

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

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*Matthew Bushey
Ron Wanamaker
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Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.*



**DESIGN ADVISORY BOARD
Special Meeting
Tuesday December 20, 2016 at 3:00 PM
Conference Room 17, City Hall, Burlington, VT
Agenda**

Session I - 3:00pm – 5:00 PM

- 1. 17-0623CA/MA; 329-375 North Ave (NAC-CR, Ward 4N) Eric Farrell**
Continued review of planned unit development with mixed commercial and residential uses, related buildings, and infrastructure.
(Project Manager, Mary O'Neil)

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Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Sean McKenzie
Chris Alley
Steve Offenhartz
Jeremy Gates, Alternate
Phil Hammerslough, Alternate



Minutes Burlington Design Advisory Board Tuesday, December 20, 2016 Special Meeting 3:00 PM Lorraine B Good Room, BCA

Present: Matt Bushey (Chair), Steve Offenhartz, Sean McKenzie, Ron Wanamaker, Phil Hammerslough (alternate).

Absent: Chris Alley (resigned), Jeremy Gates (alternate)

Staff present: Mary O'Neil.

Applicant team present: Eric Farrell, Owiso Makuku, Bob Duncan, Michael Wisniewski, Mike Bushor, Arthur Chukhman, IT support staff.

Public: Amy Demetrowitz, Champlain Housing Trust

1. 17-0623CA/MA; 329-375 North Ave (NAC-CR, Ward 4N) Eric Farrell

Planned unit development with mixed commercial and residential uses, related buildings, and infrastructure.
(Project Manager, Mary O'Neil)

Motion by Matthew Bushey, Chair:

Based on the applicant's responsiveness and ongoing design development in response to previously voiced concerns by the DAB throughout our extensive review process, including: one (1) sketch plan review session in November 2016, one (1) special DAB work session in December 2016, and two (2) additional design review sessions with the applicant in December 2016,

I recommend that the Design Advisory Board approve the proposed mixed-use development at 329-375 North Avenue, consisting of 11 buildings, with the following conditions:

1. Any ground-mounted or roof-mounted mechanical equipment shall be screened from view from the public way,
2. The handicapped accessible path leading to the waterfront bike path shall be constructed earlier than phase 10,
3. At Building C, the visible amount of retaining wall along the south side of the building shall be decreased through the use of earth berming and/or landscaping,
4. At Building C, the screening detail that is utilized at parking structures shall not be also utilized at commercial spaces,
5. At Building H, the entrance to the commercial space at the southwest corner of the building shall be made more prominent and welcoming by the addition of more glazing,
6. At building I, the main residential entrance facing west shall be made more prominent, and the exterior stair at the northwest corner of the building that leads to a secondary entrance shall be made less prominent,

7. At building I, no rooftop mechanical equipment shall be located on the roof of the gymnasium due to the visibility of this roof from neighboring buildings,
8. At building M, the trash enclosure at the southeast corner of the building shall be made less dominant, such as by changing the material or color, and
9. At building Q, the stair tower at the northwest corner of the building shall be treated with similar cladding and screening materials as the main building, to improve the terminus view from North Road.

Steve Offenhartz – 2nd.

Vote 5-0.

Motion carries.