

111 Shelburne Road
Parking Plan
January 2017

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DEPARTMENT OF
PLANNING & ZONING

Background:

The property at 111 Shelburne Road, the Bel Aire Motel, was purchased by the Champlain Housing Trust in December 2016. CHT is proposing converting the property from the non-conforming motel use to 8 apartments.

The existing parking lot has two rows of diagonal parking spots with a total of 13 spots. The spots do not meet dimensional requirements and a portion of the southern row is on the adjacent City park land.

CHT is proposing to reconfigure and slightly expand the parking lot to provide 9 spots for the apartments including one ADA-compliant spot, and 3 spots that would be shared with the Parks Department for use by gardeners using the Callahan Park Community Gardens. The Parks Department is supportive of our request for an easement to support this plan.

The 8 newly created apartments will include 1 efficiency, 5 with one-bedroom, 1 with two-bedrooms and 1 with four-bedrooms. They will house people who are patients of the UVM Medical Center who are homeless or in need of a safe, convenient home to recover from medical procedures. These will be residents who are very low-income and unlikely to own cars. We are therefore requesting a 25% waiver of the parking requirement.

- a) **Required parking:** The property is in the Residential Low Density district which requires 2 parking spaces per dwelling unit. With 8 apartments, the site is required to have 16 parking spaces.
- b) **Parking Plan:** The site is able to support 75% of the total parking requirement – 12 spots. Of these, three will be shared with gardeners. Because of the low-income population to be served and its close proximity to downtown and public transportation one spot per unit, with shared use of three spots for visitors will be more than adequate.
- c) **Parking Demand:** The 8 apartments will house homeless and very low-income people who are unlikely to have vehicles. Of the eight apartments, six are efficiency and 1 bedroom units, so if the resident has a car, there would only be one. More likely than resident vehicles will be parking needed for short-term visitors and service providers including Visiting Nurses and Meals on Wheels. There will be staff from Safe Harbor on-site to coordinate services to the residents who will need two parking spots. The parking demand for gardeners will be highest at the beginning and end of the growing season, with no demand over the winter. Because of a lack of resident-owned vehicles, the parking will be adequate to meet these other parking demands.
- d) **Strategies to reduce demand:** As a policy, the Champlain Housing Trust requires that tenants identify any cars they own at the signing of the rental lease. A parking permit is issued for that vehicle. On-site Safe Harbor staff will monitor parking and regular parking of un-permitted vehicles, except by gardeners in the shared spots, will be prohibited.

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Champlain Housing Trust
Bel Aire Motel Redevelopment

DEPARTMENT OF
PLANNING & ZONING

111 Shelburne Road

Non-conforming motel use in RL district

.49 acres; existing lot coverage 57.1%

Proposed change: 8 apartments

Section 5.3.4(a)(1) Non-Conforming Uses:

Allows a combination of bonuses, up to a maximum of 20 du/ac in RL:

Inclusionary Housing bonus allows: 8.75 du/ac in RL

Residential Conversion Bonus allows: 8 du/ac in RL

Total of 16.75 du/ac allowed x .49 acres = 8.20 units = **8 units**

Lot coverage:

Adaptive Reuse Bonus: maximum lot coverage not more than 125% of pre-existing coverage

Proposed = no change

Parking:

Existing - 13 non-conforming

Proposed – 12 including 2 ADA spots. 18' deep spots with 20' drive lane.

3 spots will be shared use with City gardens at Callahan Park

Scott Gustin

From: Michael Monte <MMonte@champlainhousingtrust.org>
Sent: Tuesday, February 28, 2017 9:59 AM
To: Scott Gustin
Cc: Amy Demetrowitz
Subject: Clarification on Zoning
Attachments: Parking plan.doc

Scott:

Hope you are well.

Here's the clarification to the attached:

- There will be five (5) permanent long term apartments available to lease on a yearly basis
- There will be three (3) shorter term apartments with leases with tenants that run week to week. The length of the stays are expected to be up to 6 months, but could be longer or shorter.
- There will be no day to day agreements, and this will not be operated like a Motel.

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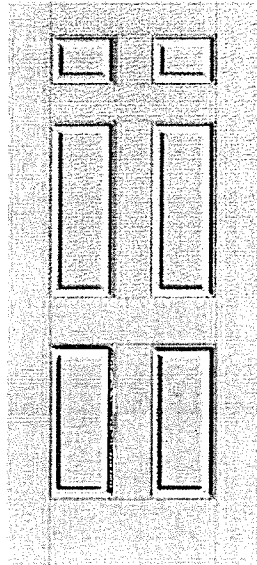
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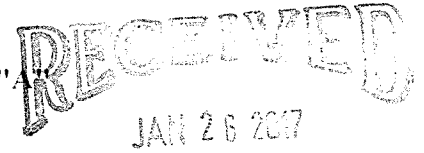
Door Details



Save My Door



Door Type "A"



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Create curb appeal with plenty of color options. Smooth-Star features crisp, clean lines with a smooth, paintable surface. A much more attractive and durable alternative to steel, it has the look of a real wood door with all the benefits of fiberglass. From curb appeal to convenience, Smooth-Star entry doors are made to keep up with your lifestyle.

Fiberglass Entry Door Systems: Smooth-Star

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

6 Panel Style IDs	Available Sizes	Available Options
 S210	2'6" N x 6'8"	
	2'8" x 6'8"	
	2'10" x 6'8"	
	3'0" x 6'8"	
	2'8" x 7'0"	
	2'10" x 7'0"	
	3'0" x 7'0"	

Finish Option: Paintable