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208-212 North Winooski Avenue – DRB Application Narrative  
REVISED 12/11/17

DEPARTMENT OF  
PLANNING & ZONING

Description of the Proposed Change of Use:

The proposed change of use consists of replacing the current retail use (convenience store and beverage redemption center) with a restaurant (permitted use) and a food processing facility (conditional use) within the existing 1-story structure. Minor changes to the current building elevations are also proposed, infilling some existing small windows and single-leaf swing doors, infilling the current overhead door openings with a mix of new storefront doors and siding, and installing three exhaust fans on the roof.

The North Winooski Avenue corridor is an important mixed-use spine in the Old North End neighborhood of Burlington and the gateway into the City of Burlington from many destinations north and east of the city center. A number of positive redevelopment projects have occurred along the North Winooski Avenue corridor over the past 20 years or so including the reuse of the historic bus barns, creation of the Old Spokes Home bicycle shop, development of the McClure Multigenerational Center, the Chittenden Emergency Food Shelf and Redstone's mixed-use projects at 237 and 258-260 North Winooski Ave. A number of other existing buildings have been repurposed to include unique shopping such as Jamba's Junktiques, a variety of uses at 274 North Winooski, award-winning Barrio Bakery and the African Market. The proposed change of use for 208-212 North Winooski Ave endeavors to continue the ongoing evolution of North Winooski Avenue into a vibrant mixed-use district.

The existing site is completely impervious, covered by a parking area to the north and the existing building footprint. There are no proposed changes to the existing site plan and, as shown in the attached parking calculations, the proposed new use would require the same number of parking spaces as the current use. The restaurant and food processing facility will continue to use both the 3-space off-street parking area just north of the building, and the on-street loading spaces along the east and west side of the building for their frequent loading and unloading of goods and supplies. The property is located in the shared use parking district within the Neighborhood Mixed-Use District and based on the owners' past experience, the close proximity to downtown is expected to attract employees and clients that are more apt to bike/walk, use public transportation and/or CarShare.

Proposed Days and Hours of Operation:

The proposed restaurant and food processing use is anticipated to have maximum hours of operation from 8am to 2am, and operate up to seven days a week.

Estimated Number of Employees:

The restaurant use is anticipated to have a maximum of 6 employees working there at any one time, while the food processing use anticipates a maximum of 4 employees. The peak hours of operation for the two uses are not anticipated to overlap, minimizing the total numbers of employees in the building at any one time. Management of the building will not entail any on-site employees based out of the property with maintenance functions conducted on a part-time basis by employees who are based off-site.

208-212 North Winooski Ave  
Change of Use Application  
Parking Calculations

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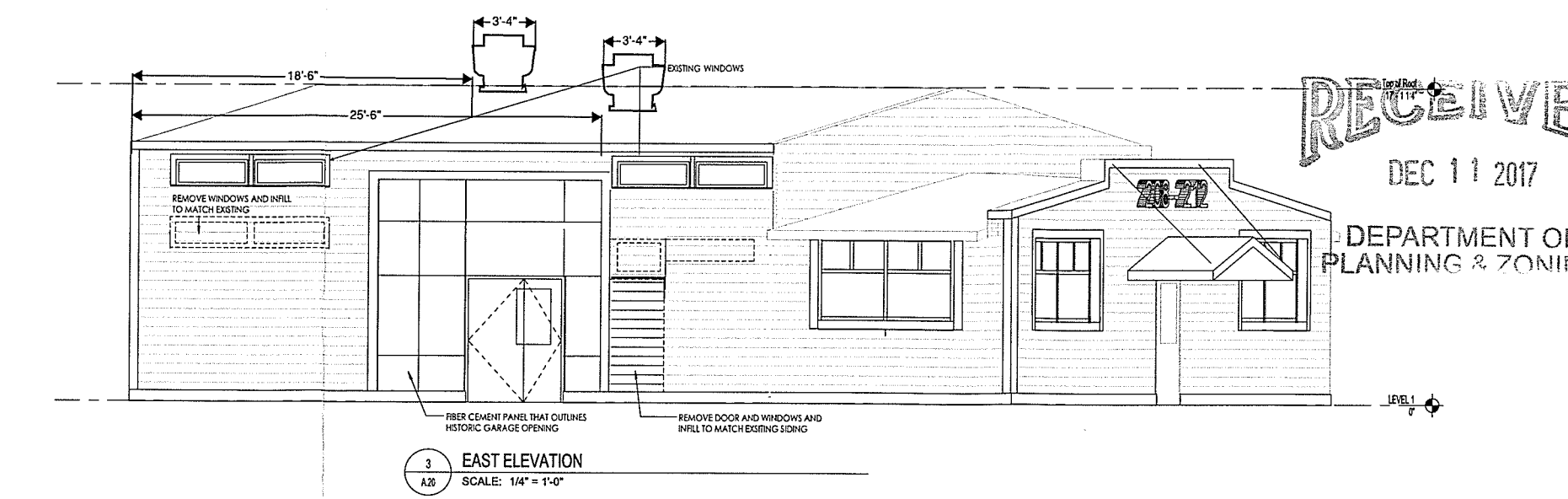
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		Gross SF	Spaces per 1,000 SF	Required Spaces
Current Use:	Convenience Store	3,263.00	2	6.53
New Uses:				
Tenant 1	Restaurant	1,963.00	3	5.89
Tenant 2	Food Processing	1,300.00	1	1.30
	Total	3,263.00		7.19

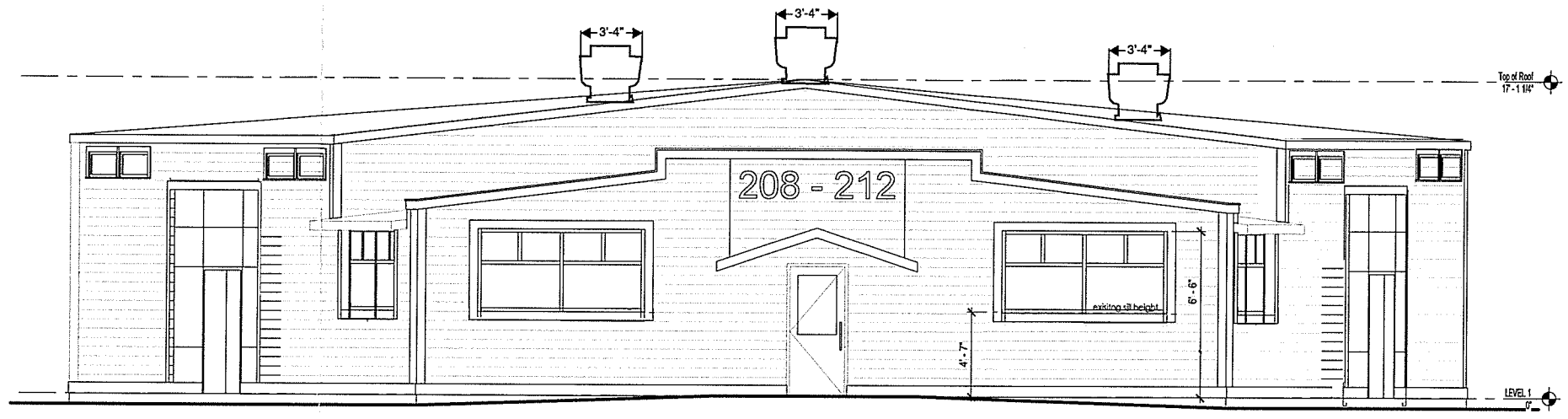
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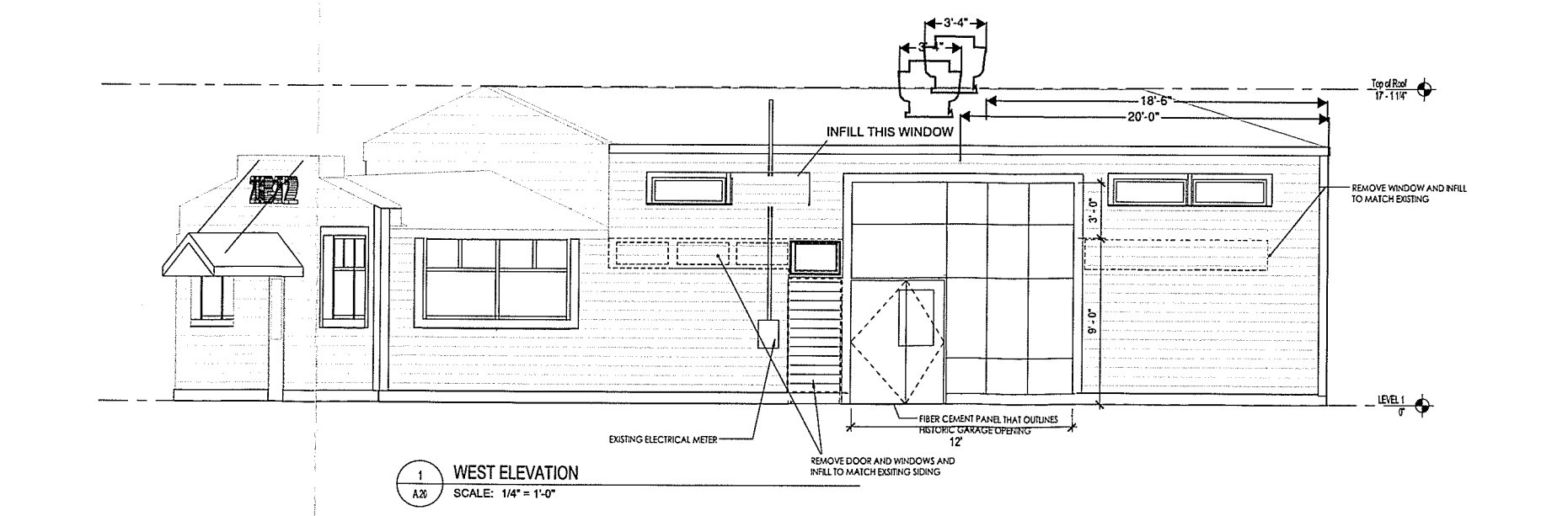
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3 EAST ELEVATION  
A20 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
A20 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION  
A20 SCALE: 1/4" = 1'-0"

**208 NORTH WINOOSKI AVE.**

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Burlington, Vermont

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DATE: 06/07/17  
SCALE: 1/4" = 1'-0"

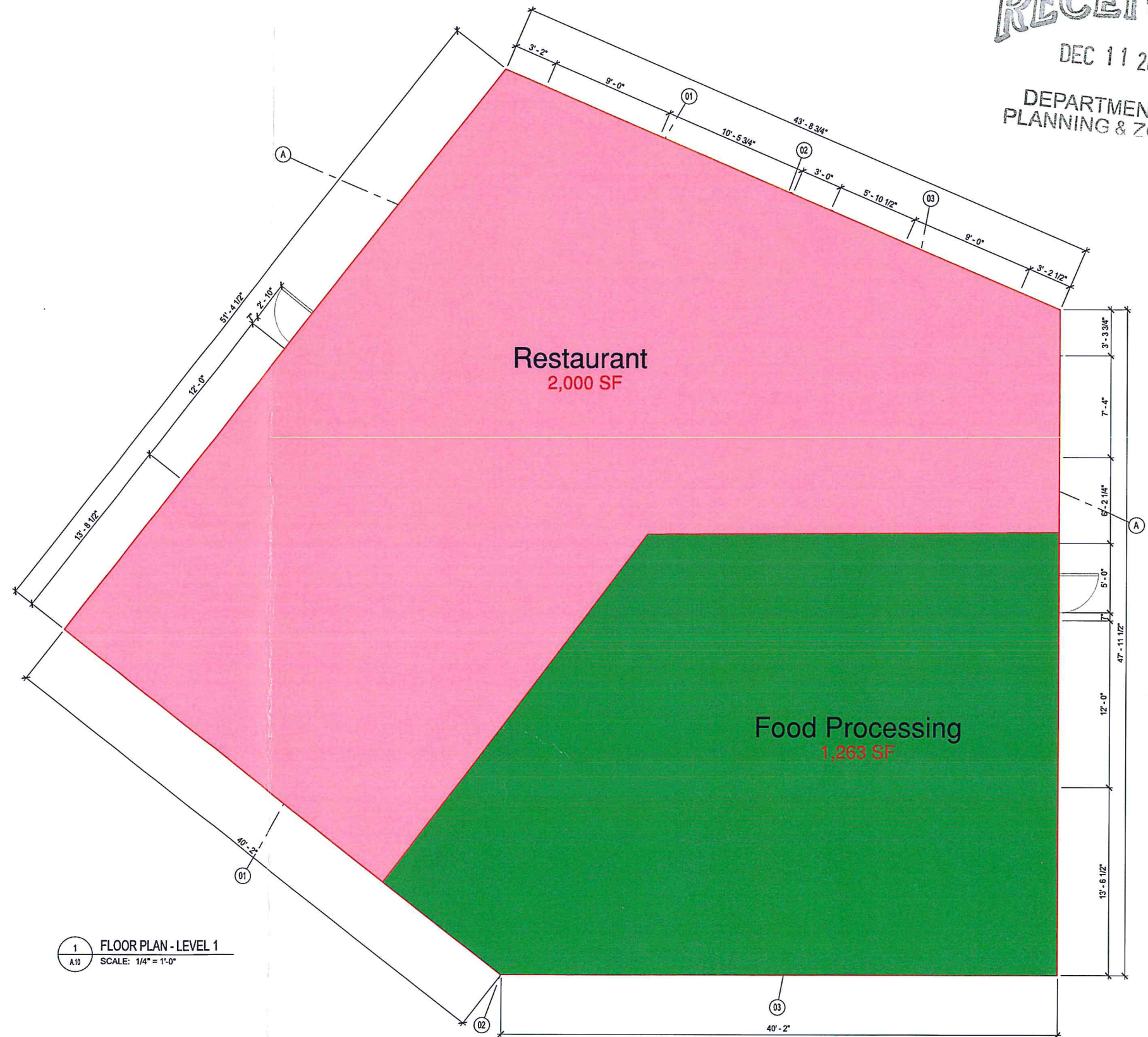
ELEVATIONS

SHEET NO.

**A.20**

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1 FLOOR PLAN - LEVEL 1  
A.10 SCALE: 1/4" = 1'-0"

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# 208 NORTH WINOOSKI AVE.

Burlington, Vermont

**HINGE**  
architecture  
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802.793.9840

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DATE: 10/17/16  
SCALE: 1/4" = 1'-0"  
DRAWN BY: ma  
CHECKED BY: MA  
PHASE:

FLOOR PLAN - LEVEL 1  
SHEET NO: **A.10**