

Burlington Development Review Board

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Burlington Development Review Board

Minutes/Findings of Fact

September 1, 2015

In Re: 16-0007CA/MA; 351 North Ave (Ward 4N, Zone WRM) (Tax Lot No. 038-4-025-000)
16-0015CA; 329 North Ave (Ward 4N, Zone WRM) (Tax Lot No. 038-4-025-001)

Owner/Representative: E.F. Farrell LLC.

RECEIVED

MAR 08 2017

Request: Convert former orphanage and college building to 63 residential units and relocate college within building. Associated site improvements.

DEPARTMENT OF
PLANNING & ZONING

Members Present:

Austin Hart
Brad Rabinowitz
Israel Smith
Ali Zipparo
Geoff Hand
AJ LaRosa

Evidence Presented:

The Board examined the materials submitted in support of this request.

I. FINDINGS

Background Information:

The applicant is seeking approval for the proposed conversion of the former orphanage building (AKA St. Joseph's/ Providence Orphan Asylum) at 351 North Avenue into multi-family housing. A total of 63 apartments would be created within the building, all studio and 1-bedroom units. The college currently occupying the building would be retained but condensed into 29,000 sf in the newer southern wing of the building. Limited site work is proposed and amounts to converting some existing vehicular circulation to pedestrian circulation and a new parking area. Two parcels of land are involved in this project; therefore, there are two applications (for 351 North Avenue and 329 North Avenue) reviewed concurrently.

This application underwent sketch plan review with the Conservation Board June 1, 2015 and with the Development Review Board June 16, 2015. In light of the deep sandy soils and ample open space, the Conservation Board advised the applicant to pursue as much infiltration of stormwater onsite as possible. The Development Review Board encouraged the applicant to more effectively delineate the two uses – residential and college – onsite and to more

As proposed, every dwelling unit will have provision for long term bike storage, and outdoor short term spaces will be provided (as conditioned) on bike racks. **(Affirmative finding as conditioned)**

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

As the proposed development includes more than 5 new dwelling units, it is subject to the inclusionary housing provisions of this Article. Twenty-five percent of the total unit count must be inclusionary (25% of 63 is 16 dwelling units) in this waterfront zone. The application indicates that these units will be provided. Note that inclusionary housing units must be included onsite – the offsite option is not allowed within any waterfront zone. Final approval from the manager of housing trust fund is required. **(Affirmative finding as conditioned)**

Article 11: Planned Unit Development

~~As a single building with more than 5 residential units, this project qualifies as a minor Planned Unit Development and is exempt from the requirements and standards of this Article. The project is, however, subject to inclusionary housing requirements per Article 9 above.~~
(Affirmative finding)

II. MINUTES

The meeting minutes will be distributed separately upon review and approval by the Development Review Board.

III. MOTION

Motion: Austin Hart

I move that the Board grant certificate of appropriateness and major impact approval for conversion of the former orphanage and college building to 63 residential units and relocation of the college within the building with associated site improvements in the WRM zone in accordance with Articles 3, 4, 5, 6, 8, 9 & 11. Approval is subject to the following conditions:

1. Permit approval is conditioned upon acceptance by the Department of Public Works of the submitted traffic analysis. If DPW disagrees with the findings or recommendations of the traffic study in any material respect, the project shall come back before this Board for review of changes to the plan that may be required to respond to objections raised by DPW.
2. **Prior to release of the zoning permit**, revised project plans depicting the following shall be submitted, subject to staff review and approval:
 - a. Any additional exterior connections or equipment (cable, gas, electric, generators, HVAC, etc), shall be identified on site plans and/or elevations as appropriate to be assessed for visual impact and screening requirement.
 - b. The materials for the west elevation shall be clearly defined.
 - c. Landscaping shall be added to the south side of the south parking area to provide a visual screen and shading.

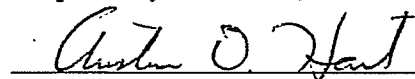
3. The Parking Management Plan and parking waiver are accepted on a conditional basis subject to the following three conditions:
 - a. Additional outdoor bike storage racks will be provided: 10 conveniently sited to serve the residences, and 10 to serve the college (20 total). Their design and placement will be subject to staff review and approval.
 - b. Relative to the parking waiver, **the applicant shall return to this Board one year after receipt of a Certificate of Occupancy** to report the number of residential occupants, the number of Burlington College student tenants, and the adequacy of onsite bike and vehicle parking relative to actual parking demand. The Board reserves the right to revisit the parking waiver and require additional parking spaces if evidence regarding actual use of the project show that the parking provided is not adequate to serve the project.
 - c. The applicant shall approach CarShare in good faith to see if they have interest in placing a car onsite.
4. **Prior to release of the zoning permit**, the applicant shall receive written verification of adequate wastewater capacity from the Department of Public Works.
5. **Prior to release of the zoning permit**, the inclusionary housing proposal included in this application shall be subject to the review and written approval of the manager of the city's Housing Trust Fund.
6. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the converted square footage of the proposed development.
7. Days and hours of construction shall be limited to Monday – Saturday, 7:00 AM – 6:00 PM. No construction activity shall be allowed on Sunday.
8. As a multi-unit residential building, an intercom system is recommended for resident safety.
9. In the event that archaeological resources are discovered during construction, the VT Division for Historic Preservation shall be notified.
10. A State of Vermont wastewater permit may be required.
11. All new utility lines shall be buried.
12. It is the applicant's responsibility to comply with all applicable ADA requirements.
13. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
14. Any signage will require a separate sign permit.
15. Standard Conditions 1-14.

Seconded: Brad Rabinowitz

Vote: 6-0-0, motion carried

Dated at Burlington, Vermont, this 1st day of September, 2015

Respectfully Submitted,



Austin D. Hart, Development Review Board Chair