

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

Brad Rabinowitz
AJ LaRosa
Springer Harris
Geoff Hand
Zoraya Hightower
Brooks McArthur
Kienan Christianson
Sean McKenzie, (Alternate)
Ravi Venkataraman, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday December 17th 2019, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Minutes

Board Members Present: Brad Rabinowitz, AJ LaRosa, Zoraya Hightower, Springer Harris, Geoff Hand

Board Members Absent: Brooks McArthur, Kienan Christianson, Sean McKenzie (Alt.), Ravi Venkataraman (Alt.)

Staff Present: Scott Gustin, Alison Davis

I. Agenda

B. Rabinowitz: One item on agenda. No changes to agenda

II. Communications

B. Rabinowitz: No additional communications

III. Minutes

B. Rabinowitz: Minutes from December 3rd will be discussed during deliberation

IV. Sketch Plan Review

1. 20-0534SP; 362 Riverside Ave (NAC, Ward 1E) Douglas Boyden and BlackRock Construction

Sketch plan review for independent senior living building with 65 (sixty-five) units and related common areas and amenities (Project Manager: Scott Gustin)

Ben Avery, Doug Boyden, and Jeff Zweber appeared on behalf of project

B. Avery: Introduction of project. Introduction of why location at Riverside Ave and housing type is appealing, % of affordable units, mix of unit types. Total of 55-60 units.

AJ LaRosa: Discloses history with BlackRock, but no bias or conflict of interest

J. Zweber: Walks through site plan and explains preliminary elevation sketch plans

B. Rabinowitz: Asks about location regarding Hillside Terrace right-of-way

J. Zweber: Walks through proposed site plan. Explains proposed building is 3-stories, with a walk-out basement. The apartments are above that, but we are proposing this lower-level to have more engagement with the street.

B. Avery: Explains elevation drawing and building interaction with street. Explains surrounding area

B. Rabinowitz: Asks if retail is encouraged in this area

S. Gustin: Encouraged, but not required, yes

B. Avery: Common areas on lower level. Envision potential food services, perhaps storage. Food service interacting with street is a nice feature.

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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

AJ LaRosa: Asks about sidewalk connectivity from building to Riverside Ave. Asks about sidewalk location and crosswalk proximity to building

J. Zweber: There is a sidewalk on the side that we are building on. Closest crosswalk location

G. Hand: Asks if they have thought about a different use in the bottom floor space

B. Avery: Wants that space to be a viable option, not a large scale operation. Wants something in that space that is going to support the residents and the community. Vehicular entrance will be the primary entrance for residents, unless they are taking public transportation options

B. Rabinowitz: Clarifies that pedestrians enter through parking area. Recommends pedestrians enter through building in a better location.

Z. Hightower: Asks about parking and how many required spaces are for this development

S. Gustin: 65 units was originally proposed, but now hearing 55-60, parking = 1 per dwelling unit

AJ LaRosa: Asks about emergency access. Recommends running plan by emergency services to see if they agree with accesses. Senior housing tends to have higher emergency services.

B. Avery: Primary entrance from 911 perspective would be on Hillside Terrace. Will need a bigger conversation for addressing purposes. Suggesting 2 Hillside as an address

AJ LaRosa: Riverside is a developing area and this is a good project with the activity that has been happening in surrounding area

J. Zweber: Explains utilities access and use. Briefly explains stormwater management

G. Hand: Asks about location of stormwater discharge in relation to slope stability issues recently on Riverside

J. Zweber: This goes into a pipe situation. This project is not directly related to that slope stability situation.

B. Rabinowitz: Asks about dumpster location and garbage truck accessibility location. Asks about landscaping. Suggests front entrance covering/awning from Riverside entrance. Suggests more activity for bottom floor. Does not want it to turn into unused space.

Z. Hightower: Encourages walkability and making front entrance more friendly

B. Rabinowitz: Closes public hearing

V. Adjournment

Meeting adjourned 5:35 PM

Bradford L. Rabinowitz, Chair of Development Review Board

Date

Alison Davis, Zoning Clerk

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 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.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

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 Zoning Division 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