

Burlington Development Review Board

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BURLINGTON DEVELOPMENT REVIEW BOARD

THURSDAY July 5th, 2018, 5:00 PM

Contois Auditorium, City Hall, 149 Church St, Burlington, VT

MINUTES

Board Members Present: A. Hart, B. Rabinowitz, A.LaRosa, G.Hand, S.Tilton, S. Harris, J. Drummond (Alt.)

Board Members Absent: A.Zipparo, Z. Hightower

Staff Members Present: Scott Gustin, Mary O'Neil, Ryan Morrison, and Layne Darfler

I. Agenda

Other business: organizational meeting will be held on August 7th.
No changes to the agenda

II. Communications

Supplemental communications provided for 1 and 15 Industrial Parkway as well as 56,58, &66 North Ave

III. Minutes

Minutes from the June 19th meeting will be discussed at the deliberative

IV. Consent

1. 18-1046CA; 1 Industrial Parkway (ELM, Ward 5S) Chittenden County Transportation Authority

Construction of access ramp between 1 and 15 Industrial Parkway, full depth reconstruction of the existing parking lot and driveway apron and site lighting. Construction of a dry swale with overflow discharging by controlled outlet structure and stabilized outfall to municipal drainage system. (Project Manager: Mary O'Neil)

AND

18-1047CA; 15 Industrial Parkway (ELM, Ward 5S) Chittenden County Transportation Authority

Construction of an access ramp between 1 and 15 Industrial Parkway, as well as full depth reconstruction of the existing parking lot and driveway apron at 1 Industrial parkway and site lighting. No changes in use; additionally the project includes the construction of a dry swale (with underdrain), with overflow discharging by controlled outlet structure and stabilized outfall to municipal drainage system. (Project Manager: Mary O'Neil)

A.Hart: Has the applicant received and reviewed the staff comments?
Did not receive them

A.Hart: Any public present wish to speak about this project?
None

A.Hart: Do any members of the Board object to this item remaining as consent?
None

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A.Hart: New plans were submitted in response to staffs questions regarding parking spaces

M. O'Neil: Plan was not provided with parking count but now new info has been forwarded- response has been forwarded to board; would like to change condition number 6 wording to say they shall provide parking sufficient to meet the parking requirements;

A.LaRosa: Motion to approve and adopt staff findings and recommendations with the addition of the language to change condition number 6 regarding parking spaces.

G.Hand: seconds

6-0-0

V. Public Hearing

1. 18-0899CA/MA; 56, 58 & 66 North Ave (RM, Ward 3C) Sara Holbrook Community Center

For the purpose of closing the public hearing regarding: combining three parcels and expand Sara Holbrook Community Center at 66 North Avenue, demolish a duplex and garage at 58 North Avenue, and demolish a duplex and a shed at 56 North Avenue. (Project Manager: Ryan Morrison)

A.Hart: Public Hearing was held two weeks ago, since then the Board got together to deliberate. We needed more information regarding the parking management plan.

B.Duncan: Handed out revised parking management plan

A.Hart: Are there members of the public who wish to speak about this matter?

Confirmed

A.Hart: We will reopen the public hearing tonight but limit the discussion solely to questions and comments regarding the parking management plan

B.Pine: Spoke in favor of the Center; most families walk or ride bikes to the center; supports approving the parking waiver

B.Duncan: Staff had some comments and concern so we made some changes; mostly because of parking increase. Staff suggested the ESL classes be treated as community center use which requires 3.3 parking spaces. Raised parking count from 20 to 22; the idea behind it are the same. Looked closer at the actual parking, revised site plan to make compact spaces 8 x 18; decreased lot coverage by 50 sqft to get all spaces at 9 ft; showed weekday vs weekend use via power point. The 15 parking spaces shown are the outcome of the adjustments made. Discussed parking spaces sizes and options they have. Main diff is now we are looking for 7 space variance instead of 5 because of the use distinction. Reasons include the historic use, persons who bike, bus services, fact that they are only 1 property outside of the Neighborhood Mixed Use district of North St with ample parking.

A.Hart: Ryan, have you seen the new parking plan and the parking space sizes, are there any issues or concerns

R.Morrison: No concerns

A.Hart: This is a unique use and the precedent on the waiver has a lot of support and one of the things you are suggesting is coming back in a year to take another look at how its working; issue is that you're telling employees to go park somewhere else. We are not here to look at telling people to go park on the street we are looking at if there is sufficient parking on the property or not.

B.Rabinowitz: Parking off site is not really criteria for granting the waiver what is missing is that it's all anecdotal that people are using other mode of transportation but nothing saying we are encouraging people to use other modes of transportation.

B.Duncan: they would like to try it and monitor it for a year and then possibly offer bus programs and incentives.

S.Tilton: did they reach out to CATMA; it would track incentives provided and taken advantage of.

A.LaRosa: the separation of the uses makes sense and the overlap is fine; getting the parking management plan and having some commitments like being members of CATMA-bike parking etc. it's hard to do with organizations like this because of their funding so we understand that issue; there will be dedicated alleviation of congestion so I am not sure if there will be a need for conditions to the parking management plan because I don't know how you're going to operate; it's a new design for an evolving organization parking management plan is hard to do with an ever changing facility.

A.Hart: Open public hearing up to the public with a reminder that we are only discussing the parking issues

B.Chattam: bobs plan is important because we run a very efficient program with very limited resources. Employees walk to work, board members ride bikes, incentives are a great idea we have reached out to some people; we have a van to collect some students so staff could shuttle via that bus. Asking to take into account the 80 years of history with no parking issue.

V.Senni: max of 3 cars parked in the parking lot which also double as a playground currently. We don't allow any cars in the back parking lot so the parking has never been an issue; we offer many incentives and will continue to supply those incentives; looking forward to writing grants for incentives and alleviate the parking problem which there hasn't been any issue as of yet.

A.Hart: Let's revisit in a year, if things are working that's great and if not then we will look at how do we fix it

D.Donath: never unable to find parking space; expressed need for playground for children and not a parking lot.

A.Hart: Any further questions from the Board?

Closed Public Hearing

2. 18-1044CA/CU; 92 Cherry Lane (RL, Ward 5S) Foley Living Trust

Construction of a 675 s.f. detached accessory dwelling unit at rear of property.
(Project Manager: Ryan Morrison)

A.Hart: Has the applicant received and reviewed the staff comments?

None

A.Hart: Any public present wish to speak about this project?

None

S.Foley: opportunity to live on the property with mother allowing her to live on her property a bit longer; staff comments cover most of the info; apartment is 650 sqft meets the setbacks; tree removal section we will be under the limit but we will be removing some trees; removing 9 trees old cotton woods leaning over the building site.

A.Hart: Do any members of the Board object to this item remaining as consent?

B.Rabinowitz: trees; minor concern is there is no pathway to get to that new building – needs to be added to site plan to show path and that you resubmit the plan with that path included

A.Hart: Closed the public hearing

VI. Certificate of Appropriateness

1. 18-0929CA; 97 Spear St (I, Ward 8E) University of Vermont & State Agricultural College

Addition of new 96,681 g.s.f. multipurpose events center at the east side of the existing UVM PFG complex; also a 17,331 g.s.f addition to the north side for Health and Wellness, for a total of 119,099 g.s.f new space. The proposed - 3000 seat events center will replace the existing Patrick Gym, which will be reconfigured into

practice space. No net addition of spectator seats. Existing circulation to remain.
(Project Manager: Scott Gustin)

A.Hart: Recused

B.Rabinowitz: Limited review as this is an educational institution

L.Ravin: Introduced the group working on the project. Planning to construct a multi-purpose event center and replace existing center as well enlarge and renovate existing facilities. This project has gone through much public review already; NPA's and South Burlington neighbors, technical review, DAB, and we are planning to comply with all previous permit conditions; specifically by limiting the number of spectators in the overall athletic facility because of limited parking, campus transportation plan creates a circulation plan which we will comply with which means all traffic exits from University Heights and Spear St. 2014-2019 parking management plan no additional parking spaces are being requested.

E.Hockenbury: Provided the existing facility background and the need for increases and renovations. Best solution is to create a new multi-purpose events center which will go in the existing parking lot between the existing facilities and include a complete renovation of the field house; this would expand the student, spectator and athletic experiences; want to keep the Gutterson field house character of facility but improve the amenities. Enhances health wellness recreation campus events and athletic events on the campus and community

L.Ravin: understand that the separate application will be needed for signs; UVM is a very bike and pedestrian friendly campus – increasing bike parking and also installed a bike share station; increasing number of trees and landscaping;

R.Deane: Provide project principles, challenges, goals, site plan overview, proposed design, and site circulation plans via power point presentation.

G.Hand: On the plans you can't see the road at the far south end of the Gutterson parking lot; can you describe that parking management for that section

R.Deane: the south entrance is the exact same thing as northern entrance – no changes from current plan; existing and proposed site conditions; reflecting existing materials and masking to blend into the existing conditions; Schedule call for construction to begin in spring 2019;

B.Rabinowitz: Clarification on the entrances

R.Deane: provided an overview on the specific entrance locations related to the users and functions.

G.Hand: Do the shuttle busses exit onto Spear St?

E.Hockenbury: essentially the shuttle will loop around the facility and exit across Main St.

A.LaRosa: Construction timeline? Will construction decrease a substantial amount of parking and does it affect the overall parking?

L.Ravin: No exact start date has been set yet

J.Baird: At this point they are planning to utilize a section of the field area for staging but if some parking is needed they will shuffle parking lots throughout the campus and can shuttle routes to accommodate the loss or need.

S.Bushor: On behalf of Councilor Adam Roof: presented questions having to do with construction- schedule truck movement in and out traffic impacts; material moving trucks will they have covers; didn't realize the hospital was vacating 150 spaces; wondering what was going to happen with that parking, where will that go? Roof asked to reduce the impact of parking surrounding there and was the university planning to change the policy on student vehicles being allowed on campus; overall was the university considering limiting or changing their policy for the ability of students to have cars on campus during the construction duration; understand access to the garage is going to be ongoing so it will be open during the entire time; both support the project. Just want more facts to understand the construction impacts. In anticipation of these questions we are requesting that UVM return to the 1 and 8 NPA to give final proposal and if they can't get answers we would request we have those answers at that time. Project has evolved and gotten better but there

has been a hiatus since the 1/8 NPA presentation. We don't feel UVM accommodates the handicapped needs very well, want to know if that has been addressed.

L.Ravin: there have been a lot of construction projects in that area in the last few years; this will happen after the exiting construction has been completed so there will be less impact; we have the same questions so we have a traffic study for the construction only which will show the traffic implications of the construction. There are no plans to change student car policies or parking on campus there is going to be access to the garage during construction; handicap accessibility will be increased on the east area closer to the entrance- on event days a whole circulation pattern will be used to accommodate those vehicles.

R.Deane: 18 Handicap spaces will be provided; we've done sign studies on how to reorganize the complex to make the pathways and wayfinding much clearer.

J.Baird: we will be gaining 2 lots back after the current construction wraps up so that will relieve some of that concern of parking. We lease quite a bit of parking to the hospital on the campus; when we need to we can take the spaces back

L.Ravin: We are coming before you for this project only and we have no plans to have any traffic to the multipurpose center from South Prospect St; we have done quite a few enforcement activities to enforce the entrance and exit stipulations for Spear and South Prospect, including signage, tickets, and roadway narrowing. Installed gate on South Prospect St;

G.Hand: Would recommend the enforcement trends for those problems be tracked and monitored.

B.Rabinowitz: Any further questions?

None

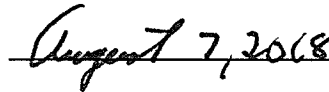
Closed public hearing

VII. Adjournment 6:35pm

Meeting was adjourned at 6:35 PM



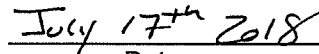
Austin D. Hart, Chair of Development Review Board



Date



L. Darler, Planning Technician



Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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