



AARP Burlington VT

MMH Housing Study

Prepared for AARP Livable Communities
Technical Assistance Program (LC TAP)
for Burlington, Vermont

November 14, 2023

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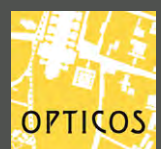


Site Plan

Program Summary

Site		
Zone		RL (Cottage Court)
¹ Area		84,831 sf / 1.95 ac
Setback		
	Req.	Prop.
Front	33'6" +/- 5'0"	-
Side (10% lot width)	18'10" min.	20'0"
Rear	20'0" min.	24'0"
Program		
	Req.	Prop.
Existing Unit Count	-	2 du
Proposed Unit Count	-	10 du
Total Unit Count	-	12 du
Density	-	6.15 du/ac
Primary Building Count	1 max.	2
² Primary Footprint 1	1,500 gsf/bldg	1,410 gsf
² Primary Footprint 2	-	2,450 gsf
² Secondary Footprint (Cottage)	900 gsf/bldg	900 gsf/bldg
² Secondary Footprint (Duplex)	900 gsf/bldg	1,800 gsf/bldg
Acc. Structures Footprint	-	3,140 gsf
Impermeable Surface	-	8,010 gsf
³ Lot Coverage	45%	31%
Existing On-site Parking	-	2 sp
Proposed On-site Parking	-	12 sp
Total On-site Parking	-	14 sp
Proposed Building(s)		
	Unit Count	Stories
Cottage	1	1
Duplex	2	1
Parking Mix		
	Req.	Prop.
On-street	-	2 sp
Surface	-	2 sp
Garage (Existing)	-	2 sp
Garage (Proposed)	-	10 sp

- ¹ Assumes single lot with maintenance agreement for semi-private open space.
- ² Open porches not included in building footprints.
- ³ Open porches included in lot coverage.





Aerial from the street



Eye-level from the cottages



Eye-level from the duplex court



Program Summary

Site		
Zone		RL
¹ Area		9,625 sf / 0.22 ac
Setback		
	Req.	Prop.
Front	18'0" +/- 5'0"	18'0"
Side (10% lot width)	7'6" min.	7'6" min.
Rear	20'0" min.	20'9" min.
Program		
	Req.	Prop.
Existing Unit Count	-	1 du
Proposed Unit Count	-	3 du
Total Unit Count	-	4 du
Density	-	18.18 du/ac
Primary Building Count	1 max.	1
² Primary Footprint	1,800 gsf	1,240 gsf
² Secondary Footprint (Carriage)	1,100 gsf/bldg	695 gsf
² Secondary Footprint (Duplex)	-	1,100 gsf
Accessory Structure Footprint	-	0
Impermeable Surface	-	1,530 gsf
³ Lot Coverage	45%	38%
⁴ Existing On-site Parking	-	1 sp
Proposed On-site Parking	-	4 sp
Total On-site Parking	-	4 sp
Proposed Building(s)		
	Unit Count	Stories
Carriage House	1	2
Duplex	2	2
Parking Mix		
	Req.	Prop.
On-street	-	2 sp
Surface (Driveway)	-	2 sp
Garage	-	2 sp

- ¹ Assumes single lot with maintenance agreement for semi-private open space.
- ² Open porches not included in building footprints.
- ³ Open porches included in lot coverage.
- ⁴ Existing space removed in proposed plan.
- ⁵ Carriage house can be separate unit, ADU, or additional habitable space (e.g., home office or guest room) for the primary building.

Site Plan



Aerial from the street



Eye-level from a private yard



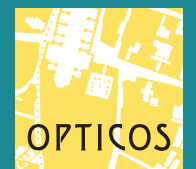
Rear lot view from adjacent property



Missing Middle Housing Study

AARP Vermont

North Avenue
Burlington, Vermont
June 24, 2022



Infill Fourplex at 1218 North Avenue



Perspective from North Avenue

Project Description

The existing site houses a large parking lot and duplex on a corner lot. One street is along a commercial corridor and the other street is a quieter residential street.

In the proposed design, a fourplex is located at the corner over the existing parking lot adjacent to the duplex. Because it is a corner lot, building entries are able to be placed facing both streets which provides for an active street frontage on both sides with the rear parking largely hidden from the street.

Key Benefits

- 1 Diversity of choice in home sizes at a lower cost than a single family home.
- 2 Building size and form similar to a single family home.
- 3 Front porches, door yards, and stoops that support an active street life.
- 4 Housing types that contribute to walkable and rollable communities.
- 5 Housing types suitable for incremental and infill development.
- 6 Promotes safer environments through informal interactions with neighbors.

Program Information



Aerial from North Avenue

Program Info		
Site Info		
Width	108' - 6"	
Depth	100' - 6"	
Area	10,904 sf	(0.25 ac)
Units	6	
Density	24.0 du/ac	
Total Lot Coverage	64%	
Building Coverage	35%	
Impervious Coverage	29%	
Building Info	(E) Duplex	Fourplex
Stories	2	2
Unit Count	2	4
Unit Type	-	1 bed / 1 bath
Unit Size	~ 850 gsf	835 gsf
Building Size	1,696 gsf	3,340 gsf
Parking Info		
Garage	-	
Off-Street	6	
On-Street	3	

Key Code Barriers for this Site (Residential Low Density, RL District)

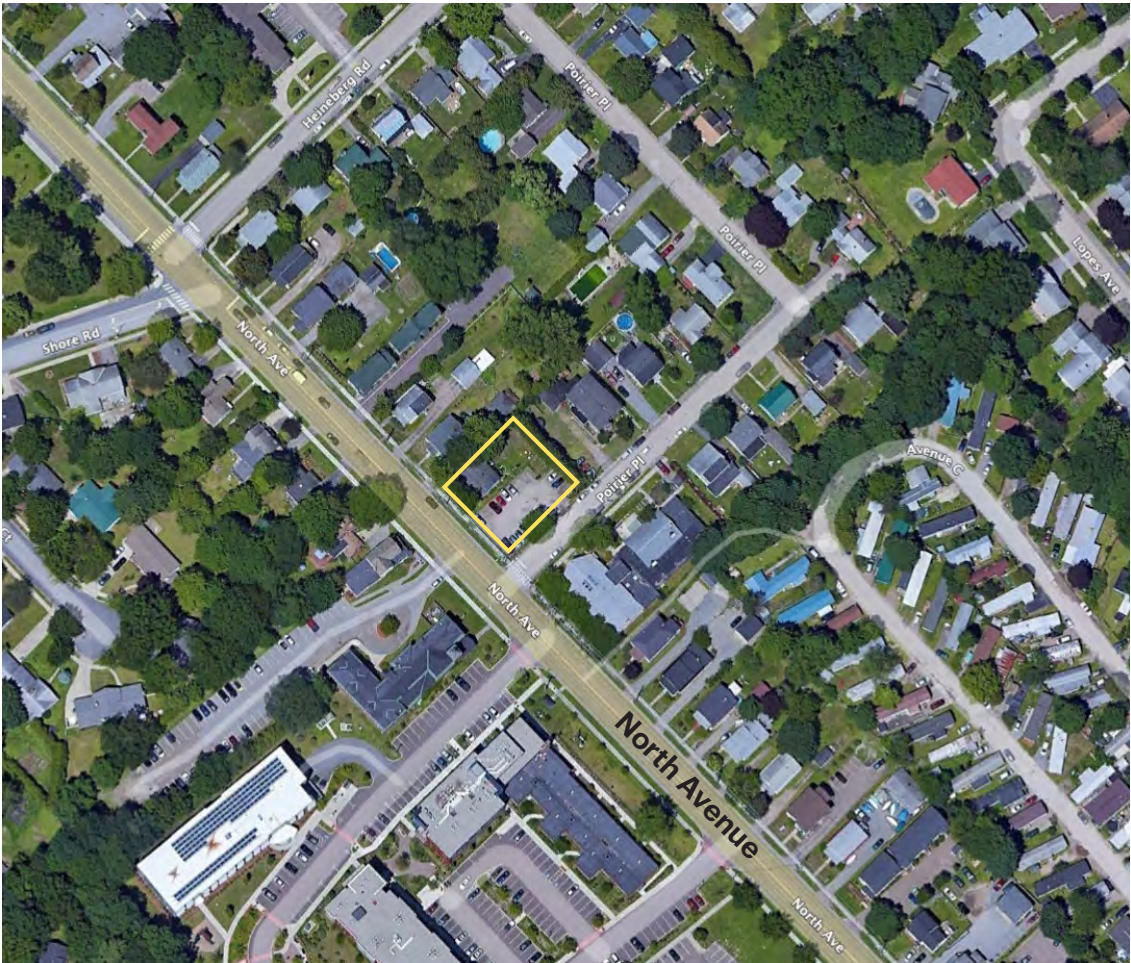
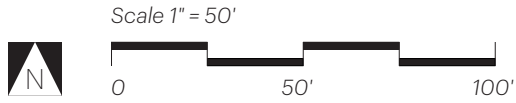
- 1** Max. dwelling units per acre is too low (7 du/ac).
- 2** Not allowing multiple units (Article 4.4. Residential Density).
- 3** 2 spaces per unit minimum (Section 8.1.8 Minimum Off-Street Parking Requirements).



Site Plan



Proposed Site Plan

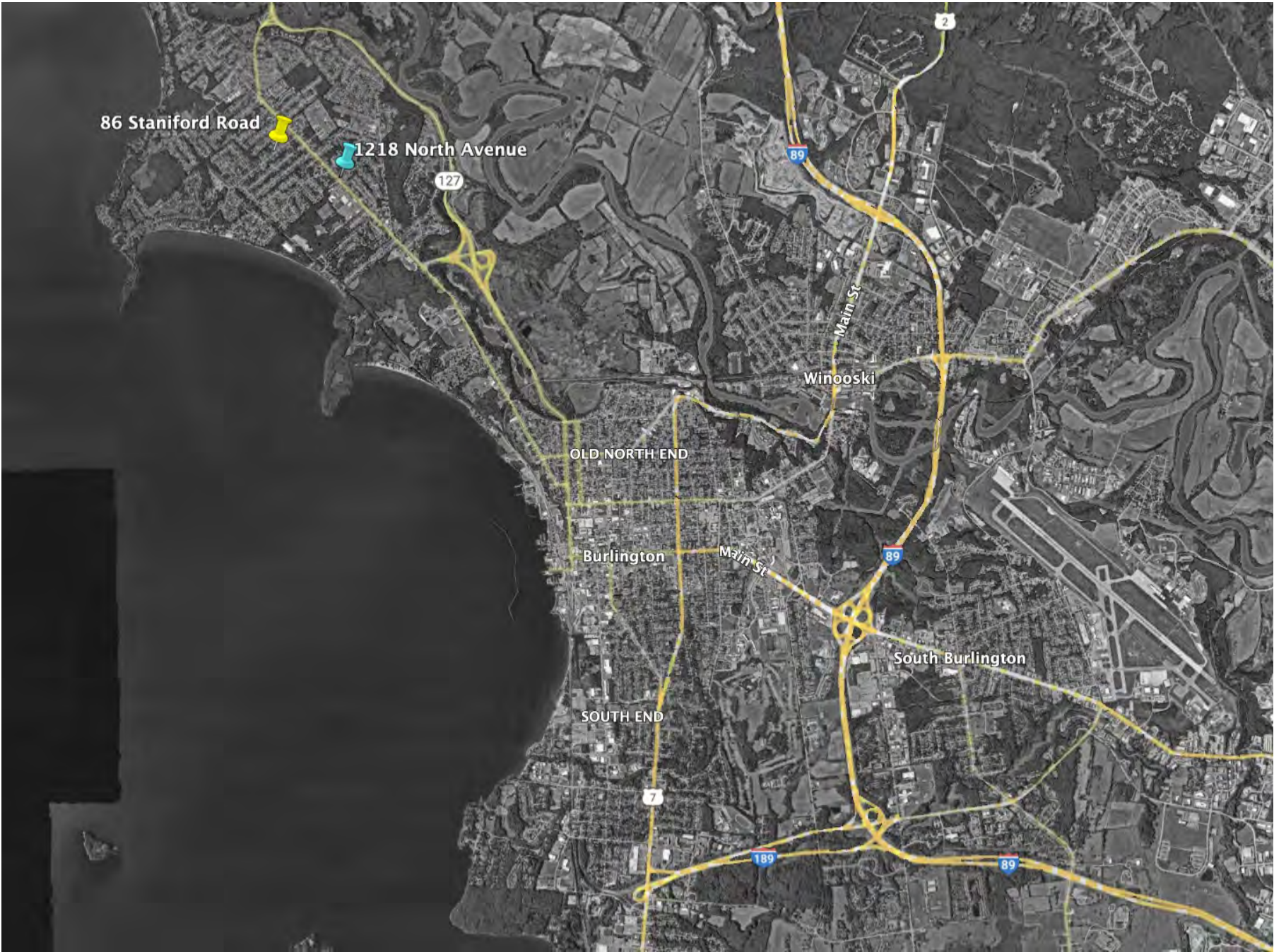


Existing Site

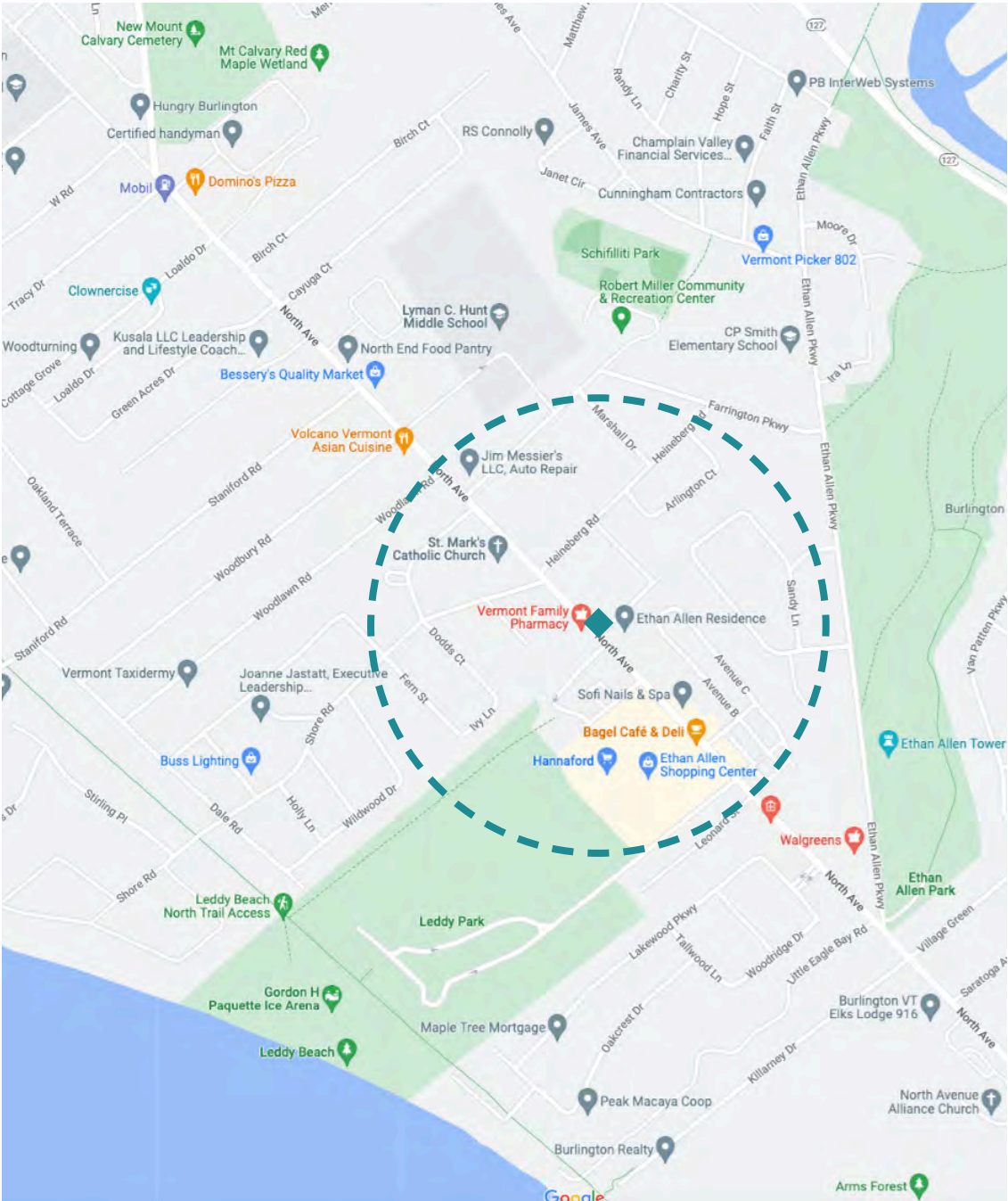
— Lot Test Study Area



Context Information



City Context (not to scale)



Neighborhood Context (not to scale)

- Lot Test Study Area
- 1/4 Mile Ped Shed





Missing Middle Housing Study

AARP Vermont

New North End
Burlington, Vermont
June 28, 2022



Cottage Court at 86 Staniford Road



Front of Lot from Staniford Road

Project Description

The existing condition is a single family house on a large lot, which has space to provide additional homes at a diversity of sizes.

The proposed design arranges smaller homes around a central green with the existing house anchoring the community and includes aggregated parking and a garden shed.

Missing Middle Housing Key Benefits

- 1 Diversity of choice in home sizes at a lower cost than a single family home.
- 2 Building size and form similar to a single family home.
- 3 Front porches, door yards, and stoops that support an active street life.
- 4 Housing types that contribute to walkable and rollable communities.
- 5 Housing types suitable for incremental and infill development.
- 6 Promotes safer environments through informal interactions with neighbors.
- 7 Cottage court has options for rent or ownership.
- 8 Options for extended family or multi-generational living.



Program Information



Aerial from Staniford Road

Program Info

Site Info

Width	149' - 6"	
Depth	273' - 6"	
Area	40,888 sf	(0.94 ac)
Units	6	
Density	6.4 du/ac	
Total Lot Coverage	40%	
Building Coverage	23%	
Impervious Coverage	17%	

Building Info	(E) House	Large Cottage	Small Cottage
Stories	2	1-1.5	1
Building Count	1	4	1
Building Type	-	2 bed / 2 bath	1 bed / 1 bath
Building Size	2,160 gsf	1,220 gsf	675 gsf

Parking Info

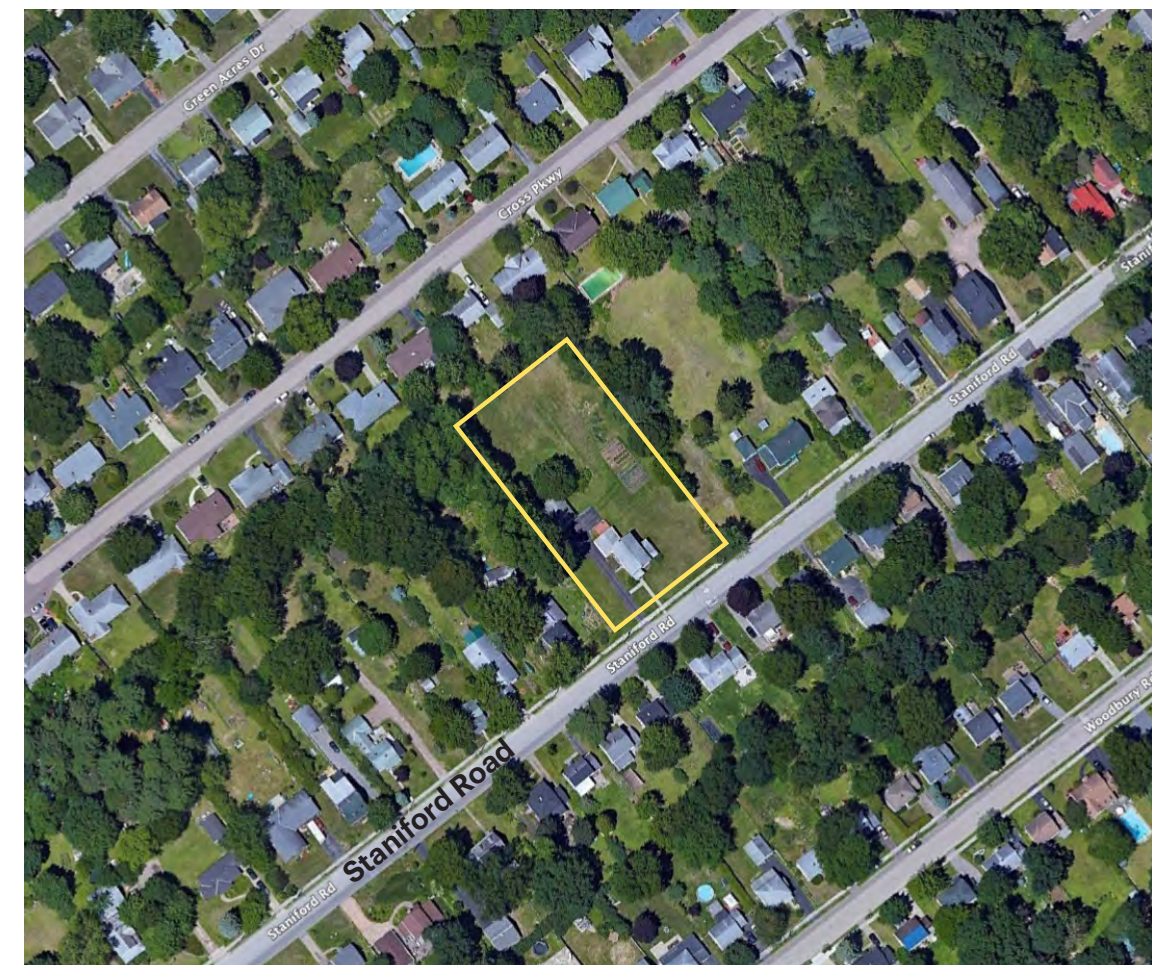
Garage	4
Off-Street	5
On-Street	6

Key Code Barriers for this Site (Residential Low Density, RL District)

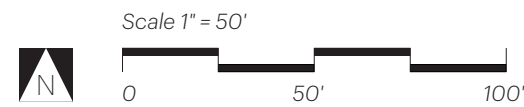
- 1 Not allowing multiple units (Section 4.4. Residential Density).
- 2 20 ft minimum frontage and arrangement of new lots may not allow for cottage court site plan (Section 6.1.2 Review Standards).
- 3 2 spaces per unit minimum (Section 8.1.8 Minimum Off-Street Parking Requirements).



Site Plan



Proposed Site Plan

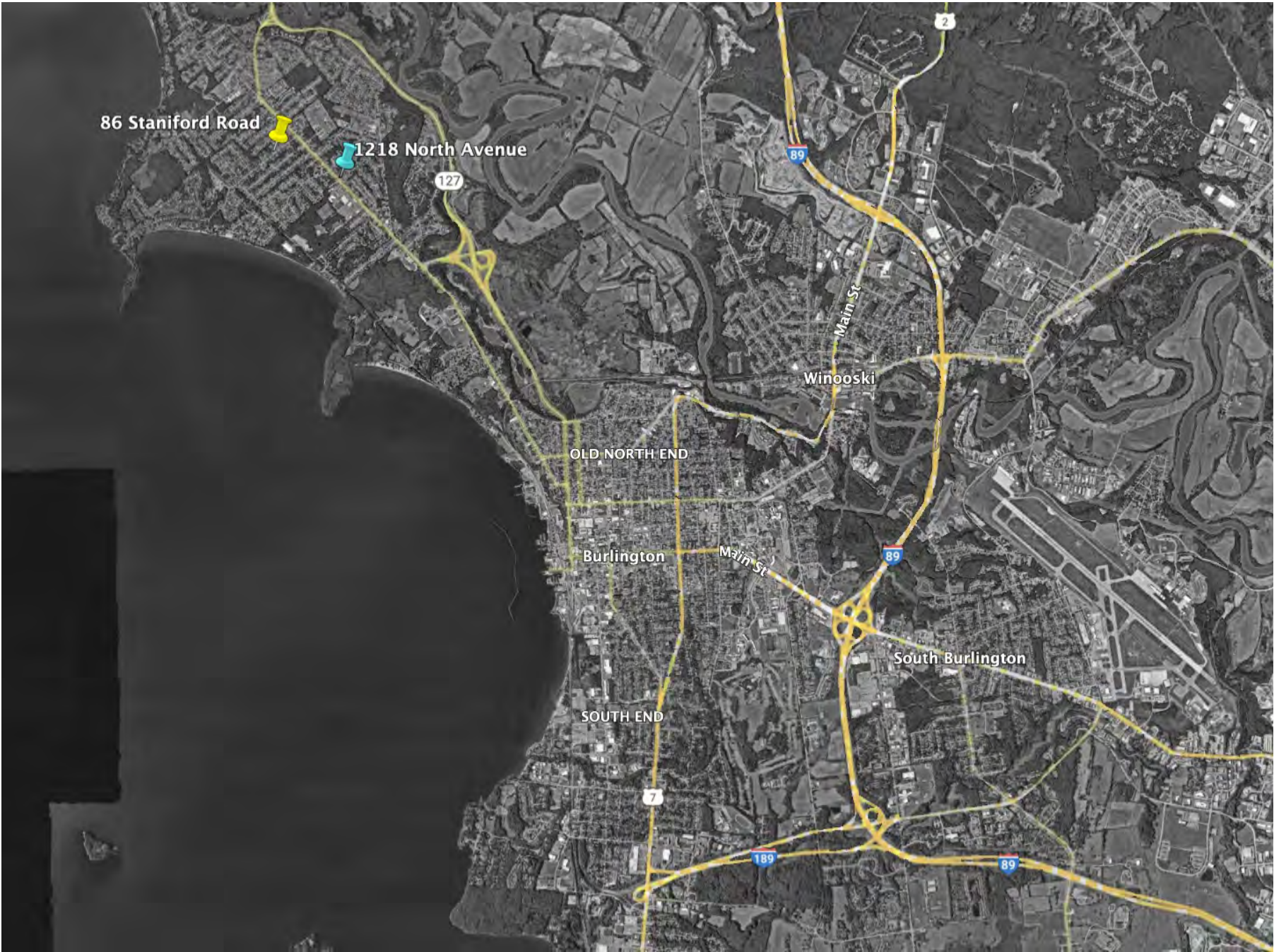


Existing Site

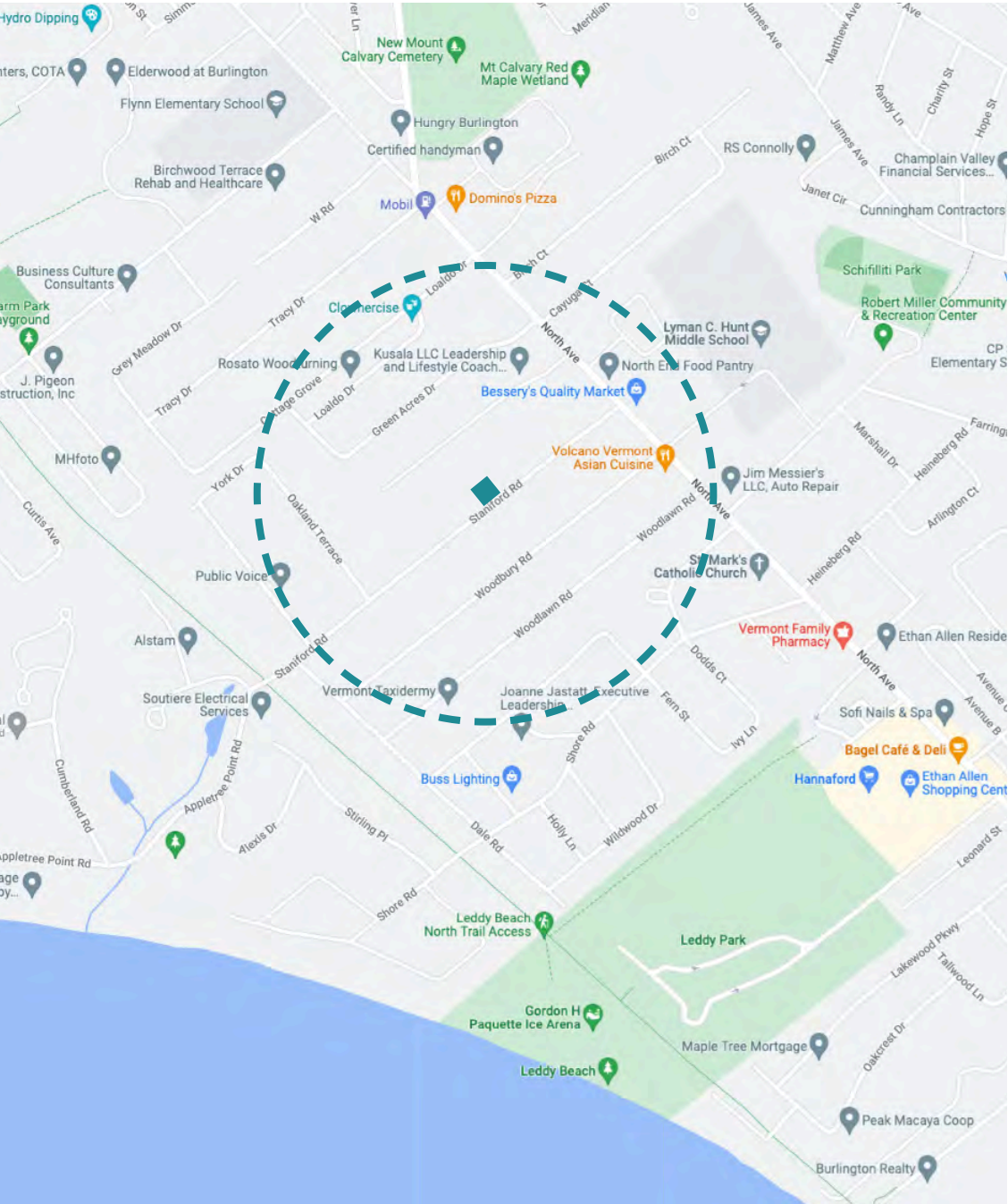
— Lot Test Study Area



Context Information



City Context (not to scale)



Neighborhood Context (not to scale)

- Lot Test Study Area
- 1/4 Mile Ped Shed



Shared Cottage Court



Looking South at the Garden and Cottage Court



Aerial from the North Corner of the Site.