

Inclusionary Zoning Unit Inventory--Completed and Underway (Dated 03/02/2017)

Note #1: This inventory has been updated from the version used for the "Evaluation of the City of Burlington's Inclusionary Zoning Ordinance dated January 2017."

Note #2: Units are only counted on this inventory after project is complete or when the project is fully permitted and construction is underway

Note #3: This inventory is subject to change as new information is becomes available.

Completed Units																	
CEDO Listed Permit Year (applied for)	Cert of Occupancy Year	Address	Name of project	Affordable Non-Profit - IZ Units	Private 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	Co-op IZ Units	Single Family Total Units	Single Family IZ units	IZ Units	On/Off Site	Notes
1990	1990*	220 Riverside Ave.	Salmon Run	12					80	12					12	On	
1990	1990*	72 Heineberg Rd.	Heineberg Senior	12					81	12					12	On	
1990	1990*	Hildred Drive (1 - 422 Hildred Drive)	River Watch		30		213	30							30	On	
1990	1990*	Valade Park (18-120 Valade St)	Valade Park		10		68	10							10	On	
1991	1991*	161 Austin Dr.	Red Rocks		15		103	15							15	On	
1992	1992	700 Riverside Ave.			1				8	1					1	On	
1992	1992	85 Archibald St.(formerly 83 Archibald)	Thelma Maple Co-op	3							20	3			3	On	
1992	1993	288 Flynn Ave.	Flynn Ave Coop	4							28	4			4	On	
1993	1993*	Queen City Park	Queen City Park	2			11	2							2	Off	Offsite units located at 34 Valade Park & 65 Venus Ave.
1993	1993*	693 Riverside Ave.		2					13	2					2	On	
1995	1995*	20 & 24 High Grove Ct.	High Grove Court		2		13	2							2	On	
1994	1997	33 North Ave.	Commodore Point		2		16	2							2	On	
1994	1998	1 Steele St. (aka 1 Main St.)	Main Street Landing		2		8	2							2	On	
1992	1998	325 Ethan Allen Parkway	Ethan Allen		2		13	2							2	On	
1996	1998	40 College St. (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 St. (aka 117-135 St. Paul)	Park Place	5					34	5					5	On	
1999	1999*	130 Mansfield Ave.	McAuley Square (3)	3					19	3					3	On	
1995	1999	25-31 North Champlain St.	Monroe Place	2					16	2					2	On	
2000	2001*	284 Grove St. (aka 300 Grove)			2				15	2					2	On	
1997	2001	78 Rose St. (aka 72-82 Rose)	Rose St. Artists Co-op	2							12	2			2	On	
2004	2003	1144 North Ave.			1				6	1					1	On	
2003	2003/06*	1044 North Ave.			1		9	1							1	Off	Offsite - unit transferred to 354 Manhattan Dr. see note below.
2002	2003	300 Lake St.	Waterfront Housing	10					40	10					10	On	
2002	2003*	84 North Ave.	ECHO	1					8	1					1	On	
2001	2004	106 Rose St.			1		6	1							1	On	
2001	2004	68 Pearl St.(aka 64 Pearl)	Bove's/Pearl	5					34	5					5	On	
2004	2005	187 South Winooski Ave.	Hood Plant		1		8		1	1					1	On	
2005	2005	272 Church St.	Converse Home	3					21	3					3	On	
2000	2006	140 Venus Ave. (original address)	Venus Ave	1									8	1	1	On	
2005	2006	81 South Williams St.			3		23	3							3	On	
2003	2007	354 Manhattan Dr.	Manhattan Hts.		1		15	1							1	On/Off	1 IZ unit onsite transferred from 1044 North Ave. HTF paid \$25,000 in lieu of 1 additional IZ unit.
2002	2008	235 Park St.	Benway Common		1		7	1							1	On	
2007	2009	180 East Ave./East Village Dr	East Village Co-Housing	5							31	5			5	On	
2007	2009	198 East Ave.			1		9	1							1	On	
2008	2009	40 Red Maple Ln.	Sophies Place	2					11	2					2	On	
2010	2010*	50 Barrett St.	Millview Court Condominium		1				8	1					1	On	
2005	2011	35 Cherry St.	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 Ave. (aka 1191 North Ave)	(Thayer) Avenue Apts			17			85	17					17	On	
2008	2012	155 Plattsburgh Ave.			1				9	1					1	On	
2007	2012	88 King St.	King Street Housing			3			20	3					3	On	
2012	2013	144 North Champlain St.			1				6	1					1	On	
2010	2013	23 Church St.			1				6	1					1	On	
2006	2013	237 North Ave.	Packard Lofts		4				25	4					4	On	
2012	2013	30-42 King St.			2				14	2					2	On	
2012	2013*	371 Pearl St.			2				7	2					2	On	
2007	2014	183-187 St. Paul St. (aka 193 St. Paul)	Stratos		5		33	5							5	On	
2013	2015	200 North St.	Abe's Corner		1				6	1					1	On	
2014	2015	237 N. Winooski Ave.	Maiden Lane		4				28	4					4	On	
2000	2015	343 North Winooski Ave.	Bus Barns		4				25	4					4	On	
2015	2016	140 Grove St.	Bayberry Apartments		4				28	4					4	On	Temporary Cert. of Occupancy for Phase 1A and 1B. 232 units (and 35 IZ units) planned in all phases.
2009	2016	161 St. Paul St.	Hinds Lofts		2		15	2							2	On/Off	Offsite - 2 units located at 88 King St
2013	2016	179 Elmwood Ave.			1				9	1					1	On	
2015	2016	247-249 Pearl St.			4				29	4					4	On	
2015	2016	289 College St.			2				12	2					2	On	
2013	2016	258-260 N. Winooski Ave.	Silversmith Commons		3				22	3					3	On	
2014	2016	33-43 Bright St.	Bright Street Cooperative		6				40	6					6	On	
Completed Unit Totals				86	112	20	694	80	766	123	91	14	8	1	218		

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

Completed		
IZ Condos	80	36.70%
IZ Rental	123	56.42%
IZ Co-op	14	6.42%
IZ Single family	1	0.46%
Grand Total IZ Units	218	100.00%
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Total Units	1559	14%

Completed		
Affordable Non-Profit - IZ Units	86	39.45%
Private Developer - IZ Units	112	51.38%
Affordable Non-Profit partnership with Private Developer - IZ units	20	9.17%
	218	100.00%

Units Underway (In Construction)																	
2015		140 Grove St.	Bayberry Apartments		31				204	31					29	On	Construction is underway. Temporary Cert. of Occupancy for Phase 1A and 1B.
2014		194 St. Paul St.	Eagle's Landing		17				115	17					17	On	Construction is underway
2015		185-195 College Ave.	Burlington Free Press Building		5				32	5					5	On	Construction is underway
Totals				0	53	0	0	0	351	53	0	0	0	0	51		

Completed and Underway		
IZ Condos	80	29.52%
IZ Rental	176	64.94%
IZ Co-op	14	5.17%
IZ Single family	1	0.37%
Grand Total IZ Units	271	100.00%
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Total Units	1910	14%

Completed and Underway		
Affordable Non-Profit - IZ Units	86	31.73%
Private Developer - IZ Units	165	60.89%
Affordable Non-Profit partnership with Private Developer - IZ units	20	7.38%
	271	100.00%

Units In Development																	
		351 North Ave.	Cambrian Rise														
		75 Cherry St.	Burlington Town Center														
		316-322 Flynn Ave.															
		66-96 Colchester Ave.															

Projects permitted prior to enactment of Inclusionary Zoning in 1990, but which were built after 1990:	Total Number of Units
200 Lake St	19
Northshore	60
Calarco Ct.	5
Birch Ct.	18
River's Edge	60
216 Lake St.	15
Grey Meadows	35
Strathmore	83
Haven	60
Total	355