

## Burlington Development Review Board

149 Church Street, City Hall  
Burlington, VT 05401

[www.burlingtonvt.gov/pz/DRB](http://www.burlingtonvt.gov/pz/DRB)

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Jim Drummond, (Alternate)

Robert Purvee, (Alternate)



### BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday February 7, 2017, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Minutes

**Board Members Present: Austin Hart, Brad Rabinowitz, A.J.LaRosa, Geoff Hand, Wayne Senville, Alexandra Zipparo, Jim Drummond (Alt), Robert Purvee (Alt)**

**Board Members Absent: Israel Smith**

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

#### I. Agenda

#### II. Communications

Supplemental: Letter from attorney John Franco is accepted by the Board.

#### III. Minutes

#### IV. Consent

1. **17-0669CA/MA; 29 STARR FARM BEACH (RL-W, Ward 4N) David Porteous**  
Construction of a stone seawall, slope stabilization, and repair of existing metal stairs.  
(Project Manager, Ryan Morrison)

C.Cullins: engineer for project is representing the applicant.

Board members accept this project as a consent item.

B.Rabinowitz: motion to approve and adopt staff findings.

W.Senville: Seconds the motion

Board Vote: 7-0-0

2. **15-0525CA/MA; 87-95 NORTH AVE and 15-0526CA/MA; 7 HASWELL STREET (NMU, Ward 7) COTS**

Application for re-approval of:

ZP15-0525CA/MA to renovate and add to the existing building at 8-95 North Ave for 14 new residential units as part of a mixed use building, and

ZP15-0526CA/MA to demolish an existing house at 7 Haswell St and merge lot in conjunction with ZP15-0525CA/MA. (Project Manager, Ryan Morrison)

A.Hart: recused from this item.

B.Rabinowitz: Board accepts as a consent item.

G.Hand: motions to accept and adopt staff findings.

R.Purvee: seconds the motion.

Board Vote: 7-0-0

**V. Public Hearing**

**3. 17-0662CA/MA; 75 CHERRY STREET (D, Ward 3C) BTC Mall Associates, LLC**

Mixed use redevelopment of the existing Burlington Town Center mall site and associated lot line adjustments. (Project Managers, Scott Gustin, Mary O'Neil)

G.Hand and AJ.LaRosa are recused.

AHart: swears in applicant and interested parties. Introduces David White, Director of Planning & Zoning. Slide presentation of the new ordinance presents overview, design, massing and parking aspects.

D.White: Director of Planning & Zoning. Spoke of the new overlay district approved on November 8, 2016 and the connection of former urban renewal area and downtown waterfront. The connections are about people and how people interact with development around them. Slide presentation presented described the new overlay district. Showed map of downtown mixed use core overlay district of 8.7 acres. Principal objectives meant to reestablish the street grid lost in 60's and 70's and for two new 60 foot pedestrian walkways. There are components of the overlay of which applicant must meet. Staff role is to make a determination that applicant has met the performance standards. Building height exceptions are applicable citywide. Spoke of the massing potential and building envelope. Building zone is where building occupies an area with 100% of frontage, ground floor height minimum of 14ft. Previous area provides open space, green space and stormwater. The façade of building needs to be bays and recesses with changes of the horizontal in the vertical plane and where every 60ft height the building needs a setback. Street activation looks at principal entrance height of every 60 feet at minimum. Parking setback is 40 feet at ground level, floor plates are level, for screening of cars. Master sign plans are required for mixed use projects and greater range and prescriptive signage which are separate from this application. Green buildings required are Leed Gold or better. CO received if applicant demonstrates requirement of Leed standard. Stormwater management where runoff is 100% of all net new and redeveloped areas. The packet has a checklist for requirements, how they are satisfied and staff verification.

W.Senville: asks if historic development standards applicable.

M.ONeil: potentially could apply.

W.Fellows: complies with all overlays standards and parking requirements. Slide presentation shows continuous retail at sixty feet height and residential above. Lot line adjustment realigns the streets and square footage provided for retail, office, residential and parking equaling 980,000 square feet.

M.Willard: landscape architect shows slides on the landscape design on St.Paul and Pine Street with wider sidewalks on Bank St and Cherry St. Materials to be used are brick permeable pavers at street levels. Working with Warren Spinner on new street standards for street standards incorporating green street elements, 60 uncovered bike stands around buildings, and various types of trees. Working with BED with lighting and illumination levels.

W.Fellows: mentioned cellar plans integrating mechanical and structural within building, massing on north and south sides, principal entrances, and a truck dock on Bank Street. All retail is from streetscape removing the interior arcade. Slide presentation shown for floor level activities and the open air parking. Fifty-five inclusionary units are mixed with market rate units. A total number of parking spaces for retail and residential is 761spaces. Using stacked parking with valet service. Allocating 16 handicap parking and 3 van stalls everything on rooftop will be enclosed.

Issues of streetscape and public amenities have worked to make a presence that is a presence on the streets that is brand new and enliven the street and bring more activity to street.

W.Senville: questions about massing of buildings and impact on the facing for all four sides. Asks for more information about the mall in relation to new buildings. Would like more perspective for buildings. What is the nature of Bank St in relationship to other buildings.

B.Rabinowitz: the building has improved with presence and façade. Asks for the elevation for the east side of St Paul St.

A.Hart: asks about the demolition project and how process work and how it will be done in the middle of the downtown will circulation issues and affects everyone.

W.Fellows: will provide the schedule for this.

A.Hart: uses sign in sheet to call forward interested persons for comments.

S.Bushor: City Councilor from Ward 1. Looked at staff comments and feels things remain incomplete for traffic and congestion.

A.Hart: subject of future hearing.

S.Bushor: asks for impact on different departments such as Police and Fire. Questioned caliber of the trees, parking wraparound concept versus curtain concept. Asks how parking conceals car headlights. Had hoped the residential component would look different than the commercial component and that bays would be rounded and softened.

J.Franco: represents B.McGrew and other interested parties.petitioners. Concerned incongruity with applicant Devonwood Investment, LLC and property owner as BTC Mall Associates. Concern about façades of St Paul and Macy's building. Phasing is not consistent with predevelopment agreement. Questions major demolition and what happens to public parking facility on Cherry St. which meets parking requirements parking for surrounding retail and residential uses. May be in violation to take away this parking spaces and may create a major parking crisis for City.

S.Goodkind: has a signed petition from those who want to address the project as active participants.

G.Nanton: Assistant Director of Community and Economic Development Office; reads a statement on how this is an important project to the housing action plan. The project is located near transportation and will have positive impact. Project fits into design for community services and conforms with other plans, the DowntownBTV, Climate Action Plan, Great Street plan, Legacy plan, and Municipal plan as a major milestone for city.

AHart: swears in interested person.

G.Brunelle; resident of Burlington is happy with inclusionary housing dispersed but on the same floor, but finds none on upper floor. Interested in moving to upper floor of new building. Would like to know how inclusionary housing is dispersed on all levels.

D.Sinex; intends to respond to resident and to Board within a week and will have designers respond to S.Bushor. Mentioned this has been a three year process and the principal object is to provide benefits and continue to work to make it a better project.

J.Beck: addressed S.Bushor's comments. Will be getting letters of support from all departments and hope to have this before Board soon.

A.Hart: stacking and valet parking is a new provision in ordinance and Board needs to understand this in relation to valet parking and its function

J.Beck: mentions article 8 provisions for stacked and tandem for car parking and when it can be used. Parking is both public and private access.

W.Fellows: working to comply with overlay district requirements and have met all requirements of overlay successfully.

D.Senix: would like to see more spaces, but with valet service will do better with providing parking spaces. Will be providing a parking management plan.

W.Fellows: fifty-five inclusionary units are on multiple floors.

A.Zipparo; asks how many leased parking spaces to public.

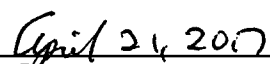
D.Sinex: public spaces are monthly for either residents or office employees and integrating carsharing to make up for spaces. Meets the requirements of phase one.

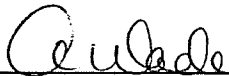
A.Hart: asks for the parking management plan for the Board's review.  
A.Zipparo: said the city ordinance requires a certain number of parking. Needs to know what the plan is and what is going on with the spaces.  
D.Sinex: said a required parking 735 spaces and we have 761 spaces.  
J.Beck: not looking for a parking waiver.  
W.Fellows: said there is no requirement for public parking.  
A.Zipparo: the concern is that parking is being used for other uses than residential uses.  
A.Hart: asked as parking is demolished and 18 months to build are you providing sufficient parking.  
W.Fellows: we will go over the ordinance and parking requirements.  
J.Drummond: asks about grill space for the area of UVM area, retail space, and size of the floor plate.  
W.Fellows: said the grill space includes two floors and retail encompasses 100,000 square feet.  
B.Rabinowitz: questions vertical changes.  
W.Senville: asks how the retail space will be allocated.  
W.Fellows: explains how users of spaces are determined.  
W.Senville: asks if there is a difference between sketch plan and the current plan and assessment for Bank Street.  
M.ONeil: did not include sec 5.4.8 in report because there is nothing historic in area. Said this could be addressed at the next hearing.  
A.Hart: requested information on traffic, stormwater, possibly from DPW at next hearing.  
W.Senville: asks to know what is being done to reduce parking.  
A.Zipparo: asks about outdoor, indoor, and retail parking.  
A.Hart: tentative hearing date for 2/14 and 2/21.  
W.Fellows: would like to proceed on for 2/14.  
Board discusses when to schedule deliberation.  
B.Dunkeil: wants to keep the 2/14, and not sure 2/21 is necessary.  
A.Hart: asks for a motion to keep special meeting for 2/14 and continuance.  
W.Senville: motion to proceed with meeting on 2/14 with continuance.  
B.Rabinowitz: seconds the motion.  
Board vote: 6-0-0

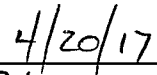
**VI. Other Business**

**VII. Adjournment**

  
Austin D. Hart, Chairperson 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/dr/ agendas](http://www.burlingtonvt.gov/pz/dr/ agendas) or the office notice board, one week before the hearing for the order in which items will be heard.