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## COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

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May 1, 2020

**To:** Councilor Brian Pine, Chair – Community Development &  
Neighborhood Revitalization (CDNR) Committee  
Councilor Sarah Carpenter (Ward 4)  
Councilor Zoraya Hightower (Ward 1)

**From:** Luke McGowan, CEDO Director  
Gillian Nanton, Assistant Director, CEDO

**Re:** **Cambrian Rise – First Amendment to Development Agreement**

In a memorandum dated August 15, 2019, Eric Farrell, President, BC Community Housing (BCCH), formally requested an increase in the housing density limit at Cambrian Rise, from 770 units to a maximum of 950 total residential units, to account for changing market conditions. The Development Agreement, fully executed on January 7, 2016, has a cap of 770 housing units at Cambrian Rise. Any increase in the number of housing units requires an amendment to the Development Agreement. A draft of the First Amendment to the Development Agreement between the City of Burlington and BCCH is attached for your review.

Cambrian Rise is a development with mixed commercial and residential uses, related buildings and infrastructure across approximately 21.65 acres. The project is in an area long targeted in the city's Municipal Development Plan for intensified development and is consistent with the Neighborhood Activity Center (NAC) – Cambrian Rise (CR) District, a new center for mixed use development that allows for a range of housing types and tenures, and accommodates a diverse range of complimentary general office, institutional and neighborhood-oriented, small-scale retail service uses.

Since receiving the request to increase the housing density by 180 units at Cambrian Rise, over the intervening months, city departments - CEDO, Planning & Zoning, Department of Public Works (DPW) and Burlington Parks, Recreation and Waterfront (BPRW) - have held many internal meetings to determine the impact on a range of factors. Additionally, city teams also met on numerous occasions with BCCH technical teams to discuss the proposed increase in housing units.

A memorandum (attached), dated May 6, 2020, for presentation to the City Council, details the impact of the twenty-three percent increase in housing units at Cambrian Rise on zoning, traffic, inclusionary housing, workforce housing and more broadly, housing availability and affordability in Burlington.

BCCH's request to increase the number of housing units at Cambrian Rise from 770 units to 950 units is in line with the City's policy to support the development of additional housing opportunities across the income spectrum. Once fully built out, it has the potential to significantly increase Burlington's housing supply, taking the City closer to ensuring a healthy functioning of its housing market.

CEDO fully supports BCCH's proposed increase in the cap from 770 housing units to 950 total residential units at Cambrian Rise and requests that the CDNR Committee recommends this increase in housing density, for adoption by the City Council.

We look forward to your favorable consideration to this request.

Thank you.

**Attachments:**

- (i) Cambrian Rise - First Amendment to the Development Agreement – draft
- (ii) Memorandum dated May 6, 2020, for presentation to the City Council on 05/11/20