Department of Planning and Zoning
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Burlington, VT 05401
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Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

TO: Design Advisory Board
FROM: Ken Lerner
DATE: August 12, 2014
RE: 15-0054CA/CU, 711 Riverside Avenue

==========

Zone: RM Ward: 2
Date application accepted: July 11, 2014
Applicant/ Owner: Burlington Housing Authority
Request: Conditional use to establish and construct a six bedroom Community House with attached one bedroom apartment.

Background:

- Vacant parcel with no permits on file.
- As parking is proposed to be provided at 693-697 Riverside, an adjacent property in common ownership ZP 15-0053CA was approved to reconfigure and repave existing parking lot.

Overview: The existing vacant parcel is 0.20 acres in size. It is triangular shaped and located at the intersection of Riverside Avenue and Interval Avenue. The proposal is to construct a new building to be used as a six-bedroom community house as defined in the CDO. It will also contain one one bedroom apartment. Three parking spaces to support the community house are proposed to be provided at the adjacent parcel, 693-697 Riverside Avenue, owned by Burlington Housing Authority.

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 subject property contains no significant natural features.

(b) Topographical alterations
The lot is generally flat and will remain so. No significant topographical changes are proposed.

(c) Protection of important public views
There are no important public views from or through the subject property, other than insuring that the clear sight triangle at the intersection of Riverside and Intervale avenues remains unobstructed.

(d) Protection of important cultural resources
Vacant parcel with no know cultural resources.

(e) Supporting the use of alternative energy
No alternative energy measures are included in the development proposal. The new building will have no adverse impacts on alternative energy potential on the subject or neighboring properties.

(f) Brownfield sites
The property is not an identified brownfield.

(g) Provide for nature's events
The proposed building is not large enough to warrant a post-construction stormwater management plan. As required, a construction site erosion prevention and sediment control plan will be provided. That plan is subject to review and approval by the Stormwater Administrator.

(h) Building location and orientation
The proposed building is located with its primary entrance facing Riverside Avenue. It is consistent with the existing street edge along this portion of Riverside Avenue. Its front entrance is readily identifiable from the street. A secondary entrance is located on the east side to provide access from the adjacent parking.

The front façade includes a single pedestrian entryway via a porch with an overhanging roof that includes recessed lighting in the ceiling of the overhang. This entry is recessed from the front face of the building.

(i) Vehicular access
There are no curb cuts on the subject parcel. Vehicles associated with the use access the adjacent parking from Intervale Avenue on the 693-697 Riverside property, as previously approved under ZP 15-0053CA.

(j) Pedestrian access
The front entry of the proposed community house faces the Riverside Avenue and will be connected to the public sidewalk system with a walkway. A walkway from the adjacent parking provides access, including hc access, to a second pedestrian doorway on the east side of the building.

(k) Accessibility for the handicapped
Handicap accessibility is evident in this proposal via both the south and east entryways. A hc parking place is located approximately 20 feet from the east entryway.

(l) Parking and circulation
Parking required for the proposed community house = 0.75 spaces (shared use) + 1 (1 bedroom unit) = 1.75 = 2 spaces required. Three spaces on the adjacent property, 693-697 Riverside Ave., are proposed for use by the community house. This adjacent parcel contains a six unit residential building and a maintenance garage. There are nine spaces on that parcel; six are required for the residential unit leaving three spaces available. Two or three spaces to be used for the community

house must be dedicated by a permanent legal instrument to assure that they will remain committed to the subject property in perpetuity.

Bicycle parking is not required but should nonetheless be provided to some extent. There are storage rooms in basement that could be used for long-term bike storage, but requires negotiating stairs. No exterior short-term bike racks are shown and should be provided.

(m) Landscaping and fences
Landscaping details have been provided. A stormwater detention area to capture and infiltrate roof runoff into the soil is provided at the west corner of the property. Impervious areas as proposed will total 31% of the property; 40% is the maximum permissible. A patio with pavers is proposed on the north side of the building for use by the occupants.

(n) Public plazas and open space
No public plazas or open space are included in this proposal.

(o) Outdoor lighting
Outdoor lighting information has been provided. Cut sheets illustrate a down light wall mounted fixture and a recessed fixture under the entry canopies.

(p) Integrate infrastructure into the design
Any new utility lines must be buried. Utility meters must be appropriately located on the side of the building and screened

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment

1. Massing, Height, and Scale
The massing of the proposed building with a pitched shed roofs is fairly uniform and reads as a modern residential structure. It is 38 ft. wide by 57 ft. deep and two stories high; this is smaller than the adjacent six unit building and other buildings within the immediate area. The proposed building has a variety of exterior cladding – shingles and clapboards with flat pitched rooflines that break up the perceived massing. The building height is 24' to the highest point of the roof. This height is within the maximum allowed.

2. Roofs and Rooflines
Pitched flat roofs are proposed. This roof form adds interest to the building design.

3. Building Openings
Fenestration details are provided. The window specification sheets identify one-over-one double hung and casement windows. Trim is painted wood. Front and side fiberglass doors with two panels and a ¾ top are proposed.

(b) Protection of important architectural resources
As noted above, the site is vacant and thus there are no architectural resources that are affected.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge
The proposed community house is located seven feet from the sidewalk and in line with neighboring buildings. Its front entrance is clearly discernible.

(e) Quality of materials
Exterior building materials consist of wooden shakes and clapboards and fiberglass windows and doors. Asphalt shingle roofing is proposed. Trim materials are painted wood.

(f) Reduce energy utilization
The proposed construction must comply with the city's current energy efficiency requirements.

(g) Make advertising features complimentary to the site
Any signs will require approval of a separate sign permit.

(h) Integrate infrastructure into the building design
As noted above, utility meter locations need to identified and should be located on the side of the building. No exterior mechanical equipment is included in the project plans. Trash handling also needs to be addressed.

(i) Make spaces safe and secure
The new building will be subject to current egress requirements. The basement is proposed to be finished, and egress will be provided by way of two stairways.

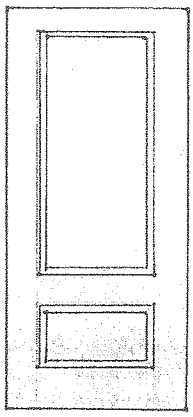
RECOMMENDED MOTION:
The application is acceptable and can be forwarded to the DRB. A few items as follows need to be provided to the Development Review Board:

1. Trash/recyclable handling.
2. The parking spaces to be used for the community house must be dedicated by a permanent legal instrument to assure that they will remain committed to the subject property in perpetuity
3. Utility meter location and screening – preferably on the side of the building.
4. Written approval of the Erosion Prevention and Sediment Control (EPSC) Plan will need to be obtained from the City Stormwater Administrator.
5. Bicycle parking should be provided to some extent. There are storage rooms in basement that could be used for long-term bike storage, but requires negotiating stairs. No exterior short-term bike racks are shown and should be provided.

Exterior Doors

Email Post It Share Print Save My Door

Door Details



Get the look of fine painted wood and the strength of steel with a front door from the Smooth-Star® Entry Door Collection. It's an excellent value in a fiberglass entry door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your door's surface.

This perfectly stylish yet rugged fiberglass front door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

Now available with new vented sidelites.

Fiberglass Entry Door Systems: Smooth-Star

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

2 Panel 3/4 Top

Style IDs	Available Sizes	Available Options
S93	2'10" x 6'8" 2'8" x 6'8" 3'0" x 6'8"	

Finish Option: Paintable

LIFETIME WARRANTY

Installation Instructions

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Where to buy
Click to locate an authorized Therma-Tru dealer near you.

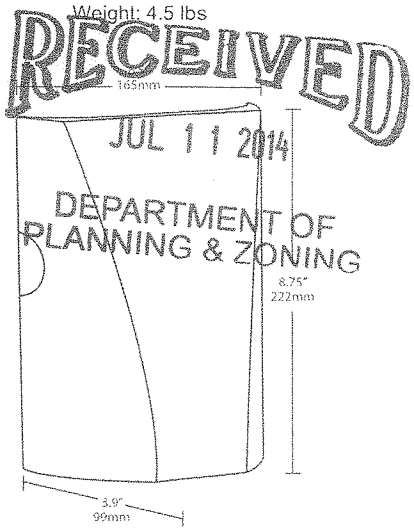
* Note: Glass privacy ratings are determined by the ½ lite size glass. As a result, the amount of privacy/glass transparency may be more or less than indicated by the privacy rating, based on glass design and the size of the glass that's inserted into the door, sidelite or transom. Please consult your Therma-Tru dealer for more details.

SLIM12N

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Typical Exterior Wall Mounted Fixture

Weight: 4.5 lbs



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LED Info

Watts:	12W
Color Temp:	4000K (Neutral)
Color Accuracy:	86
L70 Lifespan:	100000
LM79 Lumens:	1,168
Efficacy:	79 LPW

Driver Info

Type:	Constant Current
120V:	0.12A
208V:	0.08A
240V:	0.07A
277V:	0.06A
Input Watts:	15W
Efficiency:	82%

Technical Specifications

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IP Rating:
Ingress Protection rating of IP66 for dust and water.

LED:
Multi-chip, long-life LED.

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Driver:
Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

THD:
10.2% at 120V

Input Watts:
15W.

Output Lumens:
1,168.

Color Accuracy (CRI):
86 CRI

Correlated Color Temp. (Nominal CCT):
4000K

Cold Weather Starting:
The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:
Superior heat sinking with internal Air-Flow fins.

Housing:
Precision die-cast aluminum housing.

Mounting:
Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:
Up to 8 ft.

HID Replacement Range:
The SLIM12 can be used to replace 70W MH based on delivered lumens.

Lens:
Tempered glass lens.

Reflector:
Specular thermoplastic.

Gaskets:
High-temperature silicone.

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

ADA Compliant:
SLIM™ is ADA Compliant.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

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Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Green Technology:
Mercury and UV free, and RoHS compliant.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Patents:
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:
Suitable in accordance with FAR Subpart 25.4.

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Recessed ceiling mounted light fixture

LR6™

Six-Inch LED Downlight

Product Description

The LR6™ LED downlight delivers 650 lumens of exceptional 90+ CRI light while achieving over 60 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite® Technology. The LR6 is available in warm or neutral color temperatures and has a variety of trim options. It easily installs into most standard six-inch recessed IC or non-IC housings, making the LR6 perfect for use in commercial new construction or retrofit applications.

Performance Summary

Utilizes Cree TrueWhite® Technology

Active Color Management

Delivered Light Output: 650 lumens

Input Power: 10.5 watts

CRI: 90

CCT: 2700K, 3500K

Warranty: 5 years

Lifetime: Designed to last 50,000 hours

Dimming: Dimmable to 20%*

Ordering Information

Example: LR6

Product
LR6 2700K, Edison Base
LR6-GU24 2700K, GU24 Base
LR6C 3500K, Edison Base
LR6C-GU24 3500K, GU24 Base

Housings & Accessories

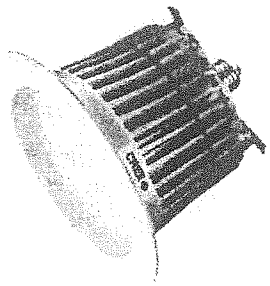
Reference Housing & Accessory documents for more details.

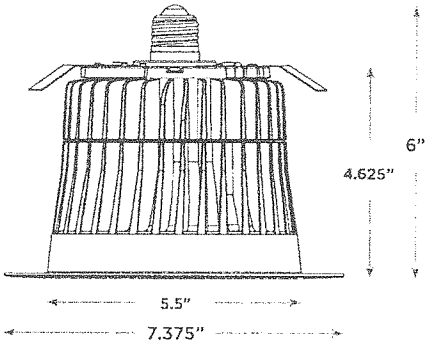
Trim	
LT6A Diffuse anodized finish	**LT6AB** Black anodized finish
LT6AW Wheat diffuse anodized finish	**LT6WH** Smooth white
LT6AP Pewter diffuse anodized finish	**LT6BB** Flat black finish trim and reflector

Housing (Edison or GU24)	
H6 Architectural	**SC6** Cylindrical Surface Mount
RC6 New Construction	**SC6-CM** Cylindrical Cord Mount
RR6 Retrofit	**SC6-WM** Cylindrical Wall Mount

* Reference CreeLEDLighting.com for recommended dimmers.

LR6





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CREE TRUE WHITE TECHNOLOGY

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CREE®

CreeLEDLighting.com T (800) 236-6800 F (262) 504-5415

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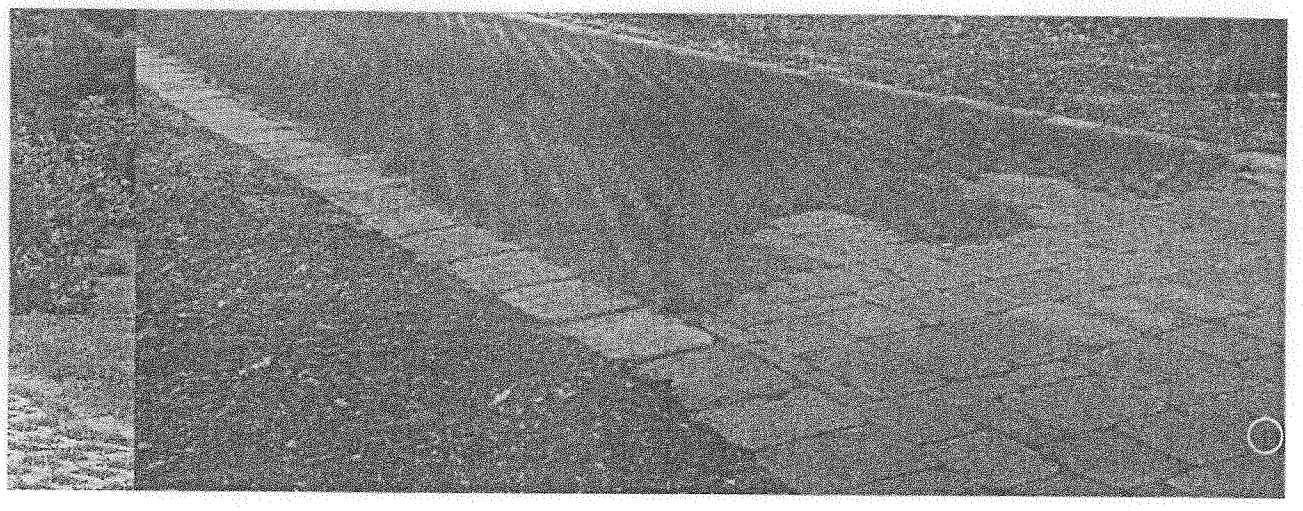
Turfstone

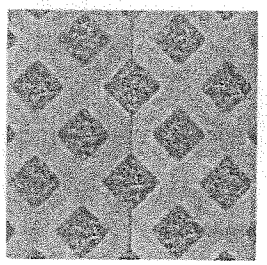
TRANSITIONAL COLLECTION



Aqua Roc II
Bergerac
Bergerac Circle
Dublin Cobble
Dublin Cobble Circle
Dublin Domino
Eco Dublin
Holland Stone
Lafitt
Lafitt Grana Slab
Lafitt Rustic Slab
London Cobble
London Cobble Circle
Mega-Arbel Patio Slab
Mega-Bergerac
Mega-Lafitt
Mega Old World Paver
Old World Paver
Olde Colonial Cobble
Subterra Stone
• Turfstone
Urbana Stone

The unique design of Turfstone™ allows rainwater to be gradually filtered back into the soil naturally, resulting in the control and stabilization of soil erosion. Its eco-friendly design reduces run-off and allows greenery to grow right through it, creating a highly unique hardscape design that works in harmony with nature.

COLOR



GREY

VIEW FROM INTERVALE AVE. AND RIVERSIDE AVE. INTERSECTION

VIEW FROM RIVERSIDE AVE. AND BRIGHT STREET INTERSECTION

711 Riverside Ave.
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
Phone:(802)985-5595

CIVIL ENGINEER:
Summit Engineering, Inc.
1233 Shelburne Rd., C-2
South Burlington, VT 05403
(802) 658-5588

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PERMIT SET

NOT FOR CONSTRUCTION

DATE: 7.2.14

REVISIONS

STREET VIEWS

A4.2

EXISTING SITE INFORMATION

LOT 693-697

ZONING
RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION
AREA = 15,844 SF (0.364 AC.)
ALLOWABLE DENSITY: 20 DU/AC = 7 UNITS (EXISTING: 6 UNITS)

LOT COVERAGE INFORMATION
EXISTING APARTMENT BUILDING = 2,208 SF
EXISTING GARAGE = 1,149 SF
EXISTING WALKWAYS AND DRIVEWAY = 8,820 SF
EXISTING LOT COVERAGE = 12,177 SF / 15,844 SF = 76% (40% ALLOWABLE)
APPROXIMATE LOT COVERAGE PER 1993 APPROVED SITE PLAN = 7,602 SF / 15,844 SF = 48%

PARKING INFORMATION
EXISTING 6 UNIT APARTMENT BUILDING = 6 PARKING SPACES REQUIRED

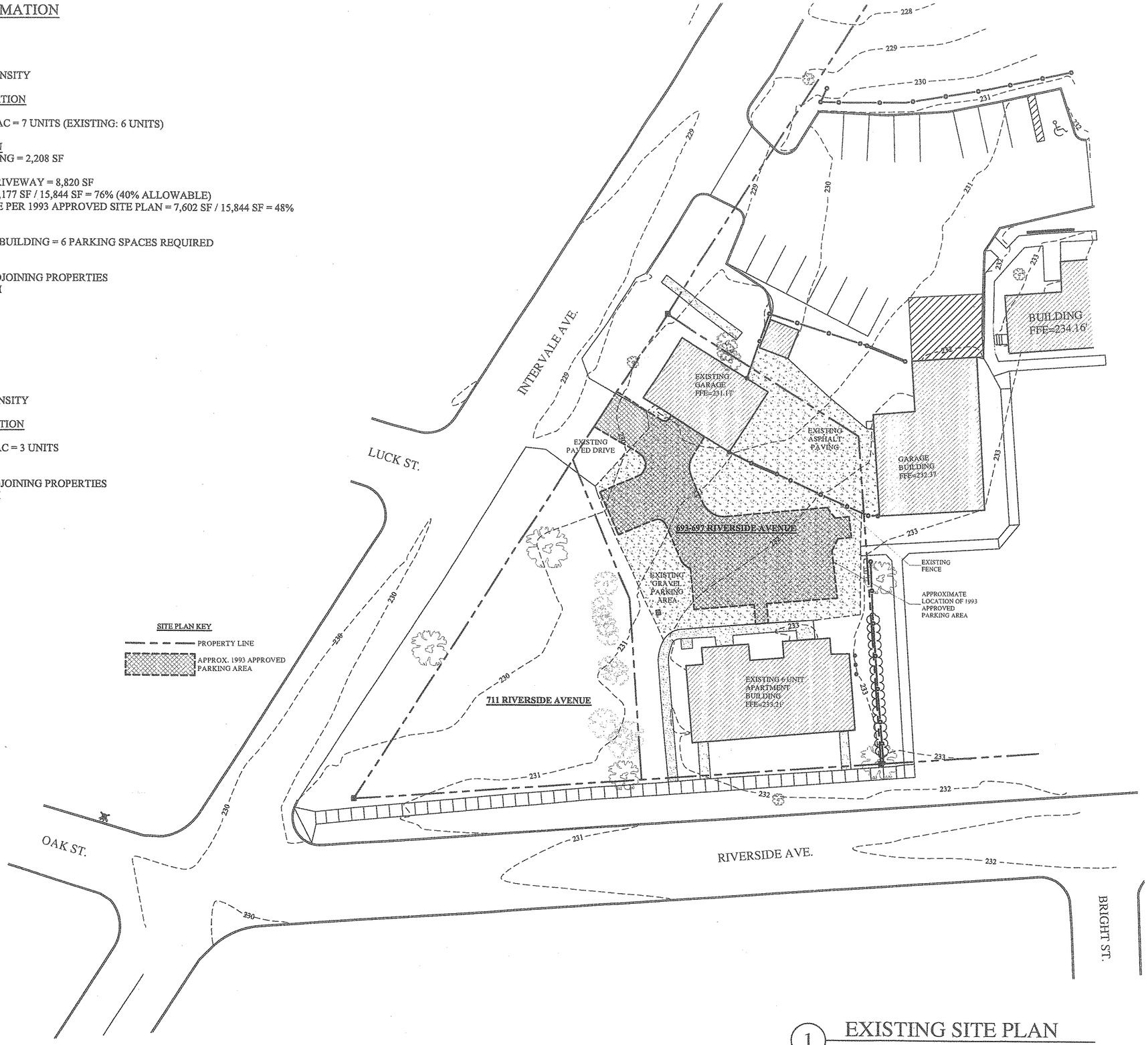
SETBACK INFORMATION
FRONT YARD: AVERAGE OF ADJOINING PROPERTIES
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: N/A

LOT 711

ZONING
RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION
AREA = 7,949 SF (0.182 AC.)
ALLOWABLE DENSITY: 20 DU/AC = 3 UNITS

SETBACK INFORMATION
FRONT YARD: AVERAGE OF ADJOINING PROPERTIES
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: N/A



1 EXISTING SITE PLAN
SCALE: 1"=20'

0 10' 20' 30'
SCALE FEET
N

House
711 Riverside Ave.
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
Phone:(802)985-5595

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REVISIONS

EXISTING SITE PLAN

S1.1

PROPOSED SITE INFORMATION

LOT 693-697

ZONING
RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION
AREA = 15,844 SF (0.364 AC.)
ALLOWABLE DENSITY: 20 DU/AC = 7 UNITS (EXISTING: 6 UNITS)

LOT COVERAGE INFORMATION
EXISTING APARTMENT BUILDING = 2,208 SF
EXISTING GARAGE = 1,149 SF
APPROXIMATE LOT COVERAGE PER 1993 APPROVED SITE PLAN = 7,602 SF / 15,844 SF = 48%
PROPOSED WALKWAYS AND DRIVEWAY = 4,078 SF
PROPOSED LOT COVERAGE = 7,435 SF / 15,844 SF = 47%

PARKING INFORMATION
EXISTING 6 UNIT APARTMENT BUILDING = 6 PARKING SPACES REQUIRED
1 SPACE REQUIRED FOR PROPOSED COMMUNITY HOUSE - 3 SPACES PROVIDED
TOTAL SPACES = 7 SPACES REQUIRED - 9 SPACES PROVIDED (1 IN GARAGE)

SETBACK INFORMATION
FRONT YARD: AVERAGE OF ADJOINING PROPERTIES
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: N/A

LOT 711

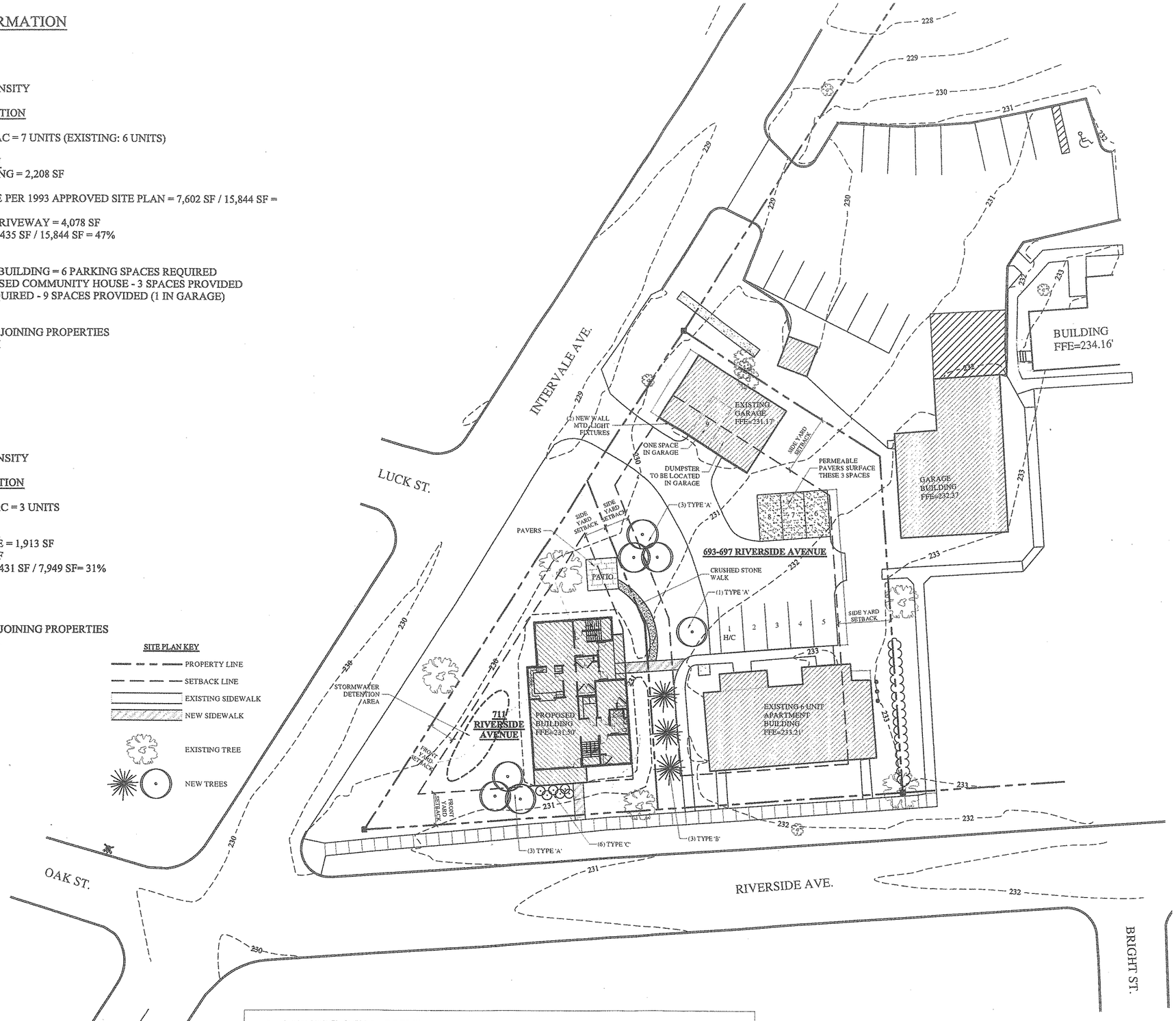
ZONING
RM: RESIDENTIAL MEDIUM DENSITY

LOT SIZE & DENSITY INFORMATION
AREA = 7,949 SF (0.182 AC.)
ALLOWABLE DENSITY: 20 DU/AC = 3 UNITS

LOT COVERAGE INFORMATION
PROPOSED COMMUNITY HOUSE = 1,913 SF
PROPOSED WALKWAYS = 518 SF
PROPOSED LOT COVERAGE = 2,431 SF / 7,949 SF= 31%
(40% ALLOWABLE)

SETBACK INFORMATION
FRONT YARD: AVERAGE OF ADJOINING PROPERTIES
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: N/A

SITE PLAN KEY
PROPERTY LINE
SETBACK LINE
EXISTING SIDEWALK
NEW SIDEWALK
EXISTING TREE
NEW TREES



PLANTING SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
A	7	Gleditsia Triacanthos	Shademaster Thornless Honeylocust	1 1/2" to 2" Cal
B	3	Thuja occidentalis "Nigra"	American Arborvitae	5' to 6'
C	6	Syringa pubescens subsp.	Manchurian Lilac	24" to 30"

1 PROPOSED SITE PLAN
SCALE: 1"=20'

0 10' 20' 30'
SCALE FEET

N

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711 Riverside Ave.
Burlington, VT 05401

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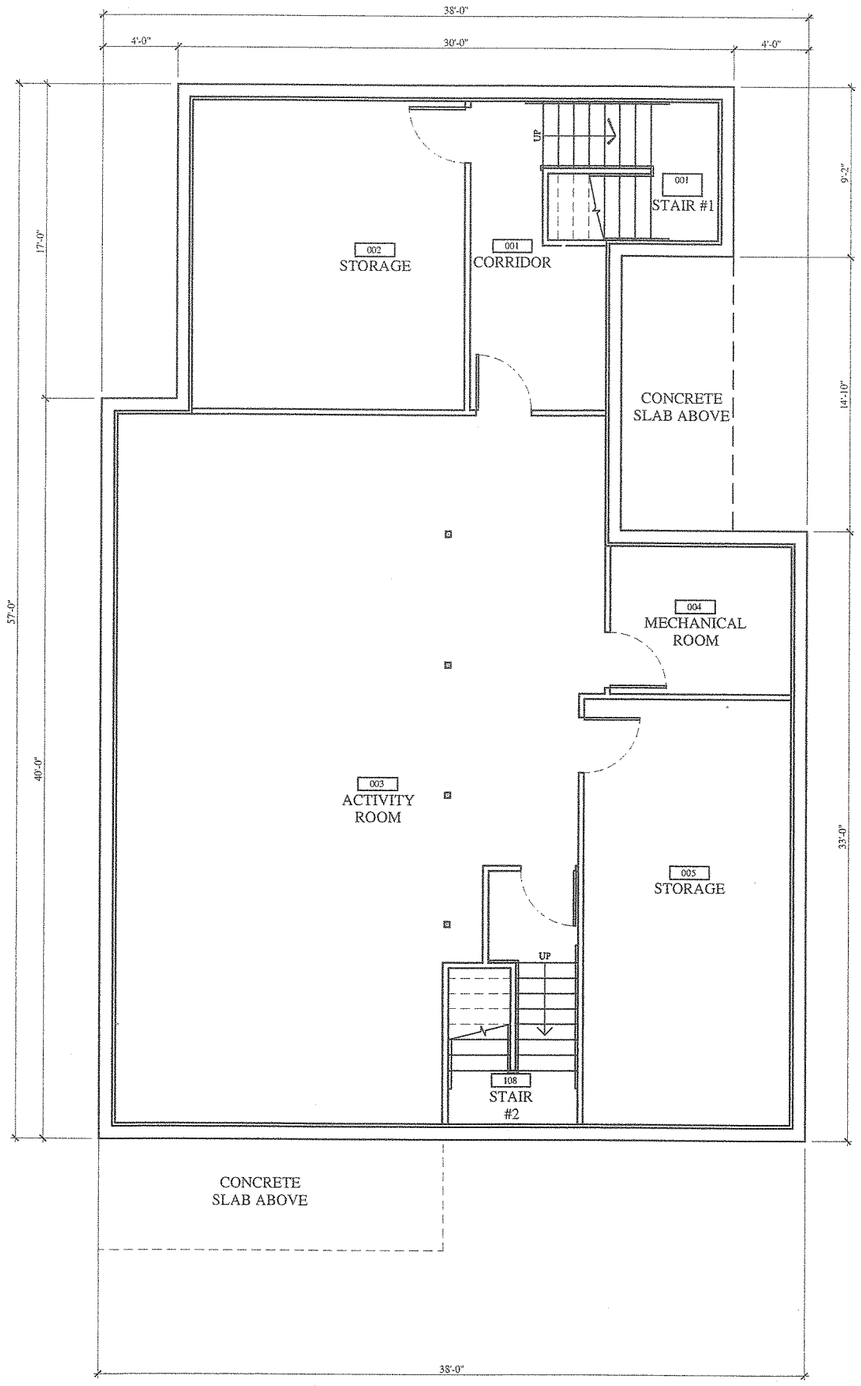
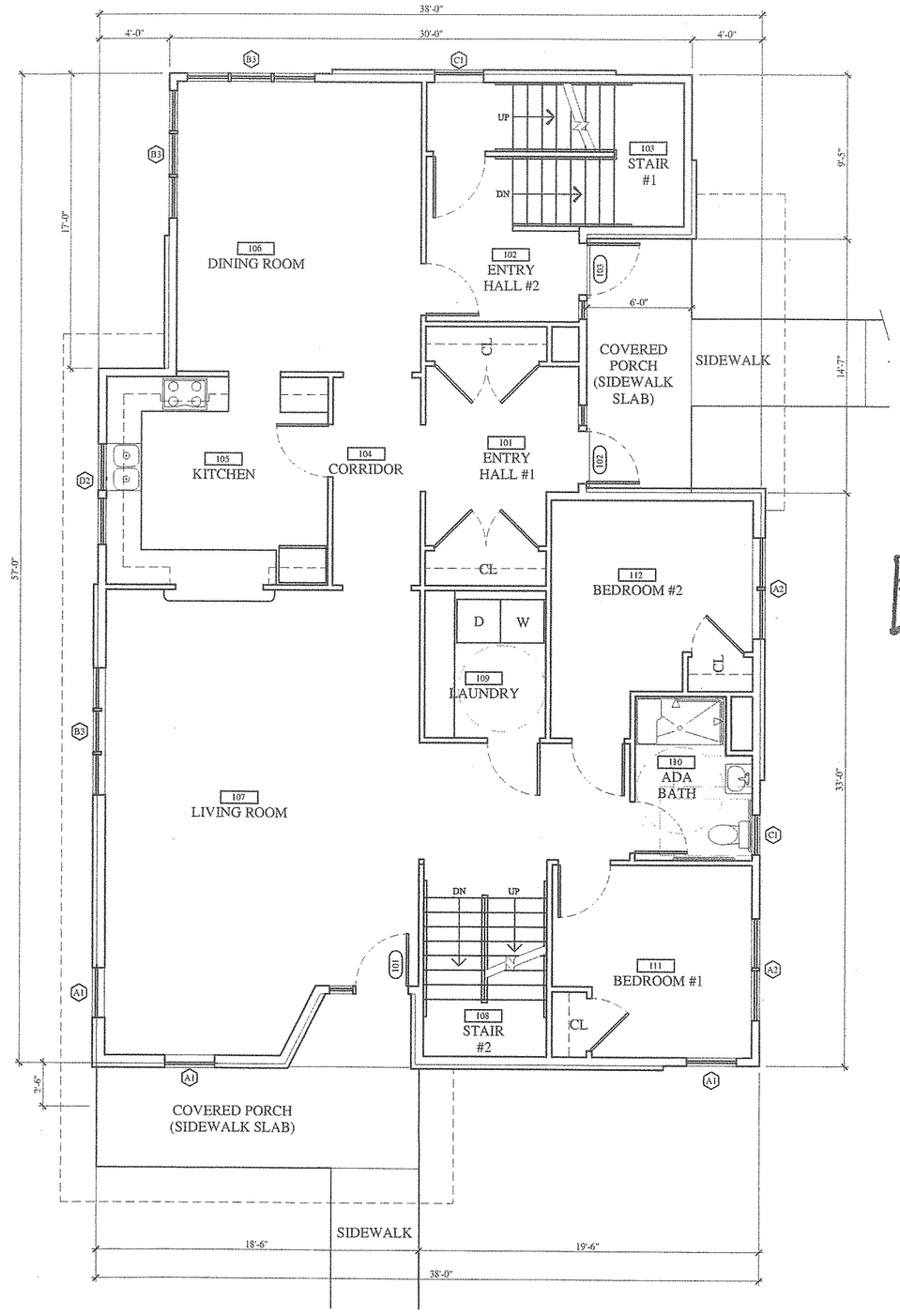
REVISIONS

PROPOSED SITE PLAN

C1.0



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



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

House
711 Riverside Ave.
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
Phone:(802)985-5595

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CONSTRUCTION

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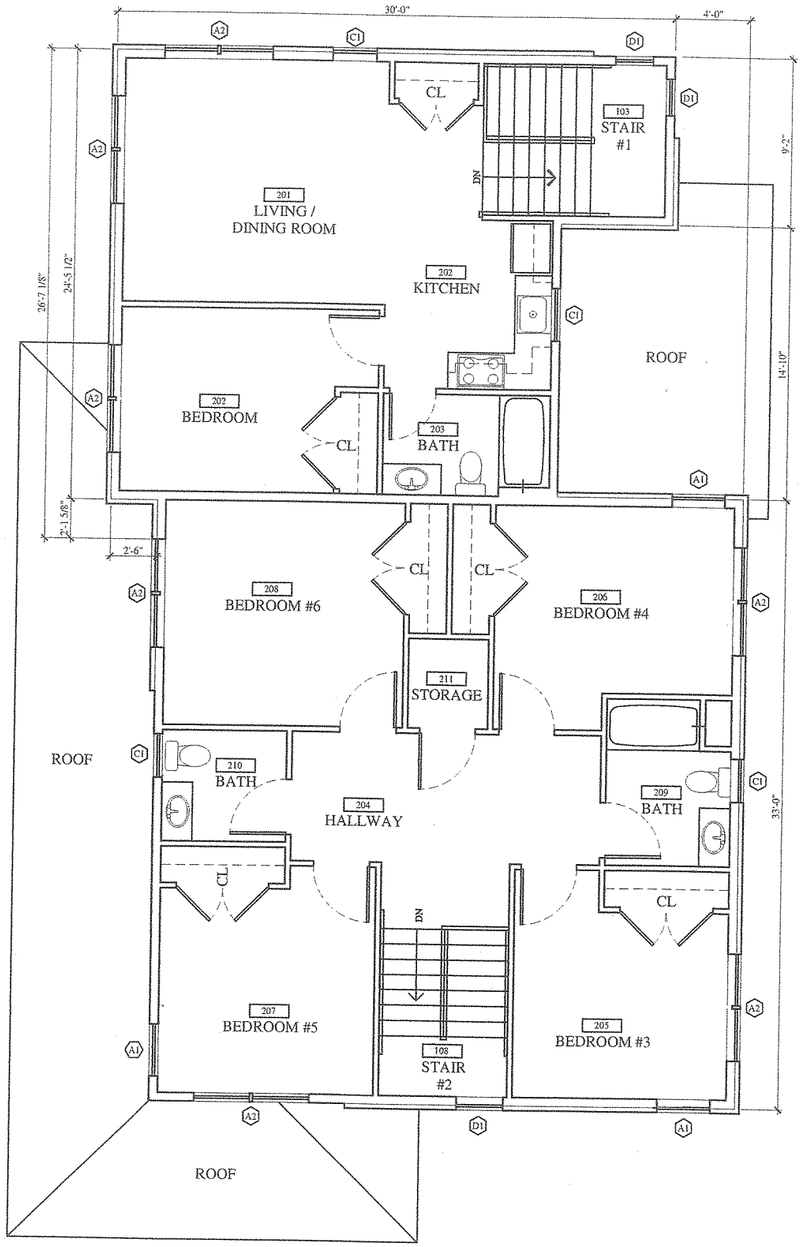
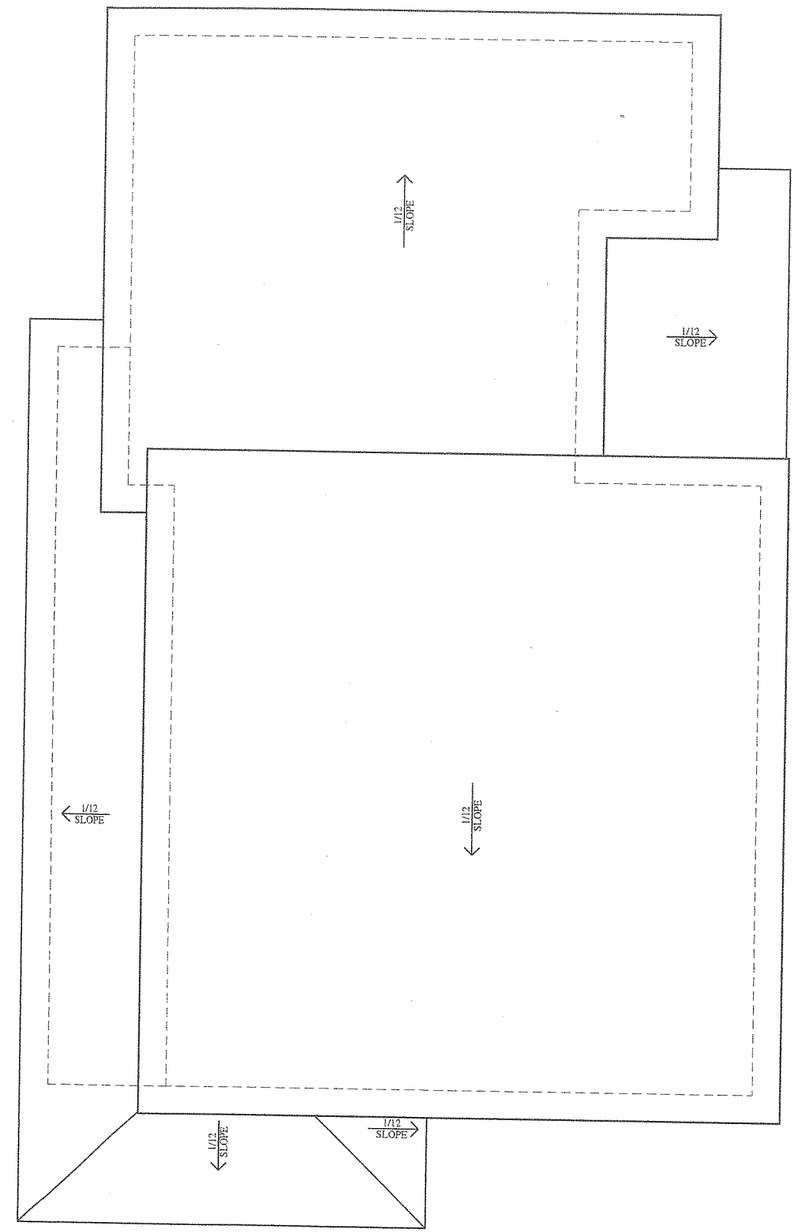
REVISIONS

BASEMENT & 1ST
FLOOR PLAN

A2.1



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



2 ROOF PLAN
SCALE: 1/4"=1'-0"

House

711 Riverside Ave.
Burlington, VT 05401

OWNER:
Burlington Housing Authority
65 Main Street
Burlington, VT 05401

ARCHITECT:
S2 Architecture
5224 Shelburne Rd.
Shelburne, VT 05482
Phone:(802)985-5595

CIVIL ENGINEER:
Summit Engineering, Inc.
1233 Shelburne Rd., C-2
South Burlington, VT 05403
(802) 658-5588

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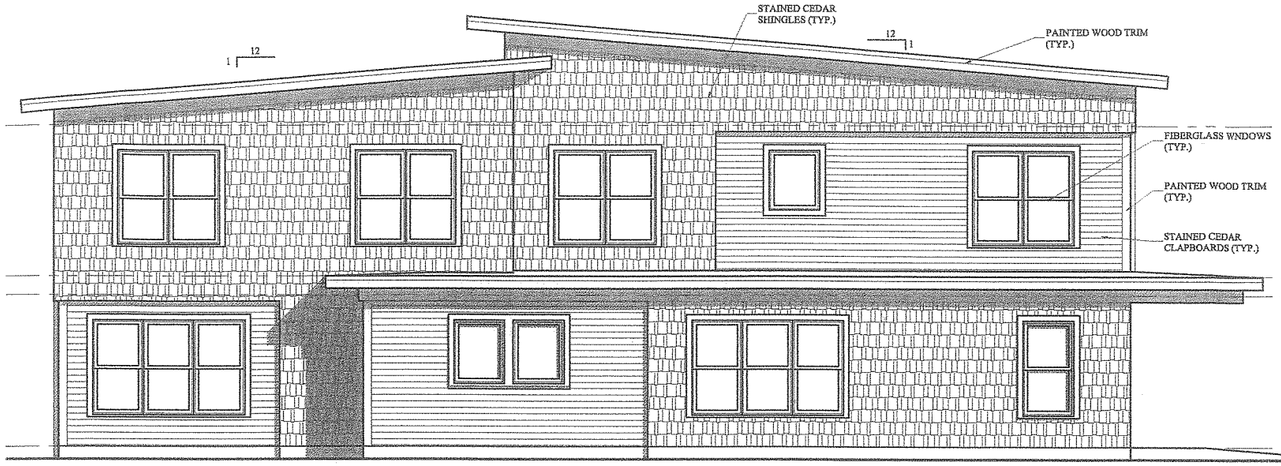
DATE: 7.2.14

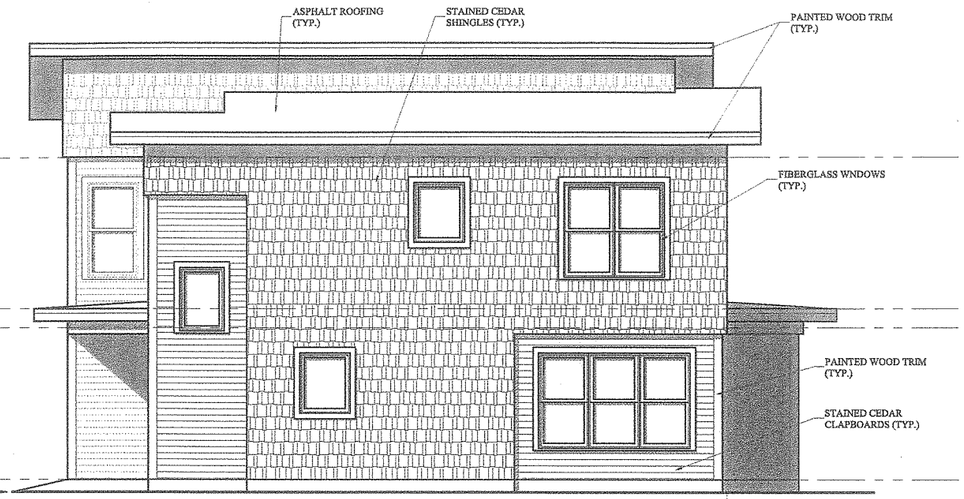
REVISIONS

SECOND FLOOR PLAN
& ROOF PLAN

A2.2

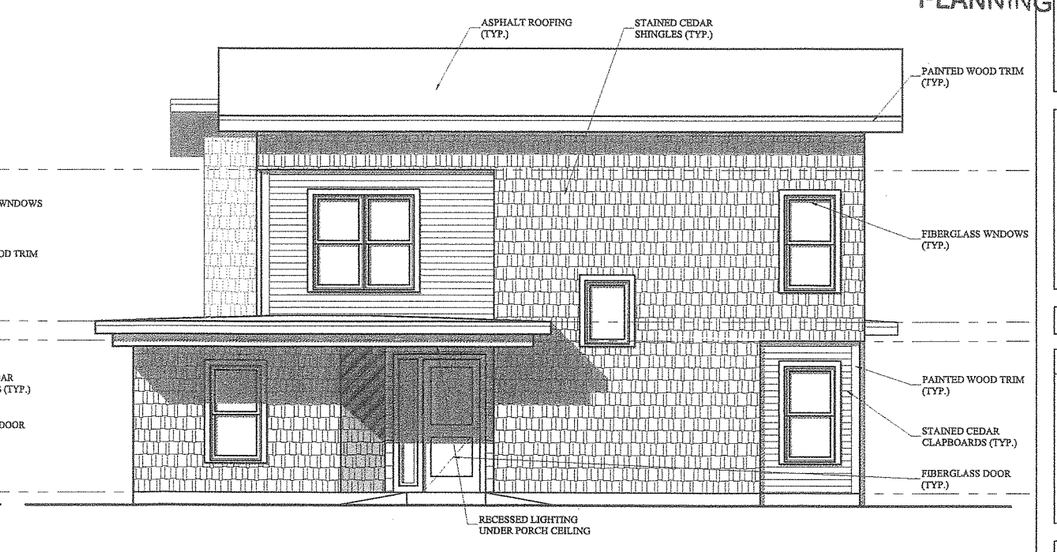


3 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 NORTH ELEVATION
SCALE: 1/4"=1'-0"

1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

Burlington, VT 05401

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REVISIONS

EXTERIOR ELEVATIO

A4.1