

Department of Planning and Zoning

149 Church Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

David E. White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: February 14, 2017
RE: ZP17-0662CA/MA, 75 Cherry Street

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

File: 17-0662CA/MA

Location: 75 Cherry Street

Zone: D / DMUC overlay **Ward:** 3C

Applicant/ Owner: PKSP Architects, PC /Devonwood Investors, LLC (Donald Sinex)

At the request of a board member, the following enhanced responses are provided relative to the staff report issued for the 2.7.2017 Development Review Board meeting. New material is in red.

Section 3.5.6 Review Criteria

Part 5 Major Impact Review

(b) Major Impact Review Standards

8. *Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;* The project site is a city block that was razed and reconfigured during Burlington's 1960's Urban Development plan. It was at that time that the segments of St. Paul and Pine Streets were eliminated in favor of a larger redevelopment site. The site is significantly disturbed and all original buildings removed earlier.

Although the south side of Bank Street is within the Church Street Historic District and includes historic structures, the development parcel itself was assessed in 2003 and 2008 during preparation of the Church Street Historic District nomination and was deemed ineligible for listing on the National Register of Historic Places. The existing retail mall has no historic significance.

The project area remains within an existing streetscape that includes large, multistory newer construction (100 Bank Street on the west, 150 Bank and 76 St. Paul (Keybank) on the east/southeast.) Development at 75 Cherry Street will restore sections of Pine and St. Paul Street (original circulation prior to Urban Renewal), returning the travel pattern consistent with its earlier configuration. There will be no shadow impacts on the south side of Bank Street from the proposed development. Existing historic structures along Bank Street, which have faced modern infill for 40+ years will remain undisturbed, unaltered and intact. New development will enhance

the streetscape, providing a more enjoyable pedestrian experience; restore original traffic circulation patterns and replace non-historic development that has deadened the street wall on Bank Street. The project proposes no undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, or scenic or natural beauty of the area.

(Affirmative finding)

Section 5.4.8

(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.

75 Cherry Street / Burlington Town Center Mall was evaluated during the preparation of the Church Street Historic District nomination to the National Register of Historic Places in 2003 and 2008. It was confirmed that the property is not eligible for the National Register, and has been deemed non-contributing to the nomination. The project development therefore does not meet applicability standards of this section.