11/5/20

**Doc Ponds – Burlington, VT**  
Sketch Plan Review - Narrative

Lake Champlain Transportation Company is excited to present to you plans for a new project at the King Street Ferry Dock in Burlington, VT that will enhance and activate current activities within the site as well as will increase access, utilization and enjoyment of the lakeshore by the Community.

Doc Ponds is a well-established and well known restaurant in the area and are the planned operators of the proposed 6,500 sf restaurant. The new building will replace an existing warehouse on the site. The building is planned to be a one story building with capacity of a minimum of 80 seats on the interior with a mezzanine for storage or office use. The building plans to utilize the lake front vibe and views with outdoor patios & lawn space for outdoor dining and lawn games.

To support a new restaurant at this location grades will be adjusted to raise the building above flood level with a finish floor of 104'-6". The principal structure maintains the required 50'-0” Lake Champlain Waterfront Setback along the south & west and to the north is approximately 28’-10” as the existing building footprint sits at that location today and this encroachment is allowed per Section 4.4.1(d)4.A. Features within the setbacks are limited to elements that enhance the waterfront experience and include patio space, lawn space, seat walls and planters. To satisfy both the waterfront experience and the Vermont Department of Liquor Control the planters are placed to enhance the pedestrian environment as well as create a passable barrier that can be open and closed dependent on hours of operation.

The building itself is 25’-0” high with a flat roof to the west with proposed rooftop solar and then slopes away to the east. The height is under the 35’-0” maximum as stated in Table 4.4.1-1. Proposed form and materials are of an industrial aesthetic reinforcing a wharf style. The façade facing south & west includes large amounts of glazing providing expansive views yet shading the glazing with a scrim wall that is both form & function.

Ample parking is available to the east on Lake Champlain Transportation property and will be similarly raised out of the flood plain. Bicycle parking will also be provided as this site provides easy access for bicyclists and pedestrians from the Burlington Bike Path. Existing impervious surfaces will be reduced therefore improving stormwater treatment. Substantial landscaping/plantings will be introduced on south & west side of the restaurants to naturalize the waterfront and to serve as a partial windbreak.
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NE Overview

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Shuffleboard Area
Burlington, VT
Doc Ponds
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Doc Ponds
Burlington, VT

Outdoor Restaurant Seating & Event Room

Burlington, VT
Doc Ponds
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Looking SE From Viewing Deck

Doc Ponds
Burlington, VT

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