

City of Burlington Inclusionary Zoning Unit Inventory

Dated 01/24/24

Note #1: Units are only counted after the project is complete

Note #2: This inventory is subject to change as new information is becomes available

Completed Units																	
Listed Permit	Occupancy Year	Address	Name of project	Affordable Non-Profit - IZ Units	Developer - IZ Units	Affordable Non-Profit partnership with Private Developer - IZ units	Condo Total Units	Condo IZ Units	Rental Total Units	Rental IZ units	Co-op Total Units	IZ Units	Single Family Total Units	Family IZ units	IZ Units	On/Off Site	Notes
1990	1990*	220 Riverside Avenue	Salmon Run	12					80	12					12	On	
1990	1990*	72 Heineberg Road	Heineberg Senior	12					81	12					12	On	
1990	1990*	Hildred Drive (1 - 422 Hildred Drive)	River Watch		6		213	6							6	On	Although the Development Review Board waived the IZ requirement for this project, CHT has 7 shared equity condo units at this development which have been counted as IZ units.
1990	1990*	Valade Park (18-120 Valade Street)	Valade Park		10		68	10							10	On	1 unit transferred from Queen City Park
1991	1991*	161 Austin Drive	Red Rocks		15		103	15							15	On	
1992	1992	700 Riverside Avenue			1				8	1					1	On	
1992	1992	85 Archibald Street (formerly 83 Archibald)	Thelma Maple Co-op	3							20	3			3	On	
1992	1993	288 Flynn Avenue	Flynn Ave Coop	4							28	4			4	On	
1993	1993*	Queen City Park	Queen City Park	1			11	1							1	Off	Offsite units located at 34 Valade Park & 65 Venus Ave.
1993	1993*	693 Riverside Avenue		2					13	2					2	On	
1995	1995*	20 & 24 High Grove Court	High Grove Court		2		13	2							2	On	
1994	1997	33 North Avenue	Commodore Point		2		16	2							2	On	
1994	1998	1 Steele Street (a/k/a 1 Main Street)	Main Street Landing		2		8	2							2	On	
1992	1998	325 Ethan Allen Parkway	Ethan Allen				13	0							0	N/A	Project received a variance from Zoning Board of Adjustment - no inclusionary units required.
1996	1998	40 College Street (formerly 74)	College & Battery				81	0							0	Off	This was the first "payment-in-lieu" project - the IZ requirements were written into the zoning agreement. In-Lieu payment was \$165,000 for 16 units.
1999	1999*	125 St. Paul Street (a/k/a 117-135 St. Paul)	Park Place	5					34	5					5	On	
1999	1999*	130 Mansfield Avenue	McAuley Square (3)	3					19	3					3	On	
1995	1999	25-31 North Champlain Street	Monroe Place	2					16	2					2	On	
2000	2001*	284 Grove Street (a/k/a 300 Grove)			2				15	2					2	On	
1997	2001	78 Rose Street (a/k/a 72-82 Rose)	Rose St. Artists Co-op	2							12	2			2	On	
2004	2003	1144 North Avenue			1				6	1		2			1	On	
2003	2003/06*	1044 North Avenue			0		9	0							0	Off	Project triggered 1 IZ unit. The required IZ unit transferred offsite to 354 Manhattan Dr. Please see note below.
2002	2003	300 Lake Street	Waterfront Housing	10					40	10					10	On	
2002	2003*	84 North Avenue	ECHO	1					8	1					1	On	
2001	2004	106 Rose Street			1		6	1							1	On	
2001	2004	68 Pearl Street (a/k/a 64 Pearl)	Bove's/Pearl	5					34	5					5	On	
2004	2005	187 South Winooski Avenue	Hood Plant		1		8		1	1					1	On	
2005	2005	272 Church Street	Converse Home	3					21	3					3	On	
2000	2006	140 Venus Avenue (original address)	Venus Ave	1									8	1	1	On	
2005	2006	81 South Williams Street			3		23	3							3	On	
2003	2007	354 Manhattan Drive	Manhattan Hts.		1		15	1							1	On/Off	Project triggered 2 IZ units. 1 IZ unit onsite transferred from 1044 North Ave. Owner paid the Housing Trust Fund \$25,000 in lieu of 1 IZ unit. In addition, the project received a waiver for 1 IZ unit.
2002	2008	235 Park Street	Benway Common		1		7	1							1	On	
2007	2009	180 East Ave./East Village Drive	East Village Co-Housing	5							31	5			5	On	
2008	2009	40 Red Maple Lane	Sophie's Place	2					11	2					2	On	
2010	2010*	50 Barrett Street	Millview Court Condominium		1				8	1					1	On	
2005	2011	35 Cherry Street	Westlake		0		43	0							0	Off	In lieu of payment of \$371,250 for 8 IZ units, with additional fees total payment of \$400,000
2012	2012	1189-1193 North Avenue (a/k/a 1191 North Avenue)	(Thayer) Avenue Apts	19		8			140	27					27	On	17 IZ units in Avenue Apartments (CHT) and 10 in Thayer House (CSC)
2008	2012	155 Plattsburgh Avenue			1				9	1					1	On	
2007	2012	88 King Street	King Street Housing			5			20	5					5	On	3 units were triggered as part of the 20 units of new housing in this building; 2 additional units were transferred from 161 St. Paul St.
2012	2013	144 North Champlain Street			1				6	1					1	On	
2010	2013	23 Church Street			1				6	1					1	On	
2006	2013	237 North Avenue	Packard Lofts		4				25	4					4	On	
2012	2013	30-42 King Street		2					14	2					2	On	
2012	2013*	371 Pearl Street			2				7	2					2	On	
2007	2014	183-187 St. Paul Street (a/k/a 193 St. Paul)	Stratos		5		33	5							5	On	
2013	2015	200 North Street	Abels Corner		1				6	1					1	On	
2014	2015	237 N. Winooski Avenue	Maiden Lane		4				28	4					4	On	
2000	2015	343 North Winooski Avenue	Bus Barns	4					25	4					4	On	
2014	2015	194 St. Paul Street	Eagle's Landing		17				115	17					17	On	
2015	various	140 Grove Street	Bayberry Apartments		35				235	35					35	On	
2009	2016	161 St. Paul Street	Hinds Lofts		0		15	0							0	On/Off	Offsite - 2 units located at 88 King St.
2013	2016	179 Elmwood Avenue			1				9	1					1	On	
2015	2016	247-249 Pearl Street			4				29	4					4	On	
2015	2016	289 College Street			2				12	2					2	On	
2013	2016	258-260 N. Winooski Avenue	Silversmith Commons		3				22	3					3	On	
2014	2016	33-43 Bright Street	Bright Street Cooperative	6					40	6					6	On	
2015	2017	95 North Avenue		2					14	2					2	On	
2015	2017*	185-195 College Street			5				33	5					5	On	
2017	2017	109-111 Shelburne Street	Bel-Aire Motel	1					8	1					1	On	
2016	2018	316-322 Flynn Avenue			4				27	4					4	On	
2016	various	351 North Avenue	Cambrian Rise			128	1		315	128					128	On	Ongoing multiphase project. Data is current as of March 2023.
2017	2019	85 North Avenue			6				43	6					6	On	
2020	2021	188 South Champlain Street			1				6	1					1	On	
2020	2021	77 Pine Street			5				49	5					5	On	Owner made a payment-in-lieu for two IZ units
		79 Pine Street	The Nest		7				49	7					8	On	
			Completed Unit Totals	107	158	141	686	49	1687	342	91	14	8	1	407		

* Provisional date. Project is permitted and complete, but records are unclear about precise closeout date. CEDO staff are seeking additional information.

Completed		
IZ Condos	49	12.07%
IZ Rental	342	84.24%
IZ Co-op	14	3.45%
IZ Single family	1	0.25%
Grand Total IZ Units	406	100.00%

Total Units	Percent IZ
2472	16%

Completed			
Affordable Non-Profit - IZ Units		107	26.35%
Private Developer - IZ Units		158	38.92%
Affordable Non-Profit partnership with Private Developer - IZ units		141	34.73%
		406	100.00%