

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz/DRB
Telephone: (802) 865-7188
Fax (802) 865-7195

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



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday December 20, 2016, 5:00 PM

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

Minutes

Board Members Present: Austin Hart, Brad Rabinowitz, Israel Smith,
A.J. LaRosa, Alexandra Zipparo, Jim Drummond (Alt), Robert Purvee (Alt)

Board Members Absent: Wayne Senville

Staff Present: Scott Gustin, Anita Wade

I. Agenda

II. Communications

III. Minutes

IV.

1. Sketch Plan

17-0586SP; 149 Church Street, City Hall Park (RCO, Ward 3C) City of Burlington

Reconstruction of City Hall Park Sketch Plan - Major features include: replacement fountain, walkways & plaza, tree preservation & removal, small flexible performance space/stage with infrastructure, café structure and vending space. (Project Manager, Scott Gustin)

M. Tuttle: planner and project manager introduces design team. Formal application will be filed in spring, 2017.

Applicant: spoke of characteristics of park being public and civic, radiant paths, part of a focal gathering area. Project was started in 2011, when BCA received a grant from NEA. Public responses were gathered by survey at that time. This generated a plan to reflect public comments and the ecology of the park. Present concerns with overuse of the park. Park project was revived with the new Great Streets project. Currently, 1.8 acres total, has a hardscape of 24% and impaction of 18% with a total of 43% lot coverage. Warren Spinner is assisting with the identifying the various categories trees and their condition.

Design is meant to integrate the park with Main St and keep concentrations of activity and flexible spaces for small events. Stormwater issues are being worked out with DPW. Making urban connections and widening sidewalks for the volume of traffic. A park lane will be widened for EMS and for setting up for events. Described various walks and grade changes between College and Main Street. Looking at terraced areas, vendors within the park, opportunity for food carts. Retaining walls for grades will be used as informal sitting areas with other aspects for an interactive splash fountain, and flex-event space. Impervious area kept to 30% using permeable pavers. Trees: elms, honey locusts; large expanses of lawn, sun and shade vegetation with rain garden and native species. Movable table and chairs near gathering spaces includes picnic tables and 17 benches. Monuments: will stay, including the Civil War, WWII and millennium sculpture.

The programs and services of the City of Burlington are accessible to people with disabilities.

Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Printed on 100% Recycled Paper

Lighting: celebrate park with light fountains, traditional light posts along walk, lighting on the buildings along the backdrops to the park with informal performance areas and integrated infrastructure. Farmer's Market: will be moved to perimeter sidewalks.

A.Hart: programming decisions are not a zoning issue. The Board is looking at setbacks, lot coverage and preserving historic character of the park. Asked applicant to define what the character is and how it has changed over time with references to current and previous time. Mentioned the plans are less traditional. Asked for Warren Spinner to be at next meeting to speak to health and ecology of park.

B.Rabinowitz: asked about the quality of farmer's market kiosk and if it is outside the PROW. Likes the use of the back side of buildings, but not convinced about a coffee kiosk in middle of park. It does not feel like an urban park.

AJ.LaRosa: questions replacement of central focus and the commercial focus. Supports stormwater plan and changes to the grass area. Asks for the plan to identify trash receptacles and speak to program events.

A.Zipparo: asks about location of farmers' market and if space is being lost for this use.

Applicant: there are less stalls based on information from the farmers' market.

Questions the ADA accessibility for the Saturday farmer's market? Wondered why the fountain is being removed?

Applicant: the water feature is what people asked for in BCA comments. A splash fountain is sanitary and can be used for an event space.

M.Tuttle: defining historic character with elements having a central focal point with water. Re-interpretation of pathways water feature in the central part area. DAB feels this is an acceptable level of change.

A.Hart: need additional information when you come back on how it will be used.

R.Purvee: questions the central water feature.

Applicant: displays the slide described as Character Definition Features of the Park.

I.Smith: the plan you have now is balanced with green space and concentrated with uses on one side with some radiated paths off center point.

A.Hart: opens to public comments.

D.Schein: grew up on Maple Street. Drawn to the design. Wants to see it remain green without commercial space. Suggests children's play area for downtown. Not interested in seeing a lot of shows with hundreds of people on the lawn area. Suggests hiring someone or have volunteers to maintain park. Concerns about safety and security, but offer help to those who use the park through social services. Distributes handout to Board of a plan for the park.

A.Hart: the Board is looking at zoning issues and what you mention are planning issues. This Board is obligated to review for historic features, setbacks, and lot coverage.

J.Kearnan: comments on two rare trees in park area, which are slated to be removed; a red horse chestnut and bentonite chestnut tree. Asks for some way to preserve the trees and their roots.

K.Long: asks how many months the splash pad fountain someone is able to enjoy and not keen on commercial part.

B.McGrew; questions the process.

A.Hart: explanation and doesn't apply to sketch plan.

B.McGrew: maintenance of park is imperative. The plan feels denudes the area. Wants to see a shady park not a plaza. A park is for refuge and respite, not a shopping area which destroys the parks symmetry. The current park has historic feeling. The city cannot solve social problems with a design. Wants to see the fountain maintained and keep the park public, historic and green.

M.McGovern: involved with an executive business association, which has raised matching funds to understand the historic nature. The group would like to see splash jets for families and children, including a playground. DPW was fine with this addition. Topic of commercial activity is the farmer's market and artist market based on research. There are many strong examples that a coffee kiosk is a positive feature for the park. A legal opinion in 2008 mentioned commercial activity was part of the park originally. This can spill off Church St and over to other parts of City, which adds value to what is there now.

C.Simpson: has spoken to groups who are supportive of alternative design. Feels it is important to maintain a central fountain. Consider the green at UVM and St Albans parks as examples of a visual water feature. Spoke of opportunity costs and the group's plan of one million and the City's plan of three million. Cannot solve social problems with a physical design and a parked police cruiser isn't going to make the park safe.

Resident of south end: historic character is a place where people go when things are happening and this plan fits. How people move through a park might not match up with these documents.

S.Reilly: owner of Magnolia restaurant and representative of restaurants in general. There is an adverse effect from the farmer's market and asks for help. Feels they are under cut, which is lowering what people will pay for product. Feels the farmer's market put park in this condition.

A.Zipparo: how many restaurants are represented? This isn't really our purview for the area.

S.Reilly: everyone in that area is affected, including large restaurants.

A.Hart: programming and functions does create lot coverage.

S.Reilly: you will do what you want.

A.Hart: understand your frustration.

S.Reilly: how does farmers market benefit this area?

A.Hart: this will come back for public hearing.

M.Tuttle: we are hearing many concerns for this very important public space. We are trying hard to strike a balance.

J.Drummond: understand boundary of park and the center, but often a park has fence to separate and differentiate the park area. The center fountain area is also a central activity area.

Applicant: the problem with skating is the grade change. There could be a loss of trees on the edges. Talking with Warren Spinner about a low barrier on Main St and College St.

An event space might use small lawn area and an events coordinator.

J.Drummond: asks about a staging area.

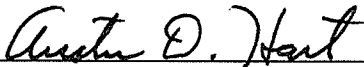
Applicant: shows slides on location of event area.

B.Rabinowitz: what makes park historic and turn it into recreation park is inappropriate. Search for the essence of historic park, urban park. Noted the edge of park is beaten down from activity.

A.Zipparo: suggested a fence may help for the farmer's market. A farmer's market facing the street could be less traffic on the grass.

V. Other Business

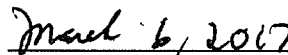
VI. Adjournment



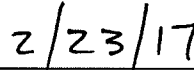
Austin D. Hart, Chairperson Development Review Board



A.Wade, Planning & Zoning Clerk



Date



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.

