

Mary O'Neil

From: Abby A. Dery, P.E. <Abby.Dery@tcevt.com>
Sent: Wednesday, May 08, 2013 4:43 PM
To: Mary O'Neil
Cc: Joe Handy (handyjoseph@aol.com); Steve Guild; David Greenberg (david@dgreenberg.com); Jeremy Matosky, P.E.
Subject: 110 Riverside Avenue - Motion to Reconsider
Attachments: 2013-05-08 Condition Amendment Request.pdf

Hi Mary-

I've attached a letter on behalf of Sisters and Brothers regarding a request to amend two of the conditions of DRB approval for the proposed 57-unit apartment building located at 110 Riverside Avenue. We would like to appear in front of the board with additional information on both pedestrian crossing safety and alternative building materials for reconsideration on Conditions # 8 and #29. Please let me know if you have any questions.

Regards,

Abigail Dery, P.E.



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May 8, 2013



Burlington Development Review Board
c/o Mary O'Neil
City of Burlington Planning and Zoning
149 Church Street
Burlington, VT 05401

Subject: *Sisters and Brothers Investment Group
110 Riverside Avenue
Motion to Reconsider*

Dear DRB:

On behalf of the applicant, Sisters and Brothers Investment Group, we would like to request that the Development Review Board reconsider the following Conditions of Approval listed in the Findings of Fact and Conditions of Approval for a 57 unit apartment building located at 110 Riverside Avenue in Burlington:

Condition # 8 reads:

Prior to the release of a zoning permit, a method to address pedestrian safety will be defined and provided to staff. The DRB identifies either of two opportunities: A pedestrian activated crosswalk light on Riverside Avenue to the sidewalk on the other side of Riverside Avenue, or a continuation of the sidewalk from this site along the near side of Riverside Avenue to the intersection of Colchester Avenue. Either plan will meet with the approval and be coordinated with the Department of Public Works.

Our proposal for a safe pedestrian crossing involves a pedestrian activated rapid flashing LED beacon attached to the pedestrian crossing signs. A pushes a call button to operate the flashing amber beacons. When there are no pedestrians, the lights are dark. A study performed by the Federal Highway Administration entitled the Effects of Yellow Rectangular Rapid Flashing Beacons (RRFBs) on Yielding at Multilane Uncontrolled Intersections indicate that while standard pedestrian signage alone yields about a 5% rate of compliance with signage, the RRFBs yield an 80% rate of compliance. Additionally, there can be an opportunity for advance warning flashers.

It does not appear to be feasible to extend the sidewalk on the south side of Riverside Avenue, given the high cost associated with excavation and slope stabilization. Additionally, you would be leading pedestrians toward an intersection that is not set up with a pedestrian crossing. The Department of Public Works was in agreement with our original crosswalk proposal, given the western driveway was reconfigured as a right-in only.

We request that Condition #8 is amended to read: *Prior to the release of a zoning permit, a method to address pedestrian safety by installing a crosswalk posted with appropriate signage and rectangular rapid flashing beacons. Additionally, the western driveway shall be configured as a right-in only access. This plan shall be approved by the Department of Public Works.*

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Condition #29 that reads: The DRB accepts the proposed siding on the north, south, east and west that are defined as brick, metal, wood clapboard or composite clapboard, including within the balcony areas. The DRB does not accept vinyl as an appropriate siding material on any of these elevations, and requires the applicant to return to the board with a more appropriate and durable sheathing option, subject to Quality of Materials standard in subsection 6.3.2.(e). The applicant would like to revisit this issue with the Development Review Board to provide more information and examples of the materials that are being proposed, including use of less expensive materials in the rear of the building.

Should you have any questions or comments, please do not hesitate to contact me.

Regards,



Abigail Dery, P.E.
Project Engineer

cc: Joe Handy
Steve Guild
David Greenberg