



MEMORANDUM

To: Burlington Development Review Board

From: David G. White

Date: February 28, 2021

Re: 8 Browns Court – site plan review criteria

This memorandum briefly addresses the site plan review standards contained in Section 6 of Burlington’s Comprehensive Development Ordinance.

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

Not applicable. There are no significant natural features on this site.

(b) Topographical Alterations:

Only minor changes to existing topography are proposed.

(c) Protection of Important Public Views:

Not applicable. There are no important public views impacted by this site as it exists today or as proposed.

(d) Protection of Important Cultural Resources:

This property is a contributing building in the historic district. Unfortunately, due to extensive fire, smoke, and water damage as well as structural issues, it is proposed to be demolished. Please see the memo provided regarding the demolition criteria.

- (e) **Supporting the Use of Renewable Energy Resources:**
Other than for site lighting, which is minimal, no energy use is proposed for this pocket park. Arborvitae around the perimeter of the site and a Honey Locust to be planted southerly of the proposed picnic tables will help shade the property during summer months.
- (f) **Brownfield Sites:**
This is not a known brownfield site.
- (g) **Provide for nature's events:**
An erosion prevention and sediment control (EPSC) plan and application has been provided. It is anticipated that stormwater runoff from the site will be reduced due to a decrease in impervious surface.
- (h) **Building Location and Orientation:**
Not applicable. This project does not involve construction of any buildings.
- (i) **Vehicular Access:**
Not applicable. This project does not involve any on-site access for vehicles. It will be pedestrian only.
- (j) **Pedestrian Access:**
Pedestrian access will be direct from the public sidewalk as shown on the plans. The site is located on a dead-end street that is less than one block long. It has minimal traffic and therefore few conflicts between vehicles and pedestrians.
- (k) **Accessibility for the Handicapped:**
The sloping stonedust walk along the southern edge of the site leading to the is designed to meet ADA accessibility standards. It provides access to the entire pocket park.
- (l) **Parking and Circulation:**
Not applicable. There is no on-site parking or circulation.
- (m) **Landscaping, Fences and Retaining Walls:**
Both a layout plan and landscaping plan for the pocket park have been provided. Please see the separately provided Wagner-Hodgson project narrative for more information.
- (n) **Public Plazas and Open Space:**
The proposed pocket park is adjacent to Champlain College's recently completed Eagles Landing housing project. It is anticipated that student residents in Eagles Landing will be the primary users of the pocket park, although it will also be open to the general public. The site is directly accessible from the public right of way of Browns Court and from the surrounding buildings. The design includes two modern picnic tables and stadium seating to encourage social interaction.

(o) **Outdoor Lighting:**

We believe the proposed lighting falls under exemption 5.5.2 (b) (6) “Decorative fixtures using low output lamps used for landscaping that do not emit direct illumination of glare, or cast a shadow onto adjacent property”. Cut sheets are provided for the proposed lighting. The proposed light consists of strings low wattage (3.5 watts) LED bulbs crossing the site overhead to allow for evening activities and enhanced safety. The existing streetlight located in the public right of way in front of the site will remain.

(p) **Integrate infrastructure into the design:**

Not applicable. There are no storage areas, machinery, equipment installations, service or loading areas, utility meters or similar structures.