

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

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Austin Hart, Chair
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A.J. LaRosa
Alexandra Zipparo (Alt.)
Vacant (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday September 2, 2014

PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday September 2, 2014 at 5:00 p.m. in Contois Auditorium, Second Floor, City Hall.**

1. 15-0182HO: 68 PLATTSBURG AVENUE (RL, Ward 7) Jason Bellinger/Candice Graham

Conditional use home occupation for piano studio.

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin 
DATE: September 2, 2014
RE: 14-1320CA; 10 University Place

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: I Ward: 1

Owner/Applicant: University of Vermont

Request: Demolition of Chittenden, Buckham, Wills residential complex with redevelopment plans including Green Mountain walkway and associated pedestrian amenities. Construction of a replacement parking area is also included.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is requesting approval for demolition of three student dormitories (Chittenden, Buckham, & Wills) to enable construction of the adjacent inpatient building at Fletcher Allen Health Care. While these two projects go hand-in-hand, they are under separate ownership and separate permit application. The demolished buildings will be replaced with new landscaping and the so-called Green Mountain Walkway. Temporary onsite and offsite student housing will be provided and, ultimately, new student housing will be provided onsite; however, no new permanent student housing is included in this proposal. A separate but related application has been filed to deal specifically with the new parking area. This new parking area will contain spaces to offset the loss of existing parking spaces due to the construction of Fletcher Allen's proposed inpatient building. Both applications are reviewed concurrently. A separate zoning permit application will be filed for a lot line adjustment between the UVM and FAHC properties.

The University of Vermont is an educational institution and, therefore, is subject to only limited zoning review per 24 VSA, Sec. 4413, *Limitations on municipal bylaws*. This application may be reviewed only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements.

The Design Advisory Board reviewed this application July 22, 2014. The Board unanimously recommended forwarding to the Development Review Board subject to the following conditions:

1. A landscaping plan that includes details as to species and size of plantings proposed.

2. Outdoor lighting fixture locations, cut sheets, and illumination levels.
3. Site plan depicting how and where existing parking will be reconfigured with no net change in parking spaces provided.

Application materials to address the DAB's recommendation have been provided. Only a photometric plan demonstrating illumination levels remains outstanding.

Recommendation: Certificate of appropriateness approval as per, and subject to, the following findings and conditions:

I. Findings

Article 4: Maps & Districts

Sec. 4.4.4, Institutional District:

(a) Purpose

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus.*

(b) Dimensional Standards & Density

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus.*

(c) Permitted & Conditional Uses

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus.*

Sec. 4.5.2, Institutional Core Campus Overlay Districts

(a) Purpose

The Institutional Core Campus Overlay Districts are intended to provide for reasonable future growth for institutions within the core of their respective campuses without further intrusion into surrounding residential neighborhoods. Increased development scale and intensity than would be found in adjacent residential areas and to provide for a variety of uses associated with higher education, health care, and cultural and research centers. The proposed demolition will enable construction of the adjacent Fletcher Allen inpatient building. **(Affirmative finding)**

(b) Areas Covered

The proposed demolition and new walkway and parking construction are located within the UVM Central Campus overlay. **(Affirmative finding)**

(d) District Specific Regulations: UVM Central Campus (ICC-UVM)

1. Transitional Buffer

None of the proposed demolition or construction is located within the transitional buffer. **(Affirmative finding)**

2. Lot Coverage

Following completion of the demolition and construction of the new walkway and parking area, lot coverage will be 47.56%, well below the 65% limit. **(Affirmative finding)**

3. Setbacks

Only 15' front setbacks within the transitional buffer apply within this core campus overlay zone. As noted above, none of the proposed work is located within the transitional buffer. **(Affirmative finding)**

4. Surface Parking

The new parking spaces included in this proposal will simply offset the loss of existing parking spaces due to construction of Fletcher Allen's proposed inpatient building. New parking consists of 89 spaces, and 89 existing spaces will be lost. There will be no net change in parking.

(Affirmative finding)

5. Building Height

Not applicable.

6. Density

This criterion notes that the density restrictions set forth in Sec. 4.4.4 shall not apply to dormitories within the ICC-UVM overlay. This proposal entails the removal of three dormitories and, obviously, will not increase density. While not directly related to this criterion, it bears noting that 391 existing student beds will be removed as part of this proposal. In order to offset this loss, UVM proposes to house an equivalent number of students offsite (Quarry Hill and Sheraton, South Burlington) and on campus. Provision of this interim housing should be an explicit requirement for this demolition project. Longer term, the University has initiated a public RFP process for construction of new on campus student housing of 450-650 beds. Construction of that new student housing will require review under separate permit. **(Affirmative finding as conditioned)**

7. Uses

Within the ICC-UVM overlay district, post-secondary schools shall be permitted uses. The existing post-secondary school use will remain. No change in use is proposed. **(Affirmative finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.5.2.

Sec. 5.2.4, Buildable Area Calculation

This criterion does not apply to properties in the I zone. **(Not applicable)**

Sec. 5.2.5, Setbacks

See Sec. 4.5.2.

Sec. 5.2.6, Building Height Limits

See Sec. 4.5.2.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.5.2.

Sec. 5.5.1, Nuisance Regulations

Nothing in this proposal appears to have any bearing on the city's nuisance regulations. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New pole-mounted lighting fixtures will illuminate the proposed Green Mountain Walkway. Locations and fixture cut sheets have been depicted on revised project plans. The proposed lighting fixtures are acceptable, so long as illumination levels are compliant with the applicable walkway lighting standards of this criterion. A photometric plan depicting illumination levels has not yet been submitted and is required.

The reconfigured parking area will also be illuminated. A photometric plan depicting fixture types, locations, and illumination levels has been provided. Illumination will be provided with acceptable luminaires at acceptable levels for an outdoor parking lot. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

The construction site erosion prevention and sediment control plan has been reviewed and approved by the Stormwater Administrator. That approval is incorporated into conditions of approval for this project.

Post construction stormwater runoff will be collected in an existing stormwater pond that serves the north campus watershed. This project, in conjunction with Fletcher Allen's proposed inpatient facility, will require some changes to the stormwater pond. The Conservation Board reviewed those changes (as part of Fletcher Allen's application) August 25, 2014 and recommended approval subject to the standard stormwater conditions. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The project site contains no significant natural features. Greenery within the site is limited to landscaped lawn, trees, and other plantings. Proposed landscaping is addressed under criterion (m) below. **(Affirmative finding)**

(b) Topographical alterations

Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views

Not applicable per 24 VSA, Sec. 4413.

(d) Protection of important cultural resources

Not applicable per 24 VSA, Sec. 4413.

(e) Supporting the use of alternative energy

Not applicable per 24 VSA, Sec. 4413.

(f) Brownfield sites

Not applicable per 24 VSA, Sec. 4413.

(g) Provide for nature's events

See Sec. 5.5.3.

(h) Building location and orientation

No new buildings are included in this application.

(i) Vehicular access

Not applicable per 24 VSA, Sec. 4413.

(j) Pedestrian access

Not applicable per 24 VSA, Sec. 4413.

(k) Accessibility for the handicapped

Not applicable per 24 VSA, Sec. 4413. Applicable accessibility requirements under the City's building code continue to apply.

(l) Parking and circulation

No net change in the amount of existing parking is included in this proposal. The existing parking area west of Converse Hall will be reconfigured and basically extended northward. It will result in the loss of an existing basketball court. New trees will line the reconfigured parking area. The 43 trees in and around the reconfigured parking area exceed the minimum requirement of 1 shade tree per 5 parking spaces (89 total spaces). All new trees will be 4" caliper at the time of planting (2.5" – 3" minimum required). At the summer solstice, 24% of the parking and circulation area will be shaded. The target is 30%. Presumably, 30% or more shading is achieved at the autumnal equinox. While this criterion does not specify the time of year, applicants typically use the autumnal equinox. A revised shading study at the autumnal equinox should be provided to confirm compliance.

This construction will occur on UVM property but is tied to construction of Fletcher Allen's proposed inpatient building. Given this interconnectivity, the applicant anticipates that the parking lot reconfiguration will not be completed until the inpatient building is complete. A permit expiration date of November 2019 is requested. The associated FAHC application anticipates completion of that project in 2018. Therefore, a January 1, 2019 completion date for this project is more appropriate than November 2019. **(Affirmative finding as conditioned)**

(m) Landscaping and fences

New landscaping associated with the reconfigured parking area is noted above. In addition, construction of the so-called Green Mountain Walkway includes substantial new landscaping. The proposed walkway will provide a curvilinear pedestrian link between Mary Fletcher Drive and Carrigan Drive, running through the ample green space of the central campus. The walkway will be lined with a variety of shade trees. Several clusters of new evergreen trees are also proposed. As recommended by the Design Advisory Board, proposed species have been noted. The walkway material – exposed aggregate concrete – has also been noted. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas or open space are included in this proposal.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

New utility lines serving the proposed construction must be buried. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable.

II. Conditions of Approval

1. **Prior to release of the zoning permit**, a photometric plan for the proposed Green Mountain Walkway shall be submitted, subject to staff review and approval per the standards of Sec. 5.5.2.
2. **Prior to release of the zoning permit**, the University of Vermont shall demonstrate that it has secured an equivalent number of interim student beds (391) either offsite (via lease or other similar legal instrument) or elsewhere on campus, subject to staff review and approval. The interim beds shall be available until an equivalent or greater number of new on campus student beds are provided.
3. This approval incorporates the Stormwater Administrator's August 8, 2014 written approval of the Erosion Prevention and Sediment Control Plan.
4. **Prior to issuance of a certificate of occupancy**, the applicant must obtain written certification from the Stormwater Administrator that, among other things, the project EPSC plan as approved has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
5. This approval includes an extended construction timeline until January 1, 2019.
6. All new utility lines shall be buried.
7. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required.
8. Standard permit conditions 1-15.



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CAMPUS PLANNING SERVICES

<http://www.uvm.edu/~plan/>

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AUG 12 2014

DEPARTMENT OF
PLANNING & ZONING

August 11, 2014

Ken Lerner, Zoning Administrator
Burlington Planning & Zoning Department
149 Church Street
Burlington, Vermont

PROJECT: Reconfiguration of Existing Parking, 79 Colchester Avenue

Dear Ken,

Part of the FAHC new inpatient building project includes a new parking configuration that will take into account FAHC's parking needs for the Emergency Department and the proposed boundary line adjustment. There will be no change in the University's number of parking spaces (89).

The UVM parking portion of this project will occur on UVM owned land. This application details the FAHC work to be done on UVM owned property. This work will include parking, regrading, removal of the existing basketball court, and improvement of the existing walkway from Converse to the Central Quad and associated landscaping.

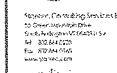
Part of this work is proposed to occur in the summer and fall of 2015 however completion of the parking lots, including final striping and landscaping, is proposed to occur at the end of the FAHC construction cycle, in 2019. Therefore we request a zoning permit expiration date of November 2019. This extension of the permit period will allow appropriate time for installation of landscaping improvements to be completed in the growing seasons.

The lot coverage after reconfiguration of the parking lot, taking into account the boundary line adjustment and the demolition of the Chittenden, Buckham and Wills student residences, and the construction of the Green Mountain Walkway (previous permit), is 47.56%. This is well within the 70—75% permitted lot coverage.

Stormwater and Erosion Control:

This project will be constructed by FAHC as part of the inpatient building project. That project will cause only a small increase in impervious area. Stormwater control will be accomplished using two approaches. One approach will be connecting to the existing collection system that conveys runoff to the North Campus Treatment and Detention Facility. The North campus Facility provides treatment to both UVM and Fletcher Allen. The Facility is designed, permitted and constructed in accordance with the State of Vermont's unified sizing criteria.

For erosion prevention and sediment control, the project will follow best practices to prevent and/or minimize erosion during construction. Currently Fletcher Allen has hired a construction manager that is working on a detailed logistics/phasing plan. Due to the size of the project as well as constructing the building over an active Emergency Department, there are a series of complex steps the contractor will have to undertake in order to construct the project while maintaining access to the Emergency Department. Once the logistics plan is completed and signed off on, a detailed Erosion Prevention and Sediment Control Plan set will be developed and submitted to the State Agency of Natural Resources as part of their construction general permit program (CGP). This plan will take into account the phases/steps that will be required



Lat/Long Date	Depth

DEPARTMENT OF
PLANNING & ZONING



SITE PERMIT APPLICATION	063014	



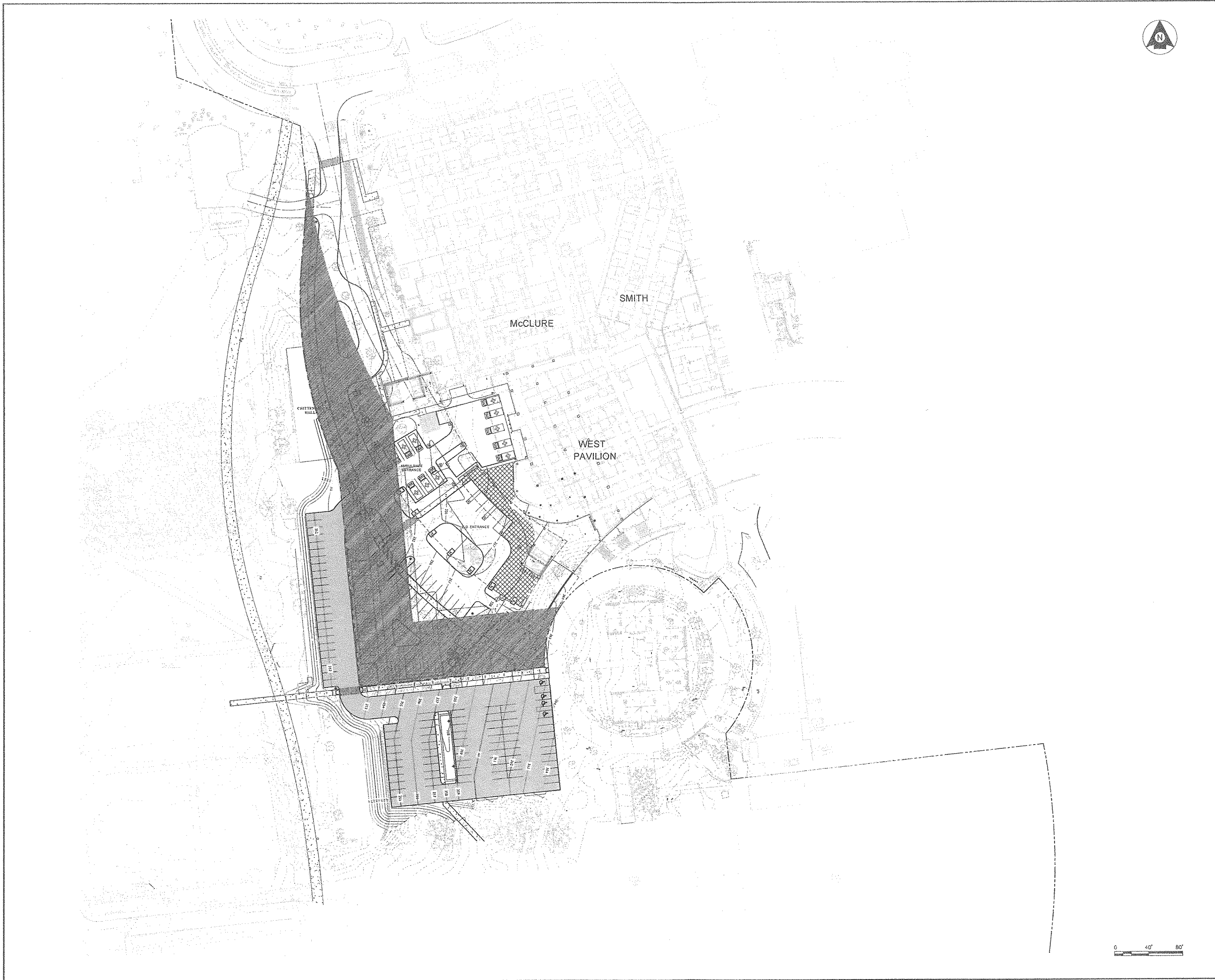
UVM PARKING RECONFIGURATION

20125
G. MERKLE
28 JULY 201
1" = 40'-0"

EXISTING
CONDITIONS
PLAN

C-101





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Suite 200
St. Louis, MO 63143
www.stantec.com

DATE	DESCRIPTION

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PROJECT



DATE	DESCRIPTION

SITE PERMIT APPLICATION 08.30.14



UVM PARKING
RECONFIGURATION

PROJECT	201254
DATE	28 JULY 2014
BY	
FOR	

BOUNDARY
ADJUSTMENT
PLAN

C-1PL

6/25/2014 10:07:27 AM

DEPARTMENT OF
PLANNING & ZONING

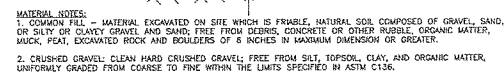
SITE PERMIT APPLICATION	06-30-14	

Female	Male
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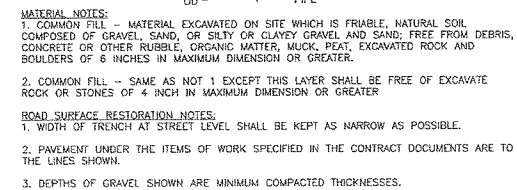


201254
G. MERKLE
28 JULY 2014
NO SCALE

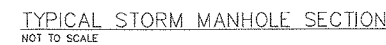
C-503

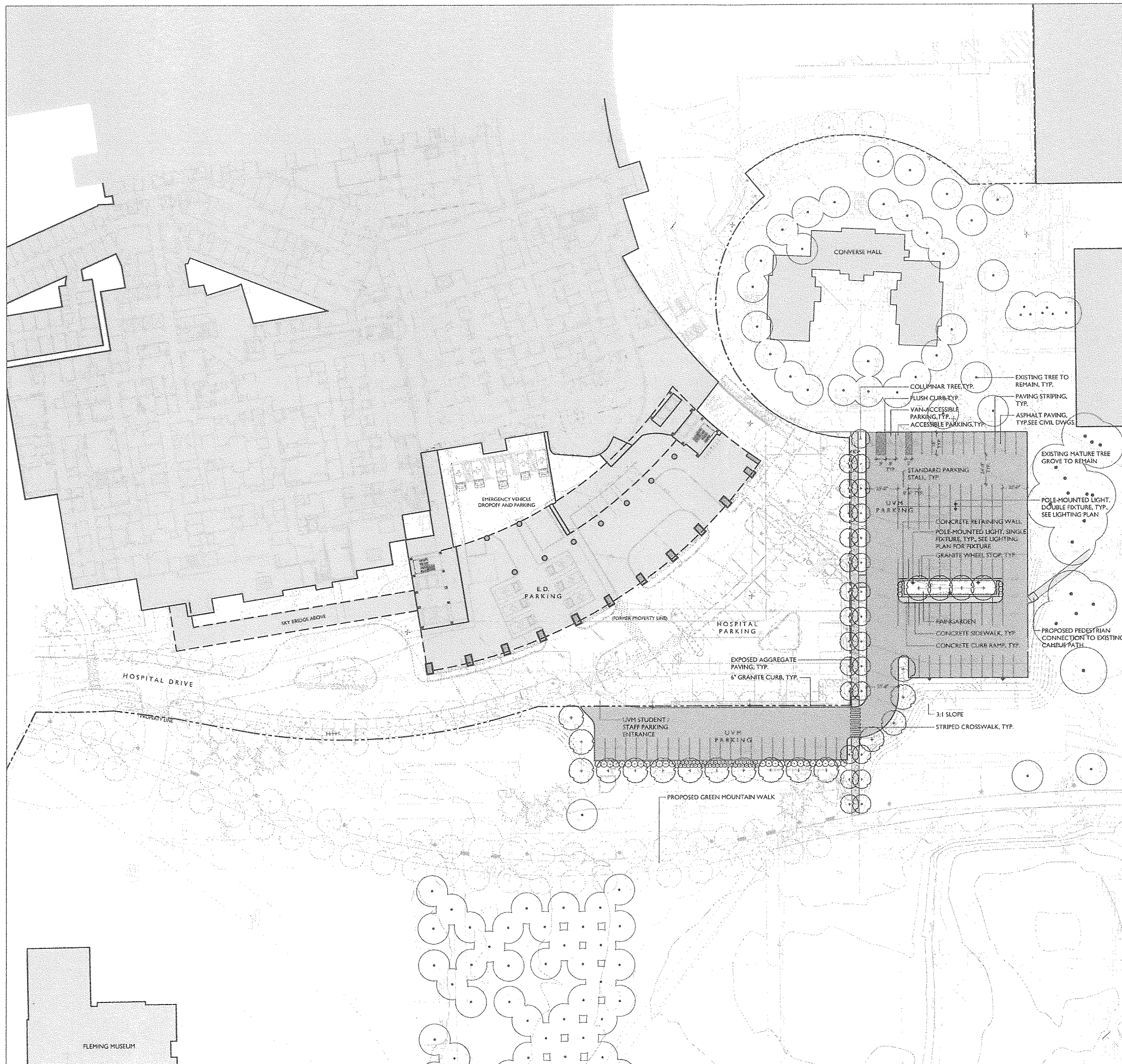


HDPE STORM TRENCH DETAIL
NOT TO SCALE



RCP PIPE TRENCH
NOT TO SCALE





GENERAL NOTES

1. Contractor is responsible for all damage due to his operations inside and outside the contract limit line.
2. Contractor is responsible for checking spot elevations and verifying proposed grades by providing grade stakes. Grades must be approved by Landscape Architect prior to proceeding.
3. Contractor shall blend new work smoothly with existing grades at contract limit line and/or line of construction line.
4. Contractor to verify that subgrades are 6 inches below finished grade prior to spreading top soil for seeded areas.
5. All walks shall have 2% cross pitch, and all step treads and wall caps shall have 1/8" cross pitch unless otherwise noted.
6. Light fixture locations may be field adjusted with prior Landscape Architect approval.
7. Walkway layout to be approved by Landscape Architect prior to construction.
8. Site furniture and wall locations to be verified by Landscape Architect prior to installation.
9. General Contractor is responsible for all erosion control measures during construction.
10. It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
11. Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.

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Portland, Maine

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1 802 678 8841
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WAGNER HODGSON
LANDSCAPE ARCHITECTURE

100 North Main Street, Suite 200, Montpelier, VT 05602

Worksheet

Design	Scale	Date

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AUG 12 2014

DEPARTMENT OF
PLANNING & ZONING

Project: 14-01

Sheet: 1 of 1

PERMITTING	8.1.14	10
Project: 14-01		



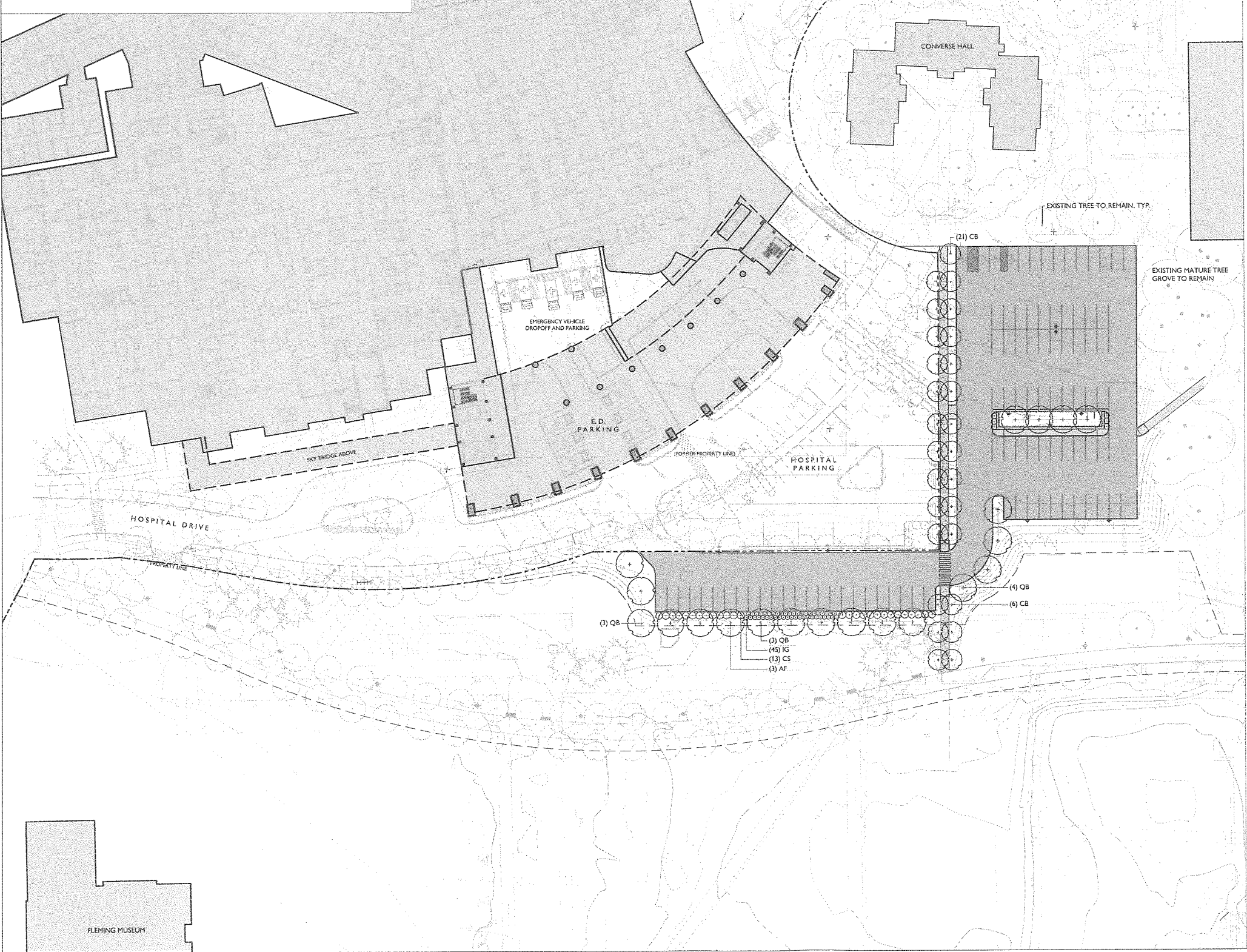
**UVM PARKING
RECONFIGURATION**

Project: 14-01
Date: 1 AUGUST 2014
Scale: 1" = 30'-0"

**LAYOUT AND
MATERIALS PLAN**

L1-0

PLANT SCHEDULE				
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
DECIDUOUS AND EVERGREEN TREES				
AF	6	Acer x freemanii 'Autumn Blaze'	AUTUMN BLAZE MAPLE	4" CAL.
AB	6	Acer rubrum	RED MAPLE	4" CAL.
CB	17	Carpinus betulus 'Fastigata'	FASTIGIATA EUROPEAN HORNBEAM	4" CAL.
QB	10	Quercus bicolor	SWAMP WHITE OAK	4" CAL.
SHRUBS				
CS	27	Cornus sericea 'Barnard's Compact'	ALLEMANS COMPACT DOGWOOD	#3
IG	45	Ilex glabra 'Shamrock'	INKBERRY	#3
RA	6	Rhus aromatica 'Gro-Low'	GRO LOW SUMAC	#3
RAINGARDEN MIX				
AC		Acorus calamus	SWEET FLAG	PLUGS
AT		Andropogon scoparius	BUTTERFLY WEED	PLUGS
CBC		Carex bicknellii	BICKNELL'S SEDGE	PLUGS
CST		Carex stricta	TUGSOCK SEDGE	PLUGS
EO		Eupatorium dubium 'Liedt Joe'	LITTLE JOE PYE WED	PLUGS
IV		Iris versicolor	BLUEFLAG iris	PLUGS
JE		Juncus effusus	SOFT FLUSH	PLUGS
LC		Lobelia cardinalis	CARDINAL FLOWER	PLUGS
PH		Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCHGRASS	PLUGS
PS		Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCHGRASS	PLUGS
RF		Rudbeckia hirta 'Goldstrum'	BLACKEYED SUSAN	PLUGS



- PLANTING NOTES**
- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.661 Standards for measurement of nursery stock.
 - All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
 - Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
 - All plant materials shall be selected and tagged at the nursery by Landscape Architects.
 - The Landscape Architect's approval is required for any plant material substitutions.
 - The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
 - All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
 - The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
 - All plant bud, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
 - Adjustments to plant beds shall be approved by Landscape Architect.
 - General Contractor is responsible for all erosion control measures during construction.
 - All disturbed areas are to be reseeded and seeded or sodded, as indicated in the planting plan.
 - Mulch shall consist of double-chipped hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
 - It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
 - Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
 - During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Ferti-Lime 200000 fertilizer or Landscape Architect approved equal.
 - Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
 - Tree transplanting shall be performed by a suitable hydraulic tree crane, sized as necessary to perform the work.
 - Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of drip line whenever possible.

- TREE PROTECTION NOTES**
- Proposed methods, and schedule for effecting tree and plant protection shall be submitted for approval.
 - Proposed methods, materials, and schedule for root pruning, construction pruning and tree fertilization shall be submitted for approval.
 - Certain specimen trees adjacent to construction areas and in other key locations will be identified by the Owner and the Architect, and marked with red tags. Loss of any of these trees will result in fines assessed at \$5,000 per tree. Damage to all other trees on the property will be assessed at the rate of \$100 per inch caliper of the tree.
 - A fine of \$1,000 will be levied against the Contractor for each incident of construction inside tree protection areas.
 - Damages to trees, shrubs, and other vegetation will be assessed by the Architect and Owner in accordance with the International Society of Arboriculture (ISA) Guide.
 - Trees or roots visibly damaged will cause the Owner to withhold from the Contractor an assessed amount conforming to the requirements stipulated above for a period of two years. After that period the impact of the damaged to any tree will be assessed accordingly.
 - If any trees or shrubs designated to be saved are damaged and replacement is required, a number and diameter of trees or shrubs of the same species and variety, as specified by the Owner and Architect, shall be furnished and planted by the Contractor. The total inch diameter of the replacement trees or shrubs shall equal the diameter of the tree or shrub to be replaced. The Contractor shall not be liable for any loss or damage which occurs while the Contractor is complying with instructions given by the Owner, Architect, or arborist working on the Project.
 - The Contractor's attention is called to the fact that certain areas on the site exist as natural woodland spaces and are to remain as natural woodlands. Therefore, all construction operations must be performed in such a manner, which will preserve these existing natural environments as wood preserves.
 - Designated areas of trees, understorey, and wildflowers are to remain untouched and unharmed.
 - Clearly mark all clearing limits in the field and accompany Architects on a joint review of clearing limits before clearing operations have commenced. Limit of clearing is generally defined as the limit of grading.
 - Galvanized chain-link fencing, 4 feet high. Stakes for fencing shall be 8 feet galvanized steel posts, driven a minimum of 3 feet into the ground. Posts shall be spaced 10 feet on center maximum.
 - Prior to start of demolition work and clearing and grubbing operations, tree protection fencing shall be installed in accordance with the following:
 - Fencing shall be installed at the tree protection areas indicated on the Drawings.
 - Fencing shall be installed a minimum of 15 feet beyond the drip line of the trees to be protected, unless otherwise approved by the Architect.
 - Where construction will be in close proximity to existing trees designated to remain, roots shall be pruned. Proximity shall be as determined in the field by the Landscape Architects or Arborist.
 - Suitable means for root pruning include trenching, vibrating plow, and water jet pruning. Any method which tears roots or disturbs the soil beyond the grading limit is unacceptable.
 - Trees to receive root pruning shall be reviewed by an arborist for canopy pruning, fertilization and trench backfill recommendations.
 - Selective clearing within tree protection areas shall only be performed when and as directed by the Landscape Architect. Refer to Section 02115, selective clearing.
 - Except as otherwise indicated or requested by Landscape Architect, temporary protection devices and facilities installed during course of the work shall be removed only after all work which may injure or damage trees and plants is completed.

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environments for health

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Boston, Massachusetts
Portland, Maine

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moss@mswitzer.com

WAGNER HODGSON
LANDSCAPE ARCHITECTS

100 Appleton Street
Windsor, Vermont 05090

Signature: _____ Date: _____

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AUG 12 2014
DEPARTMENT OF
PLANNING & ZONING

PERMITTING: 8.15.14
Project: _____ Date: 10/15/14

The UNIVERSITY of VERMONT

UVM PARKING RECONFIGURATION

Project No.: 201254
Date: 1 AUGUST 2014
Scale: 1" = 30'-0"

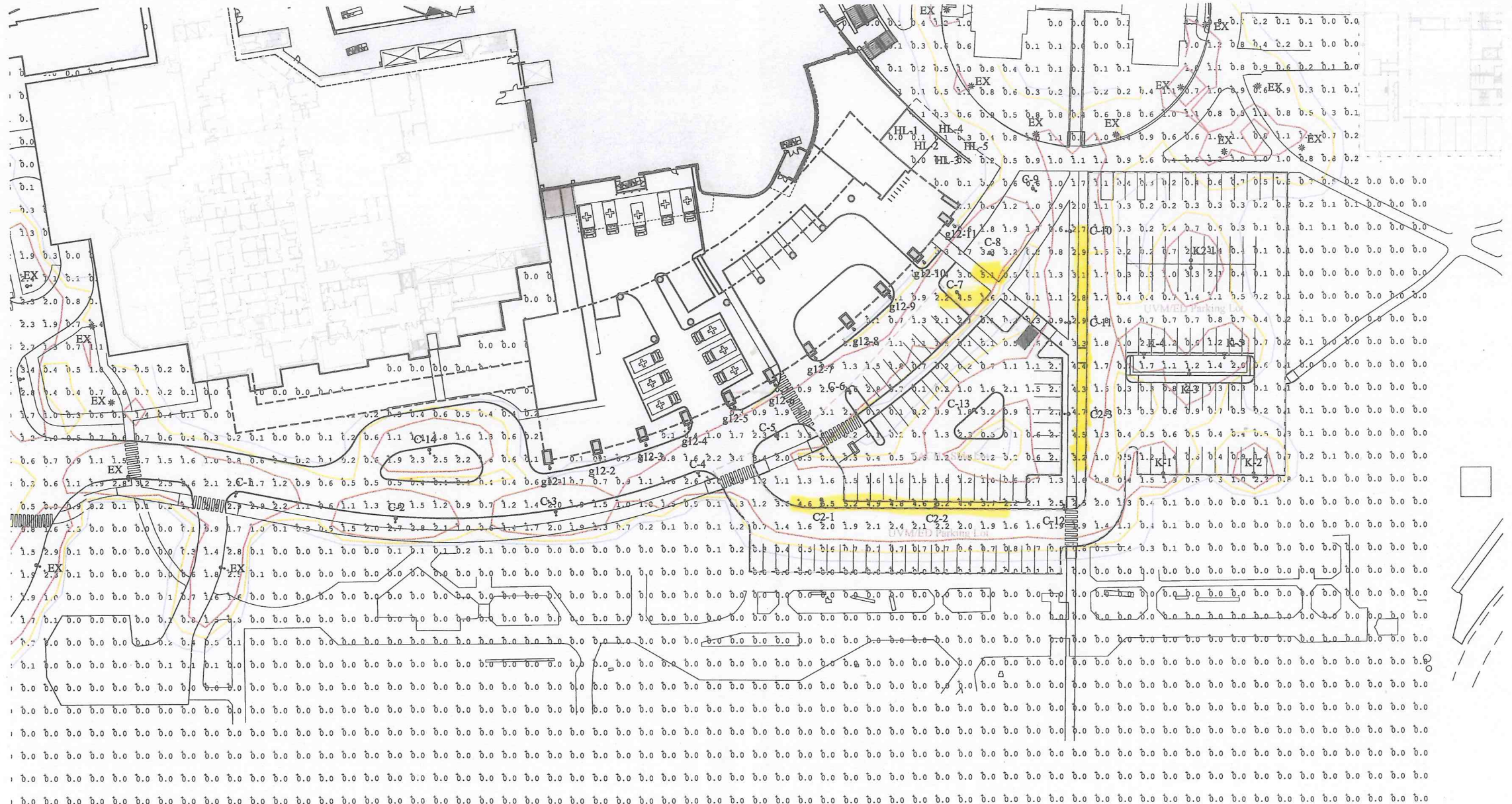
PLANTING PLAN

L2-0

SUN ANGLE CALCULATION DATA

SHADE TOTALS	
TOTAL SHADE PROVIDED ON UVM PARKING:	5980 SF (24% OF PAVED AREA)

L3-0



GENERAL NOTES

ALL CONTRACTORS ARE REQUIRED TO CONTACT THE UTILITY LOCATE COMPANIES, THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

THIS DRAWING IS A PART OF A COMPLETE SET OF DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING A RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS, AND ARCHITECTS. DO NOT USE THIS SET OF DRAWINGS FOR CONSTRUCTION PRIOR TO NOTIFYING THE LANDSCAPE ARCHITECT.

LIGHTING AND IRRIGATION EXISTS THROUGHOUT THIS ENTIRE SITE. LOCATION OF LIGHTING AND SUPPLY SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.

THE LOCATION OF THE UNDERGROUND UTILITIES ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION, WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL. AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERRING TO THE ABOVE MENTIONED DOCUMENTS.

THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT, OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECTS WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.

EXTERIOR SITE LIGHTING KEY

LABEL	SYMBOL	QTY.	BRAND	DESCRIPTION	CONFIGURATION	DISTRIBUTION	LAMP WATTAGE
C	●	14	LUMEC	OPTICONE w/ EcoFit Retrofit 20' MOUNTING HEIGHT	SINGLE	TYPE V	90 WATT EcoFit LED Retrofit
C2	●	3	LUMEC	OPTICONE w/ EcoFit Retrofit 20' MOUNTING HEIGHT	2@180°	TYPE V	90 WATT EcoFit LED Retrofit
g12	⊙	11	DESIGNPLAN	MOONSHINE WALL LIGHT MA2	SINGLE	MEDIUM BEAM	70 WATT METAL HALIDE
HL	=	5	BEGA	RECESSED WALL MOUNTED LUMINAIRE 2039LED	SINGLE	ETCHED DIFFUSER	13.4 WATT LED
K	●	5	RAB	ALED26 20' MOUNTING HEIGHT	SINGLE	TYPE 4	26 WATT LED
K2	●	1	RAB	ALED26 20' MOUNTING HEIGHT	2@180°	TYPE 4	26 WATT LED
EX	●			EXISTING LIGHT FIXTURES TO REMAIN			

ISO-CONTOUR KEY

ISO-CONTOUR	FOOTCANDLE VALUE
1.00	
0.50	
0.25	

STATISTICAL AREA SUMMARY

Grid Type: Horizontal Illuminance					
Grid Units: Footcandles					
FAHC - Side Lot	1.47	5.20	0.10	14.70	52.00
UVM/ED Parking Lot	0.82	3.60	0.00	0.00	0.00

Rev	Description	Date	By



CAMPUS PLANNING SERVICES

<http://www.uvm.edu/~plan/>

June 30, 2014

Ken Lerner, Zoning Administrator
Burlington Planning & Zoning Department
149 Church Street
Burlington, Vermont

PROJECT: Demolition of Chittenden-Buckham-Wills Residential Complex
University of Vermont, 71,73,79 Colchester Avenue

Dear Ken,

The University is proposing to demolish Chittenden-Buckham-Wills Residential Complex (CBW) located on the east side of the University's Central Campus Quadrangle (Central Quad) that abuts the University's institutional neighbor, Fletcher Allen Health Care (FAHC) south of Colchester Avenue. The Project includes the demolition of CBW (refer to Attachment 1 – CBW Residential Complex Demolition Plan) and the conceptual redevelopment plan (refer to Attachment 2 – CBW Site Conceptual Redevelopment Plan) that illustrates the enhanced Green Mountain Walkway.

The Central Campus Quadrangle is surrounded by Fleming Museum to the north, FAHC and CBW to the east, Bailey-Howe Library to the south, and Central Heating Plant, Cook Science Building, and Kalkin Hall to the west. For purposes of this Project application, the Project Site is located within the University's Central Campus District and within the City's Institutional Zoning District inclusive of the Institutional Campus Core Overlay (ICC-UVM) and the ICC-UVM Central Campus Height Overlay.

The City's Planning & Zoning Department has advised the University that this Project will be reviewed as Conditional Use under Certificate of Appropriateness (COA) Level II. The University believes that this Project conforms to all the applicable sections of the Burlington Comprehensive Development Ordinance, including Article 3 § 3.5.6 (a) Conditional Use Review Standards, Article 4 §4.5.2 and 2(d) Institutional Core Campus Overlay Districts and UVM Central Campus (ICC-UVM), and Article 5 §5.4.8 Historic Buildings and Sites. In addition, Burlington Technical Review Committee (6/12/14) determined that this Project is exempt from major impact review because it does not expand the floor area of an existing building or the structural capacity of existing development, as per §3.5.3 (c). Refer to Attachment 3 – UVM Assessment of Project Conformance with the Burlington Development Ordinance that highlights the criteria for review and provides the University's assessments regarding conformance with the applicable review criteria.

As the City is aware, the University is expediting our Housing Master Plan recommendation to demolish CBW to construct housing consistent with first-year student housing requirements in order to meet the requisite timeline of FAHC's Inpatient Building Project (construction start 7/6/2015) to serve the wider community's public good (i.e. hospital and medical services) NOTE: The University initially planned to retain Wills Hall for a transitional period of time. However, the impact of the upcoming FAHC construction, including the need to relocate critical infrastructure servicing Wills Hall, precludes the use of this building. Therefore, all three buildings will be demolished as part of this Project.

In terms of replacement housing needs, although the University would remain in compliance with the 2009 UVM/City Memorandum of Understanding without providing temporary housing replacement, the University has worked diligently with local housing developers, to develop a Temporary Housing Replacement Plan (refer to Attachment 4) to maintain the existing student bed capacity within University affiliated housing. In addition, the University has recently (5/16/14) initiated a public Request for Proposal (RFP) process for development, property management, and private-public partnership financing services for first-year student housing and dining abutting this site on Central Campus. The University expects to receive viable proposals and make a selection by the end of September 2014.

In order to meet FAHC's timeline, UVM can only provide at this point a conceptual redevelopment plan that includes landscaping enhancements to the Green Mountain Walkway that was envisioned in the 2006 Campus Master Plan (refer to Attachment 5). The Green Mountain Walkway will create a system of pedestrian linkages through the core of the campus to Trinity Campus to the north and Redstone Campus to the south. The Conceptual Redevelopment Plan has been somewhat modified from the 2006 CMP vision due to the changing site boundaries. However, it is still envisioned to be a gently arching walkway that will align and link with the existing paths through the Campus Quad and Converse Hall's entrance walkway. There will be exterior lighting and will include an extensive program of tree planting along the walkway.

Although the University and FAHC have not completed the formal process of transferring property, the University has calculated that the land exchange represents approximately 1.02 acres. The adjusted lot coverage of the University's Institutional Core Campus Overlay, including the land transfer is 48.04%. The lot coverage after the demolition of CBW and the development of Green Mountain Walkway will be 47.56%, a reduction of .48% impervious, well within the 70-75% permitted lot coverage. The University expects that the demolition and the redevelopment of the Green Mountain Walkway will represent a negligible net change in lot coverage regardless of recalculations based on minimal boundary changes.

The project lies primarily in the North Campus Watershed and discharges to the North Campus Treatment Facility located southerly of Centennial Field. Within this Project, there will be no net increase to stormwater flow or capacity due to this Project.

Although outside of the project site limits, but included in FAHC's Inpatient Building Project application, the University's existing parking will be reconfigured with no net change to the number of parking spaces as part of the FAHC Inpatient Building Project.

As consistent with past practices, the University has met with key community stakeholders including the NPA's to outline the University's Housing Master Plan that includes the recommendation to demolition obsolete housing.

The University will not be able to start construction of the CBW Redevelopment Plan until FAHC's Inpatient Building Project is substantially complete, projected to be Fall 2018. In order to accommodate these needs, the University is requesting that the zoning permit be extended and expire in six (6) years, late Fall 2020. This extension of the permit period will allow appropriate time for installation of landscaping improvements to be completed in the growing seasons.

Please contact me if you have any further questions or need more information.

Sincerely,



Lani Ravin, AICP, UVM Associate Planner
Campus Planning Services

cc: Linda Seavey, Director, Campus Planning Services
Robert Vaughan, Director, Capital Planning & Management
Ken Bean, Project Manager, Facilities Design & Construction

ATTACHMENTS:

Zoning Permit Application

Check #1320963 \$4,680 Application Fee and Conditional Use Fee

Attachment 1:	CBW Residential Complex Demolition Plan, dated 6/30/14
Attachment 2:	CBW Site Conceptual Redevelopment Plan, dated 6/30/14
Attachment 3:	UVM Assessment of Project Conformance with Comprehensive Development Ordinance
Attachment 3A:	Existing conditions: Orthophoto of the Central Campus Quad Area
Attachment 3B:	Existing conditions: CBW Photographs
Attachment 4:	UVM Temporary Housing Replacement Plan
Attachment 5:	2006 Campus Master Plan – Green Mountain Walkway Excerpt (pages 138-139)
Attachment 6:	Historic Assessment Report: Chittenden-Buckham-Wills Residential Complex (CBW)
Attachment 7:	Erosion Prevention Sediment Control (EPSC) Application and Plans

UVM Assessment of Conformance with the Applicable Burlington Comprehensive Development Ordinance:

I

**Project: Demolition of Chittenden-Buckham-Wills Residential Complex (CBW) & Green Mountain Walkway Conceptual Redevelopment Plan
71, 73, 79 Colchester Avenue, University of Vermont**

The University has extracted the applicable review criteria and provides the following information for your review:

Article 3 § 3.5.6 (a) Conditional Use Review Standards

The University believes that the CBW Demolition and the Conceptual Redevelopment Project will not result in an undue adverse effect on the following standards:

1. The capacity of existing or planned community facilities:

The existing capacity of the CBW 391 beds (i.e., Chittenden Hall = 130 beds, Buckham Hall = 133 beds, Wills Hall = 128 beds). The University has worked with the local development community to develop a Temporary Housing Replacement Plan (refer below and to Attachment 4) that outlines the University's plans to maintain the same number of beds through the duration of this Project.

1. **326 Quarry Hill Road, South Burlington** – UVM entered into a lease with Northeast Quarry, LOLC for the entire building commencing August 15, 2014. The property comprises 32 apartments and will accommodate **126** students. The lease is subject to annual renewal in UVM's sole discretion.
2. **Quarry Hill Road, South Burlington** – UVM is in serious negotiations to occupy an additional building that will provide housing for approximately **150** students. The lease will be for one year, subject to annual renewal in UVM's sole discretion.
3. **870 Williston Road (Sheraton), South Burlington** – UVM is in discussions with the Sheraton regarding rental of 40 guest rooms in the original wing of the Hotel. These rooms will accommodate **80** students.
4. **Reconfiguration of Existing Student Housing Capacity** – UVM's current capacity is over 6,110 beds. The University can reconfigure existing housing to accommodate the additional **35** student beds. The University does this on an annual basis to accommodate fluctuating student levels.

Total Temporary Housing Replacement Plan

391 beds

2. The character of the area

The character of the area is a hub of student life and is an integral part of the University's academic and medical core. It is also adjacent to Fletcher Allen Health Care to the west. The area includes one of the 5 priority landscape projects identified in the 2006 Campus Master Plan (refer to Attachment 5 – 2006 CMP Green Mountain Walkway). The Green Mountain Walkway is envisioned to be a cultural hub with energized spaces and dynamic linkages. It will be a major pedestrian avenue and connective green space and will be an important landscape element to bridge the architectural transitions between UVM and FAHC.

The Central Campus Quadrangle (Central Quad) is one of the remaining large open spaces on campus that is used for informal recreation and outdoor events. Separate from this application, this area also includes some student housing and the University is in an active RFP process to develop additional student housing and dining in this area of the campus for first-year students with an occupancy goal of August 2017. The character of the area will be significantly improved by the enhancement of the Green Mountain Walkway.

3. Traffic impacts

Traffic will not increase as a result of this Project as it consists of demolition of existing buildings and enhancement of the Green Mountain Walkway, primarily a pedestrian avenue with limited vehicular access for shuttles and emergency access. The University will expand our Campus Area Transportation System (CATS) with shuttle services for the students housed in South Burlington.

4. Other standards as per existing City bylaws and city and state ordinances

UVM entered into a Memorandum of Agreement on Housing with the City of Burlington in 2009. Among other items, the MOA states, "After Fall 2009 and continuing throughout the duration of this agreement, UVM agrees to provide, by its own means or by working with a third party developer, student housing within the institutional districts defined in the City Comprehensive Development Ordinance in effect on March 9, 2009, or outside the boundaries of the City of Burlington on a 1:1 basis relative to increased enrollment of undergraduate students beyond the number enrolled in Fall 2009."

UVM is in full compliance with this item and would remain so even if temporary beds were not leased:

	Enrollment	Housing Capacity
Fall 2009	10,156	5,707
Fall 2013	9,764	6,110
DIFFERENCE	(392)	403

With a decrease of 392 students and an increase of 403 beds, UVM would remain in full compliance with the MOA on housing without acquiring temporary housing for the loss of 391 beds between Fall 2015 and Fall 2017. However, it is our plan to keep our housing capacity at the current level of 6,110 beds and in order to achieve this, UVM will provide 391 beds of temporary housing during this interim period, as noted above.

5. Utilization of renewable energy resources

The University will recycle as much building material as possible. The conceptual redevelopment plan will include energy efficient exterior lighting as per the University Exterior Lighting standards.

6. Cumulative impact

The impact of this demolition is the loss of the CBW Residential Complex. This impact will be mitigated by appropriate documentation as listed in §5.4.8 below. The enhancements of the Green Mountain Walkway will improve circulation and pedestrian amenities in this part of our campus. By the University expediting its plans to demolish CBW, the public good will be served by allowing FAHC's Inpatient Building Project to be in aligned with the industry standards and the needs of their patients.

7. *Increased number of unrelated individuals in a dwelling unit in residential areas*
Not applicable.

8. *Control the location and number of vehicular access points to the property:*
Given the challenges of the multiple overlapping projects in this area, the vehicular access points may be more controlled during construction. However, there will be no changes to the location and number of vehicular access points to the property at the completion of this Project (i.e. CBW Demolition or the Green Mountain Walkway Redevelopment Plan).

9. *Limit on number, location and size of signs:*
The University will erect permanent signs as per the DRB-approved UVM Wayfinding & Signage Master Plan. Temporary construction signs will guide all users during construction.

10. *Mitigation, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area:*
The mitigation for the demolition will be the Green Mountain Walkway Conceptual Redevelopment Plan (refer to Attachment 2 – Conceptual Redevelopment Plan). As described above, the Green Mountain Walkway is envisioned to be a cultural hub with energized spaces and dynamic linkages. It is envisioned to be a major pedestrian avenue and provide connective green space and an important landscape element to bridge the architectural transitions between UVM and FAHC. The Green Mountain Walkway will significantly improve the pedestrian experience and provide associated pedestrian amenities, including potential series of informal indoor/outdoor spaces, pocket and winter gardens.

11. *Time limits of construction:*
The University will need to start demolition of CBW after the end of the 2014-2015 academic year (May 2015) and complete demolition in time for FAHC to break ground on their new facility. The Green Mountain Walkway Redevelopment Plan will not be able to begin until FAHC's Inpatient Building Project is substantially complete. That work is phased to take place over the next 4 years, completed in August 2018. The FAHC phased construction is due to the need to maintain full emergency hospital access over the full period of construction. FAHC has indicated that they will need some time to completely vacate FAHC's staging area on University property. With that constraint, the University believes it will need to delay the installation of much of the landscaping improvements to the following spring growing season (2019).

Therefore, the University is requesting that this permit be extended and expire after six (6) years, in late Fall 2020.

12. *Limits on hours of (de)construction to reduce impact on surrounding properties:*
The nearest neighbor is FAHC which is interested in having demolition occur as soon as possible. The site is surrounded by UVM and FAHC buildings and property so impact to neighbors may be lessened. Students will not be living in Converse during the summer, when deconstruction is scheduled.

13. *Future enlargement to return for review by DRB*
Agreed.

14. *Performance Standards*

The University will comply with its own construction standards and LEED policies.

15. Additional reasonable conditions and safeguards
None at this time.

Article 4 §4.5.2 Institutional Core Campus Overlay Districts
§4.5.2(d) UVM Central Campus (ICC UVM)

2. Lot Coverage:

Existing lot coverage within ICC-UVM (adjusted by FAHC land transfer): 48.04%
Proposed lot coverage within ICC-UVM (adjusted by FAHC land transfer): 47.59%
Maximum lot coverage is 70-75% so this project is well within permitted lot coverage.

4. Surface Parking:

No new surface outdoor parking spaces are proposed in this application. Some existing parking spaces will be moved to a new configuration in order to accommodate FAHC inpatient Building Project.

Article 5 § 5.4.8 Historic Buildings and Sites

(a) Applicability:

*In order to be subject to the provisions of this section, **all** of the following conditions must be present:*

1. The buildings are 50 years old or older:

CBW was built in 1947 so they are older than 50 years.

2. Significance regarding:

a. historic events,

There are no significant historic events associated with these buildings.

b. associations with the lives of significant persons of the past,

There is no direct association with the lives of significant persons of the past. There are many people, famous and not, of whom it can be said "they slept here" since these are college residence halls, but that is a very minor distinction.

c. Distinctive construction, work of a master, high artistic value, or represents a significant entity as a whole;

These buildings are not highly significant examples of architecture on the UVM campus (refer to Attachment 6: UVM CBW Historic Buildings Evaluation Preliminary Review Report for further details). The architectural firm that designed these building, McKim Mead and White, has done much higher quality work elsewhere. The precast panel construction was also done elsewhere, it is not unique.

d. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact

The buildings have not retained their integrity or character defining elements. Significant façade changes took place over the years.

- e. *Yields or may yield prehistoric information, and*
No prehistoric information is associated with these buildings.

3. *Building or site possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling and association.*
The buildings and site do not possess a "high degree of integrity of location setting, materials, workmanship, feeling or association". CBW Complex were built quickly for returning students after WWII as economically as possible. They were not designed to be architectural icons. The area around the buildings is changing and evolving according to the needs of the University and Fletcher Allen Health Care.

Conclusion:

In this case very few of the necessary conditions for applicability are present. The buildings do not meet the criteria for historic status as per the Burlington CDO. These three buildings may be eligible for listing on the State Register; they are less likely to be found eligible for listing on the National Register of Historic Places.

The University does not think that the Project is subject to §5.4.8, the following information may be helpful regarding the standards for review of demolition:

- The structures are currently sound and well maintained although outdated and not up to current standards and best practices. The buildings function as current student residences.
- The new Fletcher Allen Inpatient Building Project, in its current and final configuration, is located too close to the building footprint of the CBW buildings. Therefore it is not possible to rehabilitate or reuse the current structures. These structures cannot be practicably moved.
- The proposed redevelopment of the new Fletcher Allen Inpatient Building Project will provide a substantial community-wide benefit that far outweighs the historic or architectural significance of the buildings proposed for demolition. The new Inpatient Building will provide single-bed rooms, which is the current hospital standard.
- This demolition and conceptual redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of Converse Hall, a much more important historical resource than CBW. The FAHC Inpatient Building design was moved further from Converse Hall which is why it now is located close to the building footprint of CBW.
- The University will properly document, using the applicable standards of the Historic American Building Survey (HABS) all of the design, features, construction techniques and examples of materials at the CBW buildings. The University will store this documentation at the Bailey Howe Library, Special Collections, so that it can be available to historians, architectural historians and others interested in Burlington's architectural history.
- After demolition of CBW, FAHC will redevelop the site for their Inpatient Building.

- This plan will be compatible with the historical integrity and will enhance the architectural character of the immediate area by avoiding direct impacts to Converse Hall.
- FAHC plans to start construction as soon as all permits are obtained and CBW is demolished.
- The time between demolition and commencement of new FAHC construction is planned to be less than six months, however it is contingent on obtaining all necessary permit approvals. The University will be able to commence construction of the redevelopment plan only after all phases of the FAHC construction is substantially complete, in spring of 2019.
- The University will recycle as much material as possible, as part of its commitment to sustainable building practices and policy that all buildings achieve at least LEED Silver certification. Unfortunately the building materials cannot be sold, reclaimed or salvaged as CBW was built with precast concrete panels.

§5.5.3 Stormwater & Erosion Control

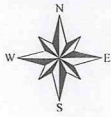
Please find attached an Erosion Prevention Sediment Control Plan for this Project (refer to Attachment 7 – EPSC Plan, dated 6/30/2014). The University will comply with the standards in Article 3, Stormwater & Erosion Control of Chapter 26 of the City Code of Ordinances: Wastewater, Stormwater and Pollution Control.

Summary:

The University believes that this Project conforms to all the applicable sections of the Burlington Comprehensive Development Ordinance. Per the City's Development Review Committee, this project is exempt from major impact review because it does not expand the floor area of an existing building or the structural capacity of existing development, as per §3.5.3 (c).

ATTACHMENTS:

Attachment 3A: Existing conditions: Orthophoto of the Central Campus Quad Area
Attachment 3B: Existing conditions: CBW Photographs



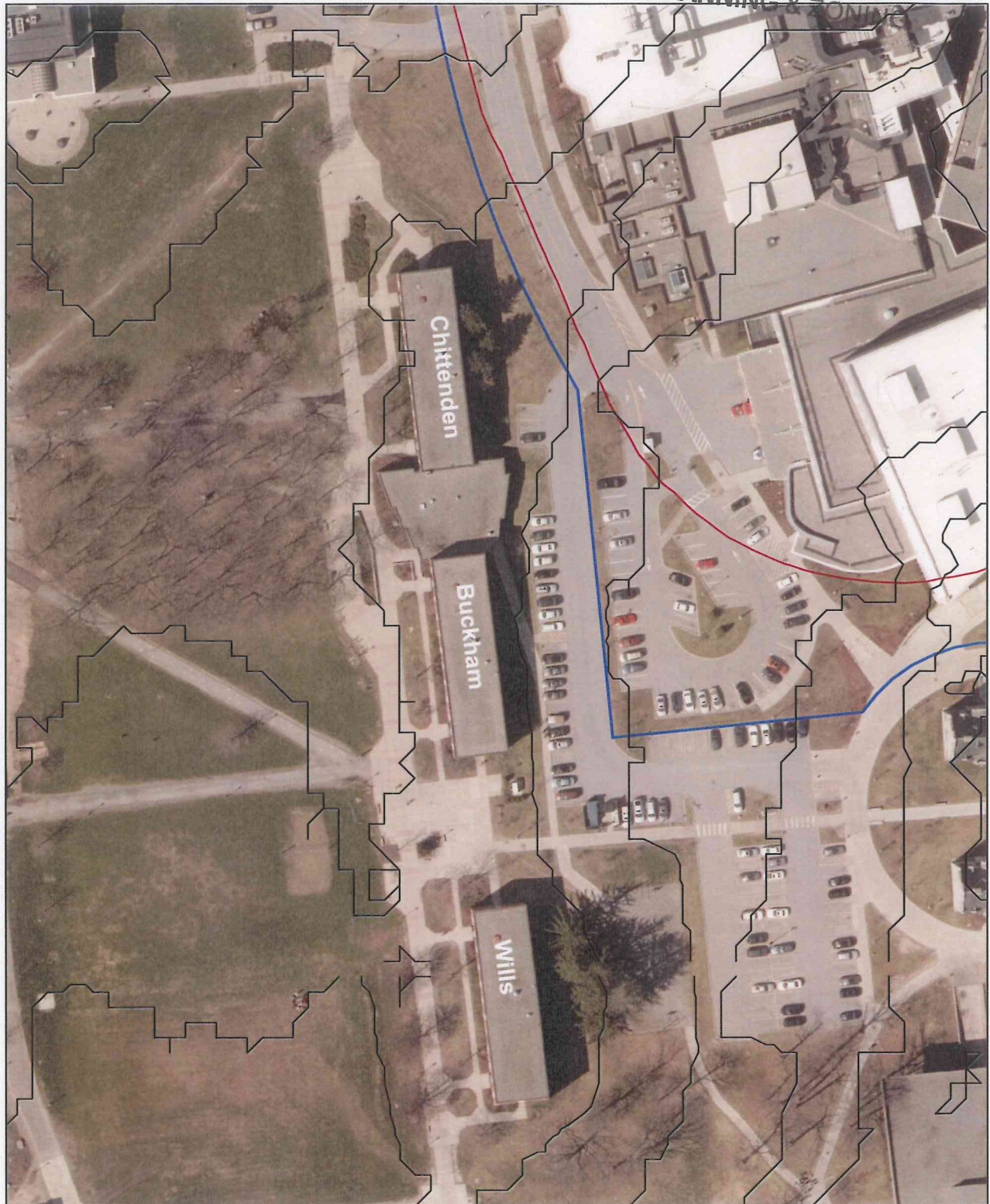
Site Location Map
Chittenden, Buckham & Wills Halls
University of Vermont

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JUN 30 2014

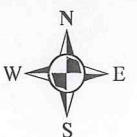
Orthophoto: Spring 2011

DEPARTMENT OF
PLANNING & ZONING



Prepared by Campus Planning Services
Date: 6/30/2014

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Chittenden, Buckham & Wills (CBW) Residential Complex Demolition
71,73 & 79 Colchester Avenue, University of Vermont
Existing Conditions Photographs



Wills, Buckham and Chittenden, South & West Façades, looking North

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Chittenden, West Façade

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Chittenden, South Entry on West Façade



Chittenden, North Façade



Chittenden, East Façade



Connector Building, East Façade (also looking at Chittenden, South & East Façades)



Connector Building, West Façade



Buckham, South Façade



Buckham, East Façade



Buckham, West Façade



Wills, South Façade



Wills, West Façade



Wills, West Façade, North Entrance



Wills, North Façade



Wills, East Façade

**The University of Vermont
Temporary Housing Replacement Plan
As of June 30, 2014**

The University is expediting the demolition of Chittenden-Buckham-Wills Residential Complex (CBW) to allow construction of Fletcher Allen Health Care (FAHC)'s new Inpatient Building Project.

Although UVM would remain in full compliance* with the 2009 UVM/City Memorandum of Understanding regarding housing, the University plans to keep our housing capacity at the current level of 6,110 beds. In order to achieve this, the University has developed a Temporary Housing Replacement Plan to replace CBW bed capacity. The existing capacity of the CBW is 391 beds (i.e., Chittenden Hall = 130 beds, Buckham Hall = 133 beds, Wills Hall = 128 beds). The following outlines the University's plans to maintain the same number of beds during this interim period as follows:

1. **326 Quarry Hill Road, South Burlington** – UVM entered into a lease with Northeast Quarry, LOLC for the entire building commencing August 15, 2014. The property comprises 32 apartments and will accommodate **126** students. The lease is subject to annual renewal in UVM's sole discretion.
2. **Quarry Hill Road, South Burlington** – UVM is in serious negotiations to occupy an additional building that will provide housing for approximately **150** students. The lease will be for one year, subject to annual renewal in UVM's sole discretion.
3. **870 Williston Road (Sheraton), South Burlington** – UVM is in discussions with the Sheraton regarding rental of 40 guest rooms in the original wing of the Hotel. These rooms will accommodate **80** students.
4. **Reconfiguration of Existing Student Housing Capacity** – UVM's current capacity is over 6,110 beds. The University can reconfigure existing housing to accommodate the additional **35** student beds. The University does this on an annual basis to accommodate fluctuating student levels.

Total Temporary Housing Replacement Plan = 391 beds

*UVM is in full compliance with the 2009 UVM/City MOU on Housing and would remain so even if temporary beds were not leased:

	Enrollment	Housing Capacity
Fall 2009	10,156	5,707
Fall 2013	9,764	6,110
DIFFERENCE	(392)	403

ATTACHMENT 4 - UVM Temporary Housing Replacement Plan

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JUN 30 2014

DEPARTMENT OF
PLANNING & ZONING

GREEN MOUNTAIN WALKWAY

The Green Mountain Walkway is a pedestrian avenue and connective green space that creates a system of linkages through the core of the campus to Trinity District to the north and Redstone Campus to the south. Where University Place represents the historic heart of the campus, Green Mountain Walkway has a more contemporary context, which is reflected in the arcing form of the walkways, its new open spaces, lighting and site furnishings.

The Green Mountain Walkway begins at the north edge of the Main Street North District on Colchester Avenue, where the existing access road to Fletcher Allen Health Care has been realigned to allow the walkway to follow a more direct route. The Green Mountain Walkway moves through the C-B-W Quadrangle with a sequence of gently-arcing walkways that strike a counterbalance with the existing architecture grid of the quad. A secondary system of pathway traces the perimeter of the C-B-W quad, and cuts through it laterally and diagonally. At the Bailey/Howe Library, the Green Mountain Walkway forks, with one branch arcing through the Bailey/Howe Quadrangle, and another towards the foot of the hill at the Aiken Center, where it meets up with a pathway that moves diagonally through the Dudley H. Davis Center Oval, to connect with the Redstone Walkway to the south and the University Gateway Arboretum to the east.

The crescent formed between the arcing and the straight sections of the Green Mountain Walkway in the C-B-W Quad becomes a lawn of gently tilted planes suitable for informal games and lying out in the sun. The east face of the landforms is steeper, and acts as a seating edge looking out onto the walkway.

The convergence of the Green Mountain Walkway and the pathway leading to Converse Hall is marked with a plaza that is envisioned as a center of social and residential life in the C-B-W Quad.

The arcing paths of the Green Mountain Walkway are lined on either side by a row of deciduous trees. The open spaces on either side of the walkway are planted with more formal groupings of trees, and open glades.

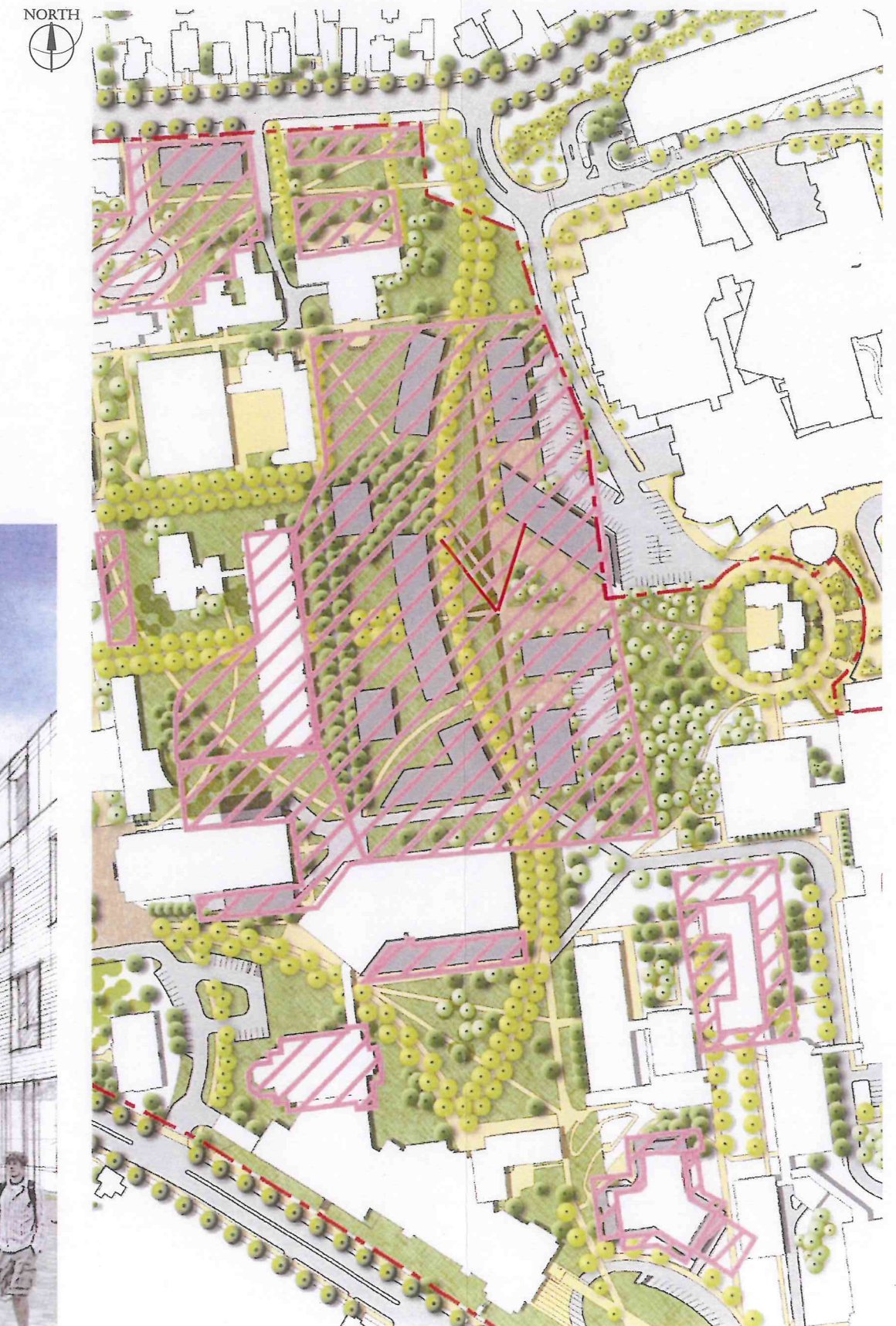
The Green Mountain Walkway is tied together by a consistent and distinct language of materials and site furnishings.

Green Mountain Walkway is also being considered as a possible future location for some of the food vendors currently located on University Place due to the future transformation into a high pedestrian activity zone. This location, convenient to both the core campus and Trinity District along with electrical water hook-ups, would be an excellent place for outdoor eating and informal gathering.

The illustrative plan and perspective represent preliminary concepts only.

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PLANNING & ZONING

GREEN MOUNTAIN WALKWAY



CITY OF BURLINGTON AND UNIVERSITY OF VERMONT
MEMORANDUM OF AGREEMENT
RE: 2009 ZONING AMENDMENTS

THIS MEMORANDUM OF AGREEMENT ("Agreement") is executed by and between Daniel M. Fogel, as President and on behalf of the University of Vermont and State Agricultural College ("UVM") and Bob Kiss, as Mayor and on behalf of the City of Burlington, Vermont ("the City") (collectively, "the parties").

WHEREAS, UVM has proposed several amendments to the City's zoning ordinance that will enhance development capacity on the UVM Campus; and

WHEREAS, during the process of considering zoning changes related to development on the UVM Campus consistent with the UVM Master Plan, concerns arose about the impact of student housing on residential neighborhoods throughout the City; and

WHEREAS, it is in the best interest of both the City and UVM that an agreement be reached to address those concerns;

NOW THEREFORE, IT IS AGREED by and between the City and UVM as follows:

1. UVM will diligently pursue permits and construction to allow utilization of McAuley Hall for 163 student beds, with a goal of having those beds available Fall 2009.
2. UVM will diligently pursue permits and construction to develop, likely through a third party developer, 400 new beds in an apartment style project on the Redstone campus, in some other location within the institutional districts defined in the Burlington zoning ordinance in effect on March 9, 2009, or outside the boundaries of the City of Burlington, with a goal of having those beds available Fall 2011.

3. After Fall 2009 and continuing throughout the duration of this agreement, UVM agrees to provide, by its own means or by working with a third party developer, student housing within the institutional districts defined in the City zoning ordinance in effect on March 9, 2009, or outside the boundaries of the City of Burlington on a 1:1 basis relative to increased enrollment of undergraduate students beyond the number enrolled in Fall 2009.

a. For the purposes of this agreement undergraduate students are defined as those who are enrolled in an undergraduate degree program for at least 9 credit hours per semester and have not yet earned a baccalaureate degree.

b. The City agrees that the 1:1 requirement would be applicable over a two year time frame. For example, in the Fall of 2011 UVM would certify that the total increased enrollment of undergraduate students between Fall 2009 and Fall 2011 has been matched by the same number of new student beds as described above.

4. UVM agrees to identify the number and where UVM students live off-campus based on information reasonably available to UVM, to enable the City and UVM to work together to address impacts on neighborhoods.

5. City and UVM agree to work together to identify and support potential sites for student housing, including future student housing development on campus within the enhanced capacity for development provided by the amendments to the zoning ordinance. UVM will also explore the creation of incentives for some students to live at home or outside of Burlington in order to mitigate the need to build additional student housing.

6. City and UVM specifically agree to make good faith efforts to work together to address impediments to developing new student housing, classroom and office space, and

other University facilities on the Redstone Campus and the Trinity Campus in a cost effective, economically viable manner.

7. The City and UVM will continue to make good faith efforts to work together to reduce the current impact of UVM students on neighborhoods.

8. Beginning in 2010, UVM shall provide an annual progress report to the City by June 30 of each year based on its commitments contained in this Agreement.

9. The commitments of the City and UVM specified in this Agreement shall only be effective if the City does not include the On-Campus Student Housing Requirements proposal recommended by the Planning Commission in the currently pending amendment of its zoning ordinance.

10. This Agreement shall become null and void if during the duration of this Agreement the City enacts any ordinance amendment or other mandate that requires UVM to create additional student housing.

11. The duration of this Agreement shall extend until June 30, 2015 and may be extended by joint agreement of the parties for an additional five years.

12. The following agreements entered into between the parties shall remain in full force and effect:

a. Agreement entered into on November 6, 2000, relating to various matters.

b. Agreement for Payment in Lieu of Taxes entered into on March 16, 1989, as amended on May 31, 2001.

c. Letter of Agreement entered into on September 26, 2007, relating to payment for services.

13. This Agreement shall be effective as of the date of its execution by the second party.

14. A copy of notices given under this Agreement shall be delivered as follows:

To the City: City of Burlington
City Attorney
City Hall, 149 Church St., Suite 11
Burlington, Vt. 05401

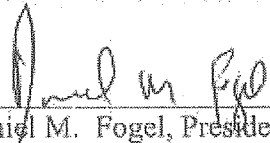
To UVM: University of Vermont
General Counsel
Office of the General Counsel
357 Waterman Bldg.
Burlington, Vt. 05405

15. No modification to this Agreement shall be effective unless memorialized in writing and signed and dated by duly authorized agents of each party.

16. This Agreement shall be interpreted in accordance with the laws of the State.

AGREED:

FOR THE UNIVERSITY OF VERMONT AND
STATE AGRICULTURAL COLLEGE:


Daniel M. Fogel, President

Date: 4/23/09

~~FOR THE~~ CITY OF BURLINGTON:


Bob Kiss, Mayor

Date: 9/15/09

MARTHA R. LANG, PH.D.
138 COLCHESTER AVENUE
BURLINGTON, VERMONT 05401
802-862-1094

Rec e 222/14
DAB mtg.

July 22, 2014

Design Advisory Board
City Hall
149 Church Street
Burlington, VT 05401

Re: 111 Colchester Avenue and 10 University Place

To Whom It May Concern:

I live across the street from FAHC/UVM on Colchester Avenue and own six houses in the immediate area. The following four issues: storm water, the property line adjustment, the historic buildings, and student housing are of concern to me.

1. Storm Water

In the last year I have spent over \$20,000 to repair the damage to my buildings from the storm water run-off in the area. It seems every time FAHC builds on the hill the damage to the foundations and basements of my houses gets worse. If FAHC has not, and is not causing the storm water damage, then what is causing it should be identified and fixed as soon as possible.

2. Property Line Adjustment

How much of the proposed addition to FAHC extends onto UVM property? Could the alternative plan, that does not require a property line adjustment, be reconsidered? If not, why not?

3. Historical Buildings

At the June, Ward 1 NPA FAHC did not mention the historical dorms being demolished. At the DRB sketch plan review only two dorms were identified for demolition. Why are three dorms now being considered for demolition? These buildings are historic, and more importantly they are examples of the first prefab buildings in America.

4. Student Housing.

If the dorms are demolished shouldn't there be a MOU between the City of Burlington and UVM on the school's commitment to provide interim replacement housing for its students. There is a

shortage of housing in Burlington and adding hundreds of student to this situation will only decrease the quality of life for the residents of Burlington.

Thank you.

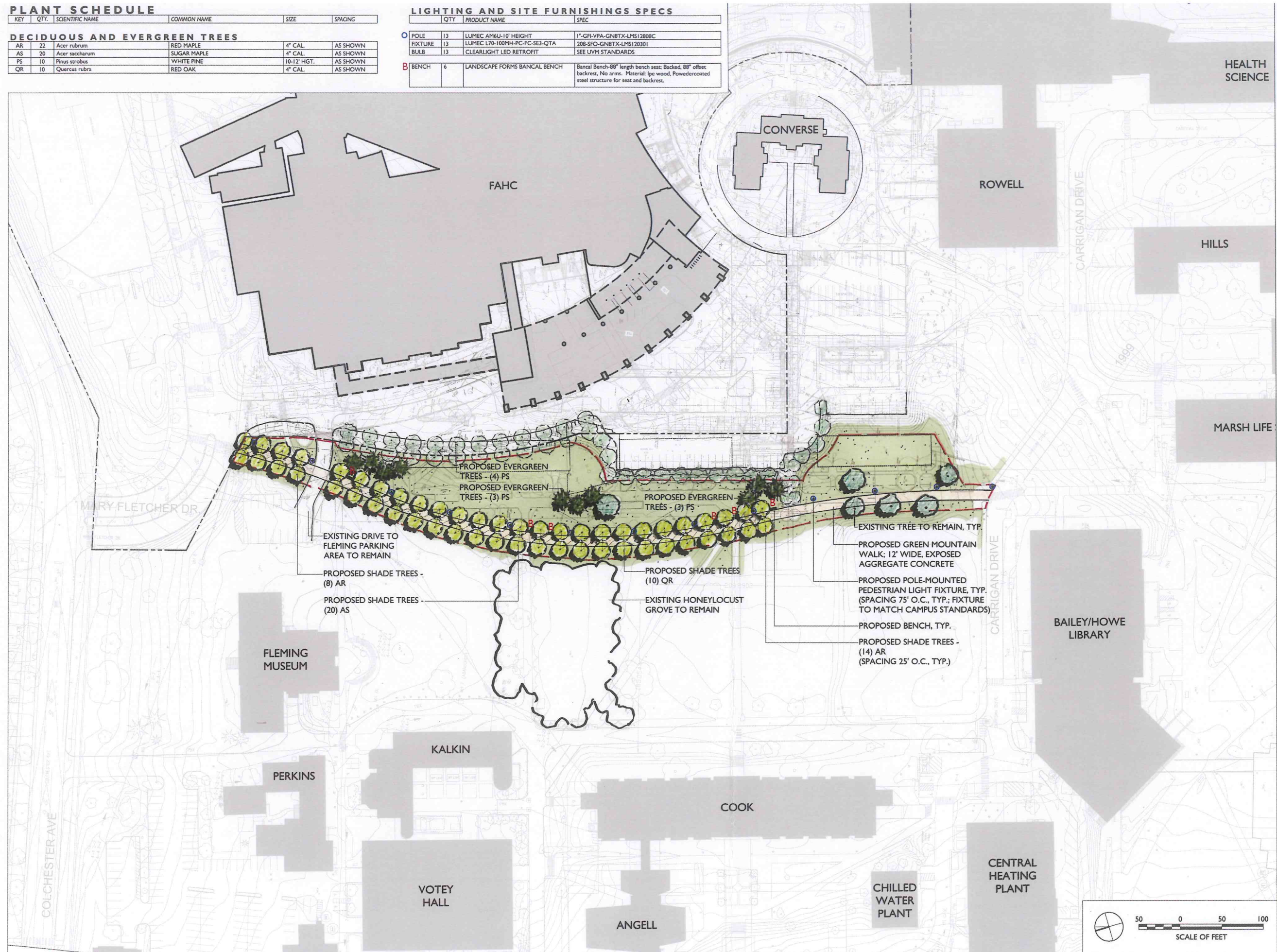
Sincerely,

A handwritten signature in cursive script that reads "Martha Lang". The signature is written in dark ink and is positioned above the printed name.

Martha R. Lang, Ph.D.

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS AND EVERGREEN TREES					
AR	22	Acer rubrum	RED MAPLE	4" CAL	AS SHOWN
AS	20	Acer saccharum	SUGAR MAPLE	4" CAL	AS SHOWN
PS	10	Pinus strobus	WHITE PINE	10-12" HGT.	AS SHOWN
QR	10	Quercus rubra	RED OAK	4" CAL	AS SHOWN

LIGHTING AND SITE FURNISHINGS SPECS			
	QTY	PRODUCT NAME	SPEC
O	13	LUMEC AM6J-10' HEIGHT	1"-GFV-GPB-NBTX-X-MS1280BC
	13	LUMEC L70-100MH-PC-FC-SE3-QTA	200-SFO-GNBTX-X-MS120301
		FIXTURE	USE UVM STANDARDS
	13	BULB	CLEARLIGHT LED RETROFIT
B	6	LANDSCAPE FORMS BANCAL BENCH	Bancal Bench-80" length bench seat; Backed, 88" offset backrest. No arms. Material: Ipe wood, Powdercoated steel structure for seat and backrest.



**UVM
CBW SITE
CONCEPTUAL
REDEVELOPMENT
PLAN
CONCEPTUAL
GREEN
MOUNTAIN
WALKWAY**

REVISIONS

[illegible]

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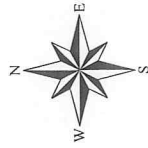
DRAWING NO.

JOB NO.

SCALE 1" = 50'-0"

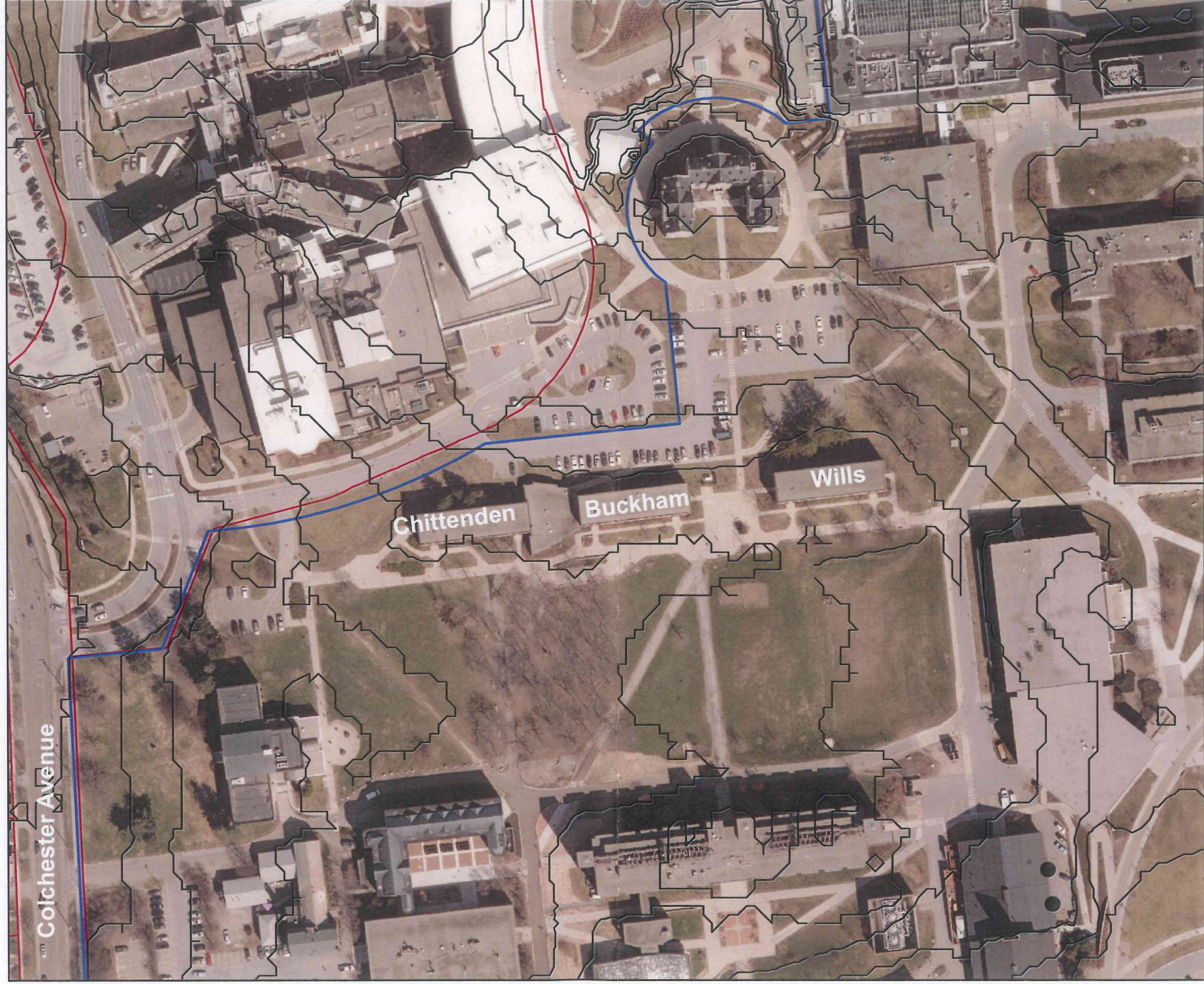
DATE 07.22.14

L.I.I.



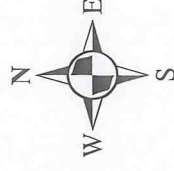
Site Location Map
Chittenden, Buckham & Wills Halls
University of Vermont

Orthophoto: Spring 2011



Prepared by Campus Planning Services
Date: 7/22/2014

0 85 170 340 Feet



Path: S:\cps\PLANNING\PROJECTS\PLANNING WORK\Lani master.mxd

Department of Planning and Zoning

149 Church Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

David E. White, AICP, Director

Ken Lerner, Assistant Director

Sandrine Thibault, AICP, Comprehensive Planner

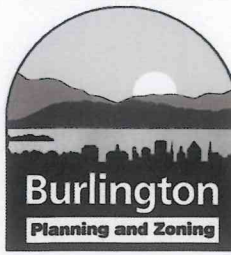
Jay Appleton, Senior GIS/IT Programmer/Analyst

Scott Gustin, AICP, CFM, Senior Planner

Mary O'Neil, AICP, Senior Planner

Nic Anderson, Zoning Clerk

Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Senior Planner

Date: September 2, 2014

RE: ZP 14-1321CA; 111 Colchester Avenue (FAHC)

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP 14-1321CA

Location: 111 Colchester Avenue

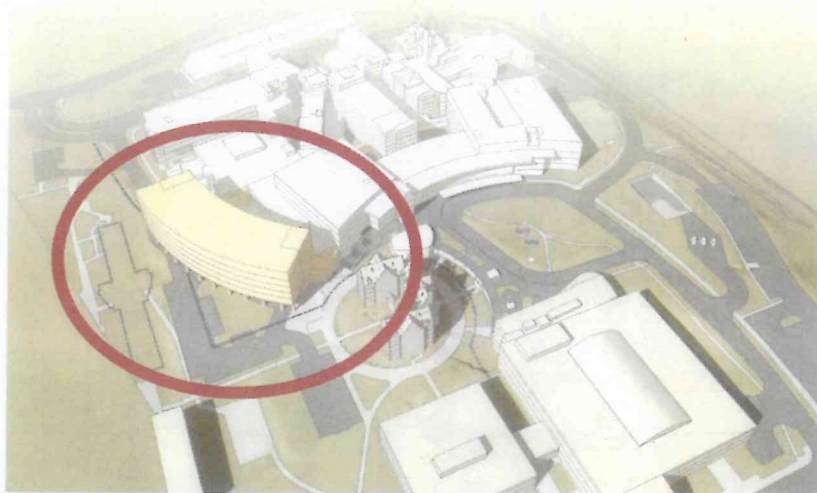
Zone: ICC-FAHC **Ward:** 1

Date application accepted: June 30, 2014

Applicant/ Owner: Fletcher Allen Health Care / Dave Keelty [UVM has companion applications]

Request: New approximately 208,000 sq. ft. Inpatient Building west of the Ambulatory Care Center building at the Medical Center Campus. Development includes parking lot improvements.

The **Design Advisory Board** reviewed the application at their July 22, 2014 meeting, and voted unanimously to recommend approval and forward to the DRB, adopting the conditions recommended in the staff report.



SKETCH PLAN REVIEW
INPATIENT BUILDING PROJECT

BUILDING MASSING STUDY

12 MARCH 2014

Fletcher Allen Health Care
Burlington, VT

morris switzer
ARCHITECTS

The Conservation Board reviewed the application and materials at meetings on August 4 and 25, 2014, and voted unanimously to recommend approval with adoption of standard stormwater conditions.

Background:

There are extensive zoning, building, electrical, plumbing and mechanical permits on file. Some of the major construction projects include:

- **ZP 14-0807SP**; Sketch plan review to construct new Inpatient Building west of the Ambulatory Care Center building. March 2014.
- **ZP 13-0284CA**; Expansion of seventh floor, Baird Building, for maternity unit. Approved November 2012.
- **ZP 09-436CA**; Installation of Newton Healing Garden among Baird, Shepardson South and ACC; and landscaped Psychiatric interior courtyard between Shepardson South, rear of East Pavilion and rear of loading docks. As-built approval from Renaissance Project plans. Approved November 2008.
- **ZP 09-253CA**; Construct 23,133 sq. ft. addition for radiation oncology department at East Pavilion with green roof/outdoor space. Phasing to allow later construction of water feature. Approved November 2008.
- **ZP 04-516**; Phase II. Site improvements for FAHC's Renaissance Project and shorten proposed tower and other detail changes to building plans. COA 00-038I. Approved June 12, 2004.
- **ZP 02-251**; Phase M of FAHC Ambulatory Care Facility/Educational center. Phase M consists of the construction of the underground parking garage.
- **ZP 02-250**; Phase L of FAHC Ambulatory Care Facility/Educational center. Phase L consists of the renovation of the Fletcher building, including the porte cochere and coupola. July 2000.
- **ZP 02-249**; Phase K of FAHC Ambulatory Care Facility/Educational center. Phase K consists of construction of the gardens around the Fletcher building. November 2001.
- **ZP 02-248**; Phase J of COA 00-038 FAHC Ambulatory Care Facility/Educational center. Phase J consists of :1. Demolish Burgess building; 2. Construct east parking lot and oxygen tank farm; And 3. Landscaping in these areas and along cooling towers. November 2001.
- **ZP 02-247**; Phase I of COA 00-038 FAHC Ambulatory Care Facility/Educational center. Phase I consists of construction of the inpatient concourse. November 2001.
- **ZP 02-246**; Phase H of COA 00-038 FAHC Ambulatory Care Facility/Educational center. Phase H consists of: 1.Construction of emergency dept. On the 1st floor of acc west pavilion; 2. Demolition of part of smith building and renovation of remainder; 3. Construction of emergency drive and parking lot; and 4.Converse landscaping. November 2000.

- **ZP 02-245**; Phase G of COA 00-038 FAHC Ambulatory Care Facility/Educational center. Phase G consists of the construction of the ambulatory care center west pavilion (Floors 2 to mechanical penthouse.) November 2001.
- **ZP 02-244**; Phase F of COA 00-038 FAHC Ambulatory Care Facility/Educational center. Phase F consists of the construction of the patient access center, south parking lots, and main quadrangle. November 2001.
- **ZP 02-243**; Phase E of COA 00-038 FAHC Ambulatory Care Facility/Educational center. Phase E consists of the demolition of Alumni Hall and construction of the educational center, including both above and below ground portions and the auditorium. November 2001.
- **ZP 02-242**; Phase D Of COA 00-038 FAHC Ambulatory Care Facility/Educational center. Phase D consists of the McClure service core. November 2001.
- **ZP 02-241**; Phase C Of COA 00-038 FAHC Ambulatory Care Facility: central plant, loading docks, materials handling area, cooling towers, and garage.. Approved November 2001.
- **ZP 02-224**; New Birthing Center on top floor of McClure building. Addition of 12,239 sq. ft., Removing 2,111 sq. ft. For net of 10,128 sq. ft.. September 2001.
- **ZP 01-510**; Lot line adjustment between FAHC and UVM as part of the Ambulatory Care Facility proposal. March 2001.
- **ZP 01-379**; Construct four temporary buildings: Three to house hospital functions displaced during construction of FAHC Ambulatory Care Facility; and one as a temporary entrance for the emergency department. April 2001.
- **ZP 00-676**; Phase O of FAHC Ambulatory Care Facility/Educational center. Phase O Consists of site excavation and foundations for all proposed buildings, Including the central plant, Ambulatory Care Facility, Education center and parking garage.
- **ZP 00-676**; Phase N of FAHC Ambulatory Care Facility/Educational center. Phase N consists of the demolition of Adams, Medical Records, Brown and Brown Pavillion totaling approximately 58,000 sq ft. July 2000.

Overview: Fletcher Allen Healthcare is proposing an approximately 208,000 square foot Inpatient Building to be located above the Emergency Department on the west side of its campus. The proposed building will consist of approximately 128 inpatient **replacement** beds to be hosted within single rooms, connecting to the McClure Building and the West Pavilion of Ambulatory Care Center (ACC.)

After Technical Review in November 2013 with city staff, the design team “nudged” the proposed building away from Converse Hall to reduce any proximity conflicts with the historic structure. As a result, the development will include a small boundary line adjustment with the University of Vermont. That separate boundary line adjustment request is anticipated for October 2014.

The applicant presented 2 design options for the Design Advisory Board’s consideration and discussion. A final selection has been submitted as part of this application.

This project development is subject to limited municipal review per the following state statute:

Vermont State Statute, §4413, Limitations on municipal bylaws

- (a) *The following uses may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended function use:*
- (1) *State or community owned and operated institutions and facilities.*
 - (2) *Public and private schools and other educational institutions certified by the state department of education.*
 - (4) *Public and private hospitals.*

Staff recommendation: COA approval, per the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Part 3: Impact Fees

The proposed Inpatient Building does not meet any of the exemptions from Impact Fees under Section 3.3.3. Therefore, Impact fees would be assessed, based upon the gross new floor area of the development. A project of 208,000 sq. ft of new floor area would require payment of the following Impact Fees: [Actual calculations will reflect final gross floor area, should it differ.]

SF of Project 208,000

Department	Offices & Other	
	Rate	Fee
Traffic	0.641	133,328.00
Fire	0.188	39,104.00
Police	0.333	69,264.00
Parks	0.397	82,576.00
Library	0.000	0.00
Schools	0.000	0.00
Total	1.559	\$ 324,272.00

Section 3.3.7 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:

- (a) *New Building: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.*

Affirmative finding as conditioned.

Part 5, Conditional Use & Major Impact Review

Conditional Use review and portions of Article 6 are not subject to municipal review per the Vermont State Statute, §4413, Limitations on municipal bylaws. See above.

(b) Major Impact Review Standards

Section 3.5.3 Exemptions (Comprehensive Development Ordinance)

Major Impact Review shall not apply to applications involving one or more of the following:

(d) Projects that do not result in a change of use or increased parking demand as determined by the administrative officer.

Parking requirements for hospital use are based on patient beds. The proposed Inpatient Building will provide 128 **replacement** beds; relocated from the Shepardson building. The beds that are planned for the Inpatient Building exist on the campus today as part of the hospital use and will be relocated as the focus of this project.

Fletcher Allen has a cap at 2,094 parking spaces on this campus. No change to the parking count is proposed.

There is no change in use; the development is for an attached patient care building.

The same exemption was provided for the Radiation Oncology addition, in November 2008 per this standard.

Therefore, the Inpatient Building **meets the exemption from Major Impact review** as the project does not result in a change of use or increased parking demand.

Article 4: Maps & Districts

Section 4.4.4 Institutional District

(a) Purpose:

*The **Institutional District (I)** as illustrated in Map 4.4.4-1 allows for an increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city's major educational and health care institutions within their respective institutional missions. New development is intended to be sensitive the historic development pattern of the existing campuses as well as the surrounding residential neighborhoods. The district is intended to support broad range of related uses reflecting the resident institution's role as regional educational, health care, cultural and research centers. Buildings should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sites should be designed to be pedestrian friendly and encourage walking between buildings. Where parking is provided onsite, it is intended to be hidden behind, to the side, within, or underneath structures.*

See ICC-FAHC Overlay District, below.

Part 5: Overlay Zoning District Regulations

Sec. 4.5.2 Institutional Core Campus Overlap Districts

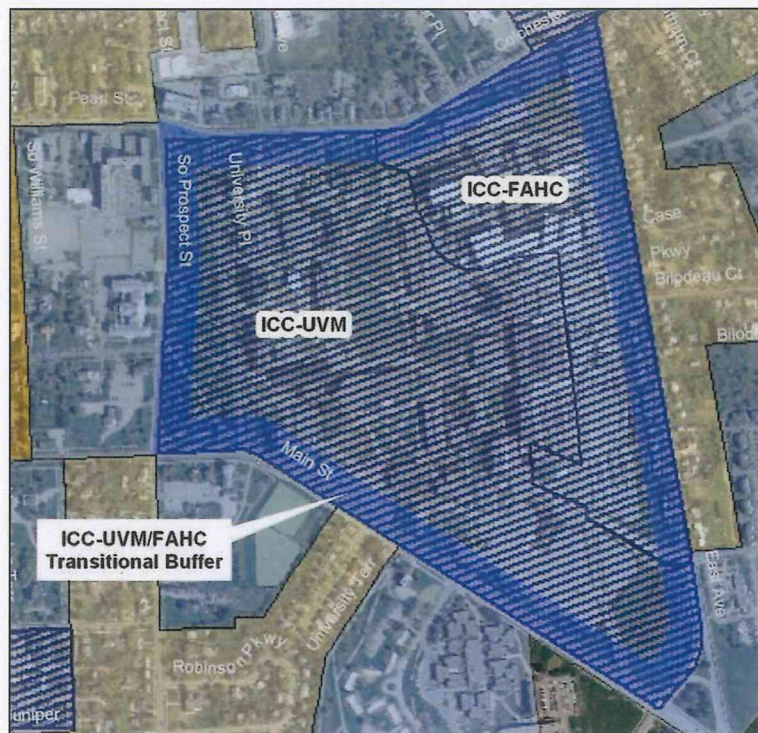
*(b) 1. **Fletcher Allen Health Care Medical Center Campus (ICC-FAHC)** allows for an increased development scale and intensity than would typically be found in the adjoining and underlying districts to support continued growth and expansion of the state's academic medical center. As a regional tertiary-level care facility, on-site parking is expected to play a larger role than otherwise would be expected for the other institutional campus overlays in order to accommodate the needs of patients and visitors. While outdoor spaces and circulation systems should be inviting and accommodating for pedestrians, the overall development of the campus*

would be expected to emphasize the needs of internal circulation and functions in order to meet patient care requirements.

(c) District Specific Regulations: Fletcher Allen Health Care Medical Center Campus (ICC-FAHC);

1. Transitional Buffer:

- A. *The Transitional Buffer shall include all property within the area as measured from the centerlines of Colchester Avenue and East Avenue, and extending 150 feet into the ICC-FAHC District as delineated on Map 4.5.2-2 Transitional Buffer.*



Map 4.5.2-2: Transitional Buffer

The boundary line adjustment will increase the entire Fletcher Allen campus from 32.34 acres to 33.37 acres. (See p. 8, *Inpatient Building, Fletcher Allen Healthcare*, submission booklet.) The Transitional Buffer is not expected to change due to the anticipated property line adjustment. The total buffer area will measure 8.74 acres with 2.24 acres of impermeable area for a total of **26%; below the 40% maximum**. The proposed overall lot coverage, including the Inpatient Building and associated parking on the Fletcher Allen campus will increase slightly from 19.02 acres to 19.71 acres; an increase from 58% to 59%. This is under the total maximum lot coverage of 65%. See below.

- B. *Lot coverage shall not exceed 40% for the aggregate of all land owned by an institution and located within the Transitional Buffer.*

As noted, the Transitional Buffer will not be affected by the anticipated property line adjustment between FAHC and UVM. The coverage calculation, however, of all aggregate lands owned by

each institution will change. The applicant has provided these new calculations for FAHC (26% transitional buffer, 59% overall) and the UVM parcel as part of their submission to confirm compliance with this standard. (UVM's calculations assume a property boundary alteration, and are exclusive of demolition of three residence halls and installation of the Green Mountain walkway. Coverage is calculated before the land transfer at 48.09%; after all projects completed 48.04%.)

C. Unless replaced on site, no housing unit in a residential structure located within the Transitional Buffer shall be demolished or converted to a nonresidential use, except for housing units which are exempt from the provisions of Article 9. The Housing Replacement standards of this ordinance shall apply to any such activity.

No housing units are proposed to be demolished or converted.

Affirmative finding.

2. Lot coverage

Maximum lot coverage shall be applied to the aggregate of all lots owned by a respective institution and located within the ICC-FAHC District. Lot coverage shall not exceed 60% except as provided below.

Proposed lot coverage, including the Inpatient Building and associated parking on the Fletcher Allen campus will increase slightly from 58% to 59%.

The maximum lot coverage for the entire tract of land owned by an institution within the ICC-FAHC District may be increased by one percent for each one percent that the Transitional Buffer coverage is less than 40%, up to a maximum of 65%.

See above. **Affirmative finding.**

3. Setbacks

Minimum side and rear yard setbacks in the underlying zoning district shall not be applicable within the ICC-FAHC District.

Front setbacks shall be fifteen (15') feet measured only along any street defining the Transitional Buffer.

Minimum side and rear yard setbacks of the underlying (Institutional) zoning district do not apply to the ICC-FAHC overlay zoning district.

The Inpatient Building project will not affect required setbacks along East Avenue or Colchester Avenue, as is it located on the interior of the site. **Affirmative finding.**

4. Surface Parking

No new outdoor surface parking spaces shall be permitted unless the number of the new outdoor surface parking spaces is offset by a corresponding removal of outdoor surface parking spaces existing as of January 1, 2007, and upon the approval by the DRB.

No net new parking spaces are proposed. Parking lot alterations include replacement of all existing surface parking spaces. As no new patient beds are requested within the development proposal, no additional parking is required. All beds proposed for the Inpatient Building will be

replacement beds from those in Shepardson 3North and Shepardson 4North within the existing campus.

Parking improvements to the UVM parking lot are considered under a separate application.

See Article 8 for more information relative to parking.

Affirmative finding.

5. Building Height

No portion of any building within the ICC-FAHC Height Overlay (as delineated on Map 4.5.2-3 ICC-FAHC Height Overlay) shall exceed the elevation of a plane running parallel to the earth at 540-feet above mean sea level. The provisions of Sec. 5.2.5 Building Height Limits shall not be applicable within the ICC-FAHC Height Overlay.

The proposed boundary line change with UVM will afford the real estate to construct the project; however portions of that Inpatient Building will extend over the ICC-FAHC height overlay and into the ICC-UVM Height overlay (See Map 4.5.2-3 ICC-FAHC and 4.5.2-4, ICC-UVM Central Campus Height Overlay).

The height of the proposed Inpatient Building, as measured to the top of the penthouse roof and illustrated on Plan AP-2.4, is 459.31' above mean sea level; below the 540' limitation of this standard.

A small section of the northerly corner of the Inpatient Building falls within the ICC-UVM height overlay. (See Plan C-1PL, Boundary Adjustment Plan.) The restrictions for that overlay district are as follows:

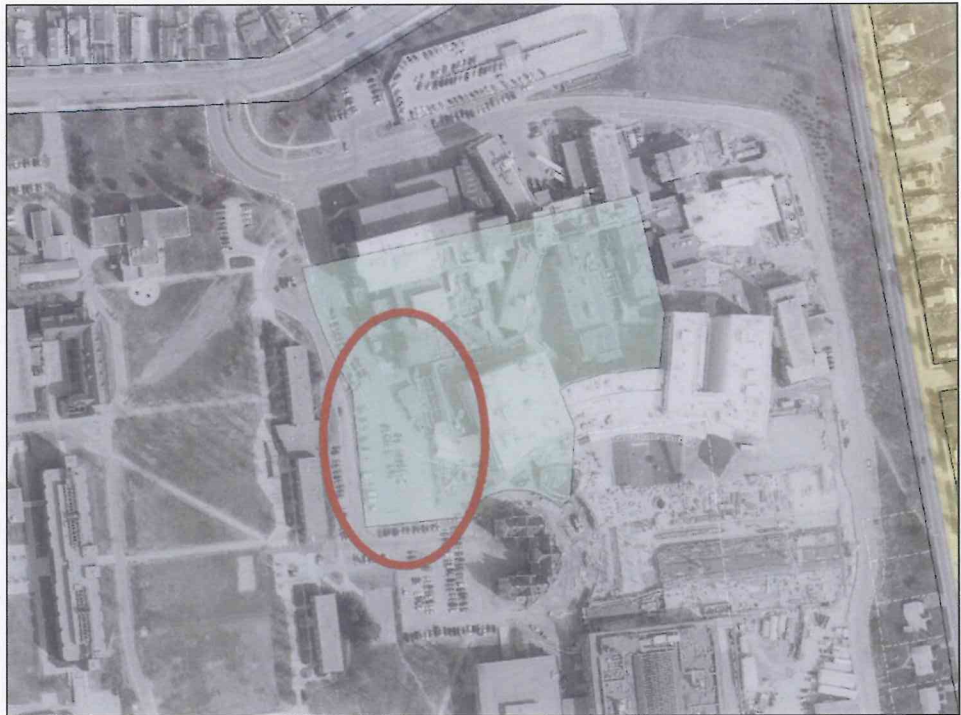
Section 4.5.2 (d) District Specific Regulations: UVM Central Campus (ICC-UVM)

5. Building Height

Building height within the ICC-UVM Central Campus Height Overlay shall not exceed 140 feet.

Exterior elevation plans AP-2.4 define grade at 358.38' above mean sea level. Subtracted from the projected height (459.31' AMSL), building height as measured along the westerly elevation of the Inpatient Building falls just shy of 101'. This meets the height limitation within the ICC-UVM Height Overlay. See narrative, *Inpatient Building, Fletcher Allen Health Care*, p. 7.

Affirmative finding.



Map 4.5.2-3 ICC-FAHC Height Overlay. Location of proposed development identified.

No portion of any building outside of the ICC-FAHC Height Overlay may exceed the elevation of a plane running parallel to sea level from the highest point of the tallest structure at the highest elevation within the ICC-FAHC District as depicted as of January 1, 2009.

With the exception of the small area that falls within the ICC-UVM Height Overlay, all the remaining area of the development is within the ICC-FAHC Height Overlay. The project complies with dimensional limitations of both overlay districts.

Affirmative finding.

6. Density

In the ICC-FAHC District, density restrictions set forth in Article 4, Sec. 4.4.4 shall not apply to dormitories and rooming houses as defined in Chapter 18 of the Burlington Code of Ordinances. The restrictions on the non-residential equivalent set forth in Art. 5, Sec. 5.2.7 (a) 2 shall not apply in the ICC-FAHC District.

Table 4.4.4-1 (Dimensional Standards and Density, Institutional District) does not apply per this standard.

No changes to the intensity of use are proposed. The Inpatient Building is intended to offer replacement (single occupancy) patient beds that are currently in double room accommodations in Shepardson 3North and Shepardson 4North buildings.

Affirmative finding.

Note! The Provisions of **Section 4.5.2 (d)**, ICC-UVM have been implied and assume a boundary line adjustment with UVM. That is anticipated in October 2014.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Sec. 5.2.3 Lot Coverage Requirements

See Sec. 4.5.2 (c) 2. above.

Sec. 5.2.4 Buildable Area Calculation

This criterion does not apply to properties in the ICC-FAHC zone.

Sec. 5.2.5 Setbacks

See Sec. 4.5.2 (c) 3, above.

Sec. 5.2.6 Building Height Limits

See Sec. 4.5.2 (c) 5, above. Height limits for the ICC-UVM Overlay District; see Sec. 4.5.2. (d).5.; above.

Sec. 5.2.7 Density and Intensity of Development Calculations

See Sec. 4.5.2 (c) 6, above.

Part 4: Special Use Regulations

Sec. 5.4.8 Historic Buildings and Sites

Not subject to municipal review per the
Vermont State Statute, §4413, Limitations on municipal bylaws.

Sec. 5.4.9 Brownfield Remediation

None identified or required.

Part 5: Performance Standards

Sec. 5.5.1 Nuisance Regulations

The proposal is within expected and anticipated growth and expansion of the state's academic medical center. Nothing in the proposal appears to constitute a nuisance within this designated zoning overlay under this criterion.

Affirmative finding.

Sec. 5.5.2 Outdoor Lighting

A lighting plan has been submitted as part of the application packet. LED lighting will be used throughout the site and is proposed to coordinate with FAHC and UVM's existing lighting. Pole mounted light fixtures, matching those currently used on the FAHC campus are proposed along Hospital Drive, within the parking areas, and along walkways. Patients arriving at the Emergency Room will experience a well illuminated entrance under the structural canopy, achieved by indirect overhead lighting. Vehicular arrival/departure lanes will be similarly lit by fixtures recessed into the structure. Across the development area, lighting is proposed to provide safe, efficient lighting while matching fixtures currently in use on the campus.

Section 5.5.2 (f) Specific Outdoor Lighting Standards

1. Parking Lot Lighting

Outdoor lighting of parking and related circulation areas shall comply with the following standards:

A. The maximum mounting height for any fixture shall be 25 ft.

Fixture spec sheets provided include a generic information sheet for poles from 8-20 feet in height. (AM6, Round Aluminum Bottleneck Pole, Pole Guide, Lumec.) The applicant shall define the intended pole height.

B. The maximum illumination level shall not exceed 4 footcandles at any point.

Plan LI-1.0 (photometric) reveals light levels that exceed this standard, particularly at the base of fixtures C2-1, C2-2, C2-3, and C11. These light levels will need to be adjusted to meet this standard.

C. The maximum illumination level shall only be computed for the functional area of the parking lot.

Plan LI-1.0 offers a statistical area summary specifically for the parking lots.

D. The maximum to minimum uniformity ration shall not exceed 20:1.

On the same plan, the uniformity ratio for the FAHC parking lot is 52:00; exceeding this standard. Again, light levels will need to be adjusted to meet this standard.

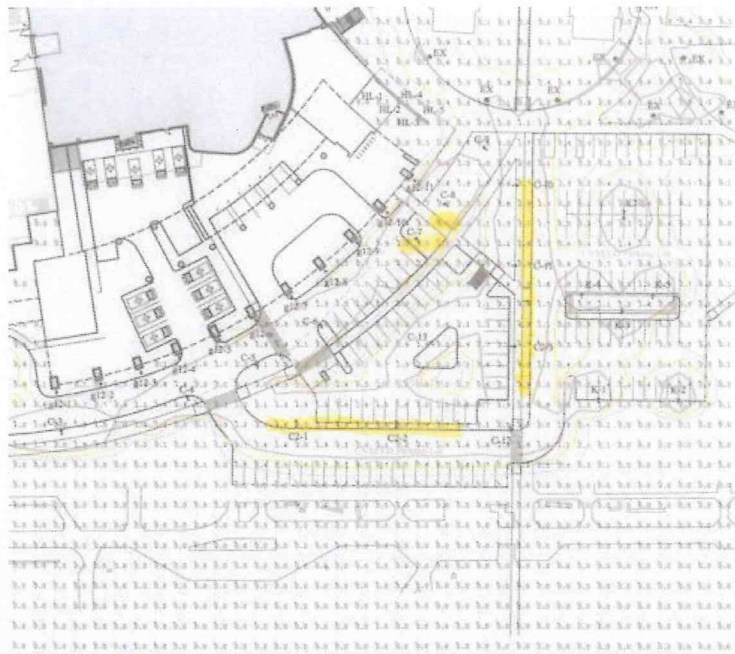
E. Illumination levels are encouraged to be reduced by at least 50% within one hour after the end of public business hours.

As the medical care facility is open 24 hours a day, there is no end to business hours. Not applicable.

2. Walkway Lighting

Outdoor lighting of walkways, alleys, and pedestrian paths shall comply with the following standards:

A. The average illumination level on a walkway or pathway surface shall not exceed 0.5 footcandles. Maximum lighting levels shall not exceed 2 footcandles.



An average illumination level on walkways is not provided. Several areas along walkways exceed the 2 footcandle standard; particularly under fixtures C2-1, C2-2, C-12, C2-3, C-11, and C-10. Additional high levels are under C-7 and C-8. Adjustments will be required.

- B. *The area over which the average illumination level is computed shall only include the walkway surface plus area on each side not more than 5 feet in width, and*
- C. *Lighting fixtures other than full cut-off fixtures may be used but shall be designed to minimize glare, direct illumination downward, and shall have an initial output of not more than 1,200 lumens.*

As a medical care facility, it is anticipated that areas under the Inpatient Building and at public access to the Emergency Room be adequately lit during evening hours. A higher level of illumination may be appropriate for the use; providing relatively high illuminance, especially where pedestrians and vehicles must interact. IES *Lighting Handbook* anticipates light levels for health care to be different from traditional exterior lighting:

The lighting of building entries for health care facilities contributes significantly to the nighttime arrival sequence where clarity of destination is important. At that entry, vertical and horizontal illuminance are important to assist in pedestrian/vehicular interaction.¹

The DRB has authority and discretion in review of lighting determined to be appropriate for security (Section 5.5.2 7.) if accompanied by a narrative articulating the specific need and purpose of the lighting as part of a plan. See submission narrative, p. 10.

All lighting will be required to meet the standards of this section, unless relief is provided under 5.5.2 7, **Security Lighting.**

Affirmative finding as conditioned.

Sec. 5.5.3, Stormwater and Erosion Control

The new development will be required to demonstrate compliance with the standards of Stormwater and Erosion Control of Chapter 26 of the City Code of Ordinances: *Wastewater,*

¹ DiLaura, David L., Kevin W. Houser, Richard G. Mistrick and Gary R. Steffy, *The Lighting Handbook* (Tenth Edition; Illuminating Engineer Society), 2011. P. 27.35.

Stormwater and Pollution Control. The project had an initial review by the Conservation Board August 4, 2014, and follow up with continued review August 25, 2014. The Conservation Board offered unanimous recommendation for approval with standard stormwater conditions.

Written approval by the City Stormwater Administrator will be requirements prior to release of the zoning permit.

Affirmative finding as conditioned.

Article 6: Development Review Standards

PART 1: LAND DIVISION DESIGN STANDARDS

Not applicable.

Review under the next two sections will be governed by the following over-arching statute:

Vermont State Statute, §4413, Limitations on municipal bylaws

(a) The following uses may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended function use:

(1) State or community owned and operated institutions and facilities.

(2) Public and private schools and other educational institutions certified by the state department of education.

(4) Public and private hospitals.

Part 2: Site Plan Design Standards

Section 6.2.2

(a) Protection of Important Natural Features:

The FAHC site is currently impervious surface, with access and parking areas at the intended site of new construction. A grading plan has been provided to minor alterations. No significant natural features are noted. **Affirmative finding.**

(b) Topographical Alterations:

Not subject to municipal review per the

Vermont State Statute, §4413, Limitations on municipal bylaws.

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

Not applicable per Vermont State Statute, §4413, Limitations on municipal bylaws.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield

information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

Not applicable per Vermont State Statute, §4413, Limitations on municipal bylaws.

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

A stormwater and erosion control plan has been included (Plans C 106, C 503.) The City Stormwater Administrator has agreed to ongoing review of the proposal, with final Chapter 26 review/acceptance as a prior-to-release condition.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Not applicable under Vermont State Statute, §4413, Limitations on municipal bylaws.

(h) Building Location and Orientation:

The introduction of new buildings and additions shall maintain the existing development pattern and rhythm of structures along the existing streetscape. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblin and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

The proposed new building does not front the existing streetscape along East or Colchester Avenue, but is an addition on the interior of the parcel to the existing medical center campus. In orientation and alignment, it does complete the westerly edge of the complex, and fronts the easterly edge of UVM's quad.

The proposed sidewalks provide adequate space for pedestrian flow (8' wide along periphery of project) and provide a connection between Colchester Avenue, the McClure building, parking areas, the emergency room hospital entrance, and the UVM campus/Converse Hall.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer regarding the adequacy of sight distances along the approaches to the intersection. To the extent practicable, development of corner lots in non-residential areas should try to place the building mass near the intersection and parallel to the street to help anchor the corner and take advantage of the high visibility location.

The proposed development is interior to the site; an addition to an interconnected group of buildings that make up the core campus of the Medical Center. It does, however, have an easily identifiable entrance for the public (to be enhanced with signage) to provide critical access to emergency health care services. Access for patient rooms in floors 3-6 will be via the Ambulatory Care Center or the McClure skywalk. **Affirmative finding.**

(i) Vehicular Access:

Not applicable under Vermont State Statute, §4413, Limitations on municipal bylaws.

(j) Pedestrian Access:

Not applicable under Vermont State Statute, §4413, Limitations on municipal bylaws.

(k) Accessibility for the Handicapped:

Not applicable under Vermont State Statute, §4413, Limitations on municipal bylaws. Building codes pertaining to accessibility continue to apply.

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.

The development proposes replacement of 136 existing parking spaces; 47 allocated to FAHC and 89 for UVM. This proposal DOES separate the parking with the proposed boundary line adjustment, placing UVM's parking spaces securely on their own parcel. Therefore, that parking alteration will require a permit associated with the UVM parcel for that work.

A well developed landscaping plan has been provided, which includes two rain gardens (one within UVM's proposed parking area) and a significant planting plan that will separate parking areas, walkways and drive paths. The Conservation Board encouraged the applicant to fully develop structural systems to effectively address on-site stormwater treatment.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

Parking areas for FAHC and UVM will share access from Hospital Drive as well as connective pedestrian walkways.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Parking spaces are defined as 18' in length, which do not meet the requirement for standard parking spaces in Table 8.1.11-1. (Plan C-104.) This standard, for spaces at a 90° angle, have a requirement of 20' in length. The required 24' in backup space is met in the plan. Article 8 does allow for compact parking spaces (18' in length), but Sec. 8.1.12 (h) is not implicit about limitation. *Compact parking spaces may be used in parking structures or lots. Up to 15% of the total parking spaces in a parking garage may be designated for compact cars.* As this is not a parking structure but a lot, the 15% does not apply. This particular standard of Article 6, however, requires that parking spaces meet the requirements as provided in Article 8; which is 20'.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

For FAHC's 47 space parking area, 9 new trees meeting the prescribed caliper will be required. The city arborist will have to be consulted to inquire if the species chosen will meet the requirement of providing the mature canopy dimension of 25'.

The applicant will be required to demonstrate compliance with the 30% parking lot shading requirement.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

Parking areas have clearly defined parking spaces and pedestrian crosswalks. Sidewalks cap the UVM lot on the north, connecting the main campus/quad to the Converse Hall. A sidewalk further connects the UVM lot to the FAHC lot and to Hospital Drive; crossing to the Emergency Room entrance. All provide a clear and unobstructed path to the proposed new building.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where

bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

A bicycle rack is provided under the roof canopy adjacent to the emergency room entrance door. The type of rack is not defined; it will need to meet the guidelines of the City of Burlington Bicycle Parking handbook. Note: Ribbon and comb racks are NOT recommended because the front wheel must be lifted off the ground in order to properly lock a bike frame to the rack.

Affirmative finding, if DRB accepts all parking spaces as compact (18' in length) or allows flexibility in back-up space to meet requirement (as was exercised at 237 North Winooski Avenue, ZP 14-0499CA/MA.)

(m) Landscaping and Fences:

An extensive landscaping plan has been submitted (See Plan L1-0.) Columnar, shade and specimen trees are proposed to provide shade throughout the parking areas and along pathways. Tree and shrub plantings are proposed along the western edge of the parking area to screen their view from the UVM general campus. Two rain gardens are proposed (one within the UVM parking area) to help with stormwater mitigation. At the south of the development area, a stone retaining wall with an adjacent courtyard is proposed to be ringed with shrubs and ground cover. The City arborist will be required to approve tree selection relative to required size, species and canopy per previous standard. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

Although not clearly defined as such, the entrance to the emergency room provides the equivalent of a public plaza to be utilized by visitors and patients. Facing westerly and partially under canopy, this area is ripe for some seating, outdoor furniture, or other amenity to liven up the space and provide a place of rest or respite. Additionally, a paved courtyard with landscaping is immediately adjacent to the Emergency Room entrance on the south.

The plan does not sacrifice safety or visibility in the provision of open space.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed

development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

See plan AP 2.6. At the height of the Autumnal Equinox, shadow cast will reach as far west as Votey Hall. As the UVM quad is immediately west of the proposed new building, most of the shadow impacts will fall on open land.

Affirmative finding.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

See Section 5.5.2.

Affirmative finding as conditioned.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

The dumpster is on the UVM parcel.

Most utility and service features are integrated into the site.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The seventh story of the proposed structure is dedicated to mechanical equipment. In the best articulation of this standard, FAHC has accepted the challenge to incorporate mechanical/HVAC within the design envelope rather than add it as an afterthought. There will be no exposed mechanical equipment viewable from the ground or adjacent buildings. **Affirmative finding.**

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

The proposed Inpatient Building, at seven stories, will rise to a rooftop elevation of 101' above grade or 459' 4" above mean sea level. This complies with the FAHC Height Overlay (Map 4.5.2-3) Institutional Core Campus Overlay District height restriction of no greater than 540' above mean sea level, as well as the ICC-UVM central campus height overlap district height restriction of no greater than 140' above grade (Map 4.5.2-4, ICC-UVM Central Campus and Height Overlay.) As proposed, the Inpatient Building falls within the height limitations of the CDO.

In concert with the existing McClure and Ambulatory Care Center (ACC), the new Inpatient Building is consistent in massing and height within the core campus. **Affirmative finding.**

2. Roofs and Rooflines.

Not applicable per Vermont State Statute, §4413.

3. Building Openings

Not applicable per Vermont State Statute, §4413.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

As UVM is a public institution, they too meet the limitation on municipal bylaws given above. Review of the relationship to Converse Hall, or the treatment of Chittenden, Buckham and Willis Hall as normally reviewed under Section 5.4.8 will not apply.

(c) Protection of Important Public Views:

See Sec. 6.2.2. (c) above.

(d) Provide an active and inviting street edge:

Not applicable per Vermont State Statute, §4413.

(e) Quality of materials:

Not applicable per Vermont State Statute, §4413.

(f) Reduce energy utilization:

See Sec. 6.2.2. (e). The building will be required to meet energy efficiency standards as defined by Burlington Electric Department. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

Only directional signage is included within this application. FAHC has a Master Sign Plan, under which additional signage may be applied for. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p).

(i) Make spaces secure and safe:

All building and life safety code, as defined by the building inspector and fire marshal, shall be implemented. **Affirmative finding as conditioned.**

Article 7: Signage

Any signage will require a separate zoning permit, and be in conformance with Fletcher Allen's Master Sign Plan (ZP05-481CA; 10-0800MP (amendment)). **Affirmative finding as conditioned.**

Article 8: Parking

The proposed Inpatient Building will not add additional bed capacity that would trigger an increase in on-campus parking. Existing permits limit Fletcher Allen's on-campus parking to a maximum of 2,094 parking spaces. Existing permits allow Fletcher Allen to vary the number of physical parking spaces on site at any given time based on its ongoing dynamic management of parking, which includes limiting on-campus parking permits for staff and others.

It is appropriate to acknowledge FAHC's participation in the Joint Institutional Parking Management Plan. The Joint Institutional Parking Management Plan (JIPMP) is the adopted plan that addresses parking; updated every five years and was approved by the DRB May 19, 2014. This approved JIPMP specifically addresses parking for the hospital's existing bed count. As noted previously, no net increase in beds is associated with this inpatient proposal.

Affirmative finding as conditioned.

Section 8.1.11 Parking Dimensional Requirements

The following standards in Table 8.1.11-1 shall be used to ensure safe, adequate, and convenient access and circulation. These standards shall be adhered to except in situations where a lesser standard is deemed necessary by the DRB due to site topography, location of existing or proposed structures, lot configuration, and/or the need to preserve existing trees and mature vegetation.

Plan C-104 defines parking spaces as 18' in length, rather than the Minimum Parking Dimension of 20' required by Table 8.1.11-1. The applicant asserts that this is a replication of the dimension of existing parking spaces in these lots, and they are simply reconfiguring the parking layout to enhance the overall development with no loss of parking spaces for either FAHC or UVM.

The DRB has the ability to consider a lesser standard, as was done under ZP14-0499CA/MA, 237 North Winooski Avenue. As a full back-up length is herein provided (24'), it is possible to allow some flexibility in parking space length when other standards are met. This is at the discretion of the DRB.

Affirmative finding if a lesser parking standard is permitted.

Sec. 8.2.5, Bicycle Parking Requirements

The new square footage will require more bicycle parking: 1/10,000 sf long term, and 1/20,000 short term bike parking. That will mean **21 new long term bike parking spaces, and 10 short term bicycle parking spaces**. A bike rack is illustrated next to the Emergency Room entrance which will accommodate the short term demand. The applicant shall define the location of required long term bike parking spaces. **Affirmative finding as conditioned.**

II. Conditions of Approval:

1. **Impact Fees**, calculated and based upon new square footage as provided by the application, shall be paid at least seven (7) days prior to occupancy of a new building or any portion thereof. Based upon submission information, the following is an estimate of anticipated Impact Fees:

SF of Project **208,000**

Department	<u>Offices & Other</u>	
	Rate	Fee
Traffic	0.641	133,328.00
Fire	0.188	39,104.00
Police	0.333	69,264.00
Parks	0.397	82,576.00
Library	0.000	0.00
Schools	0.000	0.00
Total	1.559	\$ 324,272.00

2. Stormwater Management and Erosion Prevention and Sediment Control Plans shall have the written approval of the city stormwater administrator **prior to release of the zoning permit**. The Stormwater engineer extended this option through an email submitted to staff June 27, 2014.
3. All lighting will be required to meet the standards of Section 5.5.2, unless relief is provided under Section 5.5.2 7. **Security Lighting**. A revised photometric may be required to demonstrate compliance with Section 5.5.2 of the CDO.

4. The applicant will need to demonstrate compliance with the 30% parking lot shading requirement **prior to release of the zoning permit.**
5. City arborist approval of the tree species, caliper and mature canopy surrounding the parking area per Section 6.2.2. (l) will be required **prior to release of the zoning permit.**
6. This project will exceed the typical 2 year time limit provided under Section .3.2.9 (d). of the CDO. The applicant anticipates a fall, 2018 completion date. A phasing schedule, based on reasonable assumptions for project advancement and provided by applicant, is encouraged. If the applicant anticipates sequential use of the building as development progresses, those portions of the projects may be individually phased to allow for separate Certificates of Occupancy to be issued. **A January 1, 2019 permit expiration date is reasonable, and consistent with UVM's companion project.**
7. Bicycle parking for 21 long term spaces and 10 short term spaces will need to be defined **prior to release of the zoning permit.**
8. Dimensions of parking spaces shall at a minimum meet the requirements as provided in Article 8. For parking spaces at a 90° angle, spaces shall be 9' x 20', unless relief is provided by the DRB via Section 8.1.11.
9. *New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting.* For FAHC's 47 space parking area, 9 new trees meeting the prescribed caliper will be required. The approval of the City arborist will be required for species, caliper, and canopy **prior to release of the zoning permit.**
10. A boundary line adjustment will need to be secured to allow for development under this approval. All requirements as noted in Section 10.1.5 for filing a plat/mylar will be in effect.
11. Any signage will require a separate zoning permit, and be in conformance with Fletcher Allen's Master Sign Plan (ZP05-481CA; 10-0800MP (amendment)).
12. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

Department of Planning and Zoning

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Elsie Tillotson, Department Secretary



MEMORANDUM

Based on Review of the Staff Comments the Applicant has request postponement of the project until October 4, 2014 to address the issues raised by staff.

To: Development Review Board

From: Ken Lerner

Date: September 2, 2014

RE: ZP15-0129CA/CU; 1398 North Avenue

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.



File: ZP15-0129CA/CU

Location: 1398 North Avenue

Zone: RL **Ward:** 7

Date application accepted: July 22, 2014

Applicant/ Owner: G4 Design Studios/Bessery Real Estate

Request: Demolish existing building and construct new two story building with neighborhood commercial food store/market with takeout prepared food and an office on ground floor and two residential units on second floor.

Background:

- This existing building was constructed around 1947 and the current owners have operated a butcher/grocery store at this site since 1967.
- April 1976 and May 1976 zoning permits approved for additions to rear of the existing store.

Overview:

The subject site is 0.2583 acres = 11,252 sq. ft. The proposal is for a duplex with a neighborhood commercial use – butcher shop/convenience store with a take-out restaurant and office. Duplexes are a conditional use in the RL on lots of a minimum size of 10,000 sq. ft. Note that neighborhood commercial uses do not count toward residential density.

There are a number of issues that need to be addressed prior to the Board taking action and thus the following is recommended:

Open and continue the Public Hearing in order for the applicant to address the identified adverse and no findings possible items.

I. Findings

Article 13 Definitions

Neighborhood Commercial Uses: Non-residential establishments intended to serve or accommodate the needs of a limited geographic segment of a community or area. Such uses include: banks, places of worship, neighborhood convenience stores, day cares, cleaners & laundromats, fire & police stations, beauty salons and barbers, hardware and general merchandise; libraries, medical/dental offices, parks, pharmacies, post offices, cafes, schools, community centers, and health studios.

The existing use, meat market/convenience store, clearly is a neighborhood commercial use. The proposed use will continue that use and add a takeout food service of 420 sq. ft. These are consistent with the definition. However, there is a proposed office space of 440 Sq. ft. to be leased to another user. An office use is not allowed in the RL zone nor is it considered a neighborhood commercial use, and therefore, cannot be established in this space. Thus, the use of this office space must be changed to a neighborhood commercial or other allowable use. **Affirmative finding as conditioned.**

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts, Table 4.4.5-3, Residential District Dimensional Standards limits lot coverage to 35% in the RL. As is an existing commercial building established in 1967 and a review of past aerial photography has confirmed the existence of a large parking area behind the store, resulting in 68% of lot coverage. The proposed redevelopment of the site will reduce lot coverage to 60%. Neighborhood commercial uses allow a maximum lot coverage of 60%. Thus, the proposal will bring the property into compliance with lot coverage.

The proposed height of the new structure is 29 feet to the peak of the pitched roof, well below the RL 35 foot height limit. **Affirmative finding.**

(d) District Specific Regulations, 7. Residential Development Bonuses,

D. Residential Conversion Bonus.

Development in excess of the limits set forth in Tables 4.4.5-2 and 4.4.5-3 may be permitted by the DRB subject to conditional use review for the conversion of an existing non-conforming nonresidential principal use not involving a historic building to a conforming residential use subject to all of the following conditions:

- (i) Any structure proposed for demolition shall not be listed or eligible for listing in the United States Department of the Interior's National Register of Historic Places or the Vermont State Register of Historic Places; and,*
- (ii) Lot coverage and residential density shall not exceed:*

Table 4.4.5-7: Residential Conversion Bonus

<i>District</i>	<i>Maximum Lot Coverage</i>	<i>Maximum Density (dwelling unit/acre)</i>
<i>RL, RL-W</i>	<i>50%</i>	<i>8 du/ac</i>

The existing structure is not listed on either the state or national register of historic places and, while more than 50 years old was not deemed eligible as it was not included when North Avenue was surveyed. The rebuilding of the store, not counted against density, and proposed addition of two units to the neighborhood commercial use on the subject site allows for two residential units ($0.2583 \times 8 \text{ units} = 2$), as proposed. **Affirmative finding.**

A. Exception for Existing Neighborhood Commercial Uses.

Neighborhood commercial uses as defined in Article 13 and intended to primarily serve the nearby residential area shall be considered permitted uses in all residential districts subject to the following:

- (i) This exemption shall only apply to:*
 - 1) Historic neighborhood commercial buildings that are listed or eligible for listing on the state or national register and originally designed and constructed for such purpose(s); or,*
 - 2) A street level neighborhood commercial use as defined in Article 13 in lawful existence as of January 1, 2007.*
- (ii) Neighborhood commercial uses shall be limited to a single story on the street level of any structure.*
- (iii) Neighborhood commercial uses less than 2,000 sqft shall be treated as a permitted use. Neighborhood commercial uses greater than or equal to 2,000 sqft but less than 4,000 sqft shall be treated as a conditional use.*

Neighborhood commercial uses occupying 4,000 sqft or more shall not be permitted.

- (iv) The neighborhood commercial use shall not be counted against the property's allowable residential density.*
- (v) The sale of fuel for motor vehicles, or new or expanded gas station canopies, shall be prohibited.*
- (vi) Hours of operation shall be limited to 6:00am to 11:00pm seven days per week. Any expansion in the hours of operation of an existing neighborhood commercial use shall require conditional use review by the DRB.*
- (vii) All building height and setback requirements for the underlying residential district shall apply, and the lot coverage shall not exceed 60%.*
- (viii) Any exterior changes to the building(s) or changes to the site plan shall be subject to the design review requirements of Article 6.*
- (ix) To the extent that additional parking is necessary, the parking standards for Shared-Use Districts shall apply pursuant to Article 8.*
- (x) The conversion of a residential use to a neighborhood commercial use within a historic neighborhood commercial building more than 50 years old and originally designed and constructed for such purpose shall be exempt from the housing replacement requirements of Article 9, Part 2.*
- (xi) Home occupations as defined and regulated under this article are not restricted by the provisions of this section.*
- (xii) Any aspect of a neighborhood commercial use in lawful existence as of January 1, 2007 not in strict conformance with any of the above standards shall be considered non-conforming and be subject to the provisions of Article 5, Part 3.*

The existing use clearly is a neighborhood commercial use serving the New North End as a meat market and convenience store. It is on the street level. It is a permitted use being less than 2000 sq. ft. at 1848 sq. ft. and as noted above is not counted against the residential density. The new building is the same 1848 sq. ft. footprint as the existing building only moved eastward and with a second story added above to accommodate the residential units.

While this appears to be a non-conforming use, as an existing neighborhood commercial use it is not considered non-conforming as per Sec. 5.3.4 (b) 1. B. However, the proposed office use as noted under the definition of a "neighborhood commercial use" in Article 13 above.

Affirmative finding as conditioned.

Article 6: Development Review Standards

Part 2: Site Plan Design Standards, Sec. 6.2.2 Review Standards

- (a) Protection of Important Natural Features** The rear parking lot and open space to the east of the parking area will remain. **Not applicable.**

- (b) *Topographical Alterations* Only minimal site work will occur. **Affirmative finding.**
- (c) *Protection of Important Public Views:* There are no public views. **Not applicable.**
- (d) *Protection of Important Cultural Resources* The existing building was passed over when North Avenue was surveyed. Thus, the demolition and replacement will not affect historic resources. **Affirmative finding.**
- (e) *Supporting the Use of Renewable Energy Resources* Where feasible, the applicant should consider taking advantage of the potential to utilize sources of renewable energy including direct sunlight. **Affirmative finding as conditioned.**
- (f) *Brownfield Sites* Not a brownfield site based on DEC list; thus no known contamination. **Not applicable.**
- (g) *Provide for nature's events* The proposed building has a direct front entrance into the portion of the store where takeout food is available, however the main access to the store would be on the south side along the driveway via a recessed covered entrance.

An EPSC plan has been provided and will need to be approved by the stormwater administrative staff prior to release of a zoning permit. **Affirmative finding as conditioned**

- (h) *Building Location and Orientation* The building is proposed to be constructed to front on North Avenue moved eastward to better align with the adjacent buildings thereby maintaining the existing development pattern along the streetscape. **Affirmative finding.**
- (i) *Vehicular Access* A single curb cut exists along the entire frontage of the property, utilizing the "greenbelt". This cannot continue and the greenbelt must be restored to city standards precluding parking on the sidewalk and in front of the store. The south part of the curb cut can continue to be utilized for access to the rear parking area to serve the store and residential units. **Affirmative finding as conditioned.**
- (j) *Pedestrian Access* Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Access to site for pedestrians mainly is from the rear parking lot via a 16.5 ft. wide access driveway to a side entry (a front entry is provided facing North Avenue that will not be used as much). While this is existing, it is not ideal and a safe pedestrian route should be designed into the project. **Adverse finding as submitted.**
- (k) *Accessibility for the Handicapped* Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal *Americans with Disabilities Act Accessibility Guidelines* (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

The building itself is accessible, however, as noted above the route from the parking area to the side (main) entrance is along a driveway 16.5 feet wide. This is not safe or

sufficient and a new pedestrian and handicapped route is necessary. No handicapped parking spaces are indicated on the submitted site plan. **Adverse finding as submitted.**

(l) Parking and Circulation

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

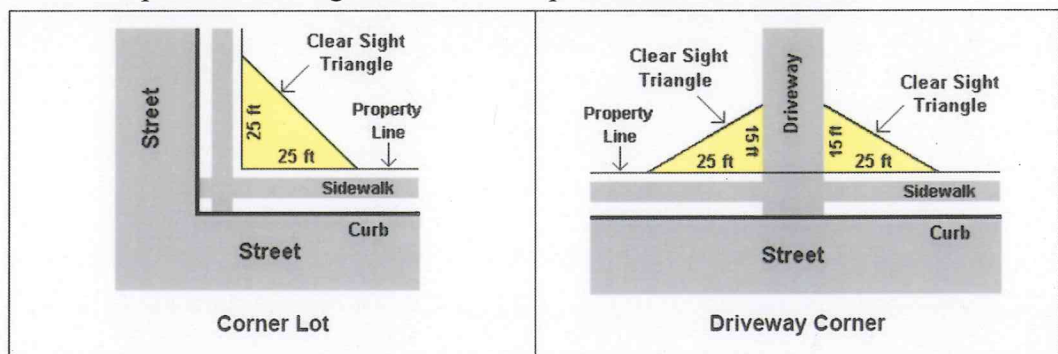
All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

The parking is located at rear of the lot and thus not visible from the adjacent public rights of way. This parking area extends the entire width of the lot and provides no curb stops, landscaping or other barriers to prevent encroachment beyond the parking area.

There is no physical separation between moving and parked vehicles and pedestrians in a manner that that minimizes conflicts and provides pedestrians with a safe and unobstructed route to the building entrance. This needs to be redesigned, possibly with a rear entrance into the building directly from the parking area precluding the need to walk up the driveway.

No bicycle parking is indicated and a bike rack should be provided in the front of the building. **Adverse finding as submitted.**

(m) Landscaping and Fences The site plan submitted shows no new landscaping except for some undetailed shrubbery in the front of the building partially surrounding a seating area with an non-described surface. Details must be provided for all surfaces and plantings in the front. In addition, the shrubbery on the south side is within the driveway corner clear sight triangle and therefore must be limited to 3-feet in height above the curb in order to provide safe sight distances for pedestrians and vehicles.



In front of the store there is encroachment into the public ROW that has become a de facto parking area. It is accessed by a curb cut that runs the full width of the property that is not city installed or approved. This is an unsafe situation as vehicles cross and park over the sidewalk, and must be rectified as such encroachment over the sidewalk by vehicles is unsafe and unsightly. In order to improve the public use of the sidewalk and provide an inviting attractive front, the curb cut (other than needed for the access drive)

needs to be removed and the green belt restored. If this is not accomplished the owner must then obtain encumbrance approval from the city for the encroachment and would be subject to an encumbrance fee. **Adverse finding as submitted.**

(n) ***Public Plazas and Open Space:***

There is no actual public plaza although as discussed above there is a front seating area apparently for customer use. **Affirmative finding.**

- (o) ***Outdoor Lighting*** *Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.* There is an existing pole light along the south property line illuminating the rear parking area. As this appears to be an outdated street light it should be either removed or replaced with a more energy efficient non-glare fixture.

Canister down lights are proposed under the three entrance canopies but no information as to the wattage of these fixtures are provided. To motion sensor fixtures each with two lamps are proposed along the south building elevation to light the access drive. No information as to the wattage is provided for these fixtures. A down exterior light fixture is also proposed at the rear entrance, however, no information as to design or level of illumination is provided. **No finding possible.**

- (p) ***Integrate infrastructure into the design*** *Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

No information has been provided as to how trucks bringing inventory to the site will be unloaded. Electric meters are located at the rear. Gas meters are on the north side elevation. Vents are shown on side elevations. Utilities exist above and below grade and as this is new construction in a highly visible location all new utility lines will need to be underground. No details of the design or dimensions of the proposed dumpster enclosure is provided and needs to be specified. **Affirmative finding as conditioned.**

Part 3: Architectural Design Standards

(a) Relate development to its environment

1. Massing, Height and Scale

The original building was constructed as a one story building, probably residential, with a roof pitched and to scale with residential buildings found along North Avenue. While buildings along North Avenue in the vicinity predominately are one to one and a half stories, there are some full two story buildings – two of which are directly across North Avenue from the subject property, most notably Fire Station No. 4. The proposed building thus is not

out of scale with other buildings particularly as it is only 24 feet wide thereby presenting a residential scale front. **Affirmative finding.**

2. Roofs and rooflines

As noted above the building propose is reasonably scaled and with a pitched gable roof fits into the character of the neighborhood. **Affirmative finding.**

3. Building Openings

A front entrance is provided on North Avenue with canopy over the entranceway. A number of windows are on all elevations of the structure although only the double hung, which are vinyl, have been detailed on a cut-sheet. Details including cutsheets need to be submitted for the windows other than the double hungs. **Affirmative finding as conditioned.**

(b) Protection of Important Architectural Resources

As noted, when this area was surveyed to determine historic importance this building was not identified. While over 50 years old it has been modified to accommodate the butcher shop use including an addition to the front façade that totally covered the original face of the structure. **Affirmative finding.**

(c) Protection of Important Public Views

There are no public views affected by this project. **Not applicable.**

(d) Provide and active and inviting street edge

The proposed building provides a pleasant and inviting element on the streetscape with a patio to be used by customers. However, as noted in Section 6.2.2 (m) more details are needed with a problem regarding the clear sight triangle. **Adverse finding as submitted.**

(e) Quality of Materials

The new construction is proposed to have vinyl siding. While vinyl siding has been deemed acceptable for new residential construction, it is not as appropriate for a heavily used commercial building. This is particularly the case with such siding being directly adjacent to a two way access driveway as the vinyl becomes dirty and could easily crack at this location. A more durable material is needed. **Adverse finding as submitted.**

(f) Reduce energy utilization

No energy specific reduction technology is provided, however, the new construction must meet current city and state building energy codes. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site

No information has been provided to indicate any sign band or location for future signs. Any such signs that would be expected are required to obtain approval of a separate zoning permit. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe

Adequate building exits appear to exist on the first floor. The second floor residential use (two two-bedroom units) indicate a single stairway access – if a second means of egress is required the plans will need to be amended to assure provision of this safety measure. Alternatively, it is recommended that the building be sprinklered. **Affirmative finding as conditioned.**

Article 3, Part 5 Conditional Use

Sec. 3.5.6 Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

As a replacement building this new structure would not add any undue burden to community facilities. The additional residential square footage is required to pay impact fees to offset any impacts associated with this additional use. **Affirmative finding as conditioned.**

2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;

The use of the property as a butcher shop with takeout food is a neighborhood commercial use that has and will continue to serve the surrounding neighborhood. However, as noted in Article 13, definitions, above the office use is not allowable. **Adverse finding as proposed.**

3. Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking, travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated;

The amount of traffic should increase to an extent due to the addition of the take-out food service and the two residential units. Sufficient parking, i.e. eight spaces, is provided as required excluding the 440 sq. ft. office space. The parking area is decreasing somewhat and given the amount of traffic and the need for pedestrian and handicapped access must be paved and striped to accommodate the flow and accessibility. **Affirmative finding as conditioned.**

3. Any standards or factors set forth in existing City bylaws and city and state ordinances;

As a food business all state health related permits would be needed. In addition, minimum housing including the limitations on non-related residential occupants must be complied with. Energy efficiency standards must be met as well as the need to restore city ROW that has been encroached upon by vehicles coming to the site.

The applicant shall be aware that due to the age of the building hazardous material such as lead paint and asbestos may be present. Thus, all materials removed shall handled and disposed of in a safe and legal manner. **Affirmative finding as conditioned.**

5. The utilization of renewable energy resources;

Nothing within the application will prohibit the use of alternative or renewable energy resources. New construction will be required to meet all current energy efficiency standards. **Affirmative finding as conditioned.**

In addition to the General Standards specified above, the DRB;

- 1. shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible;*

As the project includes two residential units within a residential district, the cumulative effect is negligible. **Affirmative finding.**

- 2. in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.*

The residential units are approximately 700 and 730 sq. ft. in size, each with two bedrooms. Occupancy is limited to a family or no more than four unrelated individuals. **Affirmative finding as conditioned.**

- 3. may control the location and number of vehicular access points to the property, including the erection of parking barriers.*

The existing curb cut once reduced will continue to provide access to the parking lot at the rear that will continue to be utilized for parking in support of the proposed uses. As discussed in Section 6.2.2 (i) and (m) above, the unapproved curb cut and resulting encroachment into the public ROW must be rectified. **Affirmative finding as conditioned.**

- 4. may limit the number, location and size of signs.*

Any signage will require a separate permit. **Affirmative finding as conditioned.**

- 5. may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

Noise, glare, or other auditory or visual nuisances are not anticipated. Conceptually as proposed, the use itself should not change the character of the surrounding area. **Affirmative finding.**

- 6. may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.*

New construction will require building and trades permits. The zoning permit will require commencement of the work within one year and completion within two years. **Affirmative finding as conditioned.**

- 7. may specify hours of operation and/or construction to reduce the impact on surrounding properties.*

Construction shall be limited to standard hours of 7:00 am – 6:00 pm Monday-Friday, with Saturday morning hours of construction limited to interior work. **Affirmative finding as conditioned.**

- 8. may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.*

This is a statutory requirement for any conditional use. **Affirmative finding as conditioned.**

9. *may consider performance standards, should the proposed use merit such review.*

No specific standards are necessary given the nature of the proposal as it's located on a major street. **Affirmative finding.**

10. *may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

As discussed there are several items that need to be addressed. Most importantly are the restoration of the greenbelt, respecting the clear sight triangle, providing safe pedestrian and handicapped access, use of quality materials for this situation, deleting the leased office use, and insuring that the building meets all life safety and fire code requirements. **Adverse finding as submitted.**

Article 8: Parking

Table 8.1.8-1, Minimum Off-Street Parking Requirements

Parking calculations are based upon this being within a Neighborhood Parking District for the residential use and on Shared Use for Neighborhood Commercial uses as follows:

Residential:	two units x 2 =	4
Butcher shop/convenience store: 670 sq. ft.	2 spaces/1000 sq. ft. =	1.34
Take out restaurant: 420 sq. ft.	3 spaces/1000 sq. ft. =	<u>1.26</u>
Total without office use =		6.6 spaces = 7
Provided = 8 spaces.		

The office space of 440 sq. ft. once reconfigured will have to be calculated to determine the parking requirement. Without the office space sufficient parking is provided. Depending on the final calculation any additional spaces may have to be waived or provided. **Affirmative finding as conditioned.**

II. Conditions of Approval (if approved)

1. **Prior to release of the zoning permit**, written approval of the Erosion Prevention and Sediment Control (EPSC) Plan shall be obtained from the City Stormwater Administrator.
2. **Prior to release of the zoning permit**, the office space must be changed to a neighborhood commercial or other allowable use, and parking recalculated and waived or provided accordingly.
3. The extended single curb cut along the entire frontage of the property utilizing the "greenbelt" cannot continue. The greenbelt, including restoration of curbing, must be restored by the owner to city standards precluding parking on the sidewalk and in front of the store. The south part of the curb cut can continue to be utilized for access to the rear parking area to serve the store and residential units.
4. **Prior to release of the zoning permit** details must be provided for all surfaces and plantings in the front. In addition, the shrubbery on the south side is within the driveway corner clear sight triangle and therefore must be limited to 3-feet in height above the curb in order to provide safe sight distances for pedestrians and vehicles.

5. **Prior to release of the zoning permit** access to site for pedestrians and handicapped persons from the rear parking lot it is not a safe route and the project needs to be reconfigured to provide another access route that is safe and meets all ADA standards.
6. **Prior to release of the zoning permit** no handicapped parking spaces are indicated and at least one should be included.
7. Parking: Based on the deletion of the office space parking will have to be recalculated and any additional spaces required above 8 spaces will need to be waived.
8. The applicant shall be aware that due to the age of the building hazardous material such as lead paint and asbestos may be present. All materials removed shall be handled and disposed of in a safe and legal manner.
9. **Prior to release of the zoning permit** the parking area at rear of the lot extends the entire width of the lot without any curb stops, landscaping or other barriers to prevent encroachment beyond the parking area. Therefore, barriers must be provided. The details are subject to review and approval by staff.
10. No bicycle parking is indicated and a bike rack should be provided in the front of the building.
11. At least seven days prior to issuance of a certificate of occupancy,, the owner shall pay to the City of Burlington (paid at the Planning and Zoning Office) the impact fee as set forth in the Impact Fee Administrative Regulations established by resolution of the City Council pursuant to the CDO, as shown in the table below:

Department	1430 Sq. ft. Residential	
	Rate	Fee
Traffic	0.188	268.84
Fire	0.215	307.45
Police	0.044	62.92
Parks	0.718	1,026.74
Library	0.445	636.35
Schools	0.929	1,328.47
Total	2.539	\$ 3,630.77

12. **Prior to release of the zoning permit** lighting performance standards as per Sec 5.5.2. must be met. Thus an illumination plan and details of all proposed fixtures must be submitted. The existing pole light along the south property line should be either removed or replaced with a more energy efficient non-glare fixture consistent with current lighting and energy efficient standards.
13. **Prior to release of the zoning permit** no information has been provided as to how trucks bringing inventory to the site will be unloaded. The applicant will need to provide details.
14. Vents are shown on side elevations, however as there will be high temperature food preparation exhaust hood and suppression system will be needed. The cut sheet provided needs to be coordinated with the vents shown on building elevations.

15. All new utility lines shall be placed underground.
16. **Prior to release of the zoning permit** no details of the design or dimensions of the proposed dumpster enclosure is provided and needs to be specified.
17. **Prior to release of the zoning permit** details including cutsheets need to be submitted for the windows other than the double hungs.
18. The new construction is proposed to have vinyl siding. Vinyl siding is not as appropriate for a heavily used commercial building. This is particularly the case with such siding being directly adjacent to a two way access driveway as the vinyl becomes dirty and could crack at this location. **Prior to release of the zoning permit** a more durable material is needed and must be specified and identified on building elevations.
19. Occupancy of the residential units is limited to a family or no more than four unrelated individuals as per Section 4.4.5 (d) 5.
20. As new construction, the project is required to meet all current city and state energy efficiency standards In addition the applicant should consider taking advantage of the potential to utilize sources of renewable energy including direct sunlight.
21. No signs are proposed or included with this request. Any new signs will require a separate permit.
22. Exterior construction shall be limited Monday-Friday 7:00 am – 6:00 pm. Saturday morning hours of construction shall be limited to interior work only.

Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

Nic Anderson

From: Steve Guild <steve@steveguilddesign.com>
Sent: Monday, August 25, 2014 11:40 AM
To: Ken Lerner
Cc: Nic Anderson
Subject: RE: 1398 North Ave - Bessery's

Hi Ken,
I would like to request continuance to October 7th please.

Thanks,
Steve



Steve Guild
Owner

G4 Design Studios, LLC
77 College Street, Ste. 2A
Burlington, VT 05401
P- 802-497-0895 F- 802-861-3110
E- steve@g4designstudios.com
Website- g4designstudios.com

From: Ken Lerner [<mailto:KLerner@burlingtonvt.gov>]
Sent: Friday, August 22, 2014 2:53 PM
To: 'steve@steveguilddesign.com'
Subject: RE: 1398 North Ave - Bessery's

Steve please send an email requesting continuance to that date – thanks,
Ken

**** Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.**

The domain “@ci.burlington.vt.us” will no longer work. Please update your contacts to use only “@burlingtonvt.gov” for any future correspondence. Thank you!

From: Steve Guild [<mailto:steve@steveguilddesign.com>]
Sent: Friday, August 22, 2014 2:35 PM
To: Ken Lerner
Subject: RE: 1398 North Ave - Bessery's

Ok, let's go for October 7th.

Steve

From: Ken Lerner [mailto:KLerner@burlingtonvt.gov]
Sent: Friday, August 22, 2014 12:21 PM
To: steve@steveguilddesign.com
Cc: 'frank@steveguilddesign.com'; Scott Gustin; Nic Anderson
Subject: 1398 North AVE - Bessery's

Hi Steve and Frank:

Attached are the staff comments for the Bessery project. As you can see, while conceptually the project is doable, there are quite a number of items that need to be addressed before the project would be approvable by the DRB which is why the recommendation is to continue the hearing until the items are addressed. Your options are:

- Request that the DRB open and continue the hearing to allow sufficient time for you to address the items so that the staff recommendation.
- Attempt to address the outstanding issues prior to or at the DRB hearing. This is not recommended as staff are likely to be unable to review modifications before the hearing – Note I am out next Monday & Tuesday, and the following Monday is Labor Day.

It's your decision at this point –

Ken

**** Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.**

The domain “@ci.burlington.vt.us” will no longer work. Please update your contacts to use only “@burlingtonvt.gov” for any future correspondence. Thank you!



Inpatient Building Fletcher Allen Health Care

Burlington, Vermont

City of Burlington Final Site Plan Application

June 30, 2014



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 111 Colchester Avenue

PROPERTY OWNER*: FAHC, c/o Dave Keilty

UVM, c/o Linda Seavey

*If condominium unit, written approval from the Association is also required

UVM
POSTAL ADDRESS: 109 South Prospect Street

CITY, ST, ZIP: Burlington, VT 05405

DAY PHONE: 802.656.0215

EMAIL: linda.seavey@uvm.edu

SIGNATURE: *Linda Seavey for the University of Vermont*
I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

APPLICANT: Co-Applicant: FAHC c/o Dave Keilty
Co-Applicant: UVM c/o Linda Seavey

FAHC
POSTAL ADDRESS: 199 Main Street, Suite 150

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: 802.847.8443

EMAIL: Dave.Keilty@vtmednet.org

SIGNATURE:

Linda Seavey for the University of Vermont

Description of Proposed Project: New approximately 208,000 sq. ft. Inpatient Building west of the Ambulatory Care Center building at the Medical Center Campus with associated parking, lighting and landscaping.

Existing Use of Property: ☐ Single Family ☐ Multi Family: # ___ Units ☒ Other: Hospital/Medical Center

Proposed Use of Property: ☐ Single Family ☐ Multi Family: # ___ Units ☐ Other: Hospital/Medical Center

Will 400 sq ft or more of land be disturbed, exposed and/or developed?

(If yes, you will need to provide the 'Erosion Prevention and Sediment Control Plan' questionnaire with a site plan)

Yes ☒ No ☐

For Single Family & Duplex, will total impervious area be 2500 sq ft or more?

(If yes, you will need to provide the 'Stormwater Management Plan' questionnaire with a site plan)

Yes ☐ No ☐

Are you proposing any work within or above the public right of way?

(If yes, you will need to receive prior approval from the Department of Public Works)

Yes ☐ No ☒

Estimated Construction Cost (value)*: \$ 104 million

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

- Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit).
- A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be required. Contact the Department of Public Works at 802-863-9094 to inquire.
- Please ask for assistance if you have any questions about filling out this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only	Zone	Eligible for Design Review?	Age of House	Lot Size										
Type:	SN	AW	FC	BA	COA 1	COA 2	COA 3	CU	MA	VR	HO	SP	DT	MP
Check No.	Amount Paid				Zoning Permit #									

Fletcher Allen Health Care
Inpatient Building Project
Final Site Plan Narrative

June 30, 2014

I. Overview

Fletcher Allen Health Care (Fletcher Allen) is proposing an approximately 208,000 square foot (sq. ft.) inpatient building project (the Project) to be located next to the Emergency Department on the west side of its Medical Center Campus. The Project will consist of approximately 128 inpatient replacement beds to be hosted in single rooms with connections to the McClure Building and the West Pavilion of the Ambulatory Care Center. The Project includes a small boundary line adjustment with the University of Vermont.

This Project has been anticipated and discussed with the City and Fletcher Allen's neighbors over the past six years. The factors that influenced the need for and the design of this Project are as follows:

- The replacement of outdated infrastructure to meet the needs of current medical practices. Fletcher Allen's oldest inpatient buildings are more than 50 years old. The beds that will be replaced in Shepardson are located in facilities that were built in 1961. New facilities are needed to provide care that is consistent with today's hospital design standards and match the high-quality care provided by Fletcher Allen's physicians and staff;
- The replacement of double rooms to private single rooms to meet the 2010 or most recent edition of the FGI Guidelines for Design and Construction of Health Care Facilities which are current hospital design standards within the industry and State Hospital licensing agencies including the Vermont Green Mountain Care Board. Currently, 60% of Fletcher Allen's inpatient rooms are double or multiple bed rooms that do not meet contemporary standards for patient care;
- By creating more single bed rooms, Fletcher Allen can provide sufficient space for medical equipment and more effectively practice infection prevention; and
- Offering more single rooms will help Fletcher Allen create a healing environment that is patient-centered, provides quiet and comfort to patients and their families, and offers more privacy and confidentiality.

Introduction to the Project

The Project as currently planned consists of an approximately 208,000 sq. ft. seven-story building (two lower circulation and mechanical floors, four inpatient bed floors and a mechanical penthouse) with related site work, utility/MEP upgrades and extensions, renovations and interfacing within the existing ACC and McClure Buildings. The Project would be constructed above the existing Emergency Department parking lot and would connect with the existing ACC and McClure buildings in several locations.

The Project's exterior elements will consist of a combination of thin clad masonry, glass curtain wall and "punched window" openings employing some aspects of the architectural vocabulary of the adjoining ACC building. The Project will apply for LEED certification.

Site improvements will consist of a realignment of the Emergency Department access road – Hospital Drive, with circulation and drop off areas beneath and next to the new building. Vehicular access will be maintained from Colchester Avenue. New pedestrian walkways provide connections to the existing network of sidewalks and multi-use path. Exterior lighting and landscaping will be included consistent with current standards used on the FAHC Medical Center Campus and the University's exterior lighting standards. Landscape plantings along the access driveway, pedestrian walkways and parking area will provide shading and soften the hardscape. Rain gardens within the parking area and along Hospital Drive will help address stormwater treatment.

FAHC and the University of Vermont currently have 136 parking spaces in the project area. The project parking for both will be reconfigured with no net change in the number of spaces. There are no plans to add medical or clinical full time equivalent (FTE) staff. There may be some additional support staff, but it is unclear at this phase of design. Regardless, no additional parking spaces are proposed and parking will continue to be managed within the 2,094 cap for Fletcher Allen on-campus parking spaces.

The Project includes minor modifications to the Emergency Department entrance on Level 1, an extension of the utility tunnel on Level L from the existing ACC building to the Project, installation of a new 1,400 ton centrifugal chiller, related cooling tower infill in the Central Plant, a new boiler, and related MEP extensions from the ACC utility tunnel to the Project. The Project also includes footings and utility pathways to enable future additional vertical expansion.

The Project is replacing existing beds in Shepardson 3North and Shepardson 4North. This replacement, as outlined in the Fletcher Allen Master Facility Plan, is the first of several planned bed replacement facilities at the Medical Center Campus which may occur over the coming

decades. The vacated space in Shepardson 3North and Shepardson 4North will be used for decompressing overcrowding within the existing campus. There will be no new office or clinical programs.

The total proposed square footage (208,000 sq. ft.) includes unoccupied and low-occupancy areas such as mechanical spaces (including the mechanical penthouse), vertical circulation spaces, and the skybridge connector to McClure.

The proposed square footage also includes several possible add-alternates which are being studied. For the purposes of this application we are assuming all of these add-alternates will be constructed and are requesting approval of them. In the event any of these add-alternates are deleted the final project square footage may be less. In such event we will seek any required project amendments.

A boundary line adjustment will be needed with UVM in order to accommodate the building and associated parking improvements. The proposed boundary line is shown on the plans and a separate application will be submitted for this.

Schedule for Design and Construction

Fletcher Allen has an approved Certificate of Need (CON) from the Green Mountain Care Board that allows for planning only, no construction has been approved. Fletcher Allen has retained a design team and a construction manager to assist with pre-construction planning, and will continue to coordinate with UVM on their housing master plan and on landscaping between their planned STEM project and the Project. Fletcher Allen anticipates submitting a construction CON for the Project by the end of September 2014. If approved, construction is planned for the spring of 2015 subject to the issuance of City and State permits. The estimated timetable for completion of the Project is to commence construction in the Spring of 2015 with anticipated completion in Fall of 2018. The total estimated construction cost is \$104,585,229. The total project cost, including construction, equipment and furnishings, will be higher.

II. Initial Planning, Sketch Plan Review

Fletcher Allen has been involved in master planning for its Medical Center Campus and for inpatient bed replacement options since 2006 with extensive discussions with the Burlington Planning Commission and with the Combined City Council / Planning Commission Institutional Development Committee. The Project is consistent with Fletcher Allen's Master Facility Plan as discussed with the City during this process.

Fletcher Allen met with the City Planning and Zoning Staff in the fall of 2013 to receive early input regarding the conceptual design of the Project. In November of 2013, Fletcher Allen met with the City Technical Review Committee to present and discuss the project. Several issues that staff felt need to be addressed as the design of the Project progresses included stormwater mitigation, possible impacts to Converse Hall, and fire truck access. A sketch plan application was submitted to the City in March 2014. The Design Advisory Board (DAB) and Development Review Board (DRB) held hearings in March and April 2014. In March 2014, Fletcher Allen met with the Ward 1 Neighborhood Planning Assembly (NPA) and a letter has been submitted by the Steering Committee of the NPA and is included in this application. Comments received from the DAB, DRB, City Planning and Zoning Staff and the Ward 1 NPA are focused on the relationship of the Project design and Converse Hall, the demolition of the UVM dorms and how this will be addressed, and views of the Project from Colchester Avenue. Each of these comments has been considered in the final site plan design.

III. City Development Review Criteria

We have provided information on the Project that addresses the City's Development Review Criteria in conformance with The Comprehensive Development Ordinance.

Exemption Request

The City's Comprehensive Development Ordinance has a provision for an exemption from Conditional Use and Major Impact Review - *Article 3, Part 5: Conditional Use and Major Impact Review, Section 3.5.3 Exemptions*. We believe the Inpatient Building project qualifies for an exemption from Major Impact Review under the exemption listed in Section 3.5.3 (d) of the Comprehensive Development Ordinance. Please consider this a request for an official ruling with regard to whether the project so qualifies.

Section 3.5.3 (d) says "...*Major Impact Review shall not apply to applications involving one or more of the following... (d) Projects that do not result in a change of use or increased parking demand as determined by the administrative officer....*"

The Inpatient Building project qualifies for this exemption because a) it does not involve a change of use and, b) will not increase overall parking demand on campus. The first of these is clear: the use on the Fletcher Allen medical center campus is and will remain a hospital. The beds that are planned for the Inpatient Building exist on the campus today as part of the hospital use and will simply be relocated on campus as a result of this project.

During planning and permitting for the Renaissance Project, Fletcher Allen agreed to a cap of 2,094 parking spaces on the Medical Center Hospital (MCHV) campus. All on-campus parking demand must be met within this number. The calculations that arrived at this number assumed various factors, including pre-existing uses, new or expanded uses in the ambulatory care center, growth in services over time, occasional peak demands, off campus parking, a dynamic transportation demand management (TDM) program, and a built-in on-campus vacancy factor of approximately 10%. This built-in vacancy factor allows for occasional surges of demand and for easier flow at all times. Less vacancy than this results in delays in finding spaces (a problem when people are trying to make appointments on time) and increased frustration for all concerned.

As part of this 2,094 space cap, Fletcher Allen actively manages its parking through its TDM programs to ensure that increases in parking needs over time are offset by TDM efforts that reduce demand among other users. This is what Fletcher Allen committed to during permitting for the Renaissance Project and remains committed to today.

As previously stated, the Inpatient Build project will not increase the number of parkers over the course of a typical day because it will not result in an increase in beds on the campus. The parking for the Inpatient Building will be accommodated within the 2,094 parking space cap as part of Fletcher Allen's ongoing management of its parking facilities and TDM programs. No increase in parking spaces is proposed as part of this project.

Accordingly, this project does not involve a change of use and will not cause increased parking demand. Therefore, we believe this project qualifies for the exemption to Major Impact Review set forth in Section 3.5.3 (d) and we are requesting this exemption.

Building Design

The overall approach to the design of the Inpatient Building is that the addition is conceived as a continuation of the architectural language established by the existing ACC. The existing Fletcher Allen campus, having been built over many decades, is comprised of a variety of disparate architectural styles and materials. The Inpatient Building is designed to help unify and extend the most recent major architectural development on the campus rather than adding yet another language to the mix. The use of the similar materials, proportions and façade gestures will allow the Inpatient Building to be viewed in this manner.

The massing and scale of the Inpatient Building seeks to blend with the existing ACC. The south façade will read as an extension of the ACC entrance arc that provides the main entry face for

Fletcher Allen. The main mass of the building forms a gentle curve that works with this arc and foreshortens the views from many angles of the western façade thus reducing its perceived size.

At the base of the Inpatient Building highly articulated columns faced in thin clad masonry, similar to those at the existing ACC, will front the vehicular access drive and provide a consistent campus architectural statement for vehicular drop off areas as cars approach the building and drive underneath for Emergency Department access. The west façade will feature a series of vertical glazed elements set in a thin clad masonry façade. The glazing will reflect the functional layout of the plan where paired patient room windows provide views towards the lake. Projecting brows at the top of each glazed area will recall similar features on the existing ACC building.

The Inpatient Building will have a flat roof with a fully adhered roof membrane utilizing tapered insulation sloped to interior roof drains. The uppermost level of the building will be an enclosed mechanical penthouse clad in articulated metal panel with louvers for air movement integrated into the façade design. There will be no exposed mechanical equipment viewable from the ground or adjacent buildings.

There will be two main entry points at the ground level of the building. One will be the public entrance to the emergency department which will be entered directly from a vehicular drop off area sheltered by the new building above. Glass areas will allow for visibility into the public waiting area of the Emergency Department during the day and provide a lighted beacon for way finding in the evening. Prominent and appropriate signage will also be present. The other main entry point will be the ambulance entrance, which will remain in its current location with existing canopy and signage.

The building fenestration will be a reflection of the hierarchy of the programmatic uses inside. The largest glazed areas will be at the locations of the patient rooms and the family visitor lounge to allow as much daylight and exposure to views for these areas as practical to promote an evidence-based design healing environment. These will be consistent from floor to floor and provide for a vertical emphasis to the façade fenestration. Opportunities for natural light in other areas such as ends of corridors and elevator lobbies will be provided to aid in orientation to the outside and way finding utilizing less prominent glazed areas.

The Project will incorporate various features which will allow it to be an example of energy efficiency for the Fletcher Allen campus. The building's exterior will feature triple glazed windows for greater thermal efficiency. The mechanical system will incorporate chilled beam

technology allowing for a more efficient distribution of cooling loads through the building. Energy efficient LED lighting will also be utilized throughout the facility.

The Inpatient Building will have an enclosed mechanical penthouse with a roof elevation of 101' above grade or 459' – 4" above mean sea level. This complies with the Institutional Core Campus Overlay District height restriction of no greater than 540' above mean sea level as well as the ICC-UVM central campus height overlay district height restriction of no greater than 140' above grade.

The Inpatient Building will be only briefly visible from Colchester Avenue and from University Place. The most prominent view of the Inpatient Building will be from the UVM Central Quad. Each of these views of the Inpatient Building will be softened with landscape plantings.

Relationship to Converse Hall

The immediate vicinity of the project area includes several buildings that are 50 or more years old including Converse Hall and the: Chittenden-Buckham-Wills Residential Complex (CBW). Converse Hall is considered to be a significant historic resource. The design process for the Inpatient Building project carefully considered the potential impacts on these buildings. The initial design attempted to balance impacts on all of the buildings and could have been constructed with all four remaining. Feedback from City staff, Fletcher Allen's historic preservation consultant and others suggested that it was more important to further reduce impacts on the historic building of greater value: Converse Hall. Furthermore the University's 2006 Campus Master Plan and 2013 Housing Master Plan calls for future demolition of CBW Residential Complex since the structures are not feasible to renovate to modern standards primarily due to the pre-cast concrete construction. Doing so resulted in moving the Inpatient Building further away from Converse Hall at the expense of greater impacts on the buildings of lesser historic value: Chittenden-Buckham-Wills Residential Complex.

Numerous elements in the proposed design reflect the efforts to preserve the visual prominence of Converse Hall as an important historic resource. The original proposed location of the Inpatient Building has been moved northerly away from Converse Hall in order to provide more space between the two structures and protect views to the west and east. The historic walkway from Converse Hall's main entrance westerly to the UVM campus will be retained and enhanced, preserving the historic link between the residence hall and the UVM Central Quad.

The materials and design elements selected for the Inpatient Building respond to the existing features of the Ambulatory Care Center (ACC) and Converse Hall in the proposed use of similarly hued thin clad masonry, and the design esthetic that employs curved forms to

strengthen the relationship between Converse Hall, the ACC and the Inpatient Building. In addition, the vertical windows that will be regularly spaced across the south elevation of the Inpatient Building reflect similar fenestration patterns of both Converse Hall and the south elevation of the ACC.

Lot Coverage Calculations

Fletcher Allen is allowed up to 65% total lot coverage under Section 4.5.2(C)(2) of the Comprehensive Development Ordinance. This section of the ordinance provides an incentive for Fletcher Allen to maintain substantial green space in a “transitional buffer” along Colchester Ave. and East Ave. For every 1% that lot coverage in the transitional buffer is below 40%, Fletcher Allen gains 1% in allowable overall lot coverage up to a maximum 65%.

The boundary line adjustment will increase the entire Fletcher Allen campus from 32.34 acres to 33.37 acres. The campus “transitional buffer” lot coverage does not change: the total buffer is 8.74 acres with 2.24 acres of impermeable area for a total of 26%, which is below the 40% maximum. The proposed overall lot coverage, including the Inpatient Building and associated parking, on the Fletcher Allen campus will increase slightly from 19.02 acres to 19.71 acres, and will increase slightly from 58% to 59%. This is under the total maximum lot coverage of 65%.

UVM’s lot coverage before the land transfer is 48.09%. The UVM lot coverage changes after the land transfer (exclusive of UVM projects: removal of the CBW residence halls and installation of the Green Mountain Walkway) to 48.04%. They will still be under the total maximum lot coverage of 65%.

Circulation and Parking

Traffic access to the site will remain from Colchester Avenue with an adjusted Hospital Drive. The Inpatient Building does not have direct pedestrian access to the site: it is internally connected to the ACC West Pavilion and to McClure with a skybridge. Vehicular access is associated with the Emergency Department for Fletcher Allen and UVM’s parking as described below.

The proposed site plan incorporates a turnaround directly the north of the Inpatient Building for fire truck access and movement. We have worked with the Fire Marshall to insure that the proposed design meets the needs of public safety. The existing ambulance entry to the Emergency Department will remain in its present location with reconfigured access and ambulance drop off.

There are no changes to the total count of 136 parking spaces available in the project area, spanning both UVM and Fletcher Allen property, 6 of which are handicapped accessible spaces. The parking area has adjusted to accommodate the Inpatient Building, and there are 47 spaces allocated to Fletcher Allen for the Emergency Department and 89 spaces for UVM as exists today. The proposed Inpatient Building will not add additional bed capacity nor will there be any increase in on campus parking.

Existing City permits limit Fletcher Allen's on-campus parking to a maximum of 2,094 spaces. Existing permits also allow Fletcher Allen to vary the number of physical parking spaces on site at any given time based on its ongoing dynamic management of parking, which includes limiting on-campus parking permits for staff and other Transportation Demand Management (TDM) programs, so long as the quantity does not exceed the 2,094 parking space cap. Parking will continue to be managed within the 2094 cap for on-campus parking spaces. As always, from time to time there may be fewer physical spaces on campus, depending on Fletcher Allen's ongoing management of parking.

Pedestrian and bicycle access routes to and from the site are updated with the multi-use path shifted to the west side of Hospital Drive to avoid conflicts with the Emergency Department. Sidewalks connect the parking area with the Emergency Department and to the existing sidewalks around Converse Hall, ACC and the UVM campus. Bike racks are provided near the Emergency Department entrance. The Inpatient Building, site parking, and pedestrian sidewalks and multi-use path are handicapped accessible meeting the Americans with Disabilities Act (ADA) requirements.

Landscape

Thoughtful landscape design has been incorporated into the project. As one approaches the Inpatient Building from Colchester Avenue, shade trees line Hospital Drive. Within the parking lot adjacent to Converse Hall is a central, colorful raingarden that collects surface water for treatment. A second raingarden is placed in the interior of the fire truck turnaround north of the Inpatient Building. A paved walk radiates out from the covered plaza by the Emergency Department through a shaded tree grove to the Fletcher Allen parking, across the Converse Hall axial walk, through the UVM parking area adjacent to the raingarden, and south to the UVM campus and beyond. Columnar, shade and specimen trees provide shade throughout the parking areas and along pathways, and tree and shrub plantings along the western edge of the parking area screen paved areas visible from the UVM campus. Tree and raingarden plantings are prominently visible from the Inpatient Building patient rooms and intended to provide a gentle transition to the UVM campus.

Stormwater and Erosion Control

The project causes only a small increase in impervious area from 19.02 acres to 19.71 acres. Stormwater control will be accomplished using two approaches. One approach will be connecting to the existing collection system that conveys runoff to the North Campus Treatment and Detention Facility. The North campus Facility provides treatment to both UVM and Fletcher Allen. The Facility is designed, permitted and constructed in accordance with the State of Vermont's unified sizing criteria. Additionally, some on-site treatment will be included to the extent practicable. These on-site measures will likely include rain garden or bio-retention type systems located at some of the grass median areas as well as the vegetated down gradient edge of some of the parking areas.

For erosion prevention and sediment control, the project will follow best practices to prevent and or minimize erosion during construction. Currently Fletcher Allen has hired a construction manager that is working on a detailed logistics/phasing plan. Due to the size of the project as well as constructing the building over an active Emergency Department, there are a series complex steps the contractor will have to undertake in order to construct the project while maintaining access to the Emergency Department. Once the logistics plan is completed and signed off on, a detailed Erosion Prevention and Sediment Control Plan set will be developed and submitted to the State Agency of Natural Resources as part of their construction general permit program (CGP). This plan will take into account the phases/steps that will be required for construction and reflect the measures that will be applied as part of each phase of the project. The City's Stormwater Program Manager will be consulted with as part of this plan development as well as receiving copies of the final plan.

Outdoor Lighting

Energy efficient LED lighting will be utilized throughout the site and is proposed to coordinate with Fletcher Allen's and UVM's existing lighting. Pole-mounted LED light fixtures, identical to those currently used on the FAHC campus, are placed along Hospital Drive, throughout the parking areas, and along walkways to provide safe, efficient lighting conditions.

All areas under the Inpatient Building for vehicular drop off and public access to the Emergency Room will be adequately lit during the evening hours. The relocated parking lot for the Emergency Department will also get appropriate lighting utilizing fixtures consistent with types already in use on the Fletcher Allen campus.

Infrastructure

The Inpatient Building project will disrupt a number of existing utilities including, water, sewer, storm drains, power (both Fletcher Allen and BED) and Fletcher Allen Communication duct

banks. Measures are being taken to reroute impacted utilities as well as servicing the Project with water, sewer and power.

MEMO

TO: Dave Keelty
FROM: Dave Saladino, PE & Mark Smith, PE
DATE: June 28, 2014
SUBJECT: FAHC Inpatient Building – Traffic Assessment

On behalf of Fletcher Allen Health Care (FAHC), RSG has conducted the following assessment of expected traffic impacts related to the proposed Inpatient Building project in Burlington, Vermont.

1.0 SUMMARY OF KEY FINDINGS

We offer the following summary of key findings based on the analysis presented in this memorandum:

- Existing traffic conditions at key entry points to the main FAHC campus are within acceptable norms during peak conditions.
- Traffic generated by the Medical Center is dictated almost entirely by the number of employees and beds within the facility and can be reduced by extensive Transportation Demand Management Programs a key element of which is limited on-campus parking.
- No net change in the total number of beds or maximum parking spaces are expected at the Medical Center as a result of the new Inpatient Building.
- No net increase in vehicle traffic or parking demand is expected due to the proposed Inpatient Building project.

Per the recently approved 2014-2019 Joint Institutions Parking Management Plan (JIPMP), FAHC is not anticipating any projects that will affect parking demand over the next five years, and their current parking supply of 2,874 spaces for the Medical Center is 89 spaces more than their projected demand.

FAHC, as a member of Campus Area Transportation Management Association (CATMA), will continue to manage its traffic and parking consistent with its management practices. FAHC's basic management strategy is to ensure an adequate number of parking spaces to enable patients and families to park in accessible and convenient parking facilities. Through use of Transportation Demand Management (TDM) practices in cooperation with CATMA, FAHC provides incentives to encourage mass transportation, pedestrian, biking and carpooling alternatives to reduce Single Occupant Vehicle (SOV) employee traffic to the site. FAHC maintains 1,108 number of employee satellite parking spaces. This, combined with stringent employee parking management protocols and a robust shuttle system to encourage off-site parking, allows FAHC to provide convenient patient parking while maintaining overall onsite parking within the bounds of its permitted onsite parking space inventory.

In addition, total parking on campus is capped at 2,094 spaces by virtue of the hospital's Act 250 land use permit, #4C0506. The parking spaces required to serve this expansion will be accommodated within the existing parking inventory.

3.0 TRAFFIC ANALYSIS

This study relies upon design standards and analysis procedures documented in the 2010 Highway Capacity Manual,² Trip Generation,³ A Policy on Geometric Design of Highways and Streets,⁴ Manual on Uniform Traffic Control Devices (MUTCD),⁵ Traffic Impact Evaluation: Study and Review Guide,⁶ and the Vermont State Design Standards,⁷ which are the generally accepted traffic analysis references relied upon by traffic engineering professionals and VTrans for projects of this type in Vermont.

VTrans guidelines specify that a traffic study should be considered if the proposed development will generate 75 or more peak hour trips. The geographic scope of the study should also include the

² Transportation Research Board, National Research Council, *Highway Capacity Manual* (Washington, DC: National Academy of Sciences, 2010).

³ Institute of Transportation Engineers, *Trip Generation* 9th Edition (Washington, D.C.: Institute of Transportation Engineers, 2012).

⁴ American Association of State Highway and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 6th Edition (Washington DC: AASHTO, 2011).

⁵ American Traffic Safety Services Association (ATSSA), ITE, and AASHTO, *Manual on Uniform Traffic Control Devices*, 2009 Edition (Washington DC: FHWA, 2009).

⁶ Vermont Agency of Transportation, Development Review Section, *Traffic Impact Evaluation Study and Review Guide* (October 2008).

⁷ State of Vermont Agency of Transportation, *Vermont State Standards* (Montpelier: VTrans, 1 July 1997).

immediate access points and those intersections or highway segments receiving 75 or more project-generated peak hour trips.⁸

Since no additional vehicle trips are expected due to the proposed project, trends in surrounding traffic, and the performance at FAHC entry points were reviewed in this assessment. The following analysis examining traffic performance during the peak hours at the following two key intersections (see Figure 1):

1. The northern health care facility entrance (Mary Fletcher Drive) on Colchester Avenue, and
2. The intersection of Beaumont Street and Carrigan Drive.

Monitoring these two locations captures the main access points to the hospital campus, including the two parking garages, as well as the vast majority of surface parking lots. Note that these intersections also serve parking lots for the University of Vermont staff and faculty.

3.1 | TRAFFIC VOLUMES AND ADJUSTMENTS

Resource Systems Group performed turning movement counts at each study intersection in June of 2014.

Following VTrans traffic study guidelines, raw peak hour traffic volumes were adjusted to represent the design hour volume (DHV)⁹ in the expected project build year of 2018, using two adjustment factors:

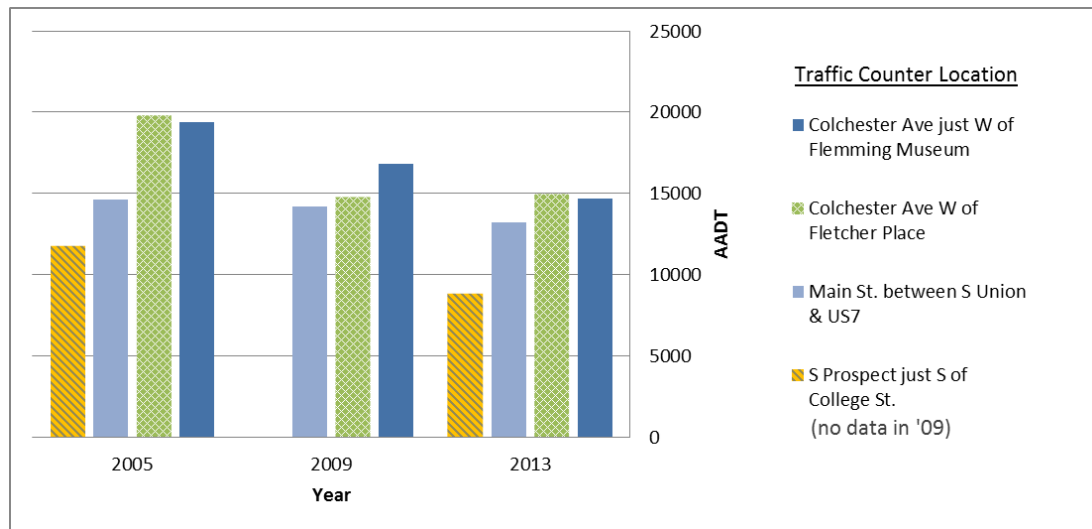
1. Design hour adjustment factors are based on VTrans count station S6C022 (located on Colchester Avenue just east of the hospital entrance), which had an Average Annual Daily Traffic (AADT) volume of 15,000 vehicles per day in 2013. Design hour adjustment factors are based on the VTrans “k” factor¹⁰ and DHV equation for Urban Roads presented in the 2013 VTrans Red Book.
2. An annual adjustment factor, which represents general background traffic growth (i.e. non-hospital related traffic). The recent trend in traffic volumes (AADT) at various nearby traffic counter locations is illustrated in Figure 2. As projected in the latest VTrans Continuous Traffic Counter Grouping Study and Regression Analysis Report, background traffic growth is expected to be flat to negative over the short term (0-5 years), as well as long term (5-20 years). No adjustment was made in this case.

⁸ Vermont Agency of Transportation, Development Review Section, *Traffic Impact Evaluation Study and Review Guide* (January 2003).

⁹ The DHV is the 30th highest hour of traffic for the year and is used as the design standard in Vermont.

¹⁰ $DHV = AADT * k$

FIGURE 2. TREND IN BACKGROUND TRAFFIC¹¹



3.2 | SCENARIO VOLUME GRAPHICS

Figures 3 and 4 present the project build year traffic turning movement volumes (AM and PM peaks) at the two study area intersections.

FIGURE 3: 2018 AM PEAK HOUR

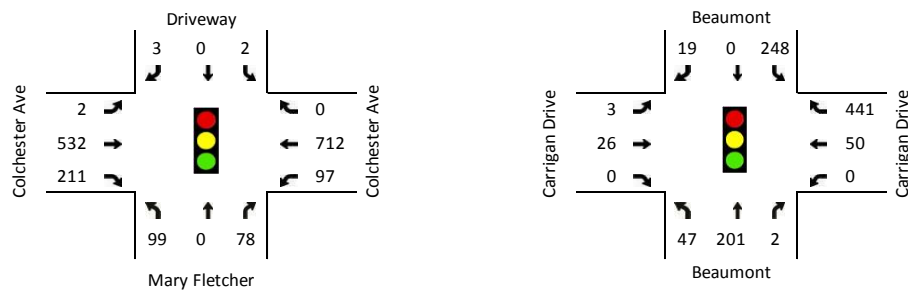
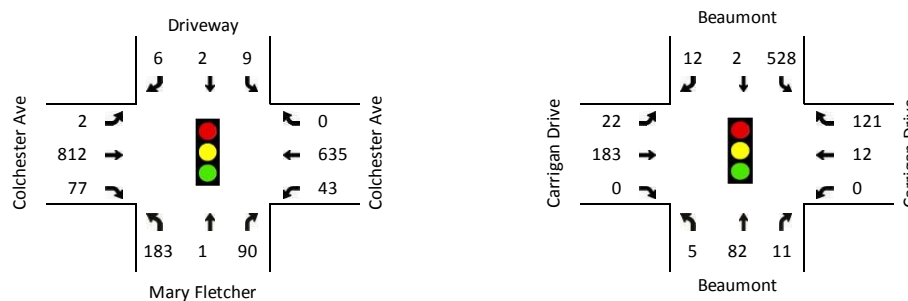


FIGURE 4: 2018 PM PEAK HOUR



¹¹ Source: VTrans Automatic Traffic Recording (ATR) Station History 2004-2013

3.3 | INTERSECTION PERFORMANCE

Level-of-service (LOS) is a qualitative measure describing the operating conditions as perceived by motorists driving in a traffic stream. LOS is estimated using the procedures outlined in the 2000 Highway Capacity Manual. In addition to traffic volumes, key inputs include the number of lanes at each intersection and the intersection control types at each study intersection. Existing traffic phasing and timings were used in this analysis.

The 2000 Highway Capacity Manual defines six qualitative grades to describe the level of service at an intersection. Level-of-Service is based on the average control delay per vehicle. Figure 5 shows the various LOS grades and descriptions for signalized intersections.

FIGURE 4: LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

LOS	Characteristics	Total Delay (sec)
A	Little or no delay	≤ 10.0
B	Short delays	10.1-20.0
C	Average delays	20.1-35.0
D	Long delays	35.1-55.0
E	Very long delays	55.1-80.0
F	Extreme delays	> 80.0

The VTrans policy on level of service is:

- Overall LOS C should be maintained for state-maintained highways and other streets accessing the state's facilities.
- Reduced LOS may be acceptable on a case-by-case basis when considering, at minimum, current and future traffic volumes, delays, volume to capacity ratios, crash rates, and negative impacts as a result of improvement necessary to achieve LOS C.
- LOS D should be maintained for side roads with volumes exceeding 100 vehicles/hour for a single lane approach (150 vehicles/hour for a two-lane approach) at two-way stop-controlled intersections.

The Highway Capacity Manual congestion reports within Synchro (v8), a traffic analysis software package from Trafficware, were used to assess congestion at the study intersections. Figure 6 present the performance results for the adjusted volumes during the weekday AM and PM Peak hour scenarios, respectively.

In addition to delay and LOS, the volume to capacity ratio (V/C) for each intersection and approach is shown. Volume to capacity represents the ratio of actual vehicles to the capacity to process vehicles given the amount of green time for that approach in the study hour. A V/C greater than one indicates the approach or intersection is over capacity.

Based on this analysis, both study intersections are expected to operate at LOS C or better during AM and PM design hours, with V/C ratios well below 1.0.

FIGURE 6. STUDY INTERSECTION PERFORMANCE (2018)

Intersection	AM Peak Hour			PM Peak Hour			
	approach	LOS	Delay (sec)	Volume / Capacity	LOS	Delay (sec)	Volume / Capacity
Beaumont Dr / Carrigan Drive:							
overall		B	15	0.35	B	13	0.66
EB, Carrigan		B	16	0.1	B	17	0.57
WB, Carrigan		B	16	0.18	B	14	0.11
NB, Beaumont		B	13	0.39	B	19	0.45
SB, Beaumont		B	15	0.36	B	11	0.49
Colchester Ave / Mary Fletcher (FAHC entrance):							
overall		B	14	0.73	C	21	0.82
EB, Colchester		B	17	0.78	C	24	0.86
WB, Colchester		A	8	0.57	A	9	0.52
NB, FAHC		C	29	0.54	D	39	0.73
SB, Driveway		C	26	0	C	30	0.01

4.0 CONCLUSIONS

- Traffic conditions at the key entry points to the main FAHC campus are within acceptable norms during peak conditions.
- Traffic generated by the Medical Center is dictated almost entirely by the number of employees and beds within the facility.
- No net change in the total number of beds or employees are expected at the Medical Center as a result of the new Inpatient Building.
- No net increase in vehicle traffic or parking demand is expected due to the proposed Inpatient Building project.
- FAHC uses Transportation Demand Management (TDM) programs to manage its on-site parking demand so that it can be efficiently satisfied by the on-site parking inventory at any point in time.

Based on the analysis presented above we project construction of the FAHC Inpatient Building, as proposed, will not cause unreasonable congestion or unsafe conditions on the local roadway network and will not adversely impact the public investment in roadway infrastructure in the adjacent area.

END OF MEMO



HISTORIC BUILDINGS EVALUATION SUMMARY

For City Review

Inpatient Building
Fletcher Allen Health Care
Burlington, Vermont
June 30, 2014

As part of the City of Burlington development review process, a project that involves sites listed or eligible for listing on the state or national register of historic places shall meet design standards following the Secretary of the Interior's Standards for the Treatment of Historic Properties. A historic site is defined as "any site, structure, district or archeological landmark which has been officially included in the National Register of Historic Places and /or the State Register of Historic Places or which is established by the Vermont Advisory Council on Historic Preservation as being historically significant." [10 VSA Section 6001 (9)]. This summary describes the work undertaken by Liz Pritchett according to standards set forth for review of historic sites, structures and districts in the vicinity of the proposed Inpatient Building Project, and her assessment of any potential impacts to identified historic sites.

To conduct this review, standards were followed that are used by the Vermont Division for Historic Preservation (DHP) and have been applied in Act 250 cases. These standards are essentially borrowed from those set forth in regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act (36 CFR 800). Project review identifies potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and to known or potential archeological resources.

Fieldwork involved site visits to the project area to identify districts or sites with significant historic buildings over fifty years of age, which were determined to either be within the Project's footprint or potentially have clear views of the Project. The Area of Potential Effect (APE) comprises the portion of the Fletcher Allen Health Care campus that is bounded by East Avenue on the east, Colchester Avenue on the north, the northeasterly portion of the University of Vermont Main Campus defined by the area south from the Fleming Museum on Colchester Avenue to the long, rectangular lawn known as the Central Quad, the three residence halls east of the lawn, known as Chittenden-Buckham -Wills Residential Complex (CBW), and the UVM academic buildings east of the CBW, Rowell Building, Given Building and Converse Hall. The construction site of the Inpatient Building is approximately in the center of the APE.

HISTORIC BUILDINGS EVALUATION SUMMARY

For City Review: *Inpatient Building*

Fletcher Allen Health Care, Burlington, Vermont

June 30, 2014

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Literature review involved research of Burlington files at the DHP offices in Montpelier, Vermont. The purpose of the DHP file search was to inventory significant historic sites in the APE that are currently listed on the National Register of Historic Places (NR) and the Vermont Historic Sites and Structures Survey (also called the State Register/ SR), or have been determined NR or SR eligible by the Vermont Advisory Council on Historic Preservation. Project files previously reviewed by the DHP for Act 250 or Section 106 within in the APE were also investigated.

After conducting fieldwork, literature review, and review of other relevant materials, the Project's potential effects to historic resources were assessed. The three-part test for evaluating impacts on historic sites known as the *Middlebury* analysis was applied to determine the potential effect of the Project.

Of the four historic buildings directly abutting the Inpatient Building, Converse Hall is considered to be a very significant historic resource. The design process for the Inpatient Building project carefully considered the potential impacts on these buildings. The initial design attempted to balance impacts on all of the buildings and could have been constructed with all four residence halls remaining. Feedback from City staff, Fletcher Allen's historic preservation consultant and others suggested that it was more important to further reduce impacts on the historic building of greater value: Converse Hall. Furthermore, UVM's 2006 Campus Master Plan and 2013 Housing Master Plan calls for future demolition of Chittenden-Buckham-Wills Residential Complex since the structures is not feasible to renovate to modern standards primarily due to the pre-cast concrete construction. Doing so resulted in moving the Inpatient Building further away from Converse Hall at the expense of greater impacts on the buildings of lesser historic value: Chittenden-Buckham-Wills Residential Complex.

Located on the UVM campus and directly adjacent to the project area, Converse Hall is a significant High Victorian Gothic style building that is listed in the State Register and eligible for listing in the National Register. In order to handle the potential for an undue adverse effect to Converse Hall, Fletcher Allen and Morris Switzer Architects has designed the project to mitigate potential effects. The site realignment moved the footprint of the Inpatient Building further away from Converse Hall, preserving more of the traditional view corridor between the two buildings. In addition, the design for the Inpatient Building features massing, materials and details that are compatible with Converse Hall, such as limestone veneer and traditional window treatments, while also employing the contemporary curved facade elements and ample use of glass seen on the Ambulatory Care Center so that the new structure will blend with the adjacent buildings on the FAHC campus and Converse Hall. The historic walkway from the Converse Hall's main

HISTORIC BUILDINGS EVALUATION SUMMARY

For City Review: *Inpatient Building*

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entrance westerly to the UVM campus will be retained and enhanced, preserving the historic link between the residence hall and the UVM Central Quad.

FAHC Inpatient Bed Project – Permitting 14.0630

Landscape Narrative

Entering the site from Colchester Avenue and Beaumont Avenue, the tree-lined Hospital Drive provides a clearly delineated separation between vehicular traffic and an 8' wide multi-use path along the west edge of the drive. An allee of trees along the multi-use path creates lacy shade, and provides a safe separation from parking and emergency traffic. Several richly planted stormwater treatment areas work to slow water and sediment, minimizing impacts offsite, and providing colorful focal points within paved areas.

The entry drive comfortably arcs with the curving geometry of the new Inpatient Building, and UVM and FAHC parking is separated to ensure sufficient parking for FAHC Emergency Department (ED) visitors. All UVM parking exits the main drive first, opposite from the ED vehicle bay, with parking along the western edge of the site leading to the main UVM lot adjacent to Converse Hall. Within this main lot, a central, colorful raingarden bounded by a concrete retaining wall collects surface water for treatment. Beyond the UVM parking along Hospital Drive, the ED visitor dropoff and adjacent FAHC parking area lie at its terminus, separated from UVM main lot by the east-west axial pedestrian corridor between Converse Hall and UVM central campus. A vehicular-free, accessible pedestrian route connects FAHC parking and the main ED visitor entry. Leaving from the ED main doorway, pedestrians move through a covered plaza adjacent to the vehicular dropoff, a flexible outdoor space that houses bicycle racks and modular seating. A paved walk radiates out from the covered plaza through a shaded tree grove to the FAHC parking, across the Converse Hall axial walk, through the UVM parking area adjacent to the raingarden, and south to the UVM campus and beyond.

A 12' paved drive extends from the end of Hospital Drive, parallel to the tree-lined multi-use path, to providing fire truck access to the existing Converse Hall circle above. To accommodate grade near the top of the fire access drive, a curved retaining wall will extend from the existing FAHC wall. Below the wall, a secluded outdoor terrace will serve as an outdoor waiting area for the ED, adjacent to and accessible from the interior ED waiting room. Pole-mounted LED light fixtures, identical to those currently used on the FAHC campus, are placed along Hospital Drive, throughout the parking areas, and along walkways to provide safe, efficient lighting conditions. Columnar, shade and specimen trees provide shade throughout the parking areas and along pathways, and tree and shrub plantings along the western edge of the parking area screen paved areas visible from the UVM campus. Tree and raingarden plantings are prominently visible from the Inpatient Building patient rooms. A clearly marked multi-use path and adjacent walkways connect and improve safe pedestrian and biking conditions from across both campuses and beyond, designed with flexibility to connect with future UVM multi-use pathways.

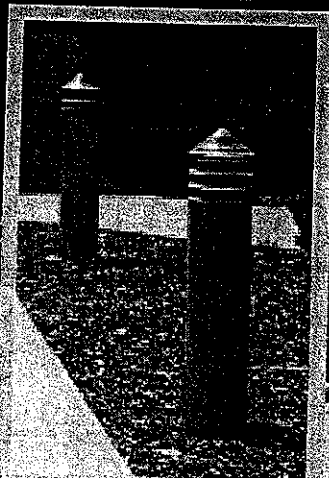
FLETCHER ALLEN HEALTH CTR
Type: C Mfg: LUMEC
175MH-OPC-SE3-1A-AM6W-20

Opticone Series

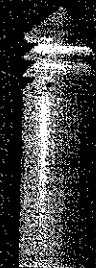
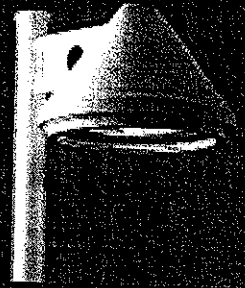
OPC/OPCS/OPCB



OPC™-SG1-2 luminaire on a ATR pole



OPCB™ bollard



LUMEC

OPC/OPCS/OPCB

OPC Luminaire

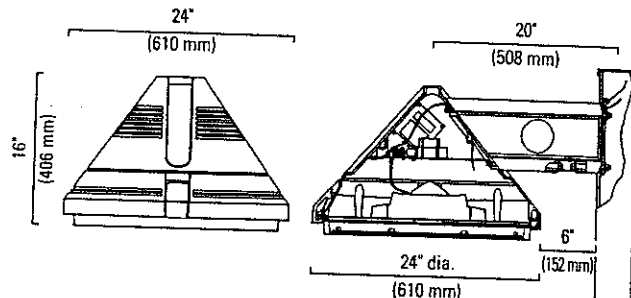
The Opticone **OPC™** luminaire consists of a one-piece cast-aluminum pinched-cone housing, a round lens-frame assembly and a latch mechanically assembled together. The luminaire is fully gasketed.

The one-piece cast-aluminum lens-frame comes with a copolymer ethylene propylene gasket (EPDM) and a tempered glass lens.

A 3-point spring-type double-position cast-aluminum latch permits tool-free access to the lamp and ballast plate.

The ballast plate hinges down to provide tool-free access to the ballast.

OPC luminaire is UL and CSA approved.



OPC - SG1
EPA: 2.40 sq. ft.
Weight: 62 lbs (28.1 kg)

Lamp Guide

Optics	OPC		OPCS	
	SG1/2/3/ Q/FM	SE	SCB/ SHB	SG1/2/3/ Q/FM
70 MH, medium	—	—*	•	—
100 MH, medium	—	—*	•	—
175 MH, mogul	—	—*	•	—
250 MH, mogul	—	—*	•	—
400 MH, mogul	—*	•	N/A	•
750 MH, mogul	—	N/A	N/A	N/A
1000 MH, mogul	—	N/A	N/A	N/A
50 HPS, mogul	—	—*	•	—
70 HPS, mogul	—	—*	•	—
100 HPS, mogul	—	—*	•	—
150 HPS, mogul	—	—*	•	—
250 HPS, mogul	—	—*	•	—
310 HPS, mogul†	—	—*	•	•
400 HPS, mogul	—	—*	•	•
750 HPS, mogul	•	N/A	N/A	N/A

- Remote ballast in pole.
- * Requires a polycarbonate (175W max.) or tempered glass sag lens.
- † Requires a reduced jacket lamp.
- ‡ Not available in 347 volts.
- § Not available with SGFM optics.

OPC™ and OPCS™ luminaires accommodate H.I.D. or incandescent lamps as shown in the above table.

The UL or CSA-recognized CWA-type ballast features a -30F (-34C) lamp-starting capacity, a power factor of 90% or better and a regulation of lamp power within ±10% of rated input voltage. HPS ballasts operate within ANSI trapezoidal limits.

The luminaire's lens frame, secured by a 3-point spring-type double-position cast-aluminum latch, pivots along a housing integrated hinge to permit tool-free access to the lamp and ballast plate.

The ballast is integrated in the hood of the luminaire, on a unitized ballast tray, or is remote in the pole base.

For the **OPCB™** bollard, please consult bollard literature or www.lumec.com web site.

Optical Systems

SG optics

Segmented cut-off reflector system set in faceted arc-image duplicating patterns



SG1:
Asymmetrical (I)



SG3:
Asymmetrical (III)



SGFM:
Forward-throw



SG2:
Asymmetrical (II)



SGQ:
Symmetrical (V)

SE optics



Small segmented cut-off reflector set in faceted arc-image duplicating patterns

SE5: Symmetrical (V)

SE3: Asymmetrical (III)

SCB and SHB optics (OPC only)



Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered glass drop lens

SCB3M: Asymmetrical cut-off (III)

SHB3M: Asymmetrical hyperextensif (III)

For the SCB and SHB optics, the sleeve and shutter permit exact positioning of the lamp.
(clear lamp not included).

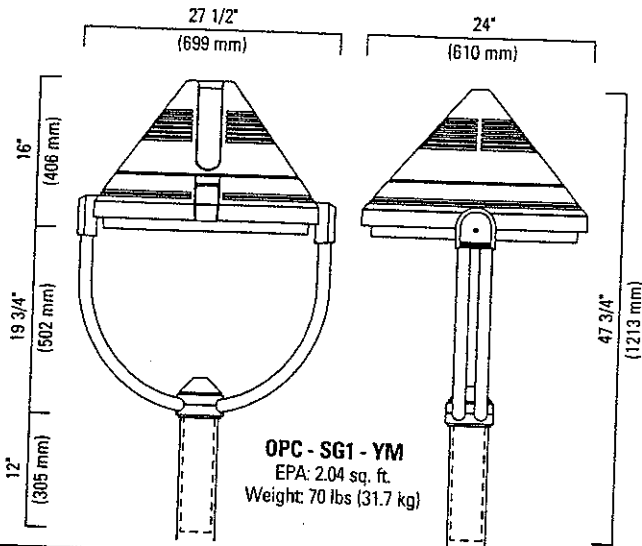
For further information, refer to the *Outdoor Lighting Application Guide*.

Ordering Sample

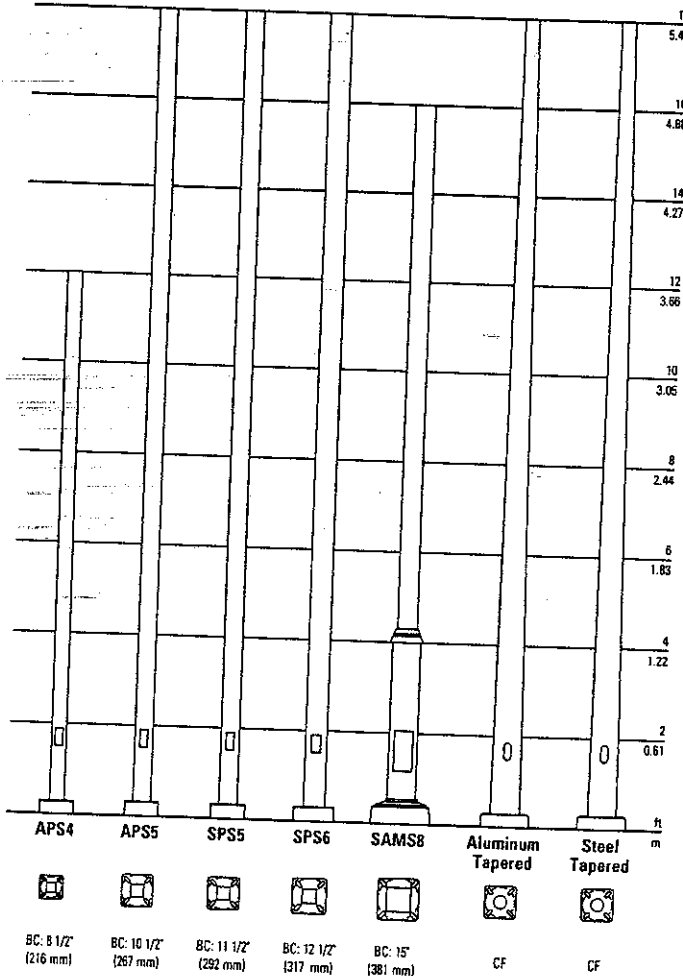
Lamp	Luminaire	Optical System	Voltage	Mounting & Configuration	Pole	Finish	Options
250 HPS	OPC	SCB	240V	1A	SM6-15	BKTX	FS

Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification.

OPC-YM Luminaire on Yoke-mount



Poles



Consult the Pole Guide for details and the complete line of poles.

OPCS Luminaire

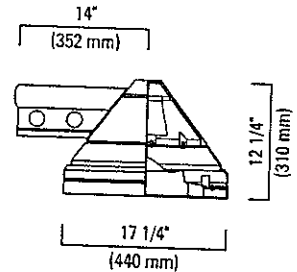
The Opticone OPCS™ luminaire is similar to the OPC but in a smaller size and consists of a two-piece spun and cast-aluminum pinched-cone housing, a round lens-frame assembly and a latch mechanically assembled together. The luminaire is fully gasketed.

The one-piece cast-aluminum lens-frame comes with a copolymer ethylene propylene gasket (EPDM) and a tempered glass lens.

A 3-point spring-type double-position cast-aluminum latch permits tool-free access to the lamp and ballast plate.

The ballast plate hinges down to provide tool-free access to the ballast.

OPCS luminaire is UL and CSA approved.



OPCS - SG1
EPA: 1.50 sq. ft.
Weight: 45 lbs (20.4 kg)

Finishes

16 Standard Colors Available

The specially-formulated textured (TX) Lumital powder coat is available in a range of 16 standard colors. This unique coating of thermosetting polyester resins provides a highly-durable UV-resistant exterior finish as per ASTM G7.

Lumital coatings are specially formulated for outstanding salt-spray resistance according to ASTM B117 standards.

All surfaces are chemically treated using a four-step (aluminum) or six-step (steel) process prior to painting. Consult Lumec for complete specifications.

SC Special Color

Provide a 4" (102 mm) square color chip.

It is possible to order smaller minimal quantities of powder paint at a premium. Your representative will be able to tell you if a powder coating can be developed for your project.

Lumiseal, a biofriendly reactive organic conversion coating, is applied on all aluminum parts that are subject to salt-spray corrosion. Consult Lumec for complete specifications.

Please note that where quantities do not warrant it, Lumec reserves the right to use an oven-cured liquid polyurethane finish.

Luminaire Options

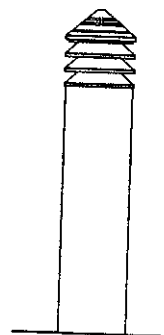
FS	Fusing (Consult Factory)
HS	House shield (SG optics only)
DL	Drop lens

Pole Options

HB	Hinged base (APR4 & APS4 poles only)
DR*	Duplex receptacle (120 volts only)
GFI*	Duplex receptacle with ground fault interrupter (120 volts only)
PH	Photoelectric cell
LS*	Provision for loudspeaker outlet
BA*	Banner arm
LBC9	Decorative base cover (Available with APR4 and SPR4 poles only)
IP	Interior paint (pole only, consult factory for applicable poles)

* Consult the Pole Guide for feasibility with cast-aluminum shafts.

OPCB Bollard



For the OPCB™ bollard. Consult bollard literature or www.lumec.com web site.

OPC/OPCS/OPCB

Opticone OPC with SG3 optical systems Pavement luminance for two-lane road lit from one side

This illustration shows how the Opticone OPC luminaires with SG3 optics delivers even illuminance uniformity in one-side installations on wide roads.

150 W HPS lamp

Light Loss Factor: 0.80

Average illuminance (lux), E avg.: 9.24

Illuminance uniformity, E max./min.: 5.3 : 1

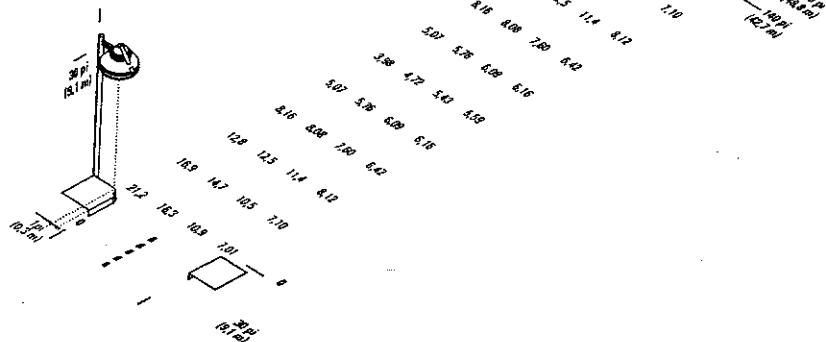
Illuminance uniformity, E avg./min.: 2.3 : 1

Average luminance (cd/m²): 0.61

Luminance uniformity: L max./L min.: 6.2 : 1

Luminance uniformity: L avg./L min.: 2.8 : 1

Veiling luminance, max. Lv/avg. Lp: 0.19 : 1



Opticone OPC with SG3 optical systems Pavement luminance for parking lots

This illustration shows how Opticone OPC luminaires with SG3 optics delivers even illuminance uniformity, in a parking facility.

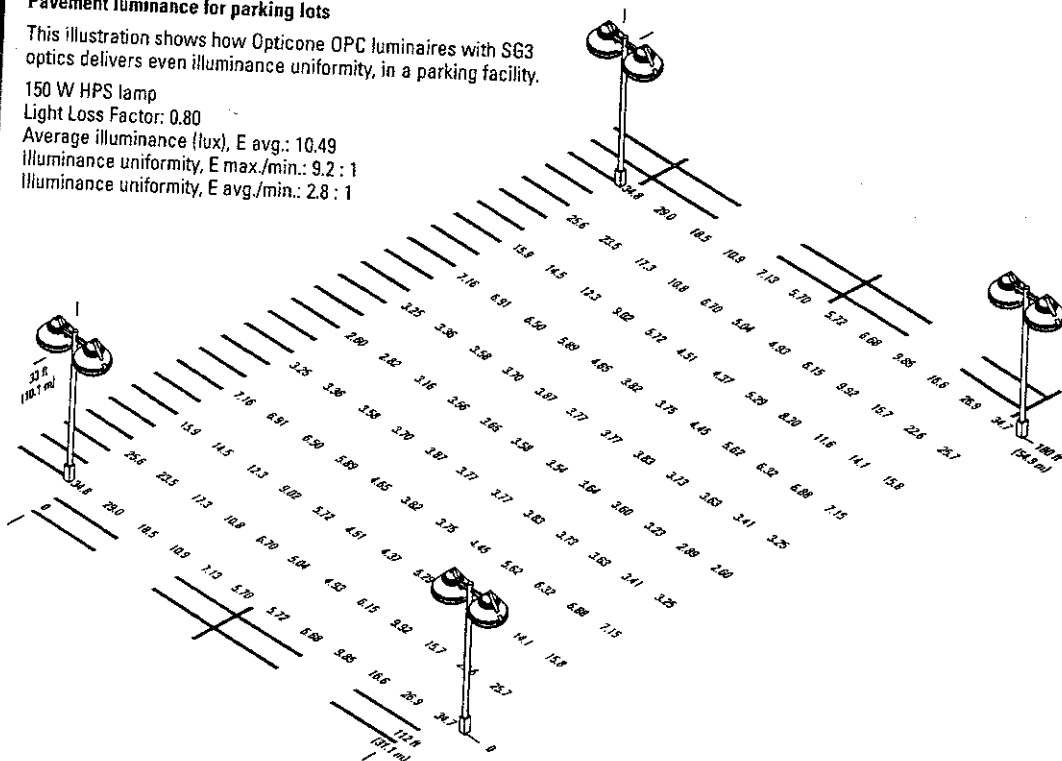
150 W HPS lamp

Light Loss Factor: 0.80

Average illuminance (lux), E avg.: 10.49

Illuminance uniformity, E max./min.: 9.2 : 1

Illuminance uniformity, E avg./min.: 2.8 : 1



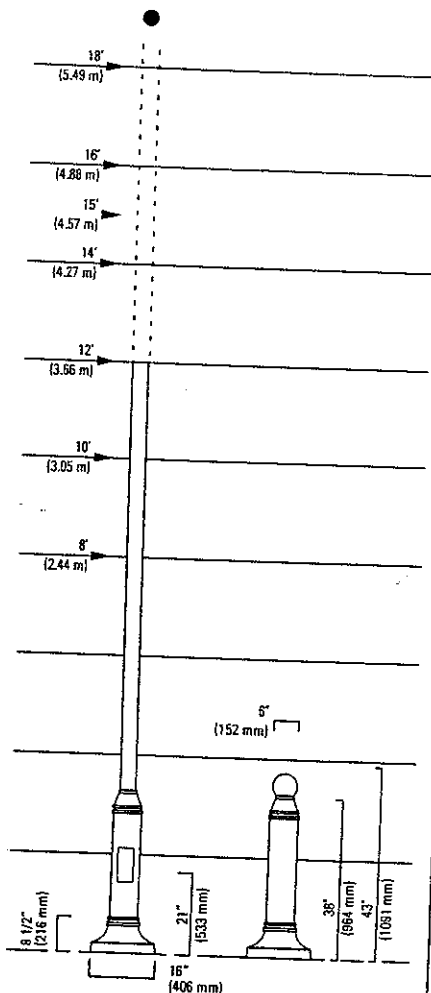
LUMEC

AM6

Round Aluminum Bottleneck Pole

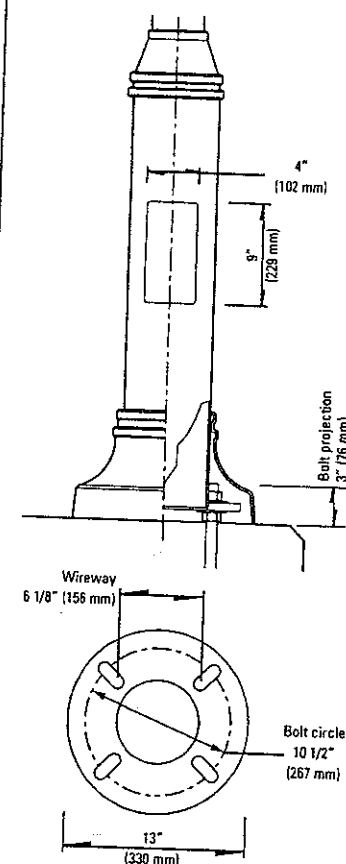
Pole Guide

LUMEC



AM6 BORAM6-DSH
Non-luminous bollard
Bollard Anchor Bolts: 5/8-12 (16-305)

Base Details:



Comes with 4 anchor bolts,
8 nuts and washers.
B.C. from: 8 3/4\" to 11\" (222 to 279 mm)

Specifications:

Pole: made from a one-piece, seamless 4\" round (102 mm) tube of extruded aluminum welded over and in a 6 5/8\" round (168 mm) extruded-aluminum pole base.

The assembly is welded to both the top and bottom of a reinforced base cast from zinc-rich aluminum.
A 4\" by 9\" (102 by 229 mm) maintenance opening, complete with cover and copper ground lug, is centered 21\" (533 mm) from the bottom of the anchor plate.

Joint cover: made from two pieces of cast aluminum mechanically fastened to the junction with stainless steel screws.

Base cover: made from two pieces of cast aluminum mechanically fastened to the base with stainless steel screws.

Finish: "Hot Dip" chemical etching preparation.

Lumital polyester powder coat textured finish.

Available in 16 standard colors.

Durable UV-resistant exterior finish as per # ASTM G7 and outstanding salt-spray resistance according to # ASTM D2247 testing procedures.

Options:

DE: Pole base buried 5' (1524 mm) in the ground (see details on page 83).

LS: Provision for loudspeaker outlet

PH7: Button-type photoelectric cell (specify operating voltage)

PH8: Quarter-turn type photoelectric cell (specify operating voltage)

PH9: Shorting cap for single phase only

DR: Duplex receptacle (120V line volt. only)

GR: DR with common ground fault interrupter (120V line voltage only)

BASXX: One single banner arm

BABSXX: One single break-away banner arm

BADXX: One double banner arm

BABDXX: One double break-away banner arm

Note: EPA recommendations are calculated according to AASH-T0 standards and include a 30% gust factor, with a 50-lb. (22.7 kg) load applied at 1ft. (305 mm) above the center of the pole.

The maximum EPA rating shown is 30.0 sq. ft. Some poles may exceed this rating.

Bollard: The pole base is available with a DSH cast-aluminum decorative sphere (non-luminous).

For other options, please consult the factory.

Ordering Information

Catalogue number	Nominal height		Section	Wall thickness		Weight		EPA rating			Base size		Bolt circle		Anchor bolts		
	ft.	m		in.	mm	in.	mm	lbs.	kg	70mph ft ²	80mph ft ²	100mph ft ²	in.	mm	in.	mm	in.
AM6F-8	8	2.44	4	102	0.125	3.2	27	12	18.4	14.3	9.2	13	330	10 1/2	267	3/4-20	19-508
AM6U-8	8	2.44	4	102	0.226	5.7	37	17	30.0	25.0	16.3	13	330	10 1/2	267	3/4-20	19-508
AM6F-10	10	3.05	4	102	0.125	3.2	31	14	13.2	10.2	6.4	13	330	10 1/2	267	3/4-20	19-508
AM6U-10	10	3.05	4	102	0.226	5.7	41	19	23.4	18.0	11.3	13	330	10 1/2	267	3/4-20	19-508
AM6F-12	12	3.66	4	102	0.125	3.2	35	16	9.9	7.4	4.4	13	330	10 1/2	267	3/4-20	19-508
AM6U-12	12	3.66	4	102	0.226	5.7	45	20	15.8	11.8	7.3	13	330	10 1/2	267	3/4-20	19-508
AM6F-13	13	3.97	4	102	0.125	3.2	36	16	8.1	6.0	3.5	13	330	10 1/2	267	3/4-20	19-508
AM6U-13	13	3.97	4	102	0.226	5.7	46	21	13.1	9.9	5.9	13	330	10 1/2	267	3/4-20	19-508
AM6F-14	14	4.27	4	102	0.125	3.2	38	17	5.3	3.9	2.2	13	330	10 1/2	267	3/4-20	19-508
AM6U-14	14	4.27	4	102	0.226	5.7	48	22	8.7	6.5	3.9	13	330	10 1/2	267	3/4-20	19-508
AM6F-15	15	4.57	4	102	0.125	3.2	40	18	4.3	3.0	1.6	13	330	10 1/2	267	3/4-20	19-508
AM6U-15	15	4.57	4	102	0.226	5.7	50	23	7.3	5.3	3.0	13	330	10 1/2	267	3/4-20	19-508
AM6U-16	16	4.88	4	102	0.226	5.7	52	24	6.0	4.3	2.4	13	330	10 1/2	267	3/4-20	19-508
AM6W-16	16	4.88	4	102	0.318	8.1	74	34	7.9	5.8	3.2	13	330	10 1/2	267	3/4-20	19-508
AM6U-18	18	5.49	4	102	0.226	5.7	55	25	4.2	2.8	1.3	13	330	10 1/2	267	3/4-20	19-508
AM6W-18	18	5.49	4	102	0.318	8.1	87	39	5.6	3.9	2.0	13	330	10 1/2	267	3/4-27	19-686
W6W-20	20	6.10	4	102	0.318	8.1	96	44	3.9	2.6	1.0	13	330	10 1/2	267	3/4-27	19-686

Other pole thicknesses are available for use with banner arms. Consult factory.
Lumec neither designs nor makes recommendations as to the design of concrete bases.

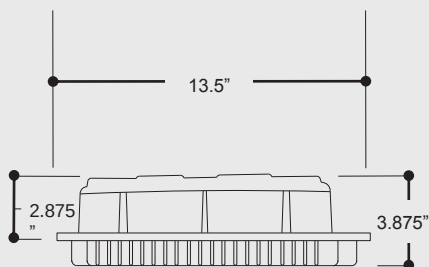
EcoFit® LED Light Engine

The smart solution. The right fit.™

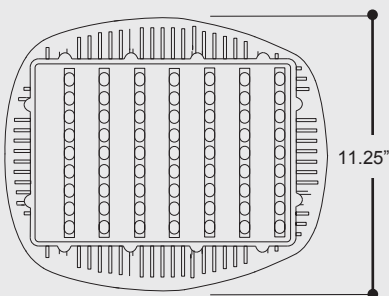


Made in the USA

Meets ARRA Guidelines
Manufactured in Lee's Summit, MO



Product weight = 13 pounds.



Universal Application

Roadway

Parking Lot – shoebox, pendant, post-top (*with adapter plate*)

Parking Garage – housing required

Indoor High Bay – housing required

Independent Performance Tests

EcoFit provides 3rd party validation from the most recognized testing laboratories available on www.ecofitlighting.com.

- Photometrics (LM-79)
- Thermal management (LM-80)
- Safety (UL 8750/1598, CSA C22.2)
- Corrosion (ASTM-B117)
- ISO 9000-2001 manufacturer
- RoHS compliant
- Ingress protection (IP-66)
- Pole vibration (ANSI-C136.3)
- Mechanical stress
- Surge Protection (IEEE C62.45)
- Transient protection (IEEE C62.41)
- Noise (47CFR-15B)



Approvals and Endorsements

Design Lights Consortium approved
DOE Lighting Facts listed (all models)

Cree LED City/University approved

International Dark Sky Association approved

PG&E Pre-qualified vendor

SCE Pre-qualified vendor



Specifications subject to change without notice.
U.S. Patents D611647, D611648. Other U.S. and International patents pending.

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Revision 4.0 (3/11)

EcoFit Lighting
8527 Bluejacket Street
Lenexa, Kansas 66214
(866) 789-9449
www.ecofitlighting.com

EcoFit® LED Light Engine

The smart solution. The right fit.™

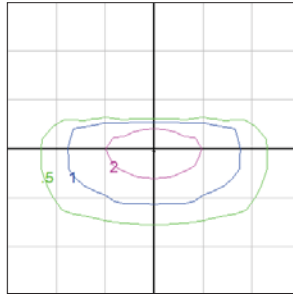
Photometrics

Isofootcandle Plots

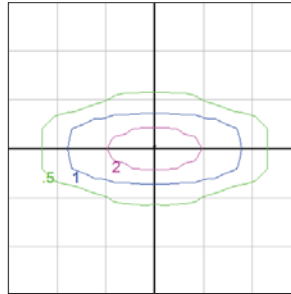
Initial footcandles at grade.
90/525mA unit example.

Gridlines represent units of
mounting height of 20 feet.

Type II/III



Type V



Standard Features

- 0-10V dimming
- Overtemp protection
- Lightning Arrestor (10kV/5kA)
- Warranty – 5 year on power supply, LEDs, 10 year on chassis/housing

LED & Electrical Performance

						Type III		Type V	
Model	Drive Current (mA)	CRI	Input Power (W)	Input Current (120V)	Input Current (240V)	Delivered Lumens	Total System Efficacy (lm/W)	Delivered Lumens	Total System Efficacy (lm/W)
30	350	≥80	37	0.317A	0.185A	2,265	61	2,262	60
30	525	≥81	56	0.481A	0.235A	3,005	54	2,973	52
42	350	≥81	48	0.408A	0.223A	3,144	65	3,180	65
42	525	≥81	73	0.620A	0.322A	4,145	57	4,192	56
63	350	≥81	70	0.588A	0.308A	4,533	64	4,488	65
63	525	≥82	106	0.892A	0.450A	5,900	56	5,784	55
90	350	≥70	91	0.761A	0.380A	6,365	70	7,375	82
90	525	≥70	136	1.133A	0.567A	8,252	61	9,764	71

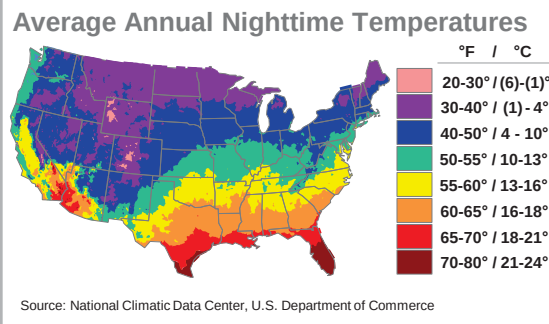
1. Input voltage (120-277 VAC).

2. 480V also available. Operating frequency 50-60 Hz.

3. Power factor > 0.90, THD < 20%.

4. All BUG ratings are B2-U0-G1 or below.

LED Junction Temperature (T_J) & Projected L₇₀ Life

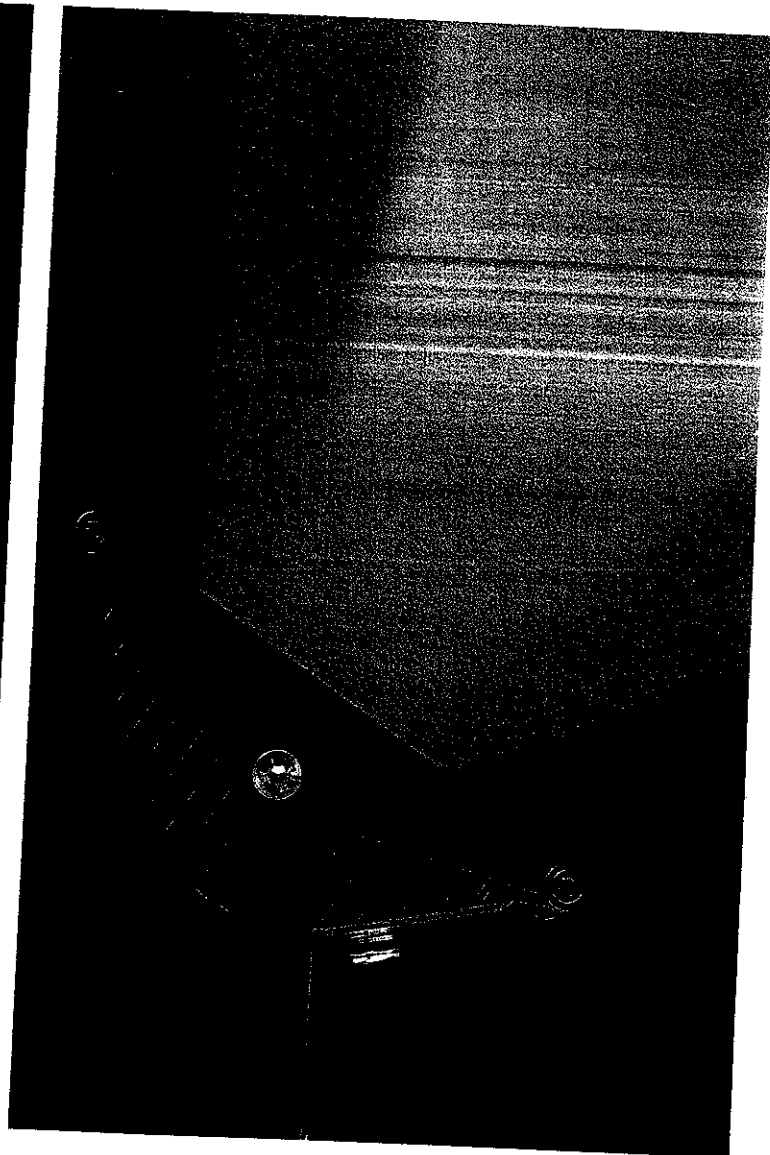
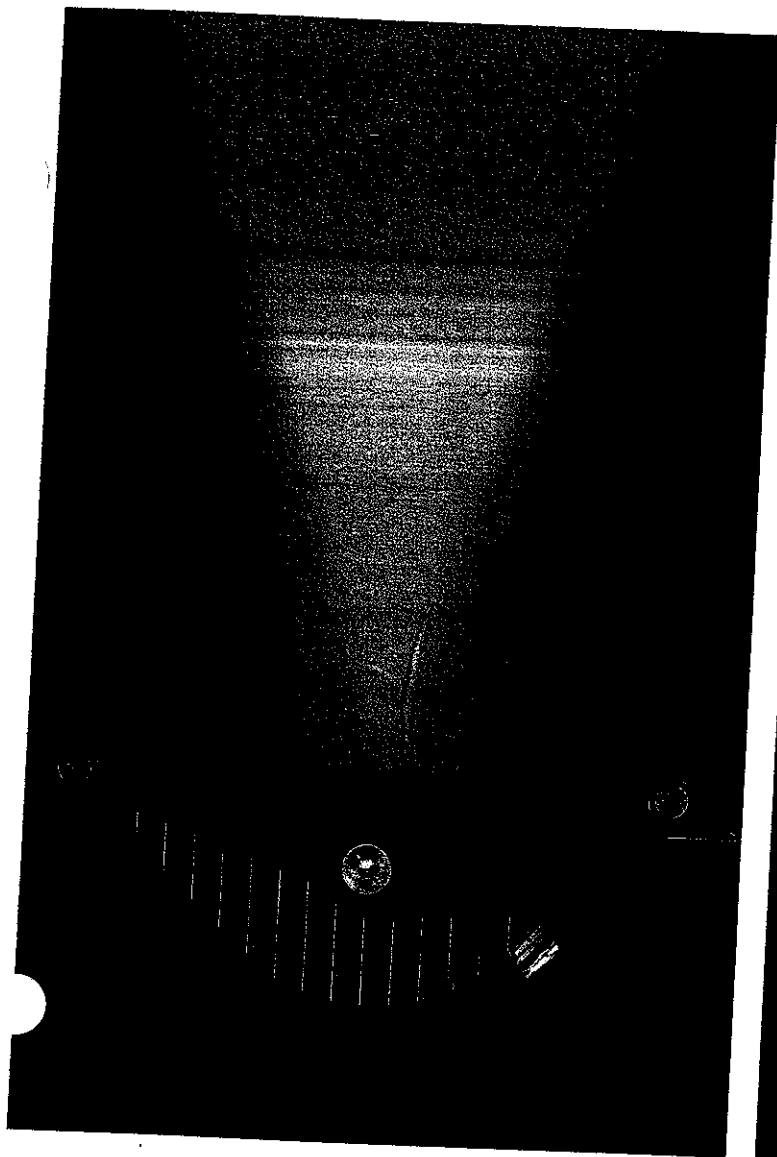


L70 Lifetime Expectancy (LM-80 Test Data)									
Model		Average Nighttime Outdoor Temperature							
LEDs	Drive Current	<32°F (0°C)	41°F (5°C)	50°F (10°C)	59°F (15°C)	68°F (20°C)	77°F (25°C)	86°F (30°C)	95°F (35°C)
30	350	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
30	525	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
42	350	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
42	525	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
63	350	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
63	525	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
90	350	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
90	525	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000

Note: L₇₀ life projections are provided by Philips Lumileds, and are based on IES LM-80 testing and IES TM-21 extrapolation methods. Using these methods, Lumileds projects a worst case of 75,000 L₇₀ hours for 4100K LEDs operated at 700mA and at LED temperatures (T_{SP}) of 105°C. Since these levels of drive current and LED temperature are well above EcoFit's highest levels, the L₇₀ hours shown above should be regarded as conservative. For more information, see www.EcoFitLighting.com.

Ordering Information

D	-	2/3	-	120/240	-	350	-	CXRE	-	30	-	4600	-	CE
Product Series		Distribution 2/3 = Type II/III 5 = Type V		Input Voltage 120-240 = Universal (120-240 VAC) 277 = 277 VAC		LED Drive Current 350 = 350mA 525 = 525mA		LED Supplier CXPE = Cree X-PE REBEL = Lumileds Rebel		LED Quantity 30 = 30 LEDs 42 = 42 LEDs 63 = 63 LEDs 90 = 90 LEDs		LED Color Temperature 4600 = 4600K (Neutral) Nominal Other color temperatures available by request.		Housing AP = Adaptor Plate CE = Ceiling FL = Floodlight CO = Cobra Head



Moonshine

High performance
floodlights and spotlights
for discharge lamps

Concept: Roland Jéol
Design: Roy Fleetwood

TYPE LG6

1290019940

BLACK Finish 277V

* specify Distribution

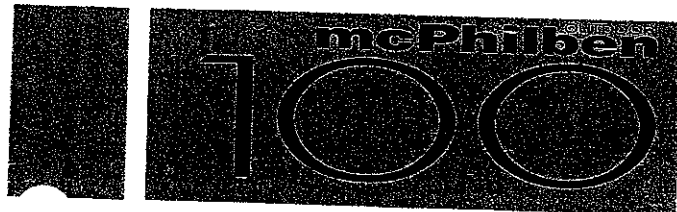
Note Remote BALLAST

designplan 

79 Trenton Avenue
Frenchtown, NJ 08825

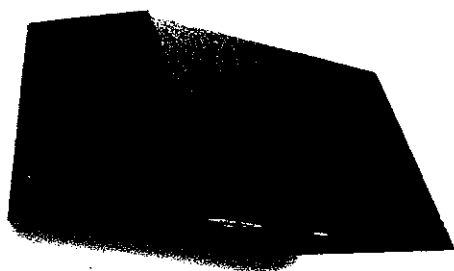
Tel: (908) 996-7710
Fax: (908) 996-7042

designplan  MEYER LIGHTING

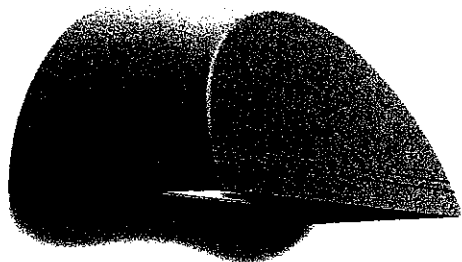


LINE

101/102
PERFORMANCE
SCONCES



101 Trapezoidal Sconce



102 Rounded Wedge Sconce

The mcPhilben Outdoor 101 Trapezoidal and 102 Rounded Wedge high performance sconces offer an excellent alternative to unsightly wall mounted fixtures. These architecturally refined luminaires are designed to integrate naturally to wall surfaces. The 101 and 102 luminaires are available with three (3) different distribution patterns - a wide throw, a medium throw and a forward throw. Each luminaire is designed to accept sources up to 175W MH. Housings are sealed throughout, completely excluding moisture, dust, insects and contaminants.

- Wide luminaire spacings from sharp cutoff wall mounted luminaires
- Handsome, compact forms integrate to mounting surfaces
- Rugged die cast aluminum construction

FLETCHER ALLEN HEALTH CTR

Type: LG7 Mfg: GARDCO

102-WT-70MH-277-XXX-SL

ORDERING

PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE ¹	FINISH	OPTIONS
102	WT	150 MH	277	BRP	PCB
101 (Trapezoidal)	FT (Forward Throw) ⁴	HID	120 277	BRP BLP WP NP BGP SC	F PCB QR SL UT WLU WS
102 (Rounded Wedge)	WT MT (Wide Throw) ⁴ (Medium Throw)	35 HPS ² 50 HPS 70 HPS 100 HPS 150 HPS			
		50 MH 70 MH 100 MH 150 MH ³ 175 MH			
		FLUORESCENT			
		(1)26 QF (Quad tube)			
		(2)26 QF (Quad tube)			
		(2)26 QF-DIM (Quad tube-Dimming) ²			
		(1)42 TRF (Triple tube)			
		(1)42 TRF-DIM (Triple tube-Dimming) ²			

Notes: 1) Contact factory for other voltages
2) 120V only
3) ANSI # M102
4) Not available w/fluorescent lamps

RECOMMENDED DIMMER CONTROL:
(Other controls are available, please contact ESI for listing)

Derate the rated power by 80%. For example, a 1000w dimmer may only drive 800w of these ballasts.

DIM-E REVERSED PHASE CONTROL

Lightoller	Rated Power
ZP260ESI	260W
ZP425ESI	425W
OS300ESI	300VA
OH500ESI	500VA

mcPhilben Outdoor
2661 Alvarado Street
San Leandro, CA 94577
800/227-0758
510/357-6900 (California)
510/357-3088 FAX
<http://www.mcphilbenoutdoor.com/>

In Canada:
Lumec C&I
640 Curé Boivin Blvd.
Boisbriand
Quebec, Canada J7G 2A7
Tel: 514/430-7040
Fax: 514/430-1453

mcPhilben OUTDOOR 100 LINE

101/102
PERFORMANCE
SCONCES

SPECIFICATIONS

GENERAL

Each mcPhilben 100 Line luminaire is a wall mounted cutoff luminaire for high intensity discharge or fluorescent lamps. Internal components are totally enclosed, rain-tight, dust-tight and corrosion resistant. Housing, back plate and door frame are die cast aluminum. A choice of three (3) optical systems are available. Luminaires are suitable for wet locations.

HOUSING

Single piece soft trapezoidal (101) or rounded wedge (102) housings are die cast aluminum. A memory retentive gasket seals the housing with the doorframe to exclude moisture, dust, insects and pollutants from the optical system. A black, die cast ribbed backplate dissipates heat for longer lamp and ballast life.

DOOR FRAME

A single piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with two (2) captive stainless steel fasteners. The heat and impact resistant 1/8" tempered glass lens and one-piece gasket are mechanically secured to the door frame with four (4) galvanized steel retainers.

OPTICAL SYSTEMS

Reflectors are composed of specular extruded and faceted Alzak® components, electro-polished, anodized and sealed. Reflector segments are set in arc tube image duplicating patterns to achieve the wide throw (IES Type II), forward throw (IES Type IV), or medium throw distributions.

TECHNICAL

Each high power factor HID ballast is the separate component type capable of providing reliable lamp starting to -20°F (-29°C). Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 150°F (65°C) or higher. Standard and dimming fluorescent units have a starting temperature of 0°F (-18°C). Dimming range is 15% to 100%. Standard fluorescent ballasts are solid state. Consult factory for magnetic.

LAMPHOLDER

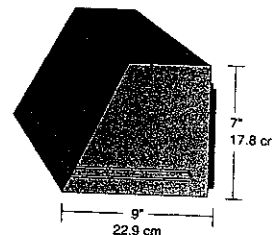
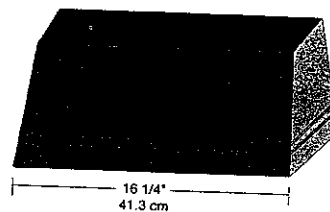
Pulse rated medium base sockets are glazed porcelain with nickel plated screw shell. Fluorescent sockets are high temperature plastic (PBT) with brass contacts.

FINISH

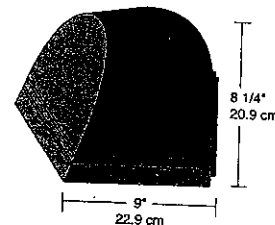
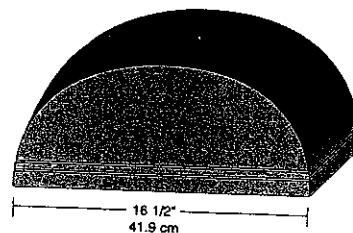
Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, textured polyester powdercoat finish.

LABELS

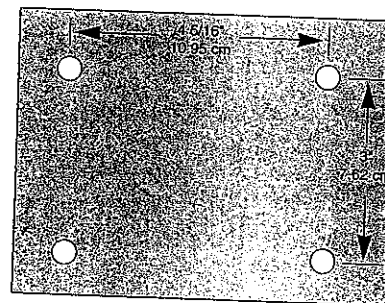
All fixtures bear CSA and UL Wet Location labels.



101 - Trapezoidal Sconce



102 - Rounded Wedge Sconce

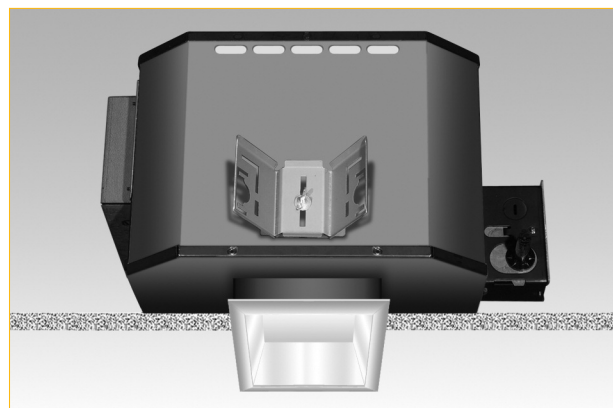
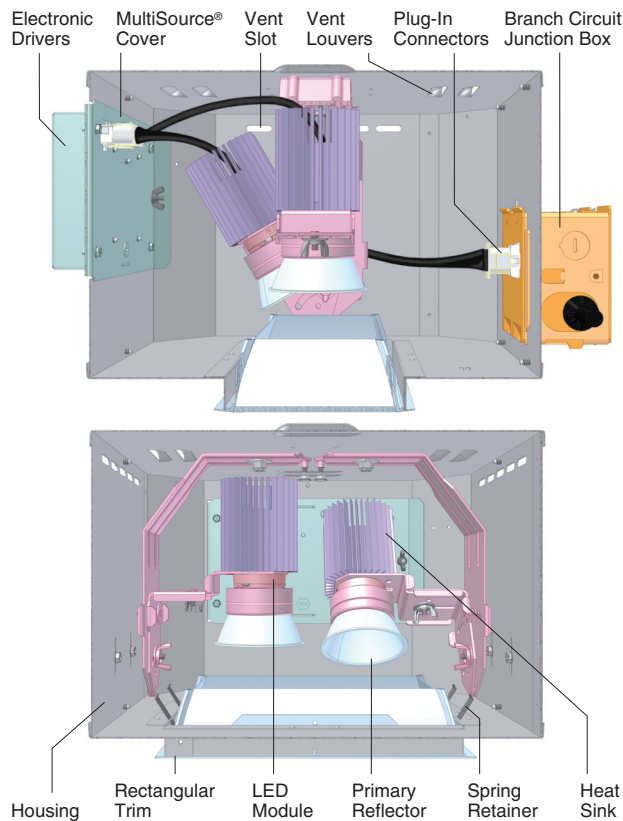


Mounting Bolt Pattern

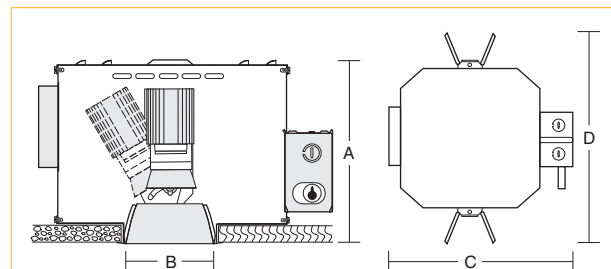
Thomas Lighting reserves the right to change materials or modify the design of its products without notification as part of the company's continuing product improvement program.

mcPhilben Outdoor
26 Colorado Street
San Leandro, CA 94577
300/227-0758
510/357-6900 (California)
510/357-3088 FAX
<http://www.mcphilbenoutdoor.com/>

In Canada:
Lumec C&I
640 Curé Boivin Blvd.
Boisbriand
Quebec, Canada J7G 2A7
Tel: 514/430-7040
Fax: 514/430-1453



Dimensions and Sources



Number	A Depth	B Aperture	C Width*	D Length	LED Module
D4216	9 15/16" 252mm	4 1/2" x 8 1/2" 114 x 216mm	16 5/8" 422mm	18 1/4" 464mm	2x1000 lm or 1300 lm Xicato

*For Lutron dimming use 17 5/8".

Energy and Ordering Information

Fixture	Module Lumens	System Lumens	System Watts*	lm/W	Order Code Model L K V
D4216	1000	1625 ^Δ	32	50.9	D4216 10 30 12
	1300	1871 [‡]	46	40.7	D4216 13 30 12

Fixture provided standard 3000K with Softglow® clear trim.
Module lumens: specify 10 for 1000 lm, 13 for 1300 lm.
Kelvin temperatures: specify 27 for 2700K, 30 for 3000K, 35 for 3500K, 40 for 4000K.
*Indicates LM-79 Test Data. ^ΔIndicates KV Test Data.
*Wattage consumption based on current module series test data.

D4216 Medium Beam, 1000 lm, 1300 lm

D1

Directional Downlight, 4 1/2" x 8 1/2" Rectangular Aperture
Two Xicato Remote Phosphor Modules
Fixed Function, MultiSource® Technology

Optics and Applications

Independent directional systems are designed with locking capability to rotate 180° and angulate 30°. Beam distributions can be changed in the field. Crossing the beams creates interesting effects. Illuminate two different objects from one fixture. Medium beam distribution is standard. See accessories for narrow and wide distribution options.

Design Features - MultiSource® Capable

Fixture housings are designed with MultiSource® plug and play connectors allowing field conversion to other sources. New lighting technologies will be incorporated as they become available. Proprietary passive heat sinks ensure proper temperatures are maintained. Pressure springs assure tight trim to ceiling fit. Service from below only. Maximum ceiling thickness is 7/8".

Modules

Two Xicato remote phosphor modules use high efficiency blue LEDs that convert to white light when directed through a phosphor lens. Lumen packages are 1000 lm and 1300 lm operating on 1A drivers. Standard 3000K, 80 CRI. 2700K, 3500K, 4000K available. Rated Life is 50,000 hours at 70% lumen output.

Dimming Driver

Dimming is standard 0-10V/10%. See accessories for additional dimming options. Specify Voltage.

Finish

Standard trim is anodized Softglow® clear. Colors available, see accessories. Steel parts are phosphate conditioned then painted matte black to suppress light leaks.

Finish

5 year limited. See KV website for manufacturer's details.

General

Fixture is pre-wired and thermally protected, UL and C-UL listed, for damp location and eight wire, 75°C, branch circuit wiring. All products are union made IBEW. Designed and manufactured in the USA.

Accessories

- | | |
|---|-----------------------------|
| SB Softglow® black trim. | ST Softglow® titanium trim. |
| SG Softglow® gold trim. | SW Softglow® wheat trim. |
| SH Softglow® mocha trim. | SY Softglow® pewter trim. |
| SP Softglow® graphite trim. | SZ Softglow® bronze trim. |
| WT White trim flange. | WHT White complete cone. |
| R2 26" support rails. | 27 2700 Kelvin temp. |
| R5 52" support rails. | 35 3500 Kelvin temp. |
| F Fuse. | 40 4000 Kelvin temp. |
| SO Fine microprism lens*. | FR Frosting on lens, |
| LL Linear lens*. | specify lens type. |
| LP Large prism lens*. | DCE Double circuiting. |
| DP Fixed downlight position. | |
| ND Narrow beam distribution. | |
| WD Wide beam distribution. | |
| FMT4 Flush mount, contact factory. | |
| FLT8 Full lens trim 4 x 8", specify lens type. | |
| REM Remote Bodine EM. Includes battery pack, charger light, test switch and single lamp operation for 90 minutes. Remote mount only. Ceiling access required. | |
| D1 Lutron to 1%, 3 wire control. | |
| DE Lutron EcoSystem to 1%, digital 4 wire. | |
| AS Xicato Artist Series 95 CRI module for 1000 lm. Contact factory for energy information. | |

*FLT option required.



Kurt Versen Company

Point Source Lighting
Westwood, New Jersey 07675

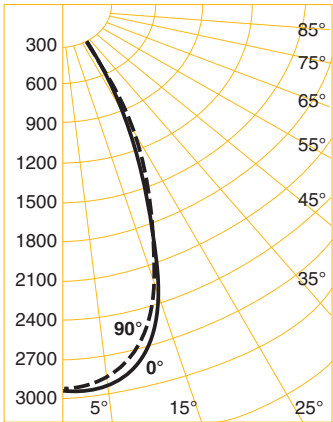
D1

D4216 Medium Beam

Footcandle Values at Nadir, Fixtures Mounted in 15° Slope

Distance	5'						10'						15'						20'					
	Nadir		10°		15°		Nadir		10°		15°		Nadir		10°		15°		Nadir		10°		15°	
Lamps	FC	FC	Diam	FC	Diam	FC	FC	Diam	FC	Diam	FC	Diam	FC	FC	Diam	FC	Diam	FC	FC	Diam	FC	Diam	FC	Diam
D4216 1000 lm 3000K	118	104	2'	83	3'	30	26	4'	21	5'	13	12	5'	9	8'	7	7	7'	5	11'				
D4216 1300 lm 3000K	159	142	2'	115	3'	40	35	4'	29	5'	18	16	5'	13	8'	10	9	7'	7	11'				

Candlepower Distribution

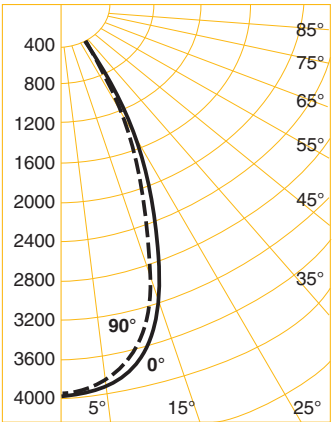


D4216 1000 lm 3000K
LER 50.9 S/M 0° .7
S/M 90° .7

Candelas

°	0°	90°
	1625*	1625*
0	2958	2958
5	2945	2914
10	2758	2698
15	2340	2267
20	1678	1679
25	836	1130
30	403	593
35	108	253
40	63	107
45	38	25
50	28	15
55	20	10
60	15	7
65	12	4
70	10	3
75	8	3
80	6	3
85	4	2
90	0	0

°Vertical Angles
*Luminaire Lumens



D4216 1300 lm 3000K
LER 40.7 S/M 0° .6
S/M 90° .6

°	0°	90°
	1871*	1871*
0	3971	3971
5	3928	3843
10	3707	3513
15	3185	2834
20	2179	1958
25	1474	1240
30	1054	536
35	354	244
40	134	73
45	93	23
50	65	13
55	45	9
60	33	4
65	25	1
70	19	0
75	14	0
80	10	0
85	6	0
90	0	0

°Vertical Angles
*Luminaire Lumens

Notes

- 1 Photometric Report: D4216 1000 lm KV Report No. 71113-A, D4216 1300 lm LTL Report No. 260910.
- 2 Data with Softglow® trim.
- 3 Colored trim multipliers vary with beam orientation and degree of angulation. Contact the factory for specific data.
- 4 All data derived with fixtures mounted in 15° sloped ceiling.

Products	Search	Information	Contact	Partners
--------------------------	------------------------	-----------------------------	-------------------------	--------------------------

Back to Recessed Luminaires



Recessed wall with louvers

Designed for low mounting heights for the illumination of steps, stairs, ramps, aisles and other interior and exterior locations.

Recessed luminaires with die cast aluminum faceplate with integral louvers. Etched tempered glass diffuser.

See individual product page for LED driver and color temperature information.

Fluorescent units include integral electronic ballasts.

U.L. listed, suitable for wet locations.

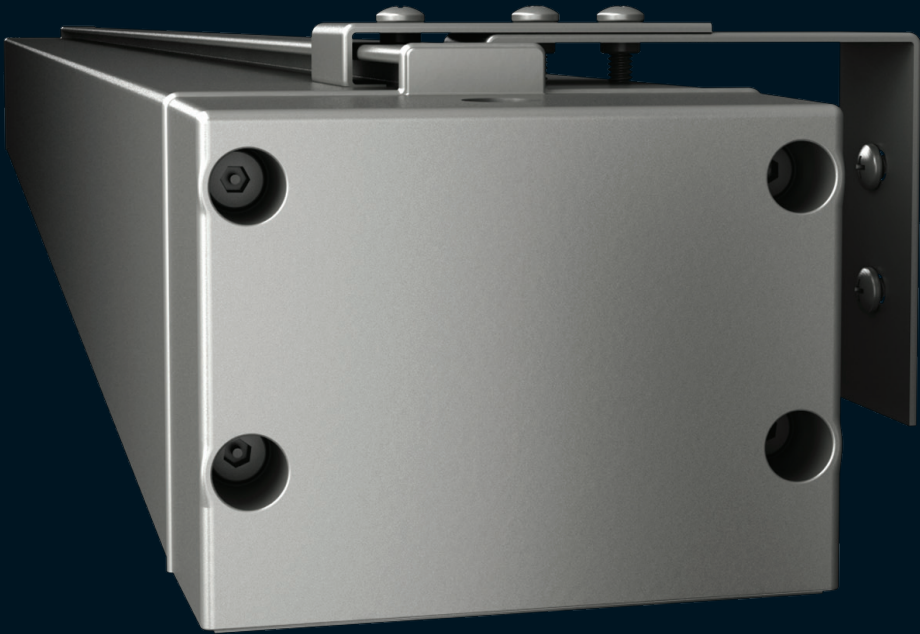
Protection class: IP65

Finish: Standard BEGA colors.

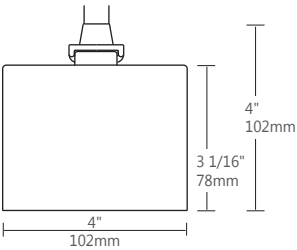


Click product # for details			Lamp	β	Temp°C	A	B	C
2038LED	EXPRESS	ADA	10.1W LED			13	4 7/8	4
2039LED	EXPRESS	ADA	13.4W LED			16 1/2	4 7/8	4
2040LED	EXPRESS	ADA	16.8W LED			20 1/2	4 7/8	4
2226P	EXPRESS	ADA	(1) 18W CF twin-4p			13	4 7/8	4
3126P		ADA	(1) 27W CF twin-4p			16 1/2	4 7/8	4
3125P		ADA	(1) 39W CF twin-4p			20 1/2	4 7/8	4

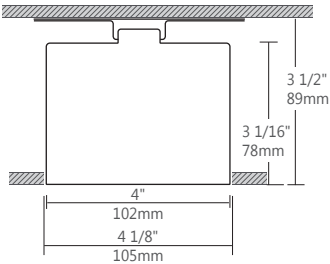
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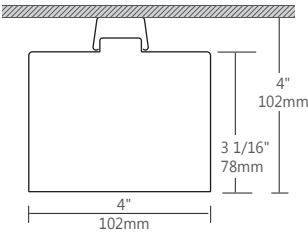
DIMENSIONS



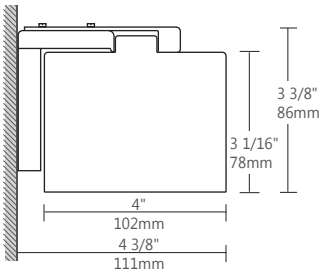
PENDING



RECESSED



SURFACE



WALL



Wet Beam brought a sleek and compact Beam luminaire for wet locations to the market. It suits both indoor spaces such as bathrooms, spas, and indoor parking garages as well as outdoor spaces such as under-canopy installations. Like its fluorescent counterpart, the LED version of the Wet Beam complements the Beam LED family. It allows for applications such as the continuation of indoor lines of light in the ceiling to the under-canopy outdoors to maintain a consistent appearance throughout the space.

Maintenance requirements for Wet Beam LED are very low and it allows for significant energy savings. Color rendering with Wet Beam LED is very good and, unlike with fluorescent HID or HPS luminaires, it provides white light under any ambient temperature, allowing notably occupants to feel safer.

MAIN PRODUCT SPECIFICATIONS

1	PRODUCT ID	2	VERSION	3	NOM. LUMENS/FT	4	COLOUR TEMP.	5	SHIELDING
WBLED	pendant led	B1	B1 (factory preset)	500	500 lm/ft	35	3500 k	F	frosted lens
WBSLED	surface led			700	700 lm/ft	30	3000 k	S	satin lens
WBWLED	wall led			900	900 lm/ft	40	4000 k		
WBRLED	recessed led								

6	LENGTH/FT	7	FINISH	8	VOLTAGE	9	DRIVER
2	2'	AP	aluminum paint	120	120V	D	dimming
3	3'	W	white	277	277V	LT	lutron
4	4'	C	custom	UNV	universal		
5	5'						
8	8'						
S#	System Run						



For complete luminaire specification sheets, please visit our web site at www.axislighting.com

MOUNTING OPTIONS



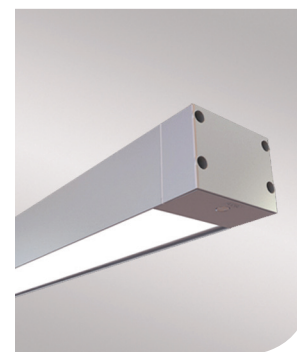
PENDANT



RECESSED



SURFACE



WALL

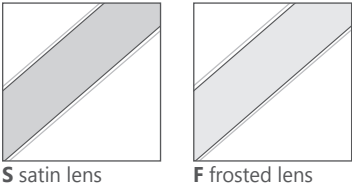
WET BEAM4 LED

PERFORMANCE AT 3500K

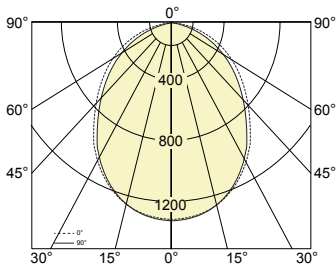
NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
500 lm/ft	6.6w/ft	76 lm/w
750 lm/ft	10.25w/ft	73 lm/w
900 lm/ft	12.8w/ft	70 lm/w

* Based on a 11" luminaire using one driver
Please consult factory for custom lumen output and wattage.

OPTICS OPTIONS



PHOTOMETRICS

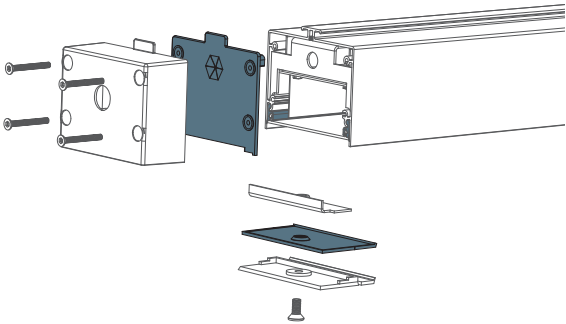


Wet Beam4 LED Direct
Luminaire Lumens: 2999 lm
Input Watts: 10.25 w
Efficacy: 74.9 lm/w
IES FILE: WBLED-B1-750-35.IES

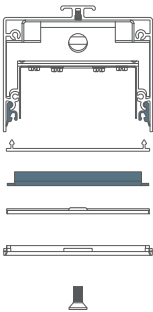
i All LED-related data in this document is valid as of Jan. 2013
Given the fast pace of LED developments, up-to-date LED info
is available on our website
at www.axislighting.com.

GASKETED END CAP

With it's gasketed end cap and lens the Wet Beam is made for wet locations, it is ideal for exterior soffits and canopies of malls, hospitals and other institutions.



LENS SIDE VIEW



GASKETED END CAP

CONSTRUCTION

Housing	Extruded Aluminum (0.062" nominal) Up to 70% Recycled Content
End Cap	Die Cast Zinc (0.070" nominal)
Interior Brackets	Die Formed Sheet Steel (16 ga)
Gaskets	Moulded Elastomer (0.100" nominal)
Lens Gaskets	Extruded Elastomer (0.045" nominal)
Frosted Lens	Frosted Acrylic 68% transmissive

ELECTRICAL

LED	Use of OptimaLED technology based on mid-flux LED
Input Voltage	120V, 277V, UNV.
Driver	Dimming, HiLume, EcoSystem, DALI,
CRI	Minimum 80 color rendering index
CCT	Choice of 3000k, 3500k and 4000k color temperature with a great color consistency (within 3.5-step MacAdam ellipse).
LED life	Minimum 50,000h with 70% of lumen maintenance in 25°C ambient temperature, in compliance with IES LM-80 testing measurements.

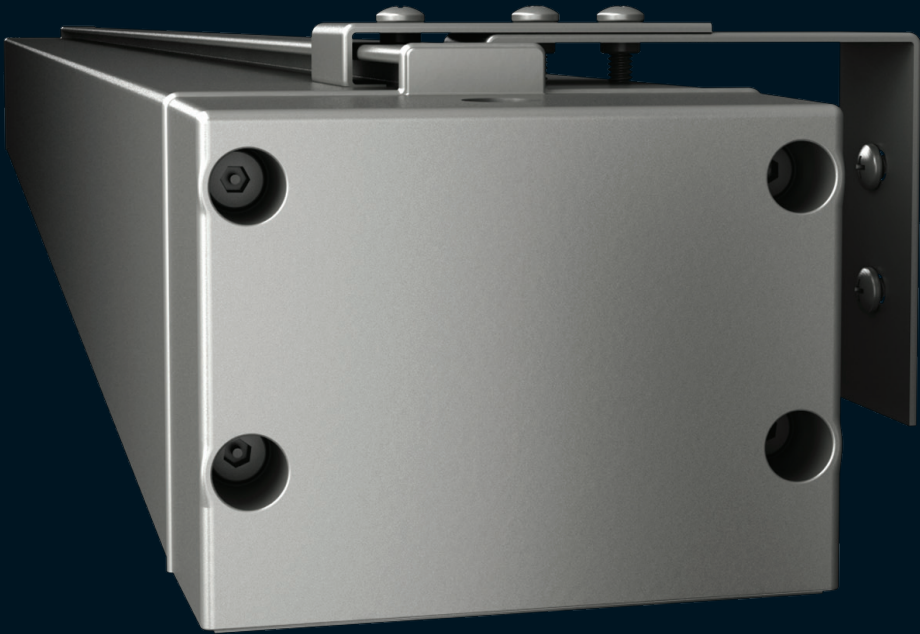
Thermal management

Aluminium housing acting as the heat spreader to maximize life.

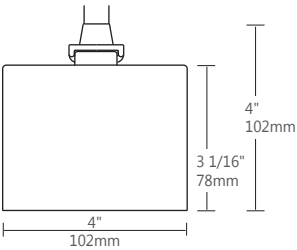
Emergency

Emergency battery pack or emergency circuit optional.

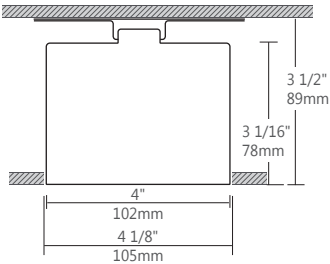




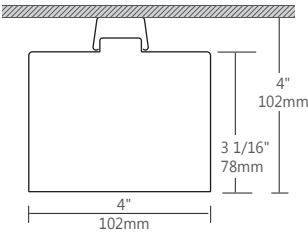
DIMENSIONS



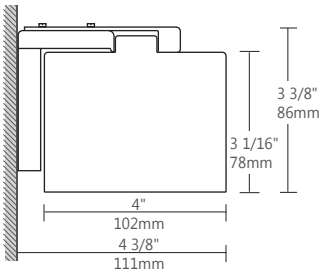
PENDING



RECESSED



SURFACE



WALL



Wet Beam brought a sleek and compact Beam luminaire for wet locations to the market. It suits both indoor spaces such as bathrooms, spas, and indoor parking garages as well as outdoor spaces such as under-canopy installations. Like its fluorescent counterpart, the LED version of the Wet Beam complements the Beam LED family. It allows for applications such as the continuation of indoor lines of light in the ceiling to the under-canopy outdoors to maintain a consistent appearance throughout the space.

Maintenance requirements for Wet Beam LED are very low and it allows for significant energy savings. Color rendering with Wet Beam LED is very good and, unlike with fluorescent HID or HPS luminaires, it provides white light under any ambient temperature, allowing notably occupants to feel safer.

MAIN PRODUCT SPECIFICATIONS

1	PRODUCT ID	2	VERSION	3	NOM. LUMENS/FT	4	COLOUR TEMP.	5	SHIELDING
WBLED	pendant led	B1	B1 (factory preset)	500	500 lm/ft	35	3500 k	F	frosted lens
WBSLED	surface led			700	700 lm/ft	30	3000 k	S	satin lens
WBWLED	wall led			900	900 lm/ft	40	4000 k		
WBRLED	recessed led								

6	LENGTH/FT	7	FINISH	8	VOLTAGE	9	DRIVER
2	2'	AP	aluminum paint	120	120V	D	dimming
3	3'	W	white	277	277V	LT	lutron
4	4'	C	custom	UNV	universal		
5	5'						
8	8'						
S#	System Run						



For complete luminaire specification sheets, please visit our web site at www.axislighting.com

MOUNTING OPTIONS



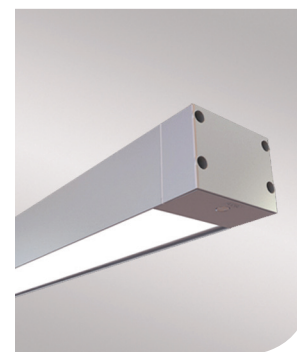
PENDANT



RECESSED



SURFACE



WALL

PERFORMANCE AT 3500K

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
500 lm/ft	6.6w/ft	76 lm/w
750 lm/ft	10.25w/ft	73 lm/w
900 lm/ft	12.8w/ft	70 lm/w

* Based on a 11" luminaire using one driver
Please consult factory for custom lumen output and wattage.

OPTICS OPTIONS

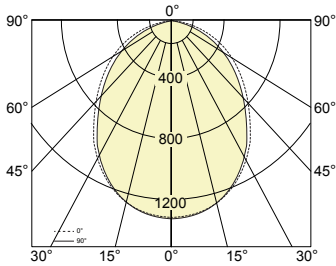


S satin lens



F frosted lens

PHOTOMETRICS

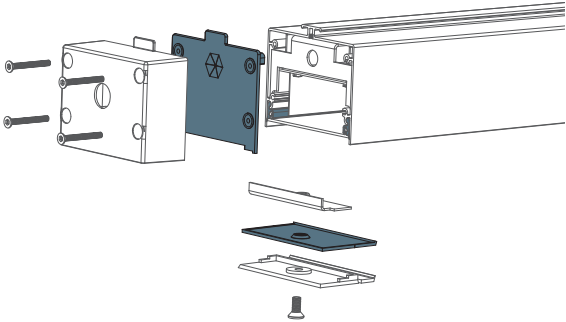


Wet Beam4 LED Direct
Luminaire Lumens: 2999 lm
Input Watts: 10.25 w
Efficacy: 74.9 lm/w
IES FILE: WBLED-B1-750-35.IES

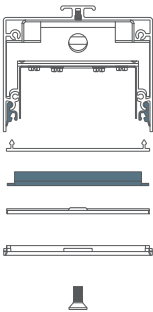
i All LED-related data in this document is valid as of Jan. 2013
Given the fast pace of LED developments, up-to-date LED info
is available on our website
at www.axislighting.com.

GASKETED END CAP

With it's gasketed end cap and lens the Wet Beam is made for wet locations, it is ideal for exterior soffits and canopies of malls, hospitals and other institutions.



LENS SIDE VIEW



GASKETED END CAP

CONSTRUCTION

Housing

Extruded Aluminum (0.062" nominal)
Up to 70% Recycled Content

End Cap

Die Cast Zinc (0.070" nominal)

Interior Brackets

Die Formed Sheet Steel (16 ga)

Gaskets

Moulded Elastomer (0.100" nominal)

Lens Gaskets

Extruded Elastomer (0.045" nominal)

Frosted Lens

Frosted Acrylic 68% transmissive

ELECTRICAL

LED	Use of OptimaLED technology based on mid-flux LED
Input Voltage	120V, 277V, UNV.
Driver	Dimming, HiLume, EcoSystem, DALI,
CRI	Minimum 80 color rendering index
CCT	Choice of 3000k, 3500k and 4000k color temperature with a great color consistency (within 3.5-step MacAdam ellipse).
LED life	Minimum 50,000h with 70% of lumen maintenance in 25°C ambient temperature, in compliance with IES LM-80 testing measurements.

Thermal management

Aluminium housing acting as the heat spreader to maximize life.

Emergency

Emergency battery pack or emergency circuit optional.

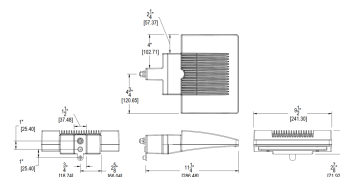


ALED26

ALED Area Lights mount to 4" square steel poles at 15-20'. 1 to 4 fixtures can be mounted to each pole. IES Full Cutoff, Fully Shielded optics. 5 year Warranty.

Color: Bronze

Weight: 6.5 lbs



LED Info

Watts: 26W
Color Temp: 5000K (Cool)
Color Accuracy: 70
L70 Lifespan: 100000
LM79 Lumens: 2,662
Efficacy: 90 LPW

Driver Info

Type: Constant Current
120V: 0.26A
208V: 0.16A
240V: 0.14A
277V: 0.12A
Input Watts: 30W
Efficiency: 88%

Technical Specifications

UL Listing:

Suitable for wet locations.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Housing:

Precision die cast aluminum housing, lens frame.

Gaskets:

High temperature silicone.

Effective Projected Area:

EPA = 0.27.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

ALEDs are Mercury, Arsenic and UV free.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Driver:

Multi-chip 26W high output long life LED Driver
Constant Current, 720mA, Class 2, 6kV Surge
Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

THD:

7.5% at 120V, 11% at 277V



ALED26 - continued

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The ALED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

California Title 24:

California Title 24

Equivalency:

The ALED26 is Equivalent in delivered lumens to a 70 W Metal Halide Area Light.

HID Replacement Range:

The ALED26 can be used to replace 42 CFL - 100W Metal Halide Area Light based on delivered lumens.

Patents:

The ALED design is protected by U.S. PATENT D608,040 and patents pending in the U.S., Canada, China, Taiwan and Mexico.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

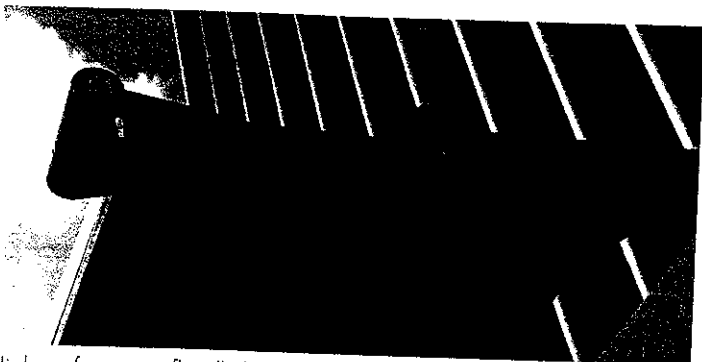
This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.



Moonshine A



High performance floodlights and spotlights for compact fluorescent and Metal Halide. IP65, die cast low copper aluminum housing, all exterior steel parts are stainless steel, axially symmetrical or rotationally symmetrical reflector, tempered glass lens flush with frame, silicon gasket, either remote ballast or recessed ballast box for exterior installation. Fluorescent version has integral electronic -25 F cold weather ballasts.

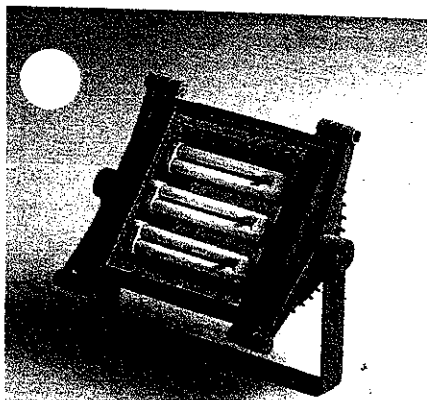
Moonshine is a range of floodlights and spotlights which offers new possibilities for the architectural illumination of buildings. Wide, medium and narrow beam axially symmetrical and rotationally symmetrical are available for the Metal Halide versions. The high IP rating makes them suitable for exterior use, up or down, and for applications in buildings where dust is a problem.

Both sizes of housing take double ended MH lamps. Concentrating on this type of lamp made it possible to design luminaires with a very shallow cross section. When installed horizontally on a

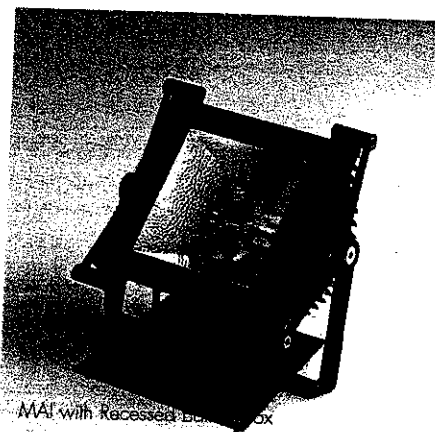
façade, the luminaires only have a minimal effect on the overall appearance of the building.

The 6mm (.236") thick tempered glass is ceramic printed and is flush with the frame. The absence of a lip around the edge makes it more difficult for water and dirt to build up on the glass. This reduces the amount of maintenance.

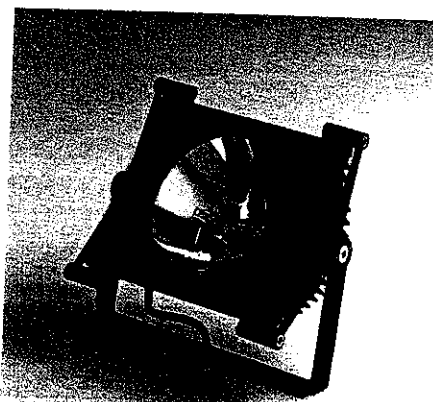
Moonshine is the result of international cooperation between the lighting consultant Roland Jéol and the architect and industrial designer Roy Fleetwood. Both are internationally recognized as being leaders in their field.



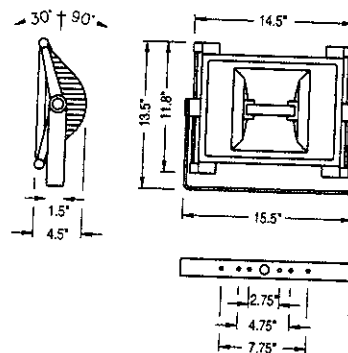
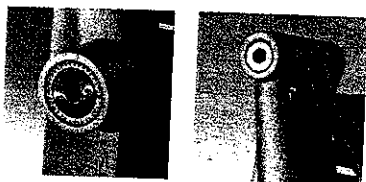
MA4 with Integral Ballast



MA4 with Recessed Ballast Box

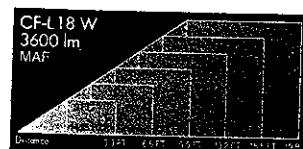
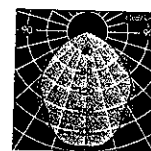


MA4 with Remote Ballast



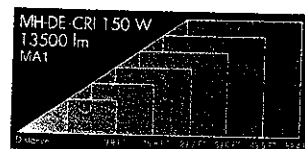
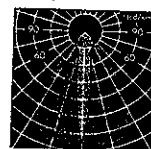
MAF Fluorescent

Lamp	CRI	Socket	Half beam angle	
			C0-180	C90-270
3x18 Dulux L RS	82	2G11	93	100



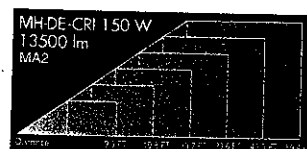
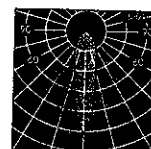
MA1 Axially symmetrical, narrow beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	C90-270
70W MASTER COLOR MH DE 3000K	85	Rx7s	10	73
150W MASTER COLOR MH DE 3000K	85	Rx7s	10	73



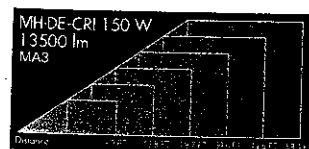
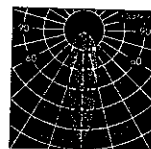
MA2 Axially symmetrical, medium wide beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	C90-270
70W MASTER COLOR MH DE 3000K	85	Rx7s	22	73
150W MASTER COLOR MH DE 3000K	85	Rx7s	22	73



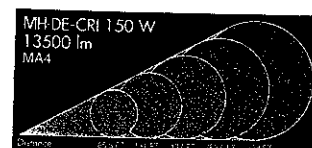
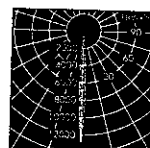
MA3 Axially symmetrical, wide beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	C90-270
70W MASTER COLOR MH DE 3000K	85	Rx7s	40	76
150W MASTER COLOR MH DE 3000K	85	Rx7s	40	76



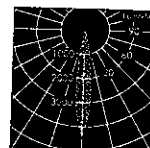
MA4 Rotationally symmetrical, narrow beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	
70W MASTER COLOR MH DE 3000K	85	Rx7s	9	
150W MASTER COLOR MH DE 3000K	85	Rx7s	9	



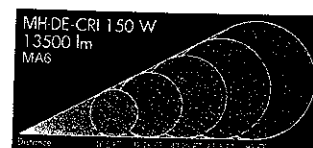
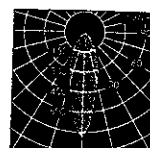
MA5 Rotationally symmetrical, medium wide beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	
70W MASTER COLOR MH DE 3000K	85	Rx7s	20	
150W MASTER COLOR MH DE 3000K	85	Rx7s	20	



MA6 Rotationally symmetrical, wide beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	
70W MASTER COLOR MH DE 3000K	85	Rx7s	45	
150W MASTER COLOR MH DE 3000K	85	Rx7s	45	



ORDERING CHART moonshine A

SERIES	Prod. ID XXX	Lamp X	Wattage XX	Body X	Finish XX	Grill X	Ballast X	Lens X	Options XX
Fluorescent	MAF	8 - FLOUR	G6 - 3x18W Biax 4Pin CRI 82 35K	B - Adjustable Floodlight	10 - Matte Silver	0 - None	C - 120V - 277V ELECT	T - Clear Temp Glass	0 - None
Axially Sym Narrow	MA1	9 - HID	L5 - 70W Master Color D/E CRI 85 30K	T - Recessed Ballast Box	78 - Textured Black		9 - 120V MAG HPF		
Axially Sym Medium	MA2		U1 - 150W Master Color D/E CRI 85 30K	Adjustable Floodlight	EW - Euro White		A - 277V MAG HPF		
Axially Sym Wide	MA3				99 - Custom		R - 120V/277V MAG HPF REM		
Rotation Sym Narrow	MA4								
Rotation Sym Med	MA5								
Rotation Sym Wide	MA6								

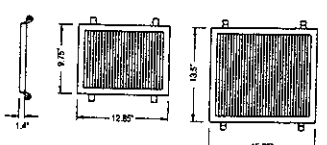
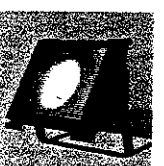
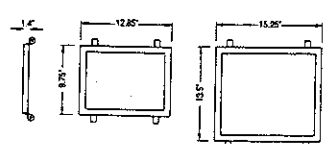
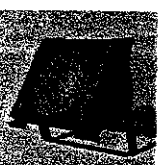
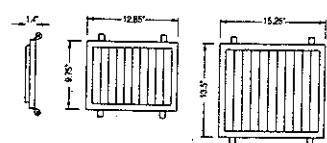
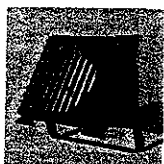
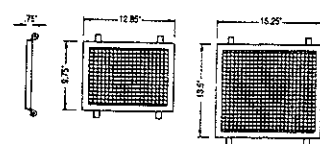
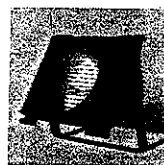
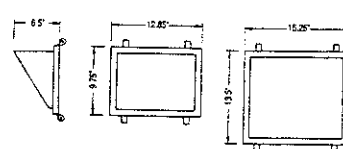
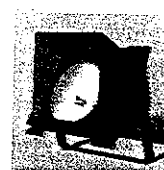
NOTE: B STYLE BODY IS ALWAYS USED FOR FLUORESCENT
WITH INTEGRAL ELECTRONIC BALLAST
B STYLE BODY IS FOR HID WITH REMOTE BALLAST
T STYLE BODY IS ALWAYS INTEGRAL BALLAST
IN RECESSED BALLAST BOX

NOTE: FLUOR. IS ALWAYS C
HID IS EITHER 9 OR A FOR "T" BODY
OR R FOR "B" BODY

Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 016 940	129 0 036 940	black	cowl c/w frame
129 0 016 960	129 0 036 950	white	
129 0 016 950	129 0 036 960	silver grey	

Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 012 940	129 0 032 940	black	protection grill c/w frame
129 0 012 960	129 0 032 950	white	
129 0 012 950	129 0 032 960	silver grey	

Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 014 940	129 0 034 940	black	vertical louvre c/w frame
129 0 014 960	129 0 034 960	white	
129 0 014 950	129 0 034 950	silver grey	
129 0 015 940	129 0 035 940	black	horizontal louvre c/w frame
129 0 015 960	129 0 035 960	white	
129 0 015 950	129 0 035 950	silver grey	



Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 018 940	129 0 038 940	black	green filter c/w frame
129 0 018 960	129 0 038 960	white	
129 0 018 950	129 0 038 950	silver grey	
129 0 013 940	129 0 033 940	black	blue filter c/w frame
129 0 013 960	129 0 033 960	white	
129 0 013 950	129 0 033 950	silver grey	
129 0 017 940	129 0 037 940	black	red filter c/w frame
129 0 017 960	129 0 037 960	white	
129 0 017 950	129 0 037 950	silver grey	
129 0 011 940	129 0 031 940	black	yellow filter c/w frame
129 0 011 960	129 0 031 960	white	
129 0 011 950	129 0 031 950	silver grey	

Only for spotlights with narrow beam light distributions

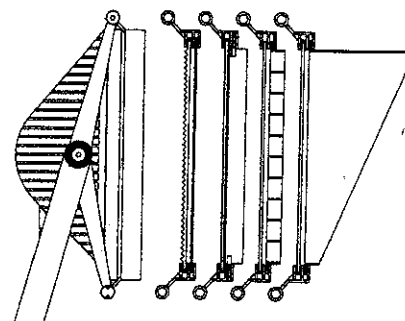
129 0 019 940	129 0 039 940	black	ribbed glass for vertical beam
129 0 019 960	129 0 039 960	white	
129 0 019 950	129 0 039 950	silver grey	
129 0 020 940	129 0 040 940	black	ribbed glass for horizontal beam
129 0 020 960	129 0 040 960	white	
129 0 020 950	129 0 040 950	silver grey	

The frames can carry a special glass plus another accessory.

Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 051 910*	129 0 071 910*	yellow	filter
129 0 051 930*	129 0 071 930*	blue	
129 0 051 970*	129 0 071 970*	red	
129 0 051 980*	129 0 071 980*	green	

Only for spotlights with narrow beam light distributions

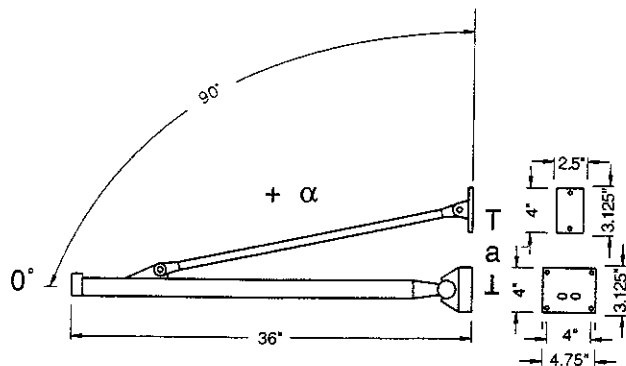
129 0 059 000*	129 0 079 000*	-	ribbed glass, vertical beam
129 0 060 000*	129 0 080 000*	-	ribbed glass, horizontal beam



Accessories such as louvres and special glasses are fitted into a supporting frame and are screwed onto the front of the floodlight. A special glass plus another accessory can be fitted to one frame.

Cantilever Wall Arm for Moonshine Series

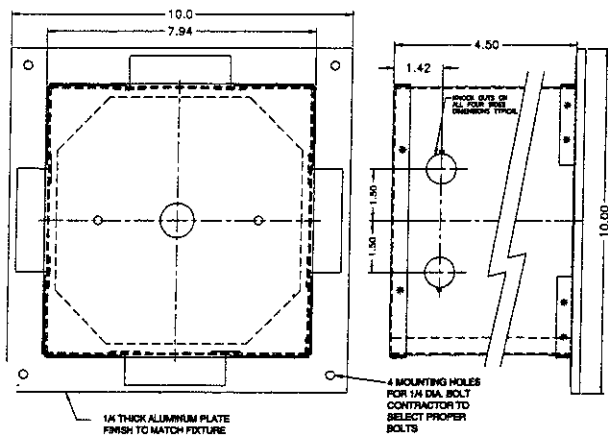
The angle of the arm depends on two factors. First the distance between the wall plate and the fixture plate. Second, there is adjustment on the arm itself. So, for example, if the distance from the center of the wall plate to the center of the brace is 10", the arm can go from 18 degrees below horizontal to 9 degrees above horizontal. This represents a spread of 27 degrees.



The interdependence of the installation angle α to distance a

Distance a in inches	Angle α in $^\circ$	Range in $^\circ$
10	-18 - +9	27
12	-18 - +11	29
14	-18 - +13	31
16	-18 - +15	33
18	-18 - +17	35
20	-18 - +19	37
22	-18 - +21	39
24	-18 - +23	41
26	-18 - +25	43
28	+2 - +27	25
30	+14 - +29	15
32	+29 - +31	2
34	+31 - +33	2

Recessed Ballast Box





INPATIENT BUILDING FLETCHER ALLEN HEALTH CARE

BURLINGTON, VERMONT

SITE PERMIT APPLICATION

30 JUNE 2014

name

OWNER:

**Fletcher
Allen**
HEALTH CARE
*In alliance with
The University of Vermont*
111 Colchester Avenue
Burlington, VT 05401
t: 802.247.0000
www.fletcherallen.org

ARCHITECT:

morrisxswitzer
environments for health

185 Talcott Road
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date

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Legend:

- Open Space (permeable area)
Campus Core
- Open Space (permeable area)
Campus Buffer
- Campus Buffer Boundary
- Property Line

FAHC SITE - CAMPUS CORE AREA		
BUILDINGS	8.27	35%
PAVEMENT	8.24	35%
IMPERMEABLE AREA (ACRES)	16.46	70%
PERMEABLE AREA (ACRES)	7.09	30%
TOTAL (ACRES)	23.60	100%
FAHC SITE - CAMPUS BUFFER AREA		
BUILDINGS	0.95	11%
PAVEMENT	1.29	15%
IMPERMEABLE AREA (ACRES)	2.24	26%
PERMEABLE AREA (ACRES)	6.50	74%
TOTAL (ACRES)	8.74	100%
FAHC SITE - COMBINED		
BUILDINGS	9.22	28%
PAVEMENT	9.53	29%
IMPERMEABLE AREA (ACRES)	18.75	58%
PERMEABLE AREA (ACRES)	13.59	42%
TOTAL (ACRES)	32.34	100%

North

Scale: 1" = 100'

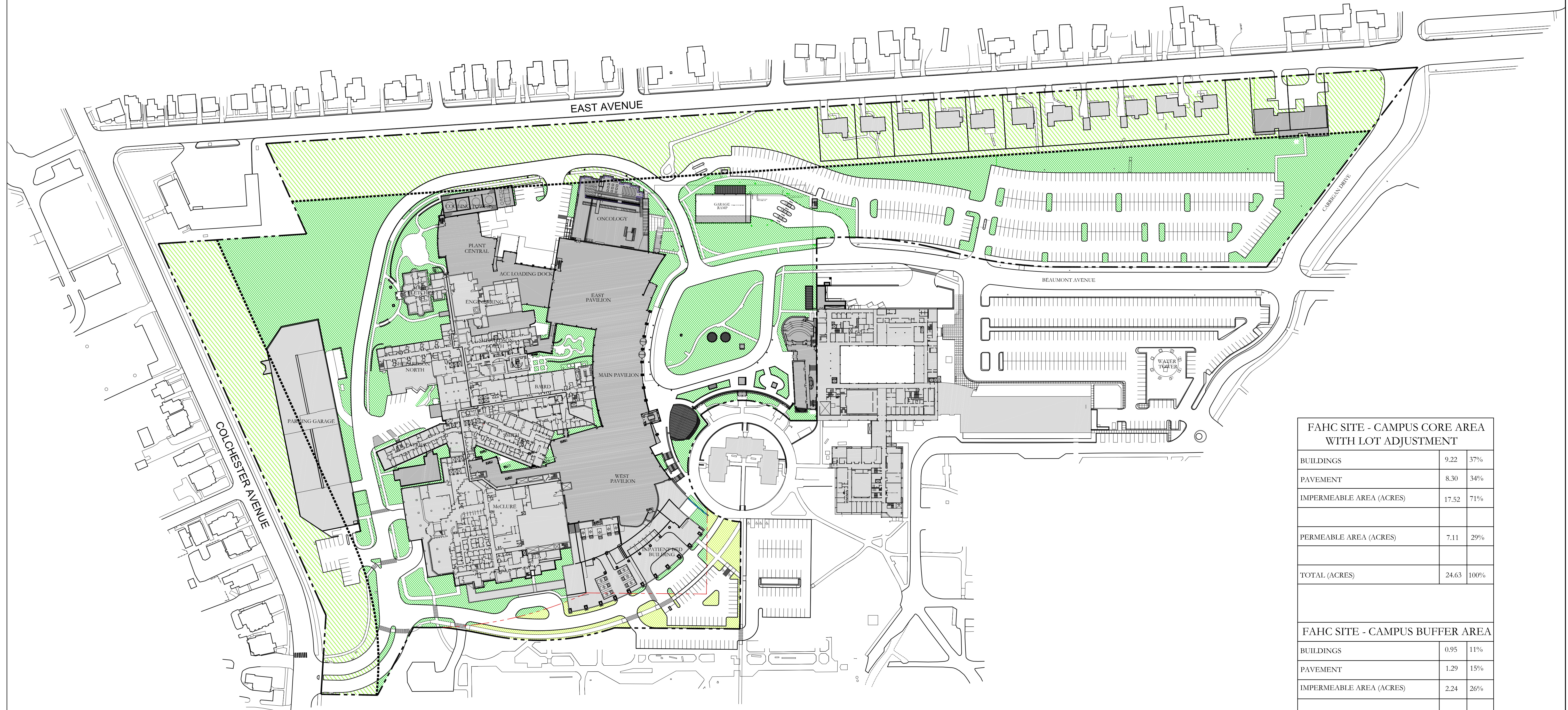
Date: 06/30/14

Drawn By:

Checked By: MW

Revisions:

Rev.	Site Permit Application Description	06.30.14 Date
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Legend:

- Open Space (permeable area) Campus Core
- Open Space (permeable area) Adjusted Lot Area
- Open Space (permeable area) Campus Buffer
- Campus Buffer Boundary
- Property Line
- Adjusted Property Line

FAHC SITE - CAMPUS CORE AREA WITH LOT ADJUSTMENT

BUILDINGS	9.22	37%
PAVEMENT	8.30	34%
IMPERMEABLE AREA (ACRES)	17.52	71%
PERMEABLE AREA (ACRES)	7.11	29%
TOTAL (ACRES)	24.63	100%

FAHC SITE - CAMPUS BUFFER AREA

BUILDINGS	0.95	11%
PAVEMENT	1.29	15%
IMPERMEABLE AREA (ACRES)	2.24	26%
PERMEABLE AREA (ACRES)	6.50	74%
TOTAL (ACRES)	8.74	100%

FAHC SITE - COMBINED

BUILDINGS	10.17	30%
PAVEMENT	9.59	29%
IMPERMEABLE AREA (ACRES)	19.76	59%
PERMEABLE AREA (ACRES)	13.61	41%
TOTAL (ACRES)	33.37	100%



North

Scale: 1" = 100'

Date: 06/30/14

Drawn By:

Checked By: MW

Revisions:

Rev.	Site Permit Application Description	06.30.14 Date

Title
**Lot Coverage
with Property Line
Lot Adjustment**

Sheet Number:

LC-100a

Project Number: 07099

File:



GENERAL NOTES

ALL CONTRACTORS ARE REQUIRED TO CONTACT THE UTILITY LOCATE COMPANIES, THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

THIS DRAWING IS A PART OF A COMPLETE SET OF DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING A RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS, AND ARCHITECTS. DO NOT USE THIS SET OF DRAWINGS FOR CONSTRUCTION PRIOR TO NOTIFYING THE LANDSCAPE ARCHITECT.

LIGHTING AND IRRIGATION EXISTS THROUGHOUT THIS ENTIRE SITE. LOCATION OF LIGHTING AND SUPPLY SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.

THE LOCATION OF THE UNDERGROUND UTILITIES ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT, OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECTS WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.

EXTERIOR SITE LIGHTING KEY

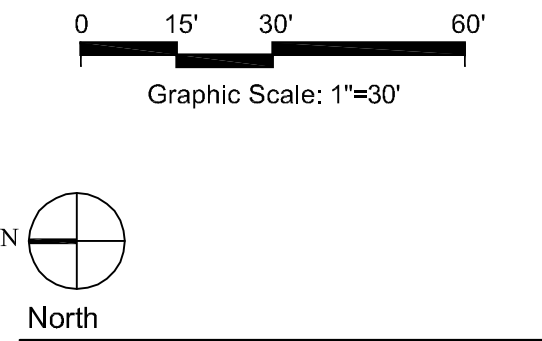
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C	●	14	LUMEC	OPTICONE w/ EcoFit Retrofit 20' MOUNTING HEIGHT	SINGLE	TYPE V	90 WATT EcoFit LED Retrofit
C2	●	3	LUMEC	OPTICONE w/ EcoFit Retrofit 20' MOUNTING HEIGHT	2@180°	TYPE V	90 WATT EcoFit LED Retrofit
g12	●	11	DESIGNPLAN	MOONSHINE WALL LIGHT MA2	SINGLE	MEDIUM BEAM	70 WATT METAL HALIDE
HL	■	5	BEGA	RECESSED WALL MOUNTED LUMINAIRE 2039LED	SINGLE	ETCHED DIFFUSER	134 WATT LED
K	●	5	RAB	ALED26 20' MOUNTING HEIGHT	SINGLE	TYPE 4	26 WATT LED
K2	●	1	RAB	ALED26 20' MOUNTING HEIGHT	2@180°	TYPE 4	26 WATT LED
EX	●			EXISTING LIGHT FIXTURES TO REMAIN			

ISO-CONTOUR KEY

ISO-CONTOUR	FOOTCANDLE VALUE
1.00	
0.50	
0.25	

STATISTICAL AREA SUMMARY

Grid Type: Horizontal Illuminance Grid Units: Footcandles	Ave	Max	Min	Ave/Min	Max/Min
FAHC - Side Lot	1.47	5.20	0.10	14.70	52.00
UVM/ED Parking Lot	0.82	3.60	0.00	0.00	0.00



Scale: 1" = 30'

Date: 06/30/14

Drawn By:

Checked By: MKW

Revisions:

Rev.	Description	Date	By

Title
Lighting Plan
Inpatient Building Project

Sheet Number:

Project Number:

File:

LI-1.0



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Consultant

DD Approval Signature	Date

Key Plan N.T.S.

SITE PERMIT APPLICATION	06-30-14	

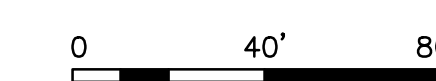
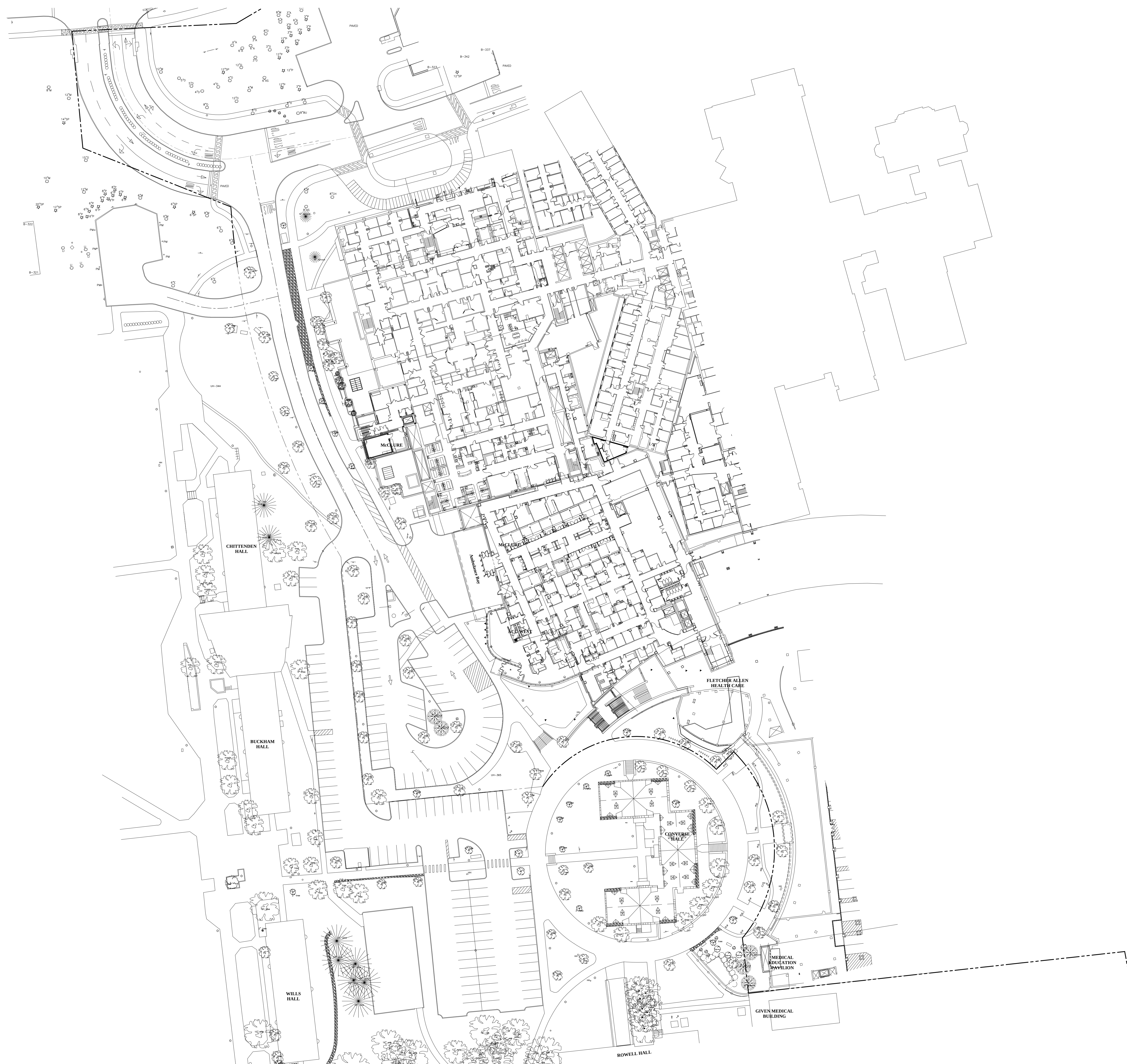
Revision	Date	No
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Drawn By	G. MERKLE
Date	30 JUNE 2014
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C-101





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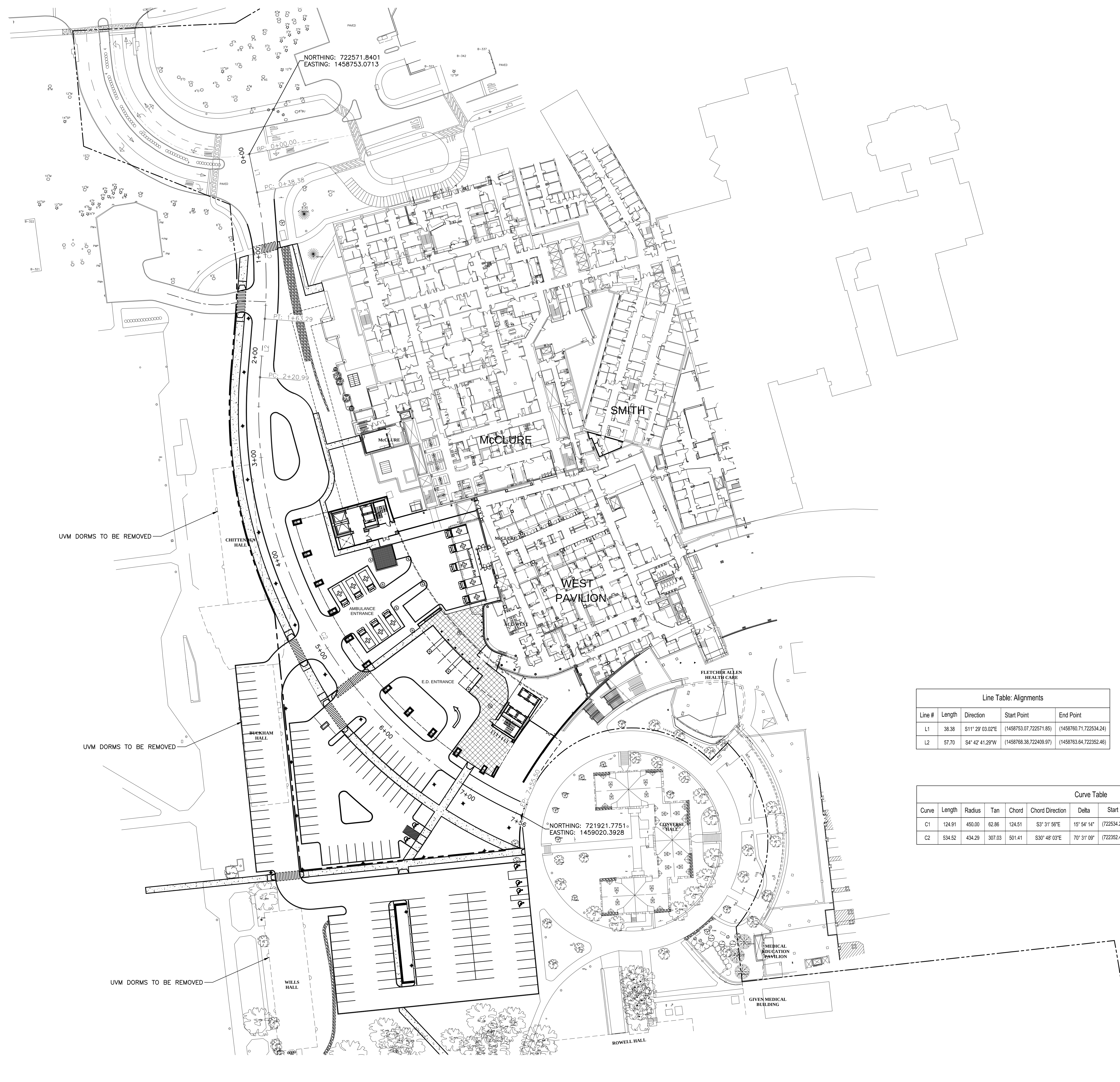
**Fletcher
Allen**
HEALTH CARE

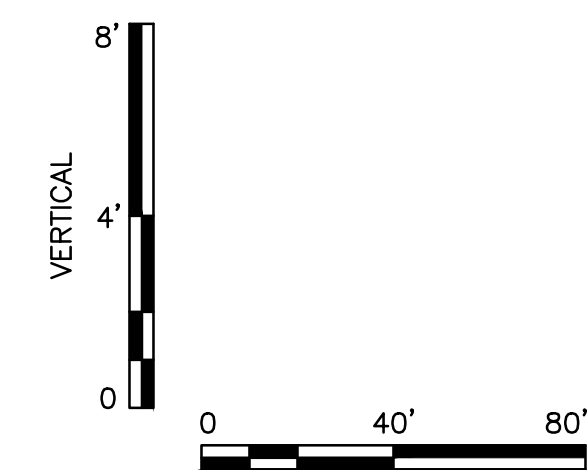


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C-102





C-103



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MorrisSwitzer Project Number 201254

Date 30 JUNE 2014

Sheet Title and Number

C-104



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Key Plan N.T.S.

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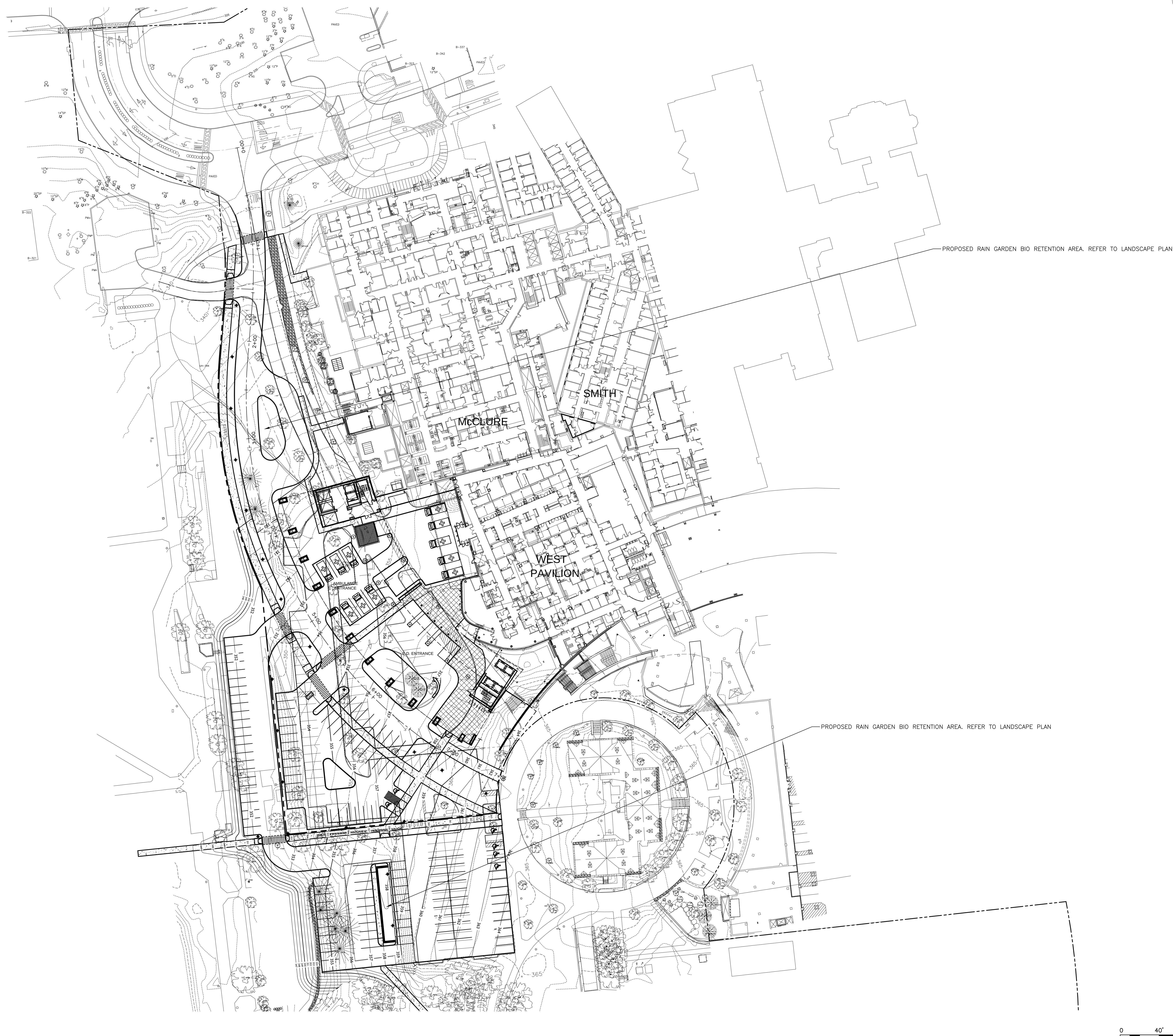
SITE PERMIT APPLICATION	06.30.14	
Revision	Date	No



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MorrisSwitzer Project Number	201254
Drawn By	G. MERKLE
Date	30 JUNE 2014
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C-105





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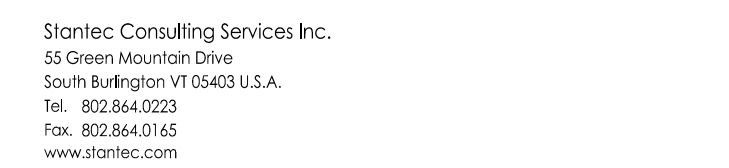
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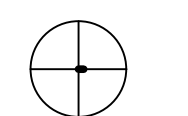
Consultant

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Date	30 JUNE 2014
Scale	1" = 40'-0"
Sheet Title and Number	

C-107



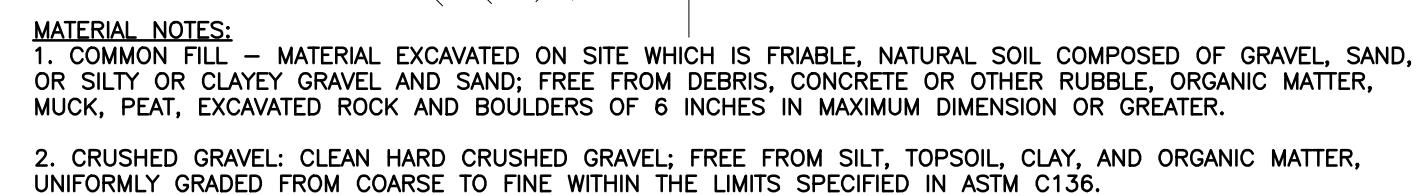


SITE PERMIT APPLICATION	06.30.14	

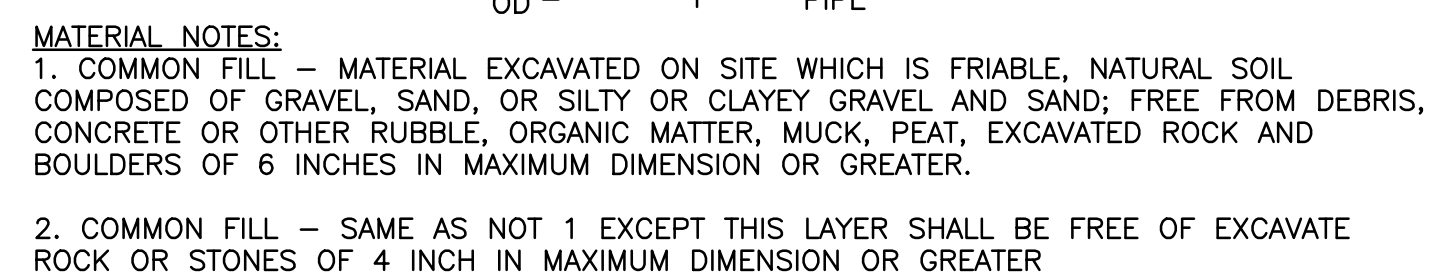
Revision	Date	No
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MorrisSwitzer Project Number	201254
Drawn By	G. MERKLE
Date	30 JUNE 2014
Scale	NO SCALE



HDPE STORM TRENCH DETAIL
NOT TO SCALE



ROAD SURFACE RESTORATION NOTES:

1. WIDTH OF TRENCH AT STREET LEVEL SHALL BE KEPT AS NARROW AS POSSIBLE.
2. PAVEMENT UNDER THE ITEMS OF WORK SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO THE LINES SHOWN.
3. DEPTHS OF GRAVEL SHOWN ARE MINIMUM COMPACTED THICKNESSES.

RCP PIPE TRENCH
NOT TO SCALE



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
-----	------	-----------------	-------------	------	---------

DECIDUOUS AND EVERGREEN TREES

AF	21	Acer x 'Freemanii'	FREEMAN MAPLE	4" CAL.	AS SHOWN
AR	7	Acer rubrum	RED MAPLE	4" CAL.	AS SHOWN
CB	29	Carpinus betulus 'Fastigiata'	FASTIGIATA EUROPEAN HORNBEAM	4" CAL.	AS SHOWN
GT	18	Gleditsia triacanthos 'Shademaster'	SHADEMASTER HONEYLOCUST	4" CAL.	AS SHOWN
PO	3	Platanus occidentalis	SYCAMORE	4" CAL.	AS SHOWN
QB	10	Quercus bicolor	SWAMP WHITE OAK	4" CAL.	AS SHOWN
SJ	20	Sophora japonica	JAPANESE PAGODA TREE	4" CAL.	AS SHOWN
UA	2	Ulmus x 'Accolade'	ACCOLADE ELM	4" CAL.	AS SHOWN

SHRUBS

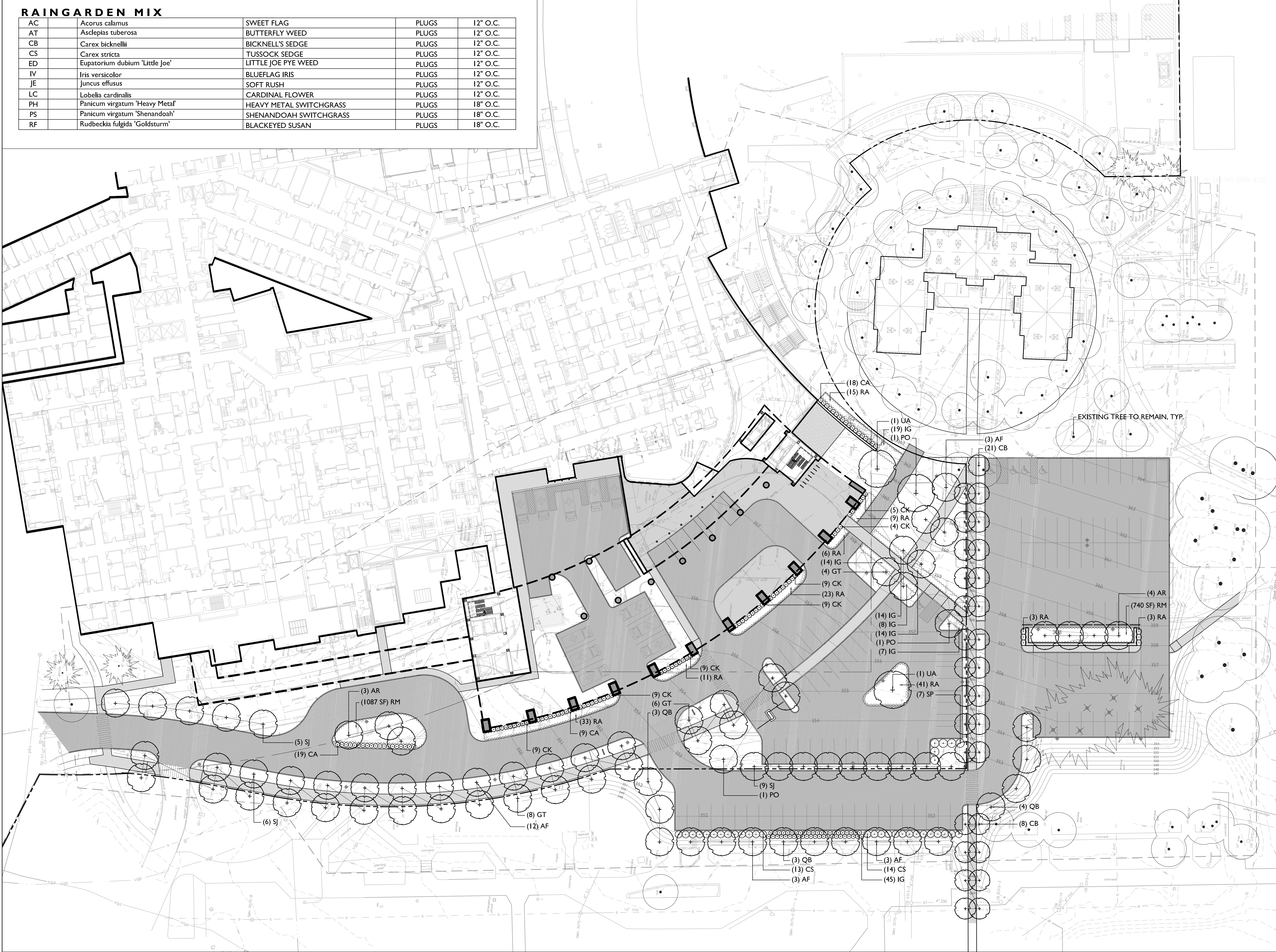
CA	37	Cornus alba 'Sibirica'	SIBIRICA REDTWIG DOGWOOD	#3	3' O.C.
CS	27	Cornus sericea 'Alleman's Compacta'	ALLEMAN'S COMPACT DOGWOOD	#3	5' O.C.
IG	131	Ilex glabra 'Shamrock'	INKBERRY	#3	3' O.C.
RA	152	Rhus aromatica 'Gro-Low'	GRO LOW SUMAC	#3	4' O.C.
SP	7	Syringa patula 'Miss Kim'	MISS KIM LILAC	#3	6' O.C.

ORNAMENTAL GRASSES

CK	63	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#3	3' O.C.
----	----	--	--------------------	----	---------

RAINGARDEN MIX

AC		Acorus calamus	SWEET FLAG	PLUGS	12" O.C.
AT		Asclepias tuberosa	BUTTERFLY WEED	PLUGS	12" O.C.
CB		Carex bicknellii	BICKNELL'S SEDGE	PLUGS	12" O.C.
CS		Carex stricta	TUSOCK SEDGE	PLUGS	12" O.C.
ED		Eupatorium dubium 'Little Joe'	LITTLE JOE PYE WEED	PLUGS	12" O.C.
IV		Iris versicolor	BLUEFLAG IRIS	PLUGS	12" O.C.
JE		Juncus effusus	SOFT RUSH	PLUGS	12" O.C.
LC		Lobelia cardinalis	CARDINAL FLOWER	PLUGS	12" O.C.
PH		Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCHGRASS	PLUGS	18" O.C.
PS		Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCHGRASS	PLUGS	18" O.C.
RF		Rudbeckia fulgida 'Goldsturm'	BLACKEYED SUSAN	PLUGS	18" O.C.



PLANTING NOTES

1. All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.60.1 Standards for measurement of nursery stock.
2. All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
3. Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
4. All plant materials shall be selected and tagged at the nursery by Landscape Architect.
5. The Landscape Architect's approval is required for any plant material substitutions.
6. The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
7. All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
8. The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
9. All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architect's approval prior to installation.
10. Adjustments to plant beds shall be approved by Landscape Architect.
11. General Contractor is responsible for all erosion control measures during construction.
12. All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
13. Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
14. It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
15. Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
16. During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
17. Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
18. Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
19. Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

TREE PROTECTION NOTES

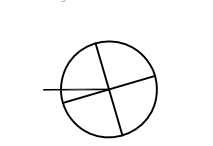
1. Proposed methods, and schedule for effecting tree and plant protection shall be submitted for approval.
2. Proposed methods, materials, and schedule for root pruning, construction pruning, and tree fertilization shall be submitted for approval.
3. Certain specimen trees adjacent to construction areas and in other key locations will be identified by the Owner and the Architect, and marked with red tags. Loss of any of these trees will result in fines assessed at \$5,000 per tree. Damage to all other trees on the property will be assessed at the rate of \$500 per inch caliper of the tree.
4. A fine of \$1,000 will be levied against the Contractor for each incident of construction inside tree protection areas.
5. Damages to trees, shrubs, and other vegetation will be assessed by the Architect and Owner in accordance with the International Society of Arboriculture (ISA) Guide.
6. Trees or roots visibly damaged will cause the Owner to withhold from the Contractor an assessed amount conforming to the requirements stipulated above for a period of two years. After that period the impact of the damaged to any tree will be assessed accordingly.
7. If any trees or shrubs designated to be saved are damaged and replacement is required, a number and diameter of trees or shrubs of the same species and variety, as specified by the Owner and Architect, shall be furnished and planted by the Contractor. The total inch diameter of the replacement trees or shrubs shall equal the diameter of the tree or shrub to be replaced. The Contractor shall not be liable for any loss or damage which occurs while the Contractor is complying with instructions given by the Owner, Architect, or arborist working on the Project.
8. The Contractor's attention is called to the fact that certain areas on the site exist as natural woodland spaces and are to remain as natural woodlands. Therefore, all construction operations must be performed in such a manner, which will preserve these existing natural environments as wood preserves.
9. Designated areas of trees, understorey, and wildflowers are to remain untouched and unharmed.
11. Clearly mark all clearing limits in the field and accompany Architect on a joint review of clearing limits before clearing operations have commenced. Limit of clearing is generally defined as the limit of grading.
12. Galvanized chain link fencing, 4 feet high. Stakes for fencing shall be 8 feet galvanized steel posts, driven a minimum of 3 feet into the ground. Posts shall be spaced 10 feet on center maximum.
13. Prior to start of demolition work and clearing and grubbing operations, tree protection fencing shall be installed in accordance with the following:
14. Fencing shall be installed at the tree protection areas indicated on the Drawings.
15. Fencing shall be installed a minimum of 15 feet beyond the drip line of the trees to be protected, unless otherwise approved by the Architect.
16. Where construction will be in close proximity to existing trees designated to remain, roots shall be pruned. Proximity shall be as determined in the field by the Landscape Architect or Arborist.
17. Suitable means for root pruning include:trenching, vibrating plow, and water jet pruning. Any method which tears roots or disturbs the soil beyond the grading limit is unacceptable.
18. Trees to receive root pruning shall be reviewed by an arborist for canopy pruning, fertilization and trench backfill recommendations.
19. Selective clearing within tree protection areas shall only be performed when and as directed by the Landscape Architect. Refer to Section 02115, selective clearing.
20. Except as otherwise indicated or requested by Landscape Architect, temporary protection devices and facilities installed during course of the work shall be removed only after all work which may injure or damage trees and plants is completed.

Seals:

Consultant:

DD Approval Signature	Date

Project North



Key Plan: N.T.S.

SITE PERMIT APPLICATION	6.30.14								
Revision	Date	No							

INPATIENT
BUILDING

PLANTING PLAN

KEY QTY	SCIENTIFIC NAME	COMMON NAME
SUN ANGLE CALCULATION DATA		
LONGITUDE:	72D 6' 8" WEST	
LATITUDE:	45D 0' 4" NORTH	
CALCULATION DATE:	SUMMER SOLSTICE	
TIME:	SOLAR NOON (11:45 AM, EST)	
RESULTING SUN ALTITUDE ANGLE:	66.13°	
SHADE TOTALS		
TOTAL SHADE PROVIDED ON FAHC PARKING:		4144 SF (32% OF PAVED AREA)
TOTAL SHADE PROVIDED ON UVM PARKING:		5980 SF (24% OF PAVED AREA)
Tree Sizing (Columnar Tree):		
Tree Sizing (Shade Tree):	35' HEIGHT, 15' DIAMETER	
Tree Sizing (Specimen Tree):	40' HEIGHT, 20' DIAMETER	
Tree Sizing (Specimen Tree):	45' HEIGHT, 27' DIAMETER	



Seals

WAGNERHODGSON
LANDSCAPE ARCHITECTURE
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Consultant

DD Approval Signature _____ Date _____



Key Plan N.T.S.

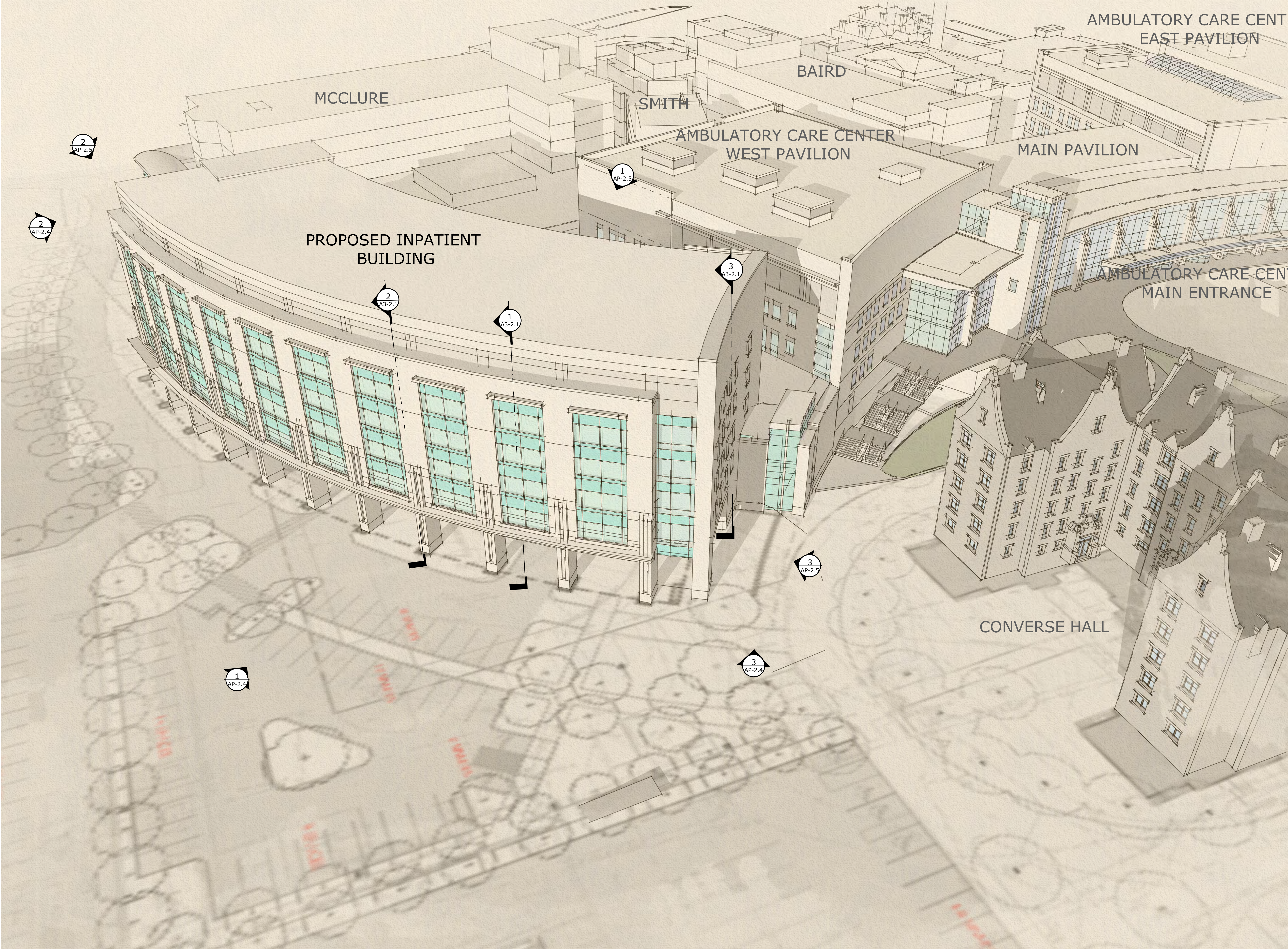
SITE PERMIT APPLICATION	6.30.14	
Revision	Date	No.



INPATIENT BUILDING

MorrisSwitzer Project Number	20125
Date	30 JUNE 2014
Scale	1" = 30'-0"
Sheet Title and Number	

TREE SHADING PLAN



SITE PERMIT APPLICATION	06.30.14
Revision	Date No.



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INPATIENT BUILDING

MorrisSwitzer Project Number	201254
Date	30 JUNE 2014
Scale	AS NOTED
Sheet Title and Number	

OVERHEAD VIEW



1 VIEW LOOKING NORTHEAST
NTS

SITE PERMIT APPLICATION	06.30.14
Revision	Date No.



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INPATIENT
BUILDING

MorrisSwitzer Project Number	201254
Date	30 JUNE 2014
Scale	AS NOTED
Sheet Title and Number	

EXTERIOR VIEW

AP-2.2



FUTURE UVM GREEN MOUNTAIN WALKWAY

1 VIEW LOOKING EAST FROM UVM QUAD
NTS

SITE PERMIT APPLICATION	06.30.14
Revision	Date No.



INPATIENT
BUILDING

MorrisSwitzer Project Number	201254
Date	30 JUNE 2014
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Sheet Title and Number	

EXTERIOR VIEW



1 VIEW LOOKING SOUTHEAST WITH SKYBRIDGE CONNECTION
NTS

SITE PERMIT APPLICATION	06.30.14
Revision	Date No.



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INPATIENT
BUILDING

MorrisSwitzer Project Number	201254
Date	30 JUNE 2014
Scale	AS NOTED
Sheet Title and Number	

EXTERIOR VIEW

AP-2.3A



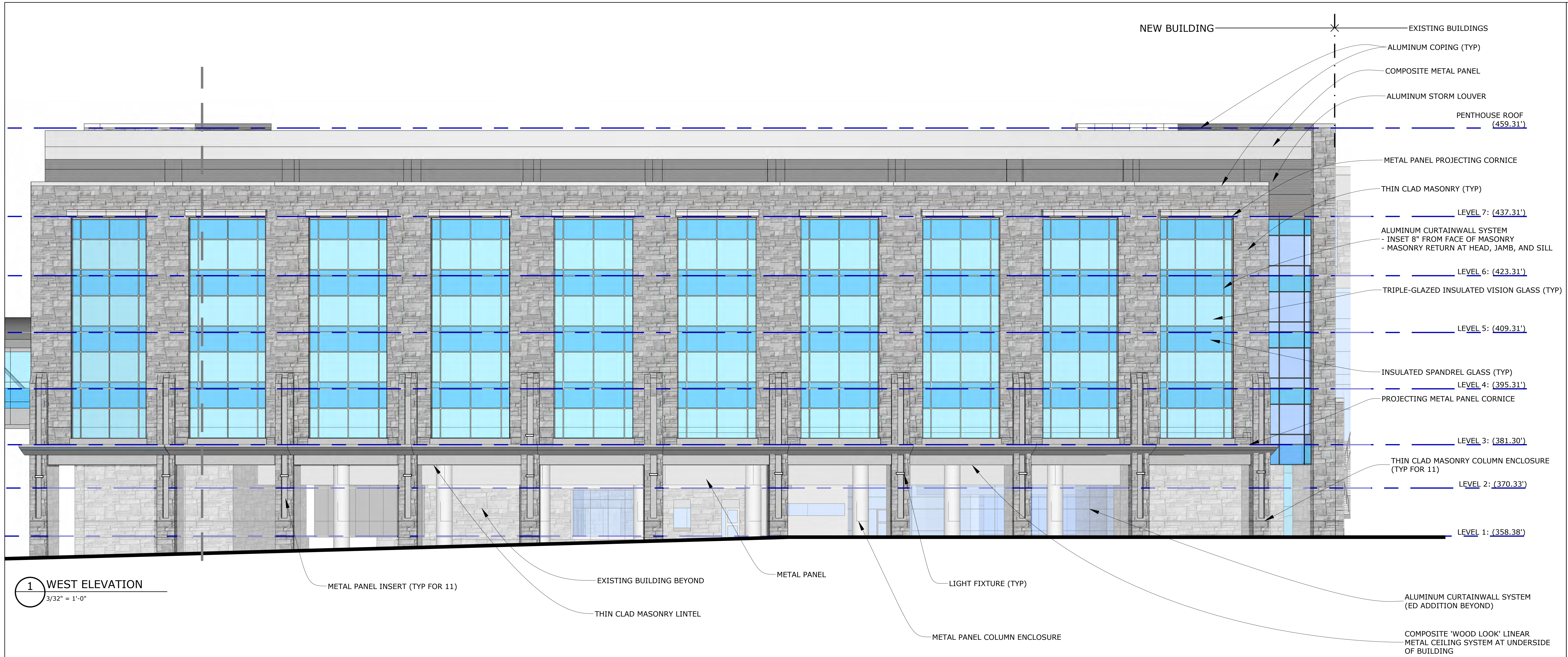
1 VIEW FROM UNIVERSITY PLACE
NTS



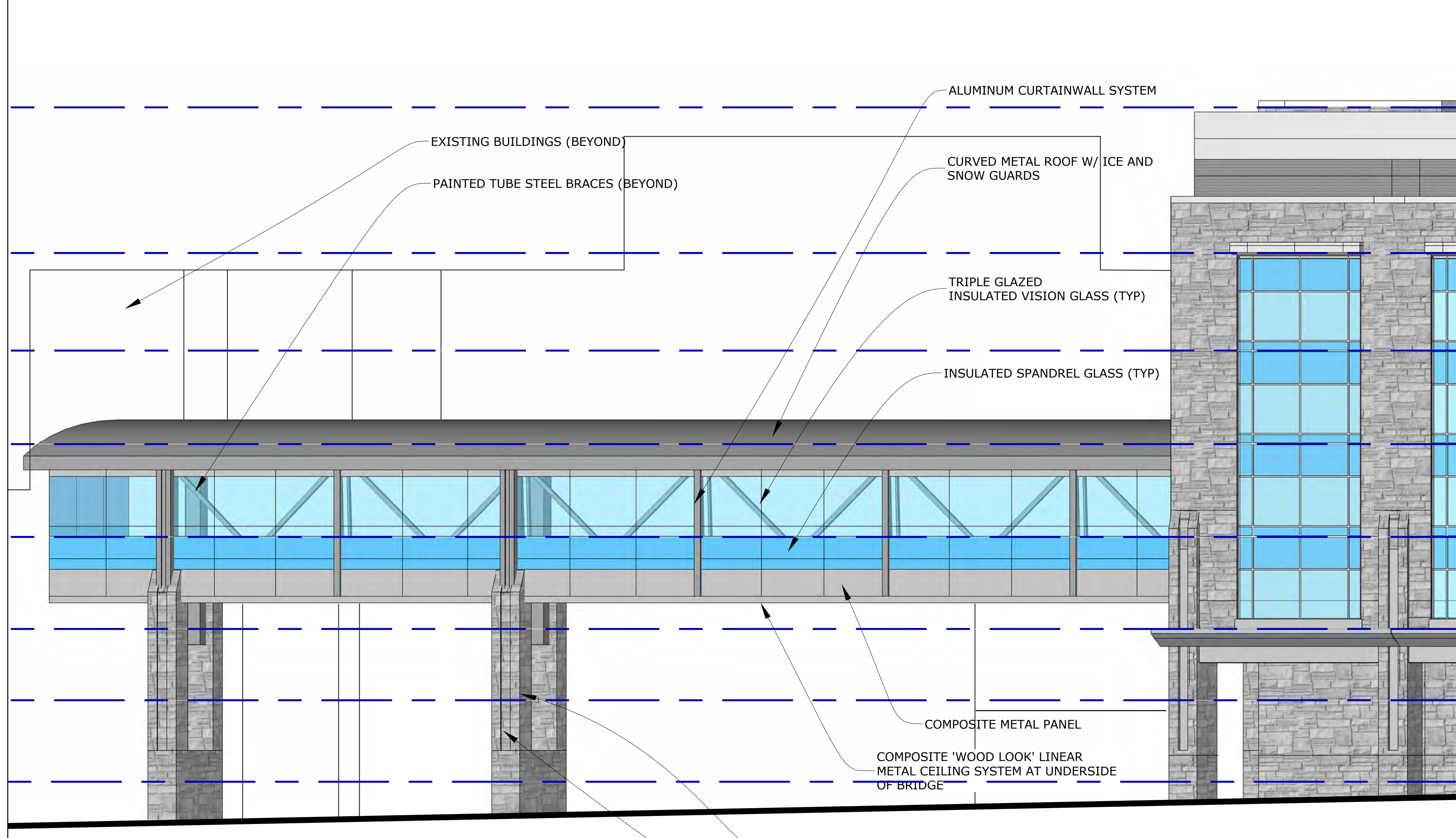
2 VIEW FROM COLCHESTER AVENUE
NTS

INPATIENT
BUILDING

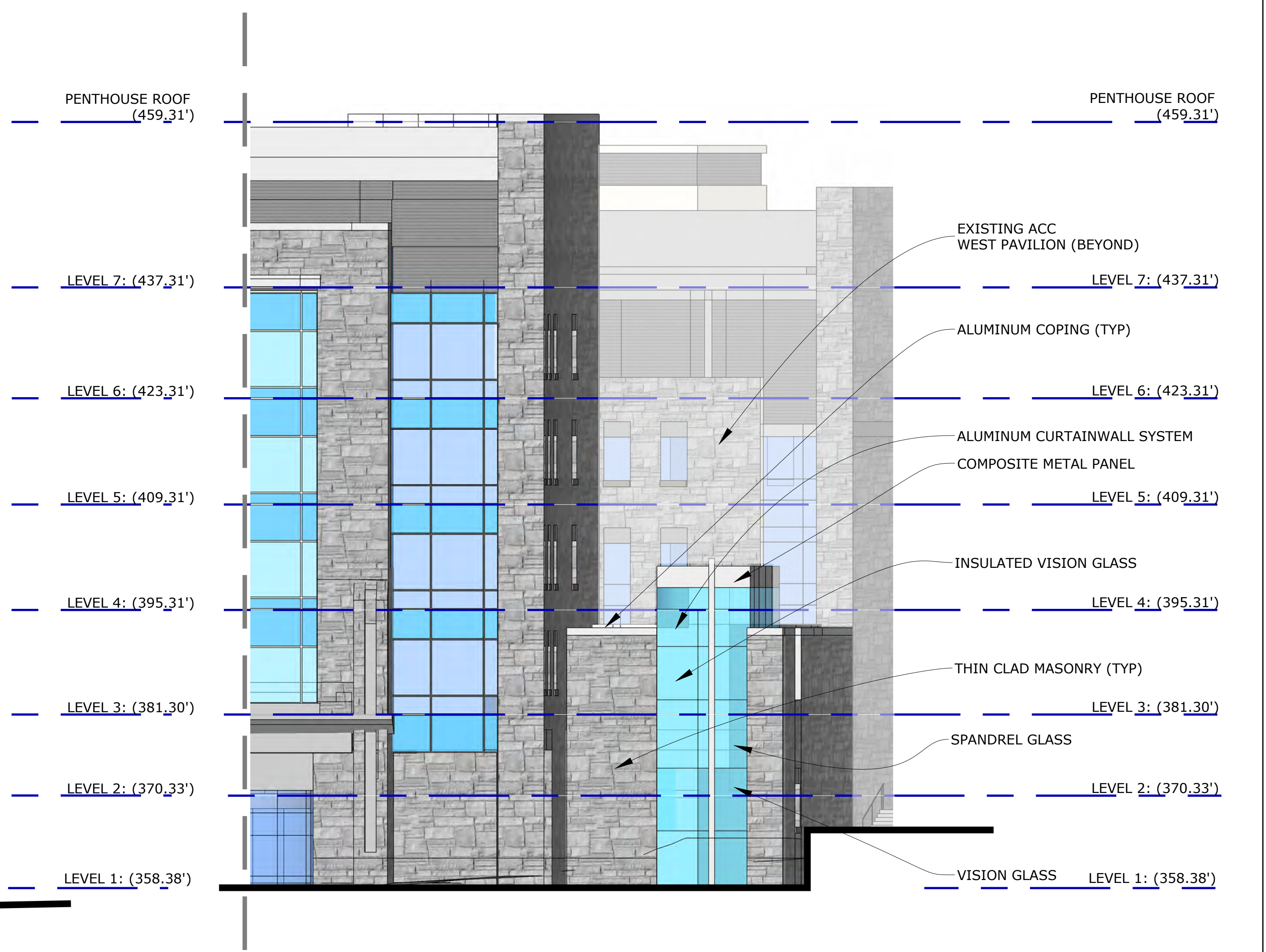
EXTERIOR VIEWS



1 WEST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION - SKYBRIDGE CONNECTION TO MCCLURE
3/32" = 1'-0"



3 WEST ELEVATION - CONNECTOR TO ACC WEST PAVILION
3/32" = 1'-0"

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environments for health

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Boston, Massachusetts
Portland, Maine

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Williston, VT 05495
t 802.870.5941
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SITE PERMIT APPLICATION06.30.14

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Fletcher
Allen
HEALTH CARE

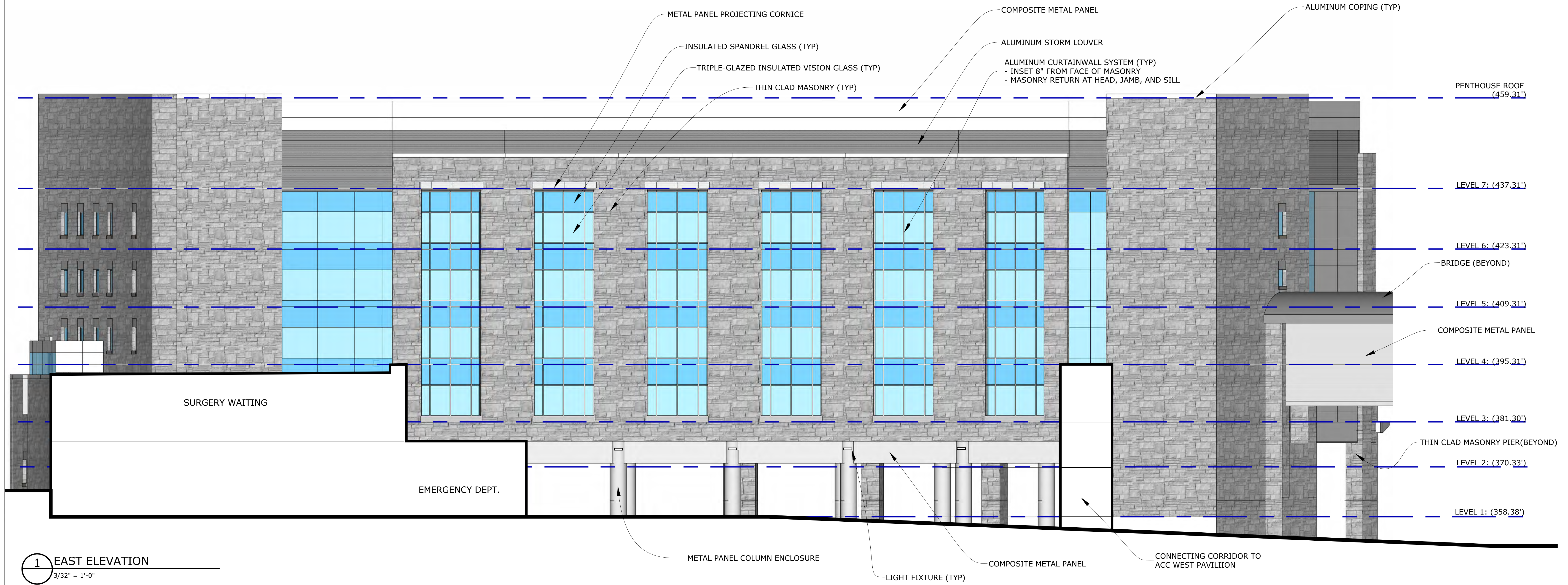
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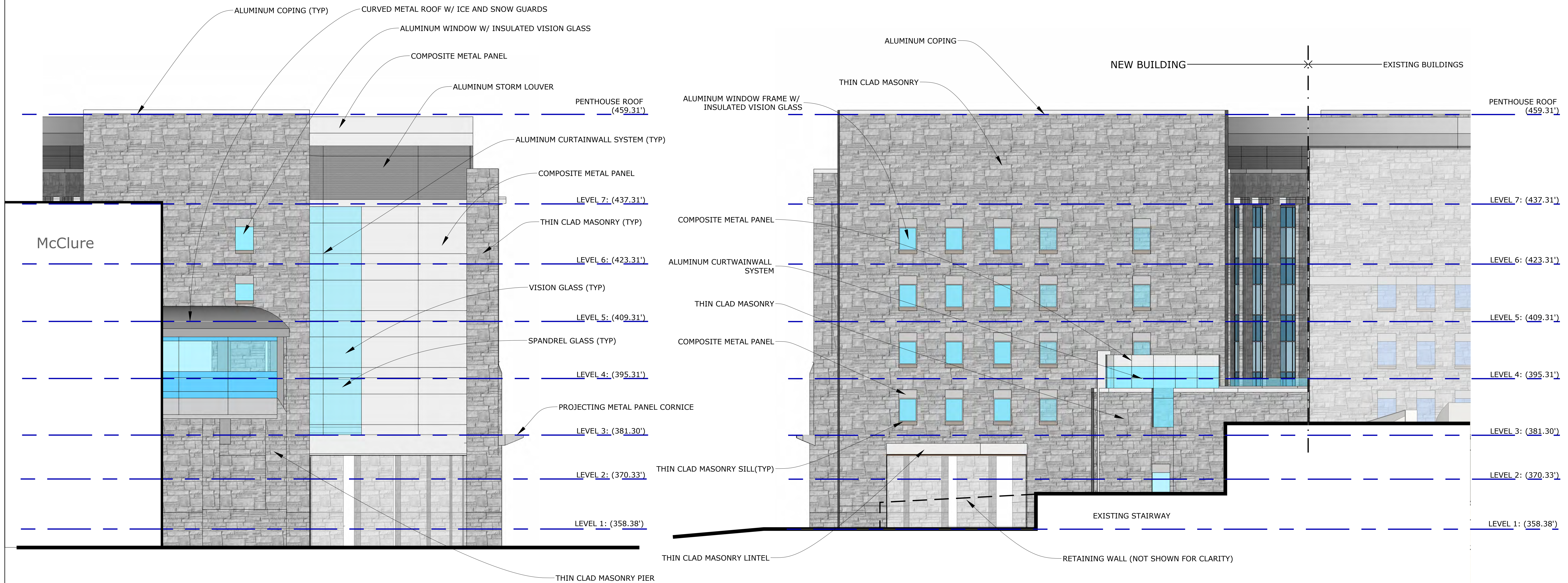
MorrisSwitzer Project Number201254
Date30 JUNE 2014
ScaleAS NOTED
Sheet Title and Number

EXTERIOR
ELEVATIONS

AP-2.4



1 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

3 SOUTH ELEVATION
3/32" = 1'-0"

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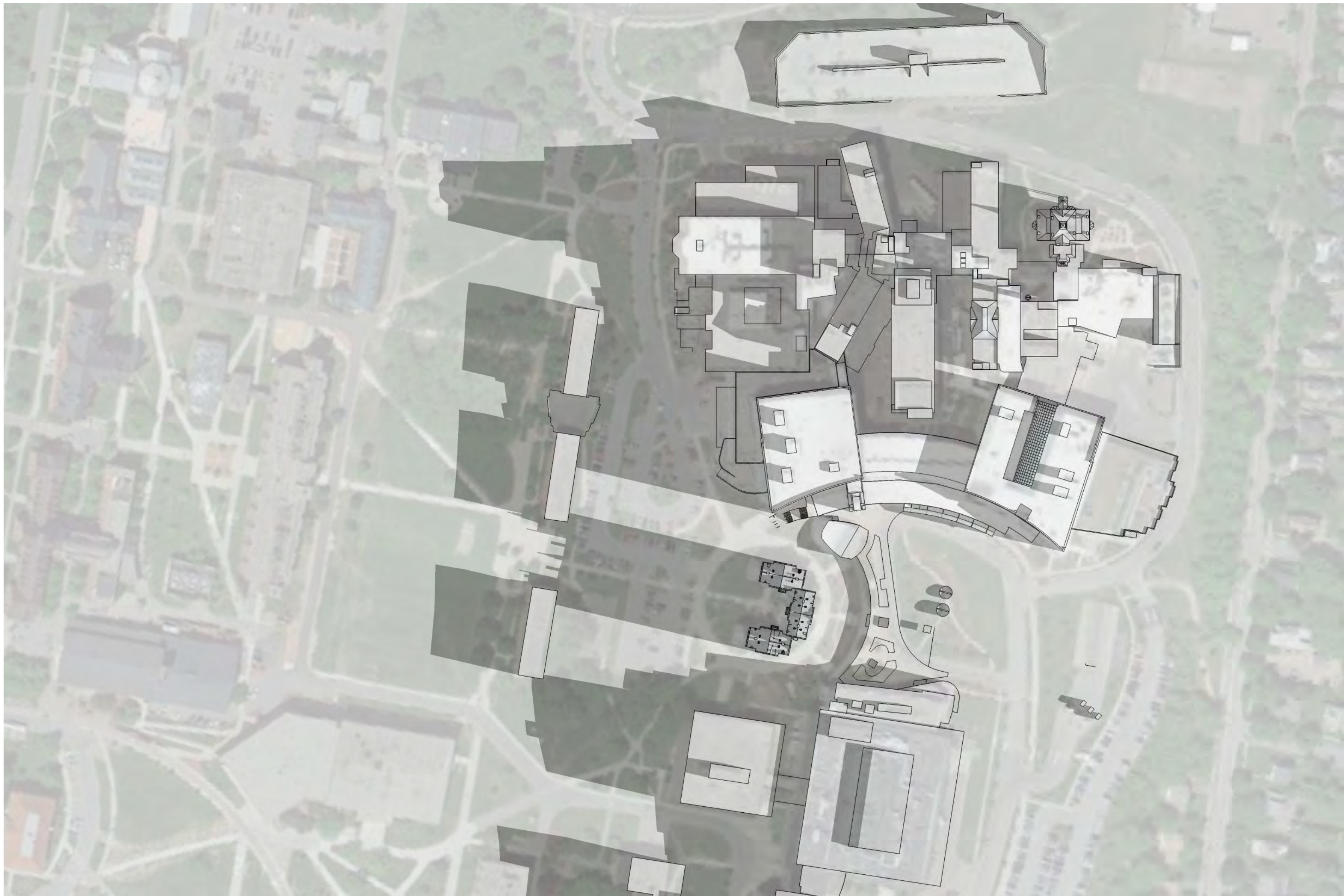


INPATIENT BUILDING

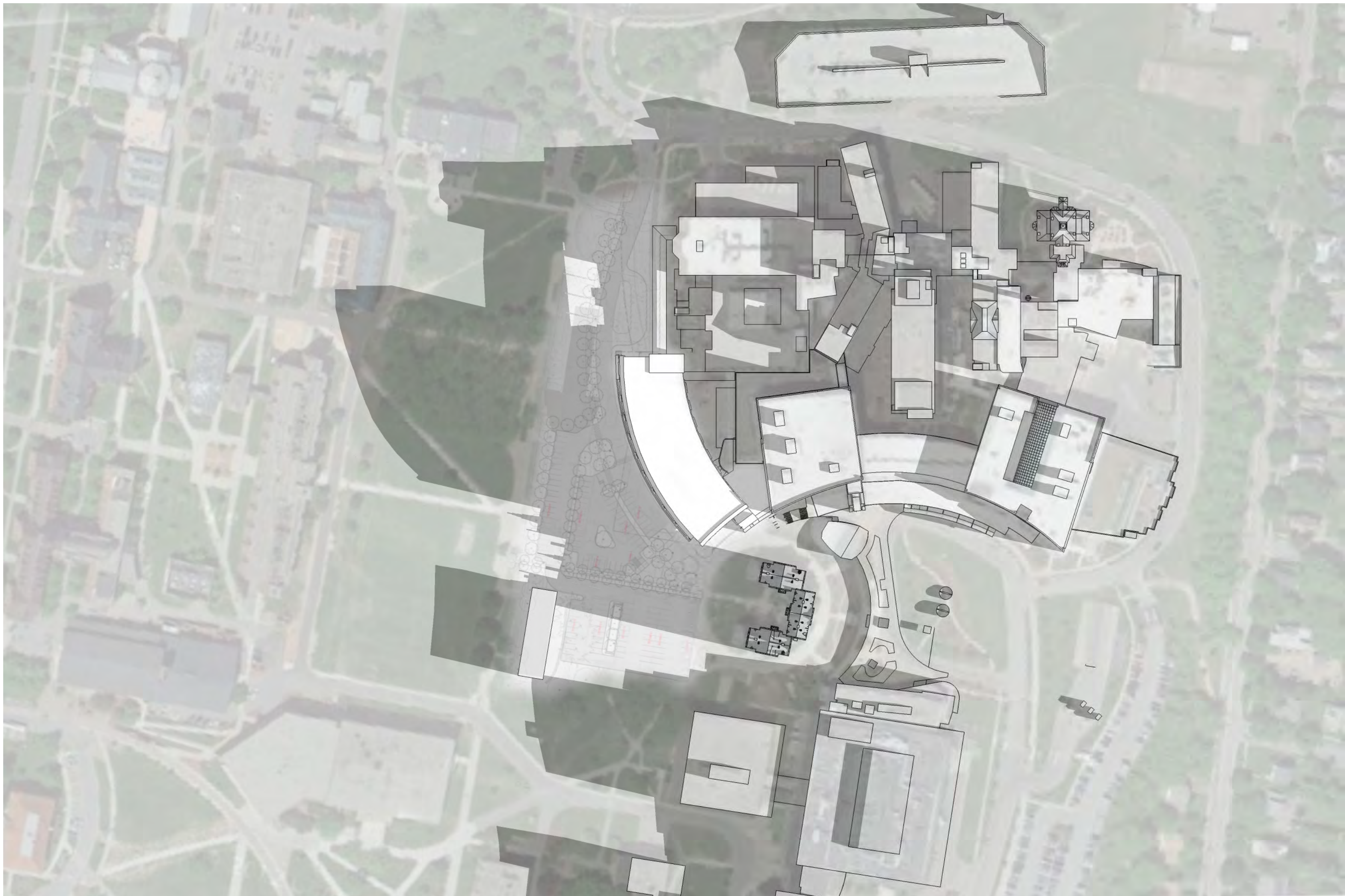
MorrisSwitzer Project Number	201254
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EXTERIOR ELEVATIONS

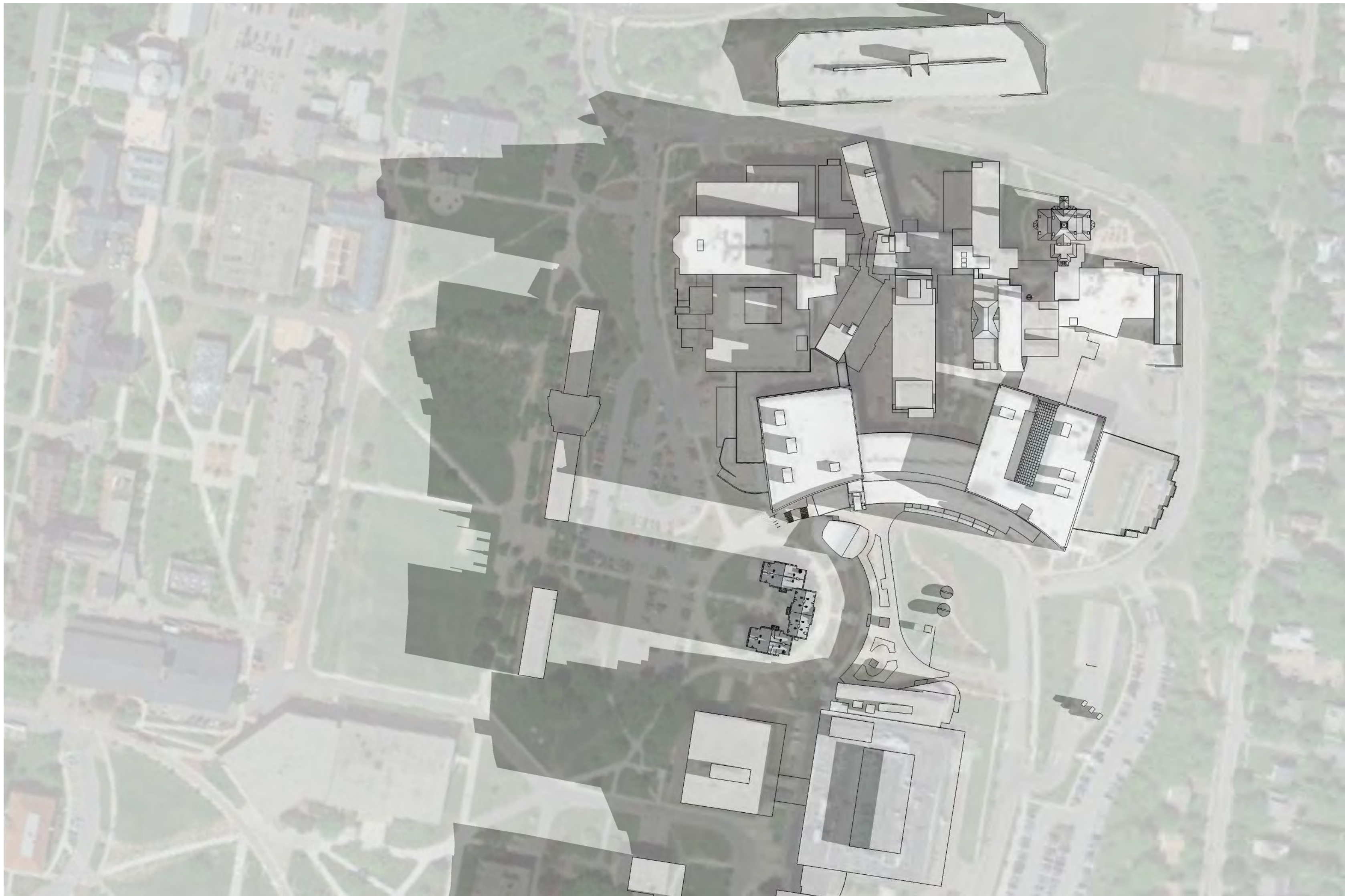
AP-2.5



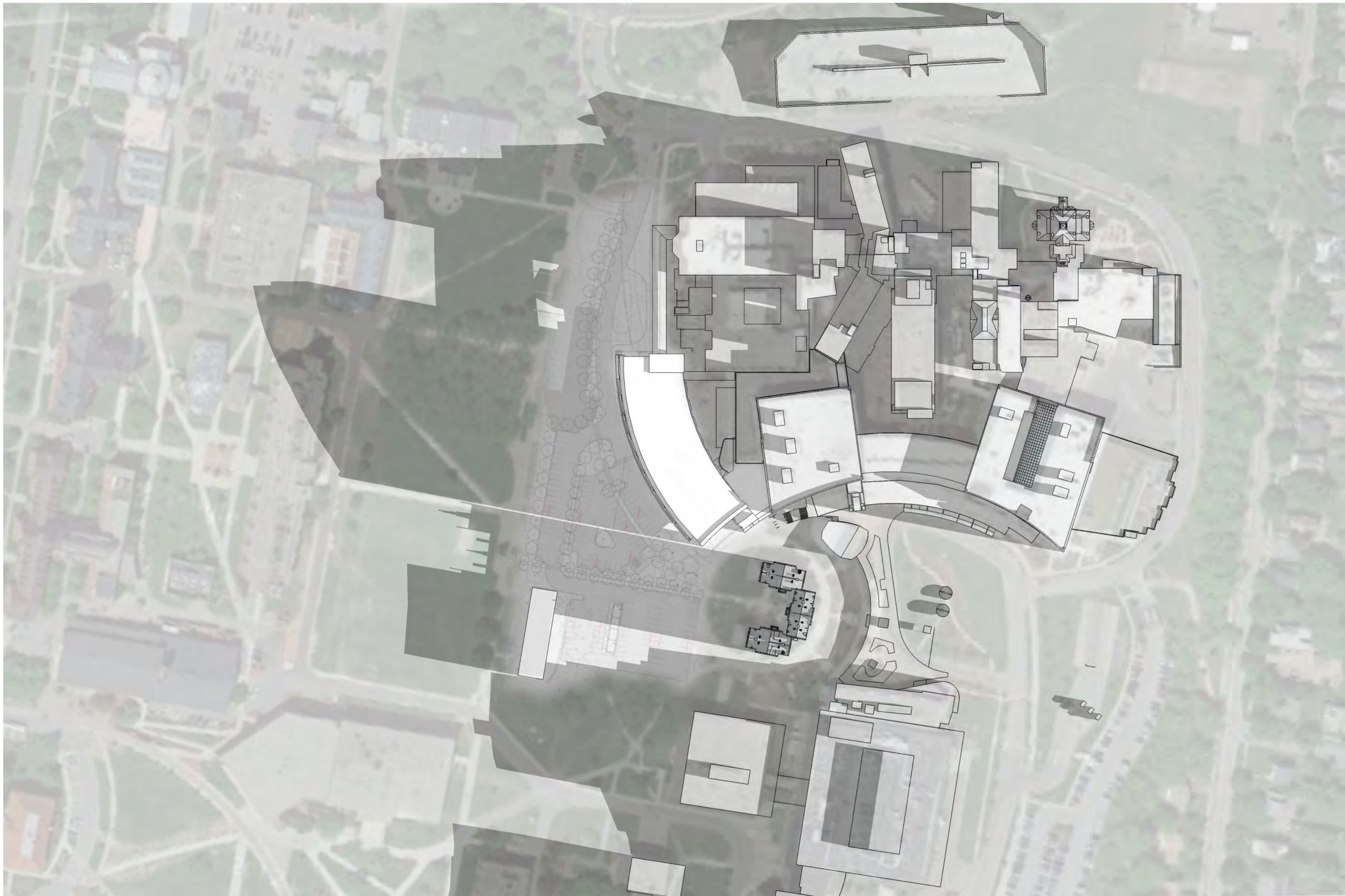
1 EXISTING - SPRING EQUINOX - 7AM
NTS



2 PROPOSED - SPRING EQUINOX - 7AM
NTS



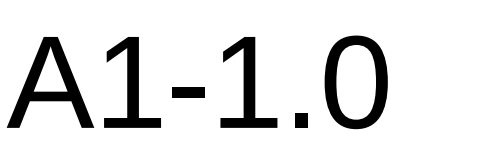
3 EXISTING - FALL EQUINOX - 7AM
NTS

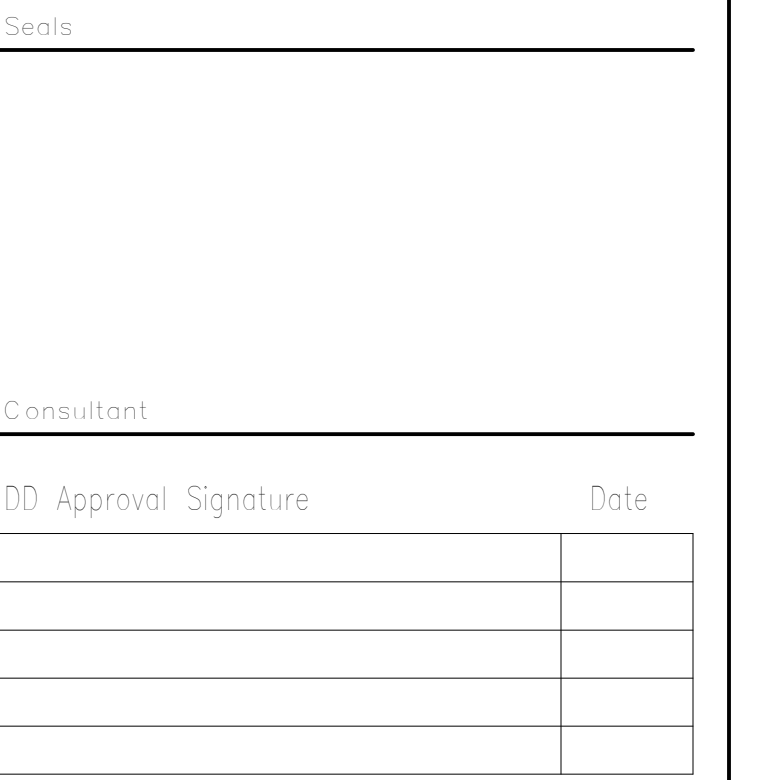


4 PROPOSED - FALL EQUINOX - 7AM
NTS

**INPATIENT
BUILDING**

**BUILDING
SHADOW IMPACT
DIAGRAMS**





Key Plan N.T.S.

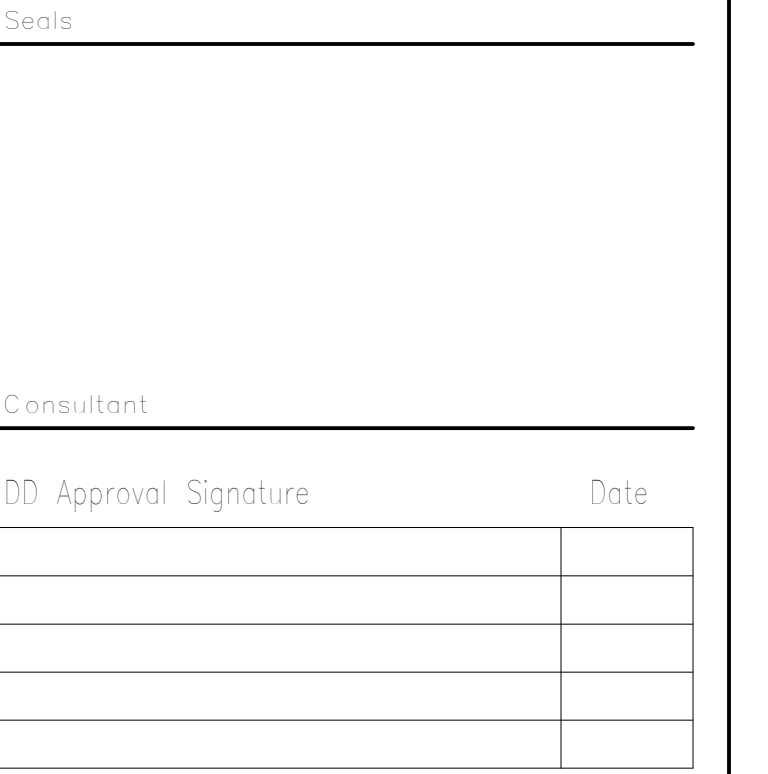
SITE PERMIT APPLICATION	06.30.14	
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Scale	1/16" = 1'-0"
Sheet Title and Number	

FIRST FLOOR PLAN

A1-2.0



Key Plan N.T.S.

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Scale	1/16" = 1'-0"
Sheet Title and Number	

A1-3.0

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Seals

Consultant

DD: Approval Signature

Date

Project North

Key Plan N.T.S.

SITE PERMIT APPLICATION

06.30.14

Revision

Date

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INPATIENT BUILDING

MorrisSwitzer Project Number 201254

Date 30 JUNE 2014

Scale 1/16" = 1'-0"

Sheet Title and Number

THIRD FLOOR PLAN

A1-4.0

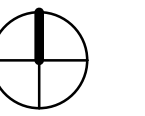
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A1-5.0



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Consultant

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SITE PERMIT APPLICATION

6.30.14



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MorrisSwitzer Project Number 201254

Date 30 JUNE 2014

Scale	1/16" = 1'-0"
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Scale	1/16" = 1'-0"
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FIFTH FLOOR PLAN

A1-6.0

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Consultant

DD, Approval Signature

Date

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Key Plan N.T.S.

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06.30.14

Revision

Date

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INPATIENT BUILDING

MorrisSwitzer Project Number 201254

Date 30 JUNE 2014

Scale 1/16" = 1'-0"

Sheet Title and Number

SIXTH FLOOR PLAN

A1-7.0

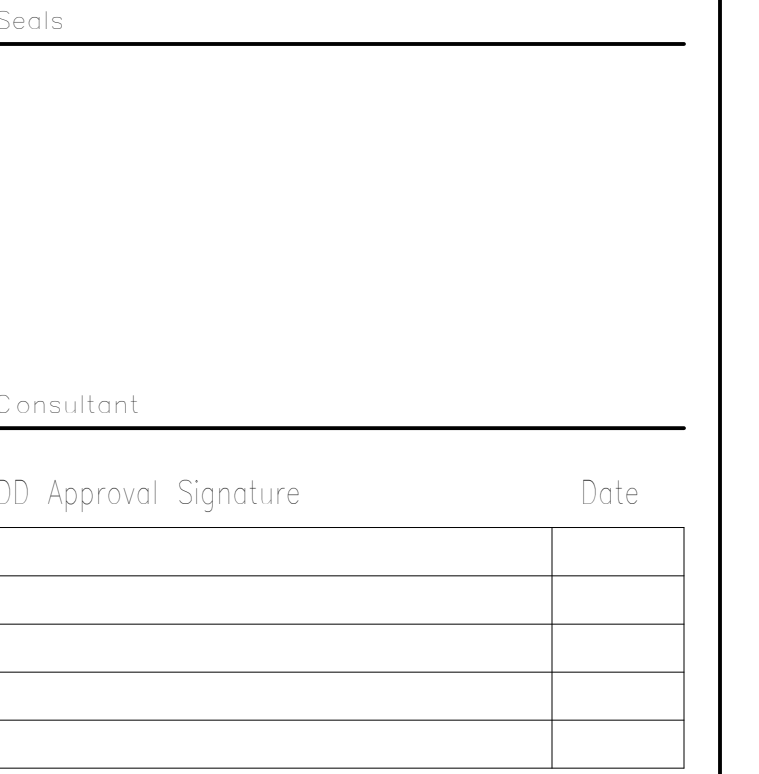


SITE PERMIT APPLICATION	06.30.14	
Revision	Date	No



MorrisSwitzer Project Number	201254
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Scale	1/16" = 1'-0"
Sheet Title and Number	

A1-8.0



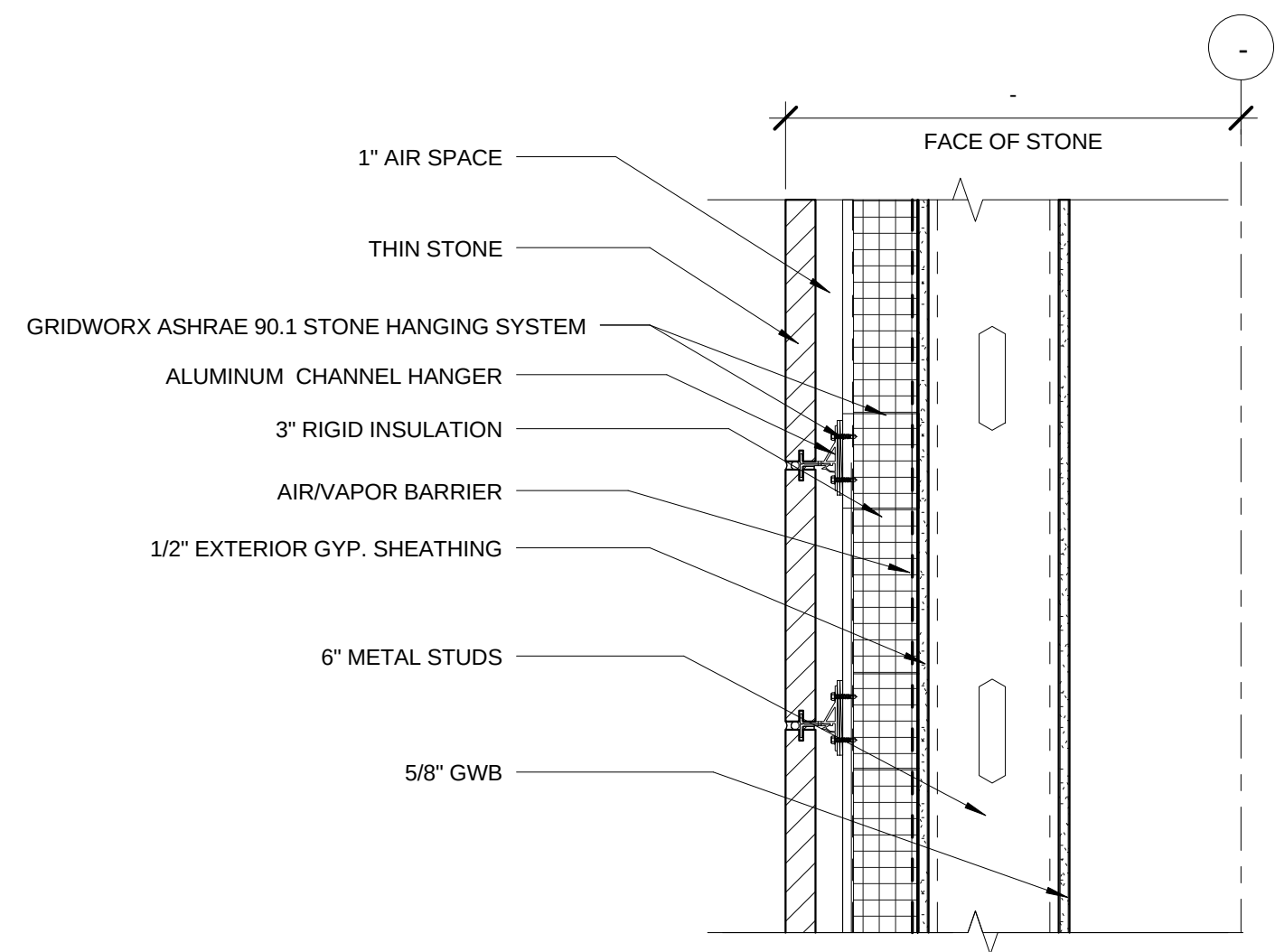
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Revision	Date	No



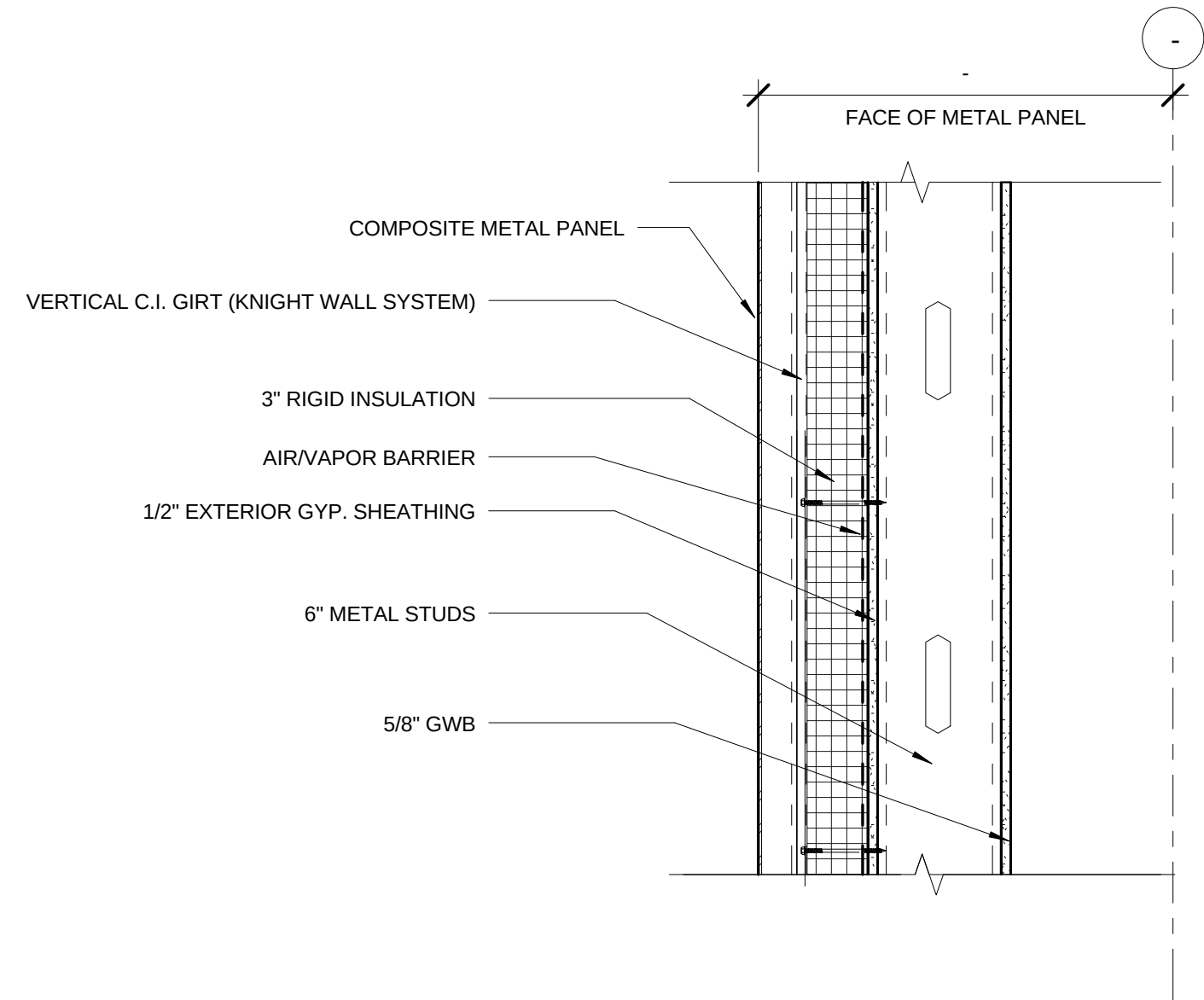
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Date	30 JUNE 2014
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A1-9.0

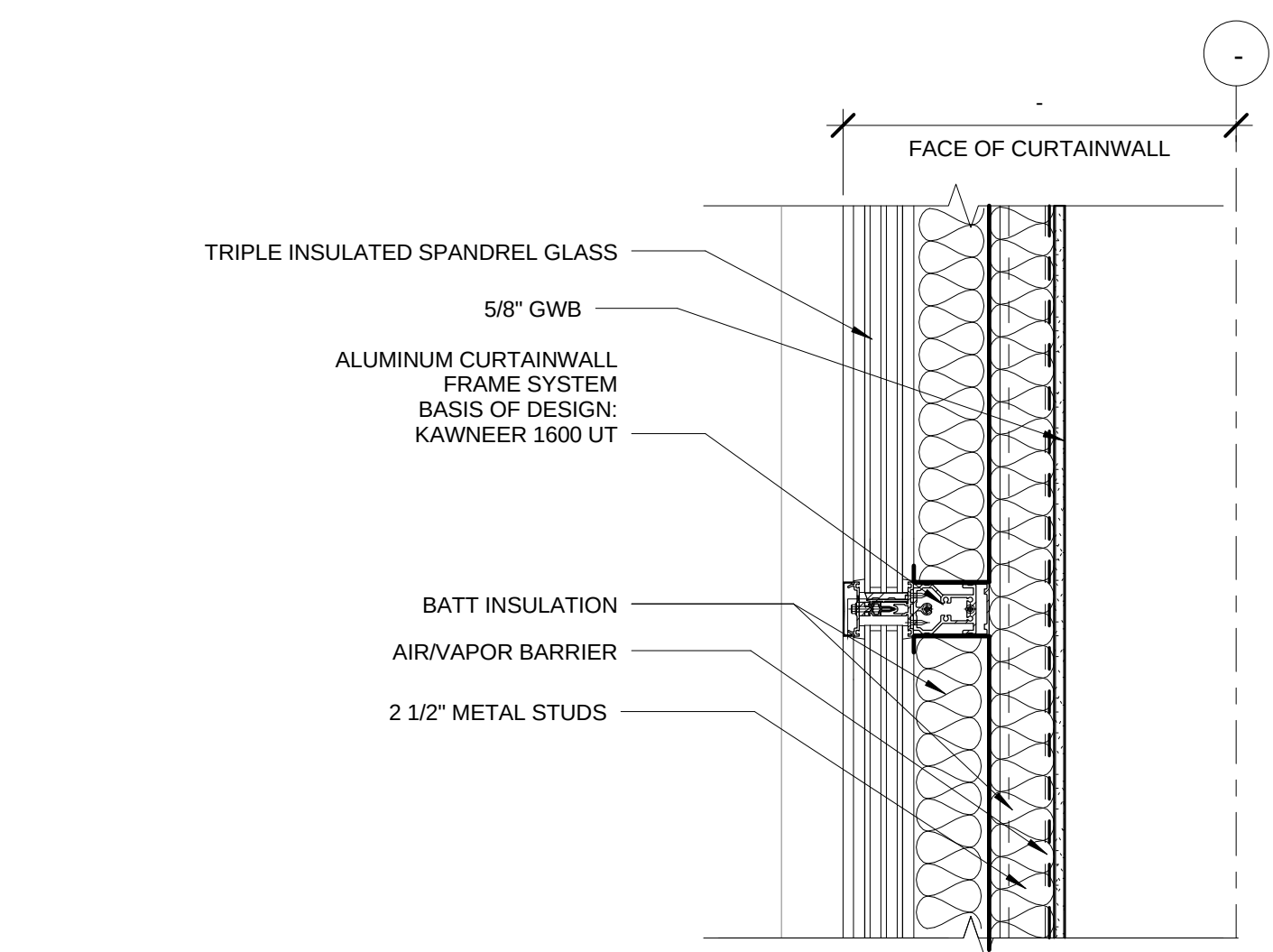
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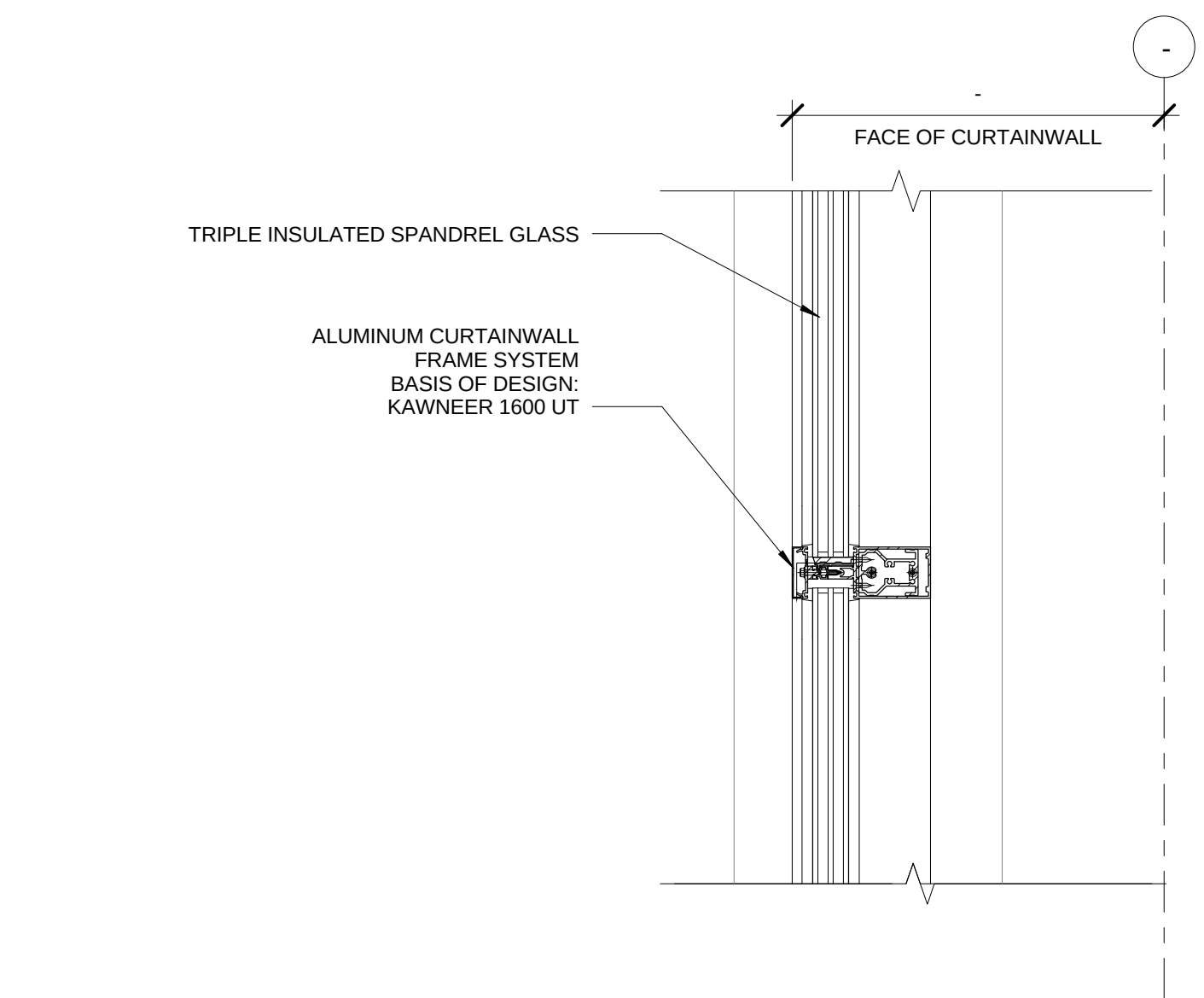
W01 WALL TYPE - THIN CLAD MASONRY
A3-2.1 1 1/2" = 1'-0"



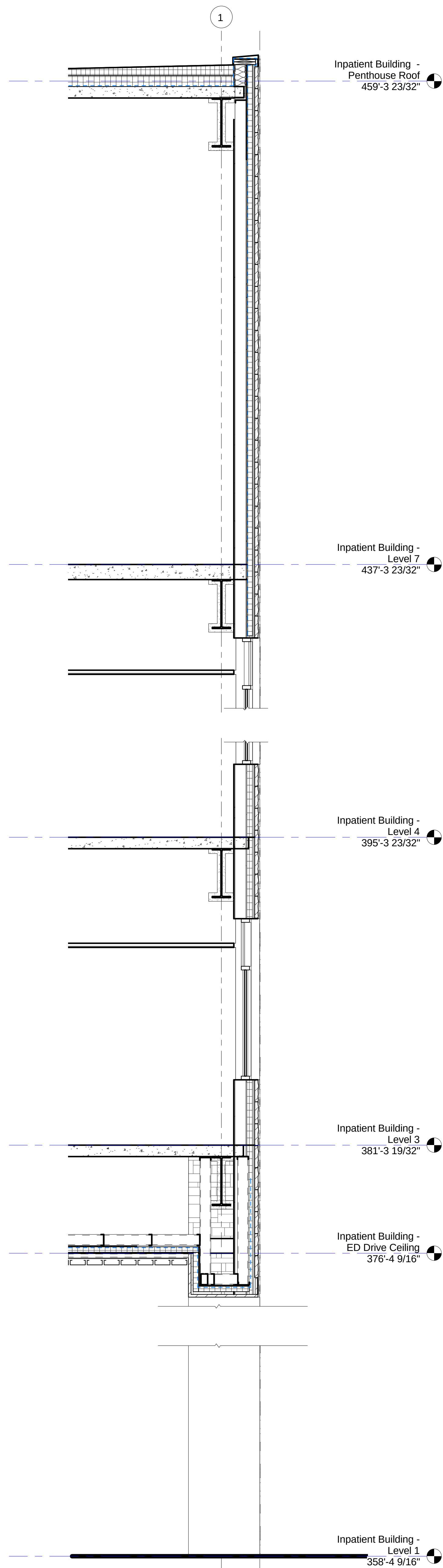
W02 WALL TYPE - METAL PANEL
A3-2.1 1 1/2" = 1'-0"



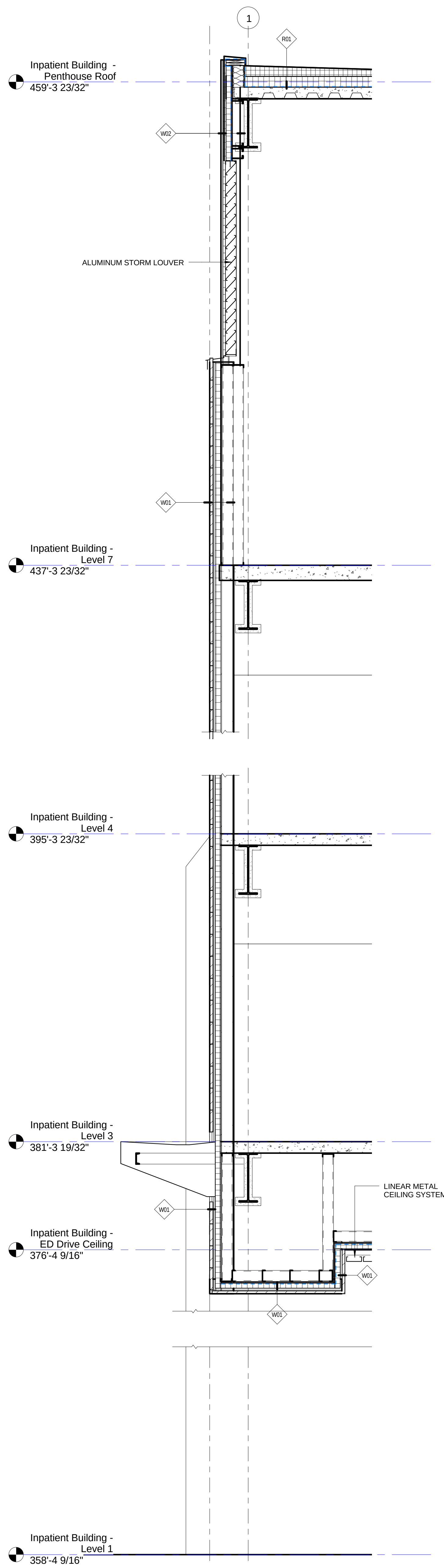
W03 WALL TYPE - CURTAINWALL SPANDREL GLASS
A3-2.1 1 1/2" = 1'-0"



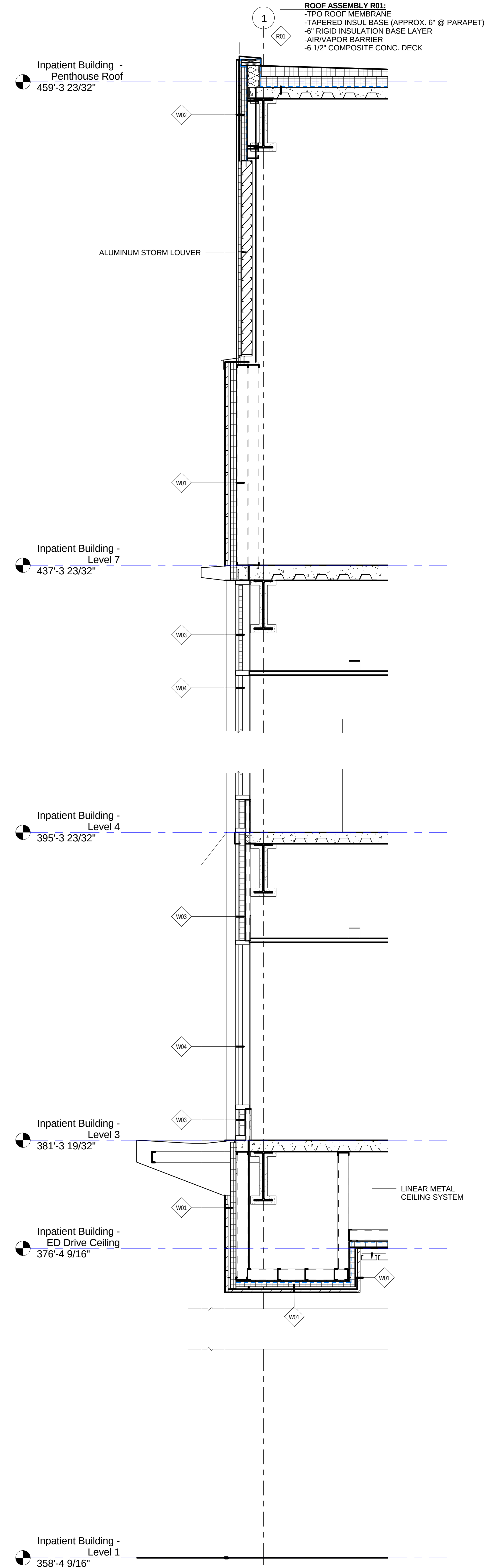
W04 WALL TYPE - CURTAINWALL VISION GLASS
A3-2.1 1 1/2" = 1'-0"



3 WALL SECTION
A3-2.1 3/8" = 1'-0"



2 WALL SECTION
A3-2.1 3/8" = 1'-0"



1 WALL SECTION
A3-2.1 3/8" = 1'-0"

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Date

Project North

Key Plan N.T.S.

SITE PERMIT APPLICATION

06.30.14

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Date

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WALL SECTIONS

A3-2.1

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1 REFLECTED CEILING - LEVEL 1
A6-2.0 1/16" = 1'-0"

- BUILDING FIXTURE LEGEND**
- B1: COLUMN DOWNLIGHT, EXTERIOR BUILDING LIGHTING
 - C: EMERGENCY @ DOOR, EXTERIOR BUILDING LIGHTING
 - D: RECESSES @ SOFFIT, EXTERIOR BUILDING LIGHTING
 - F: LED STRIP, 2FT, EXTERIOR BUILDING LIGHTING
 - G: LED STRIP, 4FT, EXTERIOR BUILDING LIGHTING
 - H: LED STRIP, 8FT, EXTERIOR BUILDING LIGHTING
- SEE THE SITE LIGHTING DRAWING FOR MORE INFORMATION.

Seals

Consultant

DD: Approval Signature

Date

Project North

Key Plan N.T.S.

SITE PERMIT APPLICATION

06.30.14

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Date 30 JUNE 2014

Scale As indicated

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FIRST FLOOR REFLECTED CEILING PLAN

A6-2.0

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drbb

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Vacant (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday September 2 2014, 5:00 p.m.

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

AMENDED AGENDA

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Consent**
 - 1. **15-0182HO: 68 PLATTSBURG AVE (RL, Ward 7) Jason Bellinger/Candice Graham**
Conditional use home occupation for piano studio. (Project Manager: Scott Gustin)
- V. **Public Hearing**
 - 1. **15-0129CA/CU: 1398 NORTH AVENUE (RL, Ward 7) Peter Bessery et al.**
Demolish existing building and construct new two story building with market on ground floor and two residential units on second floor. (Project Manager: Ken Lerner) Request for deferral to October 7th.
 - 2. **15-0052CA/CU: 415 SOUTH UNION ST (RL, Ward 6) Champlain Housing Trust**
Renovate existing carriage barn at rear to convert to duplex with associated site changes. (Project Manager: Scott Gustin) Request for deferral to September 16th.
- VI. **Certificate of Appropriateness**
 - 1. **14-1321CA/MA: 111 COLCHESTER AVE (I, Ward 1) Fletcher Allen Health Care, Inc.**
New Inpatient building west of Ambulatory Care Center with associated parking, lighting and landscaping. (Project Manager: Mary O'Neil)
 - 2. **14-1320CA: 10 UNIVERSITY PLACE (I, Ward 1) University of Vermont**
Demolition of Chittenden, Buckham, Wills residential complex with redevelopment plans including associated pedestrian amenities, also reconfiguration of existing parking spaces as part of FAHC inpatient building with associated regrading and landscaping.
- VII. **Other Business**
- VIII. **Adjournment**

Applications and Plans may be viewed in the Planning and Zoning office, (City Hall, First Floor, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

All staff comments, plans and supporting documents will be available on the Planning and Zoning website at: www.burlingtonvt.gov/pz/drbb/agendas approximately one week before the hearing.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office and Development Review Board is considered public and cannot be kept confidential.

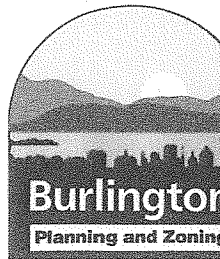
This agenda is distributed to: adjacent property owners of projects before the Development Review Board, Neighborhood Planning Assemblies, City Councilors, City Departments and interested parties. You may direct written comments to the Planning and Zoning Department, at the above address. Inquiries may be made by calling 865-7188. Oral comments may be given at the meeting by any persons on any project listed on the Agenda.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188
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Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
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(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: September 2, 2014
RE: 15-0182CU/HO; 68 Plattsburg Avenue

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. **THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: RL Ward: 7

Owner/Representative: Jason Bellinger / Candice Graham

Request: Establish piano studio home occupation within existing single family home

Applicable Regulations: Article 3 (Applications and Reviews), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), and Article 8 (Parking)

Background Information:

The applicant is seeking approval to establish a home occupation for providing piano lessons to individual students. No site or exterior building construction is included in this application. The primary use remains that of a single family home.

Previous zoning actions for this property are noted below.

- 12/16/14, Approval to install chimney
- 4/29/76, Approval to erect fence in rear yard

Recommendation: Consent approval as per, and subject to, the following findings and conditions.

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

(1) The capacity of existing or planned community facilities;

The proposed home occupation will have no perceptible impacts on existing or planned community facilities. **(Affirmative finding)**

(2) The character of the area affected;

The subject property is located within the Residential Low Density zoning district. This zone is intended primarily for single family homes and duplexes. The neighborhood reflects this intent and consists entirely of detached single family dwellings. The cemetery across the street is zoned RCO-RG. Home occupations are allowed in this zone, subject to the restrictions of Section 5.4.6

of the CDO as noted in these findings. The proposed home occupation will not entail any site or exterior building changes and will not adversely impact the character of the area. **(Affirmative finding)**

(3) Traffic on roads and highways in the vicinity;

Individual students will come to the home for private lessons, one at a time. Lessons will be offered three days per week (Wednesday, Thursday, and Friday) from 3:00 PM to 8:00 PM. The application asserts that students will walk to and from the home for lessons. Given its close proximity to the Flynn School and an abundance of neighboring homes, pedestrian traffic will likely be significant. It can be reasonably anticipated; however, in the winter months that some students will be dropped off and/or picked up via automobile. Overall traffic impacts are expected to be minimal. **(Affirmative finding)**

(4) Bylaws then in effect;

As conditioned, the application is consistent with applicable bylaws. **(Affirmative finding)**

(5) Utilization of renewable energy resources;

Not applicable.

(6) Cumulative impacts of the proposed use;

The proposed home occupation is not expected to generate any significant impacts, cumulative or otherwise. **(Affirmative finding)**

(7) Functional family;

Not applicable.

(8) Vehicular access points;

The subject property is served by a private driveway. The home occupation does not require any change to this access point. **(Affirmative finding)**

(9) Signs;

No exterior signs are proposed for the home occupation. **(Affirmative finding)**

(10) Mitigation measures;

The proposed home occupation does not result in impacts warranting mitigation measures. **(Affirmative finding)**

(11) Time limits for construction;

No construction schedule is needed for this proposal. **(Affirmative finding)**

(12) Hours of operation and construction;

As noted above, the home occupation will operate Wednesday, Thursday, and Friday from 3:00 PM - 8:00 PM. These hours of operation total 15 hours per week and will limit impacts such as traffic associated with the piano studio. **(Affirmative finding)**

(13) Future enlargement or alterations;

Any future enlargement or alterations of the home occupation will require additional permit review per the regulations in effect at that time.

(14) Performance standards;
Not applicable.

(15) Conditions and safeguards;
See proposed conditions of approval.

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Density (RL)

The subject property is located in the RL zone. This zone is intended primarily for single family homes and duplexes. The primary use will remain that of a single family home. **(Affirmative finding)**

(b) Dimensional Standards & Density

Not applicable.

(c) Permitted & Conditional Uses

The single family home a permitted use in the RL zone. The proposed home occupation may be conditionally permitted. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Part 4: Special Use Regulations

Sec. 5.4.6, Home Occupations

1. A home occupation shall be conducted solely by resident occupants plus no more than one additional full-time equivalent employee in RL and WRL districts and no more than two (2) full-time equivalent employees in other districts. The home occupation shall be conducted entirely within an existing dwelling unit and/or one enclosed accessory structure.

The home occupation will be conducted by resident occupants. The piano studio home occupation will take place entirely within the residence. **(Affirmative finding)**

2. No more than thirty-five percent (35%) of the floor area of said residence, including accessory structures, up to a maximum of seven hundred fifty (750) square feet, whichever is less, shall be used for such purpose.

The gross floor area of the home and garage totals 2,240 sf. The proposed home occupation space in the living room will total 209 sf. This area is 9.3% of the 2,240 sf home and garage total and is acceptable. **(Affirmative finding)**

3. No home occupation shall require alterations, construction or equipment that would change the fire rating of the structure or the fire district in which the structure is located.

The home occupation does not result in a change to the fire rating of the structure. **(Affirmative finding)**

4. There shall be no outside storage of any kind related to the home occupation.

No outside storage is proposed. **(Affirmative finding)**

5. There shall be no exterior evidence of the conduct of a home occupation except for: Occasional garage/lawn/yard type sales (up to twice a year not to exceed two (2) days each); and One non-illuminated attached parallel sign that shall not exceed two (2) square feet. No other signs shall be permitted.

No garage/lawn/yard type sales are included in this proposal. No outdoor sign is proposed. **(Affirmative finding)**

6. No home occupation may increase vehicular traffic flow or parking by more than one additional vehicle at a time for customers or deliveries. All parking shall be located off-street and shall maintain the required front yard setback per Article 5.

The application notes that significant pedestrian traffic is anticipated due to the home's close proximity to the Flynn School and the surrounding residential neighborhood. Lessons will be provided to just one student at a time. While many or most students may well arrive via foot, it is likely that some vehicular traffic will be generated, particularly in the winter months. The limitation to one student per lesson will limit additional traffic flow and parking to just one vehicle at a time. **(Affirmative finding)**

7. No home occupation shall create sounds, noise, dust, vibration, smell, smoke, heat, humidity, glare, radiation, electrical interference, fire hazard or any other hazard, nuisance or unsightliness which is discernible from any adjacent dwelling unit.

The home occupation as proposed will not generate any nuisance or unsightliness discernible from the exterior. **(Affirmative finding)**

8. The home occupation shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.

The proposed home occupation is clearly incidental to the primary residential use of the property. Onsite work is limited to music instruction. There will be little evidence of the home occupation as perceived from outside. **(Affirmative finding)**

9. Delivery of products and materials related to the home occupation by vehicles other than automobiles shall occur no more than once per day.

No commercial delivery vehicles will serve the home occupation. **(Affirmative finding)**

10. With the exception of one delivery per day, as specified in subparagraph (9), no more than one commercial vehicle shall be allowed on the premises at any one time; and

No commercial vehicles are associated with the piano studio. **(Affirmative finding)**

11. There shall be no sale of goods except for goods fabricated on the premises as part of an approved home occupation.

Music instruction will be offered onsite to individual students. There will be no other sale of goods or services associated with this home occupation. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The existing single family home requires 2 parking spaces. These two spaces are presently provided in the existing 1-car garage and driveway. There is no specific parking requirement for the proposed piano home occupation; however, as proposed 1 space would be sufficient for the occasional pick-up and drop-off of students. A 1-space waiver is requested per Sec. 8.1.15 below. **(Affirmative finding)**

Sec. 8.1.15, Waivers from Parking Requirements / Parking Management Plans

A 1-space parking waiver is requested. The applicant simply proposes shared use of the home's required spaces. The home requires 2 parking spaces. During the hours of operation of the piano studio, at least 1 of those spaces is expected not be used by the residents due to offsite employment. That 1 space would be used for the piano studio. Shared use such as this is workable, reasonable, and makes more efficient use of limited parking. A similar arrangement was recently approved for a home daycare at 21 Stanbury Road. **(Affirmative finding)**

II. Conditions of Approval

1. This approval includes a 1-space parking waiver.
2. The Applicant/Property Owner is responsible for obtaining all necessary permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes as required.
3. Any changes to the home occupation as proposed shall require an amendment to the home occupation permit approval.
4. The applicant is responsible for complying with all representations disclosed on the Home Occupation Questionnaire.
5. Standard permit conditions 1-15.



Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195

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DEPARTMENT OF
PLANNING & ZONING

Home Occupation Application Questionnaire

Use this checklist for all applications for a home occupation - See Sec. 5.4.6 of the Zoning Ordinance. This questionnaire is provided to summarize details and is required to accompany a zoning permit application form and required fee (for either administrative approval or conditional use review).

Please note:

1. The specific requirements for home occupations can be found in Section 5.4.6 of the Comprehensive Development Ordinance which is available in its entirety on our website at www.ci.burlington.vt.us/planning
2. A 'Business Personal Property Registration Form' may be required to be submitted to the Assessors Office. This form is available at www.ci.burlington.vt.us/assessor/businesses

Name of Business Proposed: Studio MPower!

Type of Business Proposed: Private Music Instruction

Provide a detailed description of the proposed Home Occupation such as: activities involved; materials and equipment used; quantities of materials and equipment stored on-site; methods of operation; hours of operation. This may be done on a separate piece of paper and attached.

Please respond to the following:

1. How many persons will be involved or employed in the conduct of the proposed Home Occupation:
Residents of premises: 2 Others _____ Total Number 2
2. What type of product will be produced, serviced, or repaired in the conduct of your Home Occupation? (For example: repair of clocks or watches, making jewelry, etc.). Explain:
private piano and instrumental lessons
3. Describe any alterations to the home or premises that might be required to facilitate your Home Occupation:
none - no alterations will be required.
4. Describe what rooms will be used in the conduct of the Home Occupation and how these rooms will be used. (For example: garage will be used to store supplies; or den will contain desk and file cabinets, etc.). Indicate the gross floor area(s) that will be used in the conduct of the Home Occupation. Indicate the total gross floor areas of your house and include any accessory structure(s) to be used for the Home Occupation, (Ex. Garage):
Total gross floor area of house = 2,240 sq. ft
The lower level area of the house that will be used for the studio is 209 sq. ft.
5. Describe the mechanical and/or electrical equipment that will be necessary to conduct your business activity:
no mechanical or electrical equipment will be needed for the music studio.
6. Describe how, where and in what amounts the material, supplies and/or equipment related to your Home Occupation will be displayed or stored:
There is a piano and other music instruments in this area.
There will also be music books in this area.

PLEASE TURN OVER

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AUG 25 2014

7. Will people come to your home to obtain any product or utilize any service connected with the proposed Home Occupation activity? Yes ☒ No ☐
If yes, please explain in detail:
Students - one at a time - with 15 minutes between each lesson. will be attending lessons in this studio space. DEPARTMENT OF PLANNING & ZONING
8. Are any signs necessary or proposed relative to the Home Occupation?
Yes ☐ No ☒
If yes, you are required to file for a Sign Permit. An application form can be obtained at the Planning and Zoning Department or on our website.
9. If trucks or other equipment will be used in your Home Occupation, where will they be parked or stored?
n/a
10. Will the Home Occupation involve the use of commercial vehicles for delivery of materials to or from the premises? Yes ☐ No ☒
If yes, please explain:
11. How many parking spaces will be provided for the home occupation? ~~3~~ 2
Where will they be located? Indicate parking spaces on a site plan of this property as part of your application submission.
12. Is your proposed Home Occupation in conformance with the conditions, covenants and restrictions pertaining to your property? Yes ☒ No ☐
We suggest checking your deed for conditions, covenants and restrictions.

I have read and understand 'Sec 5.4.6 Home Occupations' under the City of Burlington Comprehensive Development Ordinance and believe that to the best of my knowledge my proposed Home Occupation would not violate any portion of said Ordinance:

Applicant's Signature: Candice Graham

Date: 8/21/2014

Property Owner's Signature: Jason A Bellinger

Date: 8/21/2014

August 21, 2014

To the Department of Planning and Zoning,

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Activities involved:

Please accept this application to approve a piano studio to be located at 68 Plattsburg Ave., in Burlington, Vermont.

DEPARTMENT OF
PLANNING & ZONING

The convenience of having this studio located here will enable young children attending the Flynn school to walk to the studio for lessons and walk back to their houses located right in this neighborhood. This professional music studio will be an asset of community pride. We will perform for the local community several times a year, with the students having dress rehearsals at local retirement communities as well as inviting neighbors over to enjoy the student's progress.

Material and Equipment:

A piano, a few other instruments and music books.

Methods of Operation & Hours of Operation:

The studio will be open Wednesday, Thursday and Friday afternoons from 3pm to 8pm. One student will have their lesson at a time, with 15 minutes scheduled between each lesson. I will make sure students and their families strictly adhere to the parking rules that will be set in place.

I have included:

My professional resume

1. Property Details-outlining the footage of the house. The total footage of the house is 1,680 sq. feet, the garage is 12x20 and the space to be considered for the studio is 19x11. 12.4% of the finished sq. ftg. of house.
2. The total lot size is 64x90 allowing for a car to be parked in the garage and ~~two~~ ^{one} other cars to be in the driveway, not to mention the space directly in front of the house.
3. City of Burlington image of house in 2012-house has been painted gray since then.
4. Photo of the driveway.

Many thanks to you for your consideration of this request. I look forward to meeting with you.

Sincerely yours,
Candice Graham

Scott Gustin

From: Candice Graham <musicwam@yahoo.com>
Sent: Wednesday, August 27, 2014 3:15 PM
To: Scott Gustin
Subject: Candice Graham Studio MPower!

Hi Scott,

Regarding the approval of Studio MPower! offering high quality music instruction in the new North End.

Only one car (of the two vehicles owned at the property) will be parked on the premises during studio hours in order to comply with the rules and regulations of the City of Burlington.

I cannot thank you enough for your consideration of this application. I look forward to meeting you on September 2nd.

Sincerely yours,
Candice Graham

Q New Search View on Map Permit History Report Property Tax Calculator Print View

Property Summary

Parcel ID	024-2-150-000	Address	68 PLATTSBURG AV	Owner(s)	BELLINGER JASON
SPAN Number	114-035-10892	Land Use	Single Family		
Mailing Address	68 PLATTSBURG AV, BURLINGTON, VT 05408				

Current Assessed Values

Total Value	\$200,500	Building Value	\$132,200	Land Value	\$68,300	Yard Items	\$0
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Current Property Taxes

Total Property Taxes	\$4,579.60	HS-131	Yes	Pct Business	0	Pct Rental	0
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Most Recent Sales Information

Grantor	Sale Date	Sale Price	Book & Page
CUSHMAN, THERESA A	5/18/2009	\$195,500	1068-208
BEAUPRE KAREN L,	12/10/2004	\$183,000	898-579
BEAUPRE KAREN L	3/26/1996	\$1	565-728

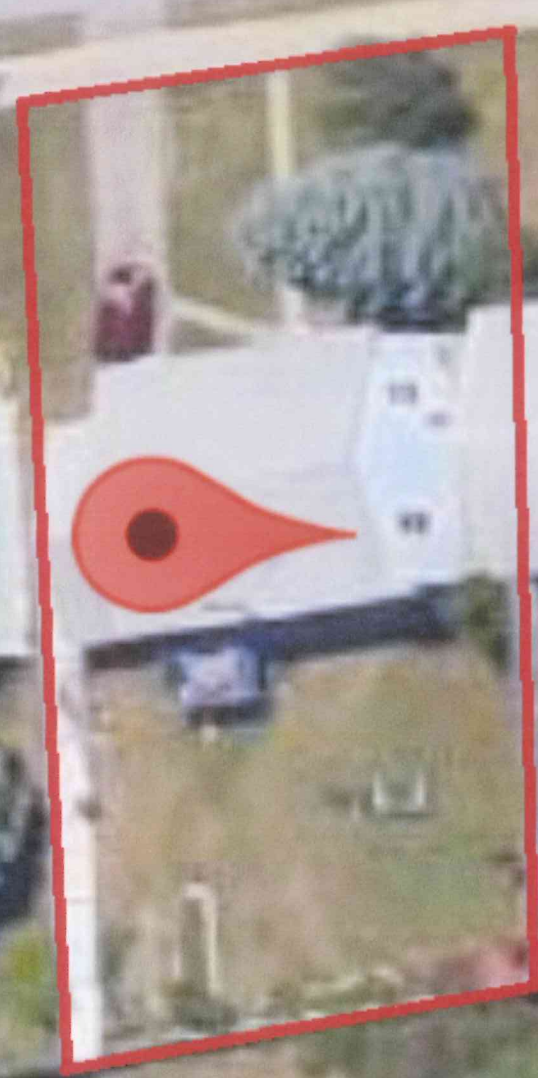
Property Details

Grade	AVERAGE MINUS	Heat Type	HOT AIR	Heat Fuel	GAS
Acres	0.1396	Gross Area	2,240	Finished Area	1,680
Building Type	RAISED RANCH	Year Built	1975	Units	1
Rooms	5	Bedrooms	3	Baths (Full/Half)	1 / 0
Zoning	RL	Foundation	CB	Depreciation	18.00 %

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Plattsburg A



Image(s)

Location Map



(<http://gis.ci.burlington.vt.us/AssessorImages/0/892001.JPG>)



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AUG 28 2014
DEPARTMENT OF
PLANNING & ZONING

MEMORANDUM

To: Mary O'Neil, Senior Planner
City of Burlington, Department of Planning and Zoning

From: Gail Henderson-King *gk*

Date: August 28, 2014

Re: Fletcher Allen Health Care Inpatient Building – Final Site Plan Application
Additional Materials for the Development Review Board (DRB)

On behalf of Fletcher Allen Health Care, enclosed please find the following additional materials for the DRB regarding the Final Site Plan Application plan for the proposed Inpatient Building at 111 Colchester Avenue in Burlington:

1. 1 copy of the U2 Rack brochure: bike rack cut sheet. This is the bike rack that will be used on the project site.
2. 1 copy of the Memorandum from Gail Henderson-King dated August 28, 2014 regarding parking space sizes.
3. 1 copy of the Memorandum from Gail Henderson-King dated August 28, 2014 regarding updated lighting plan changes.
4. 1 full size and one 11" x 17" copy of the following updated lighting plans:
 - Sheet LI-1.0 Lighting Plan Inpatient Building Project
 - Sheet LI-1.1 Lighting Plan UVM Parking Reconfiguration
 - Sheet A6-2 Inpatient Building First Floor Reflected Ceiling Plan
5. 1 copy of updated lighting cut sheets. These sheets now correspond to the labeling on the lighting plans.

Please feel free to contact me if you have questions or need additional information.

Cycle-Safe Maintenance-Free U/2 Bike Racks



Cycle-Safe U/2 Racks Are The Standard:

Cycle-Safe bicycle racks are designed to provide safety for users and to fit into any urban environment. The Cycle-Safe engineering team has developed three variations for installation to accommodate your needs: In-ground, Surface-Mount, or Rail-Mount.

How to Specify Bike Racks

Bicycle rack part # (12700), as manufactured by Cycle-Safe, Inc.

- 1-1/2" SCHD. 40 PIPE (1.50" I. D.), rolled in the shape of an inverted "U" to a 24" outside radius of standing 36" high.
- Coating to be plastisol rubberized applying 12-20 mils thick jacket.
- Standard Color-Black
- Texture-regular grain
- Gloss-semi-gloss (optional textured)
- Tensile Strength-1800 PSI min.
- Resistance to abrasion
- Salt Spray Resistance to >2000 hours
- Hardness (Shore D) ASTM D 2240 – Results 52
- Installation Options: In-ground (G), Surface-Mount (S), Rail-Mount (R)

Visit our Web site for information and images.....
www.cyclesafe.com

Download complete specifications for each rack in Word format.



Cycle-Safe also manufactures bike lockers and a wide range of bicycle locker accessories.

Please call or visit our web site for details. www.cyclesafe.com

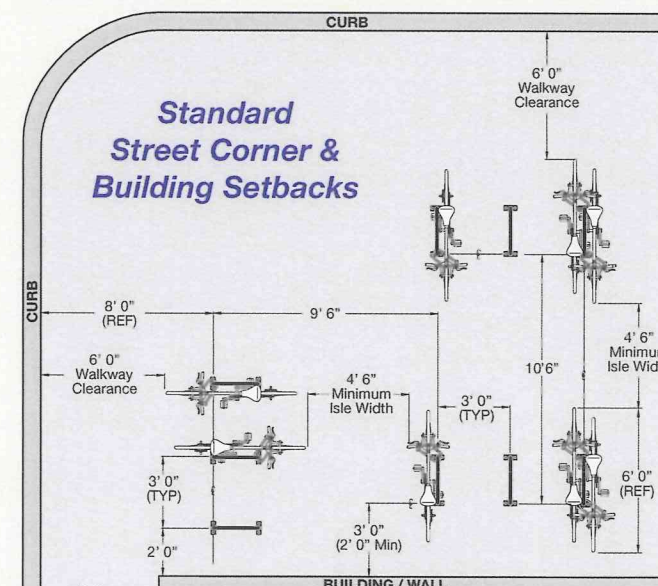
© 2007 cycle-safe®, Inc., cyclemanager®, Cycle-Safe® and ProPark® are registered trademarks.



Installation Layouts & Space Requirements:

Based on recommendations from the Association of Pedestrian and Bicycle Professionals and over 26 years in the bike parking industry, the following diagrams show typical configurations and space allowances for installations of multiple bike racks.

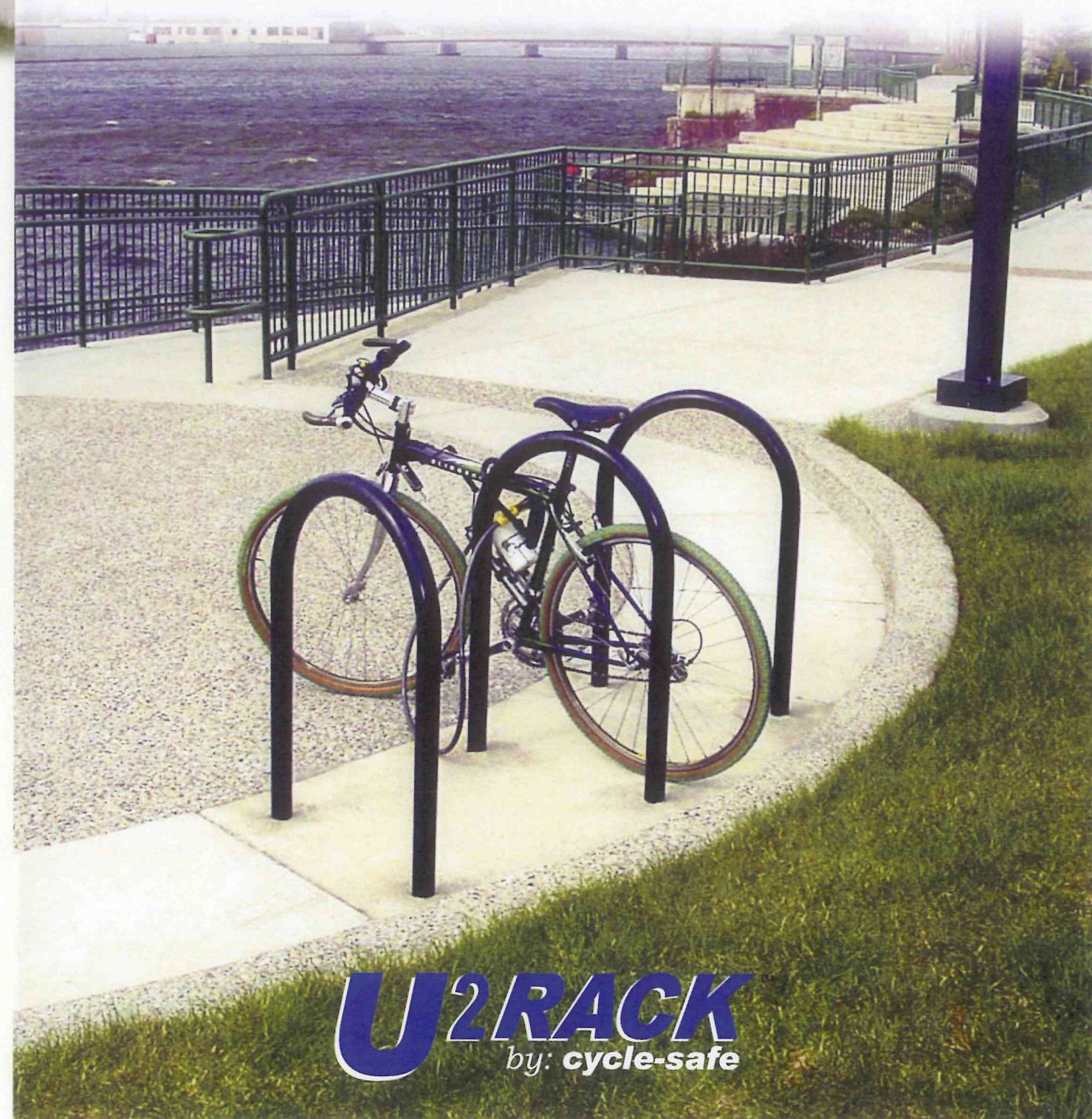
The minimum space between each rack is 3'0", more if possible to allow for ease of access. Aisles separate the rows of racks, with a minimum between aisles to be 4'-6", to allow for one person to walk one bike. In high traffic areas, the recommended aisle width is 6'-0". Aisle widths are measured tip to tip of bike tires between the rows of racks. Six feet should be allowed for each row of parked bicycles. Conventional upright bicycles are just less than 72 inches long, with handlebar widths varying from 22"-27" and can be easily accommodated with these recommended spacings.



Cycle-Safe®
SECURE BICYCLE PARKING

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Cycle-Safe Maintenance-Free U/2 Bike Racks



info@cyclesafe.com
www.cyclesafe.com
TF (888) 950-6531
P (888) 954-9977
F (616) 954-0290

U2RACK
by: cycle-safe

Durable and Maintenance-Free

Cycle-Safe® inverted U/2 bicycle racks provide leading edge technology and offer the best solution for short-term bicycle parking. The one-bend bike rack design accommodates two bicycles per rack and is widely regarded as the recommended standard for space efficiency and bicycle protection. Cycle-Safe bike racks are completely coated with a thick, rubberized plastisol coating over schedule 40 steel pipe for maximum corrosion resistance, impact resistance, and protection of bicycle finish. This combination has proven to resist scratches and dents better than any other finish.



Superior Design for Better Safety

Cycle-Safe U/2 racks provide lean to support with more stability for the bicycle frame than front wheel holders or ribbon type racks which do not support the bike frame in two places. The clean lines of the One-Bend inverted-U rack design are safer for pedestrian traffic with bikes parked securely in a uniform fashion. U/2 racks accommodate more bicycles per square foot to increase bike parking capacity. Bicycle racks are typically installed directly into a slab which results in additional strength and permanence to bolster user confidence. Bicycle frame should be secured to the rack with a standard U lock for optimal security.



Aesthetically Pleasing

The Cycle-Safe U/2 rack is symmetrically designed to resemble the commonly used "U" locks and are aesthetically pleasing to blend with any environment. All racks leave the bicycle vulnerable to theft of components and vandalism, bike lockers are the preferred choice for protection and security. Coating of metal racks vary widely, the best long term solution is a thick jacketed plastisol coating as provided by Cycle-Safe. Our standard U/2 rack finish is a black plastisol coating, polyester powder coat finishes are available in a variety of custom colors. Cycle Safe offers the best finishes that maintain quality that an owner can depend on for years.

In-ground Installation

Model	M U/2 In Ground	U/2 W/Cross Bar
U/2	12700G	12700GB

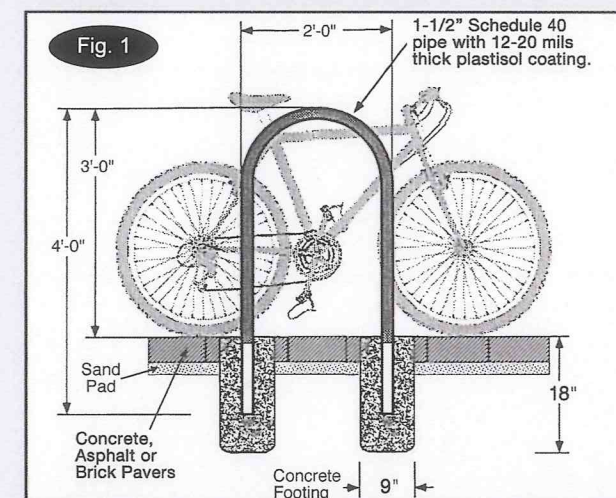
Inverted U/2 Rack, IN-GROUND/ 2 Bicycle Capacity

Recommended installation methods for in-ground style rack: If installing on existing concrete, Cycle-Safe® U/2 Bike Racks can be anchored with a non-shrink grout poured into a 4" or 6" diameter by 12" deep core drilled holes. In-ground installations for new improved surfaces 9" Sonotube forms can be put in place to create 18" footings. U/2 inverted-U racks come in optional square pipe or in two-bend configurations.

Download Specifications & Images at
www.cyclesafe.com

In-ground Installation

This is the standard for new construction and the most secure type of inverted-U installation. Existing concrete surface may be core drilled with a 3"-4" hole saw and filled with quikcrete or a construction adhesive.



Surface Mount Installation

Model	U/2 In Ground	U/2 W/Cross Bar
U/2	12700S	12700SB

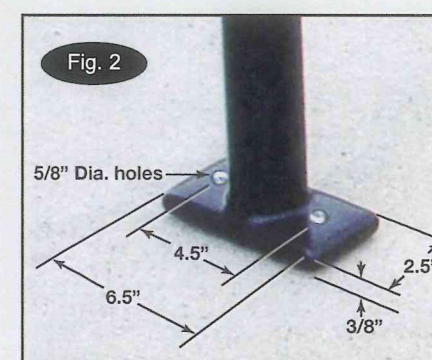


Fig. 3



Dropin Anchor

Inverted U/2 Rack, SURFACE-MOUNT / 2 Bicycle Capacity

Recommended Installation:

Cycle-Safe Surface mount U/2 Bike Racks can be anchored with tamper resistant concrete anchor screws and a Dropin anchor system (figure 3). All inverted-U racks come with optional square pipe.



Rail-Mount Installation

Model	Six foot C-Rails
U/2 Rail	12700SR

NOTE: The Rails and Surface-Mount (12700S) inverted-U racks are included.

Inverted U/2 Rack, RAIL-MOUNT / 2 Bicycle Capacity

The Cycle-Safe Rail-Mount inverted-U modular design can be placed in areas where permanent anchoring is not desired. Simply use the 6 foot C-rail and place racks on top, securing with supplied tamper resistant hardware.

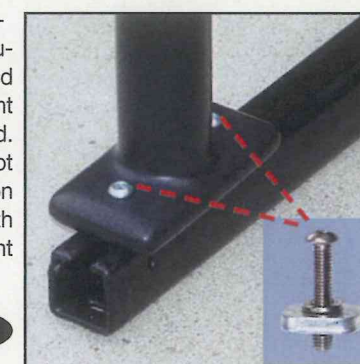


Fig. 4

Rail-Mount Inverted-U:



The Rail-Mount inverted-U option creates a portable rack system. It can be placed at any location and moved for cleaning snow or debris. This versatile rack can be furnished with additional rails to create longer rows. Rails can be anchored with tamper resistant concrete anchor systems.

The Rail-Mount option can be used with standard one-bend, Vintage Rack styles, two-bend or optional square pipe models.



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DEPARTMENT OF
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MEMORANDUM

To: Mary O'Neil, Senior Planner
City of Burlington, Department of Planning and Zoning

From: Gail Henderson-King *gpk*

Date: August 28, 2014

Re: Fletcher Allen Health Care Inpatient Building – Final Site Plan Application
Previous Approval of Parking Space Size

I. Overview

The Staff Report dated July 22, 2014 for the Design Advisory Board brought up the concern that the proposed parking space sizes are not in conformance with the Zoning Regulations. The following paragraph is from this Staff Report:

Parking spaces are defined as 18' in length, which do not meet the requirement for standard parking spaces in Table 8.1.11-1. (Plan C-104.) This standard, for spaces at a 90° angle, have a requirement of 20' in length. The required 24' in backup space is met in the plan. Article 8 does allow for compact parking spaces (18' in length), but Sec. 8.1.12 (h) is not implicit about limitation. Compact parking spaces may be used in parking structures or lots. Up to 15% of the total parking spaces in a parking garage may be designated for compact cars. As this is not a parking structure but a lot, the 15% does not apply. This particular standard of Article 6, however, requires that parking spaces meet the requirements as provided in Article 8; which is 20'.

Upon reviewing the previous approvals for the Fletcher Allen Health Care Medical Center campus and the Joint Institutional Parking Management Plan, we are providing the following information regarding campus parking space sizes.

I. Previous City Approval

The proposed parking space sizes for the Inpatient Building parking areas are based on the

existing parking space sizes. These parking spaces were approved as part of the Renaissance Project.

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A Zoning Permit for one of the phases of the Renaissance Project, which included the Ambulatory Care Center and associated parking areas for the Emergency Department, was issued on November 9, 2001. The approved plan set for this Zoning Permit was submitted on October 30, 2001 and contained architectural, civil engineering, and landscape plans and detail sheets. It included Sheet C2.7 Civil/Site II Site Layout Plan dated August 24, 2001, which includes a detailed redesign of the Emergency Department / Converse parking lot.

On Sheet C2.7, the parking spaces dimensions are labeled. The perpendicular parking spaces are labeled: 8.5' width by 18' depth typical. The angled parking spaces are also labeled an 18' depth. The angled parking doesn't have a typical width labeled as they vary based on the angle used. The sizes of the parking spaces was based on extensive review with UVM, Fletcher Allen and CATMA in an effort to reduce the amount of paved parking areas on the respective campuses. A memorandum to Ken Lerner from David G. White dated October 31, 2001 was accompanied by a plan set that included Sheet C2.7 dated August 24, 2001. See Attachment A: Sheet C2.7.

In addition, the *2014-2019 Update of the Joint Institutional Parking Management Plan* that includes parking management strategies that involve the Fletcher Allen, UVM and Champlain College campuses "...Recognizes the need to manage parking demand and resources holistically and creatively, employing demand management practices as well as supplying adequate parking facilities...". In an effort to manage parking resources creatively, the reduction of the parking space size is one such endeavor employed by Fletcher Allen and UVM.

II. Parking Size Industry Standards

Over the past several decades, the size of cars has increasingly reducing in length and width. A study done in 1982 that was published in the Institute of Transportation Engineers (ITE) Journal in April 1984 shows the average number of compact cars available for sale in the US was 70% compared to 30% full size. See Attachment B: Parking Layout Dimension Guidelines article.

Based on current trends, the number of compact cars available in the US is probably even higher. The result of this trend has been the design of parking lot spaces has changed. The typical layout used in the industry today reflects the following dimensions: a lot with two parking bays (8.5' to 9' width x 18' depth) and a two way aisle in between (24' width), which totals an overall dimension of 60'. This allows for more turning area in the two way aisle with needed parking bay space.

In addition, the Americans with Disabilities Act (ADA) requires that accessible parking spaces be at least 96" or 8' wide, which also supports the smaller size space.

III. Request for Using Smaller Parking Space Size

In an effort to keep surface parking areas to a minimal size, we request the DRB allow Fletcher Allen and UVM to use the same parking space size that was approved for the existing parking lots in November 2001 as part of the Renaissance Project: 8.5' width x 18' depth with a 24' two way aisle.

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One Brattle Square P.O. Box 9114
Cambridge, MA 02238-9114
Tel: 617 491 3067 Fax: 617 864 0265
www.eka-architects.com

**Fletcher
Allen**
HEALTH CARE 

In alliance with
The University of Vermont

RENAISSANCE PROJECT

Client: **Fletcher Allen Health Care**
111 Colchester Avenue
Burlington, VT 05401

CM Macomber Company
One Design Center Place
Suite 600
Boston, MA 02210
Tel. 617 478 6297
Fax. 617 478 2123

Barton Malow Company
27777 Franklin Road
Suite 800
Southfield, MI 48034
Tel. 248 351 5779
Fax. 248 351 5795

Associate Architect **Freeman French Freeman**
31 Maple Street
P.O. Box 306
Burlington, VT 05402-0306
Tel. 802 254 6844
Fax. 802 860 1215

Structural Weidinger Associates
One Broadway, 11th Floor
Cambridge, MA 02142-1160
Tel. 617 374 6900
Fax. 617 374 0010

BR+A Engineers
1320 Soldiers Field Road
Boston, MA 02135
Tel. 617 254 0016
Fax 617 254 5175

Landscape
SE Group
136 College Street
Burlington, VT 05401
Tel. 802 862 9092
Fax. 802 863 2440

Civil **Dufresne-Henry Inc.**
60 Commerce Street
P.O. Box 546
Williston, VT 05495
Tel. 802 246 1430
Fax. 802 246 1435

Materials Handling
& Vertical
Transportation

Reston, VA 20191
Tel. 703 476 8400
Fax 703 476 8541

REC'D

1

AUG 28 2014

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No.	Description	Date
1	Civil / Site U	04/16/2001

	Civil 1 Sign A Issued for Construction	06/21/2001
	FirstService Access	07/27/2001
	GMP Review	08/21/2001

GMP REVIEW

001212001
 GMP REVIEW
 GMP REVIEW
 GMP REVIEW

1. Name of the person	Mr. J. K. Singh, 123, Main Road, New Delhi, India	Age	45 years
2. Address	123, Main Road, New Delhi, India		
3. Date of birth	15/08/1978	Place of birth	New Delhi, India
4. Occupation	Software Engineer		
5. Marital status	Married		
6. Number of children	2		
7. Annual income	INR 12,00,000		
8. Assets	House, Car, Bank Accounts		
9. Liabilities	Home Loan, Credit Card		
10. Signature	[Signature]		

1. What is the purpose of this study? The purpose of this study is to investigate the effects of a new teaching method on student learning outcomes in a mathematics classroom.	2. What are the research questions? The research questions are: - How does the new teaching method affect student learning outcomes? - What are the factors that influence student learning outcomes?
3. What are the hypotheses? The hypotheses are: - H1: The new teaching method will have a positive effect on student learning outcomes. - H2: Student learning outcomes will be positively affected by the new teaching method.	4. What are the variables? The variables are: - Independent variable: New teaching method. - Dependent variable: Student learning outcomes.
5. What are the methods? The methods used in this study are: - Quantitative research method. - Experimental design. - Survey method.	6. What are the results? The results of the study are: - The new teaching method had a positive effect on student learning outcomes. - Student learning outcomes were positively affected by the new teaching method.
7. What are the conclusions? The conclusions of the study are: - The new teaching method is effective in improving student learning outcomes. - Student learning outcomes are positively affected by the new teaching method.	8. What are the recommendations? The recommendations of the study are: - The new teaching method should be implemented in other classrooms. - Further research should be conducted to investigate the effects of the new teaching method on other subjects.

1. <i>Staphylococcus aureus</i>	1. <i>Staphylococcus aureus</i> is a Gram-positive, spherical bacterium. It is often found in clusters and is a common cause of skin infections, such as abscesses and boils. It is also a common cause of food poisoning.	1. <i>Staphylococcus aureus</i> is a Gram-positive, spherical bacterium. It is often found in clusters and is a common cause of skin infections, such as abscesses and boils. It is also a common cause of food poisoning.
2. <i>Escherichia coli</i>	2. <i>Escherichia coli</i> is a Gram-negative, rod-shaped bacterium. It is a common inhabitant of the human gut and is often found in feces. It is a common cause of food poisoning and urinary tract infections.	2. <i>Escherichia coli</i> is a Gram-negative, rod-shaped bacterium. It is a common inhabitant of the human gut and is often found in feces. It is a common cause of food poisoning and urinary tract infections.

Supplementary Appendix 1 Continued	Continued
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1. The first part of the document is a header section containing the title "THE EFFECTS OF THE 1997-1998 EL NIÑO ON THE
 2. ENVIRONMENT AND THE ECONOMY OF THE UNITED STATES" and the author "JAMES E. HANSEN, JR." followed by the date "JANUARY 1999".
 3. The second part of the document is a table of contents listing the sections and their corresponding page numbers:
 4. I. INTRODUCTION 1
 5. II. THE 1997-1998 EL NIÑO 2
 6. III. THE EFFECTS OF THE 1997-1998 EL NIÑO ON THE ENVIRONMENT 3
 7. IV. THE EFFECTS OF THE 1997-1998 EL NIÑO ON THE ECONOMY 4
 8. V. CONCLUSIONS 5
 9. VI. REFERENCES 6
 10. VII. APPENDIX 7
 11. VIII. FOOTNOTES 8
 12. IX. INDEX 9
 13. X. GLOSSARY 10
 14. XI. BIBLIOGRAPHY 11
 15. XII. LIST OF FIGURES 12
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 31. XXVIII. LIST OF REFERENCES 28
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 33. XXX. LIST OF REFERENCES 30
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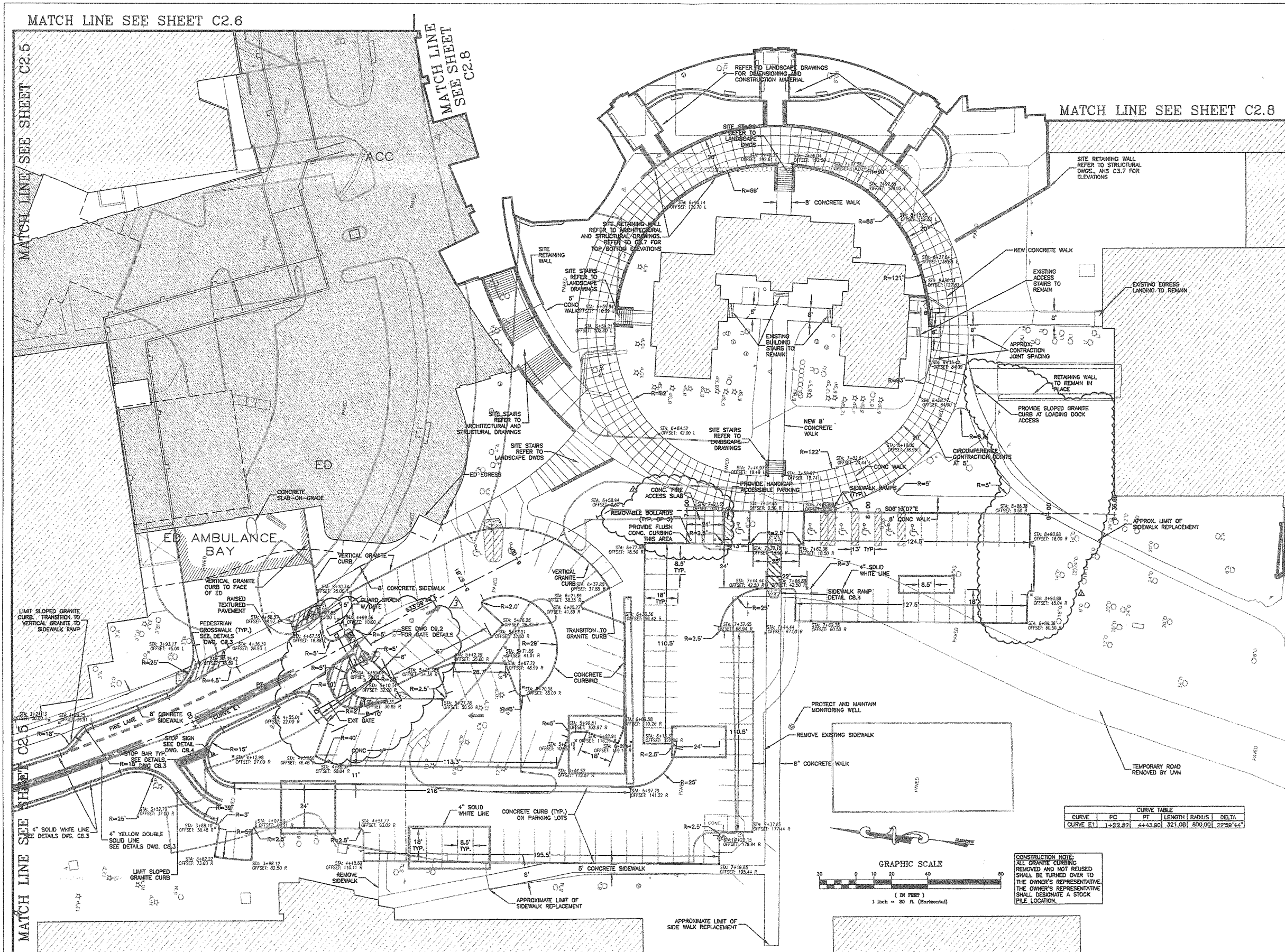
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DEPARTMENT OF
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Parking Layout Dimension Guidelines

By Paul C. Box
and Neil S. Kenig

Background

In December 1970, the Federal Highway Administration and Paul C. Box and Associates conducted a special study to evaluate the effects of varied aisle and stall widths at different parking angles. The work included laying out various combinations and positioning vehicles so that they represented a Full Size car centered in adjacent stalls. Another Full Size car was then parked and unparked by a variety of different drivers. The parking difficulties were noted, operations timed, and a ranking sheet utilized. The results of these studies were published as Table 6.1 in *Parking Principles*.¹

In the last 12 years, there has, of course, been a change in the average size of motor vehicles on the road. The need for separate dimensions for smaller vehicles was identified in *Parking Principles* where Table 6.2 gave layout

Table 1. Vehicle Parking Maneuvers—65° Angle Parking

Stall Width	Compact No. of Maneuvers			Intermediate No. of Maneuvers			Full Size No. of Maneuvers		
	1	2	3+	1	2	3+	1	2	3
9'-0"	97%	2%	1%	96%	4%	—	95%	3%	2%
8'-6"	98%	2%	—	95%	3%	2%	92%	4%	4%
8'-3"	97%	3%	—	95%	4%	1%	93%	4%	3%
8'-0"	98%	1%	1%	93%	5%	2%	90%	6%	4%

Note. The minimum parking maneuver was one and the maximum observed was four. Three maneuvers represent 85% of the 3+ group. The unparking maneuvers required fewer numbers.

Source: Ref. No. 2.

dimensions for 15-foot long "foreign"-size vehicles. The table had a note that the stall depth should be increased one foot to accommodate the usual range of American Compact vehicles (at that time).

Today, we are faced with the dilemma

of whether to seek a "uniform" stall size to simplify the problem faced by governmental agencies in setting parking stall requirements and simplify the task of consultants in designing parking lots for private developers. Unfortunately, a uniform stall size could be larger than

necessary for a substantial proportion of the parking mix, and would be cramped and possibly increase accidents as well as congestion with respect to larger vehicles in the mix.

Some authorities have extrapolated a continuing downward trend in vehicle sizes and assumed that in the foreseeable future there would be no more vehicles of the "large" size. However, this may be an erroneous assumption. First, a major sales point for auto manufacturers over many decades has concerned "roominess." Assuming that (1) the average dimensions of the human body are not going to change, (2) a limit has about been reached on how tightly the engine and associated components can be packed under the hood, and (3) trunk space is also approaching (or is beyond) a practical minimum, then a substantial number of "large" size cars are likely to continue to be manufactured.

Barton-Aschman Guidelines

Recently, several studies have been made of the current vehicle mix by Barton-Aschman Associates, Inc.^{2,3,4} These studies included surveys of existing office and retail developments to identify the current vehicle mix at each type of development. They identified the trends in the manufacture of automobiles between 1975 and 1982. Studies were also conducted in Canada and the United States at shopping centers to observe customer vehicle parking and unparking maneuvers. The results of selected studies are shown in Tables 1 and 2.

These dimensions show a change of about one foot in overall length and about 0.2 feet in width of Full Size cars. No significant change appears in the Compact group.

A 1981 study by Barton-Aschman at several suburban office developments in the Chicago area of some 3,800 vehicles produced the following results:

Compact Cars
(15 feet maximum length) = 49%
Intermediate and
Full Size Cars = 51%

Based on these studies and current trends, Barton-Aschman has recommended parking stall dimensions as indicated in Table 3. The average dimensions for the various angles and stall widths shown are tighter than those utilized in most existing parking facilities or currently specified in local zoning ordinances. However, Barton-Aschman

Table 2. Trends in Automobile Sizes^a

Year and Vehicle Type	No. of Models	Length		Width	
		Average	Maximum	Average	Maximum
1975					
Compact	28 (41%)	14.5	16.3	5.5	6.4
Full Size	41 (59%)	18.1	19.5	6.4	6.7
Average		16.6		6.0	
1980					
Compact	57 (59%)	14.5	16.3	5.5	5.9
Full Size	39 (41%)	17.4	18.5	6.2	6.5
Average		15.7		5.8	
1981					
Compact	59 (63%)	14.5	16.3	5.5	5.9
Full Size	35 (37%)	17.4	18.5	6.2	6.5
Average		15.6		5.8	
1982					
Compact	70 (70%)	14.6	16.3	5.5	6.1
Full Size	30 (30%)	17.3	18.4	6.2	6.5
Average		15.4		5.7	

^aAvailable for sale in the United States.

Table 3. Barton-Aschman Parking Guidelines (All Dimensions in Feet)

	Stall Width Parallel to Aisle	Stall Depth to Wall	Stall Depth to Interlock	Aisle Width	Modules	
					Wall to Wall	Interlock to Interlock
Full Size Stalls ^a						
45 Degrees						
8.0 stall	11.3	16.6	14.5	13.0	46.5	42.0
8.5 stall	12.0	16.6	14.5	12.0	45.5	41.0
60 Degrees						
8.0 stall	9.2	18.2	16.7	17.0	53.5	50.5
8.5 stall	9.8	18.2	16.7	16.0	52.5	49.5
75 Degrees						
8.0 stall	8.3	18.5	17.7	21.0	58.0	56.5
8.5 stall	8.8	18.5	17.7	20.0	57.0	55.5
90 Degrees						
8.0 stall	8.0	17.5	17.5	25.0	60.0	60.0
8.5 stall	8.5	17.5	17.5	23.0	58.0	58.0
Compact Size Stalls						
45 Degrees						
7.5 stall	10.6	14.5	12.5	12.0	41.0	37.0
8.0 stall	11.3	14.5	12.5	11.0	40.0	36.0
60 Degrees						
7.5 stall	8.7	15.8	14.4	15.0	46.5	44.0
8.0 stall	9.2	15.8	14.4	14.0	45.5	43.0
75 Degrees						
7.5 stall	7.8	16.0	15.2	18.0	50.0	48.5
8.0 stall	8.3	16.0	15.2	17.0	49.0	47.5
90 Degrees						
7.5 stall	7.5	15.0	15.0	20.0	50.0	50.0
8.0 stall	8.0	15.0	15.0	20.0	50.0	50.0

^aStalls are based on 17.5-foot length car.

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feels that these guidelines will provide satisfactory parking accommodation for most of the users. Use of the 8.5-foot stall is proposed for high turnover applications such as convenience grocery stores.

Paul C. Box Guidelines

Another much smaller study was performed in 1983 by Paul C. Box and Associates, Inc. They measured the size of approximately 230 vehicles in the parking lot of a general office building in Skokie, Illinois. Measurements were separately taken of vehicles parked in the executive portion of the lot. The findings were:

Parking Area	Average Vehicle Length (feet)	Vehicle Width (feet)
Executive	16.0	6.0
General	15.4	6.0
Overall average	15.6	6.0

The 90 percentile value of length and width were calculated from the data. These figures are: 18.2 foot length and 6.4 foot width.

These dimensions are slightly greater than those found by Barton-Aschman Associates. Box measured overall lengths including bumper guards and widths including protruding side mirrors. The latter ordinarily do not affect door opening clearance (except at low parking angles), but they may affect the swept path into a parking stall.

From these data plus extrapolations of prior studies, a table of suggested parking dimensions for both Full Size and Compact Size cars has been developed. These guidelines are shown in Table 4, and are based upon an 8.5 foot wide $\times$ 18.0 foot long stall for Full Size stalls (except high turnover). For Compact Size vehicles, the proposed stall size of 8.0 foot wide $\times$ 16.0 foot long will accommodate 52% of the cars measured in the study.

Use of the 9.0 foot wide stall is suggested only for very high turnover applications such as convenience grocery stores.

Comparisons

Comparison of tables for the Barton-

Table 4. Paul Box Parking Guidelines (All Dimensions in Feet)^a

	Stall Width Parallel to Aisle	Stall Depth to Wall ^b	Stall Depth to Interlock	Aisle ^c Width	Modules ^d	
					Wall to Wall ^b	Interlock to Interlock
Full Size Stalls						
45 degrees						
8.5 stall	12.0	17.0	15.0	13.0	47.0	43.0
9.0 stall	12.7	17.0	15.0	12.0	46.0	42.0
60 degrees						
8.5 stall	9.8	18.5	17.0	17.0	55.0	52.0
9.0 stall	10.4	18.5	17.0	16.0	54.0	51.0
75 degrees						
8.5 stall	8.8	19.0	18.0	23.0	61.0	59.0
9.0 stall	9.3	19.0	18.0	22.0	60.0	58.0
90 degrees						
8.5 stall	8.5	18.0	18.0	26.0	62.0	62.0
9.0 stall	9.0	18.0	18.0	25.0	61.0	61.0
Compact Size Stalls						
45 degrees						
8.0 stall	11.3	15.5	13.5	13.0	44.0	40.0
60 degrees						
8.0 stall	9.2	16.8	15.3	14.0	48.0	45.0
75 degrees						
8.0 stall	8.3	17.0	16.3	17.0	51.0	50.0
90 degrees						
8.0 stall	8.0	16.0	16.0	20.0	52.0	52.0

^aFor Full Size 18-foot length car, or Compact Size 16-foot length car, measured parallel to vehicle.

^bFor bumper overhang of 6-inch curb, deduct 1.5 feet from Stall Depth to Wall, or 3.0 feet from Wall to Wall module if curb on both sides, for 45 and 60 degree parking. The equivalent dimensions for 75 and 90 degree angles are 2.0 and 4.0 feet, respectively.

^cMeasured between ends of stall lines limited by vehicle buffer positions.

^dRounded to nearest foot.

Aschman versus Box guidelines tends to illustrate philosophical differences. The smaller parking dimensions emphasize the most economic use of space with user convenience given lesser importance. The more generous dimensions consider user convenience slightly ahead of economics. Obviously, both are important. The Barton-Aschman dimensions for a Full Size layout at 90 degrees (8.0 foot nominal stall width) calculates to 240 square feet per stall (including maneuver access aisle, but excluding crossover aisles, landscaping, and driveways). The Box dimensions for the 8.5 foot nominal stall width calculate to 264 square feet for similar conditions; an increase of 10%.

It is recommended that public agencies and designers preparing parking

layouts consider their own priorities in determining which values to use. If parking lot construction cost of \$4.00 per square foot is assumed (to include excavation, pavement, drainage, marking, lighting, and other miscellaneous elements), the cost utilizing the Box dimensions would be about \$100 more per stall than for the Barton-Aschman figures. For a concrete parking garage, the added per-stall cost would be about \$400. Similarly, for whatever land cost is assumed, an increase of an equal percentage would be expected, if utilizing the Box dimensions instead of those of Barton-Aschman.

Of course, in making any such comparisons, it should be recognized that relatively minor differences in efficiency of parking layouts and/or sizes

shapes of particular land parcels can easily equal or exceed the above variations based on idealized parking layout.

Handling the Compact versus Full Size Vehicle Mix

The dimensional requirements for adequate parking layout vary substantially between Compact and Full Size. The stall area (again assuming 90 degree layout) is about 25% greater for the Full Size parking layout. Because we have an existing condition where about 50% of the vehicles can be accommodated in the Compact Size layout, it is prudent to consider provision of separately marked stalls for both vehicle sizes. There are numerous problems related to this. How, for example, is the Compact car driver prevented or discouraged from parking in a Full Size stall? If the facility is a commercial pay-type (utilizing either parking meters or some other fee collection method) and the Compact stall parking is cheaper (as it certainly should be, because less space is required), then the economic incentive could be a partial answer to the problem. However, most off-street parking spaces are free. Under these conditions, an element of convenience is needed to assure appropriate usage. It would appear that the most practical way of doing this is to place the Compact stalls closest to the building access doors.

For practical reasons, the driver of a Full Size car is less likely to attempt parking in a Compact stall than the converse condition. Such an arrangement represents a slight social discrimination against the larger car driver. There appears to be no fully satisfactory solution to this problem.

In large parking areas, an alternating mix has sometimes been employed. For example, the San Diego Zoo uses alternating parking modules of Full Size and Compact. This has the effect of equalizing walking distance to the entrance gates, since the aisles are generally oriented toward the gates. In designing a commuter parking lot recently, Box utilized Compact parking in a separate area of the lot, generally closest to the railroad station. The most convenient spaces utilized for pickup of passengers during the evening train arrivals were of course located closest of all to the station. Incidentally, these P/D (pickup/dropoff) stalls are used during the mid-

day period by shorter term parkers (leaving on trains after the morning rush and returning prior to the evening rush). This design concept, as recommended in *Parking Principles*, has been successfully utilized before.

In a large office or industrial parking facility, the setting aside of separate spaces for Compact vehicles is practical. This assumes that walking distance to the access doors of the building would be no greater, or even slightly less, for the Compact car drivers. Alternatively, some kind of regulatory enforcement of proper parking would be needed.

In shopping centers, the problem of setting aside Compact stalls for customer use is more difficult. Current research is underway to determine the practicality of this application.⁵ In the interim, use of alternating rows might be tried with a 90 degree parking layout. With an angle layout, such as 60 degrees, it might be necessary to use double alternates; i.e., two modules of Compact, then two modules of Full Size (an "in" plus an "out" aisle of each).

A significant problem in the assignment of vehicles arbitrarily to Compact or Full Size areas concerns *definitions*. For some time, the dimensional separations have become blurred. Most people do not know the length of their vehicles and signs reading "Vehicles 15 Feet or Shorter—Use This Area" would hardly be definitive to the average driver. Perhaps there is no answer to this problem and it is a matter more of driver trial and error than anything else. The concept is too new to determine how well drivers will adapt to signing such as "Compact Car Parking Only." One suggestion is to paint a line at the rear of the Compact stall as an indication to the parker that their car is "oversize."

End Islands

A very common error in parking facility design involves excessive length of islands when placed at ends of parking rows. These islands can serve several useful purposes, if properly designed:¹

1. Limit parking encroachment into cross aisles.
2. Open up sight distance at intersection of cross aisles with access aisles.
3. Provide a comfortable turning radius.
4. Provide a cart storage area at supermarkets.
5. Store limited quantities of snow.

6. Protect directional signs and allow light pole locations.
7. Allow esthetic plantings to avoid "sea of paving" appearance.

Obviously, several of these purposes requires a raised, curbed island to be effective.

Figure 1 illustrates good, basic design signs for 90 degree and 60 degree parking angles. It is important that the length be less than the stall depth, in order to allow for proper turning of vehicles to and from the cross aisle. With 90 degree parking this is particularly important. If the island length extends to the end of the stall, then one vehicle entering or leaving the parking aisle will temporarily block another vehicle next to the island.

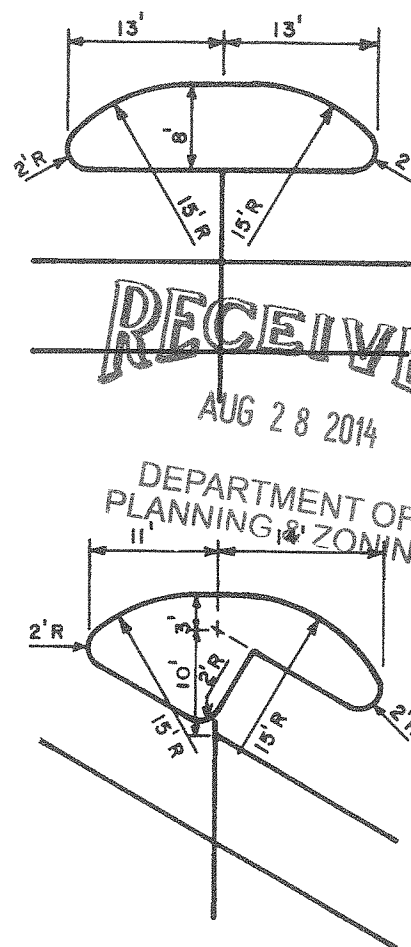


Figure 1. End-island examples.

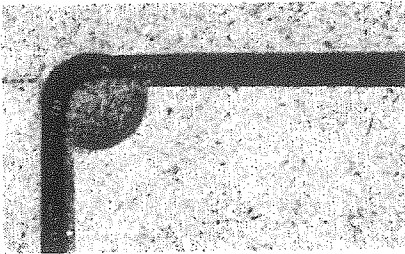
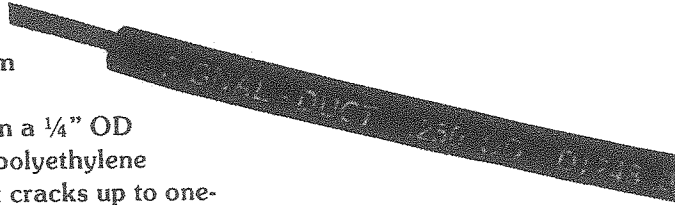
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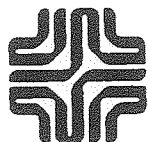
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Box (F) has authored more than 60 technical publications in traffic engineering, has chaired five Recommended Practice committees of the Institute, and has received several awards for committee projects.



Kenig (F) is a vice president with Barton-Aschman Associates, Inc., and is in charge of their traffic studies and parking design activities in their Evanston, Illinois, office. He has written several recent papers on parking and has been very active in Institute affairs.

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MEMORANDUM

To: Mary O'Neil, Senior Planner
City of Burlington, Department of Planning and Zoning

From: Gail Henderson-King *guk*

Date: August 28, 2014

Re: Fletcher Allen Health Care Inpatient Building – Final Site Plan Application
Updated Lighting Plan Changes

We have provided the following updated lighting plans for the Fletcher Allen Health Care Inpatient Building Final Site Plan application:

- Sheet LI-1.0: Lighting Plan Inpatient Building Project
- Sheet LI-1.1: Lighting Plan UVM Parking Reconfiguration
- Sheet A6-2: Inpatient Building First Floor Reflected Ceiling Plan

The following information describes the changes made to the lighting plans.

Outdoor Lighting

The light poles for the Fletcher Allen fixtures (Fixture C and CL) are proposed to be 20' height. The light poles for the UVM fixtures (Fixture K and K2) are proposed to be 17' height. These poles match the existing poles used on the respective institutional campuses and are in conformance with Section 5.5.2 Outdoor Lighting of the City Comprehensive Development Ordinance.

Where parking lots have walkways that border them, it is challenging to have two different light levels for each. In order to address the maximum illumination level requirements in the parking lots, several fixtures that provide light to both parking areas and walkways due to their close proximity to each other now have lower LED bulb wattage. As a result, the maximum illumination level in the parking lots is now under 4 footcandles and the maximum to minimum uniformity ratio is reduced to 17:1. These are now in conformance with Section 5.5.2 Outdoor Lighting of the City Comprehensive Development Ordinance.

The illumination level on the proposed walkways is under 2 footcandles with the exception of several areas. As stated above, where walkways border parking areas, it is challenging to have two different light levels for each. There are several places where we were not able to stay under the 2 footcandle requirement. At several crosswalks, the illumination level rises slightly above 2 footcandles: at the beginning of Hospital Drive, at the entrance to UVM's parking on Hospital Drive, and at the crosswalk by light fixture C-13. In addition, there is also a spot along the walkway leading to the Emergency Department by light fixture C-8 where this same situation occurs. Because Hospital Drive and the associated parking areas are the main entryway into the Emergency Department, the crosswalk areas are important to have adequately light for pedestrian safety and to avoid conflicts with vehicles. The walkway lighting to the Emergency Department needs to be adequately illuminated for night time arrival.

Therefore, we request the DRB to review Fletcher Allen Health Care Inpatient Building walkway lighting in these areas under Section 5.2 7, Security Lighting of the City Comprehensive Development Ordinance.

Building Lighting

Sheet A6-2: Inpatient Building First Floor Reflected Ceiling Plan now includes labels for the ceiling lighting for the Emergency Department. The Legend labels correspond with the updated lighting cut sheets.

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GENERAL NOTES

ALL CONTRACTORS ARE REQUIRED TO CONTACT THE UTILITY LOCATE COMPANIES, THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

THIS DRAWING IS A PART OF A COMPLETE SET OF DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING A RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS, AND ARCHITECTS. DO NOT USE THIS SET OF DRAWINGS FOR CONSTRUCTION PRIOR TO NOTIFYING THE LANDSCAPE ARCHITECT.

LIGHTING AND IRRIGATION EXISTS THROUGHOUT THIS ENTIRE SITE. LOCATION OF LIGHTING AND SUPPLY SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.

THE LOCATION OF THE UNDERGROUND UTILITIES ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCE TO THE ABOVE MENTIONED DOCUMENTS.

THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT, OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECTS WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.

EXTERIOR SITE LIGHTING KEY

LABEL	SYMBOL	QTY.	BRAND	DESCRIPTION	CONFIGURATION	DISTRIBUTION	LAMP WATTAGE
C	●	16	LUMEC	OPTICONE w/ EcoFit Retrofit 20' MOUNTING HEIGHT	SINGLE	TYPE V	90 WATT EcoFit LED Retrofit
CL	●	3	LUMEC	OPTICONE w/ EcoFit Retrofit 20' MOUNTING HEIGHT	SINGLE	TYPE V	42 WATT EcoFit LED Retrofit
g12	●	11	DESIGNPLAN	MOONSHINE WALL LIGHT MA2	SINGLE	MEDIUM BEAM	70 WATT METAL HALIDE
HL	■	5	BEGA	RECESSED WALL MOUNTED LUMINAIRE 2039LED	SINGLE	ETCHED DIFFUSER	13.4 WATT LED
EX	●			EXISTING LIGHT FIXTURES TO REMAIN			

This lighting plan is a design which is integrated with the neighboring UVM project. Illumination levels and fixture placement were done to maximize efficiency within both project areas.

ISO-CONTOUR KEY

ISO-CONTOUR	FOOTCANDLE VALUE
—	1.00
—	0.50
—	0.25

STATISTICAL AREA SUMMARY

Grid Type: Horizontal Illuminance	Ave	Max	Min	Ave/Min	Max/Min
Grid Units: Footcandles					
Fletcher Allen ED Parking Lot	1.58	3.30	0.20	7.90	16.50

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0 15' 30' 60'
Graphic Scale: 1"=30'



Scale: 1" = 30'
Date: 08/08/14
Drawn By:
Checked By: MKW
Revisions:

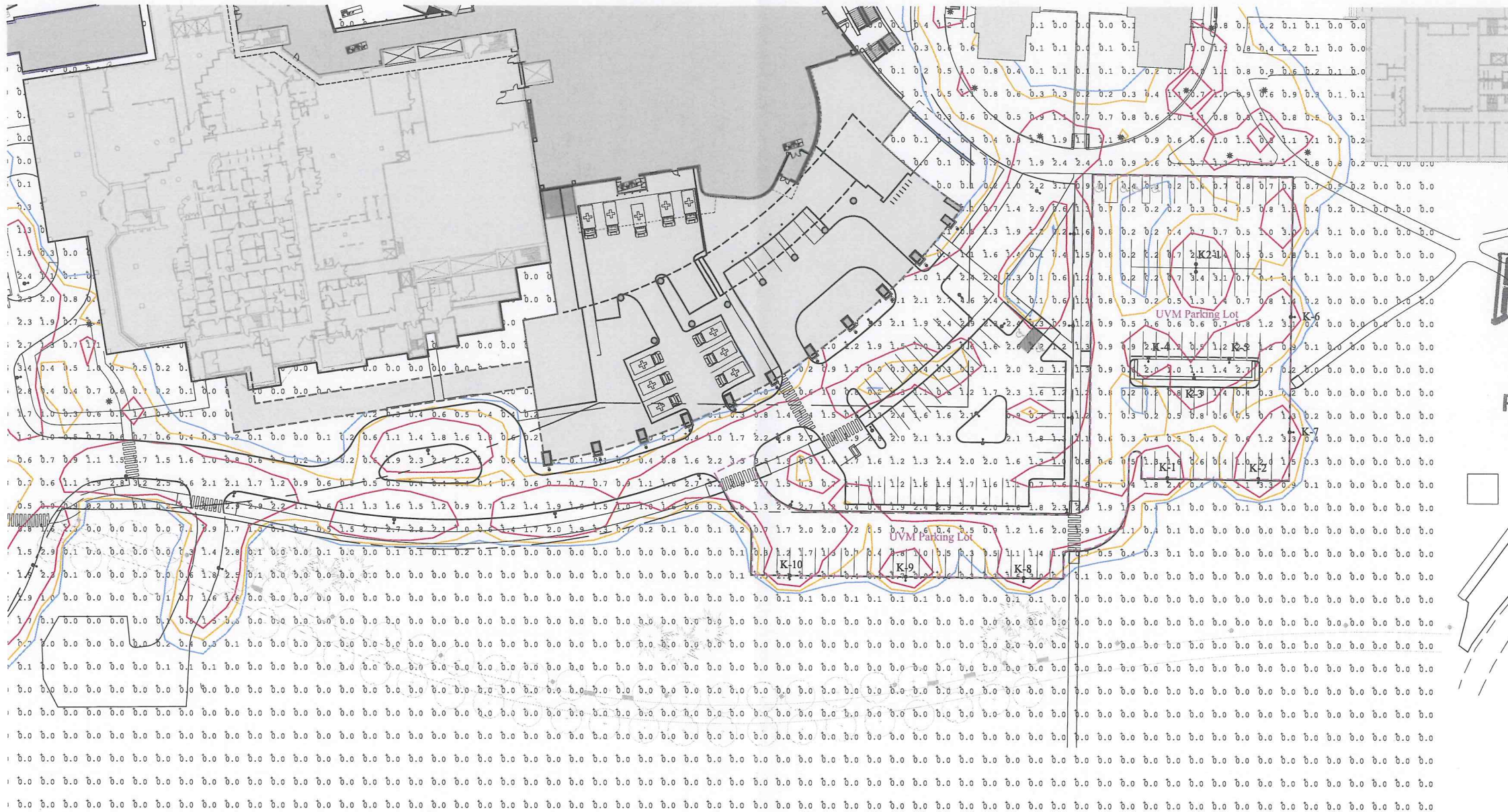
Rev.	Description	Date	By

Title
Lighting Plan
Inpatient Building Project

Sheet Number:

LI-1.0

Project Number:
File:



GENERAL NOTES

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EXTERIOR SITE LIGHTING KEY

Table with 8 columns: LABEL, SYMBOL, QTY., BRAND, DESCRIPTION, CONFIGURATION, DISTRIBUTION, LAMP WATTAGE. It lists fixtures K, K2, and EX with their respective specifications.

This lighting plan is a design which is integrated with the neighboring FAHC project. Illumination levels and fixture placement were done to maximize efficiency within both project areas.

ISO-CONTOUR KEY

Table with 2 columns: ISO-CONTOUR, FOOTCANDLE VALUE. It shows contour lines for 1.00, 0.50, and 0.25 footcandle values.

STATISTICAL AREA SUMMARY

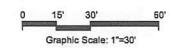
Table with 6 columns: Grid Type, Grid Units, Ave, Max, Min, Ave/Min, Max/Min. It summarizes lighting statistics for the UVM Parking Lot.



SE GROUP
131 Church Street
Burlington, VT 05401
Tel: 802.862.0098
Fax: 802.865.2440
www.segroup.com

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Scale: 1" = 30'

Date: 8/8/14

Drawn By:

Checked By: MKW

Revisions:

Table with 3 columns: Rev, Description, Date. It contains a single revision entry.

Title

Lighting Plan
UVM Parking Configuration

Sheet Number:

LI-1.1

Project Number:

File:

Consistent

[illegible]

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$$\chi_{\mathcal{F}}^{\text{reg}}(\omega) = \chi_{\mathcal{F}}^{\text{reg}}(\omega^{\text{reg}})$$
[illegible][illegible]

Letter Classification	08/27/14	1
PROGRESS		
Assigned	Date	No.

INPATIENT BED
BUILDING

Project Number	201254
Date	12 June 2014
Time	As indicated
Project Title and Number	

FIRST FLOOR
REFLECTED CEILING
PLAN

A6-2



BUILDING FIXTURE LEGEND		
LABEL	SYMBOL	DESCRIPTION
AA		AXIS WHITEBEAM 4LED 3FT
BB		AXIS WHITEBEAM 4LED 4FT
CC		AXIS WHITEBEAM 4LED 1FT
DD		SEE Q12 DESCRIPTION: POINT DOWNLIGHT
EE		MUPHILBEN OUTDOOR LINE PERFORMANCE SOURCE 101W/2 MATCH EXISTING
FF		MURT VERBODEN ON DIRECTIONAL DOWNLIGHT D4216 MEDIUM BEAM
Q12		SEE L1-1.0
EX		EXISTING TO REMAIN

SEE 1.1.10 FOR MORE INFORMATION AND SITE LIGHTING

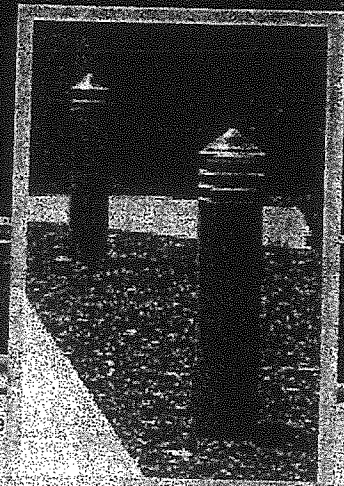
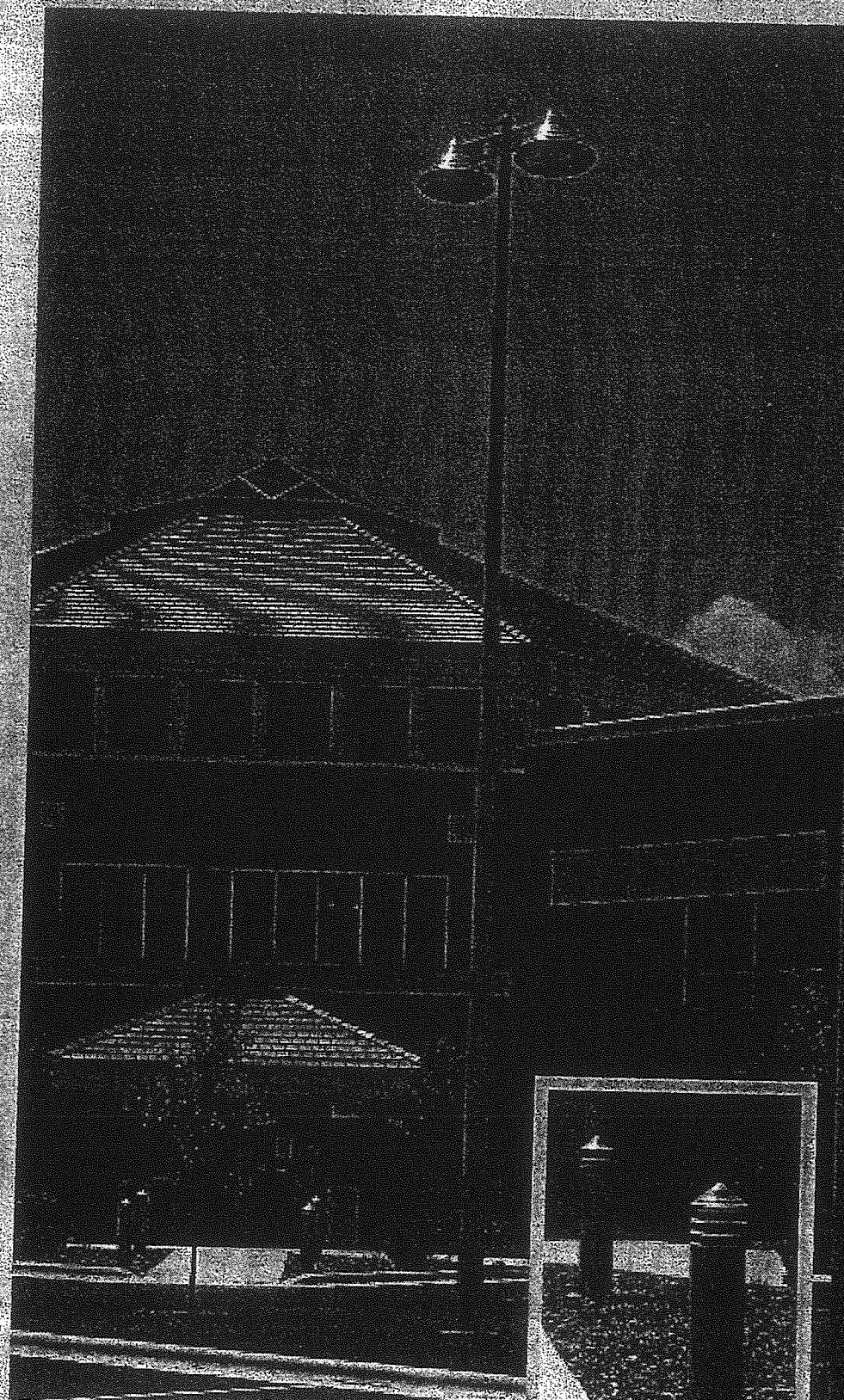
Fletcher Allen Inpatient
Site Light Fixture C, CL

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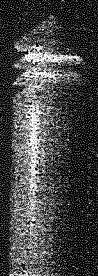
Opticone Series

OPC/OPCS/OPCB



OPC™ SG1-2 luminaire on a ATR pole

OPCB™ bollard



LUMEC

Fletcher Allen Inpatient Building

Site Light Fixture C, CL

OPC/OPCS/OPCB

The Opticone OPC™ luminaire consists of a one-piece cast-aluminum pinched-cone housing, a round lens-frame assembly and a latch mechanically assembled together. The luminaire is fully gasketed.

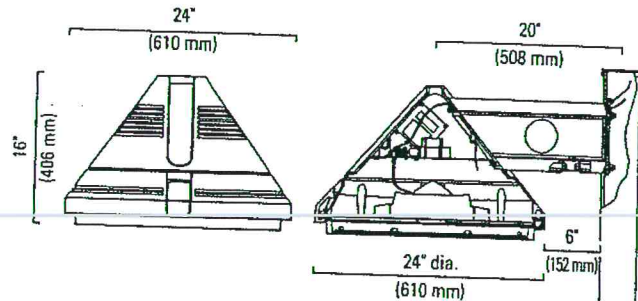
The one-piece cast-aluminum lens-frame comes with a copolymer ethylene propylene gasket (EPDM) and a tempered glass lens.

A 3-point spring-type double-position cast-aluminum latch permits tool-free access to the lamp and ballast plate.

The ballast plate hinges down to provide tool-free access to the ballast.

OPC luminaire is UL and CSA approved.

OPC Luminaire



OPC - SG1
EPA: 2.40 sq. ft.
Weight: 62 lbs (28.1 kg)

Lamp Guide

Optics	OPC		OPCS	
	SG1/2/3/ Q/FM	SE	SCB/ SHB	SG1/2/3/ Q/FM
70 MH, medium	—	—*	•	—
100 MH, medium	—	—*	•	—
175 MH, mogul	—	—*	•	—
250 MH, mogul	—	—*	•	—
400 MH, mogul	— ¹	• ¹	N/A	• ¹
750 MH, mogul	— ¹	N/A	N/A	N/A
1000 MH, mogul	— ¹	N/A	N/A	N/A
50 HPS, mogul	—	—*	•	—
70 HPS, mogul	—	—*	•	—
100 HPS, mogul	—	—*	•	—
150 HPS, mogul	—	—*	•	—
250 HPS, mogul	—	—*	•	— ¹
310 HPS, mogul ¹	—	—*	•	• ¹
400 HPS, mogul	—	—*	•	• ¹
750 HPS, mogul	•	N/A	N/A	N/A

• Remote ballast in pole.

* Requires a polycarbonate (175W max.) or tempered glass sag lens.

¹ Requires a reduced jacket lamp.

² Not available in 347 volts.

³ Not available with SGFM optics.

OPC™ and OPCS™ luminaires accommodate H.I.D. or incandescent lamps as shown in the above table.

The UL or CSA-recognized CWA-type ballast features a -30F° (-34C°) lamp-starting capacity, a power factor of 90% or better and a regulation of lamp power within ±10% of rated input voltage. HPS ballasts operate within ANSI trapezoidal limits.

The luminaire's lens frame, secured by a 3-point spring-type double-position cast-aluminum latch, pivots along a housing integrated hinge to permit tool-free access to the lamp and ballast plate.

The ballast is integrated in the hood of the luminaire, on a unitized ballast tray, or is remote in the pole base.

For the OPCB™ bollard, please consult bollard literature or www.lumec.com web site.

Optical Systems

SG optics

Segmented cut-off reflector system set in faceted arc-image duplicating patterns



SG1:
Asymmetrical (I)



SG2:
Asymmetrical (II)



SG3:
Asymmetrical (III)



SGQ:
Symmetrical (V)



SGFM:
Forward-throw

SE optics



Small segmented cut-off reflector set in faceted arc-image duplicating patterns

SE5: Symmetrical (V)

SE3: Asymmetrical (III)

SCB and SHB optics (OPC only)



Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered glass drop lens

SCB3M: Asymmetrical cut-off (III)

SHB3M: Asymmetrical hyperextensif (III)

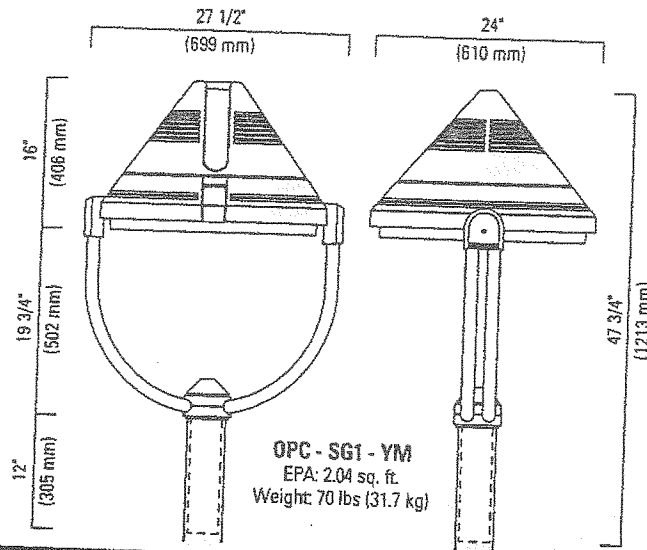
For the SCB and SHB optics, the sleeve and shutter permit exact positioning of the lamp. (clear lamp not included).

For further information, refer to the Outdoor Lighting Application Guide.

Ordering Sample

Lamp	Luminaire	Optical System	Voltage	Mounting & Configuration	Pole	Finish	Options
250 HPS	OPC	SCB	240V	1A	SM6-15	BKTX	FS

OPC-YM Luminaire on Yoke-mount



OPCS Luminaire

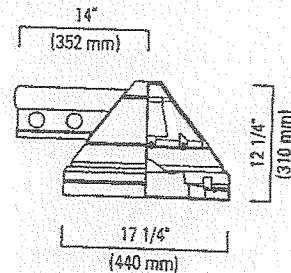
The Opticone OPCS™ luminaire is similar to the OPC but in a smaller size and consists of a two-piece spun and cast-aluminum pinched-cone housing, a round lens-frame assembly and a latch mechanically assembled together. The luminaire is fully gasketed.

The one-piece cast-aluminum lens-frame comes with a copolymer ethylene propylene gasket (EPDM) and a tempered glass lens.

A 3-point spring-type double-position cast-aluminum latch permits tool-free access to the lamp and ballast plate.

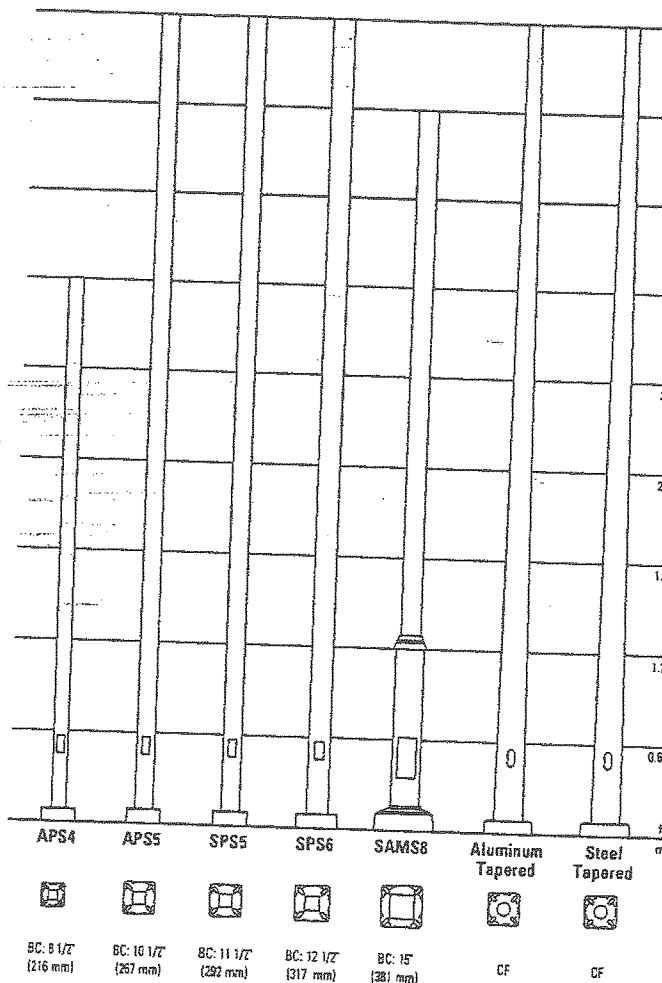
The ballast plate hinges down to provide tool-free access to the ballast.

OPCS luminaire is UL and CSA approved.



OPCS - SG1
EPA: 1.50 sq. ft.
Weight: 45 lbs (20.4 kg)

Poles



Finishes

16 Standard Colors Available

The specially-formulated textured (TX) Luminal powder coat is available in a range of 16 standard colors. This unique coating of thermosetting polyester resins provides a highly-durable UV-resistant exterior finish as per ASTM G7.

Luminal coatings are specially formulated for outstanding salt-spray resistance according to ASTM B117 standards.

All surfaces are chemically treated using a four-step (aluminum) or six-step (steel) process prior to painting. Consult Lumec for complete specifications.

SC Special Color

Provide a 4" (102 mm) square color chip.

It is possible to order smaller minimal quantities of powder paint at a premium. Your representative will be able to tell you if a powder coating can be developed for your project.

Lumiseal, a biofriendly reactive organic conversion coating, is applied on all aluminum parts that are subject to salt-spray corrosion. Consult Lumec for complete specifications.

Please note that where quantities do not warrant it, Lumec reserves the right to use an oven-cured liquid polyurethane finish.

Luminaire Options

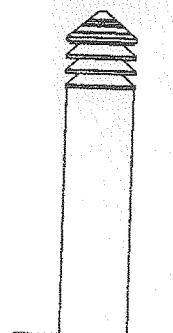
FS	Fusing (Consult Factory)
HS	House shield (SG optics only)
DL	Drop lens

Pole Options

HB	Hinged base (APR4 & APS4 poles only)
DR*	Duplex receptacle (120 volts only)
GFI*	Duplex receptacle with ground fault interrupter (120 volts only)
PH	Photoelectric cell
LS*	Provision for loudspeaker outlet
BA*	Banner arm
LBC9	Decorative base cover (Available with APR4 and SPR4 poles only)
IP	Interior paint (pole only, consult factory for applicable poles)

* Consult the Pole Guide for feasibility with cast-aluminum shafts.

OPCB Bollard



For the OPCB™ bollard. Consult bollard literature or www.lumec.com web site.

Consult the Pole Guide for details and the complete line of poles.

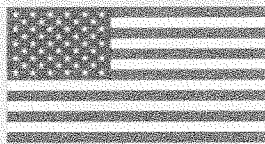
EcoFit LED Light Engine

The smart solution. The right fit.™

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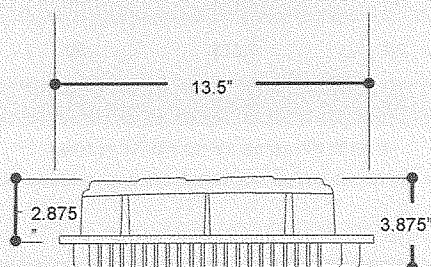
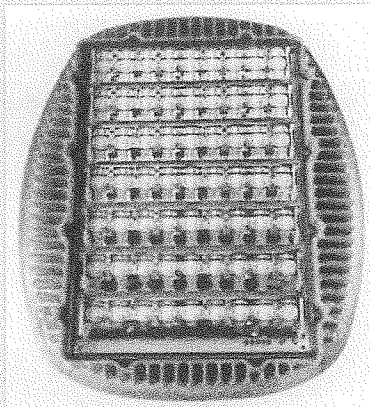
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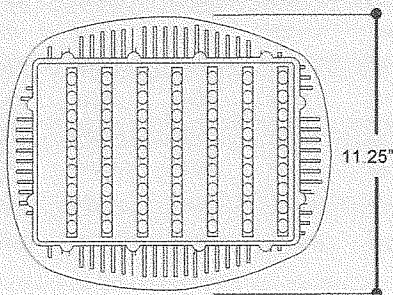


Made in the USA

Meets ARRA Guidelines
Manufactured in Lee's Summit, MO



Product weight = 13 pounds.



Universal Application

Roadway

Parking Lot – shoebox, pendant, post-top (with adapter plate)

Parking Garage – housing required

Indoor High Bay – housing required

Independent Performance Tests

EcoFit provides 3rd party validation from the most recognized testing laboratories available on www.ecofitlighting.com.

- Photometrics (LM-79)
- Thermal management (LM-80)
- Safety (UL 8750/1598, CSA C22.2)
- Corrosion (ASTM-B117)
- ISO 9000-2001 manufacturer
- RoHS compliant
- Ingress protection (IP-66)
- Pole vibration (ANSI-C136)
- Mechanical stress
- Surge Protection (IEEE C62.41)
- Transient protection (IEEE C62.41)
- Noise (47CFR-15B)



Approvals and Endorsements

Design Lights Consortium approved

DOE Lighting Facts listed (all models)

Cree LED City/University approved

International Dark Sky Association approved

PG&E Pre-qualified vendor

SCE Pre-qualified vendor



Specifications subject to change without notice.

U.S. Patents D611647, D611648. Other U.S. and International patents pending.

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Revision 4.0 (3/11)

EcoFit Lighting
8527 Bluejacket S
Lenexa, Kansas 66150
(866) 789-9449
www.ecofitlighting.com

EcoFit® LED Light Engine

The smart solution. The right fit.™

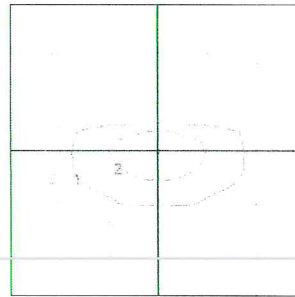
Photometrics

Isofootcandle Plots

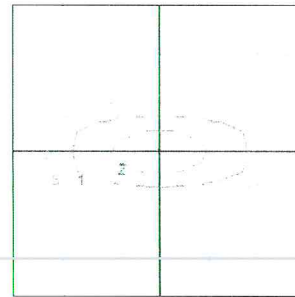
Initial footcandles at grade.
90/525mA unit example.

Gridlines represent units of
mounting height of 20 feet.

Type II/III



Type V



Standard Features

- 0-10V dimming
- Overtemp protection
- Lightning Arrestor (100kV)
- Warranty – 5 year on power supply, LEDs, 10 year on chassis/housing

LED & Electrical Performance

Model	Drive Current (mA)	CRI	Input Power (W)	Input Current (120V)	Input Current (240V)	Type III		Type V	
						Delivered Lumens	Total System Efficacy (lm/W)	Delivered Lumens	Total System Efficacy (lm/W)
30	350	≥80	37	0.317A	0.185A	2,265	61	2,262	59
30	525	≥81	56	0.481A	0.235A	3,005	54	2,973	56
42	350	≥81	48	0.408A	0.223A	3,144	65	3,180	67
42	525	≥81	73	0.620A	0.322A	4,145	57	4,192	59
63	350	≥81	70	0.588A	0.308A	4,533	64	4,488	66
63	525	≥82	106	0.892A	0.450A	5,900	56	5,784	58
90	350	≥70	91	0.761A	0.380A	6,365	70	7,375	73
90	525	≥70	136	1.133A	0.567A	8,252	61	9,764	64

1. Input voltage (120-277 VAC).

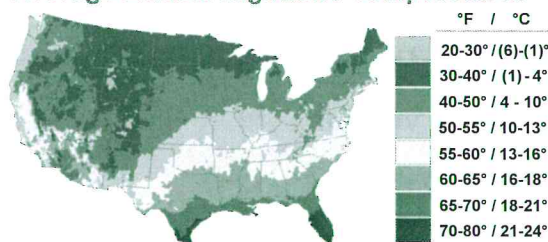
2. 480V also available. Operating frequency 50-60 Hz.

3. Power factor > 0.90, THD < 20%.

4. All BUG ratings are B2-U0-G1.

LED Junction Temperature (T_J) & Projected L₇₀ Life

Average Annual Nighttime Temperatures



Source: National Climatic Data Center, U.S. Department of Commerce

L70 Lifetime Expectancy (LM-80 Test Data)

Model		Average Nighttime Outdoor Temperature						
		<32°F (0°C)	41°F (5°C)	50°F (10°C)	59°F (15°C)	68°F (20°C)	77°F (25°C)	86°F (30°C)
30	350	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
30	525	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
42	350	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
42	525	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
63	350	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
63	525	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
90	350	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000
90	525	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000	≥75,000

Note: L₇₀ life projections are provided by Philips Lumileds, and are based on IES LM-80 testing and IES TM-21 extrapolation. Using these methods, Lumileds projects a worst case of 75,000 L₇₀ hours for 4100K LEDs operated at 700mA and ambient temperatures (T_{amb}) of 105°C. Since these levels of drive current and LED temperature are well above EcoFit's highest levels shown above should be regarded as conservative. For more information, see www.EcoFitLighting.com.

Ordering Information

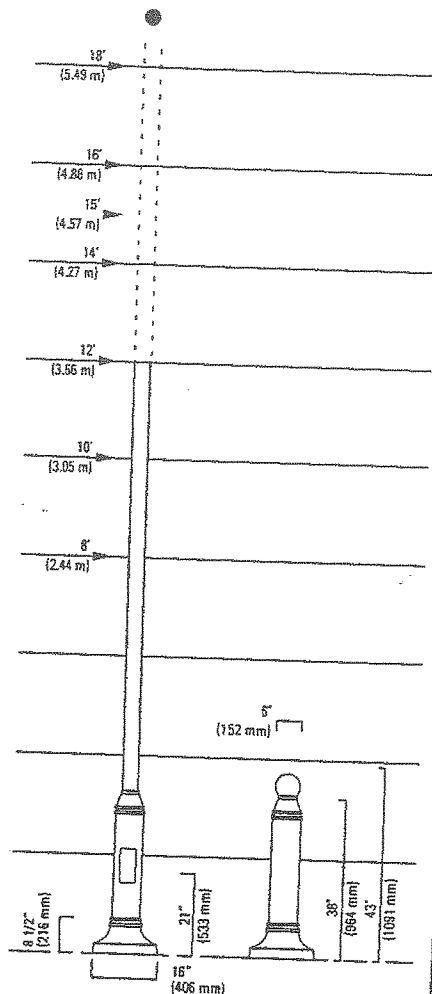
D	2/3	120/240	350	CXRE	30	4600	
Product Series	Distribution	Input Voltage	LED Drive Current	LED Supplier	LED Quantity	LED Color Temperature	Housing
	2/3 = Type II/III 5 = Type V	120-240 = Universal (120-240 VAC) 277 = 277VAC	350 = 350mA 525 = 525mA	CXPE = Cree X-PE REBEL = Lumileds Rebel	30 = 30 LEDs 42 = 42 LEDs	4600 = 4600K (Neutral)	AP = Aluminum CE = Cast Aluminum

AM6**Round Aluminum Bottleneck Pole****RECEIVED**

AUG 28 2014

Pole

Guide

LUMECDEPARTMENT OF
PLANNING & ZONING

Fletcher Allen Inpatient Building

Site Light Fixture HL

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Recessed wall with louvers

Designed for low mounting heights for the illumination of steps, stairs, ramps, aisles and other interior and exterior locations.

Recessed luminaires with die cast aluminum faceplate with integral louvers. Etched tempered glass diffuser.

See individual product page for LED driver and color temperature information.

Fluorescent units include integral electronic ballasts.

U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.



Click product # for details			Lamp	Ø	Temp°C	A	B	C
2038LED	EXPRESS	ADA	10.1W LED			13	4 7/8	4
2039LED	EXPRESS	ADA	13.4W LED			16 1/2	4 7/8	4
2040LED	EXPRESS	ADA	16.8W LED			20 1/2	4 7/8	4
2226P	EXPRESS	ADA	(1) 18W CF twin-4p			13	4 7/8	4
3126P		ADA	(1) 27W CF twin-4p			16 1/2	4 7/8	4
3125P		ADA	(1) 39W CF twin-4p			20 1/2	4 7/8	4

ALED26

Fletcher Allen Inpatient Building - Site Light Fixture K, K2

ALED Area Lights mount to 4" square steel poles at 15-20'. 1 to 4 fixtures can be mounted to each pole. IES Full Cutoff, Fully Shielded optics. 5 year Warranty.

Color: Bronze

Weight: 6.5 lbs

LED Info

Watts: 26W
Color Temp: 5000K (Cool)
Color Accuracy: 70
L70 Lifespan: 100000
LM79 Lumens: 2,662
Efficacy: 90 LPW

Driver Info

Type: Constant Current
120V: 0.26A
208V: 0.16A
240V: 0.14A
277V: 0.12A
Input Watts: 30W
Efficiency: 88%

Technical Specifications

UL Listing:

Suitable for wet locations.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Housing:

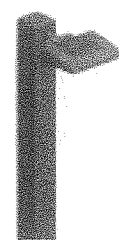
Precision die cast aluminum housing, lens frame.

Gaskets:

High temperature silicone.

Effective Projected Area:

EPA = 0.27.



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Finish:

Our environmentally friendly polyester powder coats are formulated for high-durability and long-lasting color and contains no VOC or toxic heavy metals.

Green Technology:

ALEDs are Mercury, Arsenic and UV free.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of State Lighting (SSL) Products, ANSI C78.377-2008.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Driver:

Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V.4 Am

THD:

7.5% at 120V, 11% at 277V

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The ALED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

California Title 24:

California Title 24

Equivalency:

The ALED26 is Equivalent in delivered lumens to a 70 W Metal Halide Area Light.

HID Replacement Range:

The ALED26 can be used to replace 42 CFL - 100W Metal Halide Area Light based on delivered lumens.

Patents:

The ALED design is protected by U.S. PATENT D608,040 and patents pending in the U.S., Canada, China, Taiwan and Mexico.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

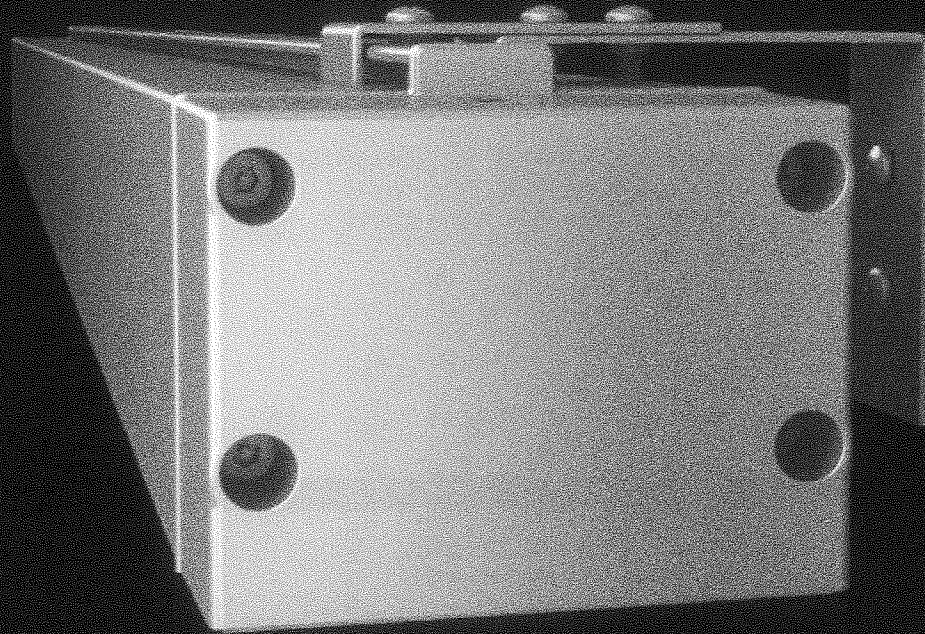
GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

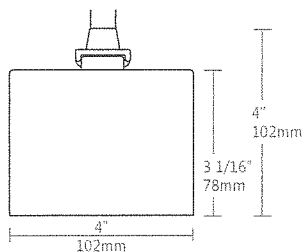
WET BEAM4 LED

Fletcher Allen Inpatient Building

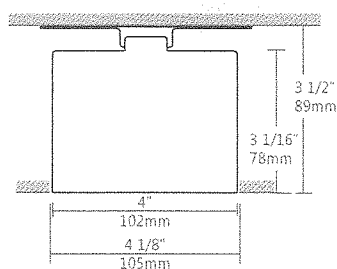
Building Light Fixture AA, 2



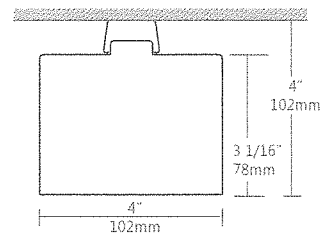
DIMENSIONS



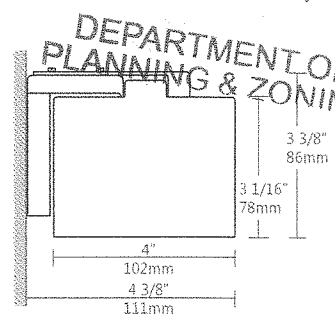
PENDANT



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SURFACE



WALL



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Maintenance requirements for Wet Beam LED are very low and it allows for significant energy savings. Color rendering with Wet Beam LED is very good and, unlike with fluorescent HID or HPS luminaires, it provides white light under any ambient temperature, allowing notably occupants to feel safer.

MAIN PRODUCT SPECIFICATIONS

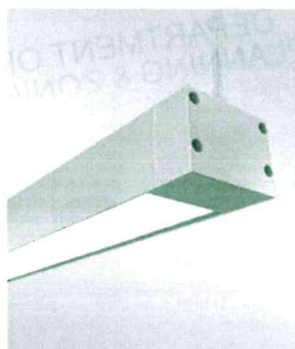
1	PRODUCT ID	2	VERSION	3	NOM. LUMENS/FT	4	COLOUR TEMP.	5	SHIELDING
WBLED	pendant led	B1	B1 (factory preset)	500	500 lm/ft	35	3500 k	F	frosted lens
WBSLED	surface led			700	700 lm/ft	30	3000 k	S	satin lens
WBWLED	wall led			900	900 lm/ft	40	4000 k		
WBRLED	recessed led								

6	LENGTH/FT	7	FINISH	8	VOLTAGE	9	DRIVER
2	2'	AP	aluminum paint	120	120V	D	dimming
3	3'	W	white	277	277V	LT	lutron
4	4'	C	custom	UNV	universal		
5	5'						
8	8'						
S#	System Run						

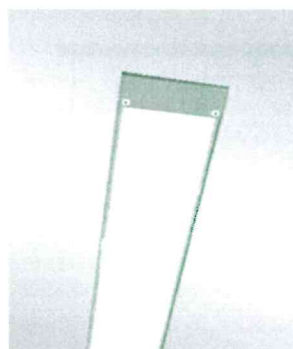


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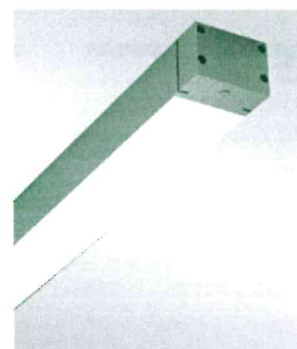
MOUNTING OPTIONS



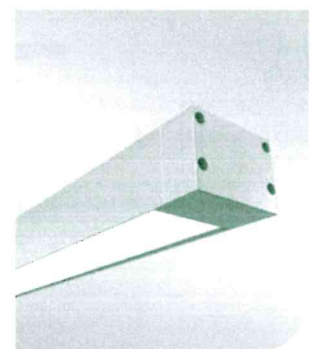
PENDANT



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SURFACE

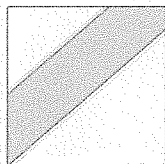


WALL

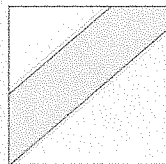
PERFORMANCE AT 3500K

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
500 lm/ft	6.6w/ft	76 lm/w
750 lm/ft	10.25w/ft	73 lm/w
900 lm/ft	12.8w/ft	70 lm/w

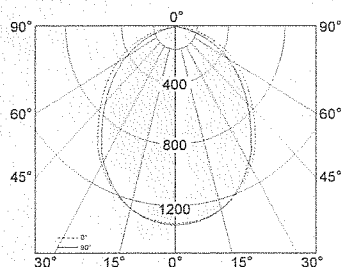
* Based on a 11" luminaire using one driver
Please consult factory for custom lumen output and wattage.

OPTICS OPTIONS

S satin lens



F frosted lens

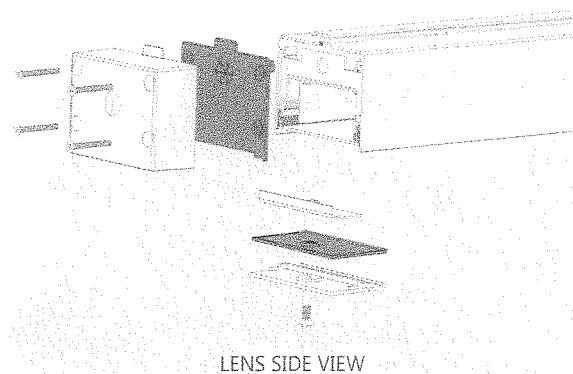
PHOTOMETRICS

Wet Beam4 LED Direct
Luminaire Lumens: 2999 lm
Input Watts: 10.25 w
Efficacy: 74.9 lm/w
 IES FILE: WBLED-B1-750-35.IES

All LED-related data in this document is valid as of Jan. 2013
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GASKETED END CAP

With its gasketed end cap and lens the Wet Beam is made for wet locations, it is ideal for exterior soffits and canopies of malls, hospitals and other institutions.



LENS SIDE VIEW



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GASKETED END CAP
 DEPARTMENT OF
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CONSTRUCTION**Housing**

Extruded Aluminum (0.062" nominal)
 Up to 70% Recycled Content

End Cap

Die Cast Zinc (0.070" nominal)

Interior Brackets

Die Formed Sheet Steel (16 ga)

Gaskets

Moulded Elastomer (0.100" nominal)

Lens Gaskets

Extruded Elastomer (0.045" nominal)

Frosted Lens

Frosted Acrylic 68% transmissive

Fletcher Allen Inpatient Building Building Light Fixture AA,

ELECTRICAL

LED	Use of OptimaLED technology based on mid-flux LED
Input Voltage	120V, 277V, UNV.
Driver	Dimming, HiLume, EcoSystem, DALI,
CRI	Minimum 80 color rendering index
CCT	Choice of 3000k, 3500k and 4000k color temperature with a great color consistency (within 3.5-step MacAdam ellipse).

LED life	Minimum 50,000h with 70% of lumen maintenance in 25°C ambient temperature, in compliance with IES LM-80 testing measurements.
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Thermal management

Aluminium housing acting as the heat spreader to maximize life.

Emergency

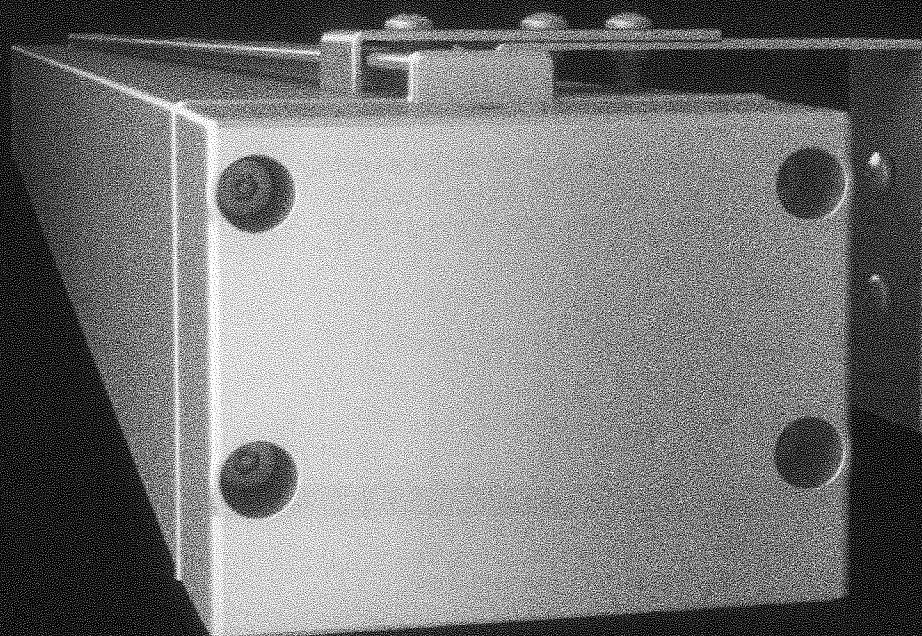
Emergency battery pack or emergency circuit optional.



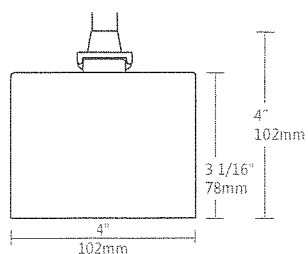
WET BEAM4 LED

Fletcher Allen Inpatient Building

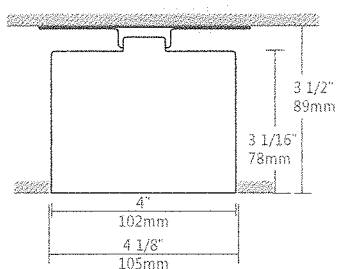
Building Light Fixture BB, 4



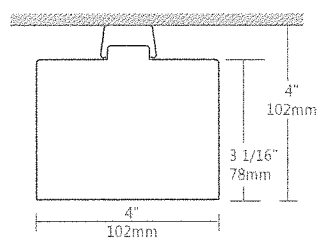
DIMENSIONS



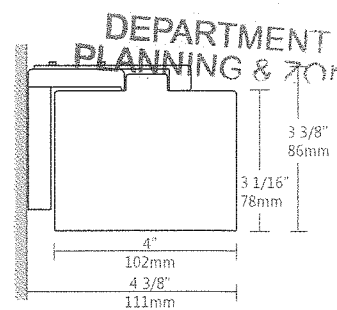
PENDANT



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SURFACE



WALL



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MAIN PRODUCT SPECIFICATIONS

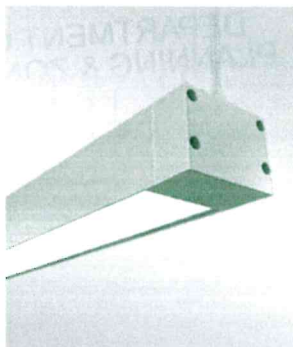
1	PRODUCT ID	2	VERSION	3	NOM. LUMENS/FT	4	COLOUR TEMP.	5	SHIELDING
WBLED	pendant led	B1	B1 (factory preset)	500	500 lm/ft	35	3500 k	F	frosted lens
WBSLED	surface led			700	700 lm/ft	30	3000 k	S	satin lens
WBWLED	wall led			900	900 lm/ft	40	4000 k		
WBRLED	recessed led								

6	LENGTH/FT	7	FINISH	8	VOLTAGE	9	DRIVER
2	2'	AP	aluminum paint	120	120V	D	dimming
3	3'	W	white	277	277V	LT	lutron
4	4'	C	custom	UNV	universal		
5	5'						
8	8'						
S#	System Run						

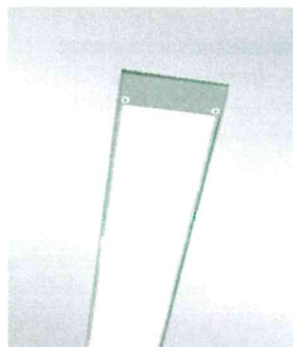


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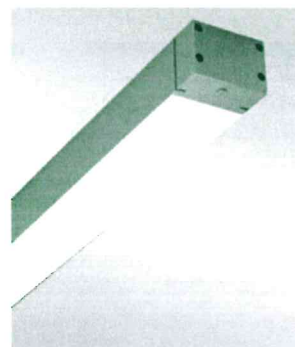
MOUNTING OPTIONS



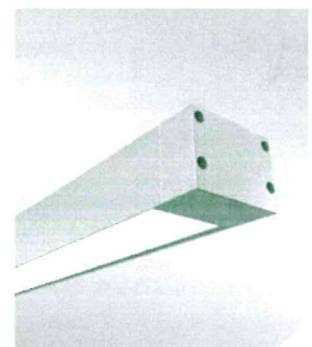
PENDANT



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SURFACE

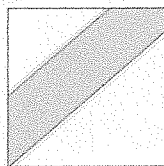


WALL

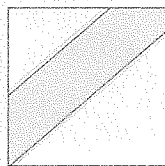
PERFORMANCE AT 3500K

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
500 lm/ft	6.6w/ft	76 lm/w
750 lm/ft	10.25w/ft	73 lm/w
900 lm/ft	12.8w/ft	70 lm/w

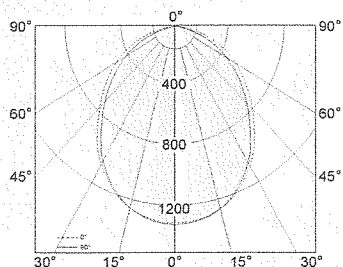
* Based on a 11" luminaire using one driver
Please consult factory for custom lumen output and wattage.

OPTICS OPTIONS

S satin lens



F frosted lens

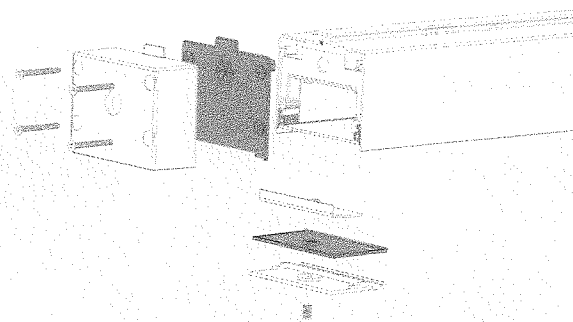
PHOTOMETRICS

Wet Beam4 LED Direct
Luminaire Lumens: 2999 lm
Input Watts: 10.25 w
Efficacy: 74.9 lm/w
 IES FILE: WBLED-B1-750-35.IES

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LENS SIDE VIEW



GASKETED END CAP
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CONSTRUCTION

Housing	Extruded Aluminum (0.062" nominal) Up to 70% Recycled Content
End Cap	Die Cast Zinc (0.070" nominal)
Interior Brackets	Die Formed Sheet Steel (16 ga)
Gaskets	Moulded Elastomer (0.100" nominal)
Lens Gaskets	Extruded Elastomer (0.045" nominal)
Frosted Lens	Frosted Acrylic 68% transmissive

Fletcher Allen Inpatient Building

Building Light Fixture BB,

ELECTRICAL

LED	Use of OptimaLED technology based on mid-flux LED
Input Voltage	120V, 277V, UNV.
Driver	Dimming, HiLume, EcoSystem, DALI,
CRI	Minimum 80 color rendering index
CCT	Choice of 3000k, 3500k and 4000k color temperature with a great color consistency (within 3.5-step MacAdam ellipse).
LED life	Minimum 50,000h with 70% of lumen maintenance in 25°C ambient temperature, in compliance with IES LM-80 testing measurements.

Thermal management

Aluminium housing acting as the heat spreader to maximize life.

Emergency

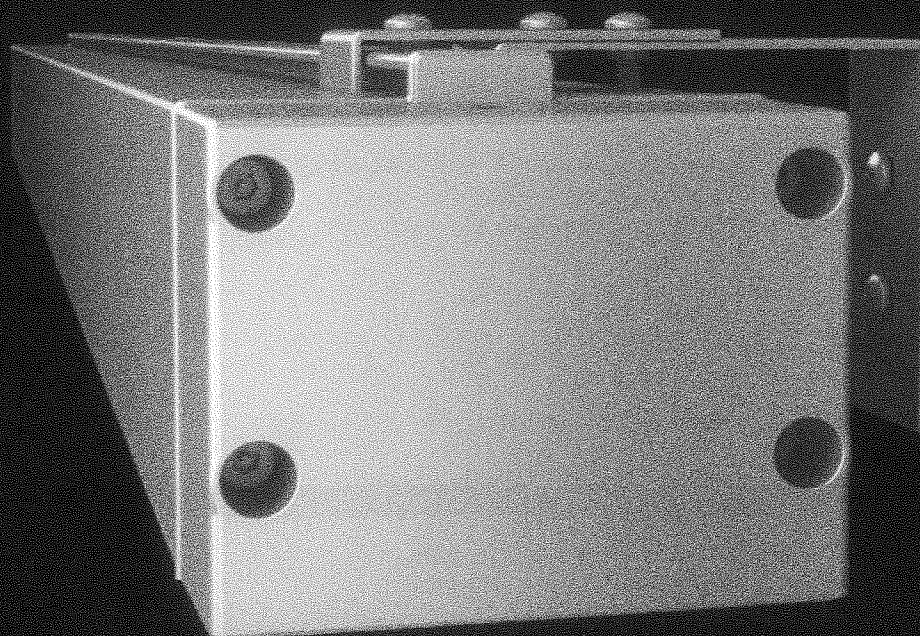
Emergency battery pack or emergency circuit optional.



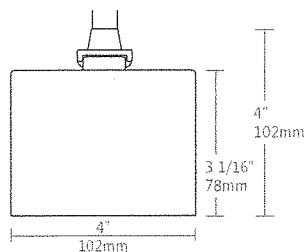
WET BEAM4 LED

Fletcher Allen Inpatient Building

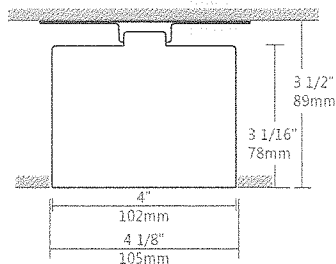
Building Light Fixture CC, 8



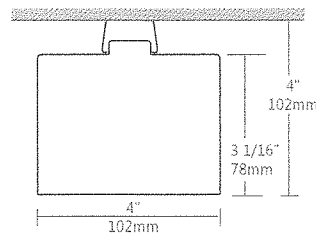
DIMENSIONS



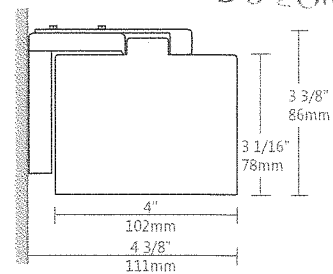
PENDANT



RECESSED



SURFACE



WALL



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MAIN PRODUCT SPECIFICATIONS

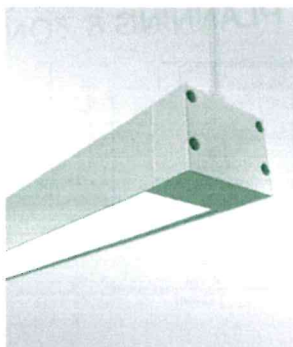
1	PRODUCT ID	2	VERSION	3	NOM. LUMENS/FT	4	COLOUR TEMP.	5	SHIELDING
WBLED	pendant led	B1	B1 (factory preset)	500	500 lm/ft	35	3500 k	F	frosted lens
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5	5'						
8	8'						
S#	System Run						

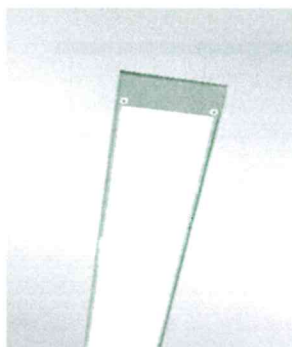


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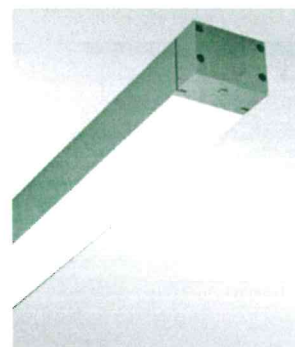
MOUNTING OPTIONS



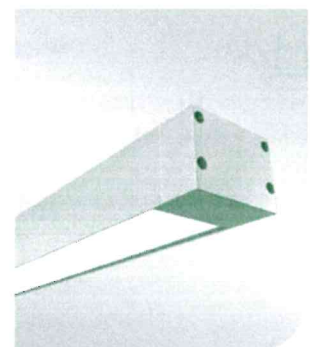
PENDANT



RECESSED



SURFACE



WALL

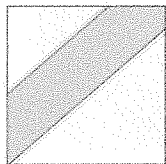
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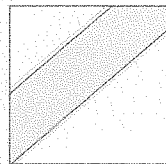
DEPARTMENT OF
PLANNING & ZONING**PERFORMANCE AT 3500K**

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
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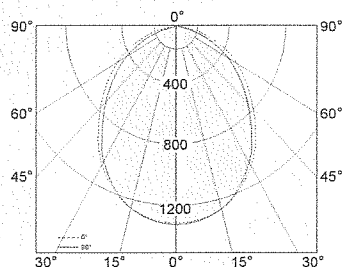
* Based on a 11" luminaire using one driver
Please consult factory for custom lumen output and wattage.

OPTICS OPTIONS

S satin lens



F frosted lens

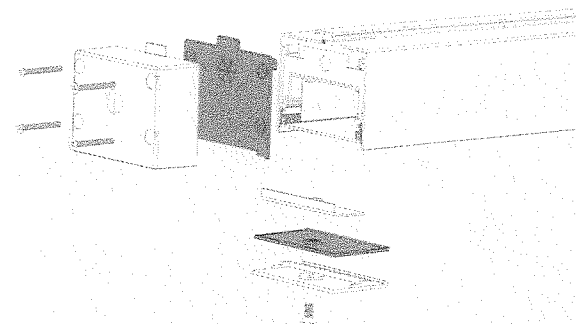
PHOTOMETRICS

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Luminaire Lumens: 2999 lm
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Efficacy: 74.9 lm/w
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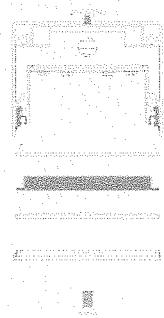
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LENS SIDE VIEW



GASKETED END CAP

CONSTRUCTION**Housing**

Extruded Aluminum (0.062" nominal)
 Up to 70% Recycled Content

End Cap

Die Cast Zinc (0.070" nominal)

Interior Brackets

Die Formed Sheet Steel (16 ga)

Gaskets

Moulded Elastomer (0.100" nominal)

Lens Gaskets

Extruded Elastomer (0.045" nominal)

Frosted Lens

Frosted Acrylic 68% transmissive

Fletcher Allen Inpatient Building Building Light Fixture CC,

ELECTRICAL

LED	Use of OptimaLED technology based on mid-flux LED
Input Voltage	120V, 277V, UNV.
Driver	Dimming, HiLume, EcoSystem, DALI,
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CCT	Choice of 3000k, 3500k and 4000k color temperature with a great color consistency (within 3.5-step MacAdam ellipse).
LED life	Minimum 50,000h with 70% of lumen maintenance in 25°C ambient temperature, in compliance with IES LM-80 testing measurements.

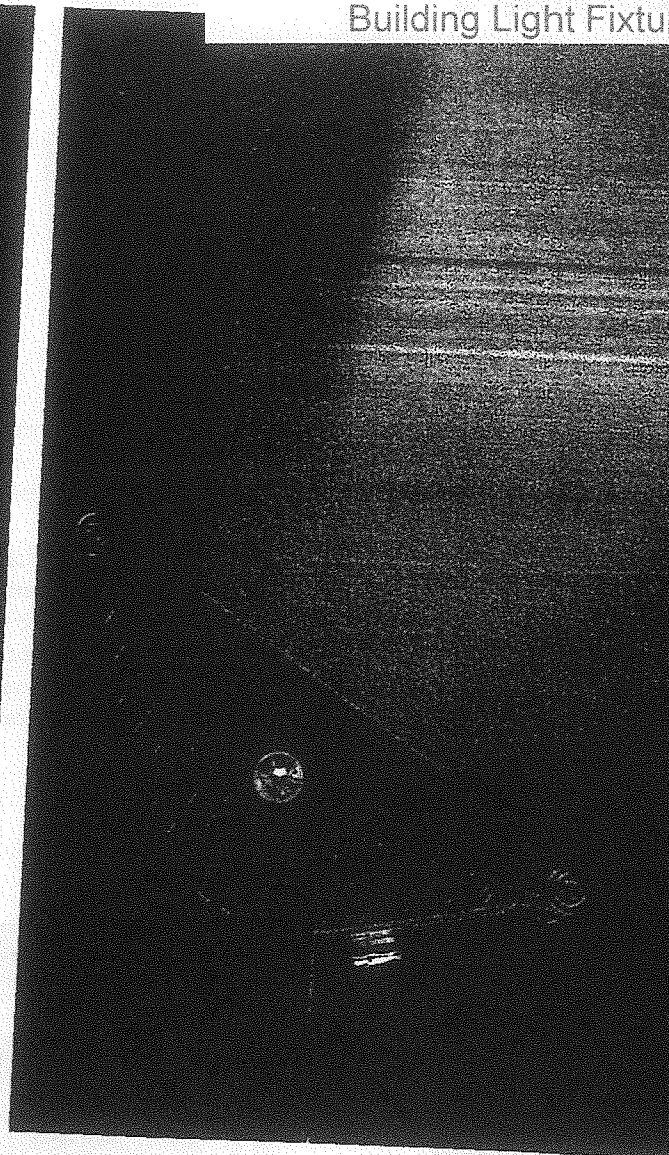
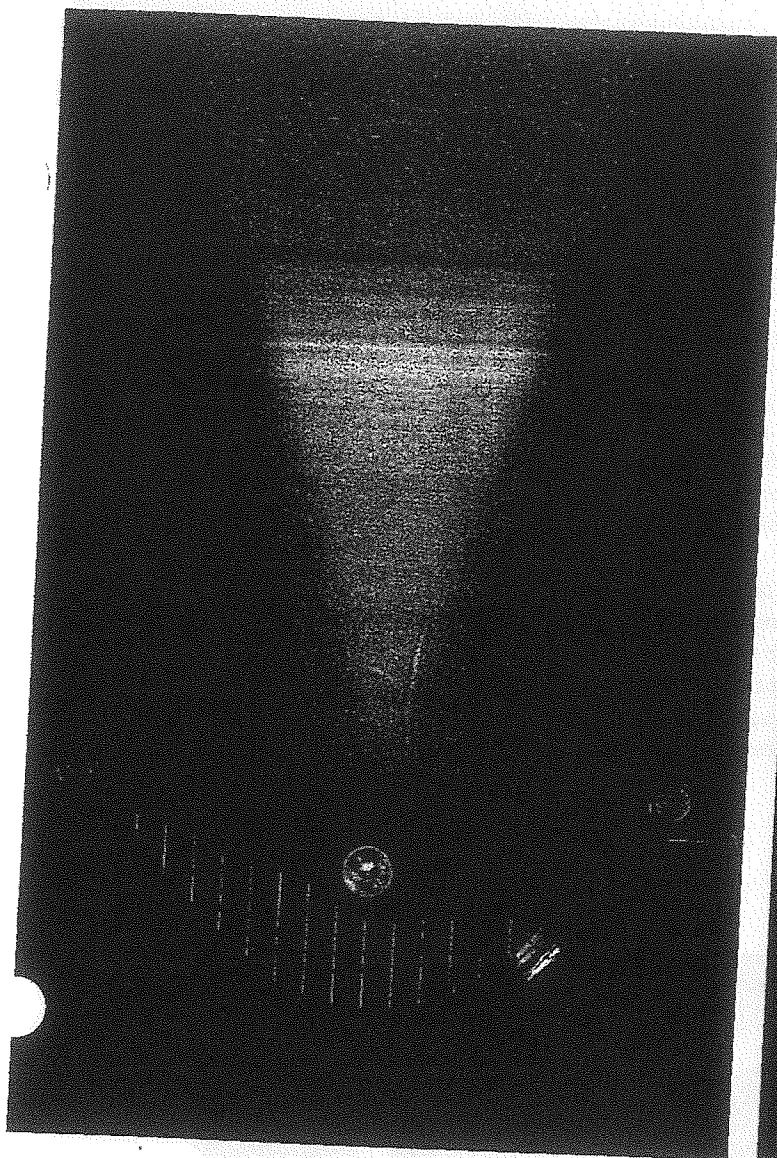
Thermal management

Aluminium housing acting as the heat spreader to maximize life.

Emergency

Emergency battery pack or emergency circuit optional.





Moonshine

High performance
floodlights and spotlights
for discharge lamps

Concept: Roland Jéol
Design: Roy Fleetwood

SIMILAR TO G1
BUT DOWNLIGHT

TYPE LG6

1290019940

BLACK Finish 277V

* Specify Distribution

Note Remote BALLAST

designplan 

79 Trenton Avenue
Frenchtown, NJ 08825

Tel: (908) 996-7710
Fax: (908) 996-7042

designplan  MEYER LIGHTING

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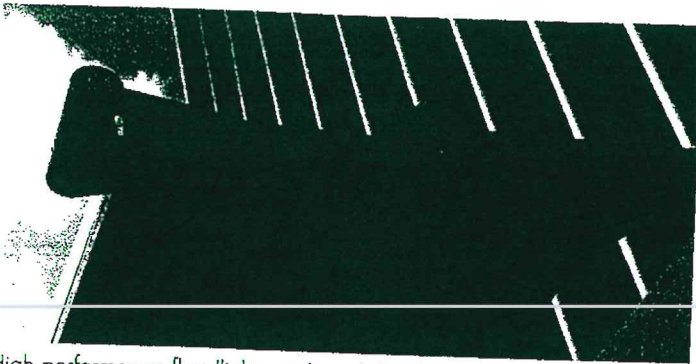
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Moonshine A

Fletcher Allen Inpatient Building

Building Light Fixture



High performance floodlights and spotlights for compact fluorescent and Metal Halide. IP65, die cast low copper aluminum housing, all exterior steel parts are stainless steel, axially symmetrical or rotationally symmetrical reflector, tempered glass lens flush with frame, silicon gasket, either remote ballast or recessed ballast box for exterior integrated gear for HID. Recessed ballast box is 8" square to facilitate installation. Fluorescent version has integral electronic -25 F cold weather ballasts.

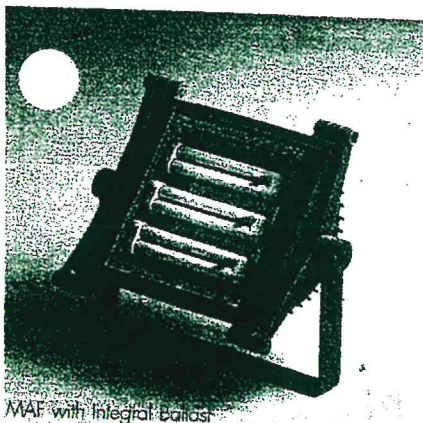
Moonshine is a range of floodlights and spotlights which offers new possibilities for the architectural illumination of buildings. Wide, medium and narrow beam axially symmetrical and rotationally symmetrical are available for the Metal Halide versions. The high IP rating makes them suitable for exterior use, up or down, and for applications in buildings where dust is a problem.

Both sizes of housing take double ended MH lamps. Concentrating on this type of lamp made it possible to design luminaires with a very shallow cross section. When installed horizontally on a

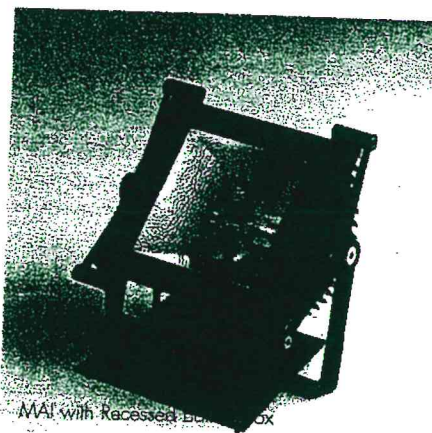
façade, the luminaires only have a minimal effect on the overall appearance of the building.

The 6mm (.236") thick tempered glass is ceramic printed and is flush with the frame. The absence of a lip around the edge makes it more difficult for water and dirt to build up on the glass. This reduces the amount of maintenance.

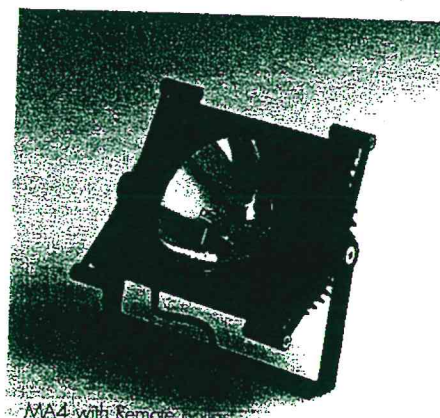
Moonshine is the result of international cooperation between the lighting consultant Roland Jéol and the architect and industrial designer Roy Fleetwood. Both are internationally recognized as being leaders in their field.



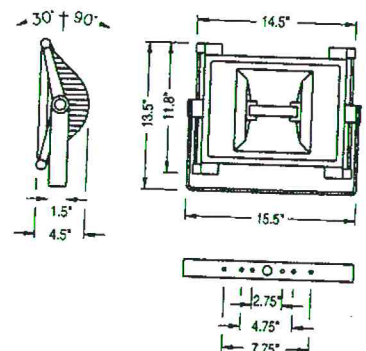
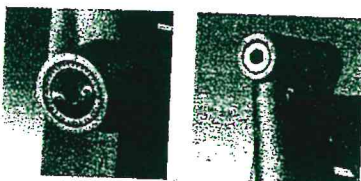
MAF with Integral Ballast



MAI with Recessed Ballast Box



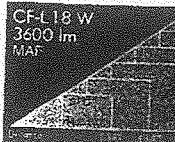
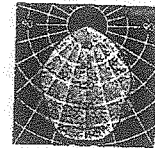
MAA with Remote Ballast



Building Light Fixture

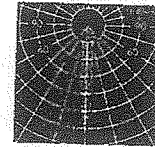
MAF Fluorescent

Lamp	CRI	Socket	Half beam angle	
			C0-180	C90-270
3x18 Dulux L RS	82	2G11	93	100



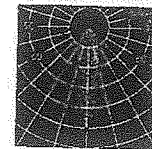
MA1 Axially symmetrical, narrow beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	C90-270
70W MASTER COLOR MH DE 3000K	85	Rx7s	10	73
150W MASTER COLOR MH DE 3000K	85	Rx7s	10	73



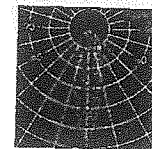
MA2 Axially symmetrical, medium wide beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	C90-270
70W MASTER COLOR MH DE 3000K	85	Rx7s	22	73
150W MASTER COLOR MH DE 3000K	85	Rx7s	22	73



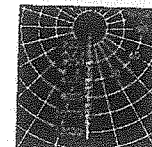
MA3 Axially symmetrical, wide beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	C90-270
70W MASTER COLOR MH DE 3000K	85	Rx7s	40	76
150W MASTER COLOR MH DE 3000K	85	Rx7s	40	76



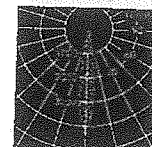
MA4 Rotationally symmetrical, narrow beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	
70W MASTER COLOR MH DE 3000K	85	Rx7s	9	
150W MASTER COLOR MH DE 3000K	85	Rx7s	9	



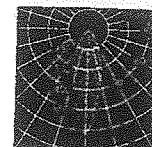
MA5 Rotationally symmetrical, medium wide beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	
70W MASTER COLOR MH DE 3000K	85	Rx7s	20	
150W MASTER COLOR MH DE 3000K	85	Rx7s	20	



MA6 Rotationally symmetrical, wide beam

Lamp	CRI	Socket	Half beam angle	
			C0-180	
70W MASTER COLOR MH DE 3000K	85	Rx7s	45	
150W MASTER COLOR MH DE 3000K	85	Rx7s	45	



ORDERING CHART

moonshine A

SERIES	Prod. ID XXX	Lamp X	Wattage XX	Body X	Finish XX	Grill X	Ballast X	Lens X	Option XX
Fluorescent	MAF	8 - FLOUR	G8 - 3x18W Blax 4Pin CRI 82 35K	B - Adjustable Floodlight	10 - Matte Silver	0 - None	C - 120V-277V ELECT	T - Clear Temp Glass	0 - None
Axially Sym Narrow	MA1	9 - HID	L5 - 70W Master Color D/E CRI 85 30K	T - Recessed Ballast Box	78 - Textured Black		9 - 120V MAG HPF		
Axially Sym Medium	MA2		U1 - 150W Master Color D/E CRI 85 30K	Adjustable Floodlight	EW - Euro White		A - 277V MAG HPF		
Axially Sym Wide	MA3				99 - Custom		R - 120V/277V MAG HPF REM		
Rotation Sym Narrow	MA4								
Rotation Sym Med	MA5								
Rotation Sym Wide	MA6								

NOTE: B STYLE BODY IS ALWAYS USED FOR FLUORESCENT
WITH INTEGRAL ELECTRONIC BALLAST
B STYLE BODY IS FOR HID WITH REMOTE BALLAST
T STYLE BODY IS ALWAYS INTEGRAL BALLAST
IN RECESSED BALLAST BOX

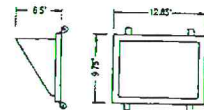
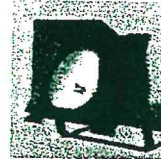
NOTE: FLOUR IS ALWAYS C
HID IS EITHER 9 OR A FOR "T" BODY
OR R FOR "B" BODY

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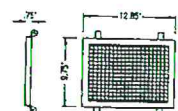
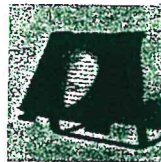
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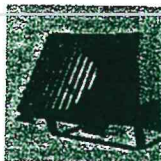
Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 016 940	129 0 036 940	black	cowl
129 0 016 960	129 0 036 950	white	c/w frame
129 0 016 950	129 0 036 960	silver grey	



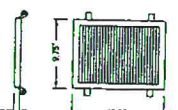
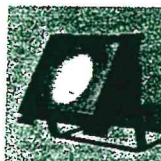
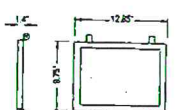
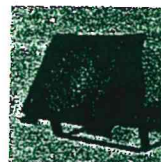
Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 012 940	129 0 032 940	black	protection grill
129 0 012 960	129 0 032 950	white	c/w frame
129 0 012 950	129 0 032 960	silver grey	



Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 014 940	129 0 034 940	black	vertical louvre
129 0 014 960	129 0 034 960	white	c/w frame
129 0 014 950	129 0 034 950	silver grey	
129 0 015 940	129 0 035 940	black	horizontal louvre
129 0 015 960	129 0 035 960	white	c/w frame
129 0 015 950	129 0 035 950	silver grey	

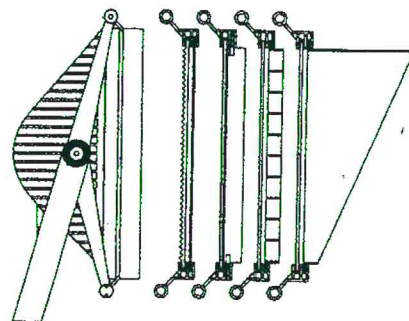


Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 018 940	129 0 038 940	black	green filter
129 0 018 960	129 0 038 960	white	c/w frame
129 0 018 950	129 0 038 950	silver grey	
129 0 013 940	129 0 033 940	black	blue filter
129 0 013 960	129 0 033 960	white	c/w frame
129 0 013 950	129 0 033 950	silver grey	
129 0 017 940	129 0 037 940	black	red filter
129 0 017 960	129 0 037 960	white	c/w frame
129 0 017 950	129 0 037 950	silver grey	
129 0 011 940	129 0 031 940	black	yellow filter
129 0 011 960	129 0 031 960	white	c/w frame
129 0 011 950	129 0 031 950	silver grey	



Only for spotlights with narrow beam light distributions

Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 019 940	129 0 039 940	black	ribbed glass for vertical beam
129 0 019 960	129 0 039 960	white	c/w frame
129 0 019 950	129 0 039 950	silver grey	
129 0 020 940	129 0 040 940	black	ribbed glass for horizontal beam
129 0 020 960	129 0 040 960	white	c/w frame
129 0 020 950	129 0 040 950	silver grey	



The frames can carry a special glass plus another accessory.

Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 051 910*	129 0 071 910*	yellow	filter
129 0 051 930*	129 0 071 930*	blue	
129 0 051 970*	129 0 071 970*	red	
129 0 051 980*	129 0 071 980*	green	

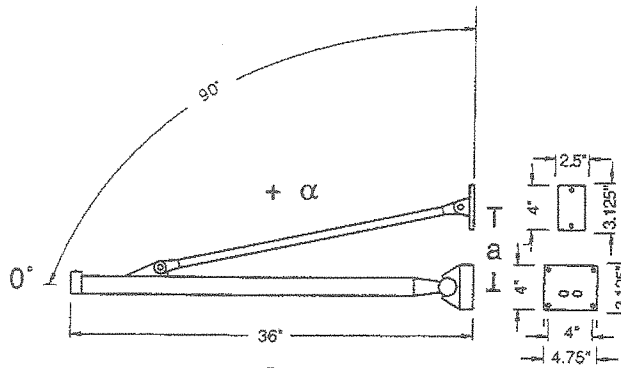
Only for spotlights with narrow beam light distributions

Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 059 000*	129 0 079 000*	-	ribbed glass, vertical beam
129 0 060 000*	129 0 080 000*	-	ribbed glass, horizontal beam

Accessories such as louvres and special glasses are fitted into a supporting frame and are screwed onto the front of the floodlight. A special glass plus another accessory can be fitted to one frame.

Cantilever Wall Arm for Moonshine Series

The angle of the arm depends on two factors. First the distance between the wall plate and the brace plate. Second, there is adjustment on the arm itself. So, for example, if the distance from the center of the wall plate to the center of the brace is 10", the arm can go from 18 degrees below horizontal to 9 degrees above horizontal. This represents a spread of 27 degrees.



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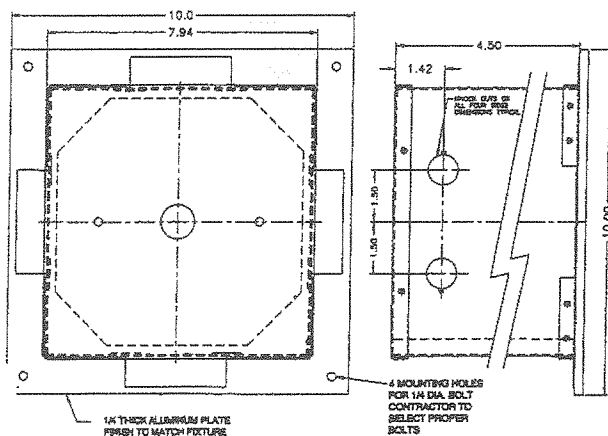
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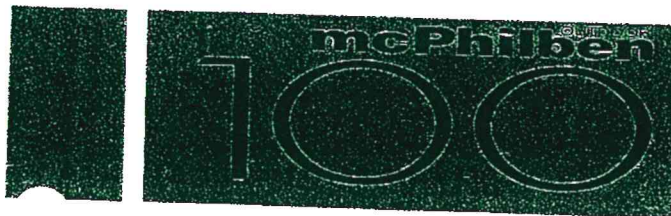
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The interdependence of the installation angle α to distance a

Distance a in inches	Angle α in $^\circ$	Range in $^\circ$
10	-18 - +9	27
12	-18 - +11	29
14	-18 - +13	31
16	-18 - +15	33
18	-18 - +17	35
20	-18 - +19	37
22	-18 - +21	39
24	-18 - +23	41
26	-18 - +25	43
28	+2 - +27	25
30	+14 - +29	15
32	+29 - +31	2
34	+31 - +33	2

Recessed Ballast Box





LINE

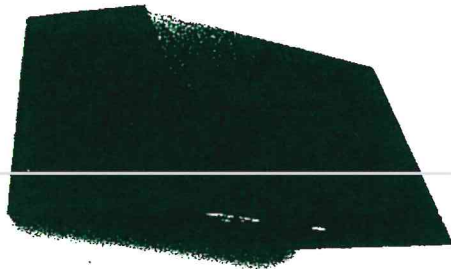
Fletcher Allen Inpatient

Building Light Fix

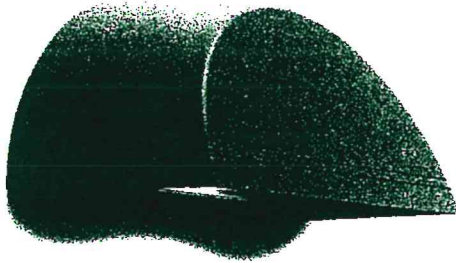
101/102

PERFORMANCE

SCONC



101 Trapezoidal Sconce



102 Rounded Wedge Sconce

The mcPhilben Outdoor 101 Trapezoidal and 102 Rounded Wedge sconces offer an excellent alternative to unsightly wall mounted fixtures. These architecturally refined luminaires are designed to integrate naturally to wall surfaces. The 101 and 102 luminaires are available with three (3) different distribution patterns - a wide throw, medium throw and a forward throw. Each luminaire is designed to accept sources up to 175W MH. Housings are sealed throughout completely excluding moisture, dust, insects and contaminants.

- Wide luminaire spacings from sharp cutoff wall mounted luminaires
- Handsome, compact forms integrate to mounting surfaces
- Rugged die cast aluminum construction

FLETCHER ALLEN HEALTH CTR

Type: LG7 Mfg: GARDCO

102-WT-70MH-277-XXX-SL

ORDERING

PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE ¹	FINISH	OPTIONS
102	WT	150 MH	277	BRP	PCB
101 102	(Trapezoidal) (Rounded Wedge)		120 277	BRP BLP WP NP BGP SC	F PCB QR SL
	FT WT MT			Bronze Paint Black Paint White Paint Natural Aluminum Paint Beige Paint Special Color (specify) Paint	Fusing (120, 277) Button Type Photocontrol Quartz Standby ⁴ Solite® Diffusing Lens <i>Solite is a registered Trademark of AFG Industries</i> 5° Uplight for FT optics Wet location door for inverted mounting Wall mounted box for surface conduit
	(Forward Throw) ⁴ (Wide Throw) ⁴ (Medium Throw)				UT WLU WS
	</				

mcPhilben Outdoor
2661 Alvarado Street
San Leandro, CA 94577
800/227-0758
510/357-6900 (California)
510/357-3088 FAX

In Canada:
Lumec C&I
640 Curé Boivin Blvd.
Boisbriand
Quebec, Canada J7G 2A7
Tel: 514/430-7040

mcPhilben OUTDOOR 100 LINE

Fletcher Allen Inpatient B

Building Light Fixt
101/10
PERFORMANC
SCONCE

SPECIFICATIONS

GENERAL

Each mcPhilben 100 Line luminaire is a wall mounted cutoff luminaire for high intensity discharge or fluorescent lamps. Internal components are totally enclosed, rain-tight, dust-tight and corrosion resistant. Housing, back plate and door frame are die cast aluminum. A choice of three (3) optical systems are available. Luminaires are suitable for wet locations.

HOUSING

Single piece soft trapezoidal (101) or rounded wedge (102) housings are die cast aluminum. A memory retentive gasket seals the housing with the doorframe to exclude moisture, dust, insects and pollutants from the optical system. A black, die cast ribbed backplate dissipates heat for longer lamp and ballast life.

DOOR FRAME

A single piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with two (2) captive stainless steel fasteners. The heat and impact resistant 1/8" tempered glass lens and one-piece gasket are mechanically secured to the door frame with four (4) galvanized steel retainers.

OPTICAL SYSTEMS

Reflectors are composed of specular extruded and faceted Alzak® components, electro-polished, anodized and sealed. Reflector segments are set in arc tube image duplicating patterns to achieve the wide throw (IES Type II), forward throw (IES Type IV), or medium throw distributions.

TECHNICAL

Each high power factor HID ballast is the separate component type capable of providing reliable lamp starting to -20°F (-29°C). Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 150°F (65°C) or higher. Standard and dimming fluorescent units have a starting temperature of 0°F (-18°C). Dimming range is 15% to 100%. Standard fluorescent ballasts are solid state. Consult factory for magnetic.

LAMPHOLDER

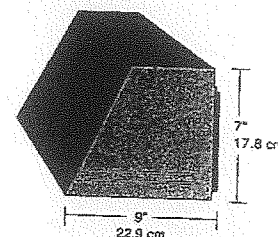
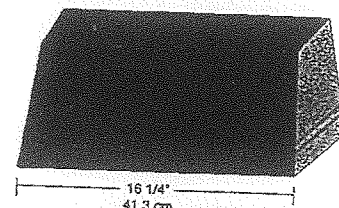
Pulse rated medium base sockets are glazed porcelain with nickel plated screw shell. Fluorescent sockets are high temperature plastic (PBT) with brass contacts.

FINISH

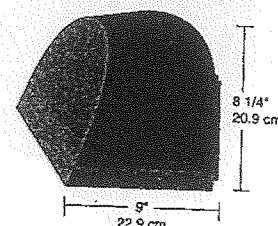
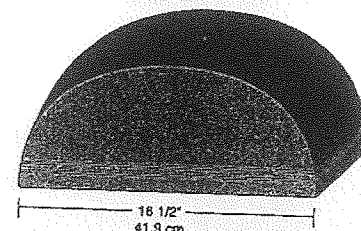
Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, textured polyester powdercoat finish.

LABELS

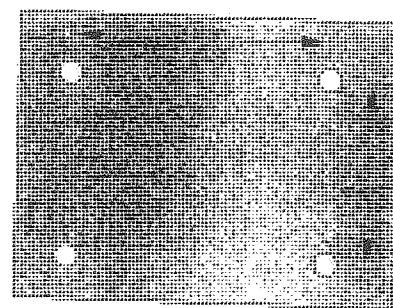
All fixtures bear CSA and UL Wet Location labels.



101 - Trapezoidal Sconce



102 - Rounded Wedge Sconce



Mounting Bolt Pattern

Thomas Lighting reserves the right to change materials or modify the design of its products without notification as part of the company's continuing product improvement program.

Mr. Ben Outdoor
26. Varado Street
San Leandro, CA 94577
300/227-0758
510/357-6900 (California)
510/357-3088 FAX
http://www.mcphilbenoutdoor.com

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Boisbriand
Quebec, Canada J7G 2A7
Tel: 514/430-7040
Fax: 514/430-1453

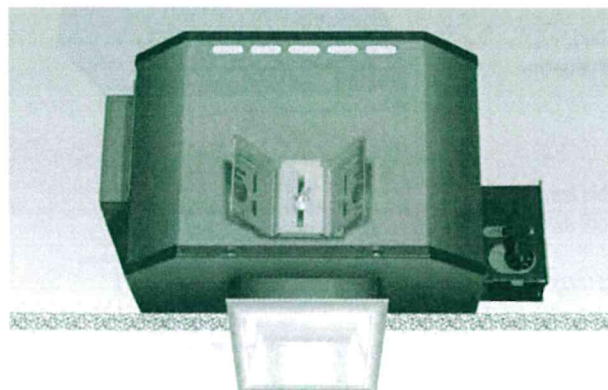
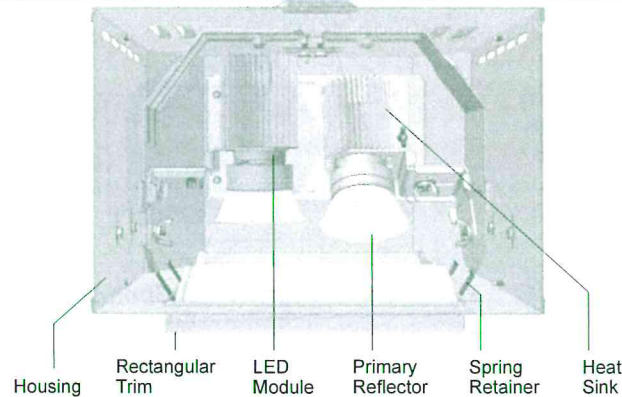
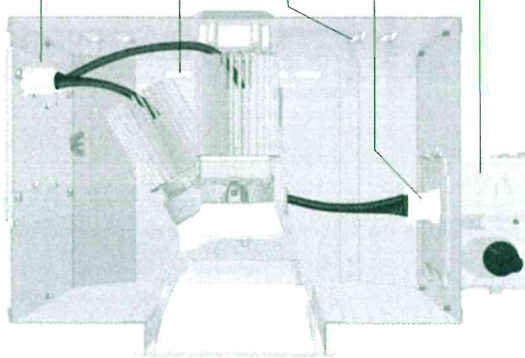
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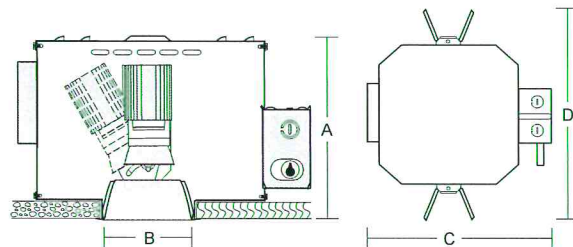
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Fletcher Allen Inpatient Building - Building Light Fixture

Electronic Drivers MultiSource® Vent Slot Vent Louvers Plug-In Connectors Branch Circuit Junction Box



Dimensions and Sources



Number	A Depth	B Aperture	C Width*	D Length	LED Module
D4216	9 15/16" 252mm	4 1/2" x 8 1/2" 114 x 216mm	16 5/8" 422mm	18 1/4" 464mm	2x1000 lm or 1300 lm Xicato

*For Lutron dimming use 17 5/8".

Energy and Ordering Information

Fixture	Module Lumens	System Lumens	System Watts*	lm/W	Order Code Model L K V
D4216	1000	1625 ^A	32	50.9	D4216 10 30 12
	1300	1871 ^B	46	40.7	D4216 13 30 12

Fixture provided standard 3000K with Softglow® clear trim.
Module lumens: specify 10 for 1000 lm, 13 for 1300 lm.

D4216 Medium Beam, 1000 lm, 1300 lm

Directional Downlight, 4 1/2" x 8 1/2" Rectangular Aperture
Two Xicato Remote Phosphor Modules
Fixed Function, MultiSource® Technology

Optics and Applications

Independent directional systems are designed with locking capability to rotate 180° and angulate 30°. Beam distributions can be changed in the field. Crossing the beams creates interesting effects. Illuminate two different objects from one fixture. Medium beam distribution is standard. See accessories for narrow and wide distribution options.

Design Features - MultiSource® Capable

Fixture housings are designed with MultiSource® plug and play connectors allowing field conversion to other sources. New lighting technologies will be incorporated as they become available. Proprietary passive heat sinks ensure proper temperatures are maintained. Pressure springs assure tight trim to ceiling fit. Service from below only. Maximum ceiling thickness is 7/8".

Modules

Two Xicato remote phosphor modules use high efficiency blue LEDs that convert to white light when directed through a phosphor lens. Lumen packages are 1000 lm and 1300 lm operating on 1A drivers. Standard 3000K, 80 CRI. 2700K, 3500K, 4000K available. Rated Life is 50,000 hours at 70% lumen output.

Dimming Driver

Dimming is standard 0-10V/10%. See accessories for additional dimming options. Specify Voltage.

Finish

Standard trim is anodized Softglow® clear. Colors available, see accessories. Steel parts are phosphate conditioned then painted matte black to suppress light leaks.

Finish

5 year limited. See KV website for manufacturer's details.

General

Fixture is pre-wired and thermally protected, UL and C-UL listed, for damp location and eight wire, 75°C, branch circuit wiring. All products are union made IBEW. Designed and manufactured in the USA.

Accessories

SB Softglow® black trim.	ST Softglow® titanium trim.
SG Softglow® gold trim.	SW Softglow® wheat trim.
SH Softglow® mocha trim.	SY Softglow® pewter trim.
SP Softglow® graphite trim.	SZ Softglow® bronze trim.
WT White trim flange.	WHT White complete cone.
R2 26" support rails.	27 2700 Kelvin temp.
R5 52" support rails.	35 3500 Kelvin temp.
F Fuse.	40 4000 Kelvin temp.
SO Fine microprism lens*.	FR Frosting on lens,
LL Linear lens*.	specify lens type.
LP Large prism lens*.	DCE Double circuiting.
DP Fixed downlight position.	
ND Narrow beam distribution.	
WD Wide beam distribution.	

FMT4 Flush mount, contact factory.

FLT8 Full lens trim 4 x 8", specify lens type.

REM Remote Bodine EM. Includes battery pack, charger light, test switch and single lamp operation for 90 minutes. Remote mount only. Ceiling access required.

D1 Lutron to 1%, 3 wire control.

DE Lutron EcoSystem to 1%, digital 4 wire.

AS Xicato Artist Series 95 CRI module for 1000 lm. Contact factory for energy information.

*FLT option required.

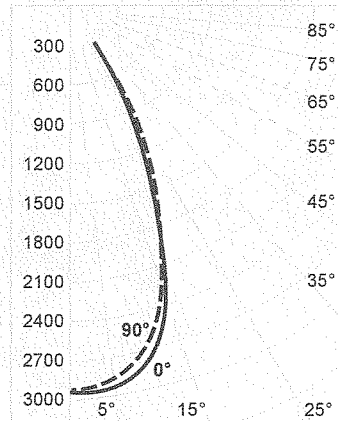
D1 D4216 Medium Beam

Fletcher Allen Inpatient Building
Building Light Fixture

Footcandle Values at Nadir, Fixtures Mounted in 15° Slope

Distance	5'					10'					15'					20'				
	Nadir	10°		15°		Nadir	10°		15°		Nadir	10°		15°		Nadir	10°		15°	
Lamps	FC	FC	Diam	FC	Diam	FC	FC	Diam	FC	Diam	FC	FC	Diam	FC	Diam	FC	FC	Diam	FC	Diam
D4216 1000 lm 3000K	118	104	2'	83	3'	30	26	4'	21	5'	13	12	5'	9	8'	7	7	7'	5	11'
D4216 1300 lm 3000K	159	142	2'	115	3'	40	35	4'	29	5'	18	16	5'	13	8'	10	9	7'	7	11'

Candlepower Distribution

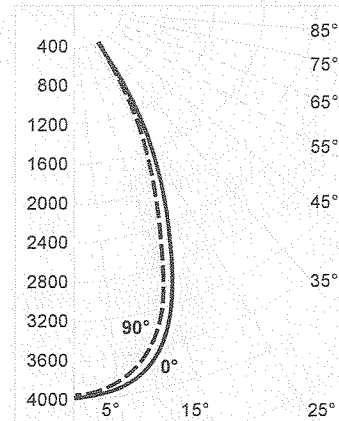


D4216 1000 lm 3000K
LER 50.9 S/M 0° .7
S/M 90° .7

Candelas

	0°	90°
0	1625*	1625*
5	2958	2958
10	2945	2914
15	2758	2698
20	2340	2267
25	1678	1679
30	836	1130
35	403	593
40	108	253
45	63	107
50	38	25
55	28	15
60	20	10
65	15	7
70	12	4
75	10	3
80	8	3
85	6	3
90	4	2
90	0	0

°Vertical Angles
*Luminaire Lumens



D4216 1300 lm 3000K
LER 40.7 S/M 0° .6
S/M 90° .6

	0°	90°
0	1871*	1871*
5	3971	3971
10	3928	3843
15	3707	3513
20	3185	2834
25	2179	1958
30	1474	1240
35	1054	536
40	354	244
45	134	73
50	93	23
55	65	13
60	45	9
65	33	4
70	25	1
75	19	0
80	14	0
85	10	0
90	6	0
90	0	0

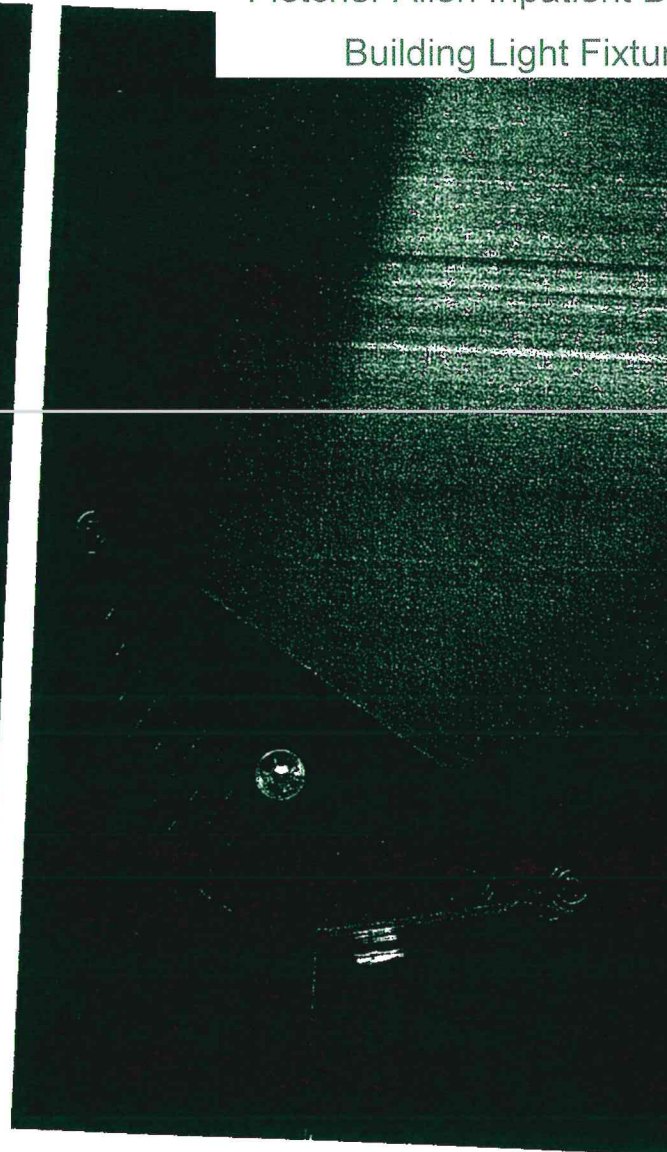
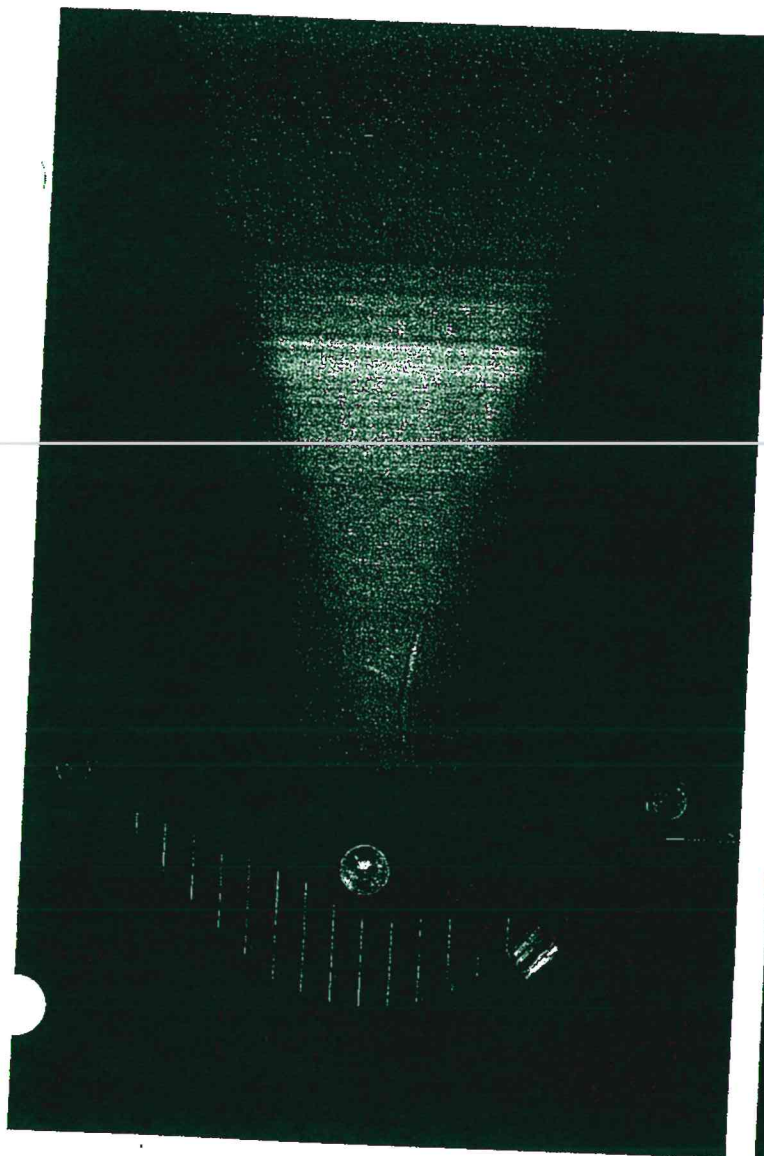
°Vertical Angles
*Luminaire Lumens

Notes

- 1 Photometric Report: D4216 1000 lm KV Report No. 71113-A, D4216 1300 lm LTL Report No. 260910.
- 2 Data with Softglow® trim.
- 3 Colored trim multipliers vary with beam orientation and degree of angulation. Contact the factory for specific data.
- 4 All data derived with fixtures mounted in 15° sloped ceiling.

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DEPARTMENT OF
PLANNING & ZONING

Fletcher Allen Inpatient B
Building Light Fixtur



Moonshine

High performance
floodlights and spotlights
for discharge lamps

Concept: Roland Jéol
Design: Roy Fleetwood

TYPE LG6

1290019940

BLACK Finish 277V

* Specify Distribution

Note Remote BALLAST

designplan 

79 Trenton Avenue
Frenchtown, NJ 08825

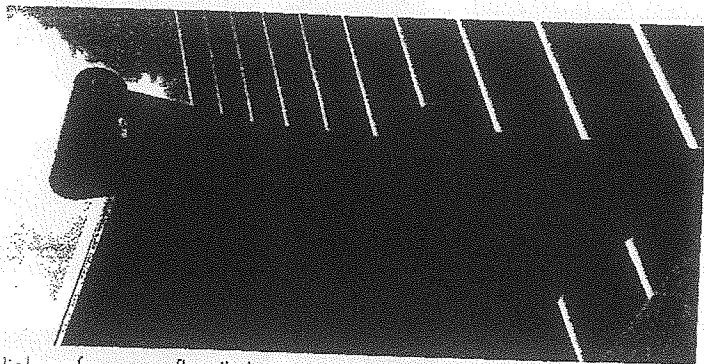
Tel: (908) 996-7710
Fax: (908) 996-7042

designplan  MEYER LIGHTING

Moonshine A

Fletcher Allen Inpatient Bu

Building Light Fixture



High performance floodlights and spotlights for compact fluorescent and Metal Halide. IP65, die cast low copper aluminum housing, all exterior steel parts are stainless steel, axially symmetrical or rotationally symmetrical reflector, tempered glass lens flush with frame, silicon gasket, either remote ballast or recessed ballast box for exterior installation. Recessed ballast box is 8" square to facilitate installation. Fluorescent version has integral electronic -25 F cold weather ballasts.

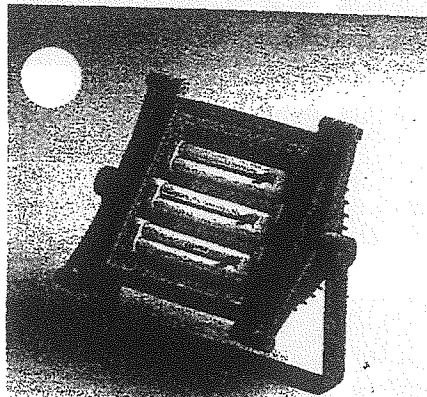
Moonshine is a range of floodlights and spotlights which offers new possibilities for the architectural illumination of buildings. Wide, medium and narrow beam axially symmetrical and rotationally symmetrical are available for the Metal Halide versions. The high IP rating makes them suitable for exterior use, up or down, and for applications in buildings where dust is a problem.

Both sizes of housing take double ended MH lamps. Concentrating on this type of lamp made it possible to design luminaires with a very shallow cross section. When installed horizontally on a

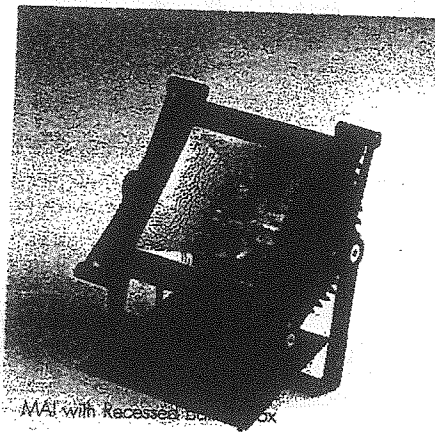
façade, the luminaires only have a minimal effect on the overall appearance of the building.

The 6mm (.236") thick tempered glass is ceramic printed and is flush with the frame. The absence of a lip around the edge makes it more difficult for water and dirt to build up on the glass. This reduces the amount of maintenance.

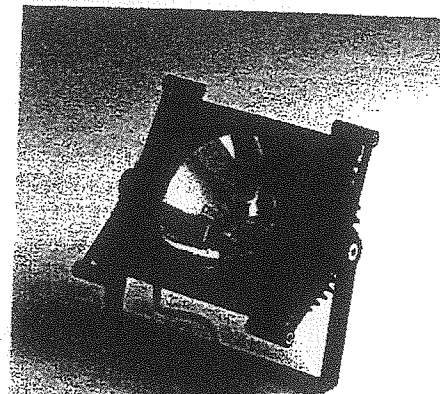
Moonshine is the result of international cooperation between the lighting consultant Roland Jéol and the architect and industrial designer Roy Fleetwood. Both are internationally recognized as being leaders in their field.



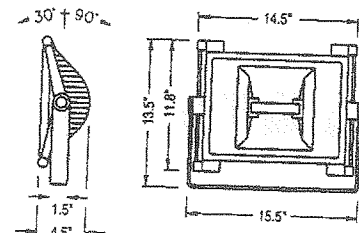
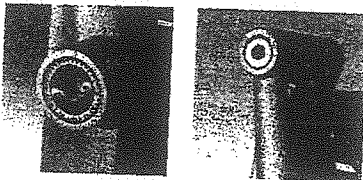
MAF with Integral Ballast



MAI with Recessed Ballast Box



MA4 with Remote Ballast

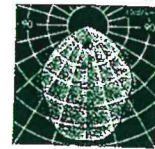


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Building Light Fixture

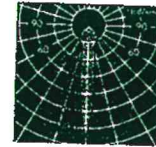
MAF Fluorescent

Lamp	CRI	Socket	Half beam angle	
			CO-180	C90-270
3x18 Dulux L RS	82	2G11	93	100



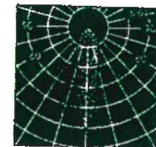
MA1 Axially symmetrical, narrow beam

Lamp	CRI	Socket	Half beam angle	
			CO-180	C90-270
70W MASTER COLOR MH DE 3000K	85	Rx7s	10	73
150W MASTER COLOR MH DE 3000K	85	Rx7s	10	73



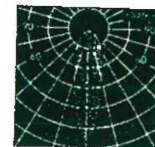
MA2 Axially symmetrical, medium wide beam

Lamp	CRI	Socket	Half beam angle	
			CO-180	C90-270
70W MASTER COLOR MH DE 3000K	85	Rx7s	22	73
150W MASTER COLOR MH DE 3000K	85	Rx7s	22	73



MA3 Axially symmetrical, wide beam

Lamp	CRI	Socket	Half beam angle	
			CO-180	C90-270
70W MASTER COLOR MH DE 3000K	85	Rx7s	40	76
150W MASTER COLOR MH DE 3000K	85	Rx7s	40	76



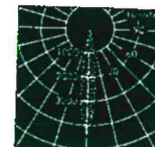
MA4 Rotationally symmetrical, narrow beam

Lamp	CRI	Socket	Half beam angle	
			CO-180	
70W MASTER COLOR MH DE 3000K	85	Rx7s	9	
150W MASTER COLOR MH DE 3000K	85	Rx7s	9	



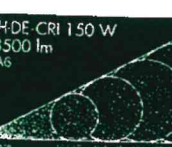
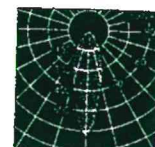
MA5 Rotationally symmetrical, medium wide beam

Lamp	CRI	Socket	Half beam angle	
			CO-180	
70W MASTER COLOR MH DE 3000K	85	Rx7s	20	
150W MASTER COLOR MH DE 3000K	85	Rx7s	20	



MA6 Rotationally symmetrical, wide beam

Lamp	CRI	Socket	Half beam angle	
			CO-180	
70W MASTER COLOR MH DE 3000K	85	Rx7s	45	
150W MASTER COLOR MH DE 3000K	85	Rx7s	45	



ORDERING CHART

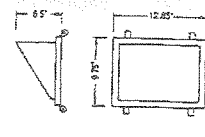
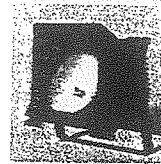
moonshine A

SERIES	Prod. ID XXX	Lamp X	Wattage XX	Body X	Finish XX	Grill X	Ballast X	Lens X	Options XX
Fluorescent	MAF	8 - FLOUR	G6 - 3x18W Biac 4Pin CRI 82 35K	B - Adjustable Floodlight	10 - Matte Silver	0 - None	C - 120V-277V ELECT	T - Clear Temp Glass	0 - None
Axially Sym Narrow	MA1	9 - HID	L5 - 70W Master Color D/E CRI 85 30K	T - Recessed Ballast Box	78 - Textured Black		9 - 120V MAG HPF		
Axially Sym Medium	MA2		U1 - 150W Master Color D/E CRI 85 30K	Adjustable Floodlight	EW - Euro White		A - 277V MAG HPF		
Axially Sym Wide	MA3				99 - Custom		R - 120V/277V MAG HPF REM		
Rotation Sym Narrow	MA4								
Rotation Sym Med	MA5								
Rotation Sym Wide	MA6								

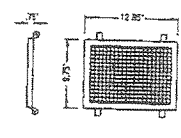
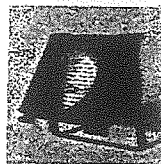
NOTE: B STYLE BODY IS ALWAYS USED FOR FLUORESCENT
WITH INTEGRAL ELECTRONIC BALLAST
B STYLE BODY IS FOR HID WITH REMOTE BALLAST
T STYLE BODY IS ALWAYS INTEGRAL BALLAST
IN RECESSED BALLAST BOX

NOTE: FLUOR. IS ALWAYS C
HID IS EITHER 9 OR A FOR "T" BODY
OR R FOR "B" BODY

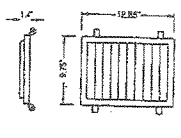
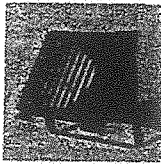
Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 016 940	129 0 036 940	black	cowl
129 0 016 960	129 0 036 950	white	c/w frame
129 0 016 950	129 0 036 960	silver grey	



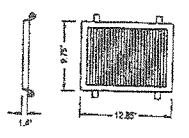
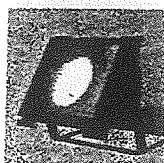
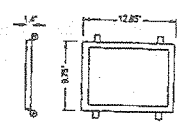
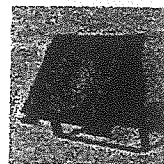
Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 012 940	129 0 032 940	black	protection grill
129 0 012 960	129 0 032 950	white	c/w frame
129 0 012 950	129 0 032 960	silver grey	



Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 014 940	129 0 034 940	black	vertical louvre
129 0 014 960	129 0 034 960	white	c/w frame
129 0 014 950	129 0 034 950	silver grey	
129 0 015 940	129 0 035 940	black	horizontal louvre
129 0 015 960	129 0 035 960	white	c/w frame
129 0 015 950	129 0 035 950	silver grey	



Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 018 940	129 0 038 940	black	green filter
129 0 018 960	129 0 038 960	white	c/w frame
129 0 018 950	129 0 038 950	silver grey	
129 0 013 940	129 0 033 940	black	blue filter
129 0 013 960	129 0 033 960	white	c/w frame
129 0 013 950	129 0 033 950	silver grey	
129 0 017 940	129 0 037 940	black	red filter
129 0 017 960	129 0 037 960	white	c/w frame
129 0 017 950	129 0 037 950	silver grey	
129 0 011 940	129 0 031 940	black	yellow filter
129 0 011 960	129 0 031 960	white	c/w frame
129 0 011 950	129 0 031 950	silver grey	



Only for spotlights with narrow beam light distributions

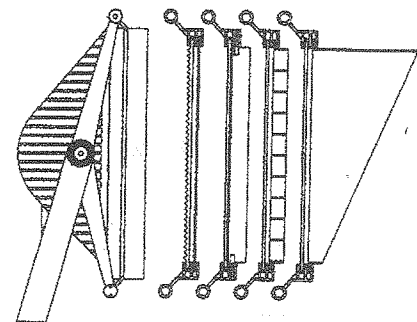
129 0 019 940	129 0 039 940	black	ribbed glass
129 0 019 960	129 0 039 960	white	for vertical beam
129 0 019 950	129 0 039 950	silver grey	c/w frame
129 0 020 940	129 0 040 940	black	ribbed glass
129 0 020 960	129 0 040 960	white	for horizontal beam
129 0 020 950	129 0 040 950	silver grey	c/w frame

The frames can carry a special glass plus another accessory.

Moonshine A	Moonshine B		
Part number	Part number	Colour	Description
129 0 051 910*	129 0 071 910*	yellow	filter
129 0 051 930*	129 0 071 930*	blue	
129 0 051 970*	129 0 071 970*	red	
129 0 051 980*	129 0 071 980*	green	

Only for spotlights with narrow beam light distributions

129 0 059 000*	129 0 079 000*	-	ribbed glass, vertical beam
129 0 060 000*	129 0 080 000*	-	ribbed glass, horizontal beam



Accessories such as louvres and special glasses are fitted into a supporting frame and are screwed onto the front of the floodlight.

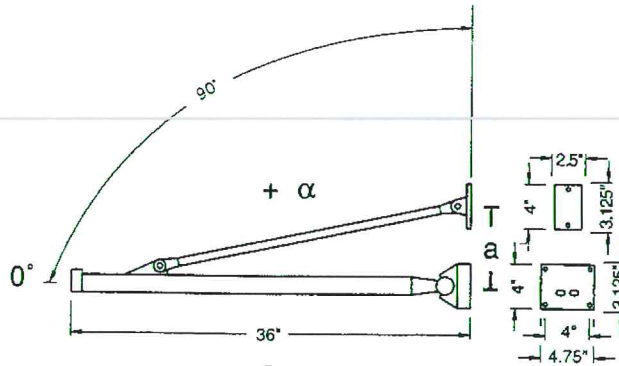
A special glass plus another accessory can be fitted into the frame.

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Cantilever Wall Arm for Moonshine Series

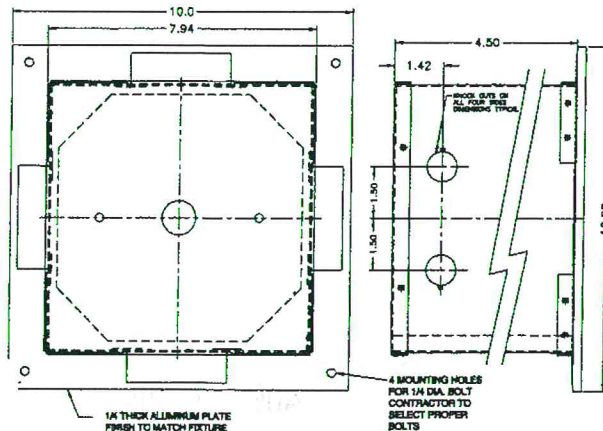
The angle of the arm depends on two factors. First the distance between the wall plate and the fixture plate. Second, there is adjustment on the arm itself. So, for example, if the distance from center of the wall plate to the center of the brace is 10", the arm can go from 18 degrees below horizontal to 9 degrees above horizontal. This represents a spread of 27 degrees.



The interdependence of the installation angle α to distance a

Distance a in inches	Angle α in $^{\circ}$	Range in $^{\circ}$
10	-18 - +9	27
12	-18 - +11	29
14	-18 - +13	31
16	-18 - +15	33
18	-18 - +17	35
20	-18 - +19	37
22	-18 - +21	39
24	-18 - +23	41
26	-18 - +25	43
28	+2 - +27	25
30	+14 - +29	15
32	+29 - +31	2
34	+31 - +33	2

Recessed Ballast Box



Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DRB

Phone: (802) 865-7188

Fax: (802) 865-7195

Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Vacant (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday August 19 2014, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

Present: Brad Rabinowitz, A.J. LaRosa, Michael Long, Missa Aloisi, Austin Hart (chair), Ali Zipparo, Israel Smith,

Staff: Scott Gustin, Ken Lerner, Mary O'Neil, Nic Anderson

Absent: Jonathan Stevens (Vice Chair)

I. **Agenda**

No changes. Two items requested for deferral.

II. **Communications**

Four communications. Two for 12 Weston Street as Other Business item, one for 477 Manhattan Dr, one for a parking waiver analysis.

III. **Minutes**

None.

IV. **Consent**

1. **15-0094CA: 477 MANHATTAN DRIVE (RM, Ward 2) Kevin Mahar**

Amend conditions of ZP#03-258 regarding siding and meter and corrected site plan.
(Project Manager: Mary O'Neil)

Applicant Kevin Mahar present. Has received staff comments and has no concerns or objections. Board ok with treating as consent item. No public present to speak.

Motion by M. Long to approve and adopt staff findings and conditions

Seconded by B. Rabinowitz

Vote: 7-0-0

Motion Carried.

2. **15-0100CU: 1540 NORTH AVENUE (RL, Ward 7) Stonehouse Properties LLC**

Change use from daycare to single family house with conditional use home occupation for contractor. (Project Manager: Scott Gustin)

Applicant Linda Letourneau. Has received staff comments and has no concerns or objections. Board ok with treating as consent item. No public present to speak.

Motion by B. Rabinowitz to approve and adopt staff findings and conditions

Seconded by M. Long

Vote: 7-0-0

Motion Carried.

3. **14-0747SD: 1891 NORTH AVENUE (RL, Ward 4) Thomas Mitchell**

Subdivide two lots into three lots, remove existing single family house, construct two duplexes and one single family house. (Project Manager: Scott Gustin)

M. Aloisi recused.

Applicants Thomas and Jill Mitchell present. Has received staff comments and has no concerns or objections. Has lighting information to meet conditions of approval. Board ok with treating as consent item.

B. Rabinowitz asked S. Gustin about landscape plan.

S. Gustin noted plans included detail of tree removal and planting.

T. Mitchell – Has letter from Arborist.

Member of public asked about chain link fencing.

T. Mitchell – Chain link will remain. It is on the line based on survey.

A. Hart asked if he wanted to open as public hearing.

Member of public satisfied. No public hearing held.

Motion by B. Rabinowitz to approve and adopt staff findings and conditions

Seconded by I. Smith

Vote: 7-0-0

Motion Carried.

4. 10-1005CA/MA: 475 LAKE STREET (UR/DW-PT, Ward 3) City of Burlington

10-1115CA: 0 LAKE STREET - 043-4-004-000

11-0570CU: 601 LAKE STREET - 038-2-006-000

Time extension request for redevelopment of the Moran Plant (5 permits including amendments and associated properties) into public-private uses and associated site works and car parking. Upgrades to bike path, increased green space and park amenities, children's splash area/seasonal refrigerated skating rink and a rebuilt skate park. Includes Community Sailing Center and staging area in urban reserve.

A. Hart and I. Smith recused. Applicant K. Merriman Shapiro present. No public present to speak.

K. Merriman Shapiro gave summary of request.

Board ok with treating as consent item.

Motion by B. Rabinowitz to approve and adopt staff findings and conditions

Seconded by A. J. LaRosa

Vote: 5-0-0

Motion Carried.

5. 15-0042CA/CU: 80 COLCHESTER AVE (I, Ward 1) Randall Miller & Frank Von Turkovich

Change use from office to membership club; replace exterior staircase and install bike rack. (Project Manager: Mary O'Neil)

Applicant F. Von Turkovich present. Has received staff comments and has no concerns or objections. Board ok with treating as consent item. No public present to speak.

Motion by M. Aloisi to approve and adopt staff findings and conditions

Seconded by I. Smith

Vote: 6-0-0

Motion Carried.

V. Public Hearing

1. 14-1300CA/CU: 85 LAKEVIEW TERRACE (RM, Ward 7) Jovial King

Construct 2 story addition to existing single family home; remove existing shed and construct new accessory structure for accessory dwelling unit and storage. (Project Manager: Mary O'Neil)

A. Hart recused.

No public present to speak.

Will Schebaum present on behalf of owner. Gave summary of proposal.

M. Long asked about location of addition and view from street.

W. Schebaum – Located near rear of site. Will look from the street similar to the existing garage.
M. Long asked size of unit.
W. Schebaum detailed.
A. J. LaRosa asked who intends on using such a small apartment.
W. Schebaum – Mother in law at present. Have built similar small spaces before.
A. J. LaRosa asked about ceiling height.
W. Schebaum detailed.
A. J. LaRosa - feels very small space. Below standards of what Boston and NY City would allow but Burlington doesn't have minimum standards.
B. Rabinowitz asked about materials. What is wood siding.
W. Schebaum – Tongue and groove boards. Horizontal or vertical. Finish on metal will be galvanized corrugated with some standing seam.
B. Rabinowitz – Corrugated would face south so could be bright.
W. Schebaum – Could do colored but intends on doing galvanized.
B. Rabinowitz asked about fence. Looks like a stockade fence. Seems to be out of character.
W. Schebaum – Will be wood. Client wanted it tall for privacy. Keeping it simple for budgetary purposes. Have wood slat fence on north side of property.
B. Rabinowitz – May not have enough information on that right now. Asked about thickness of roof on elevations. Seem to be about a foot thick. Stylistic? Asked about permeable pavers. Is gravel considered permeable?
M. O'Neil all are considered coverage.
B. Rabinowitz asked if putting in permeable to get any bonus?
W. Schebaum – More for stormwater.
B. Rabinowitz also concerned about size
M. O'Neil notes there is a minimum for Code but it is much smaller.
Public Hearing closed 5.32pm

2. 15-0135CU: 666 RIVERSIDE AVE (NMU, Ward 2) Wanda Robar/BHA

Utilize existing building and parking lot for BHA maintenance department office and operations. (Project Manager: Ken Lerner)

Applicant Matt Ham-Ellis present. K. Lerner noted recommendation was for consent approval. Has received staff comments and has no concerns or objections. Board ok with treating as consent item. No public present to speak.

Motion by B. Rabinowitz to approve and adopt staff findings and conditions

Seconded by M. Long.

Vote: 7-0-0

Motion Carried.

3. 15-0052CA/CU: 415 SOUTH UNION ST (RL, Ward 6) Champlain Housing Trust

Renovate existing carriage barn at rear to convert to duplex with associated site changes. (Project Manager: Scott Gustin)

Request for deferral to September 2nd. A. Hart happy to open Public Hearing tonight to hear comments if cannot or don't want to attend on September 2nd.

Motion by A. Hart to open and continue to date certain.

Seconded by B. Rabinowitz

Vote: 7-0-0

Motion Carried

4. 15-0129CA/CU: 1398 NORTH AVENUE (RL, Ward 7) Peter Bessery et al.

Demolish existing building and construct new two story building with market on ground floor and two residential units on second floor. (Project Manager: Ken Lerner)

Request for deferral to September 2nd
Motion by A. Hart to open and continue to date certain.
Seconded by M. Long
Vote: 7-0-0
Motion Carried

VI. Other Business

1. Annual Organizational Meeting

Chair

A. Hart - interested in continuing but could pass on the torch.

B. Rabinowitz nominated A. Hart as Chair

Seconded by A. J. LaRosa.

Un-opposed.

A. Zipparo important to cultivate new leadership. Maybe term limits. J. Stevens – Could impose in our own bylaws.

Vice Chair

J. Stevens interested in continuing VC. No others interested.

J. Stevens – Vice Chair by acclamation.

PCOC

J. Stevens loves serving on PCOC. M. Aloisi may be interested. J. Stevens will defer to M. Aloisi.

M. Aloisi appointed on PCOC.

PCLRC

A. J. LaRosa - nominated himself. A. J. LaRosa appointed on PCOC.

2. Parking Waiver Analysis

S. Gustin – to be read at the boards leisure. Summarized analysis.

A. J. LaRosa asked S. Gustin questions.

M. Aloisi asked if there have been any parking violations on the properties.

A. Zipparo asked about low income housing. Asked for electronic file.

A. Hart suggested putting on agenda for next hearing as other business.

3. 12 Weston Street

A. Hart did not participate. Can if needed. M. Long recused. A. J. LaRosa has asked K. Sturtevant for guidance.

K. Sturtevant – Gave summary of authority of board and what criteria. VSCED decision. Read criteria.

B. Rabinowitz asked staff about history. Distinction between rooms and bedrooms.

M. Long as appellant gave summary of reconsideration request. Summarized bedroom count based on city records and testimony. Discrepancy that the number of rooms total with city record and owners testimony. Applicant testified there would be living space in the basement.

M. Aloisi thought they had testified there was living space.

J. Stevens asked if there had been different information that would have been changed the way they would have made their decision.

M. Long gave testimony on duplex use.

B. Rabinowitz decision was made. Merit for reconsideration request is, is there new information.

A. J. LaRosa asked K. Lerner about determinations for non-applicabilities.

K. Lerner detailed.

A. Zipparo asked what records they are noting with regards to room count.

N. Anderson – Need to review as a request for reconsideration not have a public hearing.
Owner is not here.
A. Zipparo – Doesn't think there is any new information.

VII. Adjournment

Adjourned at 6.18pm.

A. Hart asked to have Deliberative now on item for 85 Lakeview Terrace.

Discuss term limits in next deliberative.

A. Hart - Chair, Development Review Board

Date

Nic Anderson, Zoning Clerk