

**MEMO ACCOMPANYING DRAWINGS SHOWING
PROPOSED REVISIONS TO BUILDING "C"**

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DEPARTMENT OF
PLANNING & ZONING

TO: Scott Gustin + Mary O'Neil, Principal Planners, Burlington Planning + Zoning
FROM: BC Community Housing, LLC
DATE: November 17, 2017
RE: Changes from Original Proposal to Building "C"

Drawings Submitted:

- New Building Elevations/Diagram/Supporting Perspectives
- Shading Study
- Parking Plans

Proposed units for Entire Cambrian Rise project proposed to remain at 739, as already approved

No other changes are proposed or implied by this application, other than the proposed changes to Building C and its immediate vicinity

Revisions Proposed:

- Gates and seating/grilling area added to dog park entries on West side of building
- Revisions to main entry stair and seating area on Southeast corner, now opens more to the street, leading residents and visitors into the building
- Revisions to entry sequence in "knuckle" of building on east elevation – more bike racks added, some seating
- Removal of 6 parking spaces on west-side surface parking area, revised for addition of garbage truck pull-in and back-up space
- Slight changes to exterior design and balconies, but consistent with previously approved architectural vocabulary and palette
- Top-most private balconies removed from South elevation
- Commercial space on Northwest corner no longer recessed, instead brought to building edge
- Common areas with balconies on each floor in Northwest corner, balconies proposed to have glass panels along rail
- Changes to stairway on west elevation leading from grade to swimming pool area and dog park, overall, resulting in less concrete: solid concrete stairs replaced with "lighter" metal stairs and new metal rail (also more transparent with increased visibility), top landing made shorter than previously, plantings/landscaping proposed underneath first couple of stair landings, more playful exposed structure supporting the top portions of stairway, glass panels from northwest balconies continued along edge of boardwalk/overlook above greenhouses
- Addition of new tertiary exit at-grade along west side of building
- Added depth to boardwalk/deck and continued pedestrian path across parking lot to the west of Liberty House; removal of "dead end" of same lot and parking spaces to create circulation; amended surface parking count to a total of 108 parking spaces (net loss of 9 from original design)

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Plaza-level Parking Removed:

- New ground floor commercial at-grade on the east elevation and 6 residential units added on the west elevation, plus 6 new at-grade units (5 of which have doors directly to/from Cambrian Way)
- "Slats/Sticks" openings removed (formerly associated with parking) and replaced with additional level of commercial spaces on east elevation of building, residential units on west elevation.
- Added planters and walkways to create landscaped entry sequence to new ground floor commercial entrances

The number of structured parking spaces in the below-grade garage remains unchanged.