

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

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*Matthew Bushey
Ron Wanamaker
Sean McKenzie
Steven Offenhardt
Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.*



DESIGN ADVISORY BOARD Tuesday December 13, 2016 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Amended Agenda

Session I - 3:00pm – 3:40pm

- 1. 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)

Session II – 3:40pm – 5:30pm

- 2. 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)

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 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 Advisory 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 Advisory 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 DAB 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.

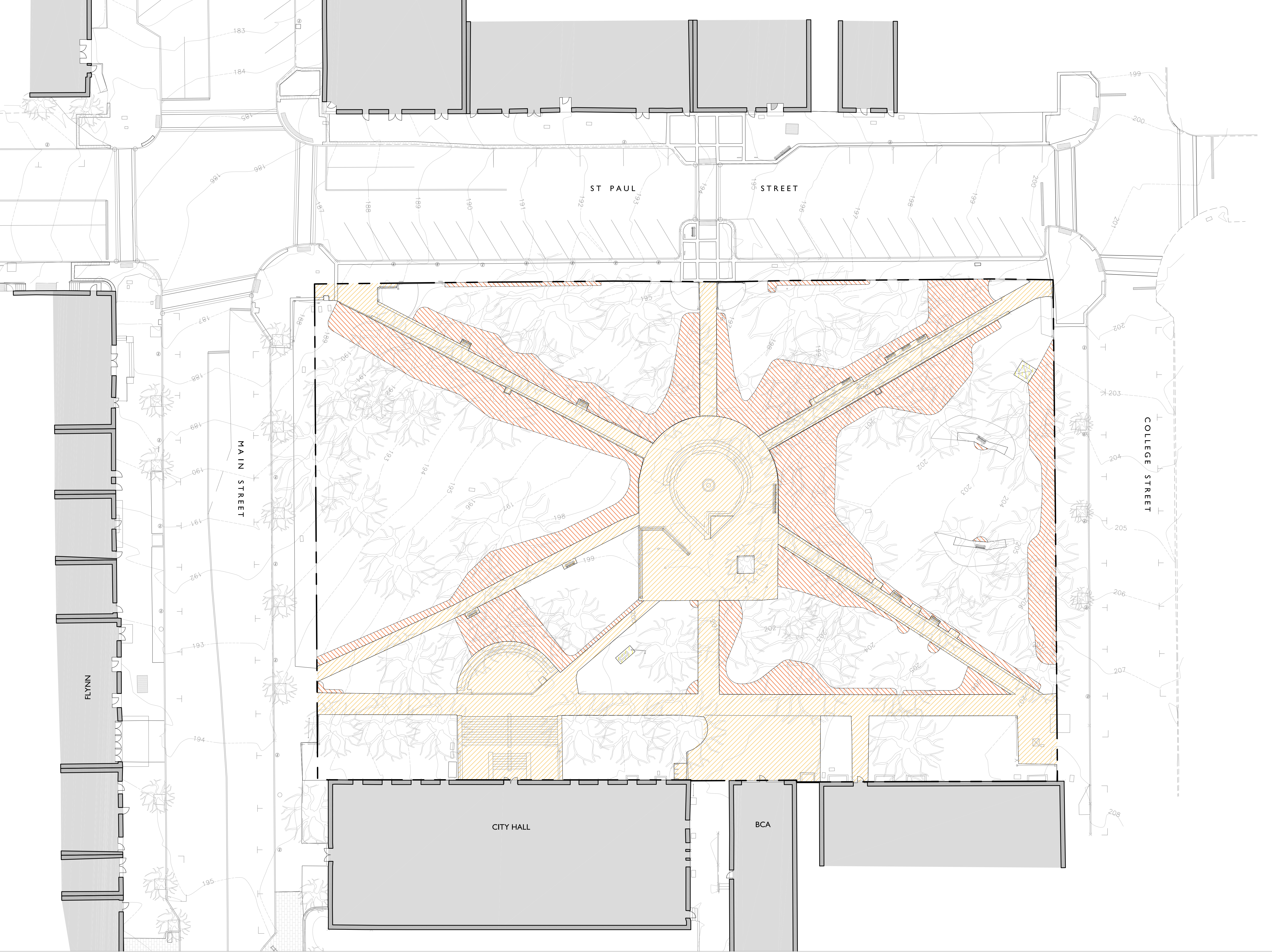
Materials: We are proposing durable civic paving materials for the Park including granite and clay bricks that will tie it into both City Hall and the Churchstreet Marketplace. Permeable pavers will be used in appropriate places to reduce the impact of expanded pavement.

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.



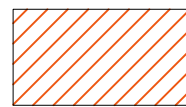
WAGNERHODGSON
LANDSCAPE ARCHITECTURE

CITY HALL PARK

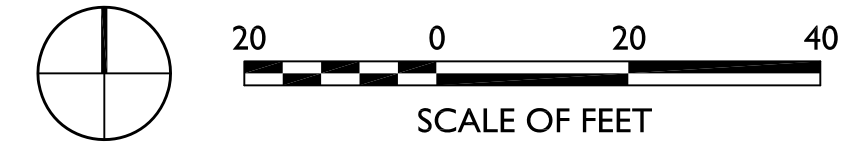
EXISTING IMPERVIOUS SURFACES AND
ERODED AREAS
11.09.16

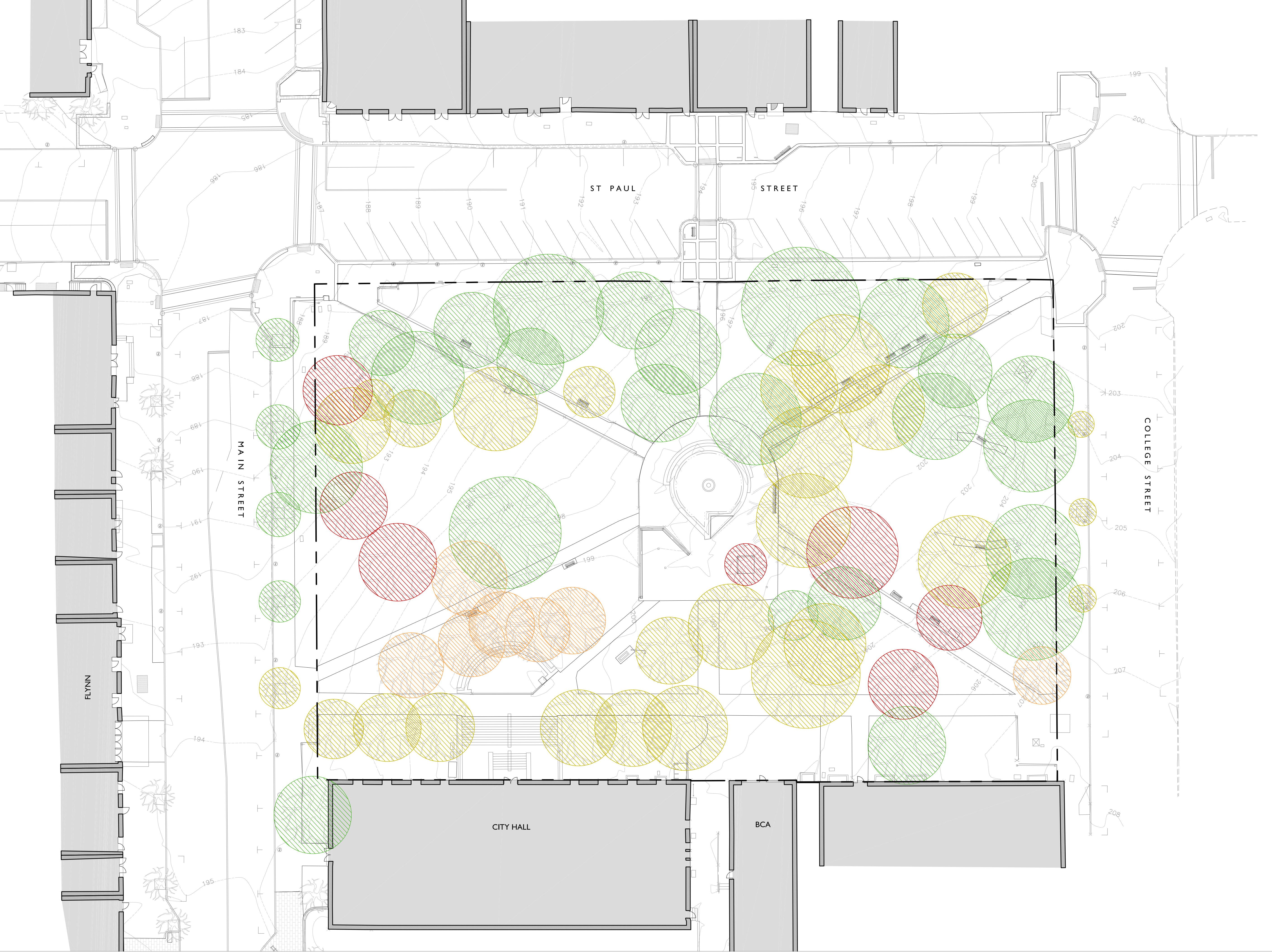
* ESTIMATED ERODED AREAS MEASURED IN FIELD BY
LANDSCAPE ARCHITECT

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





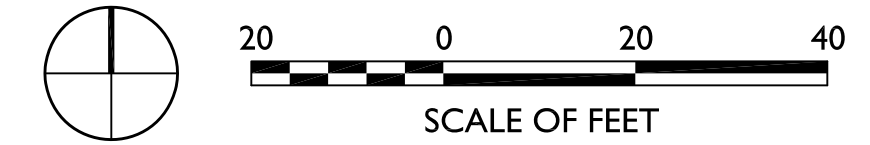
WAGNERHODGSON
LANDSCAPE ARCHITECTURE

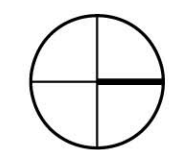
CITY HALL PARK
EXISTING TREE HEALTH & CONDITION
11.09.16

* 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

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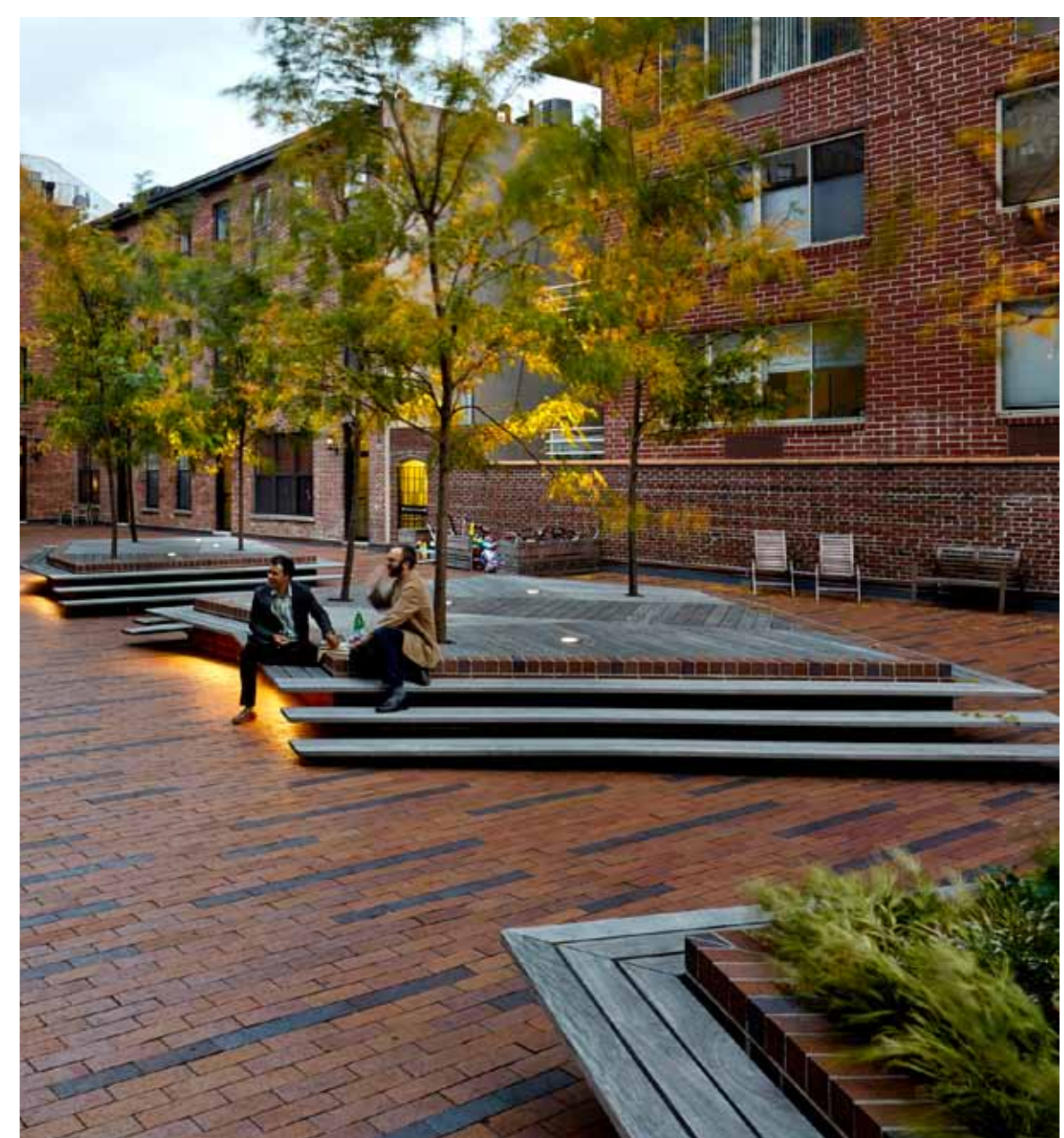
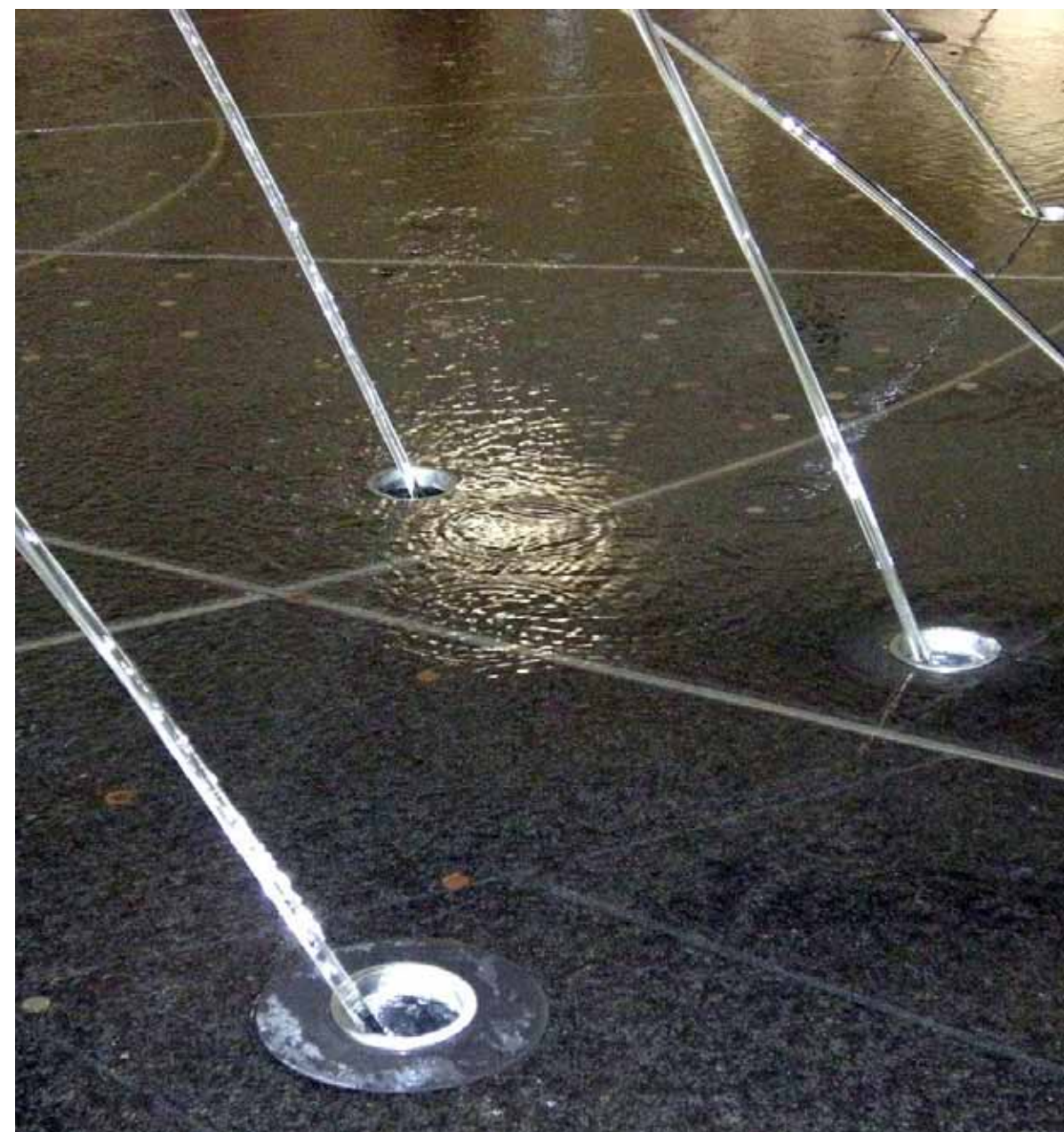
© WHLA ALL RIGHTS RESERVED 2014 DRAWING NO.

JOB NO. 648

SCALE 1" = 20'-0"

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,

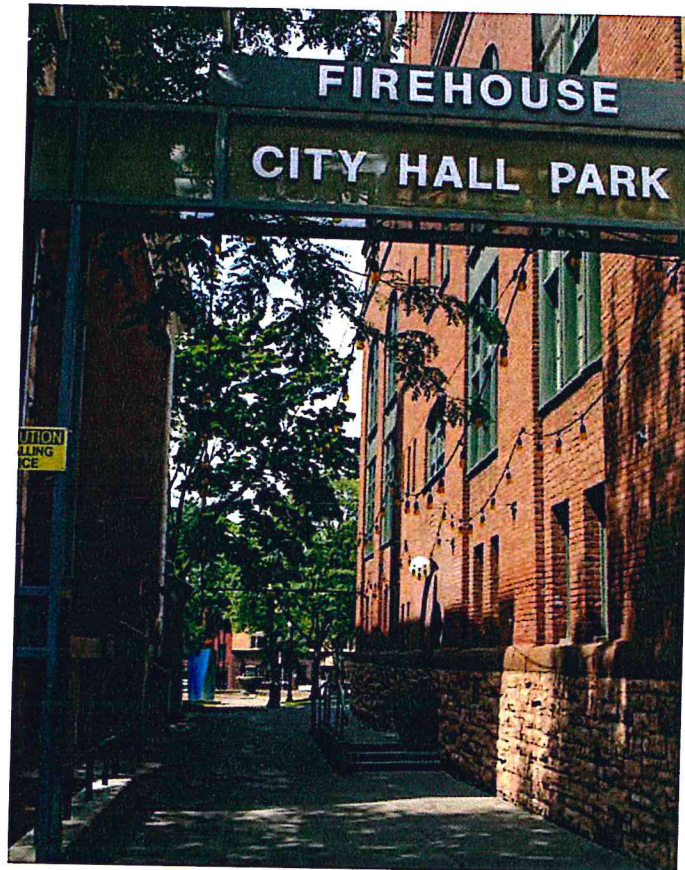


RECEIVED

NOV 10 2016

EFFECT ON HISTORIC RESOURCES
Project Review for City Hall Park Redevelopment Proposal

DEPARTMENT OF
PLANNING & ZONING



prepared for

Burlington City Arts, August 2012



PO Box 3074, Burlington, VT 05408 802-999-1634 www.bluebrickpreservation.com

Review: City Hall Park Redevelopment Proposal, Burlington, VT

EXECUTIVE SUMMARY

In the spring of 2012 Burlington City Arts (BCA) approached Blue Brick Preservation (BBP) to review the merits of a proposed redevelopment plan for City Hall Park. The park is a historic resource listed on the National Register of Historic Places, and is an integral component of the aptly named City Hall Park Historic District. BBP was asked to review the redevelopment plan in accordance with the standards and requirements set forth in Section 106 of the National Historic Preservation Act of 1966 (33 CFR 800), which is designed to prevent unnecessary harm to, or alteration of, important cultural resources.

In conducting the review, BBP reviewed the existing National Register nomination and the justification of the park's significance therein; conducted a site visit to survey the current conditions of the park; examined historic photographs of the park; reviewed the site plans and drawings of the redevelopment proposal; and determined the effect of those plans upon the park specifically as well as upon the district as a whole.

It is BBP's opinion that this project, as proposed, shall have no adverse effect on historic resources. The redevelopment is consistent with the park's historic use and character, and retains key significant historic features and monuments.

BRIEF HISTORY AND DESCRIPTION

Initially known as Court House Square, City Hall Park was set aside by Burlington proprietors as a public common and site of a new county courthouse c.1790. Over the next century, a thriving mercantile community grew around the park, which has remained the downtown's sole open, public space since the time of its establishment. The park has been reconfigured a number of times, although its general feeling and function have remained the same with each redesign. Originally a circular park, it now occupies a full, square city block. It features intersecting paths radiate from a central fountain. The last comprehensive redesign in 1979 obliterated much of the historic design of the park, including the early fountain, sidewalks and landscaping. The present fountain is a low, poured concrete basin from which concrete sidewalks, lined with mature trees, extend. In the northwest corner of the park, by the intersection of College and St. Paul streets, is a 12' carved obelisk erected in 1907 as a Civil War memorial. West of City Hall is a simple 8' monument erected after WWII by the Gold Star Mothers. Elsewhere the park features open areas of lawn. The park is currently utilized as a community space that includes recreational activities, informal concerts, a weekly farmer's market, and serves as a backdrop for contemporary sculpture and outdoor art.

PROJECT SUMMARY

The proposal presented is a response to contemporary uses and needs, as well as safety and maintenance issues. It entails the removal and replacement of the existing central water fountain and reconfiguration of walking paths. A new, off-center, triangular water feature will be installed in the northerly half of the park, along with a small building, that will function as an outdoor café and public restroom. The two historic statues/monuments in the park will be retained in place. Existing mature trees will largely also be retained in place, although one on the east side of the park close to the passageway between City Hall and the historic fire house may require relocation or removal. Non-historic crab-apple trees in various locations will be removed in order to restore the view of City Hall

Review: City Hall Park Redevelopment Proposal, Burlington, VT

from the park. Several new trees and perennials shall be planted throughout the park and a stormwater garden shall be installed at the southwest corner of the park. An event stage with removable canopy will be located just west of the rear wall of the City Hall building, beyond which (to the west) shall be an area of open lawn bounded by shade trees. A new path configuration is designed to maximize the views of the park's most prominent buildings and features, as well as surrounding historic streetscapes.

Over the past several years, the city has been struggling with issues of vagrancy and loitering in the park – which has reduced community use of the space somewhat, particularly at night. To combat these concerns, consideration has also been given to the selection of features and materials that increase security, such as a staffed café building; that encourage use by the community, such as the stage and water play area; and that are also less susceptible to damage and vandalism, such as permanent seating in the form of organic, sustainable granite blocks and benches. (See project visuals at the end of this document for details.)

AREA OF POTENTIAL EFFECTS (APE)

City Hall Park is a prominent cultural and historical resource in the City of Burlington. It is located within one historic district, the City Hall Park Historic District, bounded by another, the Wells Richardson Historic District, on the west, and in close proximity to several others. Due to the nature of the project scope the APE has been identified as St. Paul Street, from the northern boundary of City Hall Park HD to the southern boundary; College Street from Pine Street to Church Street; and Main Street from Church Street to Pine Street. These points all represent the approximate furthest locations from which City Hall Park is visible at street level.

HISTORIC PROPERTIES IN THE APE

There are numerous historic properties in the APE. Within the City Hall Park HD alone, there are twenty-four, including the park itself, the Flynn Theater, the Burlington Trust Co. building, the Ethan Allen Engine Company #4, City Hall, and the Hotel Vermont. On St. Paul Street, directly opposite the park, are several more. These are all buildings which date from the mid-to late 19th century, retain a great deal of significance and integrity, and speak to the development of Burlington's commercial core over time. As noted in the National Register nomination (1983) "the park's general character has changed little since the 1830s, when continuous walls of three-story brick facades first enclosed it. A continual process of redevelopment, by which newer commercial blocks have gradually replaced older ones, accounts for the present diversity of styles and age of the district's architecture." Beyond the architectural merit and diversity, the district is significant primarily for its spatial arrangement of buildings as well as the uniformity of height and materials.

The resource with the potential to be most affected by the rehabilitation plan is, of course, City Hall Park itself. The park's significance lies in its use and retention of open space, its role in the development of the city's commercial core, and its multiple community functions. Character-defining features of the park, which occupies a full city block, are its visual and spatial relationships to and within the historic district, variety of flora (lawns, trees, perennials) and its two historic granite monuments.

DETERMINATION OF EFFECT

The project, as proposed, shall have no adverse effect on historic resources within the APE. The rehabilitation proposal is consistent with the historic nature, character and use of City Hall Park and shall not diminish any of the character-defining features of either the individual resource or the district in which it lies. Although the project will reconfigure the arrangement of existing paths, remove several features and introduce new elements, the proposed design retains the feeling, setting and association of the park to the district within which it lies, ensuring that its character and context remain intact. Elements slated for removal are relatively contemporary, having been installed just over thirty years ago. The proposal recognizes and respects the significance of the two granite monuments, the only historic features to have survived previous alterations to the park. These shall be retained in place and highlighted.

HISTORIC PHOTOGRAPHS



City Hall Park c.1859, view N.

Review: City Hall Park Redevelopment Proposal, Burlington, VT



The same view, c. 1874.



City Hall Park fountain, c.1900 (view SW at St. Paul and Main streets).

Review: City Hall Park Redevelopment Proposal, Burlington, VT



Postcard c.1900, view NE from intersection of Main and St. Paul streets.

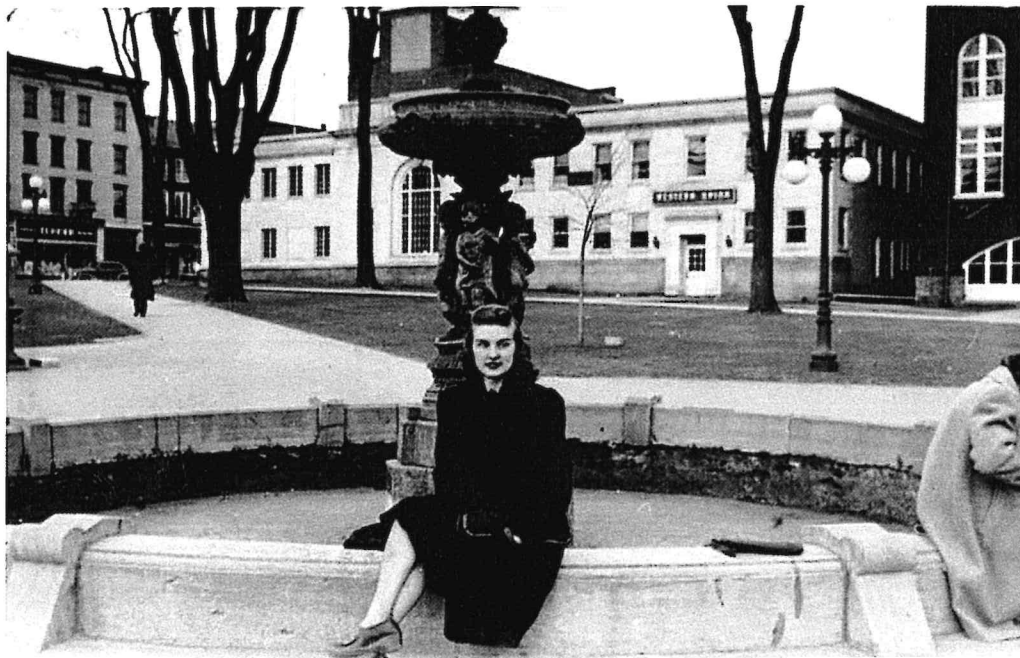


c.1920

Review: City Hall Park Redevelopment Proposal, Burlington, VT



c.1940, view NW from Main Street at St. Paul Street.



View of the park and fountain, c.1940 (view NE – fire house at right, College Street at left).

Review: City Hall Park Redevelopment Proposal, Burlington, VT



View SW c.2006 (collection: Landscape Change Program, UVM).



View NE c.2008 (collection: Landscape Change Program, UVM).

Review: City Hall Park Redevelopment Proposal, Burlington, VT

CURRENT PHOTOGRAPHS



View NE from intersection of Main and St. Paul streets.



View N-NW from Main St., with City Hall at right.

Review: City Hall Park Redevelopment Proposal, Burlington, VT



View NW at St. Paul Street.



View NE towards College Street.

Review: City Hall Park Redevelopment Proposal, Burlington, VT



Civil War monument at NW corner of City Hall Park, view E-NE.



View NE from St. Paul Street.

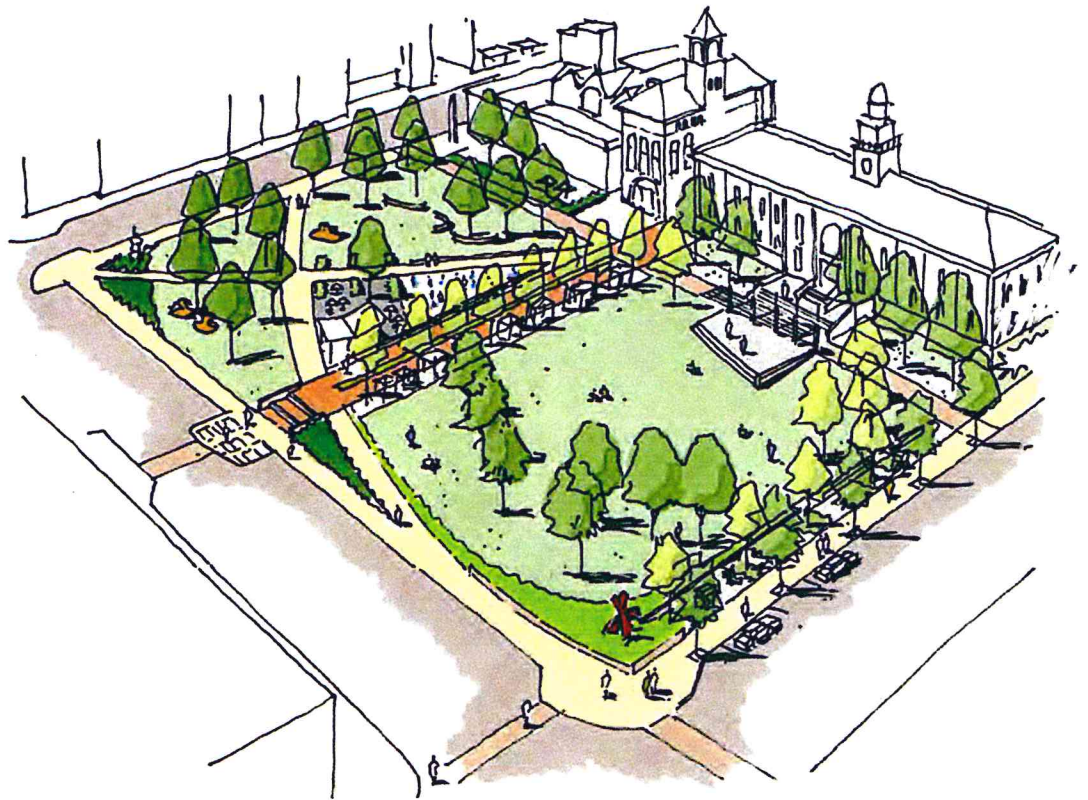
Review: City Hall Park Redevelopment Proposal, Burlington, VT

PROJECT PROPOSAL VISUALS



Site plan – view west

Review: City Hall Park Redevelopment Proposal, Burlington, VT



Aerial rendering – view northeast

Review: City Hall Park Redevelopment Proposal, Burlington, VT



CENTRAL PROMENADE



CITY HALL PERFORMANCE SPACE

3D rendering of proposed features – view east (top) and northeast (bottom)

EXP. 12/31/80

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Continuation sheet

Item number 7

Page 4

Wall surfaces are deep red "richified" brick, with brownstone used for window surrounds, string coursing, street level fascia, and other trim. The roof is flat on top, but steeply pitched over the main facades in a mansard fashion. A molded stone cornice is broken once on the south side and twice on the west side by large Flemish wall dormers, each with stone coping and a round-headed window. The south dormer also has an ornate carved apex stone.

Arcaded ground floor fenestration has freestanding Roman Ionic columns and large consoles in the keystone positions. Except for third story arcading on the west facade, all upper level fenestration is flat-headed, and articulated by quoined brownstone surrounds. The recessed corner entrance is framed by free-standing Ionic columns which support a brownstone segmental arch. A College Street side entrance, no longer functional, has a pediment on consoles overhead. The interior features a large horseshoe-shaped "general counting room" and extensive mahogany panelling throughout.

6. St. Paul Street Annex (86 St. Paul Street)

This large three-story brick block is twelve bays wide and adjoins the Savings Bank (#5) at its south end. The cornice is plainly corbelled with projecting header and stretcher courses. Evenly spaced windows have granite lintels and sills, one-over-one sash, plate glass on the first story. Granite foundation and water table; modern projecting steel and glass entry to left. Although plain in style, the substantial facade effectively extends the scale of the City Hall Park streetscape up St. Paul Street. The building was built c.1865 for an unknown industrial use. The two-story, 4-bay, brick-veneered north wing, added c.1960, has a drive-through portal on the ground floor. The main block contributes to the historic character of the district; the wing lies within the district but is non-contributing.

7. City Hall Park.

City Hall Park, known in the nineteenth century as Court House Square, is a square-shaped public common bounded on three sides by cohesive commercial streetscapes on College, St. Paul and Main Streets. The fourth (eastern) side is occupied by three large public buildings (#9-11), each of which has a fully developed facade on the park side, despite formal frontal orientation on Church Street. The park is the only large open space in the downtown area.

The focal point of landscaping completed in 1979 is a poured concrete fountain in the center of the park; sidewalks which radiate from this hub are lighted by ornate cast iron lamp posts with large double globes. Other significant structural features are two granite monuments. In the northwest corner is a 12' obelisk topped by a carved eagle. It was erected

EXP. 1/1/82

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Continuation sheet

Item number 7

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in 1907 as a memorial to Civil War dead. Lower panels of each face have carvings of martial artifacts enclosed in wreaths; upper panels have inscriptions. In front of City Hall is a plain 8' rectangular shaft erected by the Gold Star Mothers after World War II, "in memory of the boys who make the sacrifice."

8. McAuliffe Building (117 Church Street)

The first floor of the McAuliffe Building is the only remnant of the YMCA Block, a mammoth Romanesque Revival edifice of rock-faced brownstone which burned in 1928. The recessed corner entrance is framed by squat columns which support a lintel inscribed "McAuliffe, 1912-28," with "S. Huntington, 1837+1888" above it. Large display windows have stained glass transoms reading "stationary," "books," and "toys."

After the fire, the McAuliffe Paper Company (a lineal descendant of the Huntington Bookstore which had done business on this corner since 1837) decided to rebuild the block on a smaller scale. The present Art Moderne style facade of beige-tinted bricks is three stories tall, two by three bays, with an angled corner entrance bay. Piers define the large windows with frosted glass transoms into bays; spandrel panels of patterned brickwork are between stories. Over the cornice is a stepped parapet embellished with a soldier string course and diamond-motif brick and concrete panels over each bay. An important corner building.

9. Merchants Bank (123 Church Street)

Because it replaced (in 1931) the destroyed portion of the old YMCA Block (see #8), this building has an unusual plan which wraps around the McAuliffe Building to front on Church Street, College Street and City Hall Park. The two-story polished marble facade with carved marble trim is one of Burlington's better examples of the Neo-classical style which was popular in the 1920's and into the early years of the Great Depression. The architects were Harper and West; the original occupant was the Chittenden County Trust Company.

The main facade, fronting on Church Street, is dominated by a tall, round arched entrance with carved surround, eagles in relief on top, and flanking pastoral-motif round medallions. A denticulated cornice with architrave and frieze inscribed "Chittenden County Trust Company" is capped by a parapet with shield-motif ornament. A flanking south wing and the park and College Street facades are in matching style, but with lower rooflines, plain cornices and parapets, and a lesser degree of classical ornament. A Church Street storefront has been altered so that only a palmette-embossed stamped metal cornice remains. Secondary entries have pedimented and denticulated cornice caps. The park facade has a pavilion-like center section with a round arch similar to the main entrance arch.

7. Description

Condition

☒ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site

☐ moved date _____

Describe the present and original (if known) physical appearance

The city of Burlington is situated on a height of land overlooking a broad bay on Lake Champlain, one of America's largest freshwater lakes. The City Hall Park Historic District occupies a level piece of land approximately halfway between the waterfront and the top of the hill. Comprised of two dozen buildings set around three sides of a square park and down one block of an adjoining street, it is the nucleus of a twenty square block central business district which serves a surrounding metropolitan area of more than 100,000 people. The primarily 2-1/2 to 3-1/2 story brick and usually contiguous buildings of the district date from the early 19th through early 20th centuries and range in style from the Federal to Neo-Classical with a number of outstanding Victorian era structures.

The buildings enclosing the west side of the park, along St. Paul Street, are not in the district because they are already listed on the National Register of Historic Places as part of the Wells Richardson Historic District. Adjoining to the south is the Battery Street Historic District, a mixed commercial and residential neighborhood extending up from the waterfront. To the east and north of the park lies Church Street, downtown Burlington's busiest retail and commercial street. Although it is historically an extension of City Hall Park, and possesses some outstanding 19th century architecture, it was converted to an outdoor pedestrian mall in 1981. The consequent addition of steel and glass canopies to many of the buildings and the addition to a portion of the street of unifying contemporary pedestrian landscaping elements now define it as a separate entity, the Church Street Marketplace.

The center of the City Hall Park Historic District is the park itself, a full square city block landscaped with a variety of shade and ornamental trees, a fountain and other landscape features. To the north, across College Street, and to the south, across Main Street the park is enclosed by continuous walls of three-story brick commercial facades, punctuated in each case at the west end by large striking buildings. Along the eastern border of the park sit four buildings with formal frontal orientation on Church Street, but with fully articulated facades on the park as well. Extending to the south from the park, along the west side of Church Street, is a row of mixed commercial and residential buildings, including some of the oldest in the district.

The architecture within the district is extremely varied both in style and form. Although facades are generally rectilinear, roof profiles range from flat to gabled to mansard, with such distinctive features as gable parapets, Flemish wall dormers, cupolas, towers and even a roof garden, all in evidence. Styles include Federal and Greek Revival from the early 19th century, as well as a broad range of Victorian commercial designs, including Italianate, Romanesque, Georgian and Second Empire; excellent examples of the Moderne and Neo-Classical movements of the 1920's are also represented.

Despite this great diversity of style, several common physical features serve to give the district a large degree of visual cohesiveness. Foremost among these is the almost uniform use of brick as a construction material, frequently with extensive stone trim and decorative detail. The only exceptions are the marble-veneered Merchant's Bank (#9) and several wood frame structures on lower Church Street. A second factor is the compactness of spacing and the relative uniformity of height of the buildings which border the park. Including the portion of the adjacent Wells-Richardson Historic District on St. Paul Street, the widest gap between any two of the score or more buildings enclosing the park is only a few feet, and all but three or four of these buildings stand between 2-1/2 and 3-1/2 stories tall.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet

Item number 7

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Within the district there are three individual buildings which stand out as focal points, not only because they are the district's three largest structures, but also because of their visually strategic placement within the parkscape. City Hall takes full advantage of its central location and dual orientation on both the park and Church Street by presenting identical elaborately-detailed facades to both. The Burlington Savings Bank, a style Flemish Revival building with a prominent corner turret which emphasizes its corner location and provides a strong visual terminus to the streetscape along the north side of the park. The bright Art Deco marquee on the Flynn Theater is another of the district's distinctive architectural features.

The district has steadily evolved in appearance since the 1790's, when town proprietors first set the park aside as a public common and erected the first county courthouse on the present site of City Hall. Known throughout the last century as Court House Square, it attracted commercial development from its earliest years, and was the core around which the city's central business district ultimately grew. Although no pre-Civil War commercial buildings survive in unaltered form, the park's general character has changed little since the 1830's, when continuous walls of three-story brick facades first enclosed it. A continual process of redevelopment, by which newer commercial blocks have gradually replaced old ones, accounts for the present diversity of styles and age of the district's architecture. The downtown area has never experienced a major fire. Most of the building facades in the district retain their original appearance above the street level; unfortunately, most of the storefronts are not original.

Descriptions of individual buildings are as follows:

1. Second Merchants Bank (164 College Street)

The complex organization of this old bank facade is typical of the late Victorian period. The extensive granite trim is carved with stylized curvilinear foliation, making this the only example of Sullivanesque architecture in the city, and perhaps in the state. Similar massing and decorative masonry facades give the building a close visual relationship with #2, with which it shares a modern storefront of grey and brown granite. It was built in 1895 to plans by Sydney Greene of Burlington, who also supervised its construction.

The facade employs a variety of masonry materials with a generally horizontal emphasis. The second story is faced with a carefully-worked veneer of Barre granite which articulates a band of windows in a rectilinear pattern of mullions, sills, transom bars, and lintels, enriched with denticular and side pilasters with "woven vine" motif caps. The third and fourth stories are faced with tinted brick and framed by piers which rise through the cornice to serve as impostes for a pedimented false front with stone coping. Third story windows have carved foliate enrichment on the stone

Department of Planning and Zoning

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Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk
vacant, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: December 13, 2016
RE: 17-0586SP, 149 Church Street

=====
Zone: RCO-RC Ward: 3C
Owner/Representative: 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.

OVERVIEW:

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.

ARTICLE 5: CITYWIDE GENERAL REGULATIONS

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.

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

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.

(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

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.

(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.

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>

facebook: Keep City Hall Park Historic

Carolyn L. Bates Photography

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ADDRESS:

PO Box 1205, Burlington, VT 05402

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.

Department of Planning and Zoning

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Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP17-0623CA/MA, 329-375 North Avenue
Date: December 13, 2016

File: ZP17-0623CA/MA

Location: 329-375 North Avenue

Zone: NAC-CR Ward: 4N

Date application accepted: November 23, 2016

Applicant/ Owner: Eric Farrell dba BC Community Housing LLC and 375 North Avenue LLC

Request: Planned unit development of 11 (14 as lettered) buildings containing 733 residential units, approximately 45,000 sf of non-residential support/amenity space, approximately 45,000 sf of commercial space; 1093 parking spaces.



Background:

- **Sketch Plan Review 17-0581SP;** Sketch Plan Review of proposed PUD at 329-375 North Avenue. November 2016.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **Zoning Permit 17-0267SD**; Preliminary plat review of 11-lot subdivision. No development included. October 2016.
- **Zoning Permit 17-0252SP**; Second sketch plan review of planned unit development with mixed commercial and residential uses, related buildings, and infrastructure. October 2016.
- **Zoning Permit 16-1487CA**; Change to top floor, add veranda on roof. Amendment to zoning permit 16-0007CA/MA. July 2016.
- **Zoning Permit 17-0010CA**; revisions to west chapel elevation. July 2016.
- **Zoning Permit 16-1183SP**; Sketch plan review of 700+ unit planned unit development with mixed commercial and residential uses, related buildings, and infrastructure. June 2016.
- **Zoning Permit 16-0437CA**; replace three garage doors, new roof on front half of garage. May 2016.
- **Zoning Permit 16-0177MP**; Tree maintenance plan for 311 and 329 North Avenue. November 2015.
- **Zoning Permit 16-1026CA**; relocation of garden shed. April 2016.
- **Zoning Permit 16-0785LL**; Lot line adjustment with 329 North Avenue. March 2016.
- **Zoning Permit 16-0622CA**; replace slate roof on former orphanage building with copper. January 2016.
- **Zoning Permit 16-0649LL**; Lot line adjustment with 329 North Avenue. December 2015.
- **Zoning Permit 16-0007CA**; Amendment to 63-unit apartment approval to include removal of 1st floor assembly space, add 2 living units and 2 parking spaces, relocate/redesign west entrance with associated landscape changes. Also add small fenced in dog park, grilling patio, utility pad, and indoor bike parking spaces. February 2016.
- **Non-applicability of Zoning Permit Requirements 15-0548NA**; replacement of asphalt shingle roofing with same. October 2014.
- **Zoning Permit 13-0037FC**; install new wire fence around community garden. July 2012.
- **Zoning Permit 12-0705SN**; new freestanding sign for Burlington College. February 2012.
- **Zoning Permit 12-0627CA**; Replace five existing double windows to basement on side of building with new clad wood single casement windows with vertical mullion to simulate the look of a double window. Building is on the Vermont State Register of Historic Resources. December 2011.
- **Zoning Permit 11-0280CU**; Convert existing institutional office use and group home use to post-secondary school. No site or exterior building changes proposed. November 2010.

Overview: Known as Cambrian Rise, the application proposes development with mixed commercial and residential uses, related buildings and infrastructure across approximately 21.65 acres (per plan BA1) at 329-375 North Avenue.

Sketch Plan Review of the development (November 22, 2016) allowed the Design Advisory Board an opportunity to get an overview of the proposal; comments were limited to questions about the overall development, and a desire to cut back the hard edges of the buildings along North Avenue as they abutted smaller structures (to the south). The Board acknowledged the large scope of the project, and their limited time or opportunity to discuss any particular building or part of the plan in any depth. They requested additional work sessions during the formal review process.

The project is simultaneously under review under subdivision regulations to organize the land area into several separate parcels for development.

Previous review by the DAB (May 24, 2016) recommended providing a more sensitive transition in scale from the homes along North Avenue to the much larger buildings in this development. The DAB also recommended consideration of varying roof forms and strengthening the buildings' interface with the streets. The applicants were encouraged to better anchor the northeast corner at the main entrance into the project site (referred to as "the hub" on those sketch plans) and to provide terminus views within the street network where possible.

There have been 3 Sketch Plan Reviews (one at the DRB); comments below may include language from those reviews where no new information has been provided.

The City Council has approved the new zoning district (NAC-CR) specific to this project area. Those standards and dimensional requirements will apply to this review.

Part 1: Land Division Design Standards

A separate subdivision application has been filed for subdivision of the development area into multiple lots. For reference, see Subdivision Plat, P1.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

At present, the majority of the project area west of the former orphanage is lawn. Extensive examination has been made of the existing site conditions during preparation of a tree management plan for this and the parkland area (2016) and stormwater planning for this development. The precipitous grade change from North Avenue west to the parkland is the most significant natural feature; one which is incorporated within the development plans submitted. The separate 12-acre parcel conveyed to the city contains and protects several important natural features, including the lakeshore itself.

(b) Topographical Alterations:

One of the most distinctive features of this site is the grade change; nearly a 70' difference between North Avenue and the westerly edge of the project area. The buildings and parking decks are arranged to take advantage of the steep grade change specific to the site. Documents provided outline, where necessary, topographic adjustment to facilitate the development, including construction of sub-grade parking garages, building foundations, pathways, green areas, and roads. Plans C2.1-C2.4 specifically address grading. Reference is made to specific landscaping plans within the submission documents to identify grade elevations at identified areas of the site. Modeled renderings reveal a complicated fabric where openings provide access to differing floor and parking plates; stairs emerge, walls support.

(c) Protection of Important Public Views:

Views from and through private property are typically not protected. The new public park, west of this development, will provide an opportunity for the public to enjoy westerly views of the lake and mountains. Residents within these new housing units will be afforded a similar vista.

An east-west greenway will extend behind the orphanage, with buildings C and E, P and Q as a structural frame. The visual greenway continues west, across west road (trees allowing) to the walkway and orchard.

Buildings with favorable orientation have included rooftop terraces and decks, patios, balconies and *galerias* to exploit opportunities for extraordinary views.

Public views can be created by orchestrated terminus vistas via public roadway; east/west on both South and North roads. South Road offers a greater potential as the westerly end is not interrupted by structure. The location of building Q will likely obfuscate a natural westward vista; and provide no identified structural terminus view in its place.

Revised design has created a more focused terminus view southward on West Road, where the building has been treated with additional attention to attract and define a focal point of interest.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

Alterations to the former orphanage have been permitted under previous permits. The former elementary school / priests' quarters attached to the south of the orphanage have been incorporated into this development, now as building "B" and "G". Building "G" has shouldered in front of the former orphanage, its orientation and location assuming a dominant position close to the street. As an attachment to the identified icon of North Avenue, it has little relationship with its host, diminishes its grandeur and delays views of the historic structure as one travels north on the Avenue. The newly created zoning district (NAC-CR) offers a range of setbacks from North Avenue from 20' (minimum) to 30' (maximum.) From scaled plans, Building G appears to be set back approximately 25' from the front property line. Due to the proximity of

the historic orphanage and the design to allow for the maximum amount of viewscape to that building, the maximum front yard setback afforded by the zoning district is recommended (30').

The UVM Consulting Archaeology Program (CAP) conducted an extensive Phase I site identification survey within previously determined sensitive portions of the development parcel. No pre-contact era Native American archaeological sites were identified. Test pits confirm some re-grading (suggested related to farming activities) and plow zone strata disturbance. The historic period artifacts that were recovered reflected the mixed uses of the parcel over time, such as children's toys likely associated with the orphanage (jacks, marbles), and building materials from structures no longer extant (bricks, cinders, mortar). That study recommended no further archaeological analysis.

(e) Supporting the Use of Renewable Energy Resources:

The project proposes limited solar installation; identified in images on Building I and C. No part of the application will preclude the use of other renewable energy resources.

(f) Brownfield Sites:

The Vermont DEC website does not include these addresses.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

A fully developed Stormwater Management Plan has been prepared and included within the application materials. The material has been forwarded for review to the Stormwater program.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The applicant should be prepared to identify snow storage locations, and where appropriate, snow management for the overall site.

Building features that address the effects of inclement weather and the adequacy of resident shelter at entrances can be reviewed on a building-by-building basis.

(h) Building Location and Orientation:

The overall plan continues to be one of very large buildings encircled with new streets or parking areas. The importance of building orientation toward the street (which will be eventually turned over to the city) becomes essential in reinforcing the street line. The weakness remains at the southerly entrance to the neighborhood. An important entrance from North Avenue and a principal neighborhood corner continues to lack a meaningful anchor. Building "G", joined to Building B crowds Building A, but leaves the street corner without the weight and definition of a building. Part of that plan introduces a diagonal walkway to a small shelter, surrounded by a patio area. None define the street edges; a significant deficiency in the plan. For the definition of the street wall and as an anchor to the neighborhood entrance, it is paramount that a building

be located at the corner of North Avenue and South Road. It is strongly recommended that Building G be detached and it (or another substantial building) be relocated south; fronting on both North Avenue and South Road; creating a distinct street edge and replacing the void that is currently proposed.

Other than Building “G”, buildings remain substantially set back from the public sidewalk and inner streets. It does not appear that buildings have been pulled in closer toward the streets, as has been previously recommended. Such wide streetways, with buildings 85’ (buildings L and C) to 145’ (buildings O and H) across streets weakens the sense of enclosure and place typically associated with a city neighborhood. (And this is a *new* urban neighborhood.) Streets are spatially designed by a wall of buildings that front the sidewalk in an ordered manner. The plan leans toward the maximum front yard setback (0-20’ for inner streets, as prescribed by the standards for the new zoning district) rather than building placement organized toward the street. (Building P and Q; 15’ front yard setback; Building I 20’.) Arrangement that holds the street wall as paramount is strongly preferred.

Setbacks from North Avenue are 20’ minimum, 30’ maximum. The proposed buildings on either side of the orphanage are in the neighborhood of 28’; Building K south of South Road ranges from 23’-45’. Front yard setbacks within the development may be between 0-20’, with structures setback a minimum of 12’ from the curb on a public street. Although the streets have not yet been turned over to the city, the arrangement should be designed to meet that standard.

Side and rear yard setbacks only apply to the periphery of the district and not individual parcels. Building N has a westerly corner that encroaches into a required 20’ rear yard setback along the westerly boundary of the district. Required 15’ setbacks from the residential zoning district to the south and west are met.

*Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer regarding the adequacy of sight distances along the approaches to the intersection. To the extent practicable, development of corner lots in non-residential areas should try to **place the building mass near the intersection and parallel to the street to help anchor the corner** and take advantage of the high visibility location.*

The revision to the street corner at South Road and North Avenue (which no longer strengthens either street, North Avenue or South Road) fails to provide the strong structural component needed. Building “G” has an incongruous relationship with its host building and the streetscape. The patio is not sufficient to anchor the corner, and leaves a visual void. It is essential that this corner have a strong structural anchor which this plan does not provide.

Analysis of building entrances promises to be challenging, given the number of buildings and their orientation toward streets, sidewalks, parking areas, inner walkways, and recreation paths. Building “C” has a principle (southerly) entrance fronting South Road. The concrete retaining wall and the isolation of the entrance make this less inviting. As a residential entrance, greater emphasis toward creating an inviting entry consistent with the residential or retail nature of the use.

Building “G” has a series of entrances fronting North Avenue which appear commercial in nature. The east elevation lacks the architectural clue of finding the entrance by virtue of a

canopy, awning or porch; the entrances alternate with storefronts along the first floor. The southeast corner is more successful here, as an overhang suggests building entrance. Unfortunately, the street corner itself lacks structure and loses the opportunity to settle the corner and strengthen the arrangement.

There is an entry portal between Buildings E and F. Building E along North Street is largely dedicated to vehicular entry/parking deck openings. Vehicular entry points seem unusually steep in grade.

Building F has an entry focus within the brick three story portion on North Avenue, under a porch roof with heavy piers. Other entries are more difficult to identify, may be recessed and appear concealed in imaging. There are a series of identifiable entrances along North Road, their location identified by stairs of increasing height. Additional parking entry is west of Building D, connecting to Building I.

Building I has a vehicular entry portal on the north and pedestrian doors on the raised porch area. Pedestrian entries exist on the west and south as well. As one of the principle entrances is elevated over the sidewalk, it is not immediately identifiable and less welcoming than an at-grade portal. The west entry is more successful for identification under an abbreviated canopy and welcome presentation to West Road. The gym/event space has no identifiable entrance; the change in building vocabulary gives no clear direction to the passersby how to enter the structure.

Building Q has a visible pedestrian entry on the east (fronting West Road), with clues to its location (canopy, sidewalk.) Views on plan Q2 appear to be mislabeled.

Buildings O and P have a centrally identifiable pedestrian entrance (Plan OP-2 & OP-3), two wing entrances and apparent first floor entries from West Road.

Building H has clearly identifiable entrances from raised stoops along West Road, and one along South Road under an extended canopy.

The north elevation of Building M fronts South Road, which has several double entries. Building N does not front any street, but is connected to Building M. The entry to that building must be defined.

Building K fronts North Avenue and South Road; entrances are visible under extended canopies and highlighted by a change in building material. Building L (L-2) has visible entries along South Road under a canopy; and on secondary east and west elevations.

Opportunities to create terminus views have been largely missed; the plan lacks an identified structural focus at the west end of North Road, a feature appointment or landscaping at the north end of West Road (visible going north up the street), or an identified and curated viewscape at the south end of West Road. The DAB previously acknowledged some gesture made here. Vistas are made or unmade by the objects on which they focus. Rather than simply lining the streets with buildings, there exists an opportunity to capture attention with something symbolic

or of interest. The UCC Church is an excellent example at the top of Church Street, or the Old Mill at the east end of College St. It is worthwhile to capture these opportunities and cultivate a curated view. Much greater thought could create self-appointed meaningful focus of street termini.

The garage entrances and service access on North Road have been set back from the principal structure, becoming secondary and subordinate in scale and design. See Plan I-3 and EF-3.

A new zoning district, NAC-CR (Neighborhood Activity Center, Cambrian Rise) has been approved by the City Council, with standards similar to other NMU zoning districts. Reference is provided to the zoning amendment and the associated changes to Tables and Standards of the NMU zoning districts.

(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at point of egress.

The number of curb cuts has been diminished along interior roads, although entrances to parking lots punctuate South Road. West and North Road have minimized curb cuts dramatically from earlier plans. The width of these openings should meet the approval of the city engineer as these streets are expected to be adopted as public thoroughfares.

Driveways that have a slope of 5% or greater (towards the right of way) shall be made of a solid surface including conventional pavement, pavers or pervious pavement.

Pavement is proposed for vehicular circulation areas. Modeling images of the driveway access at Building E is markedly steep. The applicant shall confirm the accuracy of that image. DPW typically expects continuous sidewalks at vehicular entrances. The applicant shall consult with the Traffic Engineering staff to assure the plan meets their criteria, as the dedication of streets and street adoption by the city is anticipated.

Driveways for commercial properties may require a traffic study to identify the impacts of the movement of traffic to and from the property, and design for safe access. Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers. Whether commercial or residential shared driveways are encouraged where possible and appropriate.

A traffic study will be required for Development Review Board review. The service/loading access is from North Road, between buildings E and I. The garage openings should have doors or some method of screening the large openings from the public street per this standard.

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided

through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

Sidewalks line each street, connecting to walkways to each building. The network continues on the interior of the site, with connected access between buildings, parking areas, and green spaces. Sidewalks line parking areas as well, providing a separation between vehicles and pedestrians. See previous note about continuous sidewalks at vehicular entries.

(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

From pre-development meetings to the present, the applicant has remained committed to providing an all-accessible community. Buildings have been projected to be served by (sometimes multiple) elevators; grades are intended to meet accessibility requirements, and h/c parking spaces are illustrated on plans. Full compliance with ADA requirements is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

*To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways. **Any off-street parking occupying street level frontage in a Downtown Mixed Use District shall be setback from the edge of the front property line in order to provide space for active pedestrian-oriented uses.** Where street-level parking is provided within an existing structure, the cars shall be screened from the sidewalk and the area shall be activated with landscaping, public art, or other design amenities. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.*

The corner of South Road and North Avenue continues to have too much visibility of pavement and parking. Generally, parking areas are located interior to the site and between buildings, less visible from streets. The parking areas east of Building C and on D are greater than 20 spaces (which require breaking into smaller areas with landscaping), although protection of the view shed to the west is a goal of the plan.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

Access to parking and lots is shared across the plan. Recently adopted ordinance amendment ZA17-01 will facilitate parking across parcel boundaries within the same zoning district.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with

anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Parking spaces in Building D are 20' x 9', as are parking spaces east of Building H and east and west of Building L. Parking dimensions are not expressly given, but must meet the requirements of Table 8.1.11-1 unless the DRB determines that a lesser standard is appropriate. The applicant should identify any areas where leniency in parking standards are requested.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

The submission materials include a shading calculation (L-EX1) which provides a percentage based on the entire buildout, rather than a parking lot by parking lot analysis. The total shade on site is 45.1%; greater than the 30% prescriptive standard. The standard however, specifically states: *Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot.* Some parking areas, like on building D, are not shaded at all and therefore do not meet this particular standard. Weight should be given to the anticipated shading provided by adjacent buildings (like C, in this instance) which will likely cast shadow on a portion of that lot.

There are no existing trees that might contribute toward that shading calculation.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

See Section 6.2.2. (j), above.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

Bicycle parking is a strong feature of this application. Reference is made to all Hardscape plans (L201-206) for specific locations and L605 for bike racks specs. The applicant must

demonstrate by calculation compliance with Table 8.2.5-1 for each building. All bicycle parking shall meet the requirements and guidance of **Section 8.2.7. Location and Design Standards.**

(m) Landscaping and Fences:

A fully articulated landscaping plan has been submitted. See plans LL501-508 for planting schedule, and associated plans for hardscape, play equipment, street furniture and site amenities. The applicant is encouraged to consult with the city arborist early in plan review for assistance in selection of species and caliper of street trees.

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

A plaza type area has been more finely defined between Buildings K and L, intended for use by Cathedral Square and Champlain Housing Trust residents. Planters, seating, garden areas and a play area are suggested; all welcome amenities for resident use and enjoyment.

A large uninterrupted viewscape to the west is provided behind the former orphanage. Accessible at differing levels as the grade falls to the west, several public gathering or green areas are included. Plans include for a community swimming pool, public gardens, an orchard, and pathways between Cambrian Rise and the bike path.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

Although the development is the creation of an entire new neighborhood, a shading study will be valuable to the DRB to understand impacts of large buildings across the project area. The shading plan submitted is relative to a calculation of shading provided to meet requirements for parking lot shading. An overall study of site shading (Vernal and Autumnal equinox) has not been proffered. It is anticipated that the distances between buildings will preclude significant shading impact on adjacent structures. A shading study will answer those questions.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

A lighting plan, with fixtures, illumination levels and a photometric has been submitted. In general, street lighting (which is typically not reviewed by this office, however the project will be “private” until the streets are accepted by the city) is a hybrid of what has been installed at Waterfront North. BED engineers have indicated that districts need to be adopted for decorative fixtures (as are proposed here) before they will agree to adopt the streets and lights. That designation has not as yet occurred.

Street light poles are proposed to be 25’ (they are 30’ on the waterfront); poles and fixtures will be black rather than Burlington’s preferred grey. Lighting itself is LED. Assurance has been provided that BED will have the capability to repair and replace these fixtures when and if they are damaged. As LED, they are anticipated to have a life expectancy of 20 years. If they fail (or are knocked over), BED officials say they will be replaced with grey as that is the city standard.

Lighting levels will be driven by street classification (collector roads versus residential roads.) That discussion must find an agreement with the public utility prior to DRB approval.

The photometric shows some ‘hot spots’ in illumination. Areas under building canopies tend to be a little higher, but average foot-candle measurement up to 5 is acceptable at a building entrance. If not an entrance, light levels should diminish in those areas. Similarly, the area under the diagonal canopy are too high for a walkway, which has a specific maximum illumination of 2 fc. Many patio areas have elevated lighting; the one west of Building A, and another south of Building E exceed the 2 fc limitation.

The walkway east of Building C has several light readings > 2 fc as does the west walkway behind Building K. The area between buildings M and N have higher light levels as well. In general, walkways shall not exceed 2 fc; parking lots 4 fc, and building entrances 5 fc.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

It is challenging to find appropriate locations for service areas, dumpsters, recycling and similar facilities within a project area that has so many public and visible frontages. Areas for refuse should be identified within structures, not as an afterthought on a site plan. A trash access is identified for building K (Plan AO-0.0) Collective trash and recycling areas for connected buildings are recommended for efficiency and to minimize visibility.

Transformers should observe minimum setbacks.

The North Road loading area has been somewhat diminished with suggested internalization of activities. That needs confirmation. Doors are recommended for those service loading bays.

Mailbox locations will need to be identified for each building. Any HVAC or external machinery must be identified on site plans and/or elevations as appropriate. If roof mounted, roof plans will be required with an assessment of total area utilized to assure compliance with height limitations.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

This is a neighborhood without an easy comparison. From revised summary, there are six five-story buildings (including the orphanage), 7 four-story, 2 three story, a three story parking garage, and two one story/ ground level structures for a fitness center and greenhouse. Rather than a typical neighborhood that may have evolved over a period of time, this proposal will create an entire new one out of whole cloth. There is no analogous prototype to be found locally, short of college dormitories or congregated mill buildings. The structures themselves are all large scale; most with flat roofs. The size of the orphanage, itself one of the largest buildings in Burlington, will be negligible among this collection of sizable buildings. This is a newly created neighborhood based on a building model of very large structures; which in itself invents its own context.

Common design elements include breaking up building mass by color block and window arrangement; top floors are on occasion “pedestaled” and set back from the lower block. Some buildings enjoy balconies or *galeries*, particularly those facing the west. There is homogeneity in the treatment of building mass by articulation, despite the rearrangement of windows and manipulation of building plane. Creation of new urban fabric should include a diversity of form, style and scale consistent with evolutionary neighborhood development; more in keeping with Burlington’s character, providing greater visual interest and more familiar and therefore comfortable to its residents.

2. Roofs and Rooflines.

Building I, the pavilion tops and the south portion of H and the bus shelter have pitched roofs. All others are flat.

A few roofs appear to be parapetted, but there is rarely any rooftop elaboration or detailing, further emphasizing the cubist vocabulary (Building F, B, G.) Building M has the suggestion of a corbelled cornice which artfully softens the building’s upper edge. Building H has a sawtooth reference in the jagged rooftop pavilions, but abruptly transitions to flat roofs at the south end.

Porch roofs are typically flat projections with hefty piers.

The orphanage building retains its gabled roof, although now over sheathed in copper.

3. Building Openings

Openings vary by building, elevation, frontage to a public way or by topography. Overall, buildings have similar treatments of organizing windows in columns or reflective of floor plate. Rhythms are established within wall plane; the geometries of the building mass are echoed in the manipulation of window shapes and sizes. Greater complexity is evident in the buildings fronting the lake (M, N, O, P and Q.)

Much less detail has been afforded Buildings G, B, L and K. From the south, Building L resembles a warehouse in the almost regular arrangement of uncased openings and Spartan simplicity of its four stories. Its starkness is emphasized in the immediate juxtaposition with a 1 ½ story cottage.

Some window arrangements do not maintain consistent patterns (see pavilions of L); other buildings have a more discernable schedule. (Building M, where the window refrain is repeated across the façade and around the corner.) Window variations sometimes occur as buildings turn corners or are modeled as separate volumes, like Building H or C. Openings appear more vertical than horizontal.



Cambrian Rise
As modeled from the east

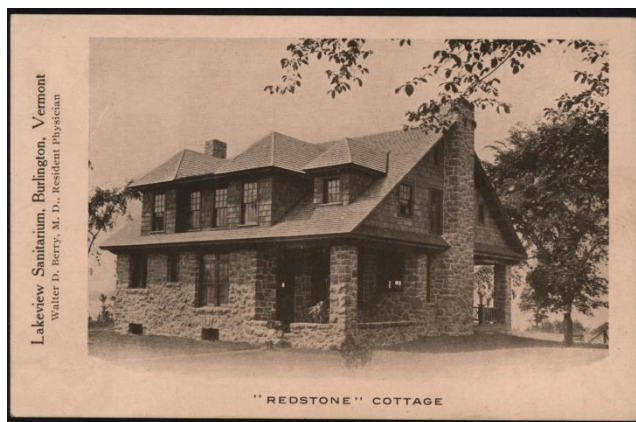
(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

Buildings G is now attached to B, which in turn connects to the former orphanage (A.) The arrangement is unsatisfactory for several reasons: There is no deferential treatment of the historic structure, the building design reflects no sympathetic or compatible design with the 19th century institutional building, and the orientation to the street creates greater prominence than the orphanage. As noted, the building has “shouldered” in front of the building, cutting the view from the south and limiting the surrounding site.

Overall, the scale of proposed buildings and their collection minimizes the stateliness of the iconic orphanage, which becomes less grand among the assemblage.

Similarly, the large buildings placed close to North Avenue minimize the view of both the



orphanage and the former home of Dr. Waldo Upton / Lakeview Sanitarium / John Bosco school, at 311 North Avenue just south of the development area which is also listed on the Vermont State Register of Historic Resources. That building is not only isolated, but dwarfed by the collective development. Efforts to transition from the 4 story building K to this more modest structure have been suggested by the DAB to help ease the difference.

(c) Protection of Important Public

Views:

See Section 6.2.2. (c).

(d) Provide an active and inviting street edge:

Although revised plans show some movement, overall massing of the buildings and their alignment to the street will determine the success of the new urban fabric. As noted in Section 6.2.2, there remain voids in the streetscape (north corner of South Road and North Avenue, particularly), elongated buildings that make for uncomfortable pedestrian distances without relief (Buildings F, E, I and G, B, A), and an abundance of visible surface parking that collectively diminish success for the overall development. Building facades demonstrate some variation by building materials, window openings and plane changes. That is challenging when the task is to ameliorate a 340' continuous building wall. (Buildings E and F.)

Building design with two, three or four story block finishes over a five story building front attempt to create human scale surroundings. Roof overhangs, identifiable and inviting building portals and colonnaded entrance porches help in that manner along ground levels. The newly

designed public area between buildings K and L have humanized and warmed that area for collective use.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

The permit set includes identified sheathing and roofing materials for each building. In general, exterior sheathing draws from a palette of fiber cement panel or lap siding, corrugated metal, board and batten and wood siding. Walls are concrete, brick, stone veneer or Gabion. Roofs are typically metal. Trim is composite or aluminum; windows fiberglass or storefront framing. The ribbon-style screening along first floors is not identified. All are considered of reasonable durability. Nothing in the application indicates that any are extracted or manufactured locally.

(f) Reduce energy utilization:

All new structures must meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

No advertising is included within this review. Any signage will require separate permitting.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p) above.

(i) Make spaces secure and safe:

All appropriate means of ingress and egress, and code requirements for building and life safety as defined by the building inspector and fire marshal must be observed.

Building entrances must be visible and adequately lit. Intercom systems for multi-family housing is recommended to maximize personal safety.

For consideration:

1. There are no created terminus views westward from North Road, or northward from West Road. It is recommended that further exploration is made to create focal points at these critical street termini.

2. A weighted and meaningful structural anchor is needed at the corner of South Road and North Avenue.
3. It is recommended that Building G be detached from B, and set further west off North Avenue.
4. A stormwater management plan will need the approval of the Stormwater Engineering team for assurance with compliance with Chapter 26.
5. Snow storage areas must be identified. A snow management plan is recommended.
6. Building N encroaches into a required (rear) setback along the westerly boundary of the district.
7. The south entrance to Building C is recommended for revision to present a warm and welcoming entry from the street.
8. A defined entry for Building N needs identification.
9. The delivery bays in the building between E and I should have operable doors to screen activities and storage.
10. Continuous sidewalks across vehicular entry paths will be required by the Department of Public Works.
11. A building shading study will be helpful to the Development Review Board to assess the impacts of the development on buildings within the plan. The parking lot shading study will require revision to demonstrate the required shading for each lot.
12. The applicant shall identify any area within the project plan that may require leniency in parking dimensions for review and consideration by the DRB.
13. The applicant shall demonstrate consultation with the City Arborist for trees that will be within the anticipated right-of-way.
14. Prior to acceptance of the lighting plan, the area will need to be designated as a specific decorative lighting district.
15. After street classification, appropriate light levels for streets can be determined with the assistance of Burlington Electric Department.

150 Elm Street
Montpelier VT 05602
November 23 2016

RECEIVED
NOV 29 2016
DEPARTMENT OF
PLANNING & ZONING

Burlington Development Review Board
Burlington City Hall
149 Church Street
Burlington VT 05401

Attn: Austin Hart; Brad Rabinowitz; Israel Smith; AJ Larose; Geoff Hand; Alexandria Zipparo; Wayne Senville; Jim Drummond; Robert Purvee

Dear Board Members,

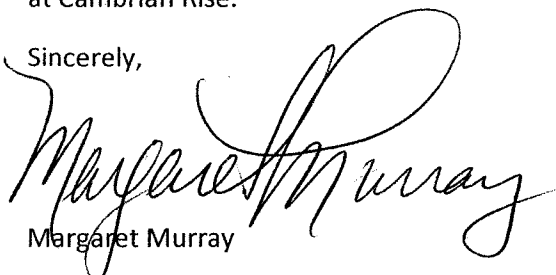
I appeared at the November 1, 2016 board meeting, because I wanted to speak concerning 17-0267SD; 311-375 North Ave (ARM-W.Ward 4N) BCCH. I was advised that this applicant had requested deferral of the final plat application for this 11-lot subdivision. I am concerned that the board was only notified of this on the date of the meeting, which gave no time for public notification.

As a citizen I have expressed numerous concerns about this development. At this time there are additional areas of concern, most recently conveyed in letters and emails to; Miro Weinburger; Mayor, Lucy Leriche; VT Agency of Commerce and Community Development as well as Robert D Shumeyko; Housing and Urban Development(HUD), Boston.

In reviewing just two items under Cambrian rise, I noted the Texaco beach design plan and the Section A-1 proposed conditions showing the height and slope to Lake Champlain. Although this property has generated a lot of newsprint in the last 2-4 years, I am not sure the public is fully aware of the environmental impact this development could have on one of the last open spaces near Burlington's downtown.

Finally, I am concerned that this important issue will be decided at a time when most people are not available for evening meetings in the crush of the holiday season. The suggestion from the developer was this be postponed till December 20 2016. I ask that the board wait for the new year for a new look at Cambrian Rise.

Sincerely,


Margaret Murray

cc: Scott Gustin

DEAR MR HART, 8 JUNE '16

I WAS THE FIRST ONE TO SPEAK
AT THE MEETING LAST NIGHT.

MY MAIN POINT WAS ABOUT HOW

BAD THE TRAFFIC ALREADY IS AT
THE TOP OF NORTH AVENUE BUT

I ALSO MADE POINT ABOUT THE

IN APPROPRIATE SIZE + SCALE OF

THE PROJECT AND ABOUT HOW THE

MAIN PUBLIC ACCESS TO THE BIKES

PATH SHOULD BE VIA SOUTH ROAD

(A PUBLIC WAY - WHICH IS IMPORTANT

BECAUSE PEOPLE WILL FEEL MORE

COMFORTABLE USING IT). I DO NOT

THINK IT IS IMPORTANT THAT IT IS

STEEP FOR 98% OF PEOPLE WHO

WILL USE IT (LOOK AT THE USE

DEPOT STREET GISTS), HANDICAPPED

PEOPLE AND THE ELDERLY CAN

USE THE OTHER ACCESS. I HAVE

A FEW OTHER IDEAS WHICH

HAVE MARKED ON THE ENC

MAP. I AM AN ARCHITECT AT

ITTEACH ARCHITECTURE AT

NORWICH UNIVERSITY,

RESPECTIVELY,

DAVID NOOLF

(NORTH AVE. RESIDENT)

RECEIVED
JUN 13 2016
DEPARTMENT OF
PLANNING & ZONING

WIDE ACCESS TO TAKE
PATH WITH STEPS WIDE
ENOUGH FOR PEOPLE
TO SIT ON AND
GATHER ON

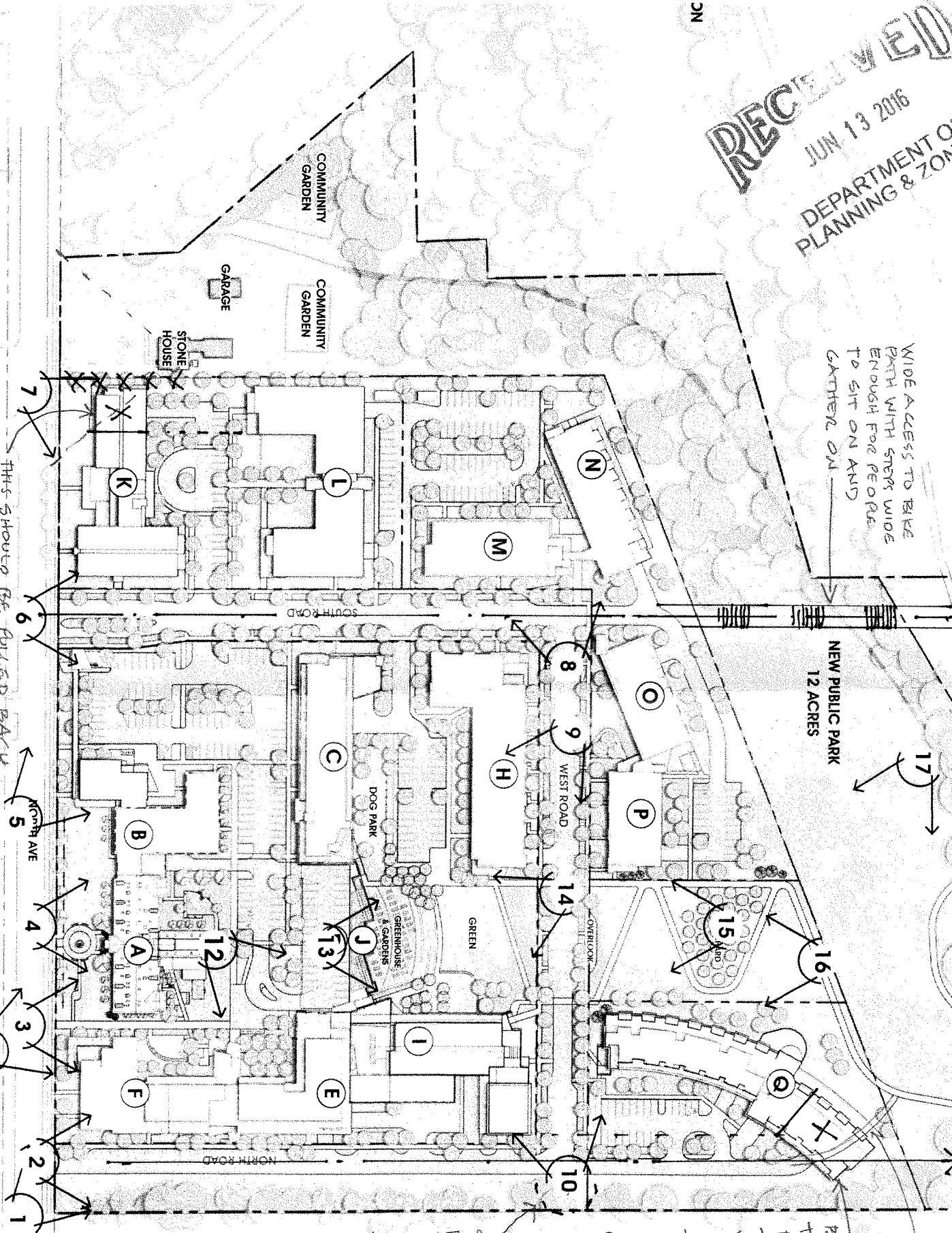
NEW PUBLIC PARK
12 ACRES

CONNECTION

THIS SHOULD BE PULLED BACK
TO OPEN VIEW
FOR PEOPLE
TRAVELING
WEST ON
NORTH ROAD
THERE ALSO
COULD BE
ANOTHER
CONNECTION
HERE TO THE
BIKE PATH.

SOME
SPECIAL
PLANTING
WOULD BE NICE
HERE TO
PROVIDE A
TERMINUS FOR
WEST ROAD.

THIS SHOULD BE PULLED BACK
TO MAINTAIN SOME OF THE OPEN SPACE IN FRONT OF 11
THE STONE HOUSE & USED IT WOULD BE TO ENJOY MAIN TOWN



Burlington Design Advisory Board

149 Church Street, City Hall Burlington, VT 05401
<http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/>
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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 13, 2016 3:00-5:00.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT

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

Absent: Chris Alley, Jeremy Gates (alternate)

Staff present: Mary O'Neil, David White, Meagan Tuttle, Laura Wheelock.

Session I - 3:00pm – 3:40pm

1. 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)

Public present who spoke:

Carolyn Bates, Ward 5. Concern about loss of radial plan, fountain, historic setting.

Lynn Martin. Concern about changes, commercialization, loss of fountain.

Barbara Heilman, lives on College Street. Plan works well with Great Streets, asks about trees, market areas.

Kathleen Ryan. Concerned about losing the fountain, important as central organizing element. Historic nature of park. Unhappy to see elimination of Classical Park. Asks about fountain. For practical purposes, the children's fountain takes up a lot of space. Will require seating area for caregivers, and not enough space dedicated to that. Park has been sadly neglected. Will there be money to keep this going?

Shannon Reilly. Owner of Magnolia Restaurant. Works with farmers Market. Not a great location for the market. It was tolerable when smaller; now undercuts the bricks and mortar businesses. Typically he sees 250 patrons a day, but during farmers market only 100. Not fair to local merchants. Farmers won't tell you because they are afraid to lose location. Has Survey Monkey out with local business owners. Suggests alternate location of bike path or Lake Street, where paved surface. Right now it takes away parking and customers.

As Sketch Plan Review, no board action taken.

Session II – 3:40pm – 5:30pm

2. 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 to table discussion until December 20, 2016 meeting.

Steve Offenhartz – 2nd.

Vote 5-0.

Motion carries.