

Department of Planning and Zoning

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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 14-0671CA/MA; 194 St. Paul Street / ZP14-0672CA/MA, 1 Browns Court
Date: January 28, 2014

File: ZP 14-0671CA/MA

Location: 194 St. Paul Street / 1 Browns Court

Zone: DT **Ward:** 6

Date application accepted: December 31, 2013 / January 2, 2014

Applicant/ Owner: Eagles Place LLC (Bobby Miller)/ Champlain College / City of Burlington

Request: Phase 2 redevelopment; construction of a 6 story, mixed use building including 2 parking garages, first floor commercial space, and 115 residential units.

Estimated Construction Cost: \$24,000,000.

First DAB review: January 14, 2014



Background:

- **Browns Court:**
 - **Zoning Permit 14-0428CA;** Site excavation and improvements in association with demolition of Eagles Club building at 194 Saint Paul St. Approved November 13, 2013.
 - **Zoning Permit 93-329;** Installation of a 12' x 12' telecommunications equipment cabinet in the parking lot located between Browns Court and St. Paul Street. Approved January, 1993.
- **St. Paul Street**

- **Zoning Permit 14-0427CA**; demolish existing Eagles Club building, site excavation and improvements. Approved November 13, 2013.
- **Zoning Permit 09-572SN**; replace existing Eagles Club freestanding sign panel with smaller Champlain College freestanding sign panel. Remove parallel FOE 793 sign. Approved March, 2009.
- **Non-Applicability of Zoning Permit Requirements**, interior partition changes, no exterior changes, no change in use. January 2009.
- **Zoning Permit 09-505CA**; Change in use from membership club to boarding house (40 beds.) Approved January 2009.
- **Non-Applicability of Zoning Permit Requirements**; Installation of 2 parking signs, exemption for directional signs less than 2 sf. December 2008.
- **Zoning Permit 06-824SN**; replace existing freestanding pole sign with a new freestanding pole sign. External illumination proposed. No change in height or dimension of the sign or pole. Approved July, 2006.
- **Zoning Permit 00-254**; Installation of a non-illuminated parallel sign for the existing membership club. Approved November 1999.
- **Zoning Permit 98-090**; Rerplace existing second floor windows with new sash to match those on the first floor. Proposal includes replacing one roof-top HVAC system with two in the same location. Approved August 1997.
- **Determination of Non-Applicability**; Addition of interior walls to provide a barrier for insulating. August, 1982.
- **Zoning Permit 79-661**; renovate kitchen, installing new cabinets, sinks; also changing a window to make it smaller. Approved November 1979.
- **Zoning Permit**, Fraternal Order of Eagles to pave the driveway entrance between the curb and sidewalk on the Maple Street side of the property at 194 St. Paul Street. Approved November 1974.

Overview: The proposal is to combine three separate parcels, to develop the Eagles Club site and the Browns Court parking lot into a single mixed use structure with 115 residential units, ground floor commercial, and two integrated parking garages. The merged parcel is approximately 1 acre. Parking garage entrances are proposed to be located near the existing curbcut on Maple Street, and on King Street.

The City of Burlington, as owner of the Browns Court Parking lot, is a co-applicant with Champlain College/Bobby Miller.

The DAB reviewed the project at their January 14, 2014 meeting. The board voted to table the application, making the following requests:

1. The applicant is requested to revise, and investigate design of penthouse; in materials, massing, rhythm of windows, and plan to complement pattern of materials on lower floors. Eliminate horizontal emphasis; complement division of main part of the building architecturally to help bury perceived height.

2. Soften openings to garage (window) on both St. Paul Street and Maple Street. Decorative grates offered as a solution.
3. To make effort to enhance pedestrian experience on corner of Maple and St. Paul Street. This may involve inclusion of more benches, moving green space toward building and sidewalk toward street, lowering wall on the corner of Maple and St. Paul, softening parking garage enclosures.
4. To make efforts in design to help the building read as separate buildings rather than a “super block.”

Revised plans were submitted via email January 22, 2014 (attached.) The applicant’s architect has identified areas where design, materials, or arrangement have been adjusted.

In response to the board’s recommendations, **the following changes are reflected in revised plans:**

1. The terrace elevation has been lowered 18” to 154’6”, substantially lowering the ramp at the corner of Maple and St. Paul Streets. This will lessen the elevation change between the parking garage and the Maple St entrance and will improve the relationship between the Southwest commercial entry terrace and the sidewalk along Maple and St. Paul.
2. Sidewalks have been widened to 6’.
3. The terrace at the northwest corner of the building has been extended to the sidewalk by eliminating a seatwall.
4. Changes to the greenspace along St. Paul St. include:
 - o A new seating area with 3 benches located directly off the sidewalk. The area is inset into a landscaped slope on St Paul St.
 - o The trees are relocated to provide shade to the seating area and plantings have been adjusted.
 - o New seat walls along the sidewalk are shown bracketing each end of the landscaped space.
5. The garage openings along St Paul St & Maple St will have trellises with vines (Dutchman’s Pipe) to give more interest and to soften the appearance of the openings. The Maple St openings will continue to have a screen built into the base openings to hide the headlights. The St Paul St openings will utilize planted evergreens at the base of the opening to screen headlights.
6. The bus stop is shown with more paving to create a plaza and seating area.
7. Changes to elevations:
 - The character, height, and design of the multiple parapets and cornices along the west and south elevations are more fully developed to accentuate the concept of connected buildings.
 - The color and exterior finish of the penthouse is changed from vertical corrugated metal siding to EIFS to complement the other building materials. Two windows have been

added on the north elevation.

- The exterior finish material of the “rowhouse” is changed to red brick veneer with fiber cement shakes at attic and the cornice has been embellished.
- The main entrance to apartment building is changed to charcoal gray brick veneer.
- The applicant proposes to lower the elevation of the Lower Level 18” to 154’-6”. The roof parapet and height are not changed and comply with the 65 ft height limit. This change will:
 - Increase the ceiling height at the commercial space and in the parking garage.
 - Help the building to step down along the slope of the sidewalk.