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MEMORANDUM

To: The Design Advisory Board

From: Mary O'Neil, AICP, Principal Planner

RE: ZP19-0533CA/MA/CU (13-15 George Street); 19-0532CA/MA/CU (19 George Street); 19-0534CA (68 Pearl Street, Bove's parcel); 19-0535CA (80-90 Pearl Street, mixed use); and 19-0536CA (parking lot).

Date: February 12, 2019

File: ZP19-0533CA/MA/CU (13-15 George Street); 19-0532CA/MA/CU (19 George Street); 19-0534CA (64/68 Pearl Street, Bove's parcel); 19-0535CA (80-90 Pearl Street, mixed use); and 19-0536CA (parking lot, 70 Pearl Street).

Location: 68, 70, 80-90 Pearl Street; 13-15 and 19 George Street

Zone: FC5 (Pearl St.) and RH (George St.) **Ward:** 3C

Parking District: Downtown (Pearl Street properties); Neighborhood (George Street parcels.)

Date application accepted: January 16, 2019

Applicant/ Owner: John Alden (Scott + Partners) / 3 George St. LLC (Rick Bove) and the City of Burlington (parking lot parcel.)

Request: Demolish 64/68 Pearl Street (the former Bove's Restaurant), 13-15 and 19 George Street. Construction of an underground parking garage (70 Pearl), 93 unit hotel (*Hotel Champlain*), 1700 sf restaurant and 20 unit senior housing building. DRB review of request for additional height per Section 14.6.5, and parking waiver for senior housing development.



Background:

13-15 George Street



- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.
- ZP13-0713CA; demolish existing structures, construct new residential building (in association with ZP13-0707 CA/MA at 3-11 George Street for a total of 26 residential units and one commercial unit. Denied, October 15, 2013. Appealed to VSCED, appealed to Vermont Supreme Court, notice of dismissal December 2015.
- ZP12-0893CA; replace area at rear of building **due to fire damage**; remove door and staircase, replace windows with clad wood windows. Replace aluminum siding at rear with vinyl. No change in use. April 2012.

19 George Street



- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.



64 (68) Pearl Street

- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.
- ZP12-0297CA; Add vestibule and window and exterior door to side entry. Proposed vestibule on existing pavement – no change to coverage. September 2011.
- ZP02-070 / S01-027; Final plat approval to demolish two mixed use structures, replacing with one mixed-use building (34 units and commercial). Proposal includes renovations to 3 George Street and the configuration of the public parking lot. Approved August 7, 2001.

- CU 2002-011; conditional use for construction of a mixed use four story, 45' high mixed use building in Accordance with Article 17. See above.
- ZPCU-2003-001; change of use, portion of first floor, establish credit union, video rental, retail and tanning salon & laundromat. Approved August 2, 2002.
- ZP01-411 / S01-027; preliminary and final plat to demolish two mixed use structures, replacing with one mixed use building (34 units and commercial). Proposal includes renovations to 3 George Street and the reconfiguration of the public parking lot. May, August 2001.
- ZP12-0297CA; add vestibule with window and exterior door to side entry. Proposed vestibule on existing pavement, no change to coverage. September 2011.
- ZP96-085; remove existing door to ATM area and replace with a 32" out-swining door. The existing carara glass will not be altered, removed or covered by this change. August 1995.
- ZP96-067; installation of three parallel signs for the ATM in Bove's. August 1995.

70 Pearl Street (Parking lot)

- ZP17-0261SP; Sketch Plan Review; Demolish 64 Pearl Street and build 39-unit apartment building with 1 commercial space on 64 and 70 Pearl Street; provide 60 space underground parking. Demolish 13 and 19 George Street, combine lots and build 17-unit apartment building in RH. Renovate 3-11 George Street. October 2016.

80 Pearl Street (Victoria Place)

(See 64/68 Pearl Street, above for redevelopment and subsequent permits.)

Overview: The development area includes 4 separate parcels which will be merged into a single lot to accommodate:

1. 93 unit hotel with a 1,500 sf restaurant;
2. Underground and surface parking; and
3. 20 unit senior housing development fronting George Street.

The former Bove's restaurant (64/68 Pearl); 13-15 George Street (duplex) and 19 George Street (4 units) are proposed to be demolished.

★Note! Article 6 does not apply to the FD5 parcels (Pearl Street), which are governed by Article 14.

Section 5.4.8 will apply to the demolition requests of 68 Pearl Street, 13-15 George St. and 19 George Street.

The following standards reference those properties in the RH zoning district (13-15 George Street and 19 George Street.)

Article 6: Development Review Standards

Part 1: Land Division Design Standards

The two George Street parcels will be merged for the development of a single structure to accommodate 20 senior housing units. Similarly, interior lot lines between 64/68, 70 and 80

Pearl will be dissolved to accommodate the hotel and parking garage. An email from the project applicant indicated that lots will be merged to accommodate the 20 required on-site parking spaces for the senior housing, which suggests that the interior lines between 13-15 and 19 George and 64/68/70/80 will also be dissolved. As referenced on PL1, all lots (except parcel “A”, 3-11 George Street) must be merged to gain the on-site parking benefit for the senior housing project.

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no identified natural features for 13-15 or 19 George Street. 19 George Street has a largely paved rear yard that accommodates parking. See Plan 1, *Existing Conditions*.

(b) Topographical Alterations:

The proposed creation of parking access and underground parking will be reflected in grade alterations along George Street where the parking garage access will be located. The entrance will be at grade at George Street. See O’Leary-Burke Plan 2.

(c) Protection of Important Public Views:

There are no protected public views along George Street.

(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).

68 Pearl Street (formerly Bove’s Restaurant) is listed on the Vermont State Register of Historic Places. 13-15 and 19 George Street were not included in the 1978 Historic Sites and Survey work (that commenced at 23 George Street; immediately north of these parcels) and therefore not formally listed on the State Register in 1993. The Historic Resource Review and Archaeological Resources Assessment completed by Catherine A. Quinn and Kate Kenny (March 2017) has supplemented an earlier assessment by Suzanne Jamale (September 2012) identifying both 13-15 and 19 George Street as eligible for inclusion on the State Register as part of a George Street Historic District. Therefore, Section 5.4.8 applies to all three properties. See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

Plan A2.5 (Lofts) illustrates the incorporation of solar array on the rooftop of both senior housing building and the northerly ell of the hotel. See Plans A2.9 and A2.5.

(f) Brownfield Sites:

None of the sites are listed on the Vermont DEC list of Brownfield sites.

(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.

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 applicants have provided a robust Stormwater and Erosion Prevention and Sediment Control planning set, which has been shared with the Stormwater engineering division for review. Their approval will be a condition of any permit.

The front entry of the lofts will enjoy a canopy overhang to shelter residents from inclement weather. A rear door to a patio area has a minor overhang; the access from the garage on the lower level will be similarly protected from the elements.

The applicant has identified an area for snow storage at the north of the hotel location, on space by the current HVAC fenced in area behind Victoria Place. See revised O’Leary Burke Plan 2, dated 1.14.2019. Additional space is identified by the new transformer location in the northwest corner of the combined lots. This is located so as to be away from the primary façade, out of the first lot layer and shielded from view from the public ROW. Landscaped buffering is provided to abutting residential properties to the north (Monroe Street).

(h) Building Location and Orientation:

The proposed George Street Lofts meets the calculated 4.8’ front yard setback, maintaining the existing development pattern and rhythm of structures along the existing streetscape. The building is aligned with the front façade of the neighboring 23 George Street and 3-11 George Street to the south, reinforcing the existing street edge.



GEORGE ST LOFTS

(i) Vehicular Access:

Vehicular access will be centralized at the George Street grade entrance, advancing to underground parking south and west of the building. The existing curb cut for 19 George Street will be closed, and the curb cut of 13-15 George Street will be widened to create a comfortable radius for vehicular entry.

Access and parking for the FD5 parcels will be addressed in Article 14 review.

(j) Pedestrian Access:

The Lofts will have a central front entry, directly connected to city sidewalks and at grade. Additional access will be provided at the lower (garage) level where an entry vestibule provides access at the southwest corner of the building.

All sidewalk and curb disturbed along George Street during development will be replaced per city standards.

Access from the rear of the lot/surface parking will be provided to George Street via a walkway between George Street parking garage access ramp and the north end of 3-11 George Street (The Stannard House.) See O’Leary-Burke Site Plan 2, and L-100.

(k) Accessibility for the Handicapped:

An interior elevation will be available to residents of the Lofts. Relative to 2010 ADA Standards for Accessibility Design, 1 ADA parking space is required for every 25 parking spaces. For the 40 required parking spaces (20 units x 2 per unit), 2 h/c parking spaces will need to be dedicated to this use. Plan 2 (Ground Floor) of the O’Leary Burke plans illustrates 2 h/c spaces immediate to the rear entry in the parking level.

Final ADA compliance is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

A proposed underground parking facility, accessed from George Street, will provide the minimum requirement of one- per- unit (20) on-site parking spaces for the Lofts. The Neighborhood Parking District requires 2 parking spaces per unit resulting in an overall requirement of 40 parking spaces. The applicant is requesting a 20 space (50%) parking waiver for the senior housing.

Under the BTV/Form Code, an underground parking space may be counted as 1.75 spaces for the purpose of meeting required parking. The 48 spaces, therefore, count as 84 spaces. The project will retain 39 at-grade spaces, making a total parking count of 123 available spaces. The hotel will require 70 (.75 spaces x 93 rooms), and the existing use (Victoria Place and public parking) 18 spaces, for a total demand of 108 spaces, less than the 123 count.

This calculation omits the 30 required spaces to be available to the public between 8:00 am and 5:00 pm as required by the Purchase and Sale Agreement for the parking lot; assuming those 30 spaces are not leased as allowed by the agreement. In any event, the parking arrangement will rely on a parking management plan to understand the shared use nature of available spaces.

The applicant has also requested to alter the traffic flow on George Street to two-way, up to the parking access drive. This has been submitted to the Department of Public Works who have provided comment (February 1, 2019) and have recommended that the applicants take the matter to the Public Works Commission and the Neighborhood Planning Assembly for further review and comment.

(m) Landscaping and Fences:

Landscaping is proposed along George Street, and along the north of the proposed building. At grade green roof is proposed on the west elevation, first floor (over the parking garage). See Plan L-101. A fence is illustrated along the northerly boundary, with a gate opening onto George Street. Plan L-101 defines this as a 6' fence (depicted on plan L-301, A4.2 and Perspectives of the hotel) to "limit visibility of vehicular traffic and proposed lighting." Clear Site Triangle standards will apply relative to the proximity of the driveway at 23 George Street. Any fence within 25' of the driveway may not exceed 3' in height. Refer to Section 5.2.6 (C) 1. for an illustration of that requirement.

(n) Public Plazas and Open Space:

There are no public plazas provided or required in the Lofts development. A small deck and green roof area will be available to residents behind the building (Plan L-101), and roof access with tables and chairs on the east facade (see Plans A2.4, 2.5.) The access plaza for the proposed hotel will be addressed in Article 14.

(o) Outdoor Lighting:

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

Building mounted full cut-off LED lighting is proposed to replace existing fixtures on Victoria Place. Can- style lamps are proposed under the canopy to the hotel, at the entry to the Lofts on George Street and within the first floor at-grade parking under the easterly side of the hotel. See illumination depiction, Plan L-400, 6. Bollards are proposed along the walkway to the pedestrian entrance to the hotel. See Plans L-100 and L-102. The provided photometric confirms that light levels remain compliant with CDO standards for walkways, entrances, and parking ramp.

The specific reference standard in the CDO for appropriate illumination within parking garages is now out-of-date by IESNA standards; the replacement guidance document has not as yet been adopted in a zoning amendment. For this reason, the Planning and Zoning Office has engaged a consultant to confirm appropriate illumination levels for the parking deck; and to provide guidance and overall recommendations to staff.

(p) Integrate infrastructure into the design:

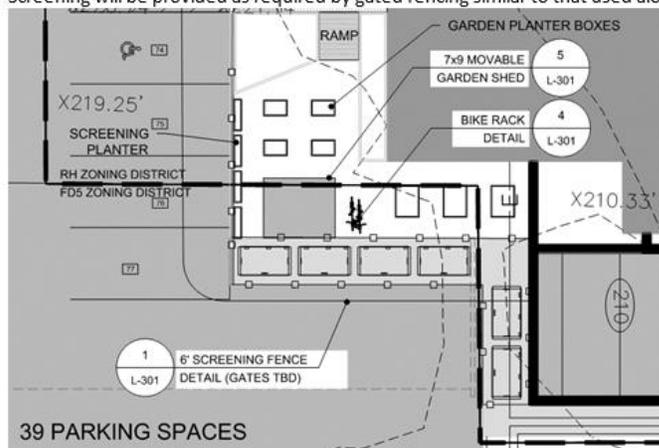
Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on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

Much of the “guts” of utility service will be out-of-sight: The forcemain will run under the parking garage floor, and high voltage power connections will be either encased in concrete (west side of hotel) or under the Pearl Street entrance to the at-grade parking. The natural gas connection to Victoria Place is proposed to be relocated; that location is to be determined after consultation with Vermont Gas Service and must be identified on plans. A new natural gas service (for the hotel) is proposed on the west side of the building, set back from the building front and adjacent to an outdoor dining patio. Standards of Section 14.6.8 (b) will apply. The water and sewer service will both be relocated, and will connect from Pearl Street as directed by the Department of Public Works. (Plans shared 1/29/2019.) Existing service will be abandoned.

New service will also be provided to the Lofts / George Street development. See O’Leary-Burke Plan 2.

Dumpsters on a concrete pad will be provided on the grade level, south of the Lofts building and surrounded by a fence.

Screening will be provided as required by gated fencing similar to that used along the north edge. We show that on T.J. Boyle’s Landscape plans.



A garden shed, planters, and bike racks are all present behind the Lofts building. Bike racks are also in the public ROW in front of the hotel, and centrally located within the parking garage.

The garage venting and a new transformer are identified on the northwesterly corner of the entire development parcel, behind the hotel. These are adequately screened from public view by their location. (To be addressed in Article 14.) A proposed landscaped buffer should ameliorate any audible impacts to abutting residential properties on Monroe Street.

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.

See above.

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.

See above.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:



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1. Massing, Height and Scale:

The lofts presents as a three story masonry veneer façade to George Street, its principal frontage. The building graduates to four stories three bays behind the frontage. The building remains much larger than the 2-2 ½ story residential buildings north of it; but strikes a median between the larger buildings fronting Pearl Street (Victoria Place, the new hotel, and the Federal Building) and the smaller scale residential structures north of it.

2. Roofs and Rooflines.

Flat roofs are proposed, with a heavy cornice line and rooftop patios with railings. The residential buildings on George Street tend to have gable front roofs; Victoria Place has a modified Mansard roof and the Federal Building a flat roof.

3. Building Openings

Windows are symmetrically arranged across the primary facade, with a central recess with entry and two projecting pavilion-type masses on either side. Windows are then arranged by floor in neat columns along each secondary façade.

(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.

See Section 5.4.8.

(c) Protection of Important Public Views:

There are no protected views up George Street. The new Lofts building will not infringe upon protected public views east/west along Pearl Street.

(d) Provide an active and inviting street edge:

The proposed Lofts building will have a central, easily recognizable entrance under a sheltered canopy. Landscaping and an at-grade entrance will both warm and facilitate building entry.

(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.

Masonry veneer is proposed, with a metal cornice and precast window sills and beltcourse. The sides and rear are proposed to be sheathed with metal panels of differentiated color between floors, with accent metal panels between floors. Windows are proposed to be fiberglass. All are considered of reasonable durability for new construction.

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.

Not applicable.

(f) Reduce energy utilization:

All new construction is required to 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. (The buildings within the Form District will require third-

party commissioning for the basic building envelope and mechanical systems per Article 14, Section 14.4.3.)

(g) Make advertising features complementary to the site:

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:

The photometric plan provides for adequate lighting both at building entrances and within the parking garage, providing for secure visibility for people using and observing these spaces. Intercom systems for multi-unit building should be incorporated where possible to maximize personal safety.

Article 5: Citywide General Regulations

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of 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.*

The Quinn/Kenney Historic Resources Review of March, 2017 determined that 13-15 George Street and 19 George Street would be eligible for listing in a George Street Historic District.

The former Bove's Restaurant at 64 Pearl Street is listed on the State of Vermont Register of Historic Places. The standards, therefore, apply.

Reference is made to that study, and that of Suzanne Jamele, September 2002 for further information and assessment of resources.

As 64 Pearl Street (Bove's), 13-15 George Street and 19 George Street are all proposed to be demolished, an **Adverse Finding** would be appropriate for all ten criteria, below.

(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.*
- 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.*
- 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.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 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.*
- 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.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- 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.*
- 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.*

Section 5.4.8 (d) Demolition of Historic Buildings

The purpose of this subsection is:

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. *A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

The application does not include a report from a licensed engineer, although one had been written for an earlier project surrounding the Stannard House (3-11 George Street). The Jamele report (September 2012) addressed the condition of 13-15 George Street. (See p. 22-26 original report, p. 129-133 in combined submission.) The Quinn/Kenny documentation (March 2017) is the most recent analysis, and provides a broad historic background for each of the relevant properties. The architectural firm representing the development does not assert that the buildings proposed for demolition are structurally unsound, nor do they propose rehabilitation, but replacement buildings in their stead.

- B. *A statement addressing compliance with each applicable review standard for demolition;*

See application narrative p. 8, and below.

- C. *Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*

- (i) *the estimated market value of the property on which the structure lies, both before and after demolition or removal;*

No fair market value has been provided for any of the properties proposed for demolition. The assessed value, from the Burlington Assessor's property database is as follows:

13-15 George Street	\$277,500
19 George Street	\$326,500
64-68 Pearl Street	\$300,000

and,

(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

Rehabilitation is not under consideration. No economic hardship is claimed. Not applicable.

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;

The application includes a redevelopment plan of all three sites.

and,

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.

See attached development elevations, drawings, site plans, statements and other assorted application documents.

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

There is no claim that any of the structures proposed for demolition are structurally unsound.

or,

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;

The application addresses new development that will incorporate the lots on which the three structures proposed for demolition rest. Moving any of the structures to another site within the district is not under consideration by the applicant.

or,

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

This is the standard by which the applicant seeks review. From a January 30, 2019 email: “We are saying they are too small and incompatible with the intended zoning use for the districts in which they exist, and that the City will be much better served by replacing them as proposed.” The new buildings will provide more housing (20 units senior residential units) and a 93-unit hotel.

And all of the following:

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

Proposed mitigation measures and intended recording of the structures are outlined in the application narrative (p. 4 “*Historic*” and p.6, “*Natural, historic features/resources.*” These include:

1. “Soft reference to the Art Deco finishes” of the Bove restaurant with design and material allusion incorporated into the new hotel building;
2. A by-way panel with relevant information for the neighborhood;
3. A video of the Bove’s Café to be placed on the side of the new restaurant facing the entry plaza. Site photographs, building documentation, and some fabric salvage are included as part of the mitigation of the loss of the three buildings.

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington’s architectural history;

Structural recording is proposed to be done and available for review prior to breaking ground/start of demolition.

and,

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

Demolition is sought to accommodate new construction of a senior housing structure and a new 93 room hotel. No demolition will begin until the project has been approved and ready to proceed in its entirety. There is no delay proposed between the selected structural removals and the commencement of new construction. The project is proposed as a continuous development.

- (i) *Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*

The new buildings will be of a more contemporary design, but will be compatible with the existing structures along Pearl Street and provide some transition in massing to the residential scaled buildings on George Street.

- (ii) *Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project;*

The intended development will respect the 2 year time window allowable in issuance of the zoning permit. The Department of Public Works will determine whether a bond or other form of surety will be required for work associated with the City owned parking lot.

and,

- (iii) *The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

The applicants propose a continuous development schedule with new construction immediately following building demolition.

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

Not applicable.

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The applicant has offered, as mitigation, reclamation of selected building materials for reuse.

From the application narrative:

“The project will participate in a process including careful removal, stockpiling, advertising and distribution of any valuable salvage materials or artifacts uncovered in the demolition process.”

**For development within FD 5
(Pearl Street properties)
Article 14: Plan BTV
Downtown Code
Section 14.6.4 Building Height
(f) Design and Public Space
Standards Required for
Additional Building Height**

i. Design Standards: The maximum building height and mass is permitted By Right by the underlying Form District, as may be modified by the chosen Building Type and Frontage Type. However, there are a number of ways that building shape, articulations, and choice of materials can be used to recude the perceived height and mass of taller buildings, and ensure a high quality of design



that complements the character of the Downtown and Waterfront area.

After consultation with the Design Advisory Board and a Public Hearing, the Development Review Board shall evaluate any proposal seeking additional Building height under each of the following additional design standards, and find affirmatively that:

- a. The proposed building presents a design that emphasizes slender, vertically-oriented proportions to assure a rich visually interesting experience as viewed within the context of the downtown skyline; reinforces opportunities for establishing points of reference for visual orientation; and provides visual interest and human scale at the pedestrian level through the use of a variety of scales, materials, fenestration, massing, or other architectural design techniques;*

The proposed hotel will introduce a significant presence along Pearl Street, with a 5-story attenuated façade anchored by the shop-front for a proposed restaurant with a lissom articulated façade above. The fifth story is set back to provide an open balcony for a penthouse suite or small function room and to visually moderate the apparent height of the building. Design and material treatments are intended to make reference to the Art Deco façade of the former restaurant, an icon in the community. The height, materials and building treatment will provide an interesting visual experience and a point of reference within the City skyline. The design interest and detailing at the streetfront will ensure pedestrian enhancement.

- b. Step backs, horizontal and vertical variation, selection of materials, and/or other architectural design technics are used to reinforce the street wall, create transitions from buildings of a smaller mass and height, and reduce the perceived height and mass of upper stories from the street level;*

Material and tonal variation, coupled with the intended fifth floor step-back will help settle the building into the street context and visually modulate the apparent height of the hotel building. The easterly “ell” will be recessed from the street front behind an entry patio, but the combination of stilted support with an open at-grade parking deck, and the dark materials of the upper floor visually slenderize the building mass. Reference is made to exterior elevations, A4.2. and,

- c. Upper story proportions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual building elements from the public thoroughfare.*

The constraints of the 64-68 Pearl Street site prescribe the slender proportions of the building front. The building face is segregated into discrete portions, defined by window arrangement, materials, and plane. The design successfully creates interest, maximizes the volume, and discretely modulates the mass.

The DRB may condition approval of additional building height by reducing the By-Right building mass by no more than 10% of the total floor area of the new floors enabled by granting the additional building height. In no case shall the maximum By-Right building height be reduced.

ii. Active Public Space and Restrooms

A minimum of 20 sf/1,000 sf of the gross floor area above 85 feet shall be dedicated to active and publicly accessible upper story roofotps and terraces, and/or street-level public restrooms as follows....

Not applicable. The proposed building is not proposed to exceed the threshold of 85' in height.

Items for the Board's consideration:

1. All four parcels must be merged if the project is to be compliant for the required on-site parking for the residential (senior housing) portion of the development.
2. Any signage will require separate permitting.
3. Intercom systems for the multi-unit building should be incorporated where possible to maximize personal safety.
4. All mitigation measures proposed for the loss of 64-68 Pearl Street, 13-15 George Street and 19 George Street shall be incorporated as conditions of approval in the issuance of a zoning permit.
5. The Department of Public Works recommends taking the request to introduce two-way traffic on George Street to the NPA and the Public Works Commission for review and comment.