

Burlington Development Review Board

Department of Permitting & Inspections
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Caitlin Halpert
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Sean McKenzie, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, April 5, 2022, 5:00 PM

Minutes

Physical location: 645 Pine Street, Front Conference Room, Burlington VT 05401

Board Members Present: All members were remote. Brad Rabinowitz, Geoff Hand, Chase Taylor, Sean McKenzie, Brooks McArthur, Leo Sprinzen

Board Members Absent: Caitlin Halpert

Staff Members: Mary O'Neil, Scott Gustin, Ryan Morrison, Joseph Cava, and Celeste Crowley

I. Agenda

II. Communications

III. Minutes

March 22, 2022 minutes were approved.

IV. Consent

V. Public Hearing

1. 1. ZP-22-17; 139 Foster Street (RL, Ward 5S) Paul O'Brian

Establish a bed and breakfast (short-term rental) within existing residence. (Project Manager, Scott Gustin)

This has been deferred to the July 5th DRB meeting.

2. ZAP-21-21; 164 North Willard Street (RL, Ward 1E) Luke Purvis

Appeal of fence permit denial. (Project Manager, Scott Gustin)

This appeal has been withdrawn.

3. ZAP-21-21; 164 North Willard Street (RL, Ward 1E) Luke Purvis

Appeal of adverse determination regarding pre-existing nonconforming status of gravel strip. (Project Manager, Scott Gustin)

This appeal has been withdrawn.

VI. Certificate of Appropriateness

1. ZP-22-88; 147 Spear Street (RL Ward 8E) UVM Agricultural College / Lani Ravin

Construction of a 4,640 sf team support building and related site work. Originally permitted with Virtue Field project but not constructed. (Project Manager, Scott Gustin)

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Lani Ravin, Derick, Todd Merchant, Alex Blandchard, Sharon Bushor: Sworn in

Sharon: I saw that the water EPSC was addresses 5-6 years ago, and don't see a current review.

Scott: The EPSC is pending.

Sharon: My question is would you approve this with the understanding of no significant changes?

Derek: It was permitted and the model was updated with another project. The pond was upgraded.

Brad: This is being looked as consent. The Board agrees to consent.

2. ZP-22-32; 351-375 North Avenue (NAC-CR Ward 4N) BC Community Housing / Farrell Properties

Increase residential density from 770 to 950 units. Add 1 additional floor to building P Lot 5. Straighten out building Q&R Lot 7 (no more curve). Various site modifications. (Project Manager, Scott Gustin and Mary O'Neil)

Eric Farrell, Mike Busher, Laura Wheelock, Sharon Bushor, Jane Hagen: Sworn in.

Brad: This is a large project and half of our Board was not part of the original project. So, could give us an overview, Eric.

Eric: The over all site plan is not what was originally approved, but the number of buildings is the same. We are looking at buildings D-E-F, what we call Aurora. One change is that building Q will not be curved. We straightened it out to allow the other buildings to have a line of sight to the lake.

Aurora will have 192 condo units, not apartments. There will be office space in building D with second floor apartments, and 350 parking spaces underneath.

Scott: Mike, can you show the changes to the other two buildings?

Mike: Building C – We will be eliminating the lower deck and common space to put two additional units.

Brad: It appears there is a significant change to the North Avenue side.

Eric: We've had extensive reviews that say it doesn't detract from Liberty House. We sold 1/3 of the site to the City so we went to the highest allowable heights in the ordinance.

Brad: A couple of things; You are not changing the phasing? You are already 5 years in, will you be able to maintain the phases within the original phasing plan?

Eric: We are keeping pace with the next 5 years.

Brad: You are decreasing the commercial areas?

Eric: Yes, it was 100,000sq ft at the onset but it is substantially less.

Leo: A quick calculation shows it to be about 40,000 sqft.

Eric: It's is actually only 20,000 sqft not counting the hotel. We found there is not a lot of demand for commercial space. There will be a café on the corner but there has been no demand for the convenience store so we deleted it. We are focusing on the uses to benefit the residences.

Leo: I see a request for a parking waiver.

Eric: Yes, we are asking for a 20% ~~reduction~~maximum waiver. We are putting \$450k into a bus stop, bike wash, bike storage, and car share.

AJ: One issue at the beginning of the project was the internal street construction.

Eric: The streets are being built as we go and are bonded to release to the city as completed.

AJ: Will the public access be affected by these changes?

Eric: No, it will remain the same and has ADA routes from North Ave to the bike path.

Brad: Public Works has comments; when the infrastructure conditions gets completed

Eric: We discussed, with DPW, the reconstructing of North Ave to be consistent with the plan. The improvements all have to be done at the same time, one project. It is not feasible to complete by 2023 but we are going for 2024.

The more buildings completed with provide more funding for those improvements. We have ordered the controlled crossing equipment and are just waiting for the cement bases to arrive before completing it. The improvements are tied to the occupancy of Aurora.

Laura: The crossing and intersection is in a state of construction but needs infrastructure to support bikes and pedestrians. We feel that the assisted crossing is an immediate priority for completion.

Jane: I live next door to Cambrian Rise, across from building B. It seems to me that there is not enough parking. What is the management plan? If renting there is no guarantee of parking and no parking for off-site. How do consumers use the spaces with no parking available?

Eric: The idea is to unbundle parking, meaning, they want renters to be conscious of the cost of owning a car. When you rent a unit you get one parking space. If you have no car, you save \$75 off of your rent. If you have two cars, you pay an additional \$75 for rent.

When the project and improvements are complete there will be public parking on the street. We think we have enough, not too little and not too much.

Jane: I guess a red flag for me is that you have 350 spaces and one building alone has 300 units.

Eric: We believe many of the renters will opt to rent garage space.

Jane: Reduced green space is a concern and I would like to voice that the building appears to be encroaching on the Liberty House. I would like to know the North Ave corridor improvements planned. It doesn't affect me now but will the revised plans affect me?

Eric: We'll be widening North Ave on the West side, not changing the East side.

Brad: So the completion of Aurora is the trigger for the improvements. Is Aurora the next phase?

Eric: No, building C is next with Aurora beginning in the Fall with occupancy about 24 months after construction begins. We're looking at Spring of 2024.

Sharon: Does Aurora have commercial spaces?

Eric: Yes, the working spaces.

Sharon: How many units in Aurora?

Eric: 192 units with 112 hotel rooms for resident guests.

Brad: The height of the building along North Ave is troublesome.

Eric: The ordinance says/encourages being on the street.

Scott: Reference Ordinance 9:1.12 Additional Density and Other Development Allowances

Brad: Are there any other questions from the Board?

Scott: The amendment today is for; Increase in the number of units, parking waiver, building changes, commercial space, and the DPW concerns.

Brad: Public Hearing is closed.

VII. Other Business

The first meeting in May will be a training event.

VIII. Adjournment 6:17pm



Bradford L. Rabinowitz, Chair of Development Review Board

APRIL 20, 2022

Date

Celeste Crowley, Permitting & Inspections Administrator

Date

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