

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

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BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday December 20, 2016, 5:00 PM

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

AGENDA

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV.
 - 1. **Sketch Plan**
17-0586SP; 149 Church Street, City Hall Park (RCO, Ward 3C) City of Burlington
Reconstruction of City Hall Park Sketch Plan - Major features include: replacement fountain, walkways & plaza, tree preservation & removal, small flexible performance space/stage with infrastructure, café structure and vending space. (Project Manager, Scott Gustin)
- V. **Other Business**
- VI. **Adjournment**

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/dr/ agendas or the office notice board, one week before the hearing for the order in which items will be heard.

Department of Planning and Zoning

149 Church Street
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Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk
vacant, Department Secretary



TO: Development Review Board
FROM: Scott Gustin
DATE: December 20, 2016
RE: 17-0586SP; 149 Church Street

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Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RCO-RC Ward: 3C

Owner/Applicant: City of Burlington / Wagner Hodgson Landscape Architecture

Request: Sketch plan review of reconstruction of City Hall Park – Major features include: replacement fountain, walkways & plaza, tree preservation & removal, small flexible performance space/stage with infrastructure, café structure, and vending space.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is requesting sketch plan review of a comprehensive reconstruction plan for City Hall Park. Given the park's inclusion on the National Register of Historic Places, Sec. 5.4.8, *Historic Buildings and Sites*, applies in addition to the design review criteria of Article 6. The proposed design reflects input from a 4-month public engagement process completed in 2012 and seeks to better address the contemporary needs of this public space while retaining some of its most important historic characteristics.

The Design Advisory Board reviewed this sketch plan at their December 13, 2016 meeting. While there was no formal recommendation for sketch plan, the Board commented that the project should contain a central water fountain and radial paths similar to the park's historic configuration.

Recommendation: No action taken for sketch plan.

I. Findings

Article 4: Maps & Districts

Sec. 4.4.6, Recreation, Conservation and Open Space Districts:

(a) Purpose

(2) RCO-Recreation/Greenspace (RCO-RG)

City Hall Park is within the RCO-RG zone. This zone is intended to provide a diversity of passive and active recreational opportunities that provide for public use and enjoyment. In large part, this

zone encompasses the city's parks but does not include lands intended primarily for conservation such as the city's urban wilds. City Hall Park reflects the intent of the RCO-RG zone.

(b) Dimensional Standards & Density

Existing lot coverage information is provided (24.7%); however, no proposed lot coverage information is evident. The maximum permissible lot coverage in City Hall Park is 30%. Proposed lot coverage information must be included in the zoning permit application.

City Hall Park has three frontages: Main Street, St. Paul Street, and College Street. Minimum front yard setback requirements pertain to all three frontages. The handful of proposed buildings comply with the 15' minimum front yard setback.

No building height information is included in the sketch plans. Such information will be required with the zoning permit application. The maximum permissible building height is 35'.

(c) Permitted & Conditional Uses

As a public park, City Hall Park is a permitted use in the RCO-RG zone.

(d) District Specific Regulations

The sketch plans do not articulate whether or how any of these criteria pertain to the proposed reconstruction of City Hall Park. Such details must be included in the zoning permit application.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.6 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.6 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.6 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.5.6 (b) above.

Sec. 5.4.8, Historic Buildings and Sites

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

- 1. The building is 50 years old or older;*

2. *The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:*
 - A. *Association with events that have made a significant contribution to the broad patterns of history; or,*
 - B. *Association with the lives of persons significant in the past; or,*
 - C. *Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,*
 - D. *Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*
 - E. *Yielding, or may be likely to yield, information important to prehistory; and,*
3. *The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association*

City Hall Park is the namesake of the City Hall Park historic district. It is an individually listed contributing resource within this historic district. Alterations to the park are subject to review under Sec. 5.4.8.

(b) *Standards and Guidelines:*

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
City Hall Park has been used as a public space dating to the 18th century. While its name and configuration have changed over time, it has remained a significant public open space in the core of Burlington's downtown. The current proposal makes no change to the primary use of this public park space.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Although the park has changed over the years, it has retained a number of definitive features. These features include a central water feature with paths radiating away from it, several stone monuments, trees, seating, lighting, and a flagpole. It is important to note that individually, none of these elements (except for the monuments) have historic significance. The significance is within the consistent presence of these features over time.

The proposed reconstruction plan retains many of these features. It contains a water feature and paths; however, the radial walkway pattern characteristic of the park is revised in favor of an asymmetrical walkway pattern with an off-center water feature. There is an argument to be considered that this arrangement is simply a contemporary interpretation of the evolving park layout and design, as it still achieves the same function of providing clear access into, and through, the park. A more historically appropriate layout would reflect the traditional radial walkway pattern with central water feature. To be clear, the materials and particular details of these elements are less important than the pattern. Revision towards a more radial pattern is recommended.

The two stone monuments – pertaining to the Civil War and World War II – will be retained. Most mature trees will be retained. Crab apple trees will be removed, and new plantings will be installed. Provision for seating will be made throughout the reconfigured park, and revamped lighting will be installed throughout. The flagpole will be retained.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
No conjectural elements are included in the proposed design. While basic characteristic features are acknowledged in the redesign, the proposed reconstruction is clearly a product of the present.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The historic significance of City Hall Park is its role as a public space within the city's downtown, its relationship to surrounding buildings, and its basic design elements. Within this public space, there are a number of defining elements as noted above. These defining elements have changed over time. For example, the shape of the park has changed from circular to rectangular. The paths have been surfaced and resurfaced with differing materials. The central water feature has been replaced. Lighting fixtures have been updated. No individual tree, light, or fountain has any unique historic merit. Only the monuments have historic significance individually. The significance of City Hall Park is found within the functional entirety of the elements that comprise it.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

As noted above, park features, such as a central water element and radial walkways, are more important to its historic integrity than the specific materials of individual elements. Materials retention within the park is of less concern than would be for renovation of an historic building.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

This criterion is aimed at alterations to an historic building and is largely not applicable. As noted above, it is not the materials of the features within City Hall Park that are of particular significance, it is the collection of features and spatial relationships together that make up the park. Retention of those features, in contemporary form, is largely included in the proposed reconstruction. The monuments that have historic merit will be unchanged.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
City Hall Park is not located within an archaeologically sensitive area, nor does it contain any archaeologically significant site points.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The overall design and spatial relationships within City Hall Park are most important to its historic significance. None of the trees, lights, fountain, walkways, etc. have individual historic merit. Therefore alteration to them is not of concern under this criterion. As proposed, a number of defining characteristics are retained. An open civic space surrounded by buildings and city streets will remain. Open green spaces and treed areas outlined by the walkways will be retained. Lighting, monuments, and seating areas will be retained. New amenities such as flexible performance space, public art, and food truck space will enhance the park's functionality as an important public space in Burlington's downtown. Revisions to the radial walkway pattern and central water feature more significantly alter existing spatial relationships within the park. Symmetry is replaced by asymmetry. Balanced proportions become deliberately less so. While the proposed layout has merit, a more symmetrical layout similar to the park's existing pattern would better retain its historic integrity.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

As with several other criteria above, this criterion is aimed at alterations to an historic building.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion.

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting is proposed; however, details are lacking in the sketch plans. The permit application must include details as to fixture type, location, and illumination levels.

Sec. 5.5.3, Stormwater and Erosion Control

The proposed reconstruction incorporates new stormwater management elements. While performance data has not yet been provided, the sketch plans depict two new rain gardens to capture and attenuate stormwater. The newly proposed “Park Lane” will be surfaced with permeable pavers. Performance data will be required upon application for the zoning permit. Given the amount of earthwork entailed with this project, an erosion prevention and sediment control plan will be required. These two plans will be subject to review and approval by the city’s stormwater program.

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Sec. 6.2.1, Review Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

City Hall Park contains no significant natural features as defined in the Open Space Protection Plan. The park contains a number of mature trees. Most will be retained. Some; however, will be removed. A definitive tree-removal plan is not included in the sketch materials. One will be needed with the zoning permit application.

(b) Topographical alterations

Contour lines are depicted on the sketch plan. There is; however, no differentiation between existing and proposed. Generally, it appears that topography will remain essentially unchanged.

(c) Protection of important public views

Identified view corridors within Burlington’s downtown are unaffected by the proposed work.

(d) Protection of important cultural resources

The proposed development site has no known archaeological resources. See Sec. 5.4.8 above for discussion of historic significance.

(e) Supporting the use of alternative energy

The proposed reconstruction of City Hall Park has no effect on the actual or potential utilization of renewable energy onsite or on nearby properties.

(f) Brownfield sites

The property is not an identified brownfield, nor is it within VT DEC’s “Hazardous Site List.”

(g) Provide for nature’s events

See Sec. 5.5.3.

(h) Building location and orientation

Not applicable.

(i) Vehicular access

Vehicular access to the park is provided via the existing public street network and on-street parking. Service and emergency vehicle access to the park will be via “Park Lane” running parallel to City Hall and BCA.

(j) Pedestrian access

Multiple points of pedestrian entry to the park are proposed. All of the walkways within the park connect to the public sidewalks outlining its perimeter. Direct access into the abutting buildings is provided via existing and proposed walkways.

(k) Accessibility for the handicapped

ADA details are not included in the sketch plans. General ADA information should be included in the zoning permit application. ADA compliance, however, is ensured through the Dept. of Public Works.

(l) Parking and circulation

Not applicable.

(m) Landscaping and fences

The sketch plans depict proposed landscaping. As noted above, several existing trees will be removed. The assessment of trees to be removed or retained was done in conjunction with the city arborist. The proposed landscaping plan generally reflects trees to be retained versus removed. In addition, a number of new shade trees are proposed. Accent landscaping in the form of perennials is proposed in several locations. Overall, the proposed landscaping relates well to the proposed layout and helps to define individual spaces within the park.

(n) Public plazas and open space

City Hall Park is, of course, a public open space. The proposed redesign is consistent with the goals of this criterion. Proposed walkways, benches, and gathering areas provide ease of access into, and utilization of, the space. A small pavilion, flexible performance space, and public art will enhance users’ experience. The park is readily accessible from adjacent city streets. Ample access to sunlight is provided, and shadow impacts from adjacent buildings remain unchanged.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new outdoor mechanical equipment is evident within the sketch plans. Existing mechanical equipment should be considered in the redevelopment. Any new mechanical (or similar) equipment must be addressed in the zoning permit application. There are presently several trash and recycling receptacles in the park. Whether and where such receptacles will be placed in the redesigned park is not evident. Provision for these items needs to be considered.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable as submitted. No elevation drawings are included in these sketch plans. Information relative to the new buildings will be needed upon permit application.

II. Conditions of Approval

None for sketch plan.

 COMMUNITY & ECONOMIC DEVELOPMENT OFFICE 149 CHURCH STREET • ROOM 32 • CITY HALL • BURLINGTON, VT 05401 (802) 865-7144 • (802) 865-7024 (FAX) www.burlingtonvt.gov/cedo		
Noelle MacKay Director, Community & Economic Development Office	Chapin Spencer Director, Public Works Norman J. Baldwin, P.E. Asst. Director Public Works	David E White, AICP Director, Planning & Zoning Department

MEMO

TO: Design Review Board

FROM: Kirsten Merriman Shapiro, Senior Policy and Project Specialist, CEDO
Laura K. Wheelock P.E., Public Works Engineer
Meagan E Tuttle, AICP, Principal Planner, Planning and Zoning

RE: Great Streets Initiative – November 2016 Concept Plans for Main Street & City Hall Park

DATE: December 5, 2016

The Great Streets Initiative is a culmination of many years of planning and project development, including the public vote in March of 2015 to use the City's downtown TIF district to make new investments in the downtown public infrastructure, to ensure that Burlington residents have a downtown that is a vibrant, walkable and sustainable urban center. Through this initiative, we'll advance several key projects envisioned by plans such as *Imagine City Hall Park*, *planBTV Downtown & Waterfront*, the *2011 Transportation Plan*, and the City's first *planBTV Walk/Bike*.

The Great Streets Initiative premise is to work with citizens, stakeholders and officials of Burlington on three interrelated efforts:

1. **Downtown Street Standards:** This effort is to create a palette of urban elements and standard dimensions that will lead to downtown streets that are beautiful, practical, affordable, sustainable, and appropriate for downtown Burlington from Pearl to Maple and Union to Battery.
2. **Main Street / St. Paul Street Plans:** This initiative will apply those standards in a concept plan for the redesign of six blocks of Main Street from Union to Battery, and two segments of St. Paul Street from Main to Maple. This effort will culminate in the construction of two key segments of Main Street between Pine and Church.
3. **City Hall Park Plans:** This project continues the effort to reconstruct the only public park in downtown Burlington. The Great Streets Initiative advances the schematic designs from the 2011-2012 [Imagine City Hall Park](#) engagement process, and will culminate in the much anticipated reconstruction of the park.

Project Update

The Great Streets Initiative launched in July 2016, with public presentations in September and November. The September presentation discussed conditions and goals regarding downtown's built environment that have been

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synthesized from myriad plans and the consulting team's analysis, and solicited the community's feedback on elements that should be considered both for the Main Street concept plan and the standards for all of downtown Burlington. The November presentation included preliminary concept plans for the six blocks of Main Street and for City Hall Park. Video recordings and PDF downloads of the presentations from September and November are available at www.greatstreetsbtv.com

It is anticipated that the current phase of work will conclude in early 2017; this phase includes 25% plans for Main Street / St. Paul Street, 25% plans for City Hall Park, and 100% development of the Downtown Street Standards. We anticipate that the project will proceed into the next phase in spring 2017, which will be to develop 100% construction documents for the first two blocks of Main Street (Church to Pine) and for City Hall Park, and for construction to begin on these separate projects in spring 2018.

Input on Concept Plans

The City is currently soliciting feedback on these plans from the public, through December 9, on the Great Streets website listed above. Additionally, the City is seeking input and endorsements from the following Boards and Commissions:

- December 6, 7pm, Parks Commission (City Hall Park & Main Street Plans)
- December 7, 5pm, Transportation, Energy & Utilities Committee (Main Street Plan)
- December 13, 3pm, Design Advisory Board (City Hall Park Plan)
- December 13, 4pm, Parks, Arts and Culture Committee (City Hall Park & Main Street Plans)
- December 13, 6:30pm, Planning Commission (City Hall Park & Main Street Plans)
- December 20, 4pm, Accessibility Committee (City Hall Park & Main Street Plans)
- December 20, 5pm, Development Review Board (City Hall Park Plans)
- December 21, 6:30pm, Public Works Commission (Main Street Plan)

During the upcoming Design Review Board meeting, the Great Streets Initiative's members of the design team and the project managers will present the concept plan for City Hall Park as well as a summary of public and stakeholder input received to-date. The DRB is requested to provide feedback on the plan, and provide any other input to the project management team that will be helpful in guiding refinements to it per the schedule above.

If you have additional questions about the Great Streets Initiative or any of the individual efforts included in this phase of work, please feel free to contact any of the project managers directly:

Laura Wheelock, lwheelock@burlingtonvt.gov or 802-540-0397
Kirsten Merriman Shapiro, kmerriman@burlingtonvt.gov or 802-865-7284
Meagan Tuttle, mtuttle@burlingtonvt.gov or 802-865-7193

Thank you.

City Hall Park This project involves the redesign and reconstruction of one of the oldest and most significant public spaces in Burlington. The park has been part of downtown's urban fabric since the founding of Burlington and has changed over the years to adapt to the needs of Burlington residents. In the summer of 2011, Burlington City Arts received a \$50,000 Our Town matching grant from the National Endowment for the Arts to engage the community in creative activities that imagine the future of City Hall Park and result in a new master plan. During the engagement process stakeholder groups were solicited to give input regarding the future of City Hall Park. Over 300 people responded through various forms of input over the 4-month period and alternatives were developed for the Park. At the culmination of the study some aspects of all 3 Park designs were integrated into a final schematic master plan. More information regarding the process is available here:

<https://www.arts.gov/exploring-our-town/imagine-city-hall-park>

When the project got included in the 2016 Burlington Great Streets Project, it allowed us to begin assessing the Park in the broader streetscape context. Its significance is extended by the Great Streets Project, which adds importance to the four streets which bracket it in two directions, St. Paul and Church north/south, and College and Main east /west. There were also potential changes to the street grid that were being contemplated through other downtown projects. This led to some minor modifications over the course of the last few months, which are reflected in the plans submitted. Major components of the design include:

Farmer's Market: The Farmer's Market is one of the most loved events that takes place in the Park. But over the years the success of the Market has contributed to the compaction of the soil and the declining health of the tree. For this reason, the Market has been partially relocated to St. Paul street. With the redesign of the Park and the approval of the Market committee, the Market will now circle the Park along College, St. Paul, Main street and the new Park Lane, reducing the impact on the center of the Park.

Park Lane: To strengthen the circulation and connection to the surrounding streetscape we have introduced a mid-block crossing at the southeast corner of the Park. The eastern walkway of the Park has been widened to accommodate emergency vehicles, fire access and to activate this portion of the Park. There will be space for a food truck / food vendor carts as well as tables and chairs for eating along Park Lane.

Trees: We have consulted with the City arborist and have documented the condition of the trees in the Park. Trees have been graded on not only their health but whether or not the tree is of an appropriate species and form to benefit the Park functions.

Fountain: An interactive fountain is being proposed that will create an attraction for visitors to the Park. Rather than having an exposed basin for water, the water will be stored underground, treated and will come up through small grate openings in the pavement. In off seasons the fountain area will be able to be used as a plaza.

Performance Infrastructure: A small paved area will be provided across Park Lane from the western steps of City Hall and will have built-in infrastructure including power, tie-downs points for a tent and Cat 6 ethernet to assist the Flynn and BCA in their small seasonal performances. The crabapple trees to the west of City Hall will be removed to provide open views to the performance area and to the western façade of City Hall. The removal of some of the trees will also help bring sunlight into this area helping the health of the lawn and providing more open space for group gatherings. The same infrastructure will be installed at various locations in the Park to accommodate other performances based upon input from the Flynn and BCA.

Coffee Pavilion: A small structure will provide leasable space for a vendor to serve coffee and other beverages adjacent to the fountain. Moveable café tables and chairs will provide flexible seating for Park visitors to use. The Pavilion will also house mechanical space for irrigation and fountain controls.

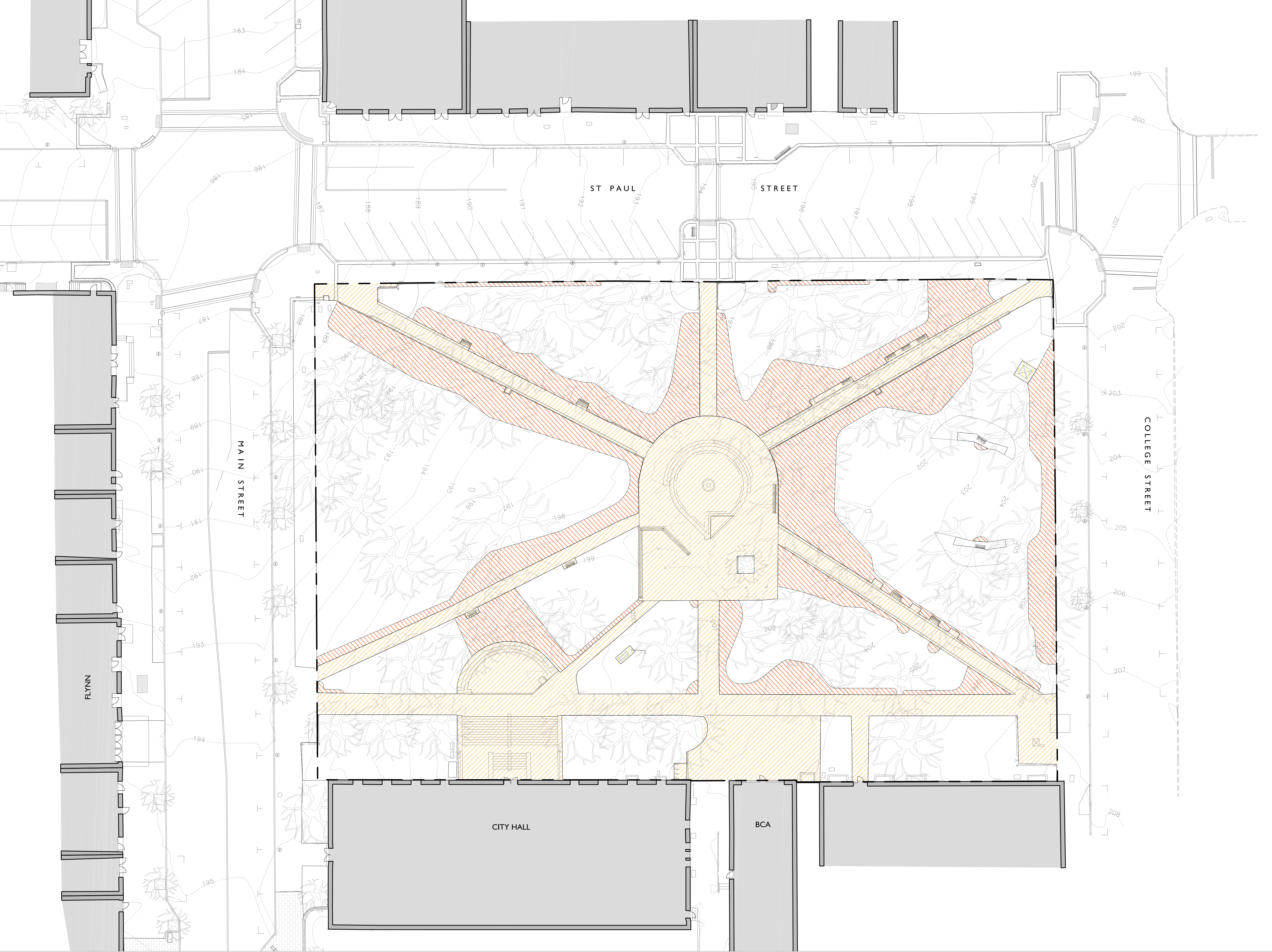
Materials: We are proposing durable civic paving materials for the Park including granite and clay bricks that will tie it into both City Hall and the Churchstreet Marketplace. Permeable pavers will be used in appropriate places to reduce the impact of expanded pavement.

Seating: Many options will be available for seating in the Park including seat walls, benches, stairs and tables / chairs.

Stormwater: Stormwater from the Park will be accommodated partially in rain gardens and small scale infiltration areas helping to reduce the run-off and storm water impacts of the Park. Megan Moir is being consulted on the stormwater aspects of the Park.

Lighting: New lighting will be installed throughout the Park that ties in with the lighting proposed for the surrounding streetscape.

Security: Throughout the redesign of the Park there has been a strong concern about having activities that will provide “eyes on the Park” to help discourage inappropriate behavior. The Coffee Pavilion, fountain area and Park Lane food vendors all work to activate the Park and provide a safe environment. The removal of the crabapples and elevating limbs on appropriate trees will also open up visibility across the Park and new lighting will add to the safety.



WAGNERHODGSON
LANDSCAPE ARCHITECTURE

CITY HALL PARK

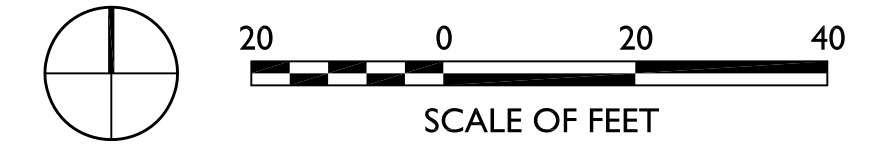
EXISTING IMPERVIOUS SURFACES AND
ERODED AREAS
11.09.16

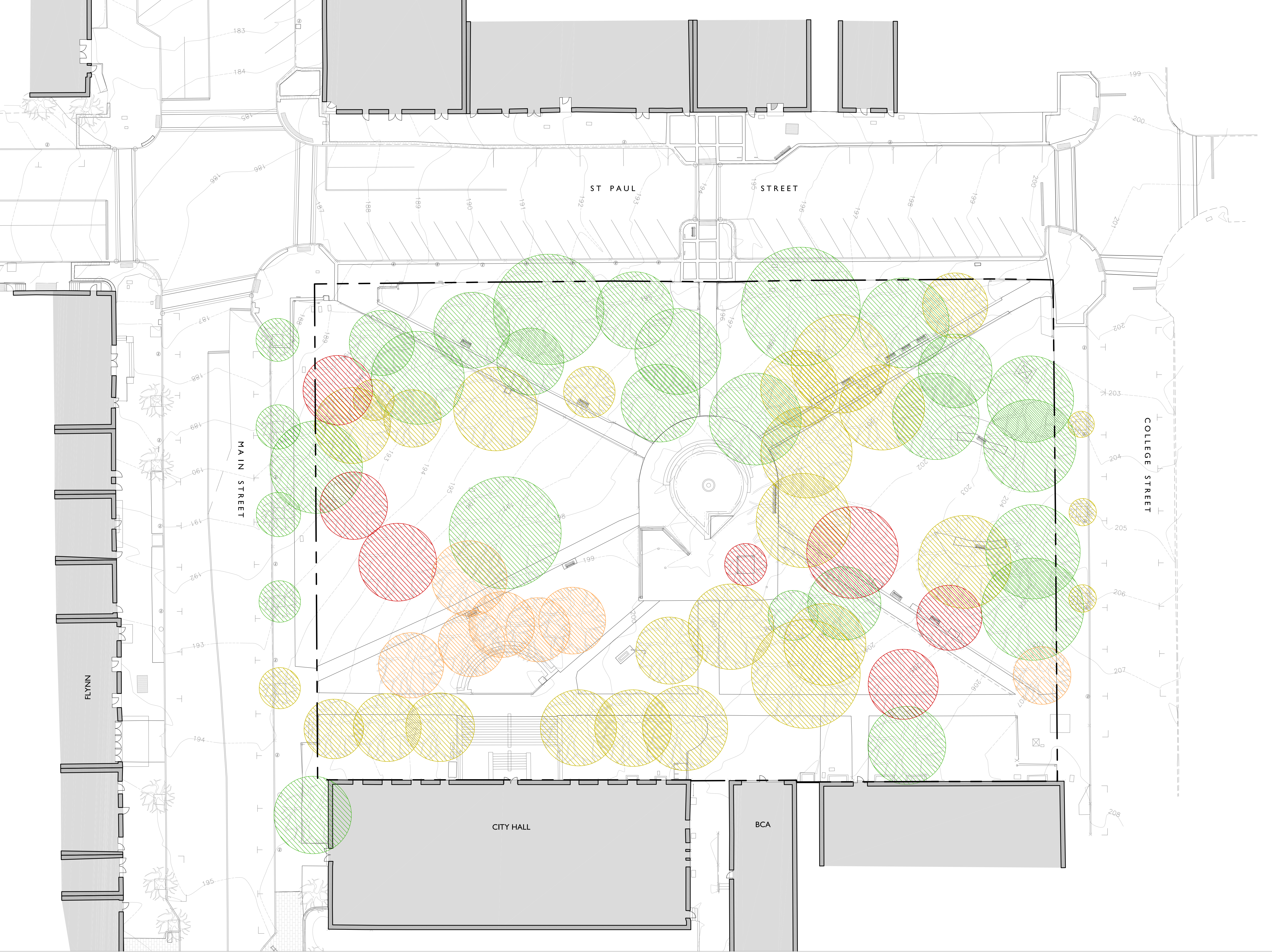
* ESTIMATED ERODED AREAS MEASURED IN FIELD BY
LANDSCAPE ARCHITECT

LEGEND

- IMPERVIOUS PAVING AREA - 19,341 SF
- COMPACTED GROUND AND ERODED AREAS - 14,564 SF (18.6%)

TOTAL IMPERVIOUS AREA & COMPACTED
GROUND - 33,905 SF (43%)
TOTAL AREA OF CITY HALL PARK - 78,255 SF





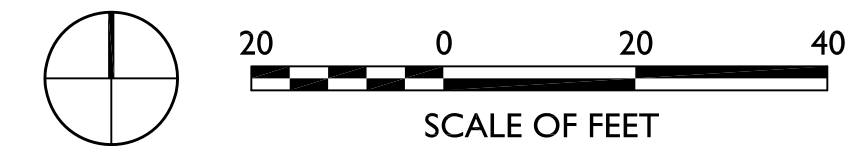
WAGNERHODGSON
LANDSCAPE ARCHITECTURE

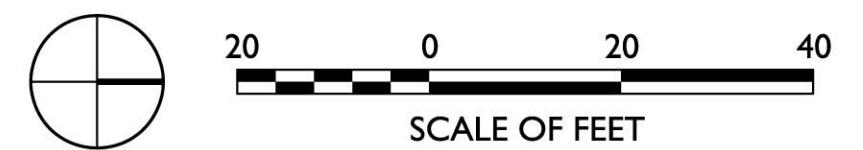
CITY HALL PARK
EXISTING TREE HEALTH & CONDITION
11.09.16

* TREE HEALTH & CONDITION WAS DETERMINED BY WARREN SPINNER, BURLINGTON'S CITY ARBORIST, DURING A SITE VISIT WITH WAGNER HODGSON ON SEPTEMBER 20, 2016. DURING THIS TIME, WARREN ALSO IDENTIFIED WHICH TREES SHOULD BE REMOVED BASED ON THEIR HEALTH AND SECURITY CONCERNS.

LEGEND

- GOOD CONDITION
- FAIR CONDITION / STRUGGLING
- LOW BRANCHING TREE, OBSCURES VIEWS - SECURITY CONCERN - SHOULD BE REMOVED
- POOR CONDITION - SHOULD BE REMOVED



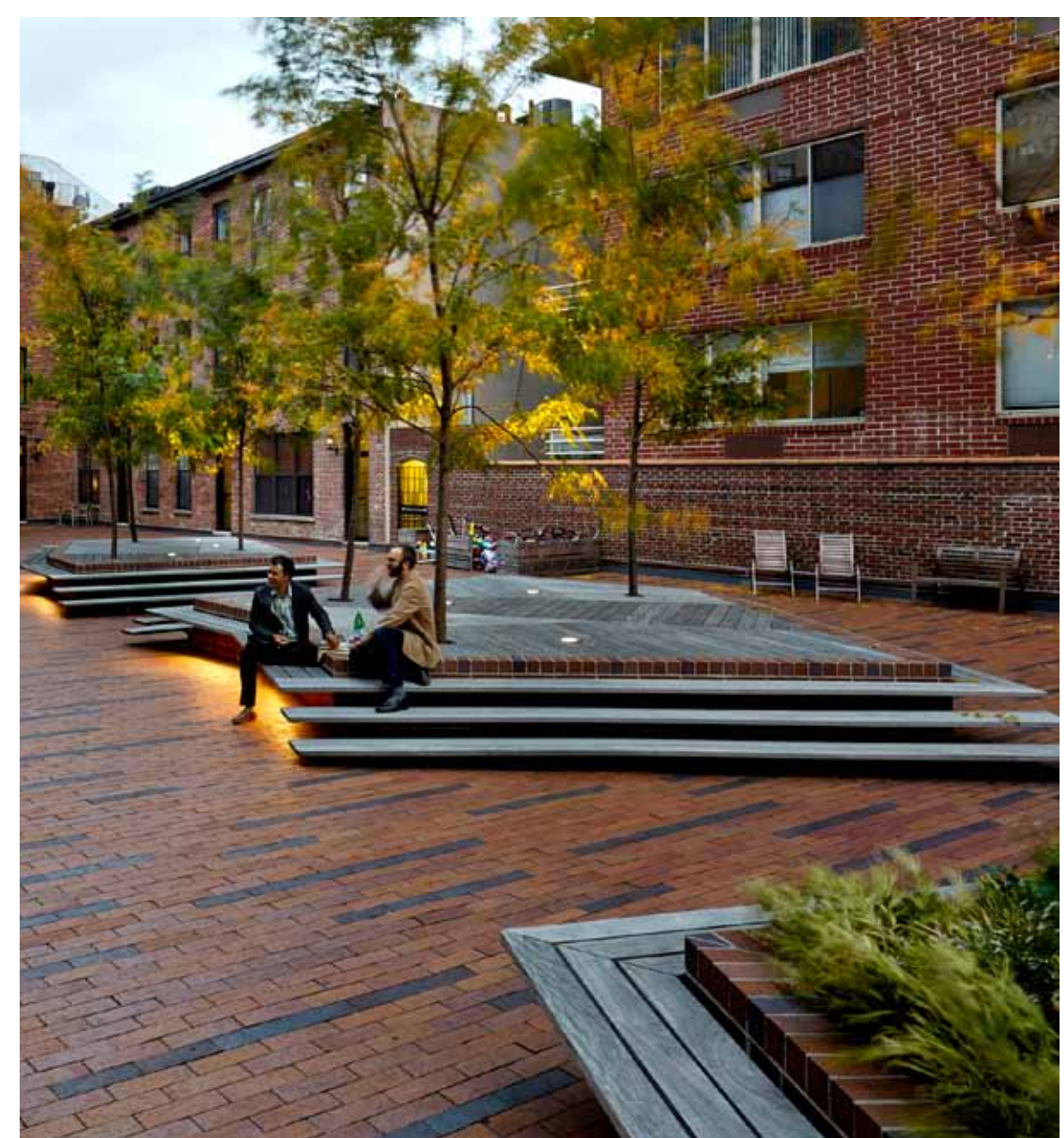
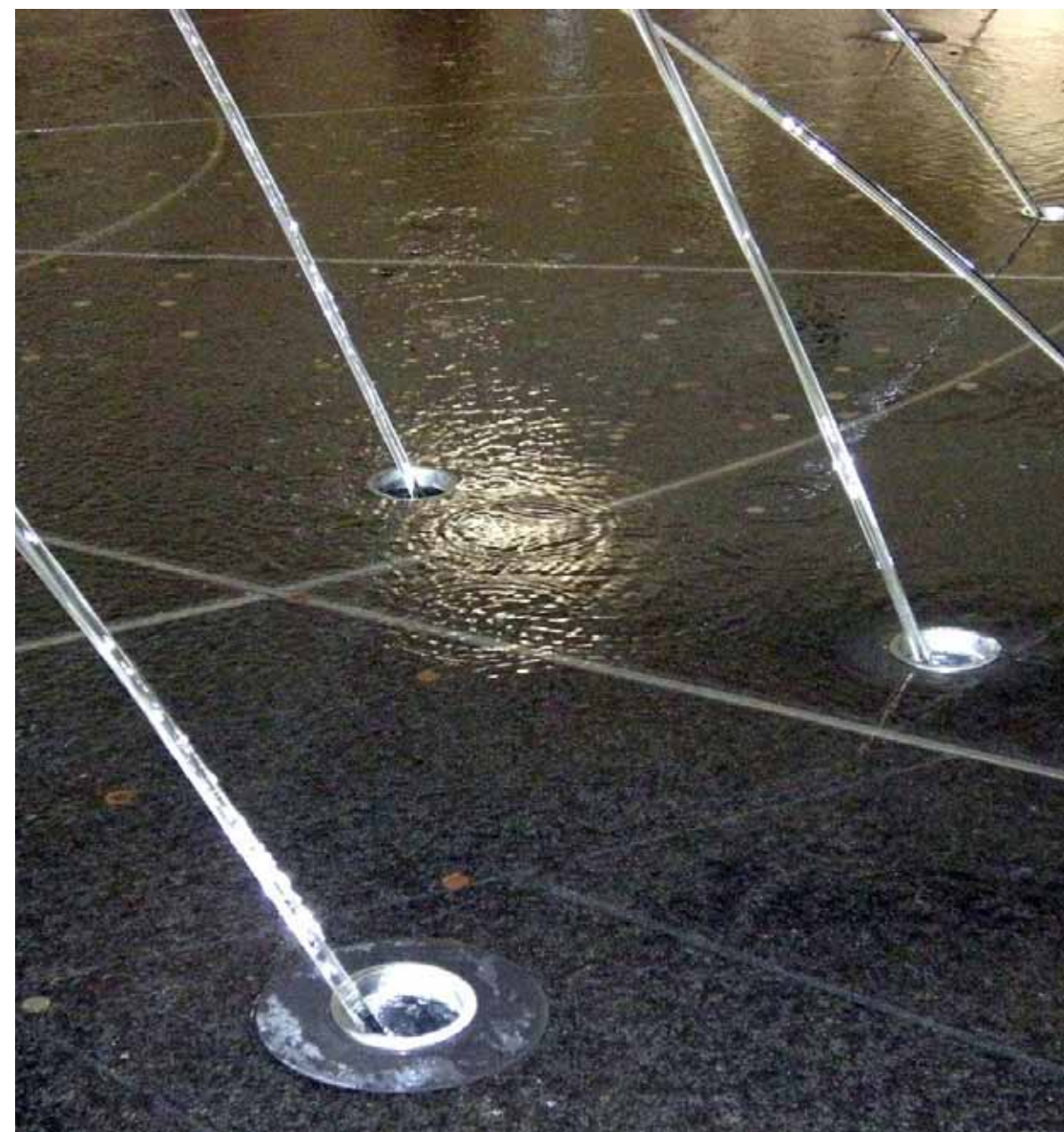


LANDSCAPE PLAN

(Blank lined area for writing)

DATE 11.16.16

LI.0



INTERACTIVE FOUNTAIN / properly treated water, flexible space, becomes plaza in winter

DURABLE CIVIC MATERIALS / granite pavers, clay bricks, granite steps,



COFFEE PAVILION / Provides eyes on the Park, moveable cafe tables and chairs, houses irrigation and fountain controls.

FOOD & SEATING OPTIONS / food trucks, food carts, seat walls, benches, tables, chairs



OPEN LAWN AREA / improve health of lawn, open area for small performances, group activities.



INFRASTRUCTURE / small paved area, power access, ethernet access



STORMWATER / rain gardens, urban catchment,



Jay Appleton

To: Scott Gustin
Subject: RE: City hall park additional design

From: Carolyn Bates [<mailto:cbates@burlingtontelecom.net>]

Sent: Monday, December 05, 2016 10:01 PM

To: Mary O'Neil <MCOneil@burlingtonvt.gov>

Subject: City hall park additional design

Dear Mary

We plan to attend this meeting. We are part of the Coalition for a Livable City.



Dec 13, 3pm: Sketch Plan for City Hall Park to Design Advisory Board @ Conference Room 12, City Hall

we understand that city hall will be showing you a design they want for city hall park. We have been invited by them to come and bring our ideas.

So would you kindly print out this design for every member of the commission, so they will have a chance to look at it before the meeting.

We will bring a large copy to show.

Please advise that you have been able to do this.

Also will you have a projector with a laptop?

I have the design on a flash drive, and that would help everyone to see it.

Thank you very much for your time.

Carolyn Bates

Carolyn Bates <cbates@burlingtontelecom.net>

Lynn Martin

Lynn Martin <keep.the.park.green@gmail.com>

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Check out my new video by clicking [here](#).



Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

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Austin Hart

Brad Rabinowitz

Israel Smith

AJ LaRosa

Geoff Hand

Alexandra Zipparo

Wayne Senville

Jim Drummond, (Alternate)

Robert Purvee, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday December 20, 2016, 5:00 PM

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

Minutes

**Board Members Present: Austin Hart, Brad Rabinowitz, Israel Smith,
A.J.LaRosa, Alexandra Zipparo, Jim Drummond (Alt), Robert Purvee (Alt)**

Board Members Absent: Wayne Senville

Staff Present: Scott Gustin, Anita Wade

I. Agenda

II. Communications

III. Minutes

IV.

1. Sketch Plan

17-0586SP; 149 Church Street, City Hall Park (RCO, Ward 3C) City of Burlington

Reconstruction of City Hall Park Sketch Plan - Major features include: replacement fountain, walkways & plaza, tree preservation & removal, small flexible performance space/stage with infrastructure, café structure and vending space. (Project Manager, Scott Gustin)

M.Tuttle: planner and project manager introduces design team. Formal application will be filed in spring, 2017.

Applicant: spoke of characteristics of park being public and civic, radiant paths, part of a focal gathering area. Project was started in 2011, when BCA received a grant from NEA. Public responses were gathered by survey at that time. This generated a plan to reflect public comments and the ecology of the park. Present concerns with overuse of the park. Park project was revived with the new Great Streets project. Currently, 1.8 acres total, has a hardscape of 24% and impaction of 18% with a total of 43% lot coverage. Warren Spinner is assisting with the identifying the various categories trees and their condition.

Design is meant to integrate the park with Main St and keep concentrations of activity and flexible spaces for small events. Stormwater issues are being worked out with DPW. Making urban connections and widening sidewalks for the volume of traffic. A park lane will be widened for EMS and for setting up for events. Described various walks and grade changes between College and Main Street. Looking at terraced areas, vendors within the park, opportunity for food carts. Retaining walls for grades will be used as informal sitting areas with other aspects for an interactive splash fountain, and flex-event space. Impervious area kept to 30% using permeable pavers. Trees: elms, honey locusts; large expanses of lawn, sun and shade vegetation with rain garden and native species. Movable table and chairs near gathering spaces includes picnic tables and 17 benches. Monuments: will stay, including the Civil War, WWII and millennium sculpture.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Printed on 100% Recycled Paper

Lighting: celebrate park with light fountains, traditional light posts along walk, lighting on the buildings along the backdrops to the park with informal performance areas and integrated infrastructure. Farmer's Market: will be moved to perimeter sidewalks.

A.Hart: programming decisions are not a zoning issue. The Board is looking at setbacks, lot coverage and preserving historic character of the park. Asked applicant to define what the character is and how it has changed over time with references to current and previous time. Mentioned the plans are less traditional. Asked for Warren Spinner to be at next meeting to speak to health and ecology of park.

B.Rabinowitz: asked about the quality of farmer's market kiosk and if it is outside the PROW. Likes the use of the back side of buildings, but not convinced about a coffee kiosk in middle of park. It does not feel like an urban park.

AJ.LaRosa: questions replacement of central focus and the commercial focus. Supports stormwater plan and changes to the grass area. Asks for the plan to identify trash receptacles and speak to program events.

A.Zipparo: asks about location of farmers' market and if space is being lost for this use.

Applicant: there are less stalls based on information from the farmers' market.

Questions the ADA accessibility for the Saturday farmer's market? Wondered why the fountain is being removed?

Applicant: the water feature is what people asked for in BCA comments. A splash fountain is sanitary and can be used for an event space.

M.Tuttle: defining historic character with elements having a central focal point with water. Re-interpretation of pathways water feature in the central part area. DAB feels this is an acceptable level of change.

A.Hart: need additional information when you come back on how it will be been used.

R.Purvee: questions the central water feature.

Applicant: displays the slide described as Character Definition Features of the Park.

I.Smith: the plan you have now is balanced with green space and concentrated with uses on one side with some radiated paths off center point.

A.Hart: opens to public comments.

D.Schein: grew up on Maple Street. Drawn to the design. Wants to see it remain green without commercial space. Suggests children's play area for downtown. Not interested in seeing a lot of shows with hundreds of people on the lawn area. Suggests hiring someone or have volunteers to maintain park. Concerns about safety and security, but offer help to those who use the park through social services. Distributes handout to Board of a plan for the park.

A.Hart: the Board is looking at zoning issues and what you mention are planning issues. This Board is obligated to review for historic features, setbacks, and lot coverage.

J.Kearnan: comments on two rare trees in park area, which are slated to be removed; a red horse chestnut and bentonite chestnut tree. Asks for some way to preserve the trees and their roots.

K.Long: asks how many months the splash pad fountain someone is able to enjoy and not keen on commercial part.

B.McGrew; questions the process.

A.Hart: explanation and doesn't apply to sketch plan.

B.McGrew: maintenance of park is imperative. The plan feels denudes the area. Wants to see a shady park not a plaza. A park is for refuge and respite, not a shopping area which destroys the parks symmetry. The current park has historic feeling. The city cannot solve social problems with a design. Wants to see the fountain maintained and keep the park public, historic and green.

M.McGovern: involved with an executive business association, which has raised matching funds to understand the historic nature. The group would like to see splash jets for families and children, including a playground. DPW was fine with this addition. Topic of commercial activity is the farmer's market and artist market based on research. There are many strong examples that a coffee kiosk is a positive feature for the park. A legal opinion in 2008 mentioned commercial activity was part of the park originally. This can spill off Church St and over to other parts of City, which adds value to what is there now.

C.Simpson: has spoken to groups who are supportive of alternative design. Feels it is important to maintain a central fountain. Consider the green at UVM and St Albans parks as examples of a visual water feature. Spoke of opportunity costs and the group's plan of one million and the City's plan of three million. Cannot solve social problems with a physical design and a parked police cruiser isn't going to make the park safe.

Resident of south end: historic character is a place where people go when things are happening and this plan fits. How people move through a park might not match up with these documents.

S.Reilly: owner of Magnolia restaurant and representative of restaurants in general. There is an adverse effect from the farmer's market and asks for help. Feels they are under cut, which is lowering what people will pay for product. Feels the farmer's market put park in this condition.

A.Zipparo: how many restaurants are represented? This isn't really our purview for the area.

S.Reilly: everyone in that area is affected, including large restaurants.

A.Hart: programming and functions does create lot coverage.

S.Reilly: you will do what you want.

A.Hart: understand your frustration.

S.Reilly: how does farmers market benefit this area?

A.Hart: this will come back for public hearing.

M.Tuttle: we are hearing many concerns for this very important public space. We are trying hard to strike a balance.

J.Drummond: understand boundary of park and the center, but often a park has fence to separate and differentiate the park area. The center fountain area is also a central activity area.

Applicant: the problem with skating is the grade change. There could be a loss of trees on the edges. Talking with Warren Spinner about a low barrier on Main St and College St.

An event space might use small lawn area and an events coordinator.

J.Drummond: asks about a staging area.

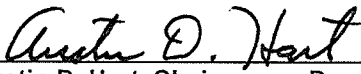
Applicant: shows slides on location of event area.

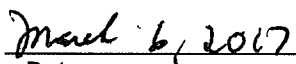
B.Rabinowitz: what makes park historic and turn it into recreation park is inappropriate. Search for the essence of historic park, urban park. Noted the edge of park is beaten down from activity.

A.Zipparo: suggested a fence may help for the farmer's market. A farmer's market facing the street could be less traffic on the grass.

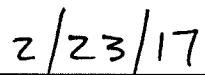
V. Other Business

VI. Adjournment


Austin D. Hart, Chairperson Development Review Board


Date


A.Wade, Planning & Zoning Clerk


Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

