



Cambrian Rise

Permit Amendment – 3/11/2022

Site Plan Revisions Overview

Proposed site plan revisions pertain to central and northern portions of the site layout. Amendments include a revised building D/E/F which replaces the previously shown building D/E/F/I. It also accommodates revisions to building Q/R. Building Q/R along the north extent of the project has been straightened to provide better access to highly scenic views towards Lake Champlain and the Adirondack Mountains. Building D has been expanded to the west and now accommodates a large multi-use rooftop amenity area or 'Boardwalk' at elevation 225. The expanded 'boardwalk' affords views along the central portion of the project to the lake and mountains. Additional parking and circulation have been proposed both, on the inside and outside of Cambrian Way to accommodate the city council approved increase to 950 residential units. Green space has been consolidated on the west side of Cambrian Way as an expanded single level central green and event lawn.

Landscaping

The proposed landscape treatment has been revised to respond to site layout revisions. Updated landscape plans keep with the intent of the originally approved landscape plans. Smaller sized trees and shrubs have been used within the central portion of the project as not to obstruct highly scenic views, while larger shade trees soften areas along roads and between buildings. Proposed grading has been adjusted and retaining walls have been incorporated to screen visibility of revised vehicular circulation and parking from public roads and pedestrian areas. Hardscape areas have been incorporated to provide private and common gathering spaces. Revisions to the landscape layout is shown on sheets L-201, L202, and L-206. A cross section is provided as exhibit L-R2 to illustrate the landscape treatment along the central corridor, and how parking and vehicle circulation will be screened. Inset 1 demonstrates how a retaining wall and a decrease in elevation will screen and allow views over the top of parking and circulation along the western edge of the project. Inset 2 illustrates how a rise in elevation and a proposed retaining wall will screen views from the west of proposed parking along the west side of building D.

Open Space

The revised layout increases emphasis on the open view corridor along the central portion of the project. The reconfiguration of buildings has consolidated usable open space within this corridor, including a substantially expanded 'Boardwalk' area at the 225-foot level and a larger, contiguous, and level central green. Several other gathering areas and pedestrian amenities are incorporated with the design. Exhibit L-EX7 illustrates the distribution of amenity areas, which includes fenced off-leash dog areas, seating and table areas, gas grill areas, fire pit locations, and play areas. Some locations are specific to the buildings which they are adjacent to, while others are common spaces for neighborhood. There are also common decks and rooftop spaces incorporated into most of the buildings.

The pedestrian 'boardwalk' area has been expanded by over four (4) times from roughly 4,000 SF to 16,000 SF. This amenity replaces the previously proposed pool area at the lower 200-foot level and provides more flexible space that can be enjoyed year-round. The boardwalk incorporates a series of gathering spaces that will include seating and lounge areas, grilling and table areas, firepits, and general pedestrian circulation, all of which will afford scenic views to the west.

A larger central green is provided, west of Cambrian Way. The new central green or event lawn consolidates a series of smaller green spaces. This lawn area itself will be over 20,000 SF and will support neighborhood events, such as music events, picnics, or a large variety of other neighborhood sponsored events. It will also be suitable for informal pick-up games such as frisbee, volleyball, or badminton. The lawn will be surrounded by walks and hardscape gathering spaces with seating and landscaping to support the overall aesthetic of the neighborhood.

The revised layout maintains the ADA accessible route through the center of the project, which includes access to a stair and elevator in Building D. The route connects to the proposed recreation path through the new 12-acre public park and provides an accessible route between North Avenue and the Burlington Waterfront Bike Path. A recreation path is also partially constructed along the south road portion of Cambrian Way and will also connect with the path network on the park parcel. Current plans include upgrades to the streetscape along north avenue, which consolidate overhead utilities to the east side of the road, introduces on-street parking along the west side of North Avenue, and relocates the southbound bike lane to the outside of parking. These improvements will activate the eastern edge of the project and will allow it to better integrate with the larger Burlington community.

Public Views / Buildings and Infrastructure

The reconfigured buildings were designed to specifically reduce the perceived size of the structures and take advantage of western views. Building E/F incorporate mitigation measures, including modulation and rooflines that step downhill proceeding east to west from North Avenue. The building also steps down towards North Avenue from six (6) to five (5) stories along the east façade, and down to four (4) stories at the southeast corner to acknowledge the historic Liberty House. Project revisions will result in modest changes to overall visibility from North Avenue and other locations from offsite as compared to the currently approved plans. A series of perspectives have been provided to illustrate the design and aesthetics of the revised buildings and layouts.

Circulation & Parking

Pedestrian circulation has remained very similar to the original approval, with minor alterations or reconfigurations through the center of the site. The Project design emphasizes pedestrian circulation including the connections to the Burlington Waterfront Bike Path. The proposed public road, Cambrian Way is unchanged and no additional curb cuts are proposed. The existing curbs cuts were slightly adjusted along the north road segment of Cambrian Way to address the revised building configuration.

Off-Street Parking and vehicular circulation have been revised along the central portion of the project. In particular, Building E/F now incorporates a drive-through location, roughly midway along the north road segment that allows the P2 garage entrance and trash/recycling/compost to be relocated away from the roadway. Vehicular circulation and parking connect between the north and south road sections of Cambrian Way. Elevation changes, grading, and landscaping will screen views of these areas from further west on the project, and views from the 'Boardwalk' will look well over the top of this area. Circulation and parking have also been connected along the western portion of the project, between Building P and Q/R. This was done in part to facilitate the relocation of Building Q/R further to the north, and to consolidate the central green and allow better access to western views. Parking lot shading meets city requirements as show on Exhibit L-EX1.

Outdoor Lighting

Revised outdoor lighting will utilizes fixtures as originally approved, including 20-foot-tall parking lot fixtures and 12-½-foot pedestrian fixtures. Street lighting will remain unchanged. Lighting levels will comply with city requirements and meet the intent of the original approvals.