

Permit Narrative

The Vaults: 20 Howard Street, Burlington Vermont

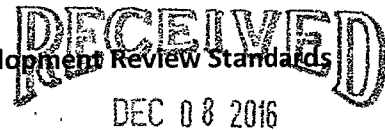
Project Description: Proposal is for a mixed use structure: three stories above underground parking. Uses include artist studios, offices above and two residential units which replace two units in an existing duplex on the site. Three existing buildings to be removed include a duplex (30-32 Howard St.) and two unheated structures used for storage, (20 and 20a Howard Street). The Industrial nature of the site and the surrounding Pine street corridor offer a varied mix of new and old. This site abuts the residential zone and we feel that the Vaults project should provide transition to the neighborhood on Howard St.

Plan BTV: This site is located in the Enterprise Zone. Artist studios, maker spaces and other creative enterprises are encouraged by Burlington's ordinances and Master Plan. The goal of this new building is to add spaces for these uses while keeping rents low enough for artists to continue to affordably live and work in our community.

Combining two existing lots: This property consists of two lots, the major lot is the entire block from Marble Ave to Howard St. including all commercial buildings from the east side of Pine St. to the rear of residential lots on the west side of Hayward Street. The second lot (30-32 Howard St.) is a duplex. Both lots are located with-in the Enterprise Zone. The two lots will be combined as part of this permit.

Lot Coverage: The area of property disturbed by this construction project is about 15% of the entire property. In the disturbed area (+/- 22,000 sf) we propose to decrease lot coverage and provide approximately 1500 SF more green area.

Commentary RE: "Citywide Development Principles" Article 6: Development Review Standards



Section 6.0.1 Citywide Development Principles

a) Complement context & environment

- New maker space represents contemporary version of and connection to the historic industrial nature of site and neighborhood.
- Creative project programming adds much needed affordable studio and work space for artists in the Enterprise Zone.
- Fresh expression of typically industrial palette of materials relates to adjacent original industrial neighborhood fabric. The stepped south façade relates to and helps transition to the scale of residential Howard Street to the east.

b) Natural features

- Existing street trees will be protected; existing trees at property line will be protected & maintained.
- Existing 'red warehouse' foundation will be left in place to prevent disturbance of adjacent property.
- Slope on site of 11 feet will be respected and will allow access to multiple building levels.

c) Complement context & environment

- Proximity of other artists and makers facilitates collaboration and community.
- Grows out of and builds upon existing community fabric and relationships.

d) Mitigate adverse effects of vehicles & give pedestrians priority

- Uses existing curb cuts; loading areas are off-street.
- Cars are parked off-street and within structure.
- Maintains 'back street' character and pedestrian scale.
- New ground level glass garage door fronts echo loading doors of old structure while providing daylight, open air, and occasional loading in/out capabilities.
- Utility equipment are located within the building; dumpster locations are screened from off site.

e) Accessibility: Provided via exterior ramp and elevator service to all floors.



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f) Burlington's architectural and cultural heritage

- New 'maker' space follows in footsteps of the area's tradition of small scale industrial production.
- Building mass is similar in scale and appropriate to that of older structures in the Enterprise Zone.
- Building mass is reduced and elevation is treated differently for the residential units on the south end of the building which is adjacent to residential structures east from the Vaults site on Howard St.
- Exterior materials and some of fenestration recall structures and smaller scale common to 19th century industrial enterprise and typical of the surrounding neighborhood.

f) Climate sensitive and environmentally-conscious design

- Energy efficient materials, practice, detail.
- Salvage and reuse materials from removal of structures when possible.
- Plan and mass take advantage of solar access; solar shading is planned where appropriate.

h) Reflect community values

- The Vaults project will support and enhance Burlington's dynamic and vibrant arts scene.
- The Vaults project is sensitive in scale and complementary in materials and detailing to the historic fabric and architectural features of the Pine Street Enterprise Zone.

Section 6.2.2 Site Plan Design standards

- a) **Natural features:** See commentary for 6.0.1.b. Previously developed site.
- b) **Topographical alterations:** The building uses existing 11 foot grade change for access to two levels.
- c) **Protection of important public views:** The building will be set back from the street slightly further than existing buildings. There is no impact on views from any public way or private property due to the height of the existing structures on the site.
- d) **Protection of important cultural resources:** This property is the home of artist studios and Maker spaces, the heart of Burlington's art scene. The proposed structure includes artist studios with large floor to ceiling openings to the west access allowing the artist community more space to interact and collaborate, increasing creative energy.
- e) **Supporting the use of renewable energy sources:** The developer is reviewing option for on-site power production from solar panels. No agreements are pending.
- f) **Brownfield sites:** Soils analysis will be complete prior to issuance of a permit.
- g) **Provide for nature's events:**
- See attached plans from Engineering Ventures. We will continue to work with city to develop on site treatment areas. Final plans will be submitted prior to issuance of a permit. (See Exhibit E)
 - *Storm Water:* The project is located within the watershed that drains to the main WWT plant. Our intent is to reduce the initial storm flow from the site during a major event by installing an on-site collection structure and surface retention. Increased green space and the change from sloped roofs to flat roofs will further reduce flows during a storm event.
- h) **Building location and orientation**
- The new structure fits the existing pattern of the street responding to the massing of the Duplex on Howard Street and the commercial buildings on Pine Street. (See Exhibit A)
 - Existing duplex is 25'+ to roof edge, proposed residential façade is also 25' at east elevation.
 - Existing duplex is set back 6' from front property line, existing Vaults building 0', new building is proposed at 8' setback to 25' height and from 11' to 20' setback east to west along the top floor.
 - Entrances for the dwelling units will be at the narrow end of the proposed building facing Howard Street. The commercial entrance on the west facade will face an on-site alley and an open area between two existing buildings to the west reinforcing the artist community connection.

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i) Vehicular access

- The existing Alley Curb cut will remain in the same location and width.
- We propose that the residential curb cut be moved east approximately 25 feet and fit between the existing street trees.
- Vehicular emergency access will be improved by widening the existing narrow alley and tight turn accessed from Howard Street to a minimum of 20' between buildings.
- An existing loading platform on the East façade of the old EB Whiting factory will be modified to provide a minimum of 17' clearance to our new building.

j) Pedestrian access:

- Pedestrian access and safety will benefit from the straighter and wider alley.
- New sidewalks will connect Howard Street to new entrances on the South and West.

k) Accessibility: Provided via exterior ramp and elevator service to all floors.

l) Parking

- Access to proposed parking under the building is hidden from the street and is proposed to serve only this building.
- Parking for the residential units is separate from commercial parking and will be located adjacent to an existing residence helping to re-inforce the connection between residential neighbors.
- A parking analysis for the entire property prepared by Unsworth Properties follows in Exhibit B.
- Bicycle parking is provided for 12 within green space along the interior driveway.

m) Landscaping and fences

- Existing fences will be maintained or replaced. See attached preliminary landscaping plan for concepts. Final plan will be submitted prior to receiving a permit.
- We request that the 30" silver Maple in the tree belt located near the SE corner of the new building be trimmed to prevent existing branches from contact with the building siding.

n) Public plazas and open space: NA

o) Outdoor lighting: All exterior lighting is building mounted shielded down lighting.

p) Integrate infrastructure into the design:

- Rooftop mounted HVAC equipment will be set back from the edge of the building so it is not seen from the ground.
- Utility meters and connections will be screened or integrated into façade design.
- Trash collection on site for commercial tenants is located approximately 300 feet from the building entrance in fully screened area.
- A fenced area is provide for totes for the residential units. See site plan for locations.

Section 6.3.2 Architectural Design standards

a).1 **Massing, height and scale:** The volume of the building is broken down by projecting areas, recessed porches, varied glazing patterns and a variety of siding materials, textures and colors. The sloped site will allow us to reduce the apparent height of the building from the east. This building will be similar to other structures nearby which are three stories or more. Massing from the street when approached from the east will appear similar to the residential building it replaces. The street façade is divided by a recessed porch presenting two faces of similar proportions to the existing houses further east on Howard street. Massing from the north and west will be consistent with adjacent commercial structures.

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a).2 **Roofs and rooflines:** The flat roof on the proposed Vault building is consistent with other structures and matches the flat roof of the residential duplex that is to be removed. The parapet line will be broken with different heights, façade jogs and two screens for display of artists work.

a).3 **Building openings**

- Entrances for the dwelling units will be at the narrow end of the proposed building facing Howard Street reinforcing the connection with the residential neighborhood.
- The accessible commercial entrance on the west facade will face an on-site alley and an open area between two existing buildings to the west reinforcing the artist community connection.
- Window openings vary with occupancy and façade treatment.

b) **Protection of important architectural resources:** See [Exhibit D](#). The original Vaults building has 7 storage bays facing west. This new building will have 7 bays with glazed doors also facing the alley in an historic reference to the existing structure.

c) **Protection of important public views:** See 6.2.2.c.

d) **Provide and active and inviting street edge:** The decision to put the commercial entrance on the alley is based on a desire to draw people into the interior spaces of the property where artist and food events occur weekly. We have widened the alley to encourage entry from the point. The residential façade facing the street is detailed to transition from residential scale to industrial aesthetic.

e) **Quality of materials:** Brick, metal and glass on a concrete base create a varied façade with durable low maintenance products. Careful detailing will create a durable building equal to the existing factory structures created over 100 years ago on this site. Facades facing the industrial buildings will relate to those buildings through material choice and color.

f) **Reduce energy utilization:**

- *Envelope:* including walls floors and roof is proposed to exceed the Vermont Commercial Energy code by at least 30%.
- *Windows:* are proposed to be R-4 operable and fixed units which exceed code by at least 40%.
- *Doors:* Fully glazed swing doors, opaque doors and glazed overhead doors are proposed to exceed the Vermont Commercial Energy code by at least 15%.
- *Water Conservation:* The plumbing design will include water-efficient fixtures. Water cooled mechanical equipment will use water saving heat rejection systems that meet or exceed the 2015 Vermont Commercial Building Energy Standards.
- *Rooftop equipment:* HVAC equipment and water heaters will meet or exceed efficiency requirements dictated by the 2015 Vermont Commercial Building Energy Standards. Energy recovery exhaust system will used when applicable.
- *Lighting:* All lighting to be highly efficient LED with occupancy sensors and daylight controls where economically feasible.

g) **Make advertising features complementary to the site:** Artists will be chosen to display their work in two exterior areas of the building on metal screens. No advertising will face the street. Street numbers will be visible over doors.

h) **Integrate infrastructure into the design:** See 6.2.2.p.

i) **Make spaces secure and safe:** All exterior doors will be secured with passcode locks.

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Other Information:

Utilities:

Water Supply: See Exhibit C by Engineering Ventures. A city water line is mapped as running down the center of Howard St. The site is also fed from Pine Street through on-site lines. Existing Hydrants are located on Howard Street opposite the alley and directly North of the proposed building on-site. A new water service entrance will be in the SW corner of the building. New service will also be provided to the existing building west of the alley.

Sewer: See Exhibit C by Engineering Ventures. Existing 10" combined wastewater main is located in the center of Howard Street. All new fixtures will be low flow type. See above for on-site storm water treatment. The sewer and storm water systems are not separated on Howard or Pine Street. We will run separate lines from this structure to the manhole in Howard Street so that the city may easily separate flows in the future.

Natural Gas: The building will connect to the existing natural gas main running down Howard St.

Power: Per Burlington Electric, it appears that three phase power will need to be extended to the project site. Due to the size of the building and anticipated electrical loads, a pad mount transformer is ✓ anticipated. Electrical metering will be segregated, by common spaces, residential units, and commercial office areas.

Aesthetics: Facades facing the industrial buildings will relate to those buildings through material choice and color.

Traffic: Lamoureux and Dickinson will prepare an Engineers Traffic report showing impact of this project in this neighborhood prior to issuance of a permit.

Hazardous materials: Test reports for soils, asbestos and lead paint will be submitted to the city and other authorities prior to issuance of a permit.

Construction procedures:

Site Access: Vehicular and pedestrian access during construction will be limited to the two wider entrances to the property from Pine Street. Once exterior construction and paving is complete the Howard Street access will be restored.

Site Storage/security: The site will be fenced during construction to provide safety for neighbors/visitors and security for contractor equipment and building materials.

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