



47 Maple Street Suite 304
Burlington, Vermont 05401
802.881.9836 802.922.2632

Richardson Apartments
435-441 Shelburne Street
Burlington, Vermont
December 9, 2015

Project Narrative

This project is located at 435-441 Shelburne Street on the corner of Shelburne Street and Lyman Avenue. We are seeking to convert an existing 12 Bedroom Rooming House and 2-Person Duplex, to a 10-unit Multi-Family Residential Apartment Building.

The proposed project is designed to be entirely contained within the existing building footprint, and includes interior fit-up, and replacement of exterior siding, windows, and roofing. The site density allows for a base of 8.6 units and an additional 2 units (20% inclusionary housing increase), totaling 10 units. The project is in the schematic design phase and currently includes (1) three bedroom unit, (7) one bedroom units, (1) Studio Unit, and (1) existing two bedroom basement apartment which is excluded from the scope of this project, but included in the overall density and parking calculations. Two first floor units will be designed to be accessible and inclusionary.

The existing overall lot acreage is .43, which includes the corner lot on Shelburne and Lyman Avenues (.34 acres), plus the right of way (.09) acres running behind the property from Lyman to Ferguson Avenues. The lots will be merged as part of this project. Per the survey, the existing combined lot coverage is +/- 52%. The allowable coverage based on the combined lots (with the inclusionary housing bonus) is 58% (48% + 10% accessory).

The existing site is walkable to downtown Burlington and is located less than ¼ mile from two grocery stores and many other amenities including a pharmacy, restaurants, clothing and homegood stores. It is on CCTA # 6 Shelburne Road and # 46 116 Commuter bus lines with a stop directly in front of the property. It is less than one mile from the closest Carshare parking, and about one mile from the Burlington Bike path. Also, 8 of the 10 proposed units are either one bedroom or studio units. As such, we are seeking a parking waiver to allow for 12 parking spaces in place of the required 20 spaces. This allows for (1) parking space per one bedroom and studio unit, and (2) parking spaces per two and three bedroom units. A parking waiver plan will be included in our final Planning and Zoning submission. The plan will be focused on safe pedestrian use, efficient layout for traffic flow, maximizing functional greenspace, encouraging alternate modes of transportation, minimizing environmental impact through the use of permeable pavement.

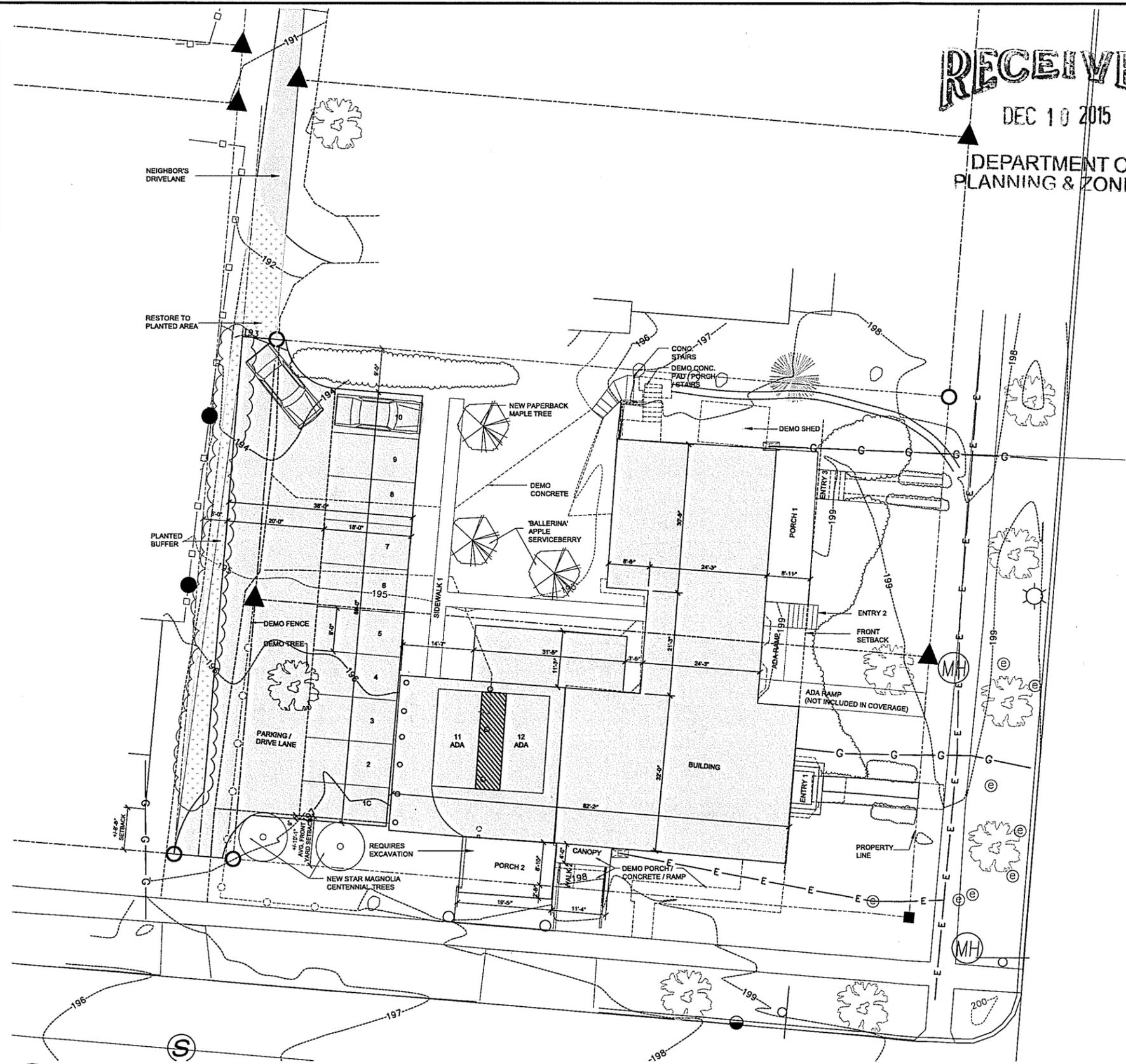
It is our objective to develop this project in a manner that supports the City of Burlington Comprehensive Development Ordinance by promoting public health and safety, good urban and civic design, and energy efficiency. Furthermore, we are committed to providing residents access to a healthy living environment through maximum access to daylight, views, useable outdoor green space, and amenities that encourage a healthy lifestyle such as covered bike storage, and connection to a walkable community.

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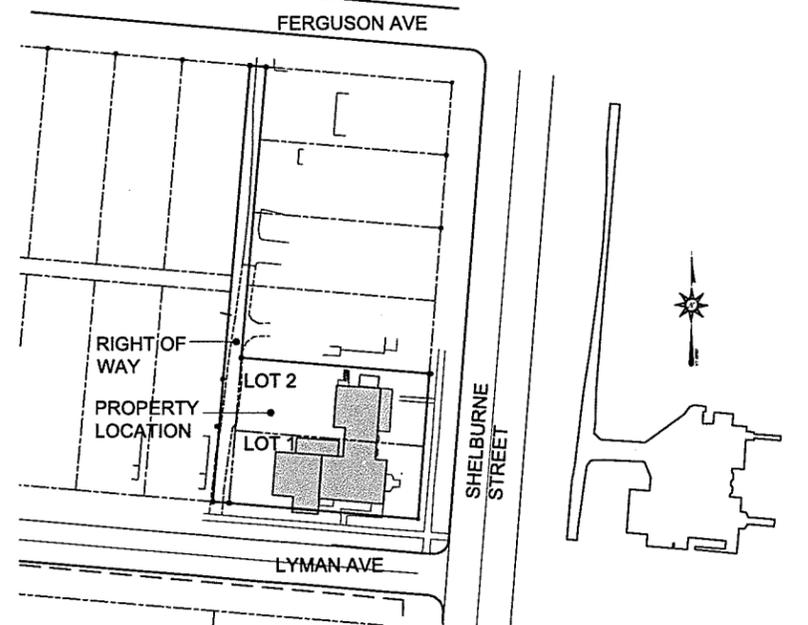


PROPOSED SITE PLAN	
EXISTING LOT AREA (PER SURVEY DRAWING):	18,882
EXISTING LOT COVERAGE (PER SURVEY DRAWING):	51.5%
LOT AREA:	18,882 SF (43 ACRES)
DENSITY:	20 UNITS/ACRE + 20% INCLUSIONARY ADDITIONAL ALLOWANCE = 24 UNITS/ACRE = 10.32 UNITS
LOT COVERAGE:	40 % + 20% INCLUSIONARY ADDITIONAL ALLOWANCE = 48% MAXIMUM LOT COVERAGE+ 10% RESIDENTIAL ACCESSORY
<input type="checkbox"/> PRIMARY RESIDENTIAL FEATURES (48%):	
BUILDING:	4540
PARKING/DRIVE LANE:	3593
NEIGHBOR'S DRIVE:	994
TOTAL:	9127
	48.3%
<input type="checkbox"/> ACCESSORY RESIDENTIAL FEATURES (10% BONUS):	
CONC STAIRS	38
PORCH 1	276
PORCH 2	223
CANOPY	45
ENTRY 1	177
ENTRY 2	30
ENTRY 3	160
SIDEWALK 1	298
WALK 2	15
TOTAL:	1262
	6.7%
TOTAL COVERAGE =	55%

PROJECT LOCATION



SITE LOCATION PLAN
NTS



KEY PLAN
1" = 60'-0"

1 SITE PLAN
3/32"=1'-0"

STRUKTUR, PLLC
47 MAPLE STREET, SUITE 304
BURLINGTON, VT 05401
802.922.2632
WWW.STRUKTURVT.COM

RICHARDSON MULTIFAMILY HOUSING

BURLINGTON

VERMONT

PROPOSED SITE PLAN

DATE: 12.10.15
SCALE: 3/32" = 1'-0"