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SEP 23 2016

Colchester Avenue Housing Development

DEPARTMENT OF
PLANNING & ZONING

Property Description. Land assemblage consisting of land parcels on Colchester Avenue and Fletcher Place in Burlington, directly across from the entrance to Medical Center Hospital of Vermont and adjoining the University of Vermont campus. The existing buildings on the sites presently contain a mix of residential, medical office and institutional (university related) office and program space uses. The property is bordered by Colchester Avenue to the South, Fletcher Place to the East, and on the North and West by the Mater Christi School campus.

Zoning. The site is located in the city's Institutional Zoning District. Multi-family housing, institutional office and program facilities (university or medical related) are among the permitted and conditional uses allowed.



Development Plan. Plan is construct two new 3-story buildings connected by a first floor walkway and lobby area. The buildings will contain 75 new apartments configured as studio and one bedroom units. Both buildings will have underground parking in the basements accessed via a driveway and ramp located on the west side of the site. Existing surface parking areas and access driveways will be combined and reconfigured as part of the plan, which will improve circulation efficiency and safety. The site enjoys direct access to a traffic light and public transportation facilities located on Colchester Avenue at the driveway

entrance to the hospital campus.

The project will incorporate extensive energy efficiency features, including proposed roof top solar collectors. All of the city's regulations for parking and bicycle storage facilities will be met, but due to the project's location, it is expected that vehicle use will be substantially lower than normal.

The existing buildings located on Colchester Ave. and Fletcher Place will remain in place. All of the Colchester Ave. properties (including properties owned by neighbors not associated with the new building development) will have access to the signalized traffic intersection.

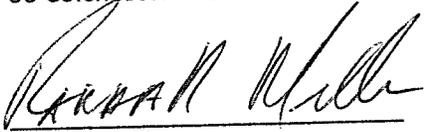
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Re: Zoning Permit Application
Eastern Development Corporation
Colchester Ave. and Fletcher Place
Burlington, Vermont

DEPARTMENT OF
PLANNING & ZONING

The undersigned owners of the below referenced properties hereby authorize the applicant to act on my behalf for all matters pertaining to this permit application.

66 Colchester Ave.



Randall Miller

27 Fletcher Place



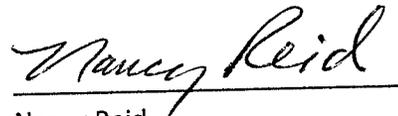
Francis von Turkovich

72 Colchester Ave.



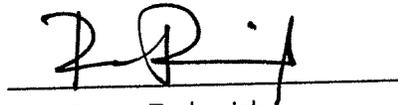
Edward von Turkovich

49 Fletcher Place.



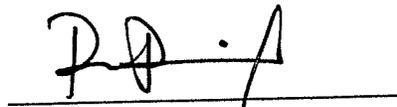
Nancy Reid

80 Colchester Ave.



Francis von Turkovich

94 Colchester Ave.



Francis von Turkovich

96 Colchester Ave.



Patrick Clifford, MD