



Neighborhood Planning Assembly Agenda for the Wards 2 and 3

Thursday, September 8, 2016

McClure Multi-Generational Center/Champlain Senior Center, 241 N. Winooski Ave.

FREE Community Dinner at 5:30 pm

Facilitator: Ryan McLaren, Steering Committee

6:30PM - Welcome & Introductions

6:35PM - Don Sinex, Burlington Town Center Project (40 mins)

7:15PM - Burlington Schools Update - Ward 2/3 School Commissioners (30 Mins)

7:30PM - North Avenue Pilot Project - Elizabeth Gohringer, Department of Public Works

7:45PM - George/Pearl Street Lofts Project Update - John Alden

8:00PM - Public Comment - Opportunity for residents to share comments on any topic and for suggestions for future NPA agendas (please limit any commentary to one minute)

Current Steering Committee:

Infinite Culcleasure Ward 3, infinite.culcleasure@gmail.com

Fauna Hurley Ward 3, faunashaw@gmail.com

Ryan McLaren Ward 3, ryan.d.mclaren@gmail.com

Barbara McGrew Ward, 3 bmcgrew@aol.com

Andrew Champagne Ward 2

Tony Redington Ward 2, TonyRVT99@gmail.com

Patrick Johnson Ward 2, superdogirie@gmail.com



PERMIT APPLICATION – PROJECT NARRATIVE -- SKETCH PLAN

Project: **George Street Lofts, Pearl Street Lofts; Including**

- #3-11 George Street (DT) – The General Stannard House (Mixed use)
- #13 George St. (RH) – Residence
- #19 George St. (RH) – Residence
- #64 Pearl St. (DT) – Former Bove’s Restaurant
- #70 Pearl St. (DT) – City controlled parking lot
- #80 Pearl St. (DT) – Victoria Place (Mixed Use)

Applicant: **3 George Street LLC, Rick Bove / Scott + Partners, Agent**

Date: **August 19, 2016**

Request: This project seeks to add a net 50 units of new housing while replacing or renovating an additional 12 units of existing housing for a total of 62 units. In addition, one new commercial space along Pearl Street will be added. To achieve this, we are seeking permission to:

- Remove one structure at #64 Pearl Street - commonly known as the former *Bove’s Restaurant*.
- Remove two structures at #13 and #19 George Street and replace them with a single apartment building containing 17 units (net 11 new units).
- Build a new 39 unit apartment building on the combined 64 + 70 Pearl lots. The surface parking on 70 Pearl will remain. The building will be built above the surface parking. The first floor of the structure as it faces Pearl St. will be commercial.
- Restore 3-11 George Street – *The General Stannard House*, including architecturally appropriate exterior restoration of the brick main house and middle ell, and a sensitive rebuilding of the less charming rear addition. The Pearl St. first floor will remain commercial and be expanded with side porches (similar to our previous proposal).
- Construct new underground parking accessed from George Street.
- Maintain and expand existing surface parking (70 Pearl) accessed from Pearl Street.

Design Objectives:

This project is aimed at increasing workforce housing at the edge of the downtown core.

In accordance with *Plan BTV*, the *Downtown Housing Strategy Report* and the *Burlington Housing Action Plan*, this project will provide much needed infill housing in one of the targeted locations at the edge of the downtown core.

The George Street Lofts/Pearl Street Lofts Project is a high-quality, mixed-use project consisting of commercial and residential units in both the DT and RH zones. The project will enhance street life along the Pearl Street Corridor and add significant low to middle income housing. The Project areas lies just steps from the new transportation center on St. Paul and Cherry Streets and will create a strong transition from the DT Zone along Pearl to the smaller scale RH neighborhoods to the north.

Project components have been weighed carefully to minimize the loss of existing historic fabric and improving the most important historic resources within the project boundaries while providing desperately needed new housing units in this key location on the edge of the downtown core.

The project can be broken down into three major components.

1. George Street Lofts: we will remove the low density residential structures at 13 and 19 George Street (6 existing units combined) and replace them with a single RH compliant apartment building containing 17 units for a total net add of 11 units. We are working closely with the parking counts at this time to add units if possible. We will be asking for a parking waiver to provide one space per unit for this building which consists of predominantly one bedroom units.
2. Pearl Street Lofts: we will remove the structure at 64 Pearl St. (the former Bove's Restaurant) and combine the lot with the parking area at 70 Pearl. We will construct a new 39 unit apartment building with a commercial space fronting on Pearl Street. The surface parking will remain, accessed from Pearl Street as it is now. Additional parking will be underground (accessed from George St.). Some arrangement with the City is required regarding the current city owned metered parking spaces (30 spaces). Discussions are underway now with the DPW.
3. Stannard House: we will retain in its entirety and restore the existing historic General Stannard House. The main front section and middle ell will receive an architecturally appropriate exterior restoration. The rear addition is of inferior quality and material; it will be reconstructed to be more compatible with the rest of the structure. This building currently contains one small commercial space on Pearl St. and 6 apartments. We will expand the commercial space, add accessibility features and retain the 6 apartments in a revised configuration.



Neighborhood Planning Assembly Attendees

NPA (choose one)	☐	Wards 1 & 8	☒	Wards 2 & 3	☐	Wards 4 & 7	☐	Ward 5	☐	Ward 6
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Date of Assembly : 9/8/16 Location: McClure Multi-

Please return to your convenor, _____,
or email to cedofd@burlingtonvt.gov

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|----|---------------------------|----|
| 1 | <u>Eyan McLauren</u> | 21 |
| 2 | <u>[Signature]</u> | 22 |
| 3 | <u>R. St. [Signature]</u> | 23 |
| 4 | <u>Chester Sanford</u> | 24 |
| 5 | <u>Sam Wilson</u> | 25 |
| 6 | <u>Sharon Webster</u> | 26 |
| 7 | <u>Sara Giannoni</u> | 27 |
| 8 | <u>Lynn Martin</u> | 28 |
| 9 | <u>Michael McCormick</u> | 29 |
| 10 | <u>Tom Resnik</u> | 30 |
| 11 | <u>Barbara Wynn</u> | 31 |
| 12 | <u>Carolyn Bates</u> | 32 |
| 13 | <u>Willi Peery</u> | 33 |
| 14 | <u>Ann Peery</u> | 34 |
| 15 | <u>Erica Spiegel</u> | 35 |
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McClure Multi-Generational Center/Champlain Senior Center, 241 N. Winooski Ave.
Draft

Meeting start time: 6:40pm

Steering Committee member present: Infinite Culcleasure Ward 3; Fauna Hurley Ward 3; Barbara McGrew Ward 3; Ryan McLaren Ward 3; Tony Redington Ward 2; Patrick Johnson Ward 2

Don Sinex, Burlington Town Center Project- Liz Miller and Jesse Beck

BTC presentation

Liz helps with Communication and Jesse is Project Architect. Presentation also on CEDO website.

<https://www.burlingtonvt.gov/CEDO/BTV-Mall-Redevelopment-Process>

Project doesn't own Macy People's and Free Press building.

The New St. Paul Street divides the project in two phases. St Paul, has mall retail, housing and office tower. The website has primary goals for housing, economic development in jobs, and wrap around services in the downtown. Housing has not been designated on what floor it will be on yet. Still looking at the inclusionary units and market housing location. There is a two floor tenant of UVM Medical Center. In phase one, the mall will be removed and has two levels of retail.

Phase two is under the ground. There's a 3rd party that developing a 3D walk through of the streets. The project will LEED Gold. DPW expectation that the property takes care of storm water and connect to City storm water. Have roof top water retention and solar power on the tower. 274 units 20% inclusionary 55, which is permanent affordable 80 units of Champlain College that yet to be negotiated; the rest is market rate. 160ft is the height. Overlay district allowed for this height and allows for another 15 for mechanical. The observation tower is part of the height and not part of the TIF. Right now at conceptual phase and if project gets voted in will go through Major Project review. Feasibility study is being developed but the office space would be what the market will bear.

Burlington District School Update-Brian Cina and Liz Curry

Negotiation process but is at the end. Hope to reach an agreement to secure the tax payer's ability to pay and also continue to attract quality teachers. 2013-2016 is the current contract term.

Fact finding and negotiation details can be found on District website. Sept 12 will go into mediation.

<http://district.bsd.schoolfusion.us/modules/cms/pages.phtml?pageid=332596>

Living contract which pegs the teachers with the surrounding salary. Problem with this is if other district are paying higher it locks the district to pay similarly even if not fiscally able in the SBD budget. This set

The areas that set the union and district apart are; the District where salaries are set by other districts. Cannot longer sustain this. Looking to still have BSD teacher salary to still be at the midpoint range. Healthcare is a problem. Co-pay is 15% and asking to have teachers' pay more of the co-pay. Also teacher can take classes. This is 300k of budget. Looking to be more strategic with the class taken to be changed to meet the needs of students. The Superintendent hired a strong administration team and the beginning of the year has gone smooth. There is a committee that tracks student outcome and there's a diversity and equity committee. One thing implemented is a trauma training due to the needs of students. The school is moving forward to do Restorative Justice Practices in schools to not push students out.

North Avenue Pilot Project-Senior Planner-Nicole Losche and Cindy Cook Public Outreach Consultant

North Ave Pilot implemented in July and taking in all the adjustments based on feedback. Changes made were: reduced Bollards, created pull out for south bound bus next to Hannaford's, added additional sign bikers to ride alongside with cars. Still doing data collection and public engagement. Looking at bike count, collision reports, and City wide survey. There will public forum on Sept 20th 7pm in Miller Center. At City Council meeting on Oct. 17 DPW will give a report which as a 4month check in. This will give time if any changes need to be made can be done before winter. Biker education will continue. Ballers will be removed for the winter due to plowing and possibly sooner. As school resumes, DPW and CCRPC will continue to observe the corridor and collect data to assess additional morning traffic. Need to see how the pilot handles during school.

George/Pearl Street Lofts Project Update-John Aldon and Julio

Plan BTV is still calling for more housing. This projects fits into the targeted areas in the City for more infill areas and creating more density. Residential structures will be on George and Pearl. Former Bove's restaurant will be removed. Bove's is not a historical site but will memorialize through the story and history of Little Italy on an informational plaque infused with a video documentary. Will also preserve some items inside the restaurant such as the jukebox, pictures, and fixtures to bring to shop in Milton to have a little museum. One parking underground and one on ground. Project holds 62 apartment units which 20% is inclusionary housing. 3 story in front and 4 in back on George Street. There is outdoor bike parking and each housing unit has storage unit next to the garage. There will be some green strips that will be incorporated into the project but don't have much to work with because there is no room it's a pedestrian sidewalk. The construction timeline would be ahead of Burlington Town Center and hoping to start in late spring. Don't have to go through ACT 250 because this project is in a designated downtown and providing housing. The state passed this ruling for all downtown development projects. Will still need to go through the development review processes. This project is aiming at workforce housing and working with CEDO to see how to do this. The aim is to keep in middle to low income.

Meeting Adjourn: 8:52pm

Meeting Notes submitted by Phet Keomanyvanh-CEDO Community Development Specialist-Public Engagement

