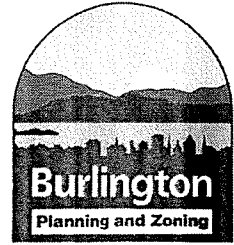


Burlington Development Review Board

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Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Wayne Senville
Jim Drummond, (Alternate)
Robert Purvee, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday January 24, 2017, 5:00 PM

BCA City Arts, Lorraine B. Good Room, 135 Church St, Burlington, VT
Minutes

**Board Members Present: Austin Hart, Brad Rabinowitz, Geoff Hand, Israel Smith,
Alexandara Zipparo, AJ.LaRosa, Jim Drummond (Alt), Robert Purvee (Alt)**

Board Members Absent:

Staff Members Present: Scott Gustin, Mary O'Neil, Anita Wade

I. Agenda

II. Communications

Board accepts updated materials from applicant and will review them.

III.

IV. Minutes

V. Public Hearing

1. 17-0623CA/MA; 311 North Ave(RM, Ward 4N) and 329-375 North Ave (NAC-CR, Ward 4N) VLTBTV Parkland LLC, BC Community Housing LLC & Eric Farrell

Continued review of the proposed development consisting of 11 buildings containing 733 residential units, approximately 45,000 sq. ft. of non-residential support/amenity space, approximately 45,000 sq. ft. of neighborhood commercial spaces and 1093 parking spaces. (Project Managers, Scott Gustin and Mary O'Neil)

A.Hart: asked for continued review to be about the site plan and massing issues. Applicant and interested parties are sworn in.

E.Farrell: has a list of issues. Gives slide presentation on buildings, specific to building Q and R; building I serves residential and gym. Building G is an addition to college building with adjustments to setbacks from North Ave. Shows screening menu for parking. Goes over the phasing plan with orphanage building first and others being concurrent.

A.Hart: asks about phasing amenities.

E.Farrell: need a whole project approval.

A.Hart: need some understanding how phasing works and define the specifics for the final CO.

E.Farrell: asking for a UCO for each phase completed.

B.Rabinowitz: concerns about missing the amenities when phasing is mixed up.

A.Hart: how will public access be affected during the phases.

E.Farrell: will maintain pedestrian corridor along North property line.

I.Smith: question about phasing and the order of phasing.
E.Farrell: changing the boundaries would return to the Board.
I.Smith: asking for an order of development.
A.Hart: Board needs to reserve right to know about changes to phasing.
S.Gustin: it is precedent for construction schedules to be adjusted.
E.Farrell: the burden is on my part.
A.Hart: may state and limit issues pertaining to phasing.
E.Farrell: rentals are with CHT and Cathedral Sq. 24% of inclusionary units is split between building M and H.
T.Rawlings: housing program manager for CEDO, representing Noelle McKay and housing inclusionary project said this is the largest project in City's history, which is adding to affordable housing. Since 1990, 270 units have been added in the city. Discussed the numbers of inclusionary housing units that the buildings would entail and 25% of the for sale units is how the calculation of inclusionary units are provided.
A.Hart: are efforts being made to provide workforce housing?
E.Farrell: yes, looking at workforce housing also.
A.Zipparo: questions the location of inclusionary units in relation to other amenities.
M.Monte: approved the site for affordable housing, which are integrated within the context of the building. Residents receive a wide range of support, fully integrated in the community.
C.Reid: have some market rate units that support the inclusionary. Seniors rate transportation high for accessibility and want to be close to CHT.
I.Smith: observation that there is a difference between CHT and Cathedral Square buildings and other buildings due to the absence of balconies.
M.Monte: typically don't do balconies for more attention to the interior aspects.
T.Rawlings: the partnership between the developer, CHT and Cathedral Square provides a deeper resource of affordability due to federal funds and for a number of services that can be offered.
Arch Smith/Civil Engineer: mentions the comments received from DPW and the City. Speaks about land uses, trips generated and history, and level of service at various intersections looking at safety, and improvements.
A.Hart: asks DPW staff to address the improvements.
L.Wheelock: looking into various projects about levels of safety at certain intersections and trips reductions. The infrastructure can take the demand. Focusing on whether the local vehicle movements on site are safe. The impact is minimal due to area of the city.
A.Hart: questions level of service analysis.
L.Wheelock: looked at all levels of service with applicant. We will continue to watch this area for any gaps.
A.Hart: questions on the crosswalks
L.Wheelock: threshold will be determined. The infrastructure is taken over by the applicant.
W.Senville: questions threshold especially for people shopping in area.
B.Rabinowitz: question about the shared lane signage on the shared paths and city's regulations if pedestrians will be informed through the signage.
L.Wheelock: signage will be different on shared sidewalk versus shared lane.
A.Hart: opens to public comments on traffic.
Discussion proceeded on TDM and reference to trip generation guidance document.
E.Farrell: discusses plans on parking and number of parking spaces per building.
W.Senville: reductions in car usage are not the same as reduction in parking space. Questions if parking spaces can be placed in reserve.
E.Farrell: mentioned 80% of parking is underground. Project is meeting parking standards.

E.Farrell: can make adjustments later on in the project; don't want to risk of not having enough parking later on.

A.Zipparo: questioned the use of surface parking for farmer's market if the parking is reserved for residents.

E.Farrell: mentioned the severe grade changes and challenges to the site in the creation of parking.

I.Smith: questions the meaning of unbundled parking. Asks staff how the ordinance treats unbundled parking.

S.Gustin: references parking table in the ordinance. Explained the project has a parking management plan and not seeking a waiver.

E.Farrell: handouts given to Board on slides and goes over list of items wanting to cover. Answers Board questions regarding public access and the boundaries of the project.

A.Hart: asks for discussion on landscaping and details about the development of the stone cottage.

E.Farrell: said this is a work in progress and will be working with Park and Rec on landscaping and will meet with Susan Snell regarding the cottage.

A.Hart: mentioned the measures approved by DAB.

B.Rabinowitz: asks about the development agreement and how it works.

E.Farrell: mentioned an easement agreement.

A.Hart: asks about renewable energy and if other opportunities are available in addition to solar panels.

E.Farrell: looking into doing solar on as many buildings as possible

A.Hart: opens to public comments. Asks the person who spoke previously about environmental concerns to come forward. Said the Board does not address environmental management problems.

M.Murray: owns property in Burlington and lives in Montpelier. Concerned that certain aspects of review of this property did not include surrounding properties that do have environmental concerns will affect this property.

A.Hart: asks for evidence of that this project has been affected by surrounding properties.

M.Murray: mentions the flow of underground water and lack of sufficient investigation into erosion control and project property's overflow into Lake Champlain.

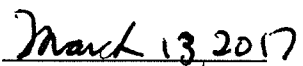
S.Gustin: discussed other issues the Board needs to address regarding this project.


A.Hart: closed the public hearing.


VI. Other Business

VII. Adjournment


Austin D. Hart, Chairperson of Development Review Board


Date


A.Wade, Planning & Zoning Clerk


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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