

MEMORANDUM

TO: City of Burlington – Planning Commission

CC: David White, Scott Gustin

FROM: John Alden, AIA, agent for Richard Bove

SUBJECT: Request to relocate the DT-RH Zone Transition Line at George Street

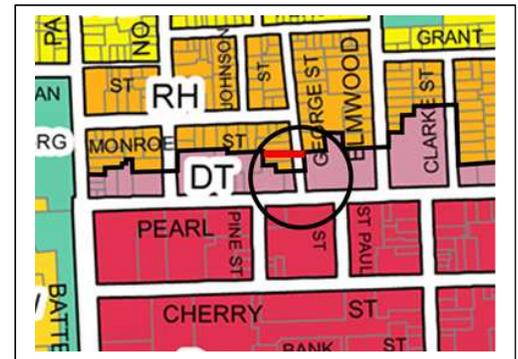
DATE: 12-21-2015

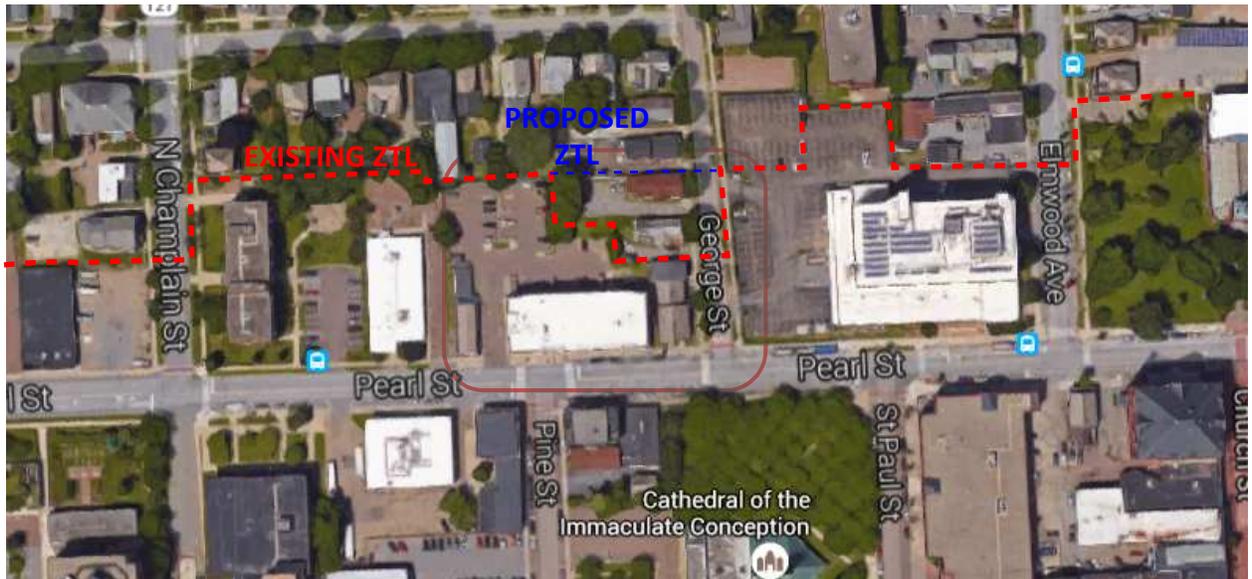
Dear Planning Commission-

We hereby request that the Planning Commission consider and act on this proposal to straighten out the Zone Transition Line delineating the DT – RH zones by George Street and Pearl Street. We ask that the Zone line on the west side of George Street be moved north by two parcels as shown in the attached material.

We offer the following reasons in support of our request.

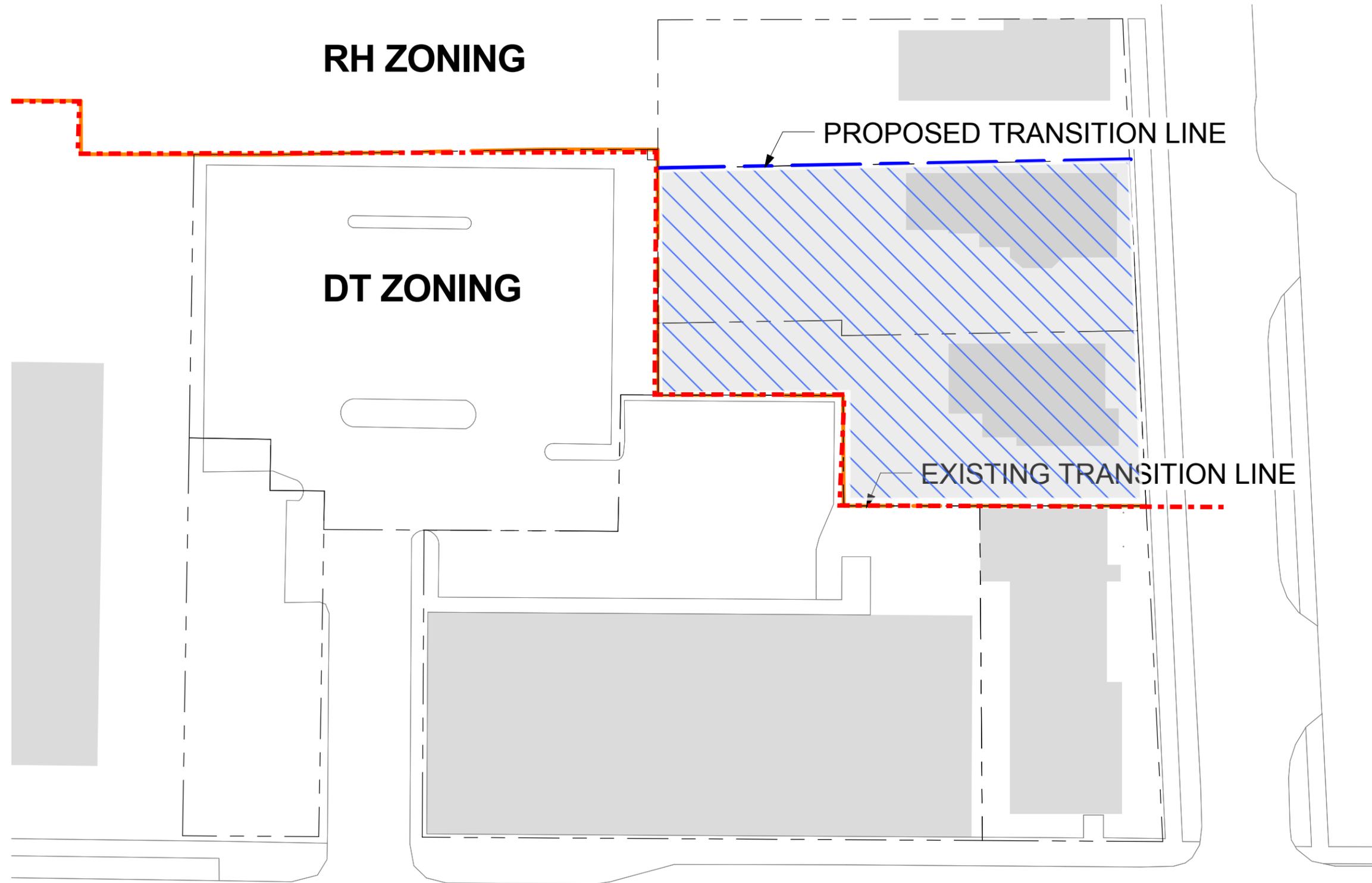
1. Pearl Street is a significant corridor at the north edge of the recognized city core. The north side of Pearl street is zoned DT, but the northern edge of that district varies. At the west side of George Street, it is very close to Pearl. With only the Stannard House on the Pearl-George corner zoned DT, the narrowness prevents any real DT development and weakens the Pearl Street corridor/DT concept at this point.
2. Other buildings on the north edge of Pearl in this vicinity are large, multi-story structures in keeping with the intensity and density/FAR objectives of the Pearl Street corridor and the DT zone (e.g. the Post Office, Victoria Place).
3. Note that despite an FAR maximum of 4.6 (with bonuses), under the current Zone arrangement we were not able to achieve a FAR much over 2.
4. The DT zone varies in width. Its narrowest point occurs at George Street. This proposal will “straighten-out” the Zone line and allow the city vision to be more fully realized. The Pearl Street corridor will be strengthened and the opportunity for meaningful transition development may be realized.
5. With a Zone line adjustment, we are proposing to develop a combined parcel under the DT zoning that will aim at achieving the stated goals for the DT zone, increase density and intensity and add significant senior housing to this prime area of downtown Burlington. This project would fit in very well with the surrounding pedestrian amenities in the nearby City Core/DT zone and the existing residential neighborhood to the north.





ZONE TRANSITION LINE: PROPOSED RELOCATION AT GEORGE STREET

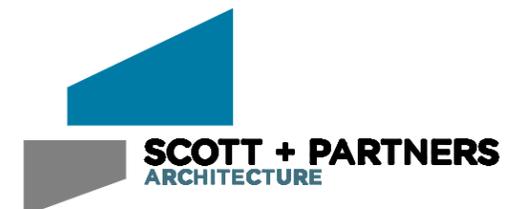
Supporting information. Figure-Ground diagram and Satellite view.



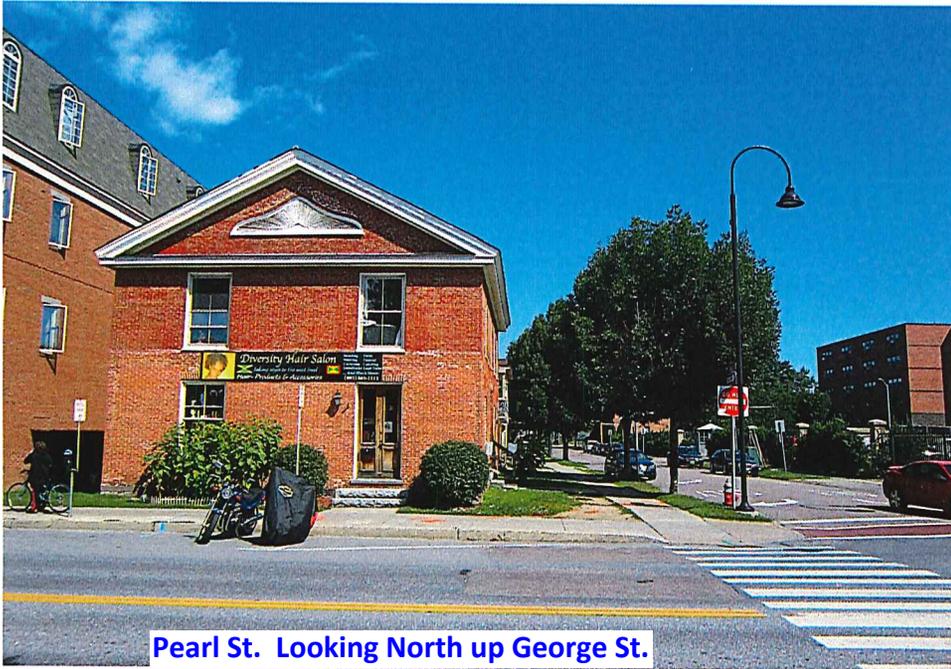
GEORGE STREET

ZONE TRANSITION LINE

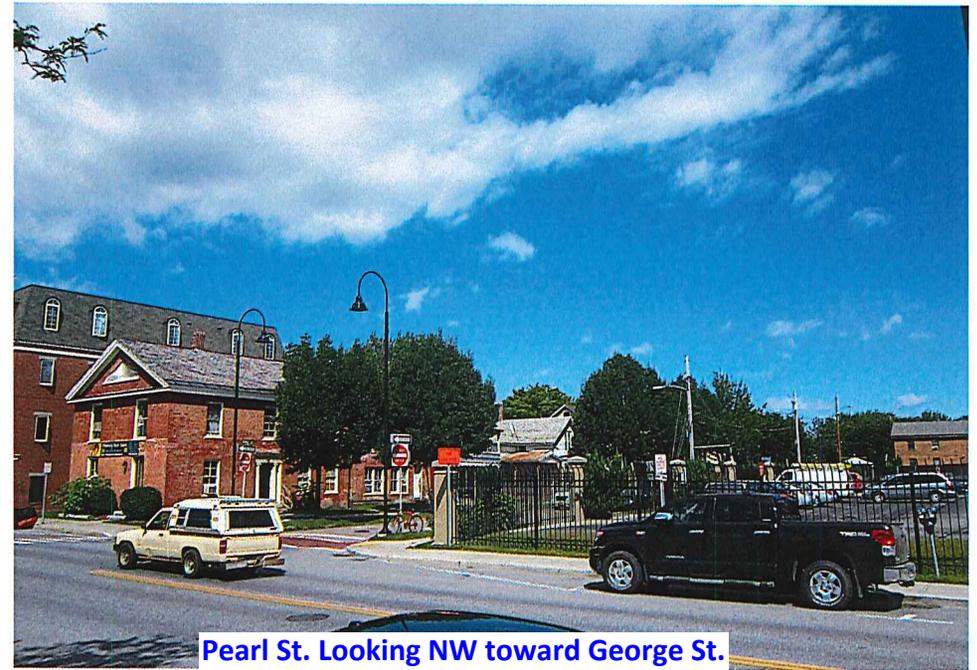
01/07/16



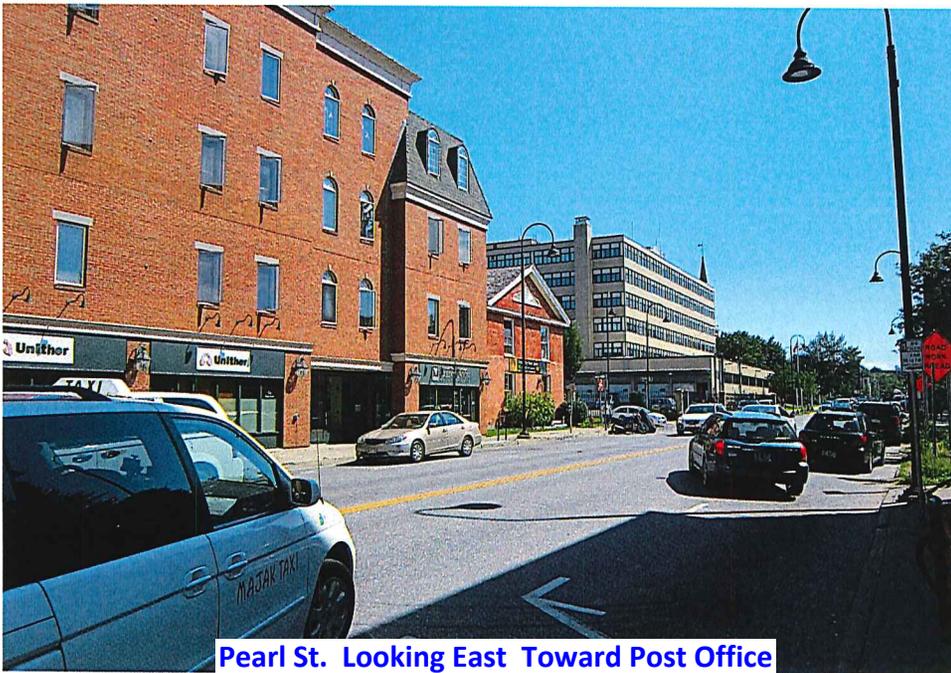
20 MAIN ST. ESSEX JUNCTION, VT 05452
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SCOTTPARTNERS.COM



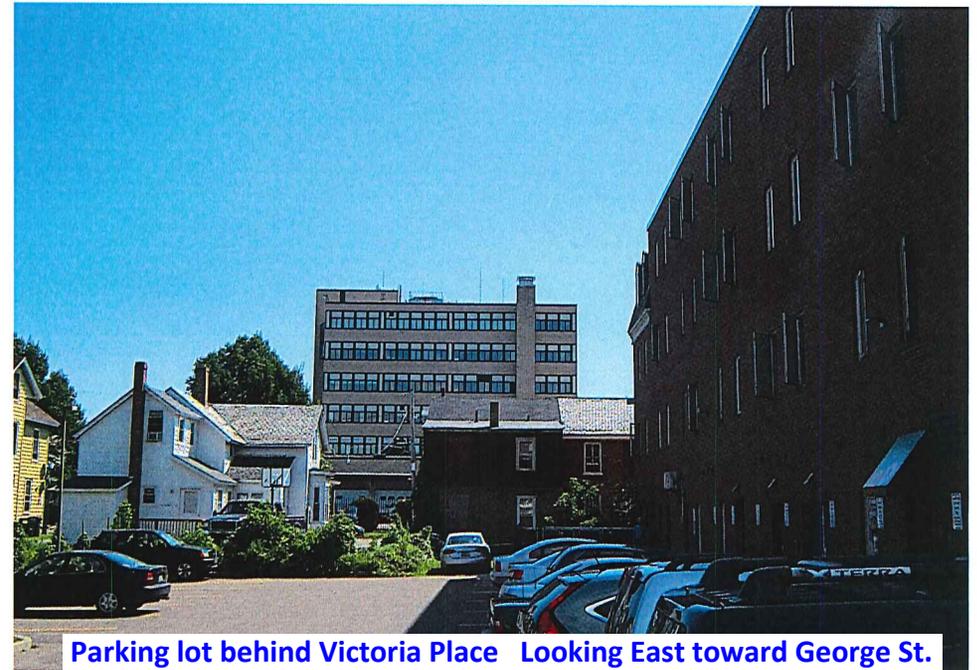
Pearl St. Looking North up George St.



Pearl St. Looking NW toward George St.



Pearl St. Looking East Toward Post Office



Parking lot behind Victoria Place Looking East toward George St.