



April 6, 2015

Mary O'Neil, AICP Senior Planner
Burlington Planning and Zoning
City Hall, 149 Church Street,
Burlington, VT 05401

Re: 72-94 Colchester Avenue - Von Turkovich Applicant

Mary,

Here are the answers to last week's questions:

1. How much square footage is proposed for new construction?

There are 19,556 square feet on each of three floors for a total of 58,668 gross leasable area. The garage level is also 19556 square feet.

2. Estimated construction cost – ballpark?

I base my estimates on the cost of construction per square foot of occupied space. The garage is included in the cost of construction, but the area is based on lease space. Based on a current comparable, I would estimate a total cost of construction including site development to be roughly \$120.00 per square foot or \$ 7,040160.00. Our final number may vary once we have conducted an actual estimate, so nothing is cast in stone right now.

3. Is there a working agreement for access west of 72 Colchester Avenue? Is 100 Colchester included in the plan?

Discussions are ongoing with several neighbors that include granting of various easements . The applicant proposes two easements to neighbors on Fletcher Place for garden space, will propose a access easement to the neighbor on the left of the project for access across their lot to the garage level, and possibly an access to the OB / GYN clinic to give them access to the traffic light.

I think until we are in complete agreement, I will modify the plan to show improvements on the subject property only. I do think it is desirable to look for ways to connect these lots, but not to the extent that it bogs down the application.

4. Number of parking spaces proposed internally? Surface? # h/c?

The current schematic garage plan shows 59 spaces in the enclosed garage. There are currently 30 surface spaces with room to add 6 more if needed. This will provide one parking space for each new dwelling unit, and leave 10 - 16 spaces for the existing uses. As you know, the applicant is in discussions with adjoining property owner to encourage better interior traffic flows and perhaps to allow some shared parking.

I hope this is what you are looking for. If you have any additional questions, I am always happy to hear from you.

Sincerely,

Greg Rabideau
Rabideau Architects

Mary O'Neil

From: Von Turkovich, Frank <FVonTurkovich@fvtlaw.com>
Sent: Monday, April 13, 2015 2:29 PM
To: Mary O'Neil
Cc: 'Greg Rabideau'
Subject: RE: Colchester Ave - VonTurkovich

Hi, Mary.

To follow-up on Greg's e-mail, I would also like to point out the following:

Building location has been shifted to allow compliance with the setback requirements from the adjoining properties (in particular, 66 Colchester Ave., Randy Miller's dental office).

We will generate a reciprocal easement agreement, giving 66 Colchester Ave. the right to access the traffic light from its parcel and we will receive an easement allowing our traffic to use their driveway to reach the exterior and basement parking on the west side of our parcel.

As Greg said, we will hopefully be able to enter into a cooperative agreement with our neighbors at 96 Colchester Ave. (OB/GYN Associates) that would allow us to make better use of the rear portion of their parking lot and our adjoining property to the east. For now, as Greg points out, we want to submit a plan that complies with the dimensional requirements of the regulations.

We have talked about the exterior elevations. What was submitted was intended to open up a discussion about how the building should look. We are not wedded to any particular approach yet, and will be interested to hear what the DRB and planning staff has to say about what style would be most welcome. We look forward to your comments and ideas that will be discussed at the sketch plan meeting.

We are happy to meet with you prior to the meeting if you would like to do that.

Please feel free to call me with any questions.

Thanks.

Frank

Please reply to: fvonturkovich@fvtlaw.com

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From: Greg Rabideau [<mailto:greg@rabideau-architects.com>]
Sent: Monday, April 13, 2015 12:06 PM
To: 'Mary O'Neil'
Cc: Von Turkovich, Frank
Subject: Colchester Ave - VonTurkovich

Mary,

In order to simplify the application, I have modified the attached site plan to eliminate overlap with Affiliates in ObGyn Care at 96 Colchester Avenue. I know that the applicant is still pursuing opportunities to collaborate with their neighbors, but
Until a deal emerges, I want the application to reflect the property as owned. Note. We are preserving a spot to connect in the future on the applicants land only, stopping the pavement 5 feet from the PL to preserve a buffer if required.

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