



Agenda for Ward 6 NPA Meeting
Thursday, November 4th, 2021 6:30 PM - 8:30 PM
Hybrid Meeting (Held via Zoom and at the Greek Orthodox Church)

Meeting Agenda

6:30 Vermont State Voter Redistricting

Kesha Ram Hinsdale, VT State Senator (Chittenden 8)

Karen Paul, Burlington City Councilor (Ward 6)

Tiff Bluemle, VT State Representative (Chittenden 6-5)

Gabrielle Stebbins, VT State Representative (Chittenden 6-5)

Rama Kocherlakota, Ward 6 Representative to the Ad Hoc Committee on Redistricting

6:50 Public Forum

7:00 City Place Update

Brian Pine, Director, Burlington Community Economic Development Office

7:20 Bioretention Systems (Rain Gardens) in South Ward 6

James Sherrard, Burlington DPW Stormwater Program Coordinator

7:35 ISGOOD (Isham Street Gardening and Other Optimistic Doings) Pilot Project

Brian Cina, ISGOOD Member, VT State Representative (Chittenden 6-4)

7:45 Request for Crossing Guards

Dan Hill, Burlington DPW Traffic Division

7:50 Pre-Application Meeting to Review Residential Conversion of South Union St Commercial Space

Rachel and Serena Furnari, Applicant

Online Meeting Information:

1. Join via Zoom: <https://us02web.zoom.us/j/81027856568> (Meeting ID: 810 2785 6568, No Password)
2. Call in for Zoom audio only: 1-929-205-6099 Meeting ID: 810 2785 6568
3. Watch online via YouTube: for livestream viewing only
<https://www.youtube.com/playlist?list=PLjLFn4BZd2P9f16v7BtN6C9kos1zGEmG>

In-Person Meeting Information:

Greek Orthodox Church, 600 South Willard Street, Burlington, VT 05401

Parking entrance is off of Ledge Road on the east side of the Rotary. Overflow parking is at the foot of Willard Street or Christ the King School. Walk up the paved walkway from Willard Street directly to the Church.



We need Crossing Guards!

There are currently 15 open positions.

Can you help?

Shifts are 50 Minutes

7:30 to 8:20 in the morning

2:35 to 3:20 in the afternoon

Except Wednesday:

1:40 to 2:20 in the afternoon

Pay

\$34.35 per day, two shifts

\$171.47 per week, 10 shifts

We Supply

Safety clothing

Stop Paddle

Training

A background check is required.

Contact Dan Hill, Traffic Manager
dhill@burlingtonvt.gov

Ward 6 NPA Minutes and Attendance, Thursday, November 4, 2021

ATTENDANCE

Rachel Furnari	Rob Backus	Eileen Underwood	Mary Gade
Dale Azaria	James Sherrard	Connie Krosney	Greg Guma
Kesha Ram Hinsdale	Karen Paul	Matt Grady	Jeff Padgett
Karla Ferrelli	Rama Kocherlakota	Brian Pine	Nelson Martelle
Rep. Stebbins	Kirsten Wilson	Francine Cohen	Sandy Yusen
Tiff Bluemle	Alexandra Bower	Tree Spaulding	Joel Fitzgerald

Redistricting

Kesha Ram Hinsdale: City process, House process and Senate process for voter redistricting; we need to maintain one person-one vote.

Gabrielle Stebbins: important to have voices from different constituents; if districts are too small, we lose diversity of views. Also hard to get diverse representatives because it's a difficult job for someone, like a single mother, to hold due to low pay.

Rama: he's gathering input from Ward 6 residents on redistricting preferences and will forward info to City Council. Will be changes in Ward 6 boundaries because of population changes.

Kesha: House process for redistricting will last for the whole session; new challenges for redistricting the Senate, which will be figured out during the second half of the legislative session.

Karen: introduced a resolution to make redistricting process easier. All councilors agreed to this process. Good place to start with consensus. A mapping consultant will take input from ad hoc committee and council to redraw council districts. Karen encourages all residents to provide feedback because this is a really important issue.

Kesha: City can take a position separate from legislators and can sway the outcome for Senate boundaries.

CityPlace

Update on project by Brian Pine. Devonwood/Don Sinex, Scott Ireland, Dave Farrington and Al Senecal are partners.

Development is on private property and is a private project. Only public portion are the streets that will be reconnected through the project site.

The City and Redstone both brought lawsuits against CityPlace. All lawsuits are resolved and project has local permits granted. Milestones reached this summer on license agreements and stormwater plans through MOU. December 2022 is deadline for design for public improvements; must be contracted for construction by March 2022; TIFF bonds must be issued by June 2022; construction must commence in December 2022. Legal action may come if deadlines aren't met at end of 2022. CityPlace hopes to commence construction this spring.

Legal hurdles were significant in the project and caused delays; difficult time to finance projects.

Brian has strong confidence that Burlington's market is strong enough to support the project.

Local partners help the project move forward because of their experience with local permitting.

Demand for housing is strong in Burlington and Brian sees a good chance of this project moving along.

Bioretention Systems/Rain gardens

James Sherrard, Stormwater Program Coordinator. Burlington is surrounded by Lake Champlain and Winooski River. A lot of the city deals with combined sewer. 3 waste-water treatment plants. 100 year-old system which DPW is trying to manage.

City has both a Separate and a Combined sewer system. City is meeting water quality requirements through review of the whole system.

City got grant funds to support bioretention project, with no local match required. 15 systems built in South End. Old North End will use different technology. Most active overflow site is at the barge canal. Traffic calming was secondary benefit of retention systems.

Systems provide various benefits: pulls out things to improve water quality; infiltrates runoff; and detains runoff. Two styles, Type A and Type B.

Microbursts common in City and can trigger a system overflow. They are coming in greater intensity, but there are fewer. Lots of rainfall in short periods of time.

Overflows are the mixing of sanitary waste and storm runoff. DPW is reviewing and analyzing data. Retention systems are doing well. Residents have sent videos to show performance during storms.

Crossing Guards

Director of Parking and Traffic, Jeff Padgett, giving a plug for crossing guards. There are 33 crossing locations across city. Only 15 are being staffed. Morning and afternoon shifts, before and after school. Guards are paid \$171/week. Safety clothing and training is provided. (See attached document.)

Rachel and Serena Furnari

Planning to purchase property at 251-253 South Union. Converting property from commercial to residential. Currently a law office. It's currently commercial and non-conforming; project will bring it into conformance. Would include 10 apartments; portion for lower and moderate income renters. Site is quite large and has a lot of parking.

Zoning Pre-Application Neighborhood Public Meeting, Ward 6 NPA

PRESENTERS:

Serena and Rachel Furnari
DAISY PROPERTIES LLC

PROJECT LOCATION

251-253 South Union Street

PROJECT INFORMATION & GOALS

The goal of this project is to convert a non-conforming commercial property into a conforming and environmentally conscious rental property. We will maintain the protected historic building's facade and architectural elements while updating the interior toward eventual decarbonized goals. Conversion will include a small addition allowed under Burlington's "adaptive reuse" of a nonconforming building, and will participate in the inclusionary program to add a proportion of units for lower and moderate income households.

PROJECT DESCRIPTION

Current square footage: 8058 sq feet

Proposed Adaptive Reuse additional square footage: 2014 sq feet [~footprint 940 sq ft]

Total of 10 Apartments, mostly 1+2 bedrooms

23 Parking Spaces provided

Bicycle storage on site

Improved landscaping and gardens

251-253 SOUTH UNION STREET
BURLINGTON VERMONT

Existing Site Boundaries and Street Views

Current use as multi-story law office
is nonconforming.



251-253 SOUTH UNION STREET
BURLINGTON VERMONT

NO PROPOSED CHANGE
TO THE STREET FACING
ELEVATION

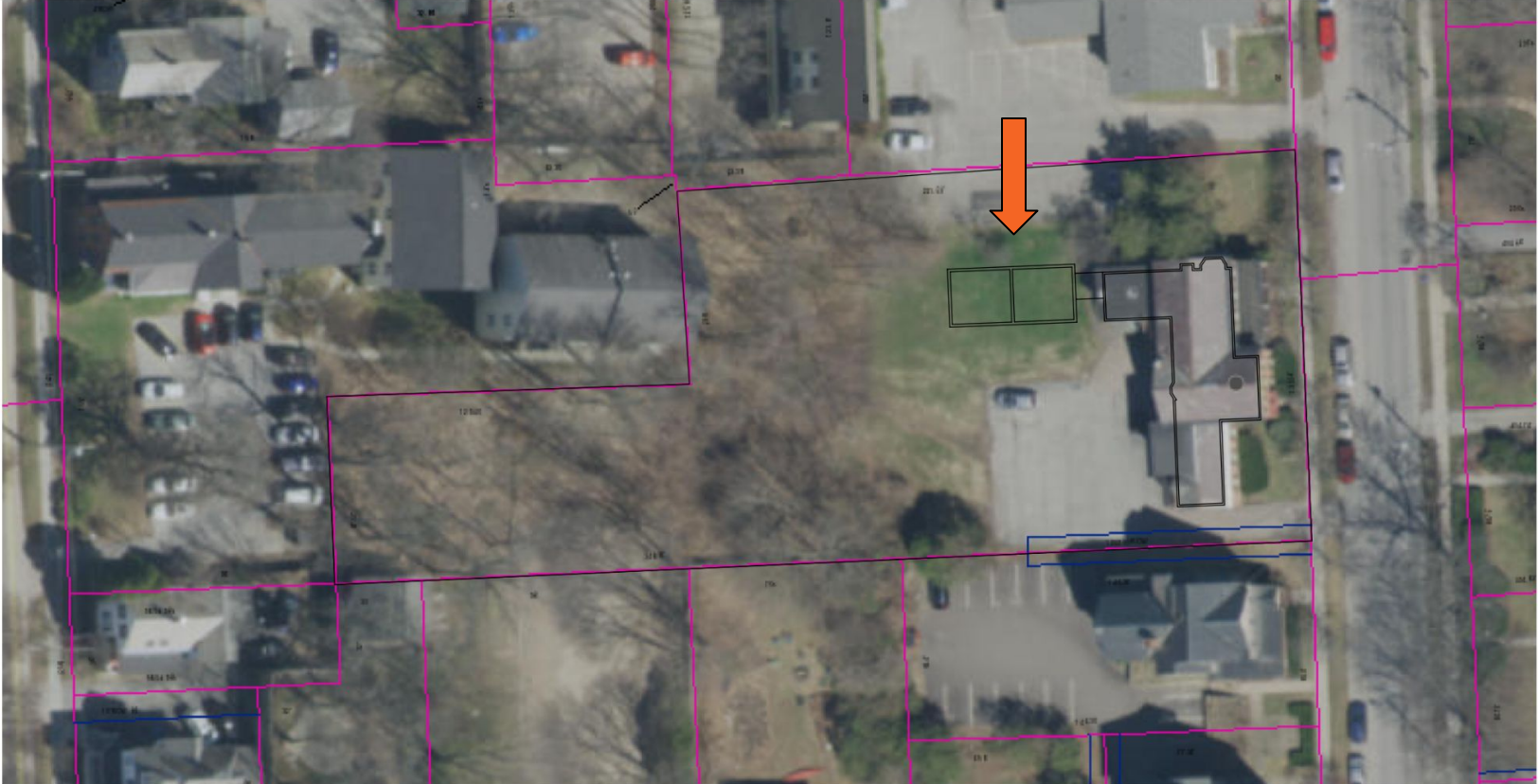


from sale brochure
(donahue)



from sale brochure
(donahue)

Proposed addition connected by covered walkway leaving existing building intact.



BUILDING SIZE PER PROPERTY DATABASE = 8,058 GSF
25% OF 8,058 = 2,014 SF ADDITION ALLOWED

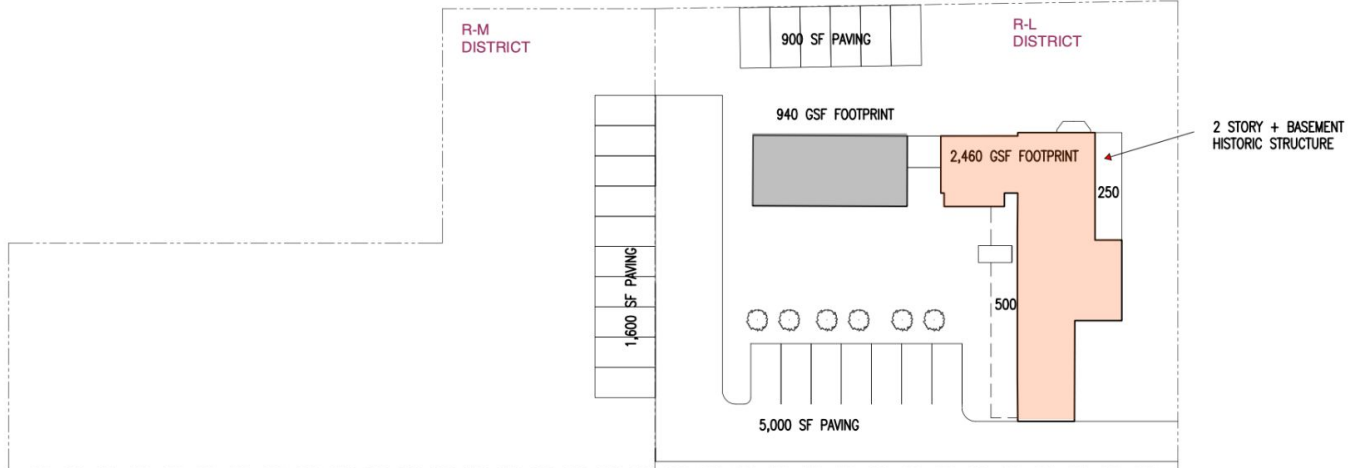
PARKING
23 SPACES PROVIDED

RL
BASE LOT COVERAGE = 35%
DENSITY = 7 UNITS/ACRE

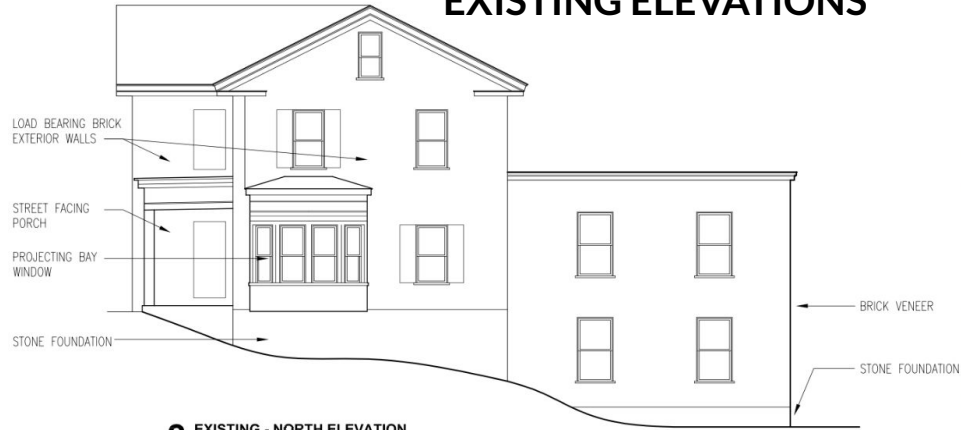
ADAPTIVE RE-USE BONUS
LOT COVERAGE INCREASE TO 50%
25% INCREASE IN BUILDING SIZE
NO UNIT LIMIT / ACRE

RL AREA
+/-21,625 SF
10,812 SF COVERAGE ALLOWED
WITH ADAPTIVE REUSE

COVERAGE
900
2,460
500+250
5000+900
10,010 SF



EXISTING ELEVATIONS



2 EXISTING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATIONS



← Addition changes elevations only on the north and south, where it remains largely concealed from the street because of foliage on the north side (not pictured) and the steep drop from street level to the back of the property.



Construction impact and mitigation:

Interior work on existing building: Jan-June 2022

Addition: probably modular and prefabricated,
most of site work therefore interior, taking place
late fall 2022-early 2023.

Equipment and construction workers will park on
the half-acre behind the house, not impacting
street parking.