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**MEMO ACCOMPANYING 351 NORTH AVENUE (FORMER ORPHANAGE)
COA LEVEL II/MAJOR IMPACT APPLICATION**

DEPARTMENT OF
PLANNING & ZONING

TO: Scott Gustin + Mary O'Neil
Senior Planners, Burlington Planning + Zoning
FROM: Burlington College + EF Farrell, LLC
DATE: July 1, 2015
RE: COA Level II, Major Impact Application

Please accept the enclosed packet of documents for review of our proposed development consisting of 63 residential studio and 1-bedroom units and 3,800 square feet of assembly space, extensive landscaping and hardscaping to create a more inviting public/college "green" along North Avenue and assembly/plaza space to the west of the building, restoration of historic features of the former Orphanage and 69 parking spaces in the adaptive reuse of the former Catholic Diocese Orphanage located at 351 North Avenue, Burlington, VT.

Enclosed you will find:

1. Two (2) City of Burlington Applications
2. A check for \$10,520 for review fees
3. An Explanation/Description of Historic Window Replacements and Skylights
4. Parking Management Plan/Request for 45% parking waiver
5. Inclusionary statement
6. Erosion Control Plan (2)

The following drawings:

7. Overall Proposed Conditions Site Plan (C1.0)
8. Existing Conditions Site Plan (C1.1)
9. Proposed Site, Grading and Drainage (C2.0)
10. Erosion Control Plan (C3.0)
11. Erosion Control Notes and Details (C3.1)
12. Site Details (C4.0-4.1)
13. L-100-104: Site (L-100), Planting (L-101), Lighting (L-102), Fire Access (L-103) Plans, Shade Calculations (L-104)
14. L-200, 201, 203: Planting Details (L-200), Lighting Details (L-201), Site Details (L-203)
15. Architectural Plans including:
 - a. A0.1 - A0.3: skylight examples and details
 - b. A1.1 - A1.6: 1st, 2nd, 3rd, 4th, 5th/Attic, Mezzanine Floor Plans
16. A2.0 Existing Condition Building Photos
17. A2.1 Proposed Building Elevations
18. A3.0 Attic/Mezzanine Sections
19. A3.1 Entry Details
20. 6 Rendered Model Drawings

351 North Avenue – Burlington College Orphanage



Replacement Windows:

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This submission includes the proposal to replace the existing counter-weighted double hung wood windows with new extruded aluminum clad single hung wood windows (Ultimate Single Hung by Marvin, E-Series Single Hung by Andersen, or approved equivalent).

The existing windows are 2 over 2 sash with square top sash fabricated to appear to be arched top sash (square top exposed on interior). Replacement units will be built the same way, with simulated divided lites with matching spacer bars in the void between panes of glass. Screens will fit the size of the lower sash only (single hung windows). Existing exterior simple rope molding will remain, and existing wood sub-sills will be repaired in place as necessary; any fully deteriorated sub-sills will be replaced to match.

Extruded aluminum substrate is significantly stronger than roll-form aluminum. Finish will be specified to AAMA 2605-11 70% PVDF standard for superior resistance to fading and chalking. All major clad components (frame, sash and divided lites system) will be fabricated from the same extruded aluminum, resulting in a more uniform look over time.

Interior finish will be painted wood. Given the average sill height of 36", and the overall height of the windows (they vary according to floor), the meeting rail of the windows is difficult to reach for many people. Step stools will be provided in each unit to facilitate the locking and unlocking of the sashes.

Skylights:

New skylights will be aluminum clad fixed units, as manufactured by Velux, or approved equivalent). The aluminum cladding is a soft gray color, which will blend very nicely with the newly installed slate roofing system. Skylight locations have been carefully selected to fall within the band created by the location of the larger dormers, and centered on the smaller dormers as feasible (the dormer framing does not necessarily fall on rafter framing). Skylight size has been selected to fall between existing rafter framing for most units; in some discrete locations the units have been doubled in width to span between two sets of rafters, thus reducing the overall number of roof penetrations. More skylights are being located on the west side, in deference to minimizing the number being installed on the east side. The mezzanine spaces for the fifth floor units all have skylights on the west side (refer to attic sections).

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Inclusionary Housing Statement

25% requirement for Inclusionary Housing in WRM districts

Out of 63 studio and one-bedroom units, 16 (25% of 63) are proposed to 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. We will determine and verify the units with the Manager of the City's Housing Trust Fund.

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Parking Management Plan for BC Orphanage

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The following information constitutes our Parking Management Plan in support of our proposal to adaptively reuse the former Diocese Orphanage at 351 North Avenue for 63 studio and one-bedroom residential units. The Burlington College use of the attached 1940s administrative building has not changed and no substantial changes are proposed to their building, use or parking. Under current zoning in the WRM zoning district and Neighborhood Parking designation, we are required to provide 2 parking spaces per unit for a total of 126 parking spaces, with the potential for a 50% parking waiver at the discretion of the DRB based on the following Parking Management Plan. The residential re-use will have no employees, clients, shifts or deliveries, outside of what is usual and customary for a residential development – mail, pizza delivery, etc. We request that 57 of the 126 (45%) required parking spaces be waived, supported by the following information. We propose to provide 69 new parking spaces onsite.

Overall, our project addresses the goals of many aspects of the Municipal Development Plan in terms of development and parking, especially as reflected in the Land Use and Built Environment chapters. Our Parking Management Plan proposes to reduce parking provided onsite by 45% for a total of 69 onsite spaces, based on the specific needs/projected demographics of our proposed development, which effectively satisfy the intent of Article 8 of the Comprehensive Burlington Zoning Ordinance and the goals of the Municipal Development Plan in the following ways:

Limited Occupancy of Units/Structure:

1. With small studio and 1 bedroom units (dictated by the rhythm of openings in our adaptive reuse development) which range in size from 278sf to approx. 935sf, these units could never house more than 2 adults, and more likely 1 adult, given the size. Reducing the amount of impervious surface for parking that is likely not needed, is a goal of the MDP.
2. The current policy of Farrell Real Estate outlines contractual limitations of no more than 2 adults in any one unit.

Dual use:

3. Dual use with the 51 spaces that currently adequately serve the adjoining College suggests that their parking lot, which is vacant in the evenings and on weekends, can serve any guest parking associated with the apartments. Dual use is a policy goal of the MDP Land Use chapter.
4. Some of the residents of the Orphanage will be students at Burlington College (BC) and find that they do not need a car. BC has, in the past, scheduled trips (for students) to the grocery store in a school van during the winter months.

Available Transportation Alternatives:

5. **Bus:** There is a CCTA bus stop immediately in front of the project site. The North Avenue "7" bus line that runs along this route can take residents downtown or to the connector hub on Cherry Street to connect with multiple other lines. There are 29 daily "7" buses that constitute this route, running with approximately .5hr lead times, from

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approximately 6am until 10pm. From the stop in front of Burlington College/the project site, the bus takes no more than 5-10 minutes to the Ethan Allen Shopping Center where many shopping needs may be met, and no more than 5-10 minutes to the Cherry Street bus hub and downtown Burlington/connecting buses.

- 6. **Walking:** The project site is approximately .5mile from North Street, a local-scale commercial/shopping destination, and approx. 1 mile from Burlington’s downtown district.
- 7. **Biking:** Because of our location proximate to the bike path and North Avenue, we expect that many users will walk and not only own, but use, bicycles. We are providing one free, indoor/covered secure space for each unit in addition to 8 outdoor bike parking spaces. There will also be free bike repair and bike cleaning facilities located within the building.
- 8. **Carshare:** There is a Carshare VT vehicle location at the COTS building, at the intersection of North Street and North Avenue, which is about a 10min walk from the project site. We believe that Carshare is not only viable, but that a Carshare car will be located on this or an adjacent parcel over the next few years, as development begins/proceeds on the adjacent parcels.
- 9. **Complete Streets:** Development at the site of the former Orphanage (351 North Avenue) complements the concept of “complete streets”, as it adds more housing opportunities along an existing “complete streets” corridor and provides opportunities for walkers, bikers and public transit riders. Furthermore, the meanderings of residents in this otherwise dark stretch of North Avenue will encourage more walking and biking into the evening hours (of both residents and other users of the North Avenue corridor – similar to the presence of Waterfront Housing for users of the bikepath).

329 North Ave parcel:

Existing: No lot coverage

Proposed:

New Paving = 4,321 SF

Total Lot (based on CEA lot survey – not including bike path ROW) = 1,468,329 SF

Percent Coverage = 0.29%

351 North Ave:

EXISTING CONDITIONS

Bldg (all enclosed structures)= 28,397 SF

Paved = 67,975 SF (includes all patios and walkways)

Total Coverage = 96,372 SF

Lot size = 261,360 SF

Minus slopes in excess of 30% (see below) = 246,096SF

Percent Coverage = 39.16%

PROPOSED ORPHANAGE REDEVELOPEMENT

Bldg (all enclosed structures) = 26,082 SF

Paved = 74,431 SF (including 7,164 gravel lot) (includes all patios and walkways)

Total Coverage = 100,801 SF

Lot size = 261,360 SF

Minus slopes in excess of 30% (see below)= 246,096SF

Percent Coverage = 40.96%

“Steep” Slopes

15%-30% slope = 29,456 SF – we still argue that there is no standard outlined for the use of this; the ordinance skips the standard, suggesting only that:

The DRB may under conditional use criteria allow up to 50% of the maximum building density or lot coverage to be calculated on lands with a slope between 15-30% if the applicant can demonstrate that the additional density or lot coverage will be compatible within the existing scale and intensity of the surrounding neighborhood, and not have an undue negative impact on sensitive natural features.

30% + slope = 15,264 SF