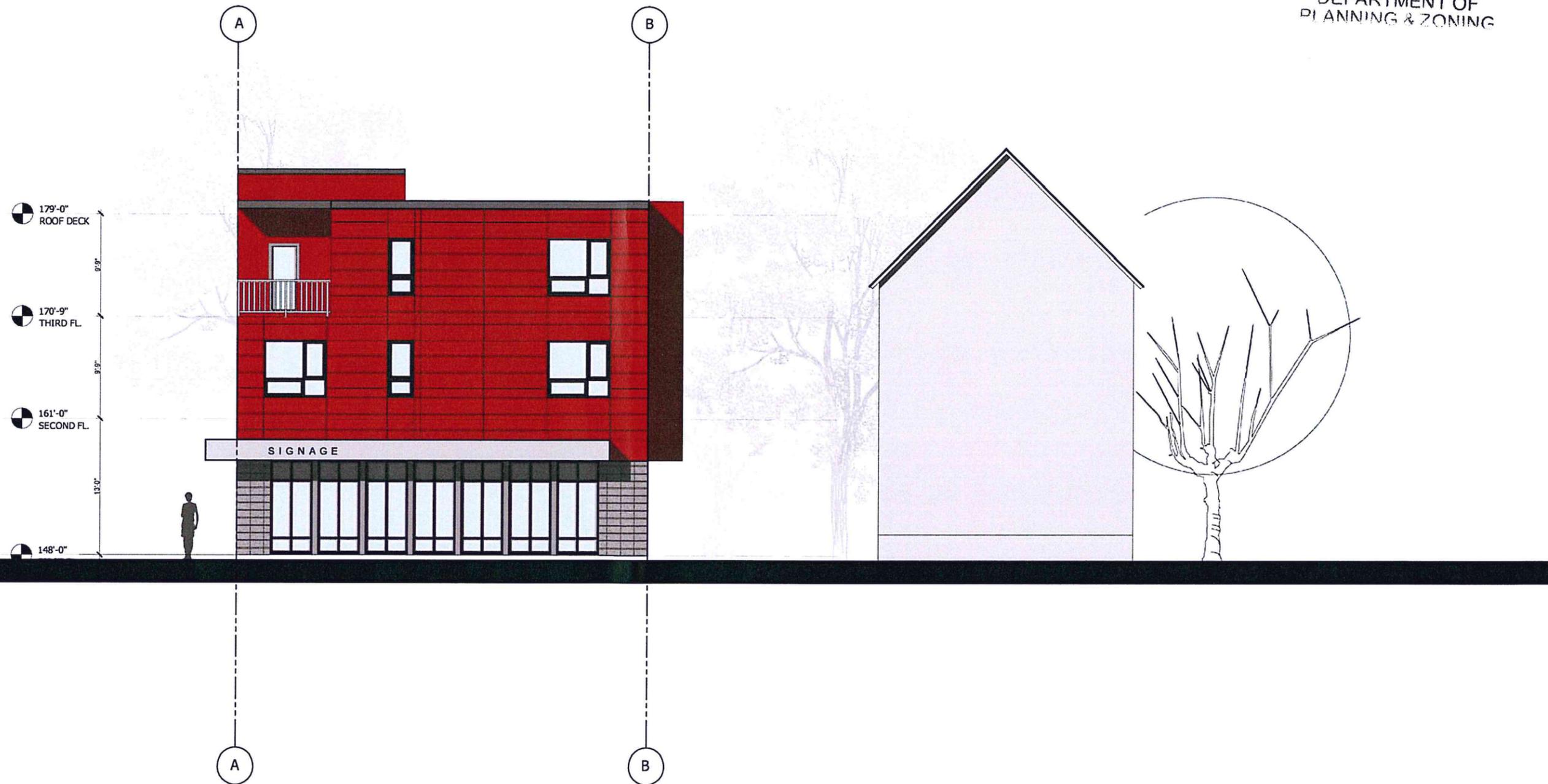
2014

SCALE 3/32" = 1'-0"

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SOUTH ELEVATION | FLYNN AVE

JRMA | DESIGN STUDIO architects + urban planning

Pine Street & Flynn Ave: Mixed Use Building |

SKETCH PLAN |

2014 |

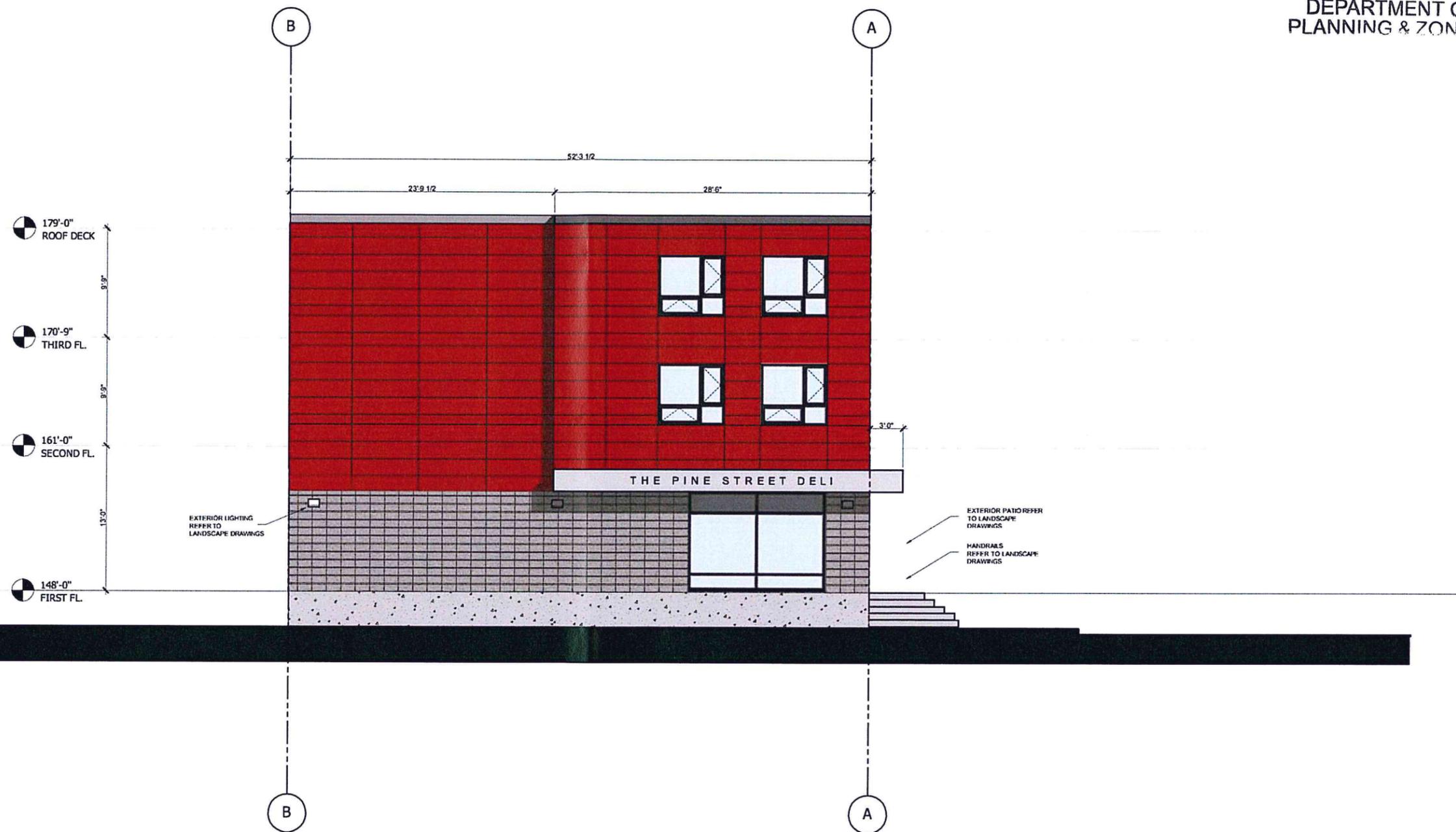
SCALE 3/32" = 1'-0"

A403

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NORTH ELEVATION

JRMA | DESIGN STUDIO architects + urban planning

Pine Street & Flynn Ave: Mixed Use Building

SKETCH PLAN

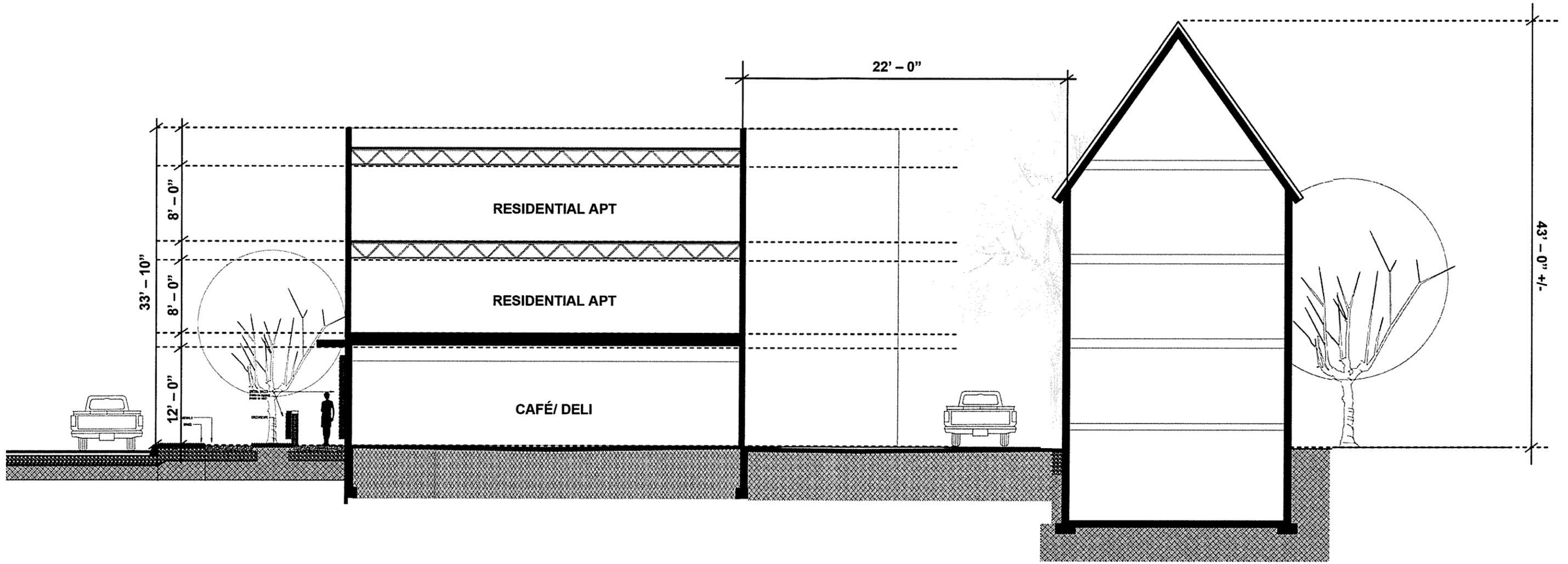
2014

SCALE 3/32" = 1'-0"

A403

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Site Section A-A