

Scott Gustin

From: Laura Wheelock
Sent: Wednesday, July 27, 2016 9:27 AM
To: Scott Gustin
Subject: Re: 316-322 Flynn

Hi Scott

Sorry this one fell off my radar.

Dpw takes no exceptions to the traffic study. Its findings are clear and we believe them to accurate and adequate to cover the proposed development.

- 1) For the site plan they need to construct city sidewalk to DPW specifications which is different than as shown in there submitted plan.
- 2) The driveway on Pine Street should show the sidewalk going through the driveway.
- 3) The applicant will need to obtain through the license committee an agreement to use the right away for more than 30 days it should be noted that this process can take two months or more and that the applicant should start that process with DPW as soon as their construction timeline is known.

That's all I have. Thanks

Laura Wheelock

Sent from my iPhone

On Jul 26, 2016, at 4:14 PM, Scott Gustin <SGustin@burlingtonvt.gov> wrote:

Hi Laura,

Sorry to bug you again, but I need your comments relative to traffic and sidewalk construction for Redstone's project at Pine & Flynn. The DRB report goes out tomorrow.

Thank you.

Scott

Scott Gustin, AICP, CFM
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Scott Gustin

From: Dan Goltzman <dGoltzman@redstonevt.com>
Sent: Tuesday, July 26, 2016 2:11 PM
To: Scott Gustin
Cc: Erik Hoekstra
Subject: RE: Pine & Flynn

Scott this is the breakdown I have presently-

Ground Floor- 4,558sf
Second Floor- 9,200sf
Third Floor- 9,200sf
Fourth Floor- 3,000sf
Total- 25,958sf

The basement will be primarily the footprint of the existing deli building, with slight alterations, and the exact extent of it has not been determined yet- but I would say it will be between 1,500-2,500sf.

Commercial space portion of the ground floor totals 3,000sf.

Dan

Daniel Goltzman
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Scott Gustin

From: Warren Spinner
Sent: Tuesday, July 19, 2016 11:12 AM
To: Scott Gustin
Subject: RE: 316-322 Flynn Ave, Landscape Plan Changes

Hi Scott,

I want to see the following changes made to their Landscape Plan.

Plans show 2 Autumn Blaze Maples in the greenbelt on Flynn Ave. The Plant Schedule lists only 1. I want these changed to 2 - Acer Freemanii 'Celebration', 'Celebration' Maple.

Change 4 Ulmus x Accolade, Accolade Elm to 4 Ulmus x Triumph, Triumph Elm. These are in the Pine St greenbelt.

Greenbelt soil: On both Flynn Ave and Pine St remove all existing material between new sidewalk and curb to a depth of 30 inches and replace it with new topsoil mixed with 15% approved compost. New soil shall be installed in 15 inch lifts that are lightly compacted.

Thanks, Warren

From: Scott Gustin
Sent: Monday, July 18, 2016 1:45 PM
To: Warren Spinner
Subject: 316-322 Flynn Ave

Hi Warren,

FYI, Redstone's project with 30 apartments and 2 commercial spaces at the corner of Pine & Flynn has been scheduled for the 8/2 DRB meeting. You mentioned that you'd have some comments for their proposed street trees. Please send me whatever comments you have by Monday 7/25.

Thank you!

Scott

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April 8, 2016

Burlington Planning and Zoning
149 Church St.
Burlington, VT 05401

RECEIVED
JUL 25 2016

DEPARTMENT OF
PLANNING & ZONING

To Whom It May Concern:

I am writing in support of Redstone's proposal to redevelop the Pine Street Deli property at 316 Flynn Avenue. This development will add much needed housing and new commercial opportunities to the vibrant South End. Redstone is known for its forward-looking approach to designing housing and spaces that benefit our community.

CarShare Vermont has a successful history of partnering with Redstone to include car-sharing onsite at their properties as a valuable mobility amenity for their tenants and neighbors. Our vehicle located at Silversmith Commons is the busiest in our fleet, serving over 100 nearby residents. CarShare Vermont has also collaborated with Redstone to locate a vehicle at the recently completed 247 Pearl St. project. Additionally, they helped us house a vehicle at the Hilton Garden Inn while we waited for the City to come through with a space at the Marketplace Garage. We are very pleased that Redstone would like to offer CarShare Vermont a parking space at 316 Flynn, too.

Providing people with convenient access to CarShare Vermont is proven to reduce the need for parking because car-sharing helps eliminate cars from the road. For every vehicle CarShare Vermont places on the road, 15 are removed. This is because more than 60% of our members report shedding or opting not to purchase/replace a vehicle upon joining our organization. Not surprisingly, 87% of our members belong to zero and one-vehicle households.

While CarShare Vermont cannot assure that the occupants of 316 Flynn Ave. will use our service, we're confident that making car-sharing available onsite is a sound way to attract individuals and households who choose to own fewer vehicles. Further, all CarShare Vermont members will have access to the vehicle, helping nearby neighbors and area employees to rely less on personal cars.

We commend Redstone's commitment to designing and building smart, sustainable mixed use projects that meet our diverse community's needs. We offer our enthusiastic support for this project.

Sincerely,

Annie Bourdon

Annie Bourdon
Executive Director

