Burlington Design Advisory Board
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/PZ/DAB
Phone: (802) 865-7188
Fax: (802) 865-7195

Matthew Bushey
Ron Wanamaker
Leo Sprinzen
Steven Offenhartz
Tom Cullins
Philip Hammerslough, Alt.
Phil Wagner, Alt.

DESIGN ADVISORY BOARD
Tuesday May 8th, 2018 at 3:00 PM
Conference Room 12, City Hall, Burlington, VT
Agenda

Session I – 3:00 PM – 3:30 PM

18-0898CA; 275 Main St (I, Ward 6S) City of Burlington School Dept.
Site improvements including lower level link enclosure between buildings A and C, relocated loading dock, screening, fencing, and removal of pavement for courtyard.
(Project Manager: Mary O'Neil)

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, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Vacant, Zoning Clerk

MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: 159 Locust Terrace, ZP18-0857CA
Date: May 8, 2018

File: ZP18-0898CA
Location: 275 Main Street (AKA 170 South Union Street)
Zone: I **Ward**: 6S
Parking District: Shared Use
Date application accepted: April 16, 2018
Applicant/ Owner: Office of Colin Lindberg / Burlington School District
Request: Site modifications, including relocation of loading dock, enclosing lower link between buildings A and C, screening, fencing, converting pavement to outdoor courtyard.

1 NORTH ELEVATION

Background:

275 Main Street:

- **Non-Applicability of Zoning Permit Requirements 15-0973NA,** installation of new elevator, improvements to interior east and south stairs, entrance doors and building access improvements at the stair locations including the removal of the existing deteriorated concrete exterior non-code compliant stairs. No changes to building footprint or coverage%. April 2015.
- **Non-Applicability of Zoning Permit Requirements,** Stormwater improvement agreement, June 1996.
- **Zoning Permit 97-015**; installation of a nonilluminated freestanding sign. July 1996.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

170 South Union Street:

- **Zoning Permit 16-0607CA;** installation of storage shed. November 2015.
- **Zoning Permit 15-0527CA**; installation of sixteen security cameras on four school buildings. October 2014.
- **Zoning Permit 15-1385CA**; additional lighting at the elementary school, Building B. June 2015.
- **Zoning Permit 13-1036CA**; installation of two exhaust and two intake hoods in existing window openings in association with cooling system, Building C. May 2013.
- **Zoning Permit 11-0010CA**; Landscape improvements, new walkways, new benches, trash cans
- **Non-Applicability of Zoning Permit Requirements** Permit 13-1242NA, preventative maintenance repairs of exterior building envelope to repair deteriorated masonry components of upper cornice, cornice band and coping units on the South and East elevations of the elementary school building. No material or profile change is planned. June 2013.
- **Zoning Permit 12-0211CA;** replace existing pole lights with new, replace asphalt walkway with new concrete walkway (with underground grass paver swale on the northern side), new shorter flagpole, new granite and metal barriers on north west corner of site, new concrete slab at western entrance to building. November 2011.
- **Zoning Permit 10-0251SN;** install freestanding message board sign to replace existing freestanding sign. No illumination. August 2009.
- **Zoning Permit 10-0076CA;** ADA access to gym lobby at Edmunds Middle School; remove infill and windows, replace with front entry doors and window system to allow access at grade. Concrete landing to be replaced. July 2009.
- **Zoning Permit 09-242CA;** install solar electric system on Middle School roof. September 2008.
- **Zoning Permit 08-570CA;** remove panel infill, fans and louvers from window openings, install wood replacement windows on the south and east side of Edmunds Building A to complete the window replacement. Window pattern to match historic profile and design. March, 2008.
- **Non-Applicability of Zoning Permit Requirements 10-0678NA,** ADA elevator in A building at Edmunds Middle School. March 2010.
- **Zoning Permit 06-792CA;** regrade sports field, add topsoil where applicable, seed and mulch. Install irrigation system. June 2006.
- **Zoning Permit 06-401CA**; removal of existing fire escape on east elevation of Edmunds "B" building. December 2005.
- **Zoning Permit 06-366CA**; remove window insulation panels and install new double hung windows in "A" building similar to those in "B" building. December 2005.

- **Zoning Permit 06-424CA**; window replacement project to restore block up original windows and replace the existing windows with energy efficient units to match original window style and pattern in 1920s elementary school building "B". December 2005.

Overview: Burlington School District is proposing the beginning of multi-faceted plans intended to provide or improve access, meet required life safety code, and enhance the performance of the connected educational buildings. These changes are associated with interior reconfiguration and improvement that are outside zoning review. (Cafeteria moving to lower level of "C" building, offices and main entrance to be relocated to first floor, boarded up windows opened) State Statute §4413 limits municipal review for public institutions and school facilities, so some design details and changes do not require a zoning permit.
This application will relocate the loading dock, provide screening and fencing, allow enclosure of the lower level of the connector between buildings "A" and "C", and remove pavement for a courtyard area.

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 area of proposed alteration is entirely pavement. There are no important natural features.

(b) Topographical Alterations:

None proposed.

(c) Protection of Important Public Views:

There are no protected views across this site.

(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).

All three buildings (A, B, and C) are listed on the National Register within the Main Street / College Street Historic District. As part of the overall project plan, windows that have been boarded up on the east (lower) elevation of the former gymnastium (Building C) will be reopened and returned to their original configuration, although State Statute §4413 excludes our review of that change. The remainder of the alterations are in back of the buildings.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, solar, water, geothermal, or other renewable energy resource.

(f) Brownfield Sites:

Not applicable.

(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.

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.

The danger of snow slide from Buidling A (the former high school) has warranted efforts to keep students away from those fall areas. An existing chain link fence keeps students away from this zone immediately east of Building A.

(h) Building Location and Orientation:

No change to building location or orientation.

(i) Vehicular Access:

No change to vehicular access. The "V" drive on Main Street will remain; service access from the southerly (Maple Street and parking lot) road will remain. Truck deliveries will continue as existing, but intending to access the new loading dock adjusted south of the existing location. See Plan C1.2A

(j) Pedestrian Access:

No change.

(k) Accessibility for the Handicapped:

Moving the cafeteria and multi-purpose room to the lower level of Building C required additional egress for life safety; which in turn will be accessable. That is achieved in this plan, See C1.2A, new sidewalk and ramp.

(l)Parking and Circulation:

At present there is continuous pavement between buildings C and A. Closing off and enclosing the lower part of the connector between Buildings A and C will prohibit any vehicular traffic from traveling into that area. Opening up the lower level of Building C for a cafeteria (with newly proposed outdoor eating space, weather permitting) has revised that general area into one that is student oriented rather than vehicular. The loading dock has been adjusted from its present position, shifting it further south and more closely aligned with the service access. Finally, a portion of that pavement will be reclaimed as greenspace for a student courtyard.

(m) Landscaping and Fences:

Continuous screening is provided around the service areas (see Plan A 4.2, west elevation, and A4.0, south elevation). Planters are proposed outside the cafeteria/seating area west of Building C.

(n) Public Plazas and Open Space:

The plan proposes to reclaim green space for a student courtyard where there is currently pavement.

(o) Outdoor Lighting:

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

No lighting changes are proposed within this application.

(p) Integrate infrastructure into the design:

The loading dock, dumpster, and condensers are relocated to south and southwest of Building C. Fencing and/or screening is proposed as appropriate to visually shield these service areas. See Plan C1.2A and site elevations.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a)Relate development to its environment:

1. Massing, Height and Scale:

No changes to height or scale are proposed. The enclosure of the connector building on the lowest level has no implication for perceived massing.

2. Roofs and Rooflines.

No change.

3. Building Openings

As noted, building windows will be re-opened, but these and door relocation are not subject to zoning review per 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.

See Section 6.2.2. (d), above.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Site alterations are almost entirely reserved for the rear (south) elevations, or within internal circulation areas. The design changes to the building link are not subject to zoning review.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Material choices are not subject to review per statute.

(f) Reduce energy utilization:

Replacement condensing units (south elevation, screened. See Plan C1.2A) are part of the overall mechanical improvements proposed for the schools.

(g) Make advertising features complementary to the site:

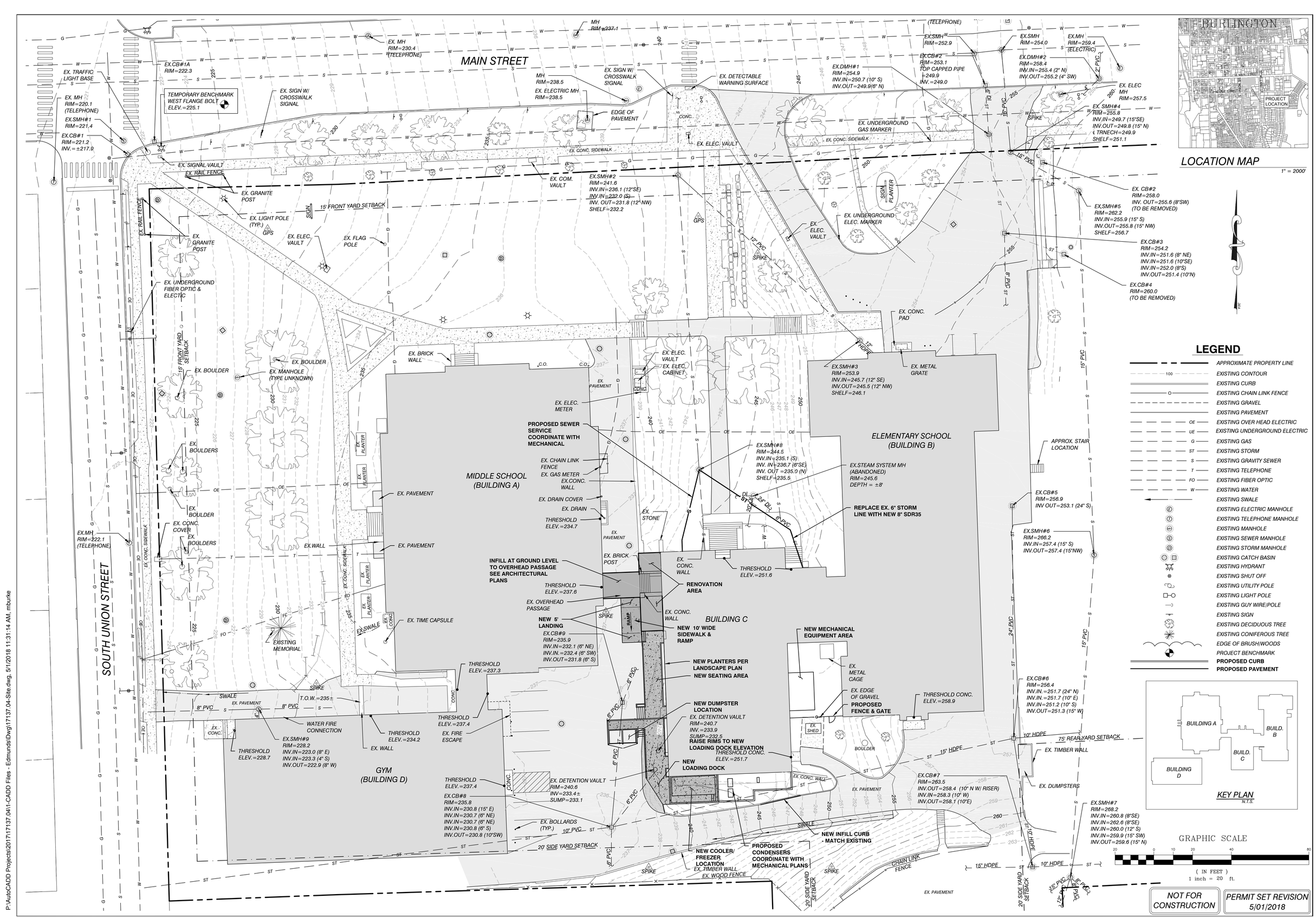
Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Many of the alterations are proposed to facilitate required building egress and to meet required life safety code. All applicable building codes, as defined by the Building Inspector or Fire Marshal shall be followed.



P:\AutoCADD Projects\2017\17137.04\1-CADD Files - Edmunds\Dwg\17137.04-Site.dwg, 5/1/2018 11:31:14 AM, mburke

CIVIL ENGINEER:
COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-0283 FAX: 802-864-2271 web: www.cea-vt.com

Sheet Name: PROPOSED CONDITIONS PLAN - BUILDING C -

Project Owner: BURLINGTON SCHOOL DISTRICT
150 COLCHESTER AVE., BURLINGTON, VT 05401

Project: EDMUNDS MIDDLE SCHOOL
275 MAIN STREET

Scale AS NOTED

Date --

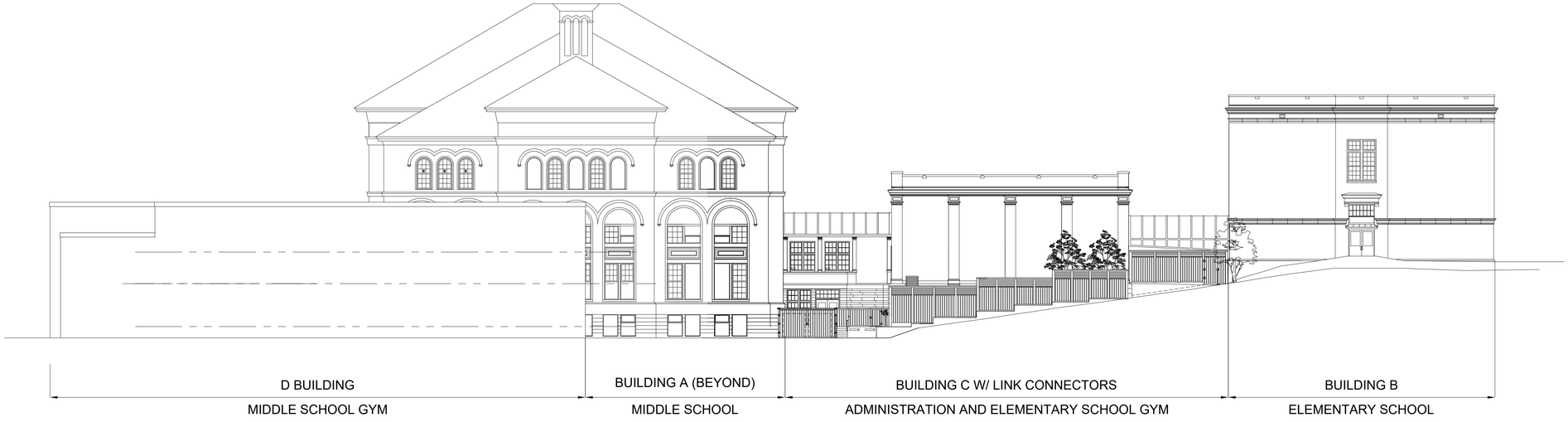
#	Date	Revision

CEA PROJ: 17137.04

C1.2A

1 NORTH ELEVATION

1/16" = 1'-0"



2 SOUTH ELEVATION

1/16" = 1'-0"

05.01.18

PERMIT SET

NOT FOR CONSTRUCTION

COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950

Sheet Name:

EXTERIOR ELEVATIONS

Project Owner:
BURLINGTON SUPERVISORY DISTRICT
150 COLCHESTER AVENUE, BURLINGTON, VERMONT

Project:
EDMUNDS ELEMENTARY & MIDDLE SCHOOL
ADMINISTRATION AND CAFETERIA
275 MAIN STREET, BURLINGTON, VERMONT

Scale
AS NOTED

Date
November 20, 2017

#	Date	Revision

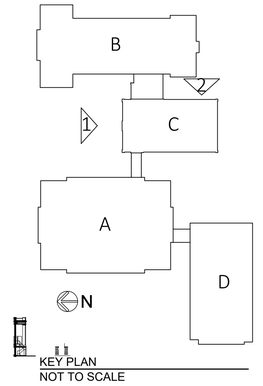
A4.0

1 PARTIAL NORTH ELEVATION

1/8" = 1'-0"

2 EAST ELEVATION

1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

05.01.18
PERMIT SET

NOT FOR CONSTRUCTION

COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950

Sheet Name:
EXTERIOR ELEVATIONS

Project Owner:
BURLINGTON SUPERVISORY DISTRICT
150 COLCHESTER AVENUE, BURLINGTON, VERMONT

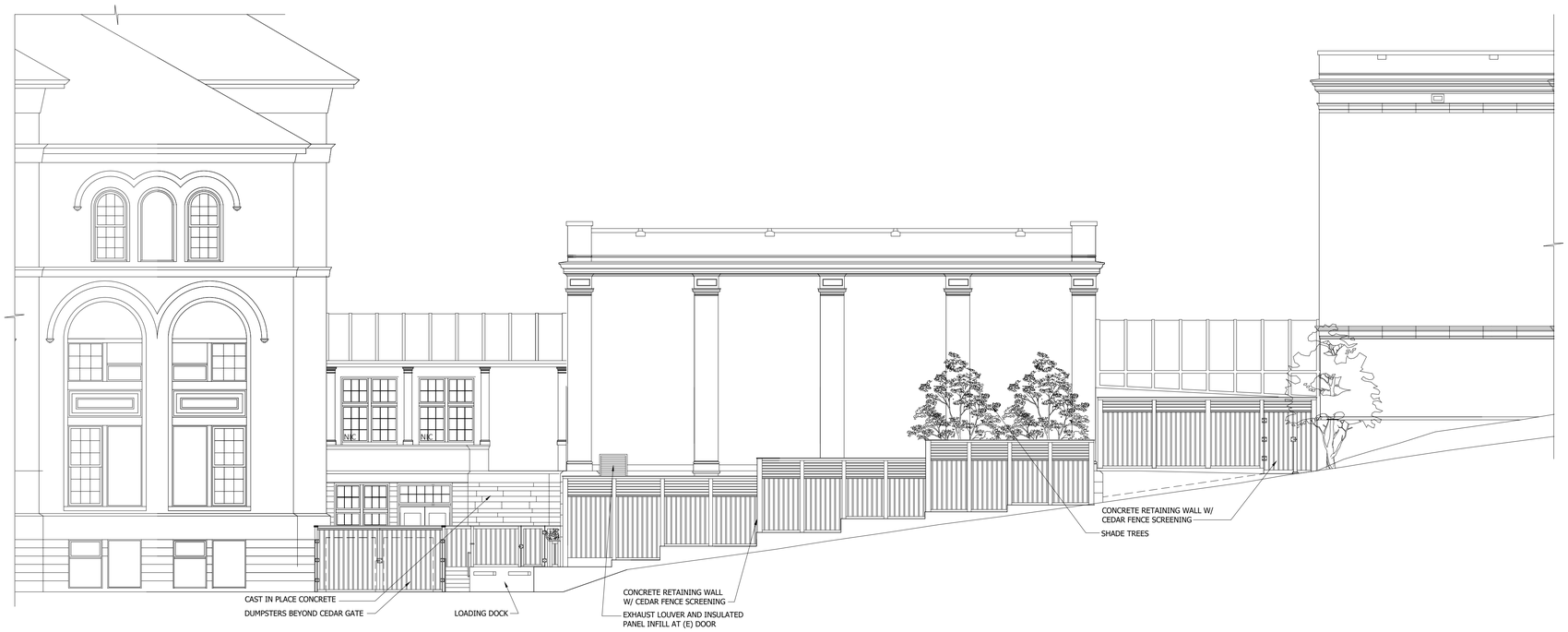
Project:
EDMUNDS ELEMENTARY & MIDDLE SCHOOL
ADMINISTRATION AND CAFETERIA
275 MAIN STREET, BURLINGTON, VERMONT

Scale
AS NOTED

Date
November 20, 2017

#	Date	Revision

A4.1

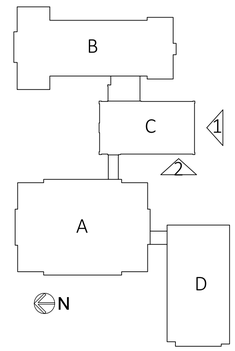


1 PARTIAL SOUTH ELEVATION

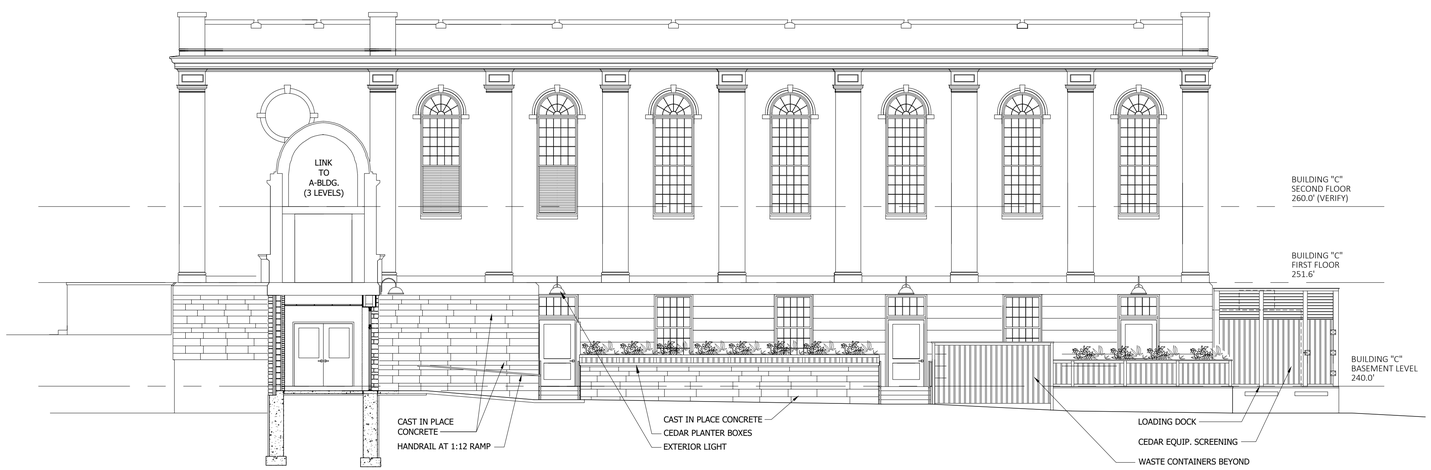
1/8" = 1'-0"

1A PARTIAL SOUTH ELEVATION AT LINK

1/8" = 1'-0"

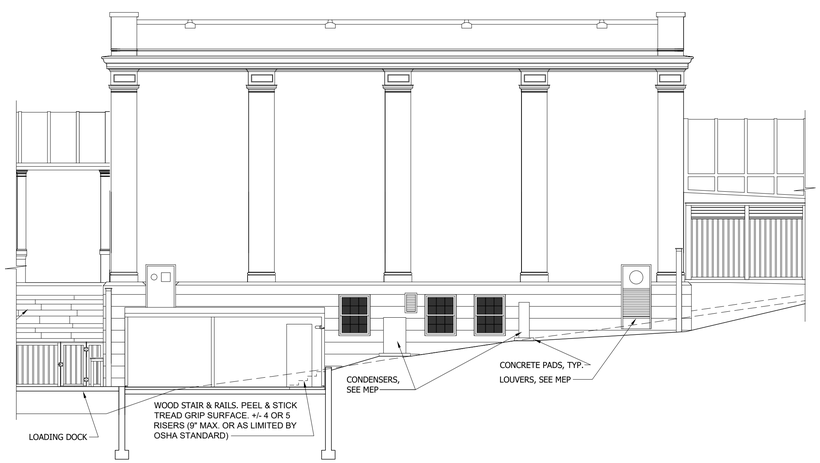


KEY PLAN
NOT TO SCALE



2 WEST ELEVATION

1/8" = 1'-0"



3 PARTIAL SOUTH ELEVATION AT COOLER/FREEZER

1/8" = 1'-0"

05.01.18
PERMIT SET

NOT FOR CONSTRUCTION

COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950

Sheet Name:
EXTERIOR ELEVATIONS

Project Owner:
BURLINGTON SUPERVISORY DISTRICT
150 COLCHESTER AVENUE, BURLINGTON, VERMONT

Project:
EDMUNDS ELEMENTARY & MIDDLE SCHOOL
ADMINISTRATION AND CAFETERIA
275 MAIN STREET, BURLINGTON, VERMONT

Scale: AS NOTED

Date: November 20, 2017

#	Date	Revision

A4.2

P:\AutoCADD Projects\2017\17137.04\1-CADD Files - Edmunds\Dwg\17137.04-Site.dwg, 4/16/2018 1:11:52 PM, mburke

COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950

CIVIL ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

Sheet Name:
EXISTING CONDITIONS PLAN

Project Owner:
BURLINGTON SCHOOL DISTRICT
150 COLCHESTER AVE., BURLINGTON, VT 05401

Project:
EDMUNDS MIDDLE SCHOOL
275 MAIN STREET

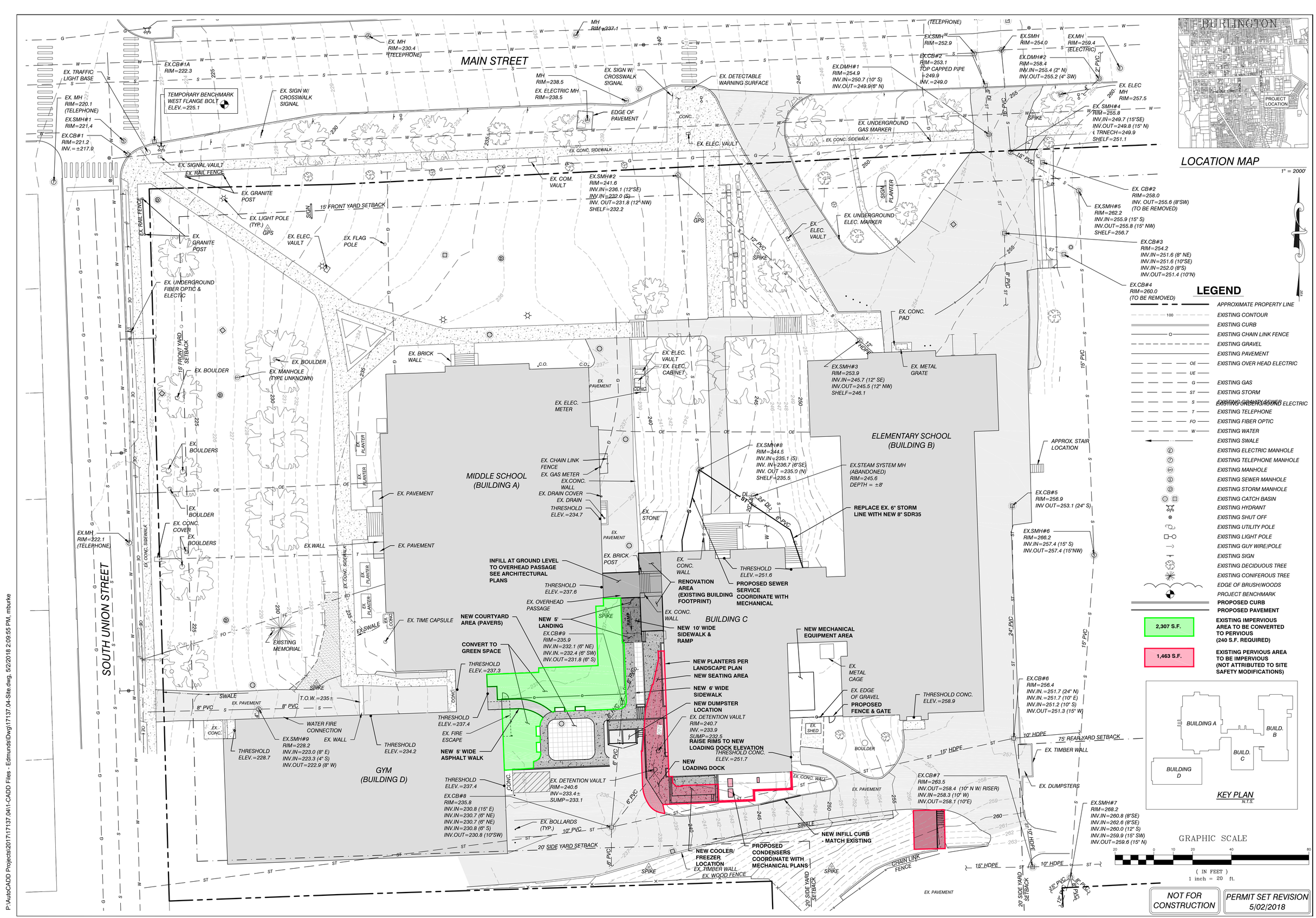
Scale: AS NOTED

Date: --

#	Date	Revision

CEA PROJ: 17137.04

C1.1



LOCATION MAP

1" = 2000'

LEGEND

- APPROXIMATE PROPERTY LINE
- EXISTING CONTOUR
- EXISTING CURB
- EXISTING CHAIN LINK FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING OVER HEAD ELECTRIC
- EXISTING GAS
- EXISTING STORM
- EXISTING GRAVITY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING WATER
- EXISTING SWALE
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING SHUT OFF
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE/POLE
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- PROJECT BENCHMARK
- PROPOSED CURB
- PROPOSED PAVEMENT
- 2,307 S.F. — EXISTING IMPERVIOUS AREA TO BE CONVERTED TO PERVIOUS (240 S.F. REQUIRED)
- 1,463 S.F. — EXISTING PERVIOUS AREA TO BE IMPERVIOUS (NOT ATTRIBUTED TO SITE SAFETY MODIFICATIONS)

KEY PLAN
N.T.S.

NOT FOR CONSTRUCTION

PERMIT SET REVISION 5/02/2018

CIVIL ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-0323 FAX: 802-864-2271 web: www.cea-vt.com

COLIN P. LINDBERG, A.I.A.
208 FLYNN AVENUE, SUITE 2B
BURLINGTON, VT 05401
802-864-4950

Sheet Name: IMPERVIOUS AREA BALANCING PLAN - BUILDING C -

Project Owner: BURLINGTON SCHOOL DISTRICT
150 COLCHESTER AVE., BURLINGTON, VT 05401

Project: EDMUNDS MIDDLE SCHOOL
275 MAIN STREET

Scale: AS NOTED

Date: --

#	Date	Revision

CEA PROJ: 17137.04

C1.5

P:\AutoCADD Projects\2017\17137.04\1-CADD Files - Edmunds\Dwg\17137.04-Site.dwg, 5/2/2018 2:09:55 PM, mburke

Burlington Design Advisory Board
149 Church Street, City Hall
Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/Boards/Design-Advisory-Board/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Tom Cullins
Steve Offenhartz
Leo Sprinzen
Philip A. Wagner, Alternate
Phil Hammerslough, Alternate

Minutes
Burlington Design Advisory Board
Tuesday, May 8, 2018 3:00 p.m.
Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Tom Cullins, Steve Offenhartz, Ron Wanamaker, Leo Sprinzen, Phil Hammerslough (alternate), Phil Wagner (alternate)
Absent: None
Staff present: Mary O'Neil

Session I – 3:00 PM – 4:30 PM

18-0898CA; 275 Main St (I, Ward 6S) City of Burlington School Dept.
Site improvements including lower level link enclosure between buildings A and C, relocated loading dock, screening, fencing, and removal of pavement for courtyard.
(Project Manager: Mary O'Neil)

Project representatives present: Colin Lindberg, Randy Burnett, Brenda Eaton, Chris Galipeau, Ken Mills, Marty Spaulding (BSD).
Public: Martha Lang

Motion by Leo Sprinzen: I move we recommend approval of the plan, including the proposed accessory maintenance structure/bike storage shed, and forward to the DRB.
2nd: Matt Bushey

Vote 5-0. Alternates not participating.
Motion carries.

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).