



PERMIT APPLICATION – PROJECT NARRATIVE -- SKETCH PLAN

Project: **George Street Lofts, Pearl Street Lofts; Including**

- #3-11 George Street (DT) – The General Stannard House (Mixed use)
- #13 George St. (RH) – Residence
- #19 George St. (RH) – Residence
- #64 Pearl St. (DT) – Former Bove’s Restaurant
- #70 Pearl St. (DT) – City controlled parking lot
- #80 Pearl St. (DT) – Victoria Place (Mixed Use)

Applicant: **3 George Street LLC, Rick Bove / Scott + Partners, Agent**

Date: **August 19, 2016**

Request: This project seeks to add a net 50 units of new housing while replacing or renovating an additional 12 units of existing housing for a total of 62 units. In addition, one new commercial space along Pearl Street will be added. To achieve this, we are seeking permission to:

- Remove one structure at #64 Pearl Street - commonly known as the former *Bove’s Restaurant*.
- Remove two structures at #13 and #19 George Street and replace them with a single apartment building containing 17 units (net 11 new units).
- Build a new 39 unit apartment building on the combined 64 + 70 Pearl lots. The surface parking on 70 Pearl will remain. The building will be built above the surface parking. The first floor of the structure as it faces Pearl St. will be commercial.
- Restore 3-11 George Street – *The General Stannard House*, including architecturally appropriate exterior restoration of the brick main house and middle ell, and a sensitive rebuilding of the less charming rear addition. The Pearl St. first floor will remain commercial and be expanded with side porches (similar to our previous proposal).
- Construct new underground parking accessed from George Street.
- Maintain and expand existing surface parking (70 Pearl) accessed from Pearl Street.

Design Objectives:

This project is aimed at increasing workforce housing at the edge of the downtown core.

In accordance with *Plan BTV*, the *Downtown Housing Strategy Report* and the *Burlington Housing Action Plan*, this project will provide much needed infill housing in one of the targeted locations at the edge of the downtown core.

The George Street Lofts/Pearl Street Lofts Project is a high-quality, mixed-use project consisting of commercial and residential units in both the DT and RH zones. The project will enhance street life along the Pearl Street Corridor and add significant low to middle income housing. The Project areas lies just steps from the new transportation center on St. Paul and Cherry Streets and will create a strong transition from the DT Zone along Pearl to the smaller scale RH neighborhoods to the north.

Project components have been weighed carefully to minimize the loss of existing historic fabric and improving the most important historic resources within the project boundaries while providing desperately needed new housing units in this key location on the edge of the downtown core.

The project can be broken down into three major components.

1. George Street Lofts: we will remove the low density residential structures at 13 and 19 George Street (6 existing units combined) and replace them with a single RH compliant apartment building containing 17 units for a total net add of 11 units. We are working closely with the parking counts at this time to add units if possible. We will be asking for a parking waiver to provide one space per unit for this building which consists of predominantly one bedroom units.
2. Pearl Street Lofts: we will remove the structure at 64 Pearl St. (the former Bove's Restaurant) and combine the lot with the parking area at 70 Pearl. We will construct a new 39 unit apartment building with a commercial space fronting on Pearl Street. The surface parking will remain, accessed from Pearl Street as it is now. Additional parking will be underground (accessed from George St.). Some arrangement with the City is required regarding the current city owned metered parking spaces (30 spaces). Discussions are underway now with the DPW.
3. Stannard House: we will retain in its entirety and restore the existing historic General Stannard House. The main front section and middle ell will receive an architecturally appropriate exterior restoration. The rear addition is of inferior quality and material; it will be reconstructed to be more compatible with the rest of the structure. This building currently contains one small commercial space on Pearl St. and 6 apartments. We will expand the commercial space, add accessibility features and retain the 6 apartments in a revised configuration.