

From: Grace Ciffo <gciffo@neddere.com>
Sent: Wednesday, January 26, 2022 2:20 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Subject: RE: rooftop screening

Hi Scott,

Thanks so much for getting in touch about this.

I'd like to relay to the Committee that Nedde Real Estate is deeply committed to building affordable housing and workforce housing and we all know that the cost of building anywhere in Vermont right now, but particularly in Burlington, is astronomical. To build the housing that the Nest, including its 10 affordable homes and public restroom, every single dollar counts.

I've attached the 79 Street roof screen study package (as presented to the DRB) and Article 5 of the Burlington Comprehensive Development Ordinance - section 5.2.6 (b) 4. This section covers the roof screen requirements. We agree with the rule of screening unsightly mechanicals to keep them out of public view as much as possible, but sometimes the rules don't anticipate all situations. We ask that the Planning Commission add language that allows the building structure itself to qualify as screening from the street.

We thoughtfully, carefully designed the building with the goal of keeping all the rooftop or elevated mechanicals out of site and we're thrown off by a condition that requires us to spend so much money only to add screening that becomes visible from the street and to neighbors on all sides. We'll have to penetrate our roof in dozens of areas and spend \$93,000, primarily on steel upright framing to attach all the screening to, which seems literally opposite of the intention of the condition. Adding additional rooftop screening at the Nest just does not make sense and seems a very poor use of limited resources.

Our hope is that you take the current working of the ordinance language and tweak it, so you don't lose visual protections but allow for more types of "screening", i.e. if the mechanicals are obscured by the building design, that is acknowledged as meeting the requirement of this form based code.

I really appreciate your help in getting this study, Article, and my above points into the Committee's packet.

And may I ask: What is the timeframe and steps involved in knowing whether this language can be modified in the manner we request? Are we looking at 60 days, 6 months? How does it work?

Thanks again,
Grace

Grace Amao Ciffo
Director of Operations

NEDDE

real  estate

747 Pine Street, Suite 501
Burlington, VT 05401
P 802.231.1311
C 802.233.2178
E gciffo@neddere.com
www.nedderealestate.com