

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drb

Phone: (802) 865-7188

Fax (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, June 16, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

Board Members Present: Austin Hart, Jonathan Stevens, Israel Smith, A.J.LaRosa, Alexandra Zipparo

Board Member Absent: Missa Aliosi

Staff Members Present: Ken Lerner, Scott Gustin, Mary O'Neil, and Anita Weber

I. **Agenda**

No changes to Agenda.

II. **Communications**

III. **Minutes;** discussion after meeting

IV. **Sketch Plan**

1. **15-1213SP; 351 North Ave, (RM-W, Ward 4N) Burlington College and Eric Farrell**

Sketch plan review of proposal to convert orphanage building into residential units. Also establish common spaces and assembly space for existing college. (Project Manager, Scott Gustin)

B.Rabinowitz; questioned if presentation was about housing or college.

E.Farrell; only about housing and no changes to college.

B.Rabinowitz; wondered if only half the project was being presented.

S.Gustin; looking only at conversion to residential use.

E.Farrell; Slide presentation of previous and existing pictures of the old orphanage building; working with 90,000 square feet;; Orphanage was completed in 1882; Mostly vacant since 1980's; the cupola is not the original; spoke about current elevations; service areas; Plan is to disconnect orphanage internally from college adding 62 residential units Redoing curb cuts.

Discussion on pedestrian and landscaped area in front of building; Working on a front streetscape; North side will provide emergency vehicle access in combination with a pedestrian path; West side will remove service area placing pavers for emergency vehicles; West wing will provide an1800 sq ft connector for assembly and patio area combining indoor/outdoor space. South side has no changes; Not prepared to advance plan for additional development on 28 acres; possibly late summer/fall for more plans and phases of the other acres; ownership of orphanage building is separate from land ownership; shared oversight and maintenance costs between Eric and College.

E. Farrell; Starting project in the Fall and completion date late summer 2016 was proposed; will include market rate and inclusionary residential units including student housing; Wants to discuss plans on further development pertaining parking spaces and stormwater drainage; heavily landscaped areas will occur where to prevent parking from being visible from the street.

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Elevation pictures were shown of the orphanage; additional skylights added; 24% of the units are located in the attic space; the 5th floor offers an enormous space; two levels of dormers; existing and upper; 5th floor does not meet code unless supplemented with skylights; Mentioned reconstitution of historic entrance.

North elevation is a lower grade for new entrance and easier access.

On West side, porches will be removed.

South profile doesn't show windows as they exist today.

New elevator in existing shaft will be expanded in the rear of building over 5' to west;

Another elevator will be removed and placed in right corner near classrooms on the west elevation.

New landscaping was shown on the plan; building's slate roof may need replacement with new slate or salvage old slate.

A.Hart, asked about skylights.

E.Farrell; said skylights will not be noticeable.

A.Zipparo; asked how many buildings are new

E.Farrell; said almost all; said he intends to rebuild entrance with flat roof providing for a wider pedestrian area 18" and space for the Fire Marshall requirements; boiler room will be converted to lounge area; an internal connection to main sections will provide open space for the interior, but the college and orphanage building will be separated and an additional upper floor elevator will be added. The building provides bike storage area of 63 interior rack spaces for students and nonstudents, storage and repair, laundry, pet friendly wash, fitness area; a boiler will service both.

Windows that are large and heavy, difficult to reach, and leaking will have energy efficient in kind windows; may do single hung; still looking at various type of windows with 2 or 3 companies.

M.Long; asked if windows would look the same or if they would lose light.

E.Farrell; yes they should look the same.

J.Stevens; asked about agreement to purchase orphanage.

E.Farrell; said he will own the orphanage building and college will own its own building; land will be held in common.

A.Hart; asks about the mix of units.

E.Farrell; said there will be one bedroom and studio bedrooms; one bedrooms will be 850 sq ft.

A.Hart: asks about affordable units.

A.Hart; said a great job restoring historic building; asked for more information regarding windows particularly from street frontage; north side parking can be resolved at later date

E.Farrell; said he would keep parking lot.

A.Hart; asked about proposal for grave lot.

J.Stevens; said there were no notes about historic features.

M.O'Neil; said plan included skylights; could talk to Caitlin Corklin.

E.Farrell; said his economic process was not valuable for tax credits; did not have time to investigate; wanted a person knowledgeable in historic places to investigate The entrance will only be available to residents of the building.

A.J.LaRosa; asked about inclusionary units.

E.Farrell; said he was not permitting as straight up; students may be either market rent or eligible for inclusionary units.

J.Stevens; said usually permits are issued.

E.Farrell; said he will still own the land.

A.Hart; explained that permit runs with land.

M.Long; asked about college.

E.Farrell; said he will give students first choice.

A.Hart: asked if there was a standard for parking.

M.O'Neil; confirmed this.

A.Hart; asked if more thought could be given to parking.

E.Farrell; may be able to move parking to west side and would be mindful of parking locations.

A.Zipparo; great job with proposal and the addition of skylights.

E.Farrell; said there are no practical alternatives for the windows and that economics will not allow ignoring the space in the attic.

A.Zipparo; asked if some units could be 350 sq ft.

E.Farrell; said there is a market for small units at lower price point; most people don't want to live in 'crappy' housing, but may want to live in smaller units.

A.Zipparo; questioned the market rate for units.

E.Farrell; said units will offer heat, hot water, free laundry, storage in first new building; but not in orphanage, which will have fitness and pet friendly, all of which is free.

I.Smith; asked why not go for tax credits and consider lakeside.

E.Farrell; said he was trying to be practical and respectful of building and decided to be sensitive; proposing fixed lights; trying to deliver affordable and mix and keep costs low.

I.Smith; asked if units were reasonable for the market of 2 bedroom units.

E.Farrell; said it was more appropriate for one unit dwelling for a lot of reasons.

I.Smith; questioned about insulation.

E.Farrell; said he may strip and fully insulate but checking with Bob.

B.Duncan; spoke to brick character; balance; 2" of foam; building strapped for lathe and plaster which may be removed; insulation to brick.

A.Zipparo; asked about window frames.

B.Duncan; frames in good condition; insert window that's functional with higher rates; reduce pockets; attic skylights; heat loss; only area in attic insulated cap walls; cannot be in attic with/out skylights.

B.Rabinowitz; great project; asked for more information on windows; questioned roof skylights on street side.

B.Duncan; looking at fixing awnings having shadow reveal; overhung needs check rail; might be noticeable; looking at retrofit windows too; affordable options; polling board has been critical to rehab

B.Rabinowitz; asked if buildings were being removed.

E.Farrell; the garage and condensing unit needs to be replaced to service other areas.

B.Rabinowitz; said separation between college and residential should be considered; expects more interpretation of the site not the buildings.

B.Duncan; courtyard will be accessible to all residents of building.

B.Rabinowitz; questioned about shared space.

B.Duncan; confirmed there would be a shared space between residential and college

E.Farrell; only access will be among residents and college students living in both buildings sharing site amenities.

B.Rabinowitz; expressed concerns that use overlap will be challenging

E.Farrell; said non students living in units will be a young demographic and should will not be an impact but not concerned.

A.Zipparo; questioned handicap accessible for front entrance.

E.Farrell; said not sure handicap access was possible for the front entrance.

A.Zipparo; spoke of Smith Hall example of how an older 1871 building can accommodate handicap access for a front entrance.

E.Farrell; probably won't consider since he thought it was not worth the effort.

A.Zipparo; said handicap access to the front of building is important.

Bob; said set-back change would be 100' change and understands about entering from the front entrance.

A.Zipparo; said she was surprised there is access without an overhang.

B.Rabinowitz; asked about rear land access and street tree options.

E.Farrell; city arborist asked them to set back trees; will consider this afterward.

S.Guston; said required minimum is not met with side lot and front line; noted in staff report about sloped areas if reductions were made for site calculations.

E.Farrell; said 6 acre parcel ordinance does not count slopes in excess of 30%; only steep slopes behind building; not close to density; not asking DRB to waive requirements.

S.Guston; reads from code ordinance.

E.Farrell; asked if doesn't say in ordinance that DRB can waive requirement that reduce between 50 and 30%; doesn't think the ordinance reads that way.

S.Guston; spoke about possibly a significant parking waiver.

K.Lerner; asked about the big flat area and whether amenities would be provided for residents.
 E.Farrell; said he was not proposing to do any amenities.
 K.Lerner; suggested looking at the outdoor spaces for residents.
 E.Farrell; said he was not building amenities; said he would be interested in providing for pets, but not interested into pool, tennis, basketball as amenities.
 B.Rabinowitz; suggested a dog park.
 A.Hart; asked if there was anything else new or different.
 E.Farrell; said sketch is very important and that the project will be a show stopper.
 A.Hart; said the application and project was good and recognized the constraints; skylights on roof and more housing is good thing.
 A.J. LaRosa; asked about structured parking.
 E.Farrell; said there would be substantial structured parking; shared concern about open parking and would liket to avoid it.
 B.Rabinowitz; questioned the window sills dimensions.
 B.Duncan; said windows were10ft floor to floor.
 E.Farrell; said biggest challenge with historic building is cost containment.
 AZipparo; questioned if west elevation was a viewshed.
 E.Farrell; said he was taking porches off, but not doing anything different with west side.
 A.Zipparo; suggested being mindful of view in area.
 I.Smith; suggested being more liberal on the west side.
 A.Hart; said the major public view is north side.
 E.Farrell; said the property will be enjoyed more than it is today.
 B.Rabinowitz; said it would be helpful to see notations on the viewsheds.
 A.Hart; Closed sketch plan at 6:35pm.

Discussions on other business took place pertaining to signatures required for the Annual Report of the Burlington Conservation Board is due at end of month and everyone needs to sign according to S.Guston.
 No deliberation was scheduled.
 No comments on previous minutes.
 Meeting was adjourned at 6:37pm.

V. Other Business

VI. Adjournment

Applications and Plans may be viewed in the Planning and Zoning office, (City Hall, First Floor, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

All staff comments, plans and supporting documents will be available on the Planning and Zoning website at: www.burlingtonvt.gov/pz/drb/agendas approximately one week before the hearing.

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 and Development Review Board is considered public and cannot be kept confidential.

This agenda is distributed to: adjacent property owners of projects before the Development Review Board, Neighborhood Planning Assemblies, City Councilors, City Departments and interested parties. You may direct written comments to the Planning and Zoning Department, at the above address. Inquiries may be made by calling 865-7188. Oral comments may be given at the meeting by any persons on any project listed on the Agenda.

 A.Hart, - Chair, Development Review Board

 Date

 Anita Wade, Zoning Clerk

 Date