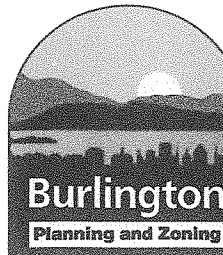


Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
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Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: April 15, 2014
RE: 14-0824CU; 1127 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.**

Zone: NAC Ward: 4

Owner/Representative: Hauke Building Supply, Inc.

Request: Conditional use for small recycling center (bottle redemption) with a change from a Dollar Store to a VT State Liquor Store.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 8 (Parking)

Background Information:

The applicant is seeking approval to establish a small recycling center (for bottle redemption) along with a VT State Liquor Store inside an existing building at the Ethan Allen Shopping Center. No site changes or exterior building changes are proposed. The small recycling center is a conditional use. The liquor store is a permitted general retail use, the same category as the Dollar Store under *Appendix A – Use Table* of the Comprehensive Development Ordinance.

The subject property has a long permit history mostly related to tenant changes and signs within the shopping center.

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:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

The small recycling center is unlikely to strain the capacity of any existing or planned community facilities. The change in use may require a State Wastewater permit. **(Affirmative finding as conditioned)**

2. The character of the area affected;

The shopping center is located in the Neighborhood Activity Center district. This zone is intended to provide convenient neighborhood and citywide oriented goods and services and employment opportunities within walking or biking distance of many of the city's residential areas. The proposed recycling center will provide a location for area residents to recycle their empty bottles and cans and is consistent with the overall intent of this zoning district. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

The recycling center is small at just 1,000 sf and is limited to the redemption of bottles and cans. Limited traffic is anticipated. The applicant estimates 35-40 vehicles per day will visit the recycling center. The use is not expected to have any significant impact on the overall amount of traffic generated by the shopping center as a whole. **(Affirmative finding)**

4. Bylaws then in effect;

As conditioned, the project is in compliance with all applicable bylaws. **(Affirmative finding)**

5. Utilization of renewable energy resources;

The utilization of alternative energy has not been incorporated into this proposal; however, the use will not preclude future utilization. **(Affirmative finding)**

6. Cumulative impacts of the proposed use;

No significant cumulative impacts are anticipated as a result of the small recycling center. **(Affirmative finding)**

7. Functional family;

This criterion does not apply to the subject permit request.

8. Vehicular access points;

No changes to vehicular access to the shopping center are proposed or warranted as result of the requested change in use. **(Affirmative finding)**

9. Signs;

No signs are included in this proposal. Any signs will require zoning sign permits. **(Affirmative finding as conditioned)**

10. Mitigation measures;

The proposed small recycling center is not expected to generate any noxious effects such as excessive noise, glare, or emissions. **(Affirmative finding)**

11. Time limits for construction;

The change in use is expected to be completed within the standard 2-year time frame. **(Affirmative finding)**

12. Hours of operation and construction;

The proposed hours of operation for the small recycling center are Monday – Friday 9:00 AM – 5:00 PM and Sunday 10:00 AM – 3:00 PM. These hours are within the typical hours for commercial uses at the shopping center and are acceptable. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;

As with anything else, any future enlargement or alteration to the development will require zoning review under the regulations in effect at that time.

14. Performance standards;

Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;

Approval of this project will be conditioned to implement the purposes of the zoning regulations.

(Affirmative finding)

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

(a) Purpose

(1) Neighborhood Activity Centers (NAC)

The subject property is located in the Neighborhood Activity Centers District. As noted previously, the zone is intended to provide convenient neighborhood and citywide oriented goods and services and employment opportunities within walking or biking distance of many of the city's residential areas. The proposed small recycling center is consistent with this purpose.

(Affirmative finding)

(b) Dimensional Standards & Density

Not applicable.

(c) Permitted & Conditional Uses

There is no change in use for the liquor store. It remains general retail and is permitted. The small recycling center is a conditional use. **(Affirmative Finding)**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.2 (b) above.

Sec. 5.2.4, Buildable Area Calculation

This criterion does not apply to properties in the NAC zone.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative Finding)**

Sec. 5.5.2, Outdoor Lighting

None proposed. Not applicable.

Sec. 5.5.3, Stormwater and Erosion Control

No increase in lot coverage or earth disturbance. Not applicable.

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

Except for the 1,000 sf recycling center, the existing general retail space will remain general retail with no change in parking requirements. The 2-space parking requirement for the 1,000 sf general retail space to be converted will drop to 0 required parking spaces for the small recycling center per Table 8.1.8-1, *Minimum Off-Street Parking Requirements*. **(Affirmative finding)**

Sec. 8.2.5, Bicycle Parking Requirements

No new bicycle parking is required for the proposed small recycling center per Sec. 8.2.3, *Existing Structures*. **(Affirmative finding)**

II. Conditions of Approval

1. Days and hours of operation shall be limited to Monday – Saturday, 9:00 AM – 5:00 PM and Sunday, 10:00 AM – 3:00 PM.
2. All exterior signs shall require a separate sign permit.
3. A State of Vermont wastewater permit may be required.
4. Standard permit conditions 1-15.

RECEIVED

MAR 18 2014

DEPARTMENT OF
PLANNING & ZONING

Beverly Stone
proposed location



RECEIVED

MAR 18 2014

DEPARTMENT OF
PLANNING & ZONING

60116
Redemption
Recess Entry



Scott Gustin

From: David Hauke <dhoukevt@comcast.net>
Sent: Tuesday, April 01, 2014 3:31 PM
To: Scott Gustin
Subject: RE: bottle redemption

Hi Scott,

The hours of operation are Monday-Saturday 9-5 and Sunday 10-3. Anticipated traffic is 35-40 cars per day. 2-4 employees, usually 2 working at a time. Please let me know if you need any additional information.

Thanks,
David

From: Scott Gustin [<mailto:SGustin@burlingtonvt.gov>]
Sent: Monday, March 31, 2014 2:04 PM
To: 'David Hauke'
Subject: bottle redemption

Hi David,

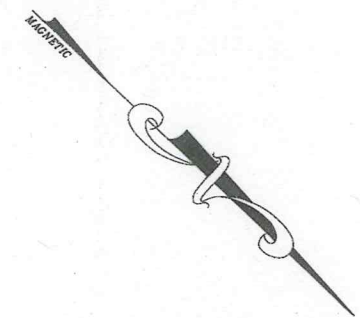
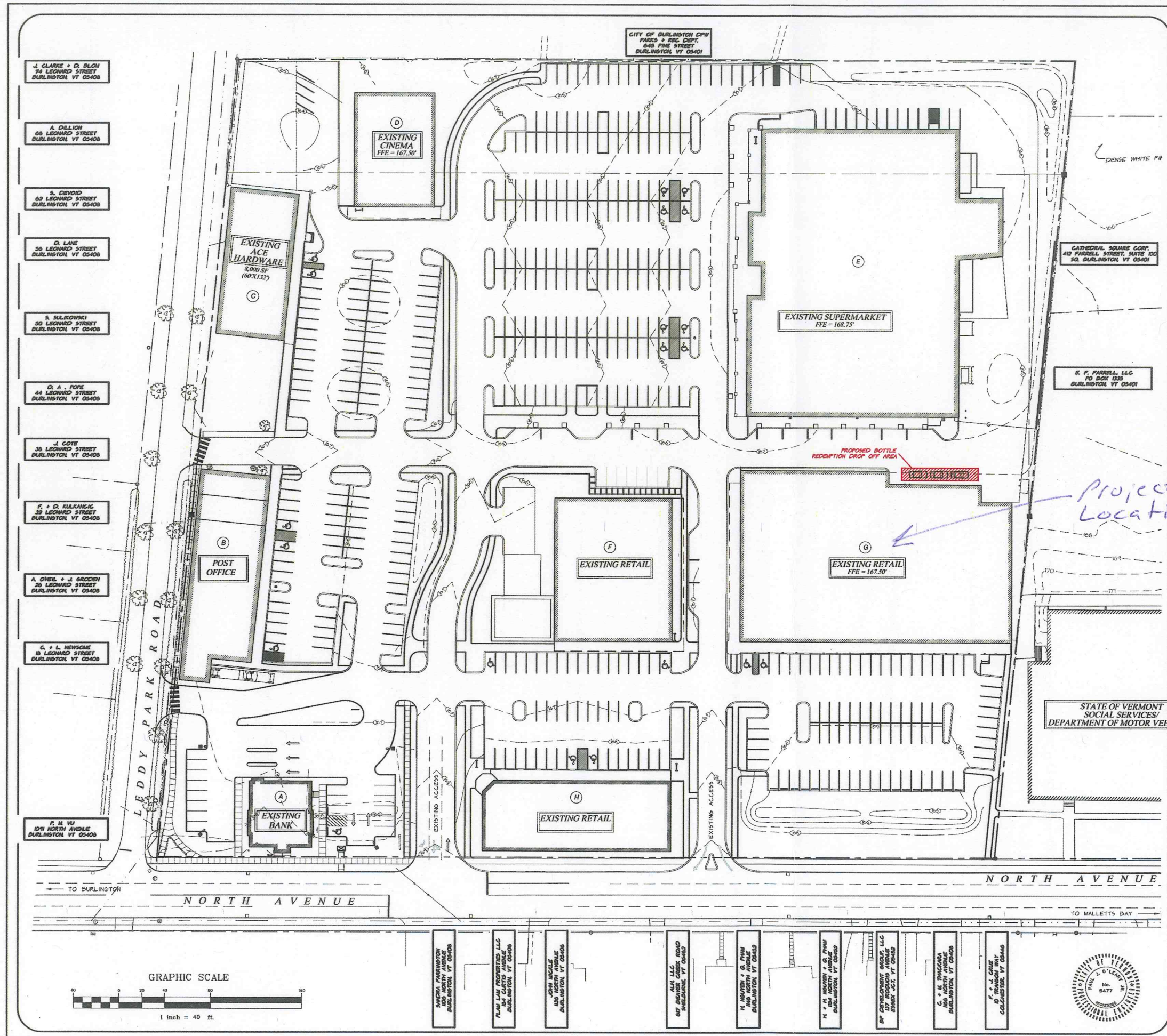
I'm looking over your bottle redemption permit application. As it's a conditional use, you need to note what the hours of operation are, anticipated daily traffic, and the number of employees. Please send this info along to me by coming Friday 4/4.

Let me know if you have any questions.

Scott

Scott Gustin, AICP, CFM
Senior Planner
Department of Planning & Zoning
149 Church Street
Burlington, VT 05401
Phone: (802) 865-7189
Fax: (802) 865-7195

***** 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***

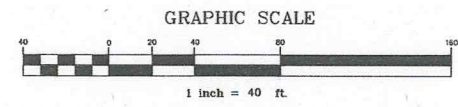


LEGEND

- PROJECT PROPERTY LINE
- ADJUTING PROPERTY LINE
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- EXISTING GRADE CONTOURS
- FINISH GRADE CONTOURS
- CHAIN LINKED FENCE
- GUARDRAIL
- OVERHEAD WIRE
- EXIST. GAS LINE AND METER
- EXIST. WATER LINE AND VALVE
- EXIST. SEWER LINE AND MANHOLE
- EXIST. STORMDRAIN AND CATCHBASIN
- NEW LIGHT POLE
- UTILITY OR TRAFFIC POLE AND GUY WIRE
- EXISTING TRAFFIC OR DIRECTIONAL SIGN
- ELECTRIC PAD LOCATION
- BIKE RACK
- SPOT GRADE

PROJECT STATISTICS

BUILDING A	EXISTING 3,325 SF KEY BANK
BUILDING B	EXISTING 10,600 SF COMMERCIAL (POST OFFICE, OFFICE SPACE)
BUILDING C	EXISTING 8,000 SF COMMERCIAL (RETAIL SPACE)
BUILDING D	EXISTING 7,000 SF COMMERCIAL (RETAIL SPACE)
BUILDING E	EXISTING 47,800 SF COMMERCIAL (SUPERMARKET)
BUILDING F	EXISTING 12,950 SF COMMERCIAL (RETAIL, OFFICE, RESTAURANT, LAUNDROMAT, HAIRDRESSER)
BUILDING G	EXISTING 34,000 SF COMMERCIAL (RETAIL, OFFICE, FITNESS, HAIRDRESSER)
BUILDING H	EXISTING 10,200 SF COMMERCIAL (RETAIL, RESTAURANT, OFFICE)
AREA = 512,120 SF	
EXISTING LOT COVERAGE = 404,046 SF (78.9 %)	
PROPOSED LOT COVERAGE = 404,046 SF (78.9 %)	
EXISTING NUMBER OF PARKING SPACES = 487	
PROPOSED NUMBER OF PARKING SPACES = 490	



DATE: 03-17-14	REVISION: 20-01-12	ADDED BOTTLE DROP OFF AREA	SUR
SURVEY	OBSCA	RECORD DRAWING	BY SUR
DESIGN	OTHERS	FINAL	DATE: 03-13-12
DRAWN	HLS	SKETCH/CONCEPT	DATE: 03-13-12
CHECKED	PJO		FILE: LEDDY
SCALE: 1"=40'			PLAN SHEET # 1

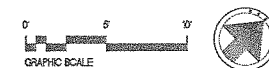
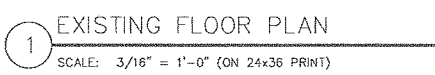
ETHAN ALLEN SHOPPING CENTER

NORTH AVENUE - BURLINGTON

OVERALL PLAN

O'LEARY-BURKE CIVIL ASSOCIATES, PLC

1 CORPORATE DRIVE, SUITE 1
BURLINGTON, VT 05401
PHONE: 870-8880
FAX: 870-8881
E-MAIL: oeb@olearyburke.com



A1.1

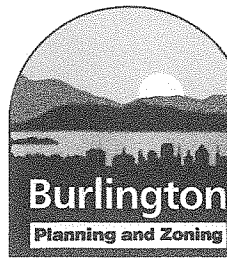
20 MAIN ST. ESSEX JUNCTION, VT 05452
 802.679.5153 F. 802.872.2764 SCOTTPARTNERS.COM

HAUKE DEVELOPMENT
NORTH AVE. PLAZA

Department of Planning and Zoning

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Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: April 15, 2014
RE: 14-0854CA, 57 Oak Street

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: RCO-RG Ward: 2

Owner/Representative: City of Burlington, Dept. of Parks & Recreation

Request: Enclose open portions of existing Roosevelt Park storage/pavilion building and install new windows, doors, and lighting.

Applicable Regulations:

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

Background Information:

The applicant is seeking approval to enclose existing open-air space within the existing pavilion building at Roosevelt Park. There would be a net increase in enclosed building area of about 1,500 sf. The gross building area will be about 3,000 sf. No site changes are proposed.

The applicant has dropped the requested change in use to membership club (part of the Boys & Girls Club) due to potential parking problems. If a change in use is pursued, it will be done under separate permit application in the future.

Previous zoning actions for this property are noted below.

- 4/7/12, Approval to install batting cage structure
- 3/19/10, Approval to construct new scoreboard
- 10/12/06, Approval to install storage shed next to dugout
- 9/23/02, Approval to install exterior lighting fixtures
- 4/25/98, Approval to construct snack bar structure
- 10/24/96, Approval to install two doors in existing park structure

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 4: Maps & Districts

Sec. 4.4.6, Recreation, Conservation, and Open Space Districts:

(a) Purpose

(2) RCO-Recreation/Greenspace (RCO-RG)

The subject property is located in the RCO-RG zone. This zone is intended to provide a diversity of passive and active recreational opportunities and other urban green spaces that provide for public use and enjoyment. It includes a wide spectrum of recreational opportunities including developed parks with active public-use facilities such as at Roosevelt Park. The pavilion is integral to Roosevelt Park and will remain so. **(Affirmative finding)**

(b) Dimensional Standards & Density

Lot coverage will remain unchanged at 30.7%. Setbacks and building height will also remain unchanged and acceptable. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The parks use of the property is permitted and will remain unchanged. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.6 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.6 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.6 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.6 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in this proposal appears to constitute a nuisance. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting is limited to new doorway illumination. The proposed lighting fixtures are to be recessed canister fixtures with LED lamps. No lumen information has been provided and is needed in order to confirm compliance with illumination levels under this criterion. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control

Not applicable. No change in lot coverage or earth disturbance.

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

Not applicable. No site changes.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The existing building envelope will essentially remain unchanged. No changes to the roof or foundation are proposed. The north and south open-air pavilion spaces will simply be enclosed. **(Affirmative finding)**

2. Roofs and Rooflines

No changes to the gable roof are proposed. **(Affirmative finding)**

3. Building Openings

Fenestration is basic and consists of horizontally oriented awning windows that reflect the low-slung horizontal orientation of the building. **(Affirmative finding)**

(b) Protection of important architectural resources

The pavilion building is not historically significant. Given its placement within Roosevelt Park, the building is isolated from other buildings in the area. The proposed alterations will have no impact on historic buildings in the surrounding neighborhood. **(Affirmative finding)**

(c) Protection of important public views

There are no identified public view corridors from or through the subject property. **(Affirmative finding)**

(d) Provide an active and inviting street edge

As noted above, the subject building is relatively isolated within Roosevelt Park. It has no street presence and operates only as a parks building. The proposed alterations will have no adverse impact on the surrounding street edge. **(Affirmative finding)**

(e) Quality of materials

Roofing will remain unchanged. The new and existing exterior building walls will be finished with EFIS. Clad wooden windows will be installed throughout. While the EFIS is not especially high quality, it is acceptable for this utilitarian parks building. **(Affirmative finding)**

(f) Reduce energy utilization

The building will be insulated throughout and will be required to meet the city's current energy efficiency standards. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

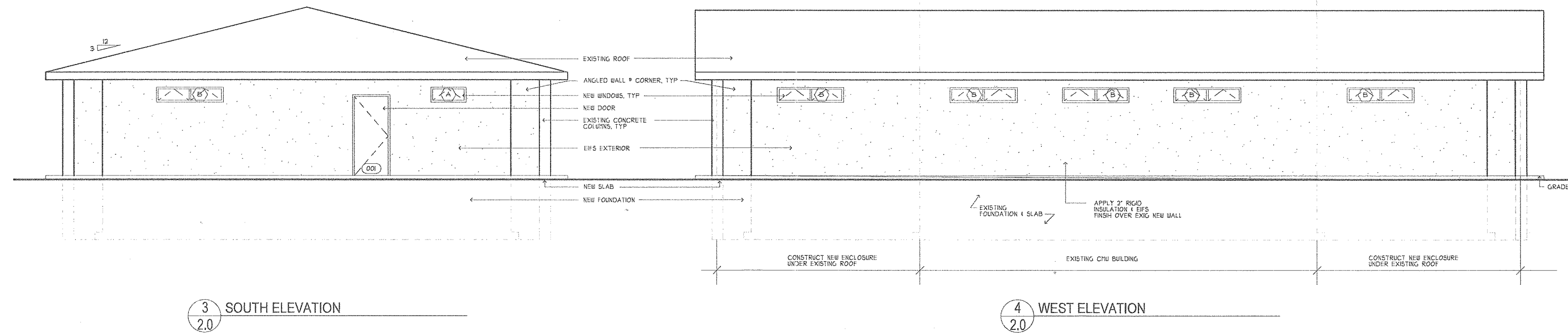
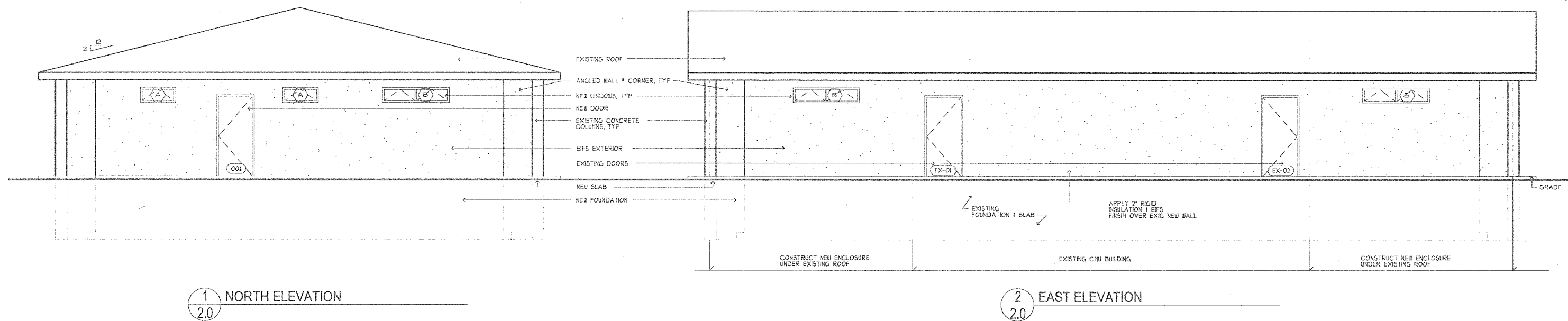
No new roof-mounted mechanical equipment or other infrastructure is included in this project design. **(Affirmative finding)**

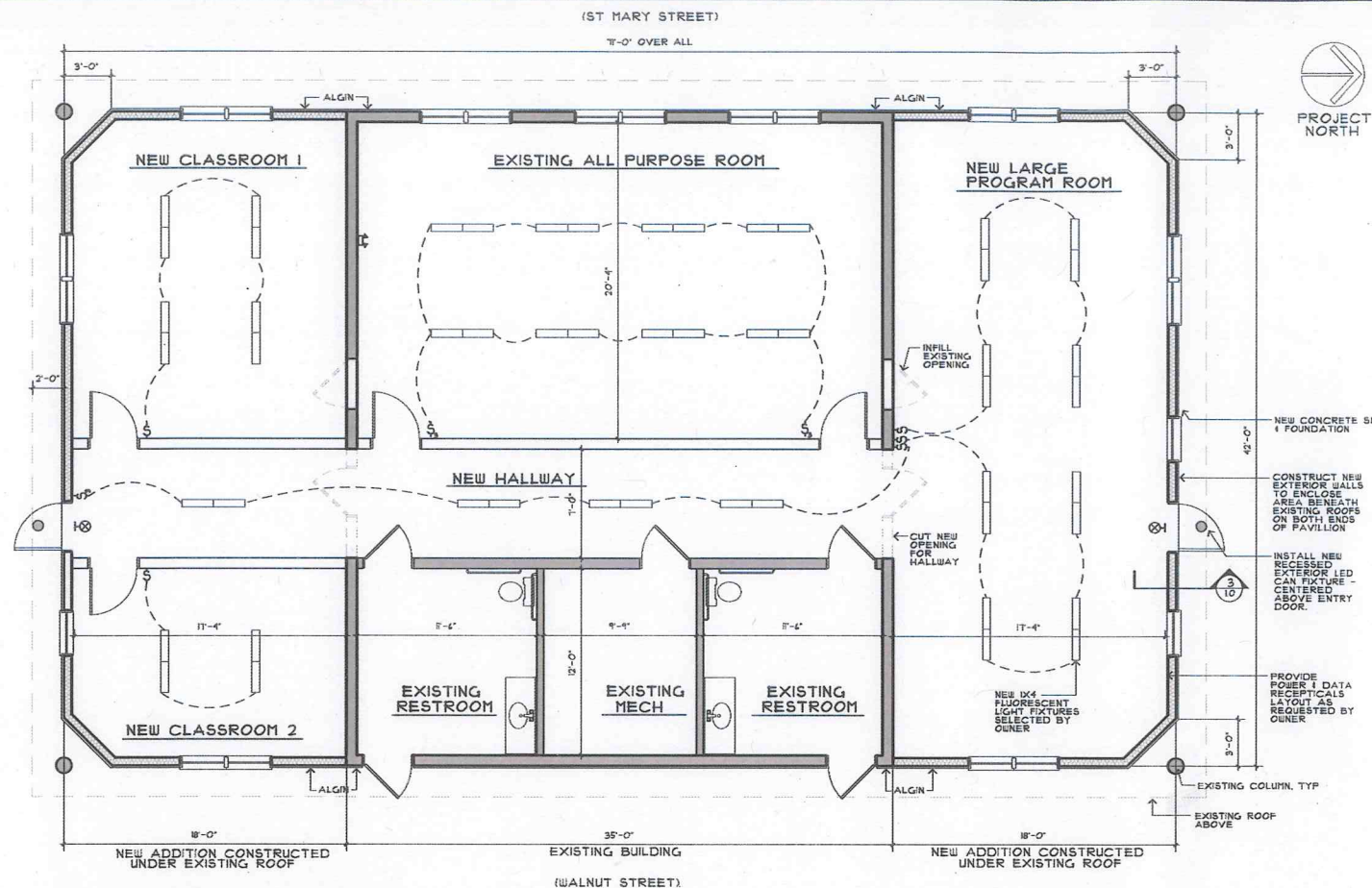
(i) Make spaces safe and secure

Emergency service access to the building remains unchanged. The proposed construction must comply with current egress requirements. **(Affirmative finding as conditioned)**

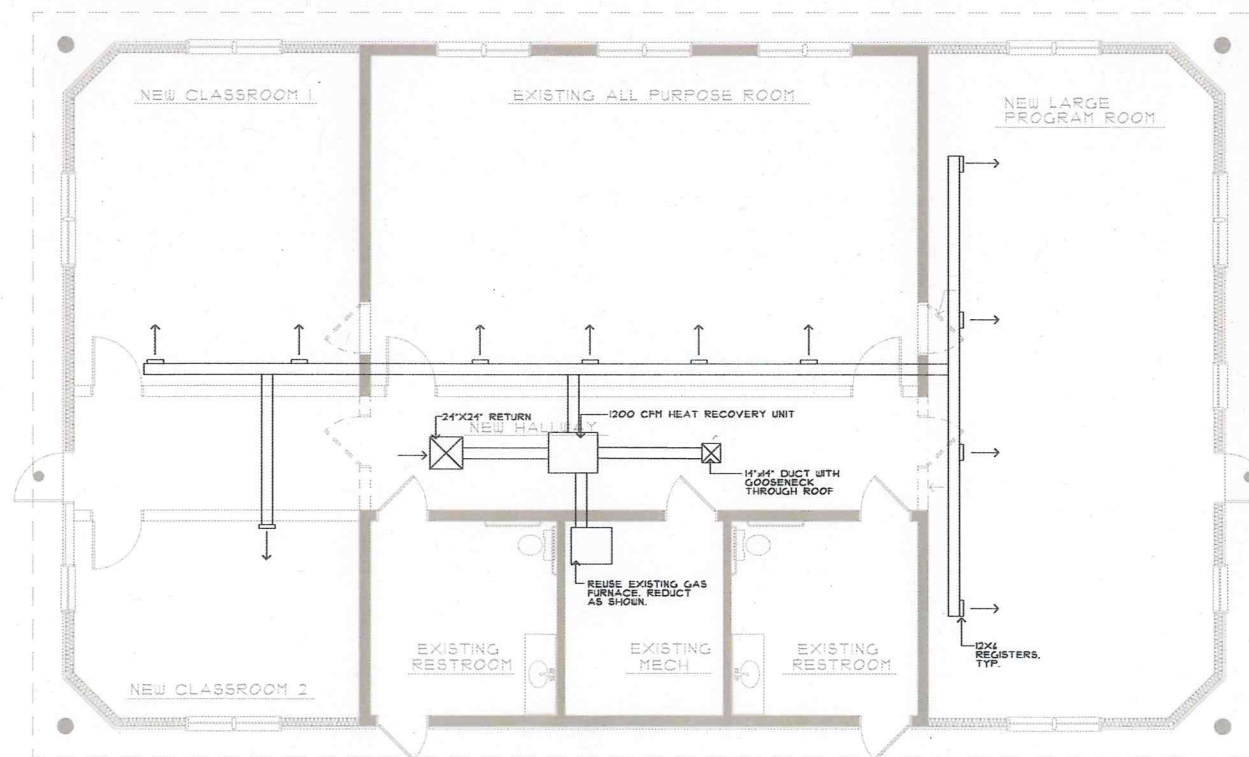
II. Conditions of Approval

1. **Prior to release of the zoning permit**, lumen information for the new exterior lighting fixtures shall be provided, subject to staff review and approval.
2. **At least 7 days prior to issuance of a certificate of occupancy**, impact fees shall be paid to the Department of Planning & Zoning based on the net new building square footage.
3. 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, and shall meet all energy efficiency and ADA handicap accessibility codes as required.
4. Standard permit conditions 1-15.





1 FLOOR & LIGHTING PLAN
1.0 3/16"=1'-0"



2 MECHANICAL PLAN
1.0 3/16"=1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- WALLS TO BE REMOVED
- NEW INTERIOR WALLS - 2X4 WOOD FRAMED CONSTRUCTION WITH 1/2" GWB ON EACH SIDE.
- NEW EXTERIOR WALLS
- LIGHT FIXTURES
- LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- EMERGENCY LIGHTING
- EXIT SIGN
- EXT RECESSED LED CAN

WINDOW INDEX

KEY	WINDOW TYPE	FRAME SIZE (width x height)	NOTES
A	DOUBLE AWING	14' x 11'	
B	SINGLE AWING	14' x 31 1/2"	

WINDOW NOTES:
1. WINDOWS TO BE PAINTED WOOD WITH METAL CLAD EXTERIOR.

4 WINDOW SCHEDULE
1.0 NTS

DOOR SCHEDULE

DOOR #	ROOM	THK	SIZE	DOOR INFORMATION ELEV	RATL	FINISH	FRAME INFORMATION RATL	FINISH	NOTES
001	ENTRY DOOR	1 3/4"	3'-0" x 7'-0"	A	NTL	NTL	NTL	PTD	
002	NEW CLASSROOM 1	1 3/4"	3'-0" x 7'-0"	B	SCU	PTD	NTL	PTD	
003	NEW CLASSROOM 2	1 3/4"	3'-0" x 7'-0"	B	SCU	PTD	NTL	PTD	
004	EXIST ALL PURPOSE RM	1 3/4"	3'-0" x 7'-0"	B	SCU	PTD	NTL	PTD	
005	EXIST ALL PURPOSE RM	1 3/4"	3'-0" x 7'-0"	B	SCU	PTD	NTL	PTD	
006	ENTRY	1 3/4"	3'-0" x 7'-0"	A	NTL	NTL	NTL	PTD	
EX-01	EXIST RESTROOM	1 3/4"	3'-0" x 7'-0"	A	NTL	NTL	NTL	PTD	
EX-02	EXIST RESTROOM	1 3/4"	3'-0" x 7'-0"	A	NTL	NTL	NTL	PTD	
EX-03	EXIST RESTROOM	1 3/4"	3'-0" x 7'-0"	B	SCU	PTD	NTL	PTD	
EX-04	EXIST MECHANICAL	1 3/4"	3'-0" x 7'-0"	B	SCU	PTD	NTL	PTD	
EX-05	EXIST RESTROOM	1 3/4"	3'-0" x 7'-0"	B	SCU	PTD	NTL	PTD	

DOOR NOTES:
1. EXISTING DOORS TO REMAIN

FLUSH DOOR (NO HALL DOOR)
FLUSH DOOR (SOLID CORE WOOD PAINT GRADE)

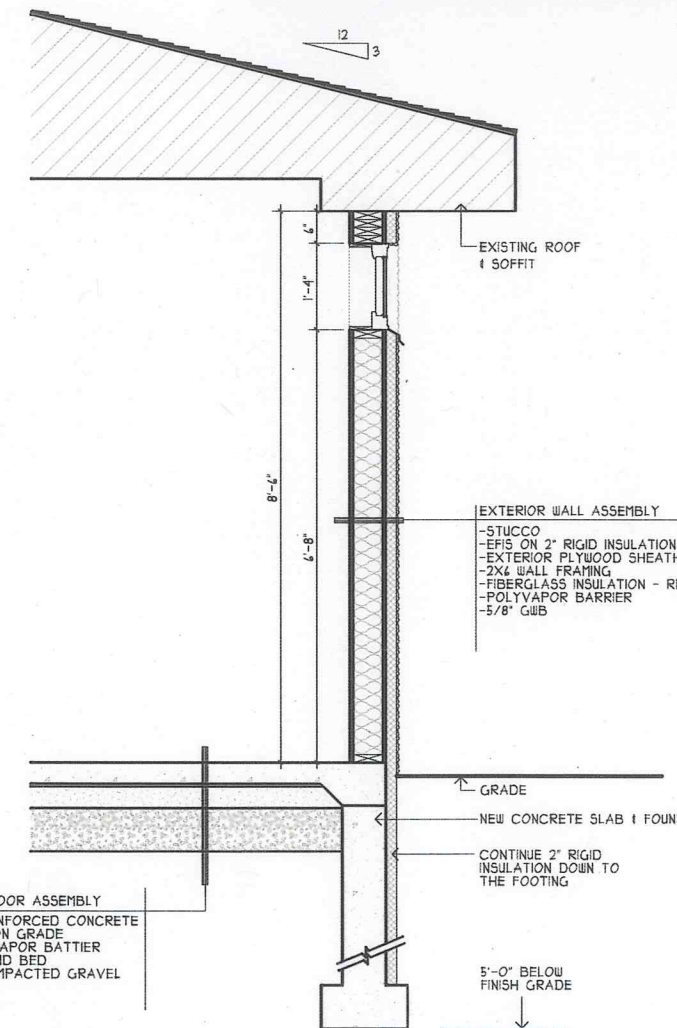
5 DOOR SCHEDULE
1.0 NTS

SCOPE OF WORK:
NEW CONSTRUCTION CONSISTS OF ENCLING 2 EXTERIOR AREAS UNDER THE EXISTING PAVILLION ROOF WITH INSULATED WALLS AND FROST WALLS. A NEW PARTITION CREATES A HALLWAY TO CONNECT DOORS ON EACH END.



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MAR 19 2014

DEPARTMENT OF
PLANNING & ZONING

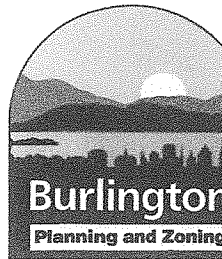


3 WALL SECTION
1.0 3/4"=1'-0"

Department of Planning and Zoning

149 Church Street
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(802) 865-7195 (FAX)
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Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: April 15, 2014
RE: 14-0799CA; 203 South Willard Street

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: 6

Owner/Applicant: Champlain College, Inc.

Request: Amendment to zoning permit #14-0383CA/CU to include reuse of existing rear addition on West side of structure, changes to west elevation, and removal of two rear chimneys.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), and Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is seeking to amend an existing approval to remove the rear addition from Whiting Hall and to construct a new larger addition. The amendment simply seeks to retain the existing rear addition and to add onto that essentially as previously approved (siding materials will change). This requested change is inconsequential and acceptable as it affects a rear addition constructed in the 1970s.

The proposed amendment also seeks to remove two of three brick chimneys from the original portions of Whiting Hall. This request is problematic as it seeks to remove character-defining elements from this National Historic Register structure. Further, as confirmed by a visit to the site on April 9, 2014, the chimneys have been removed without a zoning permit.

Previous zoning actions for this property are noted below.

- 11/12/13, Approval to remove rear addition and construct new larger rear addition
- 1/13/77, Approval for addition to existing building
- 1/5/77, Approval to erect a rear addition and remove rear porches
- 5/21/76, Approval to repair porch

Recommendation: Certificate of Appropriateness approval of the rear addition work as per, and subject to, the following findings and conditions.

Article 4: Maps & Districts

Sec. 4.4.4, Institutional District:

(a) Purpose

The Institutional District is intended to provide for 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 construction is associated with the college, and the use will remain unchanged. **(Affirmative finding)**

(b) Dimensional Standards & Density

See Sec. 4.5.2 for density, lot coverage, and building setbacks. Building height will remain unchanged, as the addition does not exceed the height of the existing building. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The requested amendment does not seek to change or enlarge (beyond the previous approval) an existing use. **(Affirmative finding)**

Sec. 4.5.2, Institutional Core Campus Overlay Districts

(g) District Specific Regulations: Champlain College (ICC-CC)

1. Lot Coverage

Within this overlay district, a maximum aggregate lot coverage of 60% is allowed. There is nothing in the amendment proposal that indicates a change in lot coverage from the prior approval. Confirmation is needed. **(Affirmative finding as conditioned)**

2. Setbacks

Within this overlay, a 20' peripheral setback applies to all contiguous Champlain College properties, except where a 30' setback applies along the western boundary with the Edmund's School property. As proposed, the Whiting Hall construction complies with these setbacks. **(Affirmative finding)**

3. Surface Parking

No new surface parking is proposed. **(Affirmative finding)**

4. Density

Within the residential core campus overlay, a FAR of 1.0 applies concurrently with a limit of 530 beds. The Residential Tri project resulted in an FAR of 0.78 and 469 beds. This project results in a slight increase in FAR, but appears to be less than previously approved. Confirmation is needed. The amendment makes no mention of affecting the previously approved bed count. As previously approved, total bed numbers decrease by 3 to 466. Confirmation is needed. **(Affirmative finding as conditioned)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.5.2 (g) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable in the 'I' zone.

Sec. 5.2.5, Setbacks

See Sec. 4.5.2 (g) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.5.2 (g) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.5.2 (g) above.

Sec. 5.4.8, Historic Buildings and Sites

(b) Standards and Guidelines

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

No change in the use of Whiting Hall is included in this proposal. **(Affirmative finding)**

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Whiting Hall is an impressive Italianate brick structure with elaborate wood detailing and redstone foundation. It has three rooftop brick chimneys. Much of the building's original integrity has been retained. The original slate roofing, however, has long ago been replaced by asphalt shingles. The removal of two of the three brick chimneys constitutes a further erosion of the historic integrity of this building. The removal is inconsistent with the intent of this criterion to avoid the removal or alteration of features that characterize a property. The chimneys must be replaced. **(Adverse finding)**

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural alterations are proposed. There is no attempt to fabricate faux historic elements. **(Affirmative finding)**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The zoning permit records indicate that the rear addition to be retained and altered dates to 1977. It is clearly separate from the original structure. The previous approval allowed for its removal. As now requested, it would be retained and added onto. Window changes are proposed within the western elevation. **(Affirmative finding)**

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Two of the three brick chimneys on this building, a common defining feature of historic buildings in Burlington, have been removed. Doing so runs contrary to the intent of this criterion that seeks to preserve and retain such features. **(Adverse finding)**

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide*

for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

The application materials contain no information relative to the condition of the chimneys removed. **(No finding possible)**

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
There are no known archeological resources on the property. **(Affirmative finding)**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*
The proposed alterations and expansion of the rear addition respect the historic integrity of Whiting Hall. They remain clearly distinct from, and subordinate to, the original structure. **(Affirmative finding)**

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
See #9 above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

Not applicable.

Sec. 5.5.3, Stormwater and Erosion Control

Not applicable.

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

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

- (a) Relate development to its environment*
1. *Massing, Height, and Scale*

As amended, the proposed construction is small in scope and limited to the rear of the existing Whiting Hall. The project reads as a distinct building component behind the existing structure. The overall massing, height, and scale of the building remain largely unchanged. **(Affirmative finding)**

2. Roofs and Rooflines

The hip roof on the proposed addition differs from the gable roof on the existing building now to be retained; however, the pitch is similar. The proposed roof form helps to differentiate the newest addition from the existing building and is acceptable. **(Affirmative finding)**

3. Building Openings

Proposed fenestration changes are limited to the western elevation of the existing rear addition. The proposed changes are consistent with the fenestration pattern included in the prior approval, albeit in a renovated structure versus a new addition. **(Affirmative finding)**

(b) Protection of important architectural resources

See Sec. 5.4.8 above.

(c) Protection of important public views

There are no identified public view corridors from or through the subject property. **(Affirmative finding)**

(d) Provide an active and inviting street edge

Whiting Hall's street edge remains unchanged. **(Affirmative finding)**

(e) Quality of materials

The existing rear addition will be re-clad in wooden clapboard siding. The new addition will also be clad in clapboard siding rather than the previously approved cedar shake siding. Roofing material on the new addition is not noted and must be. A stone foundation continues to be proposed for the addition. Most of the existing windows will be reused in their new openings on the western elevation. Any new windows much match the style and materials of these existing windows. **(Affirmative finding as conditioned)**

(f) Reduce energy utilization

This project includes upgrades to the building's thermal envelope as required by city code. **(Affirmative finding)**

(g) Make advertising features complimentary to the site

No new outdoor signage is included in this proposal. **(Not applicable)**

(h) Integrate infrastructure into the building design

No new exterior equipment or infrastructure are included in this proposal. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed construction must comply with the city's current egress requirements. **(Affirmative finding)**

II. Conditions of Approval

1. This approval is limited to the changes and addition to the existing rear addition of Whiting Hall. It does not include removal of the two brick chimneys. These chimneys shall be replaced within 3 months of the date of this approval.
2. Except as specifically changed in this amendment, all conditions of approval of zoning permit 14-0383CA/CU shall apply.
3. **Prior to release of the zoning permit**, information relative to lot coverage, total student beds, FAR, and new roofing material shall be submitted, subject to staff review and approval.
4. Any new windows shall match the materials and style of the existing windows.
5. All new utility lines shall be buried. All utility meters shall be screened.
6. All outdoor signs are subject to a separate zoning permit.
7. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current ingress and egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
8. It is the applicant's responsibility to comply with all applicable ADA requirements.
9. Standard permit conditions 1 -15.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 114**114. Drew House (Whiting Hall) (203 South Willard Street); 1880**

Resting picturesquely on a large property lot, this elaborately detailed, brick Italianate structure was originally built for Attorney John Drew with a 3-story rear porch to view the valley to the west. Following Drew's death, shortly after its construction, his wife lived in this 2 1/2 story, rectangular, gable-fronted residence until it was sold to A. C. Whiting in 1888. The porch was removed by the current owner, Champlain College, which constructed enclosed rooms for its use as a dormitory named after the building's second owner. The original windows in the rear elevation were reused in the north, east and west elevations of the addition.

A 2 1/2 story gable ell projects from the south wall and a rectangular, brick chimney pierces the middle of the roof ridge. Four first story bay windows protrude from the plain common bond brick facades, two on each of the north and south facades. Further decorating the brick structure is a deep wood cornice with straight eaves and fascia board entablature, elaborate and heavy wooden gable screens with pendants, stone window sills with raised feet and ornate lintels with shoulders. The deep and ornate cast iron window heads are segmental shaped on the first floor and round and polygonal shaped on the second. Windows are 1/1 with an oculus window piercing the front gable.

The single story porch and deck extends two bays south (left) and is three bays deep connecting with the south gable ell. Two round columns and two pilasters on pedestals support the flat-roofed entrance porch with its full entablature. The tall, ornately carved double-leaf entrance doors are complemented by a fluted surround with rope molding and curved-corner doorhead.

114A. Carriage Barn; c.1880

The three original bays of this 2-story brick carriage barn have board and batten wood infill with casement and pane glass modern windows to allow its reuse as a residence. Shed dormers are on the north and south slopes of the wide, clipped gable roof. The original three openings in the second floor front facade, now have single pane windows on the end bays and a large sliding glass window in the center where doors probably once were.



Chimney
to be
repaired

RECEIVED

MAR 11 2014

DEPARTMENT OF
PLANNING & ZONING

RECEIVED

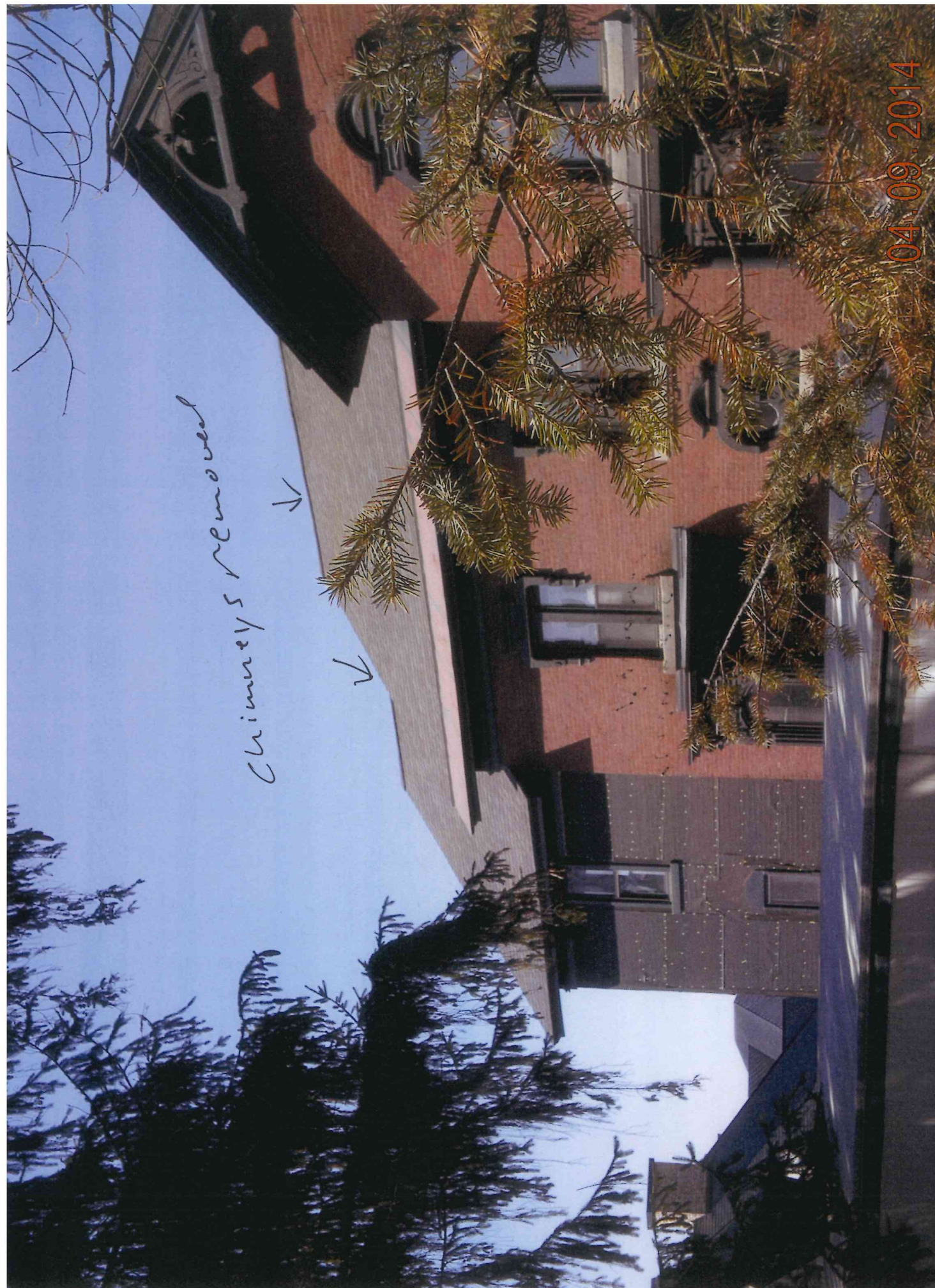
MAR 11 2014

DEPARTMENT OF
PLANNING & ZONING

Chimney
to
Remain

Chimneys to BE
Removed







Chimneys
Removed

04.09.2014

RECEIVED

MAR 11 2014

DEPARTMENT OF
PLANNING & ZONING

*West
Elevation*

WHITING ELEVATION STUDY 2-7-14



The following items shown on the sketch:

- 1 existing addition to remain
- 2 reuse most of the windows
- 3 clapboards with wider corner boards and base 5 quarter
- 4 keep the existing asphalt shingle roof
- 5 provide new entrance and sidelights open to the living room
- 6 existing concrete foundation to remain
- 7 connection and tower to remain as detailed with connector having a flat roof
- 8 mdo in lieu of spandrel glass for the reveal at the tower top
- 9 stone to be Canada pink with tinted mortar...(Campus standard)
- 10 clapboards new due to the relocation of the windows on the west elevation
- 11 paint siding (not green)

Proposed



In service to the PATIENT. COMMUNITY and MEDICINE since 1879.

Fletcher Allen Health Care

Inpatient Building Project

City of Burlington

Sketch Plan Application

March 12, 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: <u>111 Colchester Avenue</u>	
PROPERTY OWNER*: <u>Fletcher Allen Health Care c/o Dave Keelty</u> *If condominium unit, written approval from the Association is also required	APPLICANT: <u>Fletcher Allen Health Care c/o Dave Keelty</u>
POSTAL ADDRESS: <u>199 Main Street, Suite 150</u>	POSTAL ADDRESS: <u>199 Main Street, Suite 150</u>
CITY, ST, ZIP: <u>Burlington, VT 05401</u>	CITY, ST, ZIP: <u>Burlington, VT 05401</u>
DAY PHONE: <u>802-847-8443</u>	DAY PHONE: <u>802-847-8443</u>
EMAIL: <u>Dave.Keelty@vtmednet.org</u>	EMAIL: <u>Dave.Keelty@vtmednet.org</u>
SIGNATURE: <u>[Signature]</u> 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.	SIGNATURE: <u>[Signature]</u>

Description of Proposed Project: New approximately 160,000 sq. ft. Inpatient Building west of the Ambulatory Care Center building at the Medical Center Campus.

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? Yes ☒ No ☐

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

For Single Family & Duplex, will total impervious area be 2500 sq ft or more? Yes ☐ No ☐

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

Are you proposing any work within or above the public right of way? Yes ☐ No ☒

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

Estimated Construction Cost (value)*: \$ 88.6 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

Sketch Plan Narrative

March 12, 2014

Overview

Introduction to the Project:

Fletcher Allen Health Care (Fletcher Allen) is proposing an approximately 160,000 square foot (sq. ft.) Inpatient Building project to be located next to the Emergency Department on the west side of its Medical Center Campus. The Inpatient Building 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 proposal includes a small boundary line adjustment with the University of Vermont.

The Inpatient Building 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. 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 early phase of design.

Why is Fletcher Allen doing this Project?

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 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 offer adequate space for patient care. By creating more single bed rooms, Fletcher Allen can provide sufficient space for medical equipment and more effectively practice infection prevention;

- 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; and
- The required floor plate square footage for better and more efficient program affinities and adjacencies with the Ambulatory Care Center building and McClure Building.

Initial Planning

Fletcher Allen has been involved in master planning for its Medical Center Campus and for inpatient bed replacement options since 2006. This was discussed extensively with the Burlington Planning Commission and with the Combined City Council / Planning Commission Institutional Development Committee between 2006 through 2009. The proposed Inpatient Building is consistent with Fletcher Allen's Master Facility Plan as discussed with the City during this process.

Throughout 2008 and into 2009, Fletcher Allen worked with the City's Joint Institutional Development Committee on a zoning amendment request to allow for a building height increase in limited areas within the Medical Center Campus core. On March 30, 2009, the City Council gave final approval to the zoning amendment request, which included the creation of the Institutional Core Campus Fletcher Allen Medical Center Campus (ICC-FAHC) Height Overlay district (Sec. 4.5.2(c)(5)) to specifically to allow construction of a new building on the location currently shown.

The initial planning that Fletcher Allen undertook for the Inpatient Building considered several different sites on the medical center campus. Through a detailed evaluation process, the current site became the clear choice: for feasibility including cost, phasing and construction constraints, and logistics; for connections and functional adjacencies with surgical waiting and support services that sustain the inpatient beds; and for assuring the systematic replacement of the aging inpatient infrastructure priorities for near and long term.

During the past five years, Fletcher Allen has also engaged the Fletcher Allen Neighborhood Task Force consisting of Ward 1 neighbors, the Ward 1 Neighborhood Planning Assembly and the University of Vermont (UVM) to seek input and update these constituencies on the progress of planning for the new Inpatient Building. Fletcher Allen representatives have also met with Burlington's Planning and Zoning staff and District 4 Act 250 staff to apprise them of the project and seek input before commencing detailed planning and design.

Architectural Design

Two architectural options have been prepared, images of which are included in this submittal. Both have been developed in response to extensive evaluation of numerous factors including functional and code requirements for inpatient hospital facilities, effective and efficient operations, patient and family comfort and the existing and planned built context within which the project is proposed.

With respect to the built context both designs pick up on and continue the design themes established by the ambulatory care center which opened in 2005, rather than introduce new design directions. Both designs have also carefully considered the relationship with Converse Hall.

Option 1 has a masonry wall on the south end with punched windows similar to those on Converse Hall with a largely glass curtain wall on the west façade. Option 2 brings a glass curtain wall to the south façade where it would reflect Converse Hall, and introduces stronger masonry columns into the west façade with reduced glass. One of Fletcher Allen's objectives with this sketch plan review is to obtain feedback from the City regarding these two alternatives. Each has its merits with respect to Converse Hall and we welcome your input.

Project Impacts

Fletcher Allen met with City staff for an initial technical review November 15, 2013. There were several issues that staff felt should be addressed as the design of the Inpatient Building progresses: stormwater mitigation, possible impacts to the historic Converse Hall, and fire truck access. Below is a summary of how these and other issues have been addressed in the current concept.

Stormwater: There will be little impact on stormwater due to the expected little or no increase in impervious surfaces. Since the technical review, Fletcher Allen has added several stormwater gardens: one is on the north side of the building and the other is on the west side. Also, a green roof is proposed over the Emergency Response building. The stormwater gardens and green roof will collect stormwater runoff providing initial treatment before entering into the existing collection system. Fletcher Allen is also working with UVM for addressing any expansion of the existing North Campus stormwater treatment facility located near Centennial Field, if needed, to handle any possible minor increase in runoff.

Historic Converse Hall: During the Technical Review process, planning staff expressed some concern about the potential impact of the project on Converse Hall. Fletcher Allen has addressed this in four ways. First, the site plan embraces Converse Hall as a centerpiece. It continues the

idea that began with the Ambulatory Care Center which placed Converse Hall as a visual highlight of Fletcher Allen's front quadrangle and main entry. The proposed building enhances this with its curved south façade that continues the arc of the ambulatory care center and echoes the pedestrian circle around Converse Hall. Second, the site plan has been modified to move the proposed Inpatient Building further away from Converse Hall than was shown during Technical Review. Third, two options have been developed for the east and south facades of the Inpatient Building with the emphasis being to maximize compatibility with Converse Hall. Fourth, Fletcher Allen has retained Liz Pritchett Historic Preservation to review and provide input into the design of the Inpatient Building. Ms. Pritchett will continue to work with the Fletcher Allen architectural design team in order to not have an unduly adverse impact on Converse Hall. We have enclosed a preliminary memorandum from Ms. Pritchett.

Fire Truck Access: The conceptual design options have added a fire truck parking area just north of the Emergency Response building entrance as required by the City of Burlington Fire Department. Fletcher Allen will continue to work with the Fire Department as the conceptual design is refined to safely accommodate fire trucks.

Parking: 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.

Traffic: Since the proposed building will not add additional bed capacity or parking spaces, Fletcher Allen does not anticipate any increases in overall trip ends to the site as result of construction of the proposed facility. Fletcher Allen, as a member of Campus Area Transportation Management Association (CATMA), will continue to manage its traffic and parking consistent with its management practices described in the annual Joint Institutions Parking Management Plan.

Schedule for Design and Construction

Fletcher Allen has conceptual planning Certificate of Need (CON) approval 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 Inpatient Building Project.

With this Sketch Plan application, Fletcher Allen is officially beginning the City permitting for the Project. Fletcher Allen anticipates submitting a construction CON for the Inpatient Building by the end of September 2014. If approved, construction is planned for the fall of 2015 subject to the issuance of City and State permits.

Historical Perspective

- 1879: Mary Fletcher Hospital
- 1966: Medical Center Hospital of Vermont: Merger with the Bishop DeGoesbriand Hospital
- 1985: McClure Building opens
- 1995: Fletcher Allen Health Care: Merger with Fanny Hospital and the University Health Center's Medical Practice Groups
- 1991-1999: Ambulatory Care Center Master Planning with focus on outpatient facilities
- 2001-2005: Ambulatory Care Center constructed and opened
- 2004-2007: renovations and refurbishment
- 2010 Radiation Oncology Garden Pavilion opened
- 2013 Inpatient Building Project begins

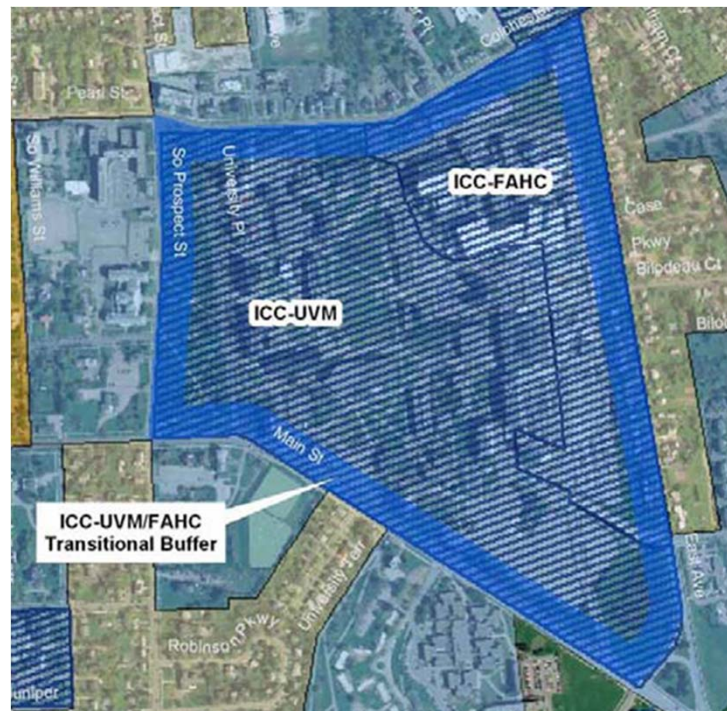
Master Planning Timeline

- 2007-2008 Master Planning
 - All locations
 - Inpatient Bed replacement options studied for the Medical Center Campus
- 2007-2009 Master Planning Presentations
 - Planning Commission
 - Ward 1 NPA Presentations
 - April 9, 2008 planning update
 - December 4, 2008 Ward 1 presentation on Master Plan and proposed zoning changes
 - May 13, 2009 planning update
 - Joint Institutional Development Committee: Master Plan and proposed Zoning Amendments
- 2009 City Council Adopts Zoning Ordinance Amendments
- 2010 -2013
 - Bed studies completed
 - Inpatient options refined
 - Planning CON approved to allow planning for the inpatient bed project

2009 Zoning Amendments

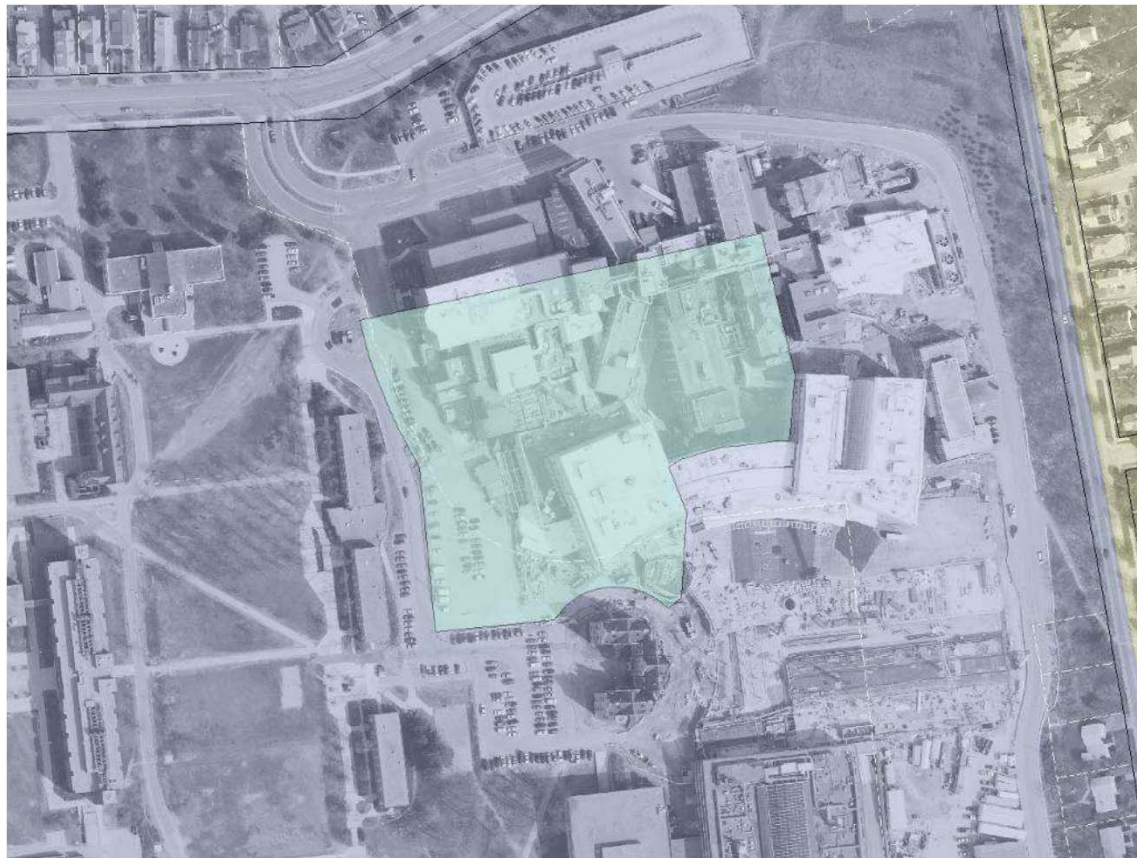
■ Clarifies Transitional Buffer

- Boundaries
- Allowable density in Transitional Buffer: no greater than 40%
- Housing conversion prohibitions
- Overall lot coverage up to 65% if reduced density within the transitional buffer zone below 40%

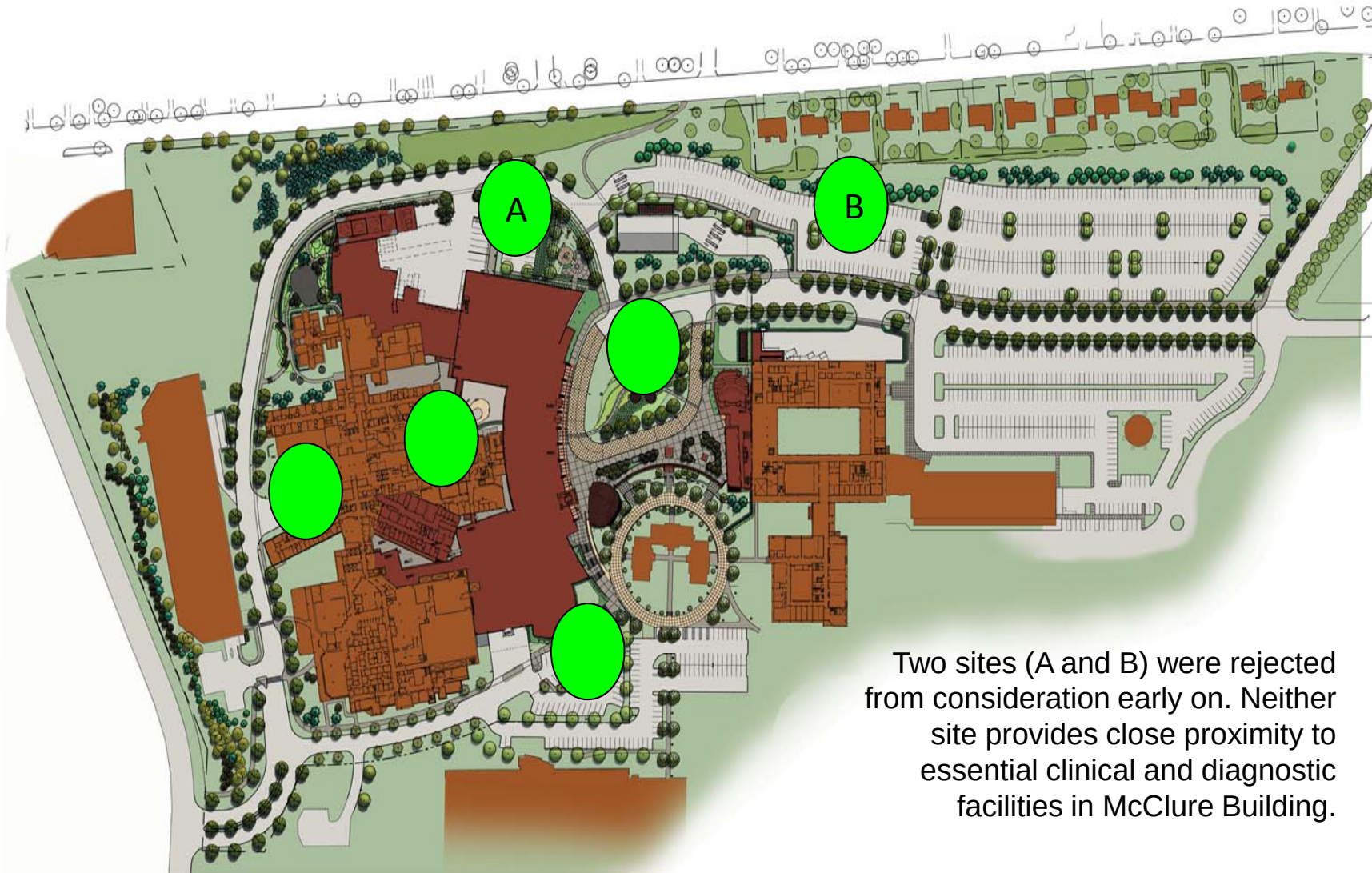


2009 Zoning Amendments

- Allows for an increased in vertical building height in selected areas
 - Concentrate building height in the campus core



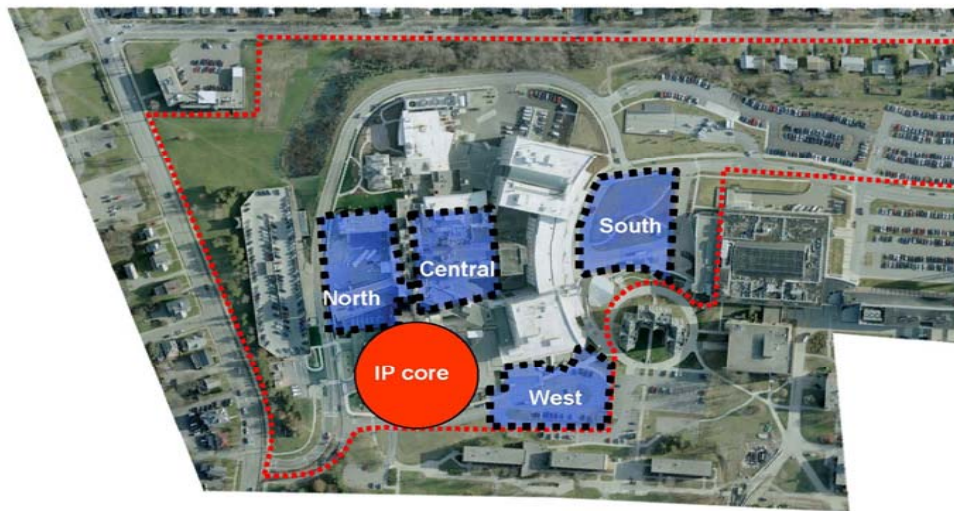
Initial Sites Reviewed for Bed Replacement Building



Two sites (A and B) were rejected from consideration early on. Neither site provides close proximity to essential clinical and diagnostic facilities in McClure Building.

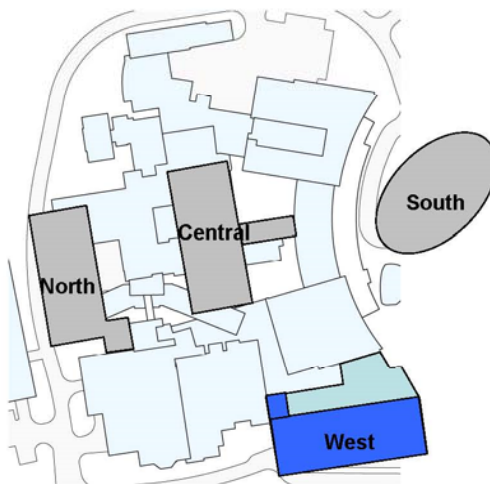
Final Sites Reviewed for Bed Replacement Building

Bed Replacement Study– Development Criteria



Criteria
Feasibility
Cost
Time/Phasing
Regulatory
Logistics
Connections-existing
In-Patient/Service
Public
Operational efficiency
Massing Impact
Contextual Fit
Placemaking
Connections-Long term

Site Rankings

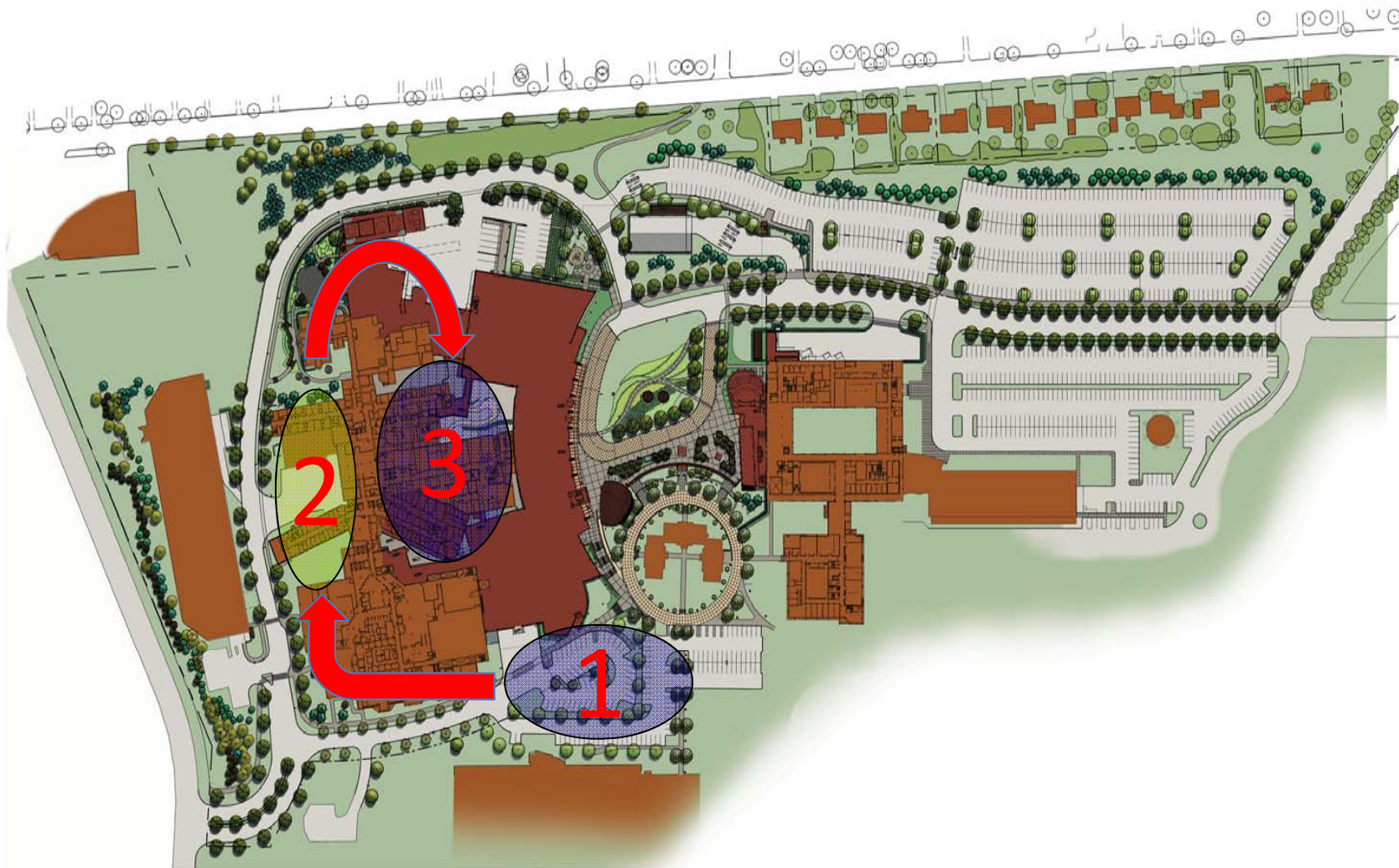


1 Ideal 2 Good 3 Fair 4 Poor

Executive overview replacement

	West	North	South	Central
Feasibility	2	4	3	4
Cost	1	3	2	4
Time/Phasing	1	3	2	4
Regulatory	3	4	3	1
Logistics	2	3	3	4
Connections-exist	2	2	3	1
In-Patient/Service	3	2	4	1
Public	2	3	1	2
Operational efficiency	3	2	4	2
Massing Impact	3	4	2	2
Contextual Fit	3	4	2	2
Place making	3	4	2	1
Connections-Long term	2	2	2	1

Bed Replacement Cycle: 5-50 years



The First Bed Building Replacement Cycle

- Maintain inpatient care in Burlington
- Meet intent of agreements with City and neighbors
- Concentrate development in the campus core
- Maintain maximum 65% lot coverage
- Preserve valuable open space on the Medical Center Campus
 - The sliding hill
 - Community gardens
 - The Wick Plaza
 - The Mary Fletcher building site
- Minimize traffic impacts
- Require no new on-campus parking
- Be compatible with UVM master planning
- Begin planning in 2013, with construction commencing in 2015



MEMORANDUM

TO: L. David Keelty
DATE: March 12, 2014
FROM: Liz Pritchett, Historic Preservation Consultant
RE: Inpatient Building Project

As the historic preservation consultant working with Fletcher Allen Health Care, Inc. (FAHC) on the Inpatient Building Project, I am currently assisting the design team as they develop options for the new building. During this phase of the undertaking, I am reviewing two options for potential impacts to historic resources in or adjacent to the project area, which is on the west side of the FAHC campus. My primary concern is that sufficient space remains between Converse Hall, a Victorian Eclectic style building constructed in 1895 on the University of Vermont Campus, and the new Inpatient Building so that its character and integrity will not be unduly impacted. Based on my preliminary review of the two options, it is my professional opinion that the range of massing, features and materials currently being considered for the new Inpatient Building should avoid significant impacts to Converse Hall and will comply with *The Secretary of the Interior's Standards for New Construction*. As discussion continues among the design team, FAHC, the University of Vermont, and the City of Burlington, the final design for the new Inpatient Building will likely not have an undue adverse effect on Converse Hall.



In service to the PATIENT, COMMUNITY and MEDICINE since 1879.

Fletcher Allen Health Care
Inpatient Building Project
City of Burlington
Sketch Plan Application - Plans

March 12, 2014











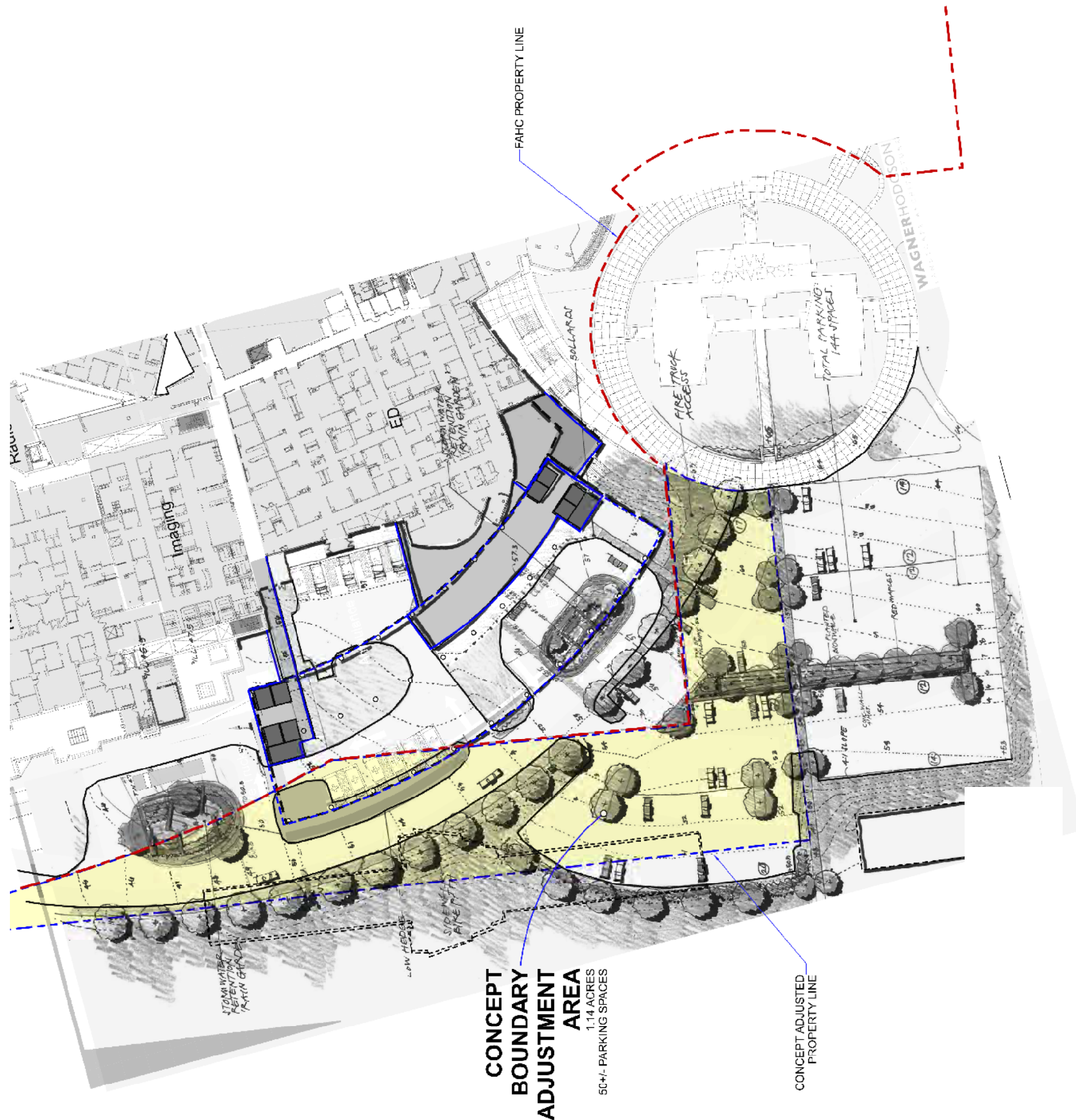


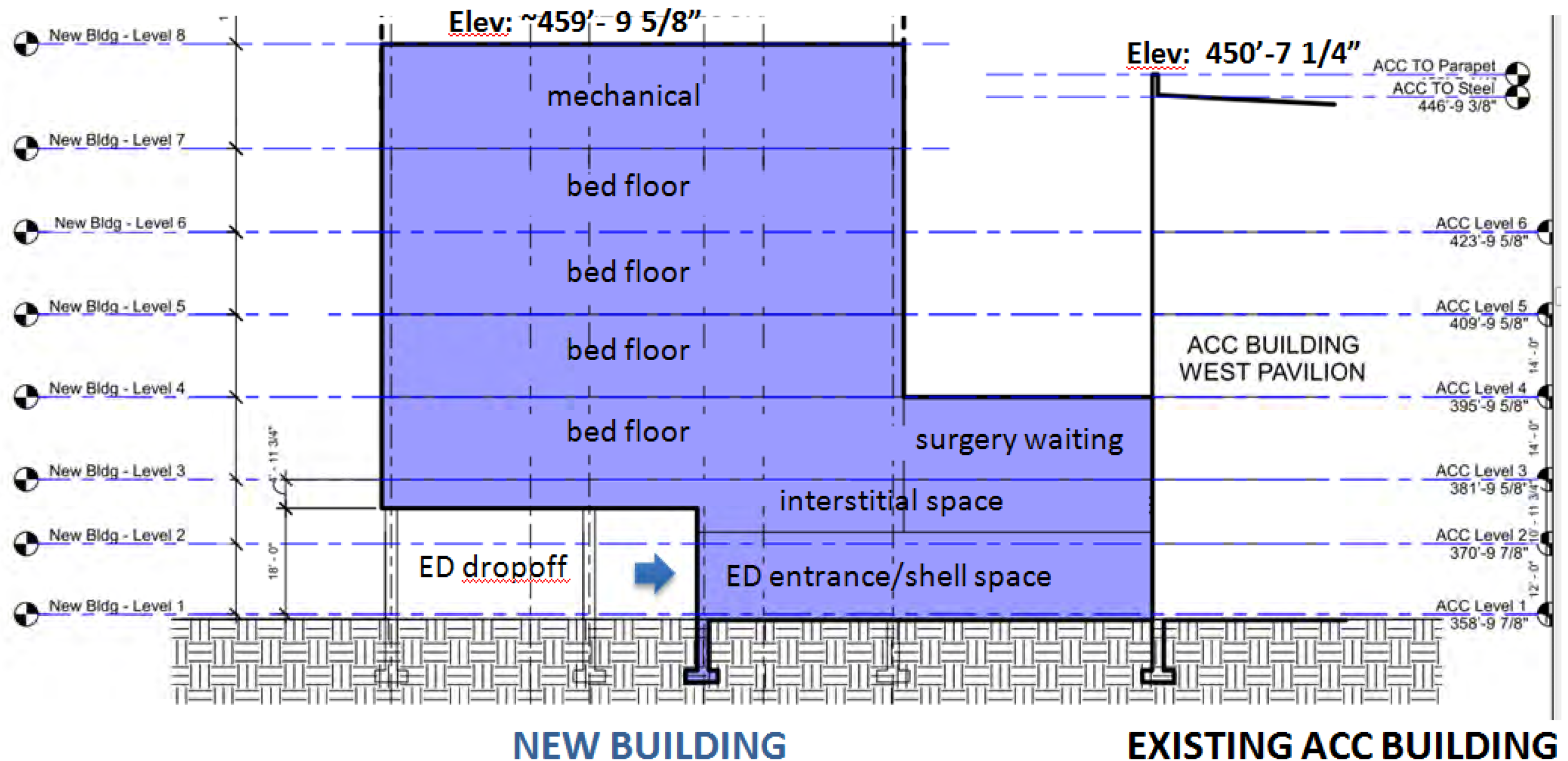
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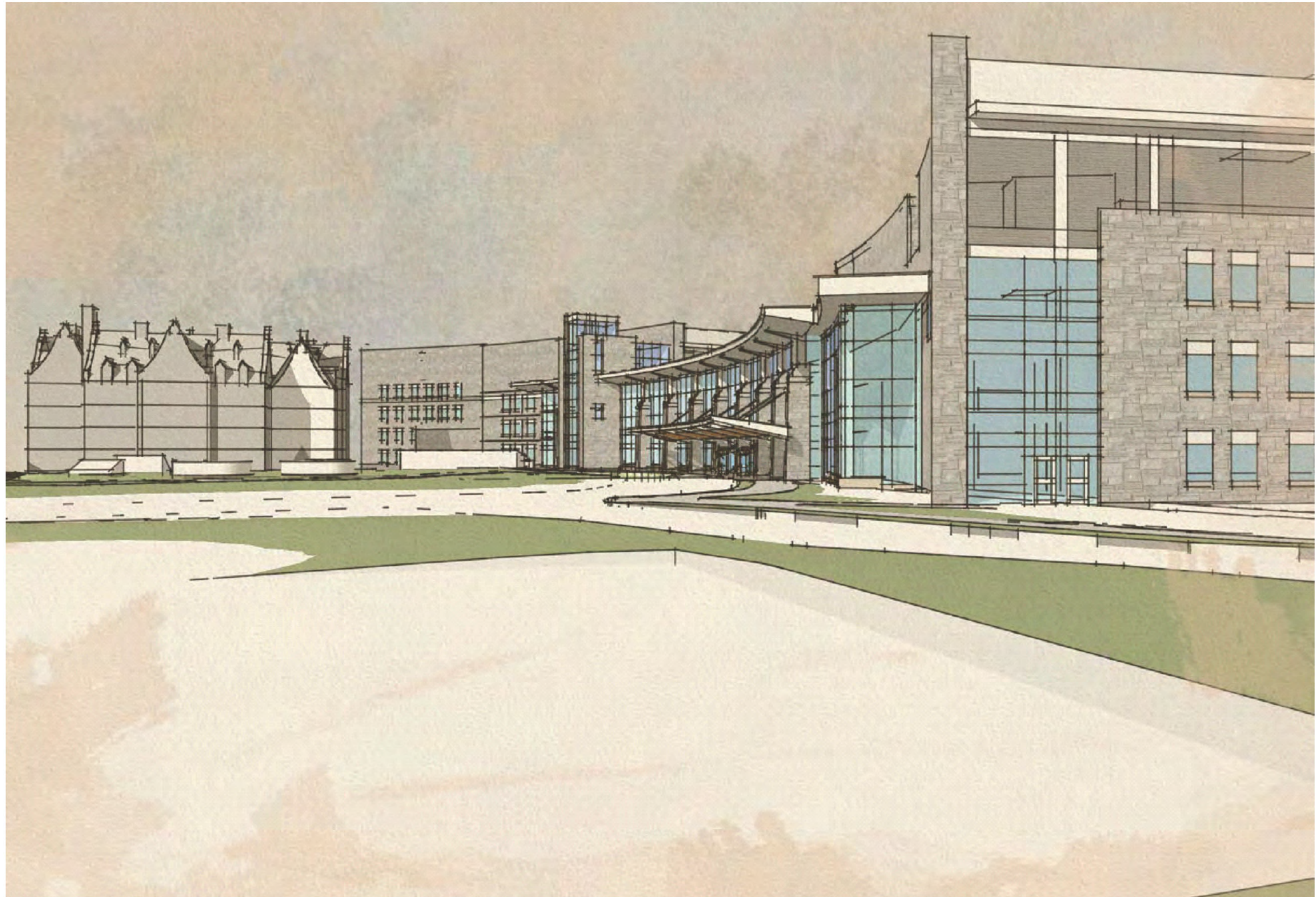
FLETCHER ALLEN BED TOWER | CONCEPTUAL SITE PLAN

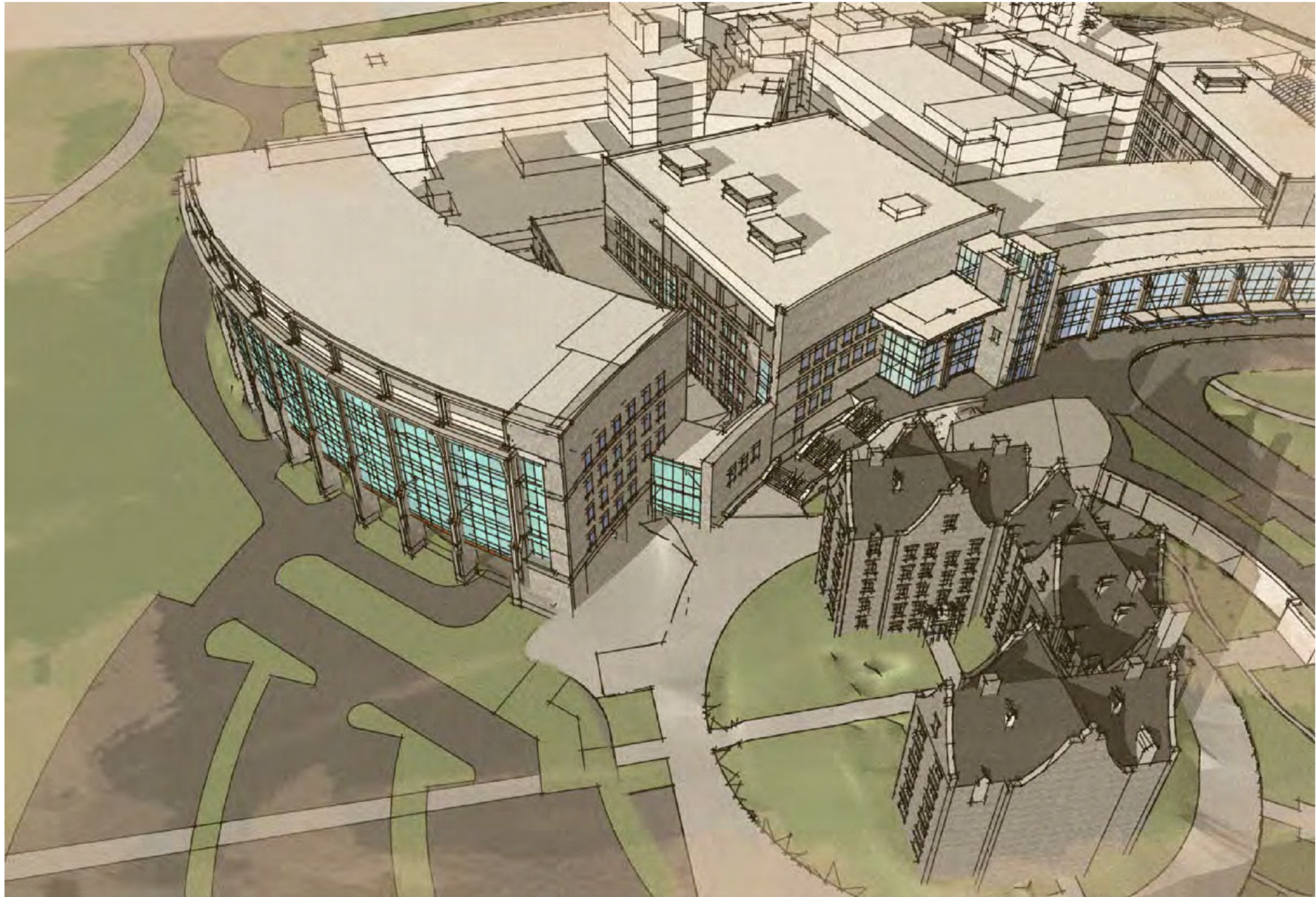
WAGNER HODGSON
LANDSCAPE ARCHITECTURE











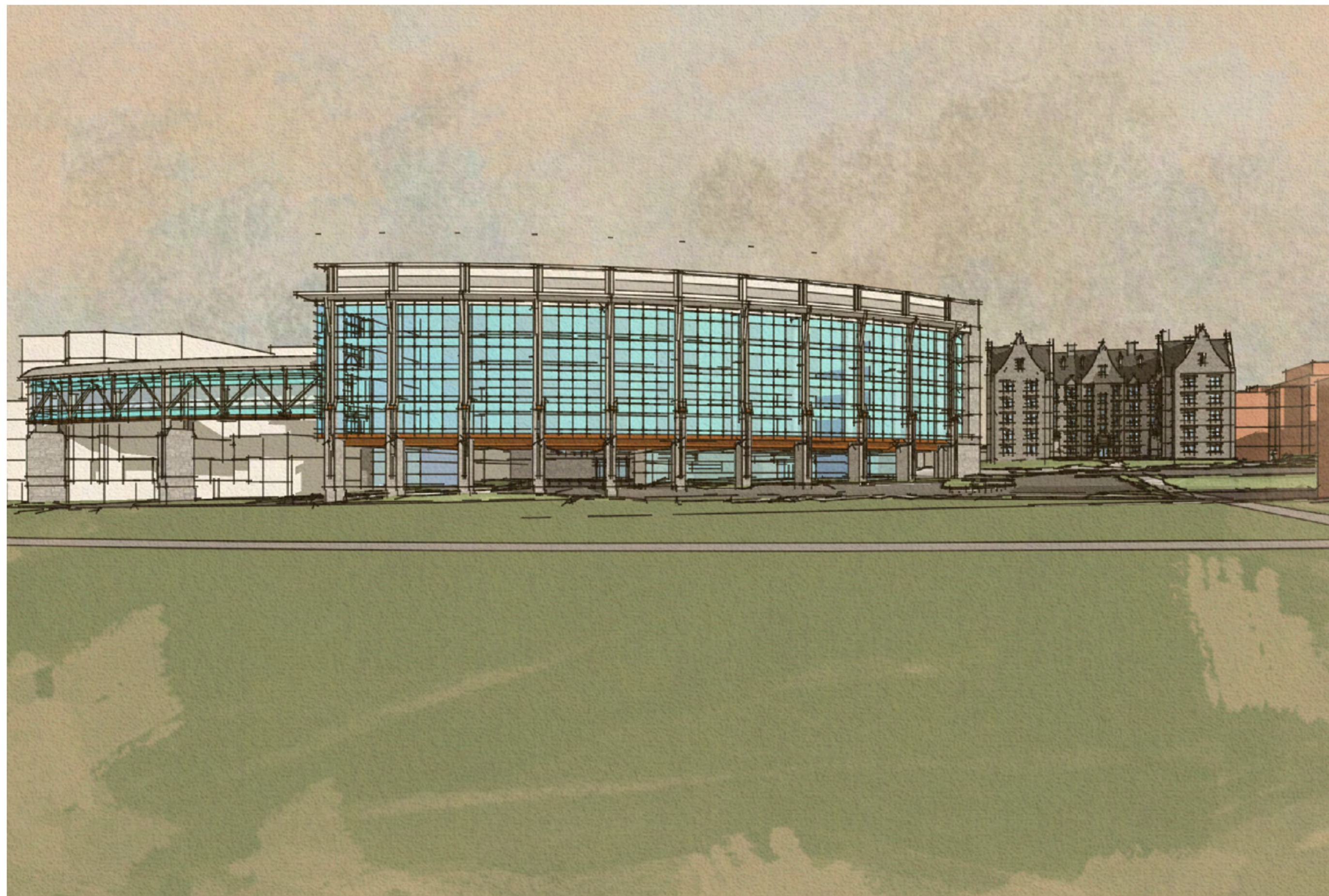




02.10.2014

FLETCHER ALLEN BED WING | OPTION A

WAGNERHODGSON
LANDSCAPE ARCHITECTURE





02.10.2014

FLETCHER ALLEN BED WING | OPTION A

WAGNERHODGSON
LANDSCAPE ARCHITECTURE





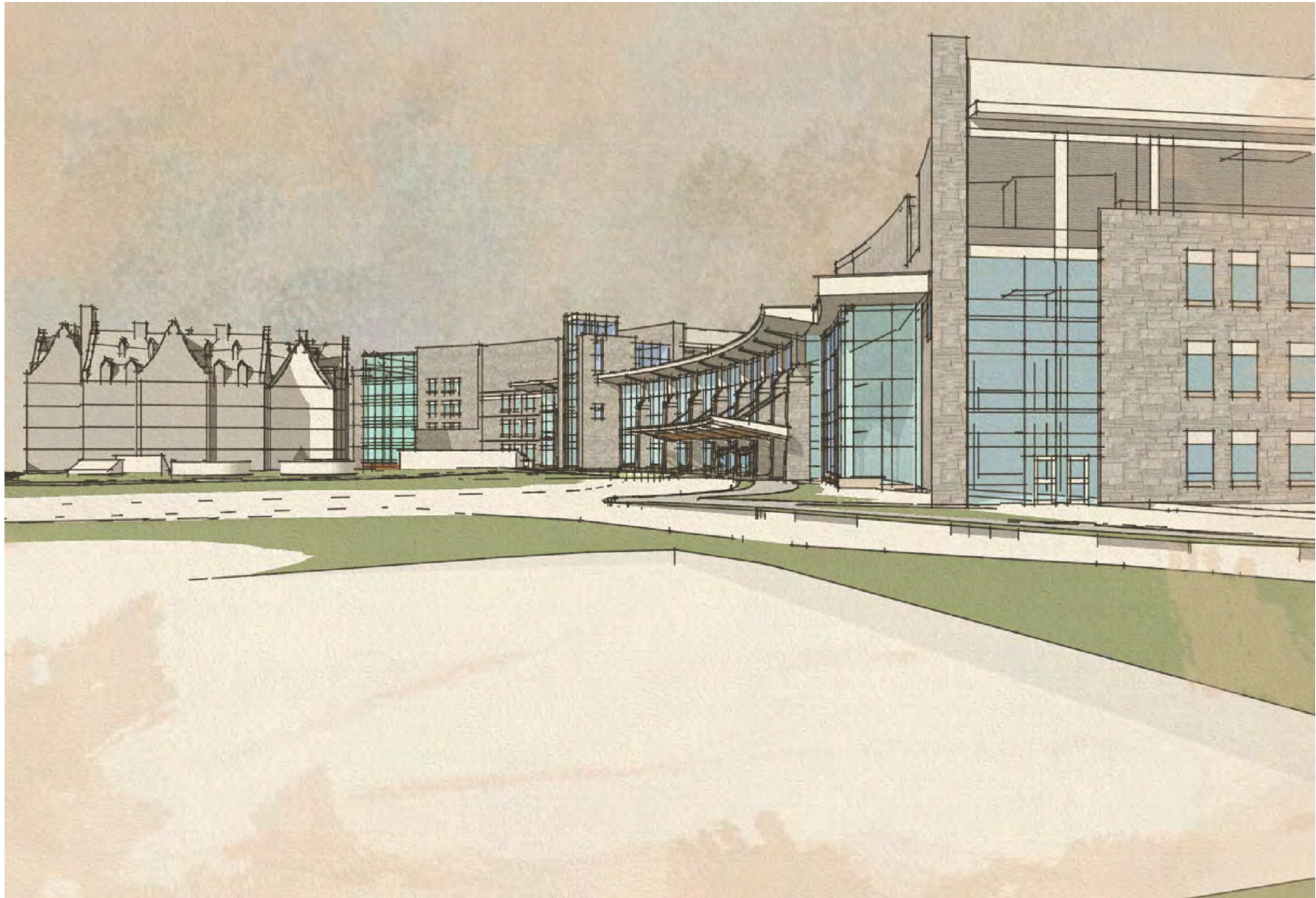




Image Landsat

Google Earth











02.10.2014

FLETCHER ALLEN BED WING | OPTION B

WAGNERHODGSON
LANDSCAPE ARCHITECTURE





02.10.2014

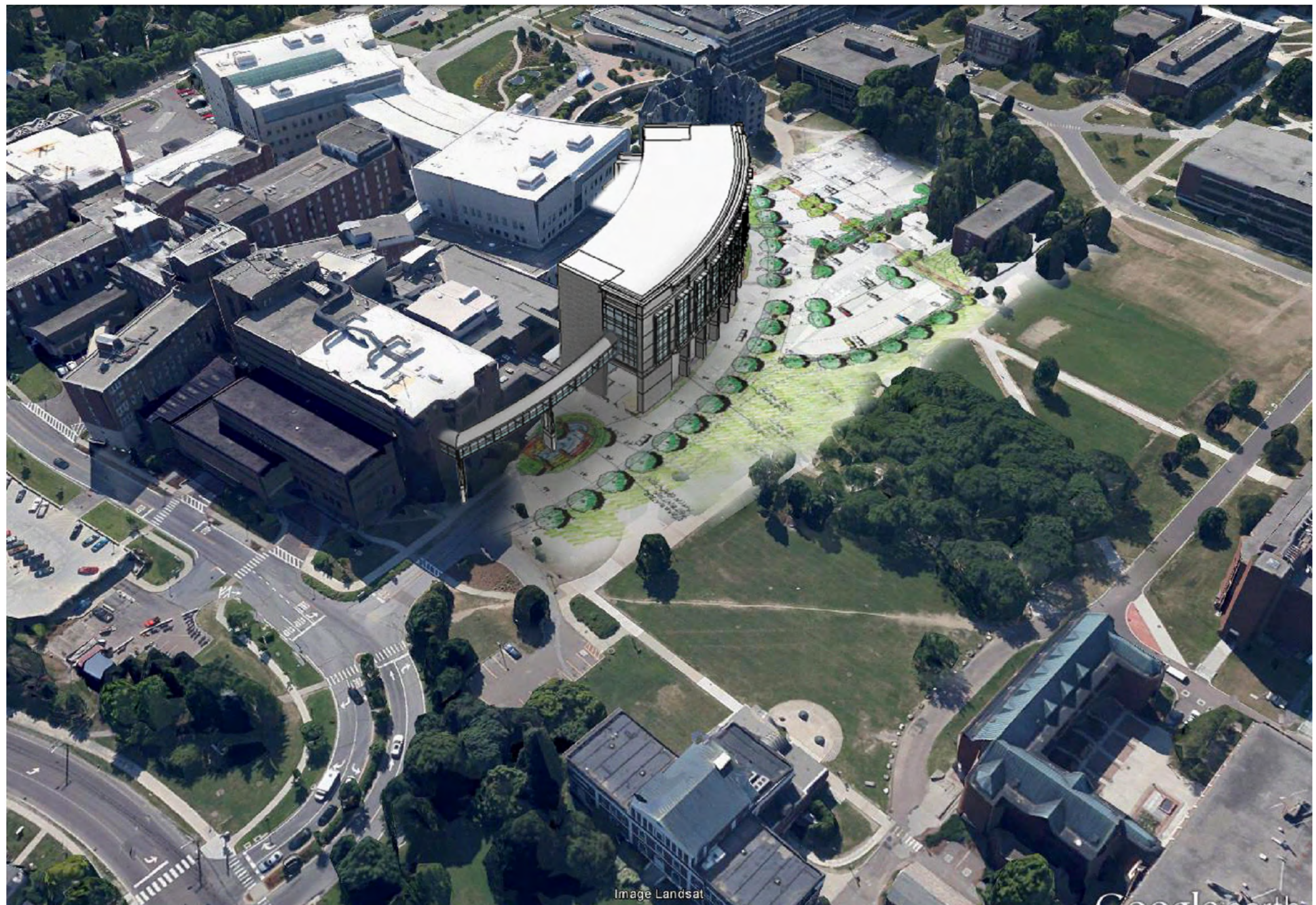
FLETCHER ALLEN BED WING | OPTION B

WAGNERHODGSON
LANDSCAPE ARCHITECTURE



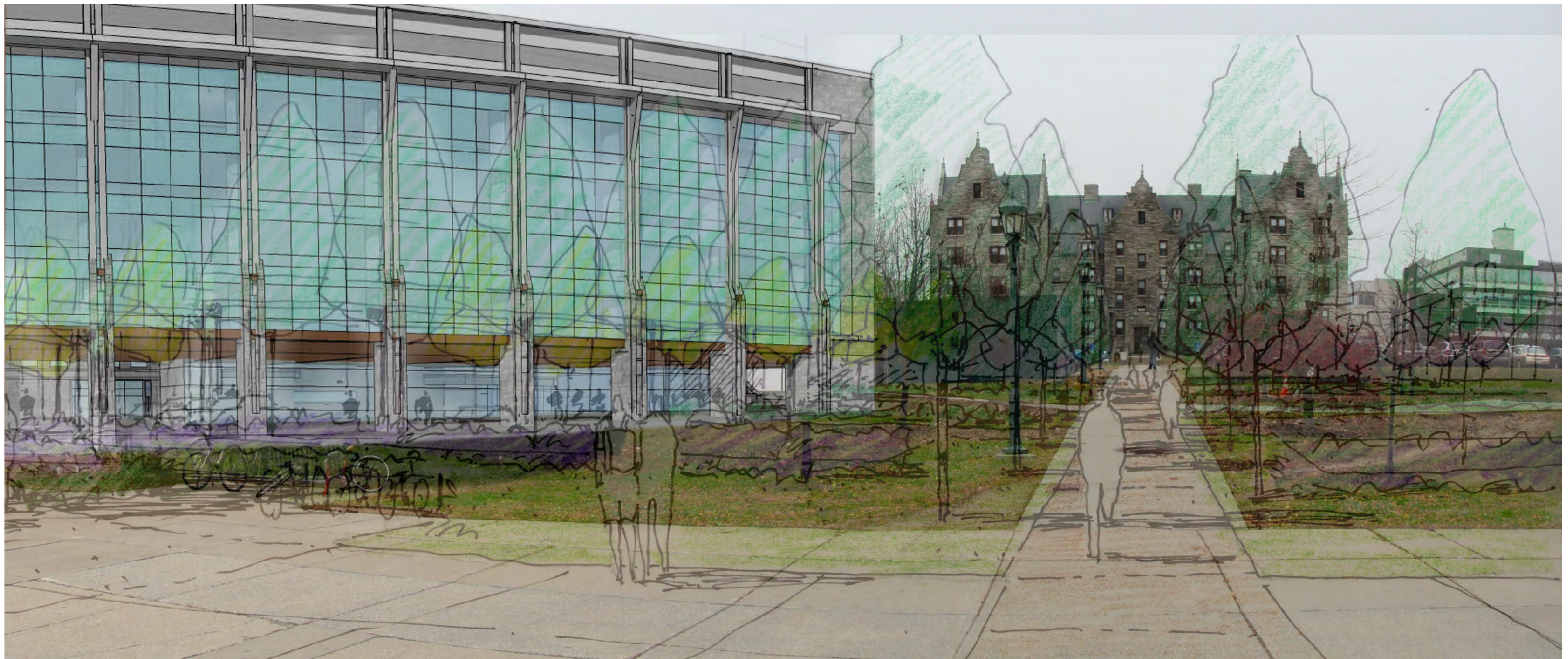




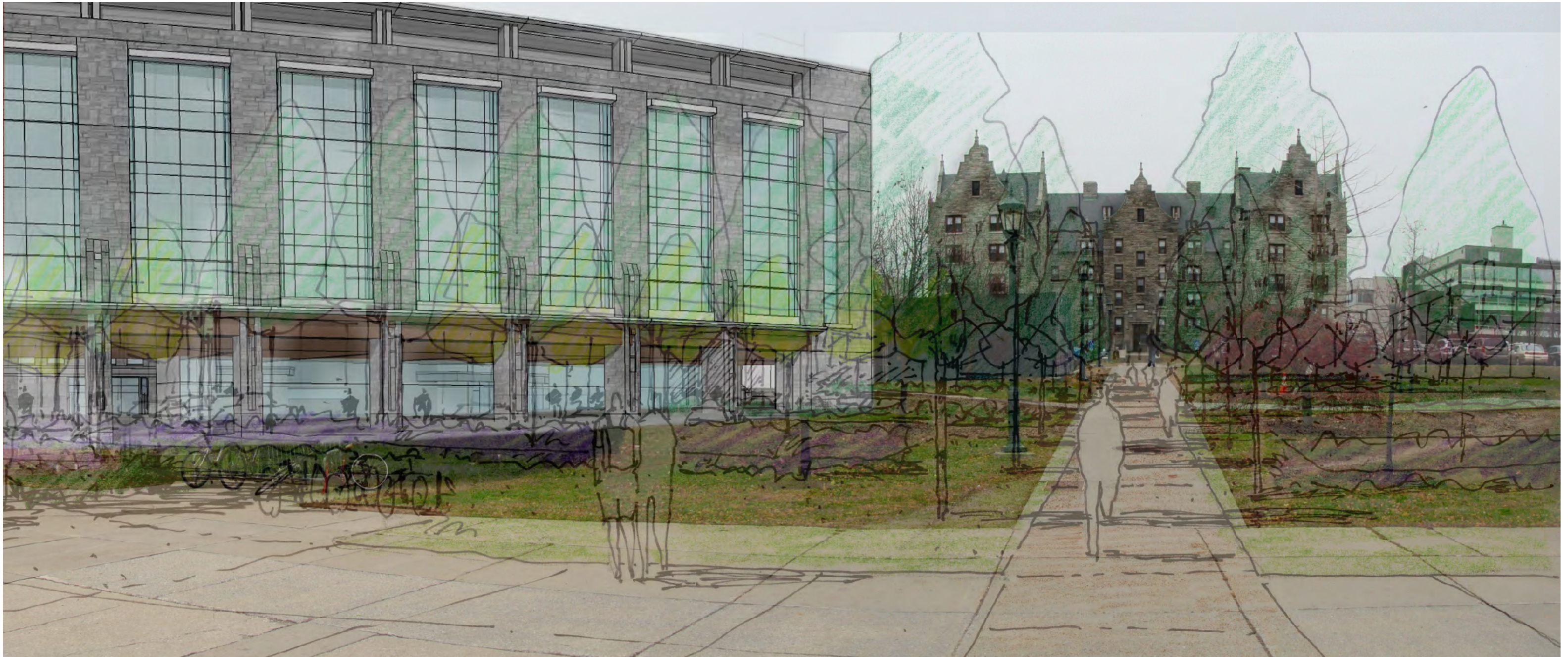








WAGNERHODGSON
LANDSCAPE ARCHITECTURE



WAGNERHODGSON
LANDSCAPE ARCHITECTURE

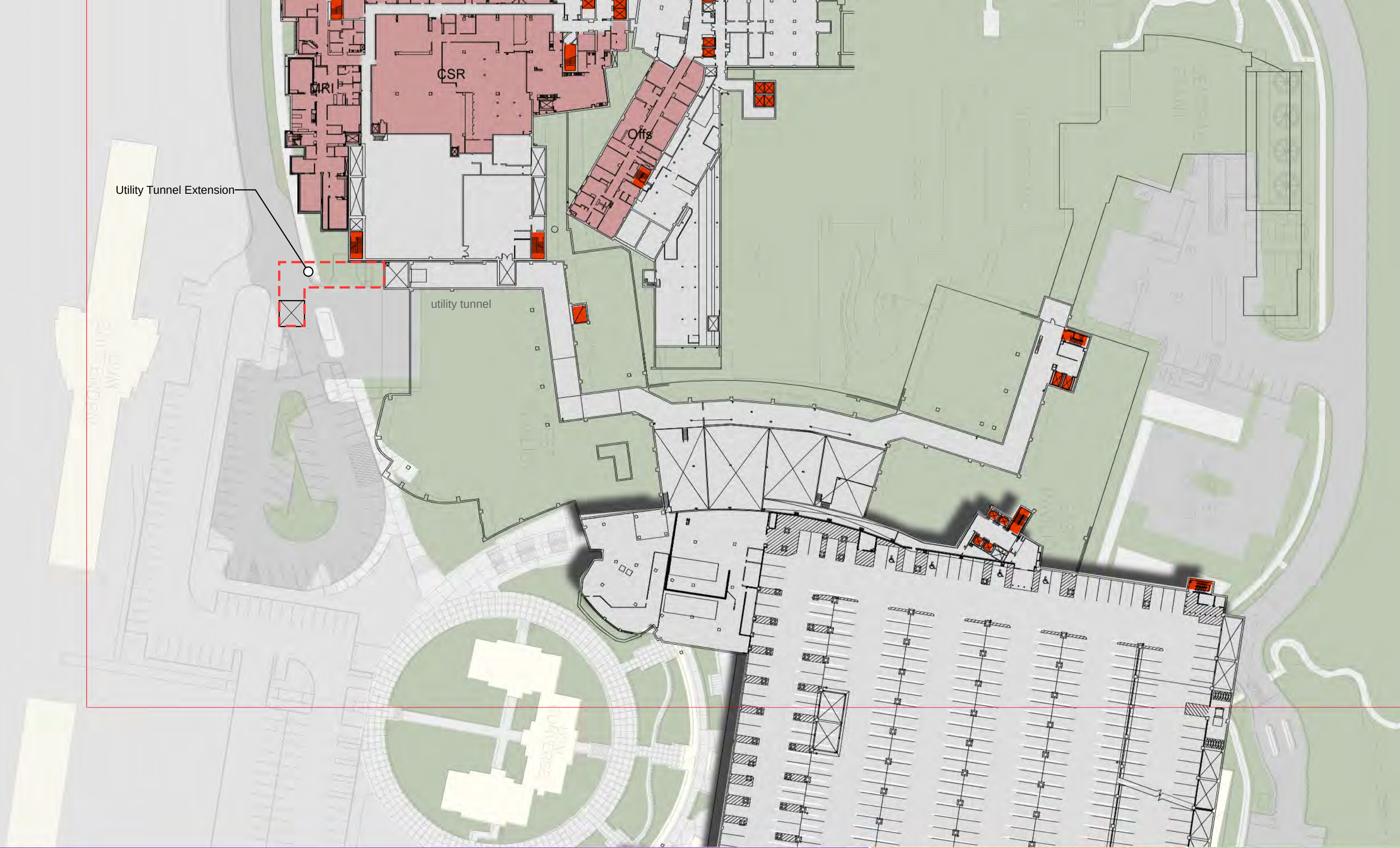
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INPATIENT BUILDING PROJECT

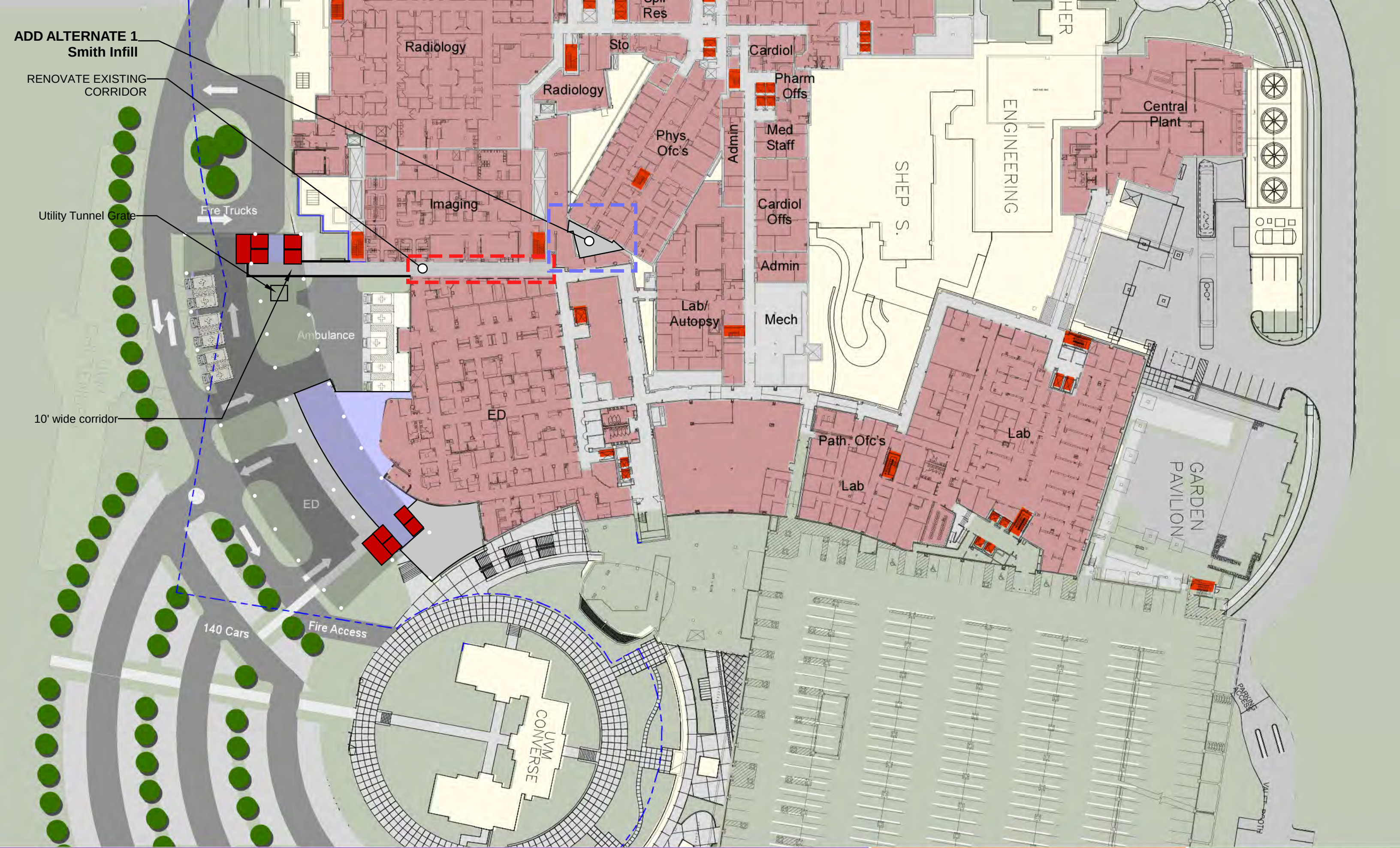
VIEW H - OPTION 2

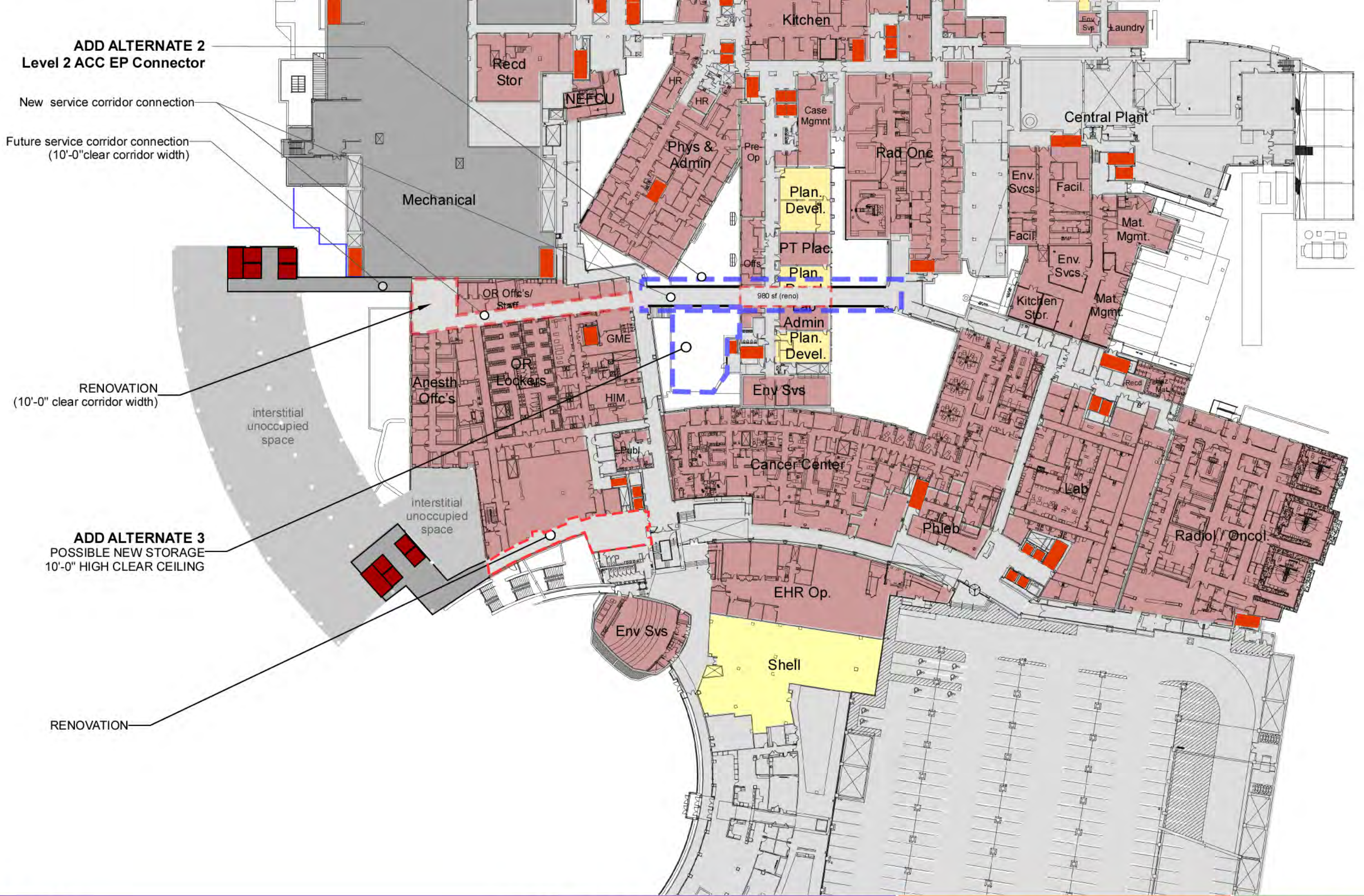
12 MARCH 2014

Fletcher Allen Health Care
Burlington, VT

morris switzer
environments for health

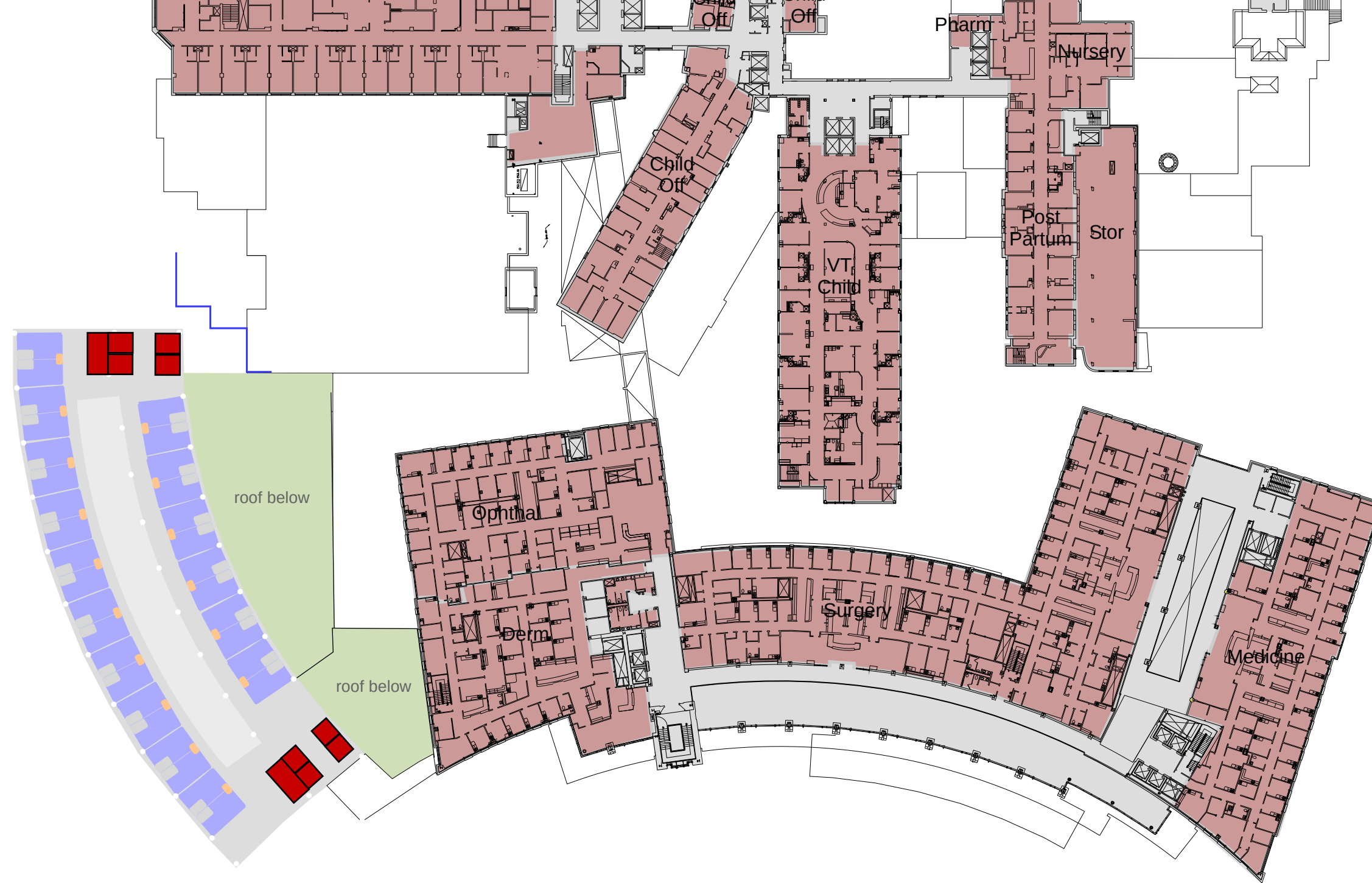




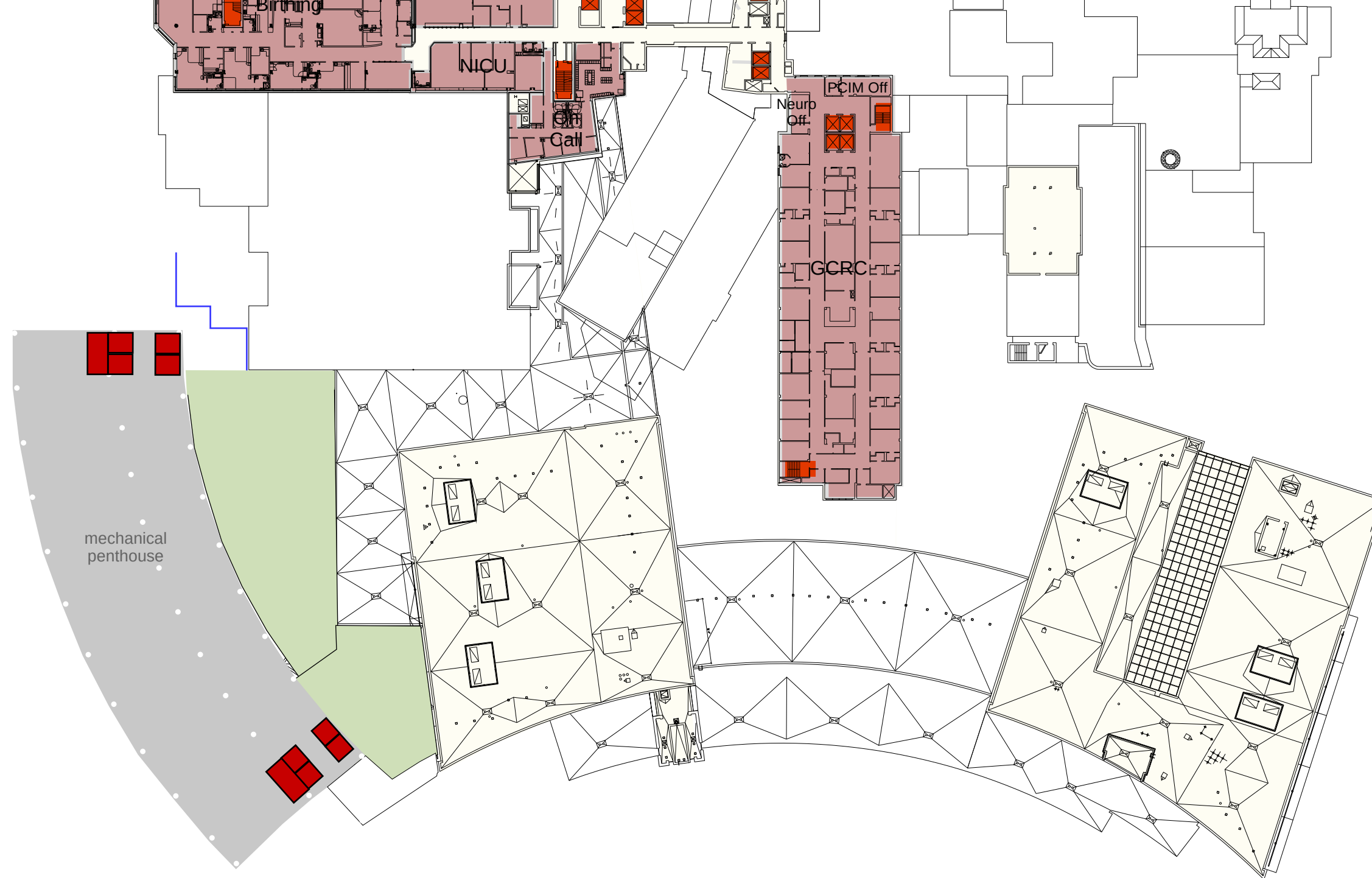












Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

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Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Bob Schwartz
Jim Drummond
Missa Aloisi
Alexandra Zipparo (Alt.)
Israel Smith (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday April 15 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. **14-0854CA: 57 OAK STREET (RCO-RG, Ward 2) City Of Burlington - Parks Dept.**
Enclose open portions of existing Roosevelt Park storage/pavilion building and install new windows, doors and lighting. (Project Manager: Scott Gustin)
 2. **14-0824CU: 1127 NORTH AVENUE (NAC, Ward 4) Hauke Building Supply Inc.**
Conditional use for small recycling center (bottle redemption) associated with change of use to VT State Liquor Store in portion of building. (Project Manager: Scott Gustin)
- V. **Certificate of Appropriateness**
 1. **14-0799CA: 203 SOUTH WILLARD STREET (I, Ward 6) Champlain College Inc.**
Modification of permit #14-0383CA/CU to include: reuse of wooden frame addition on West side of structure, changes to west elevation, removal of two rear chimneys. (Project Manager: Scott Gustin)
- VI. **Sketch Plan**
 1. **14-0807SP: 111 COLCHESTER AVENUE (I, Ward 1) Fletcher Allen Health Care, Inc.**
Sketch plan review to construct new Inpatient Building west of the Ambulatory Care Center building. (Project Manager: Mary O'Neil)
- VII. **Other Business**
 1. **CVOEO Fair Housing Training**
- 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.

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, March 18, 2014 - 5:00 p.m., Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

Present: Austin Hart (Chair), Jonathan Stevens (Vice Chair), Brad Rabinowitz, Jim Drummond, Michael Long, Michael Long, Missa Aloisi, Bob Schwartz, Israel Smith (alt), Alexandra Zipparo (Alt.)

Staff: Scott Gustin, Mary O'Neil, Nic Anderson, Ken Lerner

Absent:

I. Agenda

Using second amended agenda. NA confirmed.

II. Communications

12 communications. Accepted by board.

III. Minutes

One set of minutes from February 18, 2014 for review.

IV. Public Hearing

1. **14-0671CA/MA: 194 SAINT PAUL ST (DT, Ward 6) Champlain College Inc., AND
14-0672CA/MA: 1 BROWNS COURT (DT, Ward 6) City Of Burlington
14-0721CA/MA: 14 BROWNS COURT (DT, Ward 6) City Of Burlington**

Re-opened hearing for construction of mixed use building with ground-floor commercial space, 115 residential units and enclosed parking. Development to merge three existing lots. (Project Manager: Mary O'Neil/Scott Gustin)

A. Hart and J. Drummond recused.

Applicants and public sworn in.

Lisa Kilcoyne and David Provost, Asst Vice President of Finance at Champlain St

J. Stevens asked about dumpster location.

L. Kilcoyne – Have reviewed and believes this is the right location for the waste management. Least amount of disturbance on other neighbors. Looked at having indoor locations but would have smaller dumpsters which would need to have in road pickup stopping traffic. Design changes to minimize impact on neighbors. Have designed for two compactors which need pickup once every 7-10 days. Compactors mitigate odors. Enclosure set back from street. Added hedgerow of arborvitae to soften neighboring side.

B. Rabinowitz asked about how they are emptied. Taken away and swapped, or emptied. Either way would beep. Could have put against east face of building on Browns Court. Would effect plaza.

L. Kilcoyne – Is set back when looking down so that it is tucked back and screened instead of being a main feature of the building. Maple St and St Paul St are busy streets.

M. Long asked if 10-11 ft from neighboring house.

L. Kilcoyne – Yes.

J. Stevens asked how much noise comes from compactor and frequency of compacting.

L. Kilcoyne – Unsure. Trash is wheeled from trash room to compactors around plaza. As efficient as possible.

M. Aloisi asked what is located in NE corner.

L. Kilcoyne – Transformer that is 8ft below and does not have access through parking garage to this pad.

K. Lerner asked about possible turnaround on purchased property on Browns Court.

M. O'Neil - that was offered by staff. Excluded from final review.

J. Stevens asked about elevations showing adjacent buildings.

L. Kilcoyne – In packet. Showed on screen.

J. Stevens asked for IS comments.

B. Rabinowitz had previously asked for this.

L. Kilcoyne noted other elevations. Showed perspective looking down King St and Browns Ct. Detailed materials changes. Have elevations with materials key.

B. Rabinowitz asked about lighting.

L. Kilcoyne – Will address in turn. Provided plan that shows mechanical plan and penthouse. Will have cornice that helps blend in mechanical penthouse. Lighting from parking garage. Still presenting trellis screens and will have evergreen screening. Proposing to have lighting on motion sensors with 50% light after hours which will go to full strength when there is motion. Lighting plans show light levels at floor are 0 outside the openings. No leaking of light out of the openings.

B. Rabinowitz asked about location of lights.

L. Kilcoyne detailed. Have skirt coming up from floor to screen headlights.

J. Stevens asked about main entrance.

L. Kilcoyne detailed entrance plan.

D. Provost – Will have natural flow to the St Paul St from campus and the shuttle.

A. Zipparo asked about bike parking.

L. Kilcoyne detailed.

M. Aloisi - so indoor bike storage is off Browns Court.

L. Kilcoyne – Yes. Would like to see how the bike racks are used and could add more.

J. Stevens – Back to item number 4.

D. Provost – Detailed Joint Institution Parking Management Plan (JIP). Tenants will not be allowed to park here. Will need to park at Gilbane Lot. Can increase the number of spaces at Gilbane by an addition 200 if needed. College has shuttle system on same route as building.

J. Stevens – Parking spaces will be available in the building. Will these have parking in the building?

D. Provost – No. Space will be available for the public. Trying to maintain enough parking to satisfy market and the public.

J. Stevens asked S. Gustin if a permit was needed for a parking garage.

S. Gustin – It is part of this application. Parking is a permitted use in the downtown.

M. Long asked if any student have a car.

D. Provost – Restrict freshmen to no car but can appeal that under certain circumstances.

M. Long asked how many percent have a car.

D. Provost – 23-26% have a car.

A. Zipparo – Asked if a student can just have a car without telling the college if they have one.

D. Provost – Have officers patrolling the streets making sure students aren't using the streets. 8 hour meters would be going away on Browns Ct from this project. Easier for students to park at Gilbane and be on a shuttle three minutes away.

J. Stevens asked about management.

D. Provost – In response. Have students at Spinner Place, Quarry Hill and in on campus residents. Would like to manage exactly like others. Management company will be bound to meeting standards and enforced the same as on campus. Management will simply contract with Student Life. Will not be owned, but responsibility has to be arms length. Assured that the standards of behavior will be the same as on campus.

J. Stevens asked if only students would be allowed to live on site.

D. Provost – Yes. Only students. At Spinner Place and Quarry Hill there is on site management right now and this facility will have similar oversight.

J. Stevens asked about inclusionary housing.

D. Provost – Yes. Detailed how inclusionary is met in response. At any one time would be meeting spirit of inclusionary housing. At beginning of year, persons would know how they fit in with financial aid. When items change they will be addressed.

Brian Pine – Available for comment if needed.

J. Stevens – Asked how others deal with this matter.

B. Pine – Other cities normally exempt inclusionary for colleges. On university land it is exempt. This is an anomaly.

J. Stevens – Being out of campus subjects them to this provision.

B. Pine – Looking at Champlain's demographics they far exceed that standard. Intent of the ordinance is met.

A. Zipparo – State law requires housing per project, not campus.

B. Pine – No state requirements. Only city in the State that has a requirement. There are affordability standards to exempt from Act 250. City's ordinance refers to property so this would be a change from that.

M. Long noted JIP states 55 units and 200 beds for this project but this project is larger. Uncertain whether there is parking available. Visitors and parents coming to cars would not be using remote parking areas. Unsure what the parking impacts would be. Asked if they still have enough parking to accommodate the needs of this project.

D. Provost – Absolutely have enough to meet tenants requirements. JIP initially only discussed Eagles Club site but did not cover Browns Court. Parking will be open to the public and a parent or visitor could use public parking.

M. Long so on site parking will address visitors to the site?

D. Provost – Yes. Flynn Theatre uses current site and will continue to serve the need of those others.

Tim Grannis. Owns property at end of Browns. Two concerns. Location of trash compactor. Locating at Maple Street entrance would avoid noise and smell. Noted ordinance shall be location within or behind buildings. Doesn't have a behind. Doesn't consider his neighborhood a 'behind'. Locating near house is not a good solution especially only 10ft away. Seems like they could swap for bike traffic. Doesn't think it fits the criteria for new projects to handle trash. Second concern is that new elevation for Browns Ct looks like a grey industrial warehouse. No cornices, just a wall of grey. Will become industrial grey canyon. A little more attention would be a better building.

Jack Daggett – Lives in Hinds Lofts. Not opposed to Champlain College student housing but concerned about the size of the building. Will destabilize and overwhelm neighborhood. Would like to urge the board to give it a lot of considerations and reduce the size of the building. Book by Jane Jacobs outlines three principles which is being broken. Quick construction would be immediate impact, would not add to diversity to already diverse neighborhood.

M. O'Neil noted neighbor left written testimony.

Lou Natale – Owner of Hood Plant and parking lot. Like Champlain Colleges buildings but this scale and detail will overwhelm the neighborhood. Length of building and height is too much for the neighborhood. Doesn't mind 6 stories but would like to see it stepped down to four stories on ends while still have a single elevator. Newer buildings have lost the beauty of their other buildings. Going up to 6 stories is fine, but should be scaled down in parts.

Frank Von Turkovich – West side of block. Co-owns properties on Lower Church St. This design will tower over properties and will effect open space, daylight etc. Agrees with L. Natale comments about lowering size of portions of the building. Parking is a concern. Wants to see documents. Wants to know if parking at Gilbane will be available on a long term basis. After parking meter hours there is a concern that the spaces will not be available to the public. Doesn't want to see parking in the building leased to

others. Asked about management and student leases etc. What leverage would the permit provide to enforce management commitments. Intrigued that inclusionary housing is proposed to be met by students. Have a lot of properties that have students and wanted to know if inclusionary applies.

J. Stevens – Inclusionary is only on new construction.

FVT – Interested if Champlain's eligibility changes that it may not be managed or re-reviewed. The size of the project is very big. If private developer there would be half of the number of beds than student dorms. Concerned about the size still.

Don Leopold. Resident of Hinds Lofts. Concerned about street lighting. Would hope that City will have a uniform low glare lighting for the whole corridor up to Main Street.

D. Provost – Offered clarification if the board needed.

J. Stevens closed Public Hearing at 6.25pm.

V. Certificate of Appropriateness

1. 14-0753CA: 210 SOUTH UNION STREET (I, Ward 6) Chad Tyler

Add one residential unit to existing accessory structure, increasing total units for property from four to five; add one surface parking space. (Project Manager: Mary O'Neil)

Applicant Chad and Patsy Tyler and other public sworn in.

B. Rabinowitz worked on property years ago. Nothing to do with this project.

C. Tyler – Detailed history and application.

A. Hart noted there are supplemental communications.

C. Tyler – Noted communications provided from Condominium association and Thomas's. Have a written response to the communication and conditions.

A. Hart – Would like a copy of the written statement and save some time.

C. Tyler – Pointed out that it is a beautiful building and want to retain it. Will need to be totally lifted up to be saved properly.

A. Hart noted encouragement in ordinance for adaptive re-use. Thrilled the effort is being made. Asked if possible to preserve loft doors details.

C. Tyler – Doesn't function. Would prefer to have as solid door that could be opened and/or could save on outside and frame inside.

A. Hart – Just keeping outside appearance would be the intent.

C. Tyler would still like to keep some windows to keep light above the door.

A. Hart asked about north elevation and setback and building code.

C. Tyler – It is about a foot. Existing door and existing window. Will reduce window down to a smaller size and add windows for egress. Have talked with the Building Inspector.

Can affect neighboring property and what they can do. Faces of buildings are 28ft apart.

If something new was proposed on 204 then it would need to be 9ft back. It has happened down the street where a door is installed in the setback. Ned believes this could be done. There may be an appeals process.

A. Hart asked M. O'Neil about zoning code.

M. O'Neil – Have also had multiple conversations with the Building Inspector. Re-using existing openings can be done. It is completely his oversight. Zoning has no review.

A. Hart asked if the 5ft setback from zoning perspective is required.

M. O'Neil – Not new development.

A. Hart so DRB can approve new windows and doors despite the setback because it is an existing building?

M. O'Neil – Yes conditional on Building Inspector approval.

A. Hart asked for distance to 204.

C. Tyler – Is 28ft. As for privacy, windows are a floor above the existing Thomas's windows, are not directly opposite, there are existing trees, interested that 196 South Union was not appealed on other side, reduced size of window on ground floor which are on same level as neighbors.

A. Hart – Asked about impacts during construction. DRB cannot give permission to access other properties or block accesses. Can this be done without interference?
 C. Tyler – Driveway and walkway would be out of commission for two weeks. People affected by this are informed. Pedestrians will have normal access. Have worked with other neighbors and will provide access through another neighbors property. No blocking off pedestrian access but blocking parking for two weeks. Major inconvenience. Trying to time and have been discussing it for a long time. Windows will be the same. Retaining a lot of the original building. One more parking spot. Recalculated coverage.

Andrea Grey. Handed out photographs. President of Richardson Condo complex. Live right about the Thomas's with same windows which is a complete non-issue for her. Would have liked to represent the association that they are fully in support, but there is one owner that has submitted letter. Others in association has not been vocal. Understands the Thomas's are supportive but just have stipulations. Wants the building to be retained and improved. Best possible scenario for building and City. Really supports it. Complex walkways on 204 South Union and would love to see co-operation which will enable project to go ahead such as lot coverage. If there is a concern would be the parking access being inconvenienced but will be worth it for the end in sight.

A. Hart – Board cannot give permissions for neighbors to be inconvenienced.

A. Grey – Understands. Could get neighbors together more to discuss if needed. Good project. A lot of co-operation will need to exist.

M. O'Neil asked if its appropriate to share professional opinion on contractors.

B. Rabinowitz – Would like to assume that it is being done by a competent contractor.

C. Tyler – Contractor is the one who knows how to both lift a building and lay a foundation. Local soils known by other contractors. Have good people and will be the best fit for the project. Submitted written comments.

A. Hart closed Public Hearing at 6.54pm.

VI.

Sketch Plan

1. 14-0770SP: 421-423 SHELBURNE STREET (RM, Ward 5) Tabernacle Of Worship Assembly Of God, Inc.

Change use of property to up to 10 residential units. (Project Manager: Scott Gustin)

Applicant A. Youkel present. Detailed building and proposal. Parking is condition that needs to be watched carefully. Detailed parking plan and units. Two schemes. 6 apartments with neighborhood commercial space or 10 units. Only providing 6 parking spaces so would need a waiver. Parking would be separated from residential leases to be flexible.

A. Hart – issue is parking. Shared parking in alley at rear. 6 parking spaces. Neighbor notes that when there is snow, the 6 aren't available. Issue of parking waiver. Board can waive 100% if adaptive re-use so needs to explore that aspect more. Parking Management plan is aspirational. Need to have very specific strategies to manage cars. That portion will need to have a lot of work and be much more specific. Not sure if he could waive 100%. Parking is by far the biggest issue.

A. Youkel – The current shared arrangement is 18 spaces. Doesn't function as a tandem space. Much deeper at present for spaces so snow management could easily go in this area and still provide the required 6. Key to concept is the size of the apartments. Nature and size of units are such that it leads to persons to not have vehicles. To get to 50% there are options and solutions that are available. Could lease spaces from neighbors, bus passes. Believes based on market study that parking demand is not what the ordinance requires.

A. Hart other issue is if other spaces are encumbered.

A. Youkel – Doesn't know of any spaces encumbered. Without any shared parking what it really boils down to is 6 spaces. 4 or 5 of these spaces are double deep and could

accommodate snow management. Existing building. No changes. Massing not a valid issue. Respect that 100% is too much but happy to provide 6.
 A. Hart – Take hard look at Parking Management.
 S. Gustin – No lease on property for B&B.
 A. Youkel – Is there a preference for residential vs. commercial.
 S. Gustin – Can do any use in the definition of Neighborhood Commercial Use but cannot do storage.
 A. Hart – No preference.
 A. Youkel – Does size of apartments make a difference. Right now is 350-450sq ft. If to reduce number from 10 and have larger units.
 B. Rabinowitz – Ordinance relates to units, not bedrooms, which helps.
 A. Youkel – Will look at unit count and size.
 B. Rabinowitz – Hamstrung on data.
 A. Hart – Smaller unit size will help on waiver requirement but more units make the parking demand higher.
 B. Rabinowitz – Leasing off site parking is extremely difficult.
 J. Drummond – People renting apartments on Shelburne Rd, hard to imagine that people will not just use the residential streets to park to save the lease cost.

Bonnie Murray – Sent pictures of snow. Church plan was to have cars in tandem. Did also have lease with her for a parking space in the driveway. Doesn't see how they can fit. Concern is parking. Trash removal is a concern. Would like to see where trash location would be.

Bonnies husband – Big issues are parking and trash. Only place on Shelburne Rd that has the right of way access at rear. Important that the ROW is maintained.

B. Murray asked what makes it historic?

A. Youkel – Removing annex portion will help parking.

A. Hart – Board has never reviewed 100% parking waiver. 50% is what the board is more used to but still need robust Parking Management Plan.

M. Long – often parking waivers are premised on location and walkability to downtown.

A. Youkel – Fortunate to have public transport nearby.

A. Hart closed SP at 7.21pm

VII. Other Business

VIII. Adjournment

Adjourned at 7.21 pm.

Deliberative Monday at 5pm.

 A. Hart - Chair, Development Review Board

 Date

 Nic Anderson, Zoning Clerk

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, April 1, 2014 - 5:00 p.m., Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

Present: Austin Hart (Chair), Jonathan Stevens (Vice Chair), Brad Rabinowitz, Jim Drummond, Michael Long, Michael Long, Missa Aloisi, Israel Smith (alt), Alexandra Zipparo (Alt.)

Staff: Scott Gustin, Mary O'Neil, Nic Anderson, Ken Lerner

Absent: Bob Schwartz

I. **Agenda**

No changes.

II. **Communications**

2 communications. Accepted by board.

III. **Minutes**

None.

IV. **Consent**

1. **14-0779HO: 52-54 CHASE STREET (RL, Ward 1) Owners: David Fairfax & Stephanie Larkin, Applicant: Bhavatarini Carr**

Conditional use home occupation for bakery. No site or exterior building changes proposed. (Project Manager: Scott Gustin)

Applicant B Carr present.

No objections by Board to treating as consent item.

No public present to speak. Has not received staff comments.

S. Gustin showed conditions.

B. Carr – No concerns about conditions.

Motion by J. Stevens to approve and adopt staff findings and conditions

Seconded by M. Long

Vote: 7-0-0 (2 alternates not needed)

Motion Carried.

2. **14-0776CA: 208 FLYNN AVENUE (ELM/NMU, Ward 5) Wills Two LLC**

Construct new accessible entry addition with associated site improvements and interior renovations. (Project Manager: Scott Gustin)

A. Hart recused.

Applicants Bren Alvarez and Jeremy Gates present.

No objections by Board to treating as consent item.

No public present to speak.

Applicant has received staff comments and has no concerns.

Motion by B. Schwartz to approve and adopt staff findings and conditions

Seconded B. Rabinowitz

Vote: 7-0-0 (1 alternate not needed)

Motion Carried.

V. Public Hearing

1. **14-0556CA/CU: 287-289 SOUTH WINOOSKI AVENUE (RM, Ward 5) Steven Kelson**
Re-opened hearing to demolish historic garage, construct new garage of same size in existing footprint. (Project Manager: Ken Lerner)

Applicants Steve Kelson and Todd Volitis present.

A. Hart noted process. Wanted to have brief discussion about demolition by neglect.

Asked how board felt about permit being now administrative.

B. Rabinowitz - concerned that they have been in front of the board for many months, and now it could be simply removed based on demolition order.

A. Hart – at initial hearing that this could be considered demolition by neglect and wants to hear boards comments.

A. Zipparo asked K. Lerner how many have been issued like this.

B. Schwartz - thinks that this should be streamlined, and not be dragged through demolition by neglect.

S. Kelson – Engineer confirmed that it was not neglect and was poorly structured.

A. Hart – Understands.

A. Hart - motion that based on K. Lerner email that the demolition does not need to be reviewed by the DRB and can be approved administratively.

J. Stevens seconded.

B. Rabinowitz asked for comment from applicants on proposed motion.

S. Kelson asked for clarification of question.

A. Hart - detailed what the motion would mean.

S. Kelson - would like administrative review.

J. Stevens – Doesn't see it as a risk to have buildings demolished as long as the City official determines it. Supports it.

A. Hart - there could be situations where it could be demolition by neglect and doesn't trust that the City Building official looks at these specific details.

J. Stevens - doesn't want a process that lets people tear them down but is confident that if the City Building official deems it necessary to remove, so be it.

Vote on motion: 7-0-0 (2 alternates not needed)

2. **14-0773CA/CU: 52 LOCUST STREET (RL, Ward 5) Owners: Zpora Perry & Leighton Johnson, Applicants: Ruby Perry & Andrew Simon**

Construct detached structure for an accessory unit, convert back porch to living space, add fencing, re-grade driveway. (Project Manager: Ken Lerner)

Applicants Ruby Perry, Zpora Perry and Leighton Johnson present and sworn in. Public sworn in also.

A. Hart seems that issue is parking and request for parking waiver. Would like to focus on that issue. Asked if seen staff comments.

R. Perry – Yes. Can elaborate on whole project if needed. Parking Management plan is based on personal commitments and plans. Believe that existing paved parking meets the requirement and goals of Municipal Development Plan. Economic considerations. Environmental decision. Also cultural.

A. Hart – Commitment to reduce automobiles runs with lands and asked how that condition could be enforced.

R. Perry – Previous developers have noted CCTA and Carshare as reasons for parking management plans. Asking for the parking space waiver to be attributed to the single family spaces so that there is one for the house and one for the apartment.

J. Stevens asked how the DRB could be assured that future occupants could have the same values.

L. Johnson – Proposing a deed restriction for parking proposal.

B. Rabinowitz asked if two spaces could be in tandem.

K. Lerner – Yes.

R. Perry – Read off deed language.

A. Hart asked for the specific language and drafted deed.
 R. Perry – Doesn't have a drafted deed but could by Real Estate attorney.
 A. Hart asked what other options could be.
 R. Perry – Owners could add protective covenant that limits the number of cars that could be placed on site.
 J. Stevens – Would like to see language in writing. Asked for it to be submitted to staff before deliberative.
 A. Hart – Needs to go to staff and seen by DRB before being reviewed by City Attorney.
 B. Rabinowitz – Asked if in Design Review
 K. Lerner – No.
 B. Rabinowitz – Would like to see better and more specific elevations.
 R. Perry – If more complete elevations are required they can be provided. Asked Board if they submit specific wording on a deed restriction, would it solve concerns.
 K. Lerner asked Board about enforcement of a deed restriction. Who has right to enforce?
 A. Hart – Deed restrictions can be changed without zoning review so need to ensure that it is enforceable.
 M. Long asked if they could just install one parking space as it seems that they could put on site based on coverage.
 R. Perry – There are additional zoning restrictions that K. Lerner has noted that parking cannot be in front yard setback.
 K. Lerner – could put in a driveway if needed. Could come off neighbors driveway.
 M. Long – Could put in driveway. Is it a preference to just not install?
 R. Perry – Yes. Don't need it and would like to encourage reduction of parking on a citywide basis. Moderate concession in favor of not owning cars.
 M. O'Neil – Subject to design review and need assessment of Article 6. Covenants are not enforceable by zoning.
 R. Perry asked what would be an enforceable instrument?
 M. O'Neil - have seen long term renewable leases for off site spaces.
 R. Perry asked if waiver is enforceable.
 B. Rabinowitz – Just because it isn't enforceable doesn't mean that they would not consider it.

Cristina Mazzoni and John Cirignano – Lives on Locust Terrace north of subject property. Supports the proposal in general. Came to share concerns. Will be closer to home than original house. Surprised by building and concerned about losing light and privacy. Have driveway close.

A. Hart – Proposed building will be 13 ft from property line.
 C. Mazzoni – Used to open space and would be concerned. Water is a serious problem in the neighborhood and excavation and stormwater are concerns. Likely been studied but wanted to bring up. Building will diminish green space but understands it. Only free standing apartment proposed for the area so is interested on how this would work. Concerned that could be rented to students.
 A. Hart – Property would need to be owner occupied so might reduce impacts.
 J. Cirignano – Would NOT be interested in leasing driveway at any time.

R. Perry – Had neighborhood meeting and showed plans. Did shadow study to ensure that it does not cast a shadow to the north. Having engineer designing shallow foundation to reduce land disturbance. Is a small cottage.
 A. Hart closed Public Hearing

VI.

Sketch Plan

1. 14-0784SP: 247-249 PEARL STREET (RH, Ward 2) Pearl Lake, LLP

Sketch plan review for construction of new three story, 29 unit apartment building with associated parking and site improvements. (Project Manager: Scott Gustin/Mary O'Neil)

Applicants Eric Hoekstra, Justin Dextrateur, Cleary Buckley present.

E. Hoekstra – Gave summary of site and proposal. Detailed existing buildings in the City to give citywide context. 10-12ft retaining wall maximum in back corner. Detailed elevations. Common deck at rear in south west for solar and sunsets. RH encourages high density but parking restricts that. Have accommodated as much parking on site. 41 spaces for 29 units. Ordinance requires 58. 8 of 41 in tandem. Technically 33 from an ordinance perspective. Requesting 25 space waiver. Will provide parking management plan. 11 two beds 8 one beds and 9 studios.

C. Buckley – Commented on height. Want 9ft ceilings.

E. Hoekstra – Smaller unit size to normal so having higher ceilings helps feeling of space.

C. Buckley – Investing more in materials and design on front of building to ensure compatibility with street.

E. Hoekstra – Have had DAB sketch plan, NPA Meeting and meetings with neighbors.

Neighbors would like to site building as far as possible from west property boundary.

Would also like to see building length reduced and pushed closer to Pearl St. Looking at bringing height of entire site down to reduce retaining wall size, landscaping to reduce look of walls, stormwater solutions. Outdoor bike racks and tenant storage inside.

Concerns by neighbors on deck on corner looming over backyards. DAB suggested roof deck may be better solution further east or north on building.

A. Hart – Question on setback where indent happens.

E. Hoekstra – Will address setback issue when drafting plans further.

A. Hart asked about impact on neighbors to west and long flat façade. May have impact.

J. Stevens – Likes way building looks. Asked about building entrance locations.

E. Hoekstra – Entrance on front and one entrance on side. Really important to have front door.

M. Long asked about materials.

E. Hoekstra – Brick for 35ft along the side and then Hardi-plank for the rest.

M. Long asked about landscaping.

E. Hoekstra – Detailed ratio of landscaping vs hardscapes. Potential for street trees. May landscape along rear. Asking fire marshal what landscaping will be allowed on west to ensure access for emergencies. Only at about 65% lot coverage where 80% is allowed. 35% would be green.

C. Buckley – The topography limits how much of the 35% is usable at tenant amenity.

E. Hoekstra will be sloped down the driveway to the parking.

B. Schwartz asked about garage of neighboring property.

E. Hoekstra – Detailed retaining walls and ways to reduce and soften.

B. Rabinowitz asked where top of retaining wall would be compared to peak of garage.

J. Dextrateur – Would about the existing height of garage.

J. Drummond not bothered by parking issue. Concern about architecture. Not much detail on front. Would like to see balconies or porticos to make it feel more residential.

B. Rabinowitz – Examples shown are set back. Odd to have building this size in such close proximity to sidewalk. Pulling closer to sidewalk would be mistake. Assuming under building parking was based on money.

E. Hoekstra – Not just money. More feasibility. Will have partial basement at rear going down to crawl space. Need a 70 foot ramp to get a full story down. Would only allow 16 parking spaces under and would not have a wide enough building to meet city dimensional requirements.

B. Rabinowitz asked about 8 spaces not on property.

E. Hoekstra – Detailed neighbors spaces. Not in 41 space count.

Bill Church – 34 Bradley St. Likes what Redstone is doing in City. Scope of project is not what neighborhood needs. No parking in neighborhood. Will contribute to problem. Substance abuse is a big problem. Any construction should consider adding transient persons in a neighborhood which could encourage this use. Noise and violence is a

problem at night. Need to resist having student housing. Trash is a big issue. Design in contrast to neighborhood.

Michael Sealy - 14 South Union St – Met with applicant beforehand. In historic residential neighborhood. 4 of 6 neighbors are owner occupied. Scale does not fit with surrounding buildings. Would severely impact. Affecting daylight, property values, quality of life, privacy from building and parking. Does support development but not of this size and location. Architecturally doesn't fit within surrounding building. Square-ness makes this building seem taller. Existing houses are 2 story with peaked roofs. Scaling back to a third smaller would be better. Goes too far within the site with long walls. Disappointed that previously approved building was not built. Previous building was a third the size. Should have more architectural detail to make interesting and relevant.

Roger Wiberg – 22 South Union St – Owns garage that juts into site. Parking lot is above his back yard. At present there are a lot of trees that hide the parking lot and create a buffer. Retaining wall will be close to boundary and will box in his property. Will reduce privacy and property value. Dumpster location very close and will smell in the summer. Walls will be major job to do. Parking is at a premium in neighborhood. Grading property down may funnel water into his backyard. Ravine cannot handle stormwater now so will not if there is more water in it. Most of green space or trees will be removed so concerned about rainfall events. Mix of units but will have higher percentage of students than anticipated. Close to a lot of amenities which will attract students. Will have a lot of noise pollution. Quality of life issues are serious. Will exacerbate the problem.

Emily Lee – Member of Ward 2/3 steering committee. Project was held at NPA. On planning commission and lives at 39 Bradley St. Building is next to last pocket of owner occupied homes in area. Tight knit community which has a high standard of investment and retention of quality on homes. Requested how the homes on South Union Street would be effected and would like to see how it will look from that perspective. Health and Rehab over the road severely impacted neighborhood. Retaining wall should obey setback requirements. 10-12 ft wall 1 foot from property line is too close.

Kami Oliver – 12 South Union. Yard is right beside property. Will see solid 35ft wall from her perspective. Will block light and sky view from property. Looks like industrial building, not residential. Historic area. Improvements to existing historic buildings are hard for them, and this rectangle should be better. Understands its RH but the way its designed, there will be a lot of individuals and students. Concerned about noise and effect on neighborhood. Hard to come up with possible solutions. Cant see where green space is. Concerned green space is at the rear. Reminds her of VSAC building in Winooski which is disastrous as it is street level. Would really like building to be able to be moved east. Retaining walls not affecting her but is concerned for others. Water is a problem and more water could impact her property. Building doesn't fit this particular district. Would rather not see such a huge structure.

Maddy Posig – 87 Hungerford Tce. Lived there 30 years. Neighborhood has been under assault the last 10 years. Problems of noise and parking are getting worse and worse, because of previous developments approved. Likely that car ownership may be high. Not enough parking. Does not support parking waiver. Concerned about size of building. Looks like a giant rectangle. Around the area has a lot of turrets and rooflines. Should try to make this building attractive. This is a gateway to the City. Highly concerned about open deck. Noise will occur. Outdoor gathering will happen late at night. Existing building was set back and was beautiful. Architecture is suspect and footprint is huge. Based on location will attract transient students. Will be huge problem for neighborhood.

Other neighbors don't need to speak but noted they agree with previous comments.

E. Hoekstra – Need for housing in Burlington. Number of people at NPA like the application and liked the idea of dense urban smart growth development. This is pretty much downtown. City has made the decision through public process that this is the place for density. People want to live close to Downtown. Yes this building is big, but is also on a large site. On smaller sites there are still three story buildings with 90% coverage. Could propose 20 four bedroom apartments under current parking which could be as close to 'as of right' that we could get without any parking waivers. That would be entirely students. Trying to be thoughtful and having smaller units and a mix which will help attract a mixed population. Don't want 100% students. Want professionals, empty nesters, those who want to just rent Downtown. Will be students, but will need to live amongst a mixed population. Will be changes based on comments but will be dense and big.

M. Long – referred to Article 6 based on North Union about massing in relation to neighboring properties. Should acknowledge and address that.

J. Stevens asked for a shadow study.

K. Lerner – Would help to show cross sections to show neighboring houses.

M. Aloisi – Would like to see perspective from North Union.

VII. Other Business

VIII. Adjournment

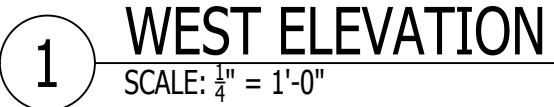
Adjourned at 7.20pm.

Deliberative Monday at 5pm.

A. Hart - Chair, Development Review Board

Date

Nic Anderson, Zoning Clerk



PRICING & PERMIT SET

SOUTH ELEVATION

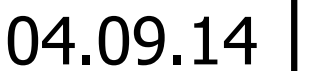
 **CHAMPLAIN
COLLEGE**

**WHITING HALL STAIR & ELEVATOR TOWER
ADDITION & RENOVATIONS**

[illegible]

04.09.14





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
Bob Schwartz
Jim Drummond
Missa Aloisi
Alexandra Zipparo (Alt.)
Israel Smith (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday April 15, 2014

PUBLIC HEARING NOTICE

The Burlington Development Review Board will hold a meeting on **Tuesday April 15, 2014 at 5:00 p.m. in Contois Auditorium, Second Floor, City Hall.**

1. 14-0824CU: 1127 NORTH AVENUE (NAC, Ward 4) Hauke Building Supply Inc.

Conditional use for small recycling center (bottle redemption) associated with change of use to VT State Liquor Store in portion of building.

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/Boards/DRB 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

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

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(802) 865-7195 (FAX)

David E. White, AICP, Director

Ken Lerner, Assistant Director

Sandrine Thibault, AICP, Comprehensive Planner

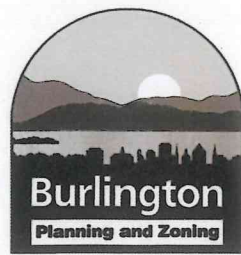
Jay Appleton, Senior GIS/IT Programmer/Analyst

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: April 15, 2014

RE: ZP 14-0807SP; 111 Colchester Avenue

M O'Neil

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 14-0807SP

Location: 111 Colchester Avenue

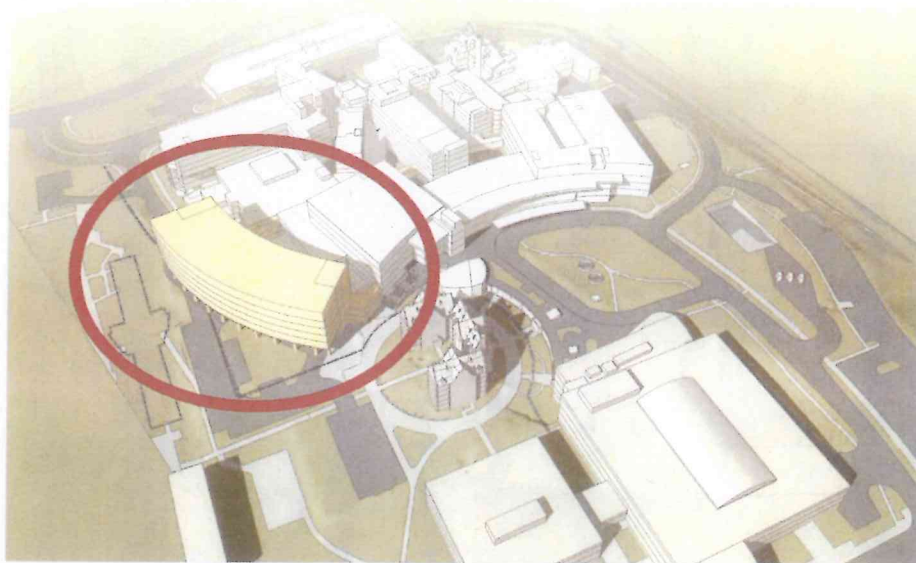
Zone: ICC-FAHC **Ward:** 1

Date application accepted: March 12, 2014

Applicant/ Owner: Fletcher Allen Health Care / Dave Keelty

Request: New approximately 160,000 sq. ft. inpatient building west of the Ambulatory Care Center building at the Medical Center Campus.

The **Design Advisory Board** reviewed the application at their March 25, 2014 meeting, and provided very supportive comments for both plans.



SKETCH PLAN REVIEW
INPATIENT BUILDING PROJECT

BUILDING MASSING STUDY

12 MARCH 2014

Fletcher Allen Health Care
Burlington, VT

morris switzer
ARCHITECTS

Background (since FY 2012):

- Zoning Permit 14-0791; installation of four roof top lights on Baird section of hospital. Currently under review.
- Zoning Permit 14-0687CA; Installation of safety railing on Baird Building rooftop. February 2014.
- Zoning Permit 13-0767CA; Enclose roof area at McClure building for an ICU waiting room and roof deck. March 2013.
- Zoning Permit 13-0766CA; Replace the Energy Recovery Units at the Baird Wing. March 2013.
- Zoning Permit 13-0298CA; Conversion of exterior lighting fixture sources to LED technology. September 2012.
- Zoning Permit 13-0284CA; Expansion of seventh floor, Baird Building, for maternity unit. November 2012.
- Zoning Permit 13-0283CA; Construction of walkway. September 2012.
- There are dozens of additional building and zoning permits for the Medical Center on file.

Overview: Fletcher Allen Healthcare is proposing an approximately 160,000 square foot Inpatient Building project to be located next to 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 with city staff, the design team “nudged” the proposed building away from Converse Hall to reduce any proximity conflicts with that historic structure. As a result, the application will include a small boundary line adjustment with the University of Vermont. The applicant presented 2 design options for the Design Advisory Board’s consideration and discussion. Preference was leaning toward Option 2 for the west elevation and Option 1 for the south.

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

It is likely that the proposed development will require significant water and sewer capacity. Written confirmation of adequate availability and capacity from the Department of Public Works will be required.

2. The character of the area affected;

The proposed development is within the Institutional zoning district, where larger buildings are anticipated. As a hospital complex, buildings are closely knit and interrelated in a dynamic whole. Although a large component when viewed singularly, it fits easily into the multifarious campus facility dedicated to community healthcare.

3. Traffic on roads and highways in the vicinity;

No traffic analysis has been provided; however as the intent is specifically to reproduce beds that already existing in different buildings (and no NEW patient beds are proposed in this plan), no increase in traffic is anticipated. Existing staff, hospital logistics, linen, meals, and treatment providers will remain the same.

4. Bylaws then in effect;

Aside from alignment with Chapter 26, Stormwater and Erosion Prevent and Sediment Control planning, the project development will require external permitting, including CON and Act 250 approval.

5. Utilization of renewable energy resources;

No part of this permit would prohibit the use of wind, water, solar or geothermal energy systems. Two green roofs are proposed, as well as 2 rain gardens to assist in addressing stormwater runoff.

6. Cumulative impacts of the proposed use;

This is an existing healthcare facility; the development does not introduce any new patient beds or additional staffing. With confirmation of adequate water and sewer capacity (which is assumed), no further cumulative impacts are anticipated.

7. Functional family;

This criterion does not apply to the subject permit request.

8. Vehicular access points;

No change to the number of method of access. The ambulances will, however, have a distinct drop-off and parking location under the building; private vehicles will have a sheltered area to discharge passengers and then proceed to on-grade parking.

9. Signs;

No signs are included in this proposal. Any signage will require separate permitting.

10. Mitigation measures;

The proposed development is not expected to generate any undue or noxious impacts such as excessive noise, glare, or emissions.

11. Time limits for construction;

Once a permit application is received, the project is to be constructed within the standard 2-year time frame.

12. Hours of operation and construction;

As a health care facility, the building will be open and operating 24 hours per day. Construction hours are typically 7:00 am – 6:00 pm Monday-Friday; limited work may extend outside this schedule to extend to Saturday 9:00 AM – 5:00 PM only after obtaining approval from the Development Review Board.

13. Future enlargement or alterations;

As with anything else, any future enlargement or alteration to the development will require zoning review under the regulations in effect at that time.

14. Performance standards;

Performance standards relating to outdoor lighting and erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;

Approval of this project will be conditioned to implement the purposes of the zoning regulations.

(b) Major Impact Review Standards

1. Not result in undue water, air, or noise pollution;

A comprehensive stormwater management plan will need to be submitted as part of the application. No significant air or noise pollution is anticipated as a result of this development.

2. Have sufficient water available for its needs;

The applicant will be required to submit a letter from city engineers confirming sufficient municipal water service is available to serve the development.

3. Not unreasonably burden the city's present or future water supply or distribution system;
See item 2 above.

4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
See Sec 5.5.3.

5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;
No congestion or unsafe conditions are anticipated; the new Inpatient Building will use existing pathways, roads, and other means of transportation to support its use. The new development will internally ease ambulatory congestion within the health complex, as more direct routes between entry, patient rooms, service circulation and treatment areas will be shortened.

6. Not cause an unreasonable burden on the city's ability to provide educational services;
No burden is anticipated.

7. Not place an unreasonable burden on the city's ability to provide municipal services;
The proposed development will generate additional impacts on city services; however, those impacts can be accommodated. Impact fees will be paid to help offset impacts generated.

8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;
The subject property contains no rare, irreplaceable, or significant natural areas. The adjacent Converse Hall is listed on the Vermont State Register of Historic Places, therefore historically

significant. Project plans have been revised to move the Inpatient Building 30' to the north to open the viewscape/terminus view of Converse Hall from the UVM campus. There will be some incursion into the traditional viewshed of historic Converse, however, which was traditionally and historically viewed from the east. It may be appropriate to entertain mitigation for the increasing encroachment toward Converse Hall, including listing Converse Hall on the National Register of Historic Places, to further protect this important resource.

There are no known archaeological resources on the property.



9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;

The Inpatient Building would be replacement beds for a dynamic healthcare facility. Fletcher Allen HealthCare is a regional care facility, playing an important role in the city's economy and overall vitality. Its progress and response to evolving best practices in healthcare is both anticipated and welcomed. FAHC's growth is part of the city's growth and importance.

10. Be in substantial conformance with the city's municipal development plan;

The proposed development is compliant with the MDP in a number of ways.

- *Monitor the expansion of FAHC to ensure issues regarding traffic, historic buildings and stormwater runoff are carefully addressed. (Land Use Plan, Page I-31.)*
- *Target new and higher density development into the Downtown, Downtown Waterfront, Enterprise District, **Institutional Core Campuses**, and the Neighborhood Activity Centers. (Land Use Plan, Page I-2.)*
- *In order to compete in their respective missions, they (institutions) must continue to change and grow over time. (Land Use Plan, Page I-17.)*

- *In recent years, the City, the institutions and the neighborhoods have worked jointly on the creation of Institutional Core Overlay (ICO) Zones that would concentrate development within their respective core campuses.* (Land Use Plan, Page I-18.
- The project will meet or exceed the city's current energy efficiency standards by obtaining LEED silver certification (See Energy Plan, Page VIII-1).

The proposed development can be found to be in conformance with the City's MDP.

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;

No impact on housing is anticipated. This is an Inpatient facility for healthcare.

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.

Impact fees will be paid to help offset any impacts.

Article 4: Maps & Districts

Section 4.4.4 Institutional District

See ICC-FAHC Overlay District, below.

Part 5: Overlay Zoning District Regulations

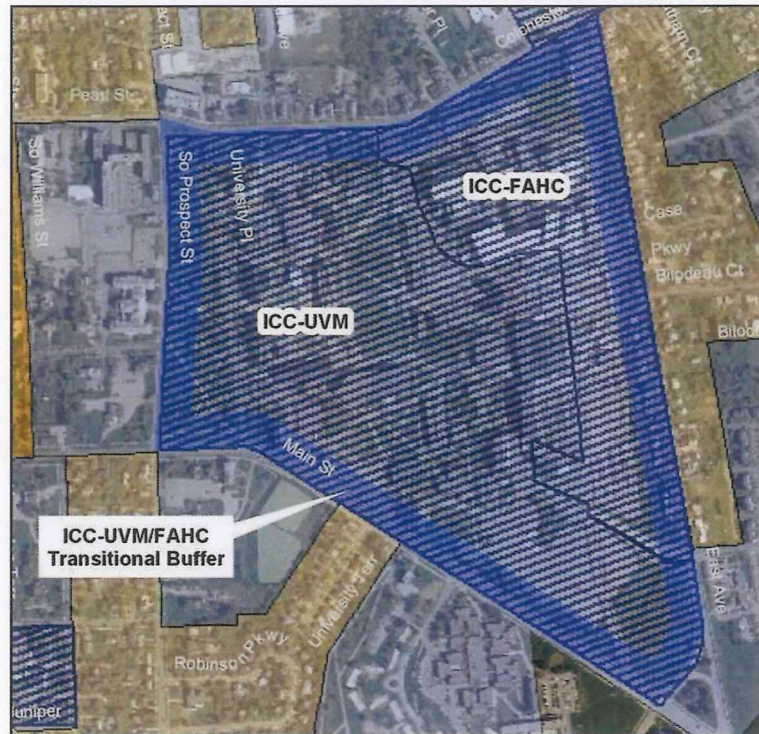
Sec. 4.5.2 Institutional Core Campus Overlap District

(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 Transitional Buffer is not expected to change due to the anticipated property line adjustment. The coverage calculations within both the ICC-UVM/FAHC parcels and their relationship to the transitional buffer are likely to change, given the anticipated boundary line adjustment to accommodate the project. The applicant will be responsible for providing those calculations as part of the application. 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, it does not appear that the Transitional Buffer will 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. As part of the property line adjustment, Fletcher Allen will need to calculate the coverage both within the Transitional Buffer and within the overlay district of each (ICC-UVM and ICC-FAHC) to confirm compliance with this standard.

- 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 demolished or converted.

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.

Fletcher Allen will be required to re-calculate coverage of all aggregate land within the proposed boundaries of the ICC-FAHC District to assure compliance with this standard.

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%.

Calculations made by the applicant will determine whether coverage percentages may increase per this standard. As submitted, it does not appear that coverage will change with the construction of the Inpatient Building; however alterations to the property lines, likely alteration of district boundaries due to the property line change, and alteration of parking/access areas will cumulatively recommend such review.

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.

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 changes to parking are proposed, as no new patient beds are requested within the development proposal. All new beds will be replacement beds from those in other existing buildings within the campus.

If any changes to the parking count result due to the realignment of the existing parking area adjacent to the proposed Inpatient Building, the applicant shall define and identify on whose land the parking area falls – UVM or FAHC – and confirm to which institution the surface parking is dedicated.

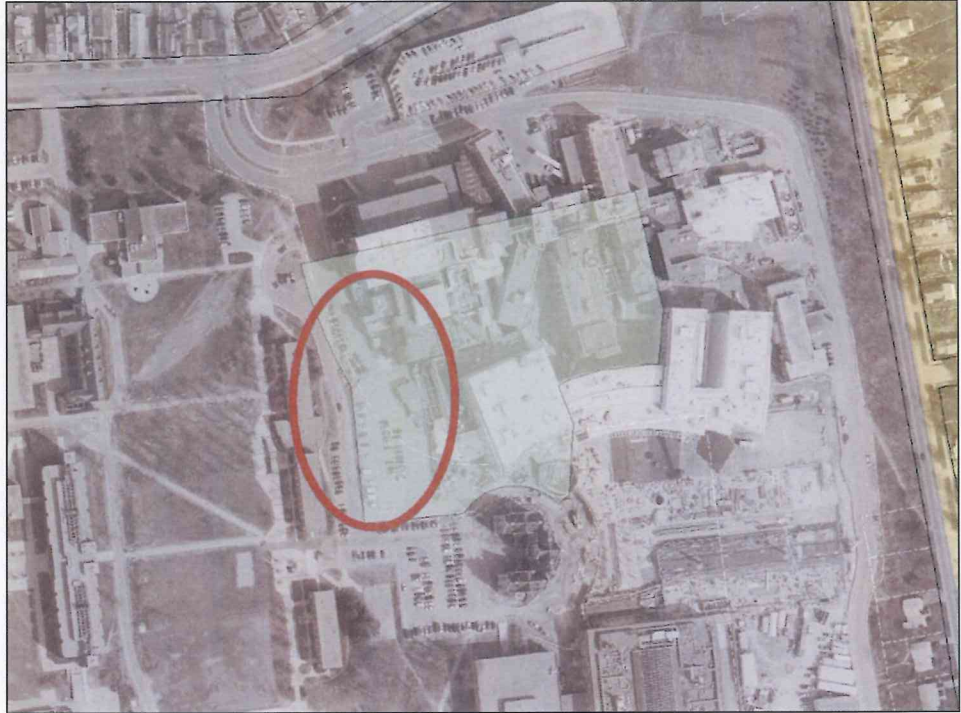
See Article 8 for more information relative to parking.

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 outside the height overlay** as defined in Map 4.5.2-3 and 4.5.2-4 of the CDO. An expansion of that height overlay will be required (with an amendment of the CDO) prior to application if the height is proposed to meet the elevation as described within this standard.



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.

See previous comments. An amendment to the CDO to expand the height overlay to reflect the anticipated boundary line adjustment with UVM will be required to pursue this project. The applicant is alerted to begin the process to amend these allowances within the Comprehensive Development Ordinance.

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.

Note! The Provisions of **Section 4.5.2 (d), ICC-UVM** will apply for the (separate) request to amend property boundaries with UVM.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Sec. 5.2.3 Lot Coverage Requirements

See Sec. 4.5.2 (c) B; 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. This does not apply in the ICC-FAHC overlay zoning district.

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

As Converse Hall (listed on the Vermont State Register) is in close proximity to the project site, an assessment of the impacts of the development are appropriate. Fletcher Allen has engaged a preservation consultant to assist them in project plans. See Submission of Liz Pritchett within the application materials.

Given the increasing encroachment into the viewshed of Converse Hall, increasing protection for the historic residence hall is worth consideration. Already listed on the Vermont State Register of Historic Resources, it is recommended that a National Register nomination be prepared for Converse Hall to assure continued protection of the resource.

The existing structures immediately attached to the development site (ACC, McClure) are not historically sensitive.

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.

Sec. 5.5.2 Outdoor Lighting

A lighting plan, with photometrics and fixture information will be required at the time of application. All lighting will be required to meet the standards of this section.

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, Stormwater and Pollution Control*.

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:

This is an existing, largely paved area with no natural features.

(b) Topographical Alterations:

The site remains at grade. The proposal will retain the on-grade ambulance access and parking; development will occur above those uses. Stormwater and Erosion Prevention and Sediment Control Plans will be required, and approval of the Stormwater administrator a condition of approval. As a Major Impact project, Conservation Board will also review the application.

(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.

The building re-alignment was made by the design team and applicants to preserve the corridor viewscape from the UVM campus toward Converse Hall, which is listed on the Vermont State Register of Historic Resources. A perspective view has been supplied to assure continued visual access of that cultural resource.

The construction of the new Inpatient Building will provide new views toward the west and Lake Champlain for the patients at FAHC; views which are now not possible from existing patient rooms in Shepardson (where multi bed rooms will move to single patient rooms here.) This enhances an opportunity for the public to enjoy Burlington's spectacular skyline.

The proposed new building will sit substantially back from Colchester Avenue. See perspective view of each option.

(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).

The existing Ambulatory Care Center is not listed or eligible for listing on the state or National Register of Historic Places.

As noted, Converse Hall is a listed historic resource; immediately adjacent to this proposed site but on UVM's campus. The new site plan acknowledges Converse Hall, sensitive to its visibility from points west and aligned with the walkway network between UVM and FAHC. The proposed building continues the curved south elevation begun with the Ambulatory Care Center. Materials and treatment will reflect the existing limestone and "punched" windows of the surrounding buildings. Two variations of design have been submitted for comment; each with ample glass and stone to demonstrate a more current vocabulary with design sensitivity to its neighbors.

(e) Supporting the Use of Renewable Energy Resources:

The proposed development will maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months.

The Level 4 floorplate illustration shows the intent to install a tray system green roof on the roofplate between the ACC and the Inpatient Building..

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

Two stormwater gardens are existing (one on the north side of the existing building, and the other is on the west side.) Two new stormwater gardens are proposed within this project plan (See "proposed Site plan, detail, Wagner Hodgson.) A green roof is proposed over the Emergency Response building. The stormwater gardens and green roof will collect stormwater runoff providing initial treatment before entering into the existing collection system.

The Emergency Department will continue to have a roof canopy to shield vehicular traffic from inclement weather. The new development may include a skywalk between the proposed Inpatient Building and McClure; providing a covered passageway between hospital wings. See Level 4 floorplate plan; and proposed site aerial views for context.

(h) Building Location and Orientation:

The proposed Inpatient Building will continue the south elevation “arc” established by the Ambulatory Care Center, albeit set back away from Converse Hall. The curve will bend to convex as it faces the west; maximizing the elevation exposure and providing a physical and visual continuum (with the skywalk “arm” reaching out) to the McClure Building.

There is no change proposed to the main patient entrance of FAHC. Ambulances will continue to use this location for the emergency department entrance. Provisions for entrance/exit of these specialized vehicles, as well as short term parking after patient transfer will be available.

(i) Vehicular Access:

The proposed site plan illustrates utilization of the existing internal road toward the Emergency Department, with alteration to the parking lot configuration and vehicular circulation.

(j) Pedestrian Access:

Patient circulation will be internal; arrival may be via the Emergency Department (lower level of this development) or via the ACC. A pedestrian/bike path is illustrated on the Wagner/Hodgson plan (Proposed site plan.)

(k) Accessibility for the Handicapped:

All development will be required to meet applicable ADA guidelines for access, parking and circulation.

(l) Parking and Circulation:

Existing permits cap the number of parking spaces for the Medical Center at 2,094 spaces. The hospital is permitted to rearrange those spaces based on its ongoing dynamic management of parking, which includes limiting on-campus parking permits for staff and participation within the Campus Area Transportation Management Association.

No new capacity is proposed within this plan. FAHC will not be increasing the number of patient beds.

The plan includes re-arrangement of the existing parking lot, in concert with a boundary line adjustment with UVM. As depicted, the new parking lot configuration includes 144 parking spaces. This does not include the ambulance parking spaces noted in the first level under the new building.

Fire truck access and parking is included, north of the Emergency Response building. FAHC will continue to work with Burlington’s Fire Department as conceptual design evolves.

The reconfigured parking area will need to 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. Pedestrian walkways appear to existing on the proposed site plan (protected by bollards?) This shall be confirmed.

No bicycle parking is illustrated. The applicant shall define the demand, or appropriateness of including bicycle parking at this location as opposed to another on-campus. The new square footage will trigger more bicycle parking: 1/10,000 sf long term, and 1/20,000 short term bike

parking. That will mean 16 new long term bike parking spaces, and 8 short term bicycle parking spaces.

See Article 8, below.

(m) Landscaping and Fences:

A conceptual landscaping plan includes significant plantings both along the entrance drive, within the parking area, and at designed rain gardens. All are within the parcel itself, and not within the public right-of-way.

One area of the landscaping includes reinforcement to enable fire truck access from the Converse Hall site, at the request of the Fire Department.

No fences are proposed.

(n) Public Plazas and Open Space:

There are no designated public plazas or open space. The southwesterly rain garden area will be a visual and green amenity, but passersby will likely be in their vehicles. The greatest amenity from this development will likely be the abundant opportunity for the public to enjoy the light and westerly views from the new patient rooms.

(o) Outdoor Lighting:

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

This will be a condition of approval. A lighting plan should include photometrics of the area, and fixture information including spec sheets, mounting height, and lumens.

(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.

The Emergency Department will continue to utilize the vehicular access, which will now be active under the proposed building. This access will be recessed and as such an effective auditory and visual mitigation to any impacts current or proposed.

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 placed 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 Lower Level plan illustrates a utility tunnel extension to accommodate the project.

The application will have to include meters, service enclosures, utility connections, trash and recycling areas as may be appropriate to this application. Much of the service and infrastructure

demand will likely be accessed via existing and newly enhanced internal circulation (laundry, trash, food delivery.)

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.

As a medical facility, it is anticipated that a large amount of mechanical equipment will be required for building fit-up and medical equipment, venting, and support services. The plan includes an entire (top) floor dedicated to mechanicals; all designed within the building envelope.

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:

While architectural styles or materials may vary within a streetscape, proposed development shall maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

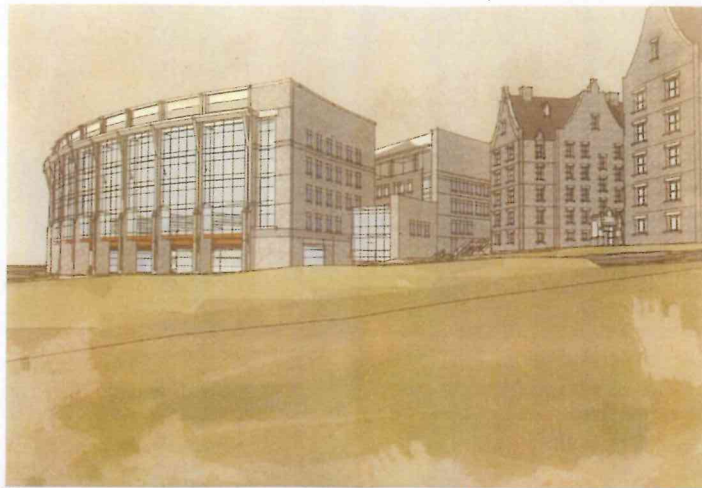
The Fletcher Allen campus has an assortment of buildings; interconnected physically and functionally, yet disparate in design, massing, and orientation. This application will seek to append a new Inpatient Building to the existing infrastructure, taking advantage of a height overlay specific to FAHC that was approved in 2009 to specifically allow construction of a new building on the site currently depicted. (ICC-FAHC, Height Overlay District, Sec. 4.5.2 (c)(5))

Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures. The impacts at the street-level of increased or altered wind currents and downdrafts created by buildings over six (6) stories should be considered.

The proposed new Inpatient Building will enjoy a relationship with the existing Ambulatory Care Center, employing design elements, features, and materials that strengthen that relationship. The spatial difference between this building and existing structures ACC, McClure) will set it apart and create a transition from one “component” to another, rather than creating discord through immediate attachment and engagement. As a complex, active site, the new building

reflects the anticipated dynamic nature of evolving health care, and contributes to the forward-vision of FAHC's mission and challenge.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)



SKETCH PLAN REVIEW
INPATIENT BUILDING PROJECT
OPTION 1 - SOUTH VIEW
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Both option 1 and 2 have highly evolved facades and an articulated relationship to their function. Option 1 offers extensive glazing along the westerly façade, interspaced with skeletal columnar vertical divisions that create a rhythm and tempo for the façade. Capped by an articulated crown, the curved façade is energized and

complete. The southerly elevation repeats the limestone-type material found at ACC, with punched openings reflective of the existing ACC vocabulary and deferential to Converse Hall.

Option 2 moves the glass predominance to the south façade, creating an interesting composition where the modern full wall glazing is introduced, while providing the opportunity to observe Converse Hall by reflection. (Additional window openings



SKETCH PLAN REVIEW
INPATIENT BUILDING PROJECT
OPTION 2 - SOUTH VIEW
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westerly of the glass continue the “punched” effect of the ACC and Converse.) The west elevation has become more staid in its classical regularity, with regular vertical window ribbons interrupted by separations that read as flat columns. Creative eyebrow canopies are illustrated on the top (patient) floor. The applicant suggests that consideration is being given to extruding the window bays. The “crown” this time alludes to the classical arrangement of frieze band windows in its regularity and strength. Again, mechanicals are proposed within the top-most structural floorplate. The arrangement references tradition, yet respects its site and position among a group of differing building types.

2. Roofs and Rooflines.

A flat roof is proposed; mechanicals will be dedicated to the top (enclosed) floor. The roof type is consistent with the existing buildings at FAHC, and will likely be a consideration when measuring allowable height for this height overlay area.

3. Building Openings

As the Emergency Department, entrance is typically via ambulance or vehicular drop-off. The plan includes significant access for ambulances, including a dedicated area for ambulance parking while patient transfer occurs. As this is immediately adjacent to the parking area, pedestrian walks and crosswalks have been illustrated on the proposed site plan. (Wagner/Hodgson plan.)

(b) Protection of Important Architectural Resources:

See Section 6.2.2. (d) above.

(c) Protection of Important Public Views:

See Section 6.2.2. (c) above.

(d) Provide an active and inviting street edge:

The proposed Inpatient Building will be located a substantial distance from the public right-of-way; however it will be visible to the passer-by. See View A, Option 1, Option 2. The articulated (north) façade, as well as the proposed skywalk, have been highly articulated to provide visual interest and building dynamism that will benefit the observer as well as the functional use.

Non-residential buildings should provide visual access into the interior of building at the street level through the use of large transparent windows and/or window displays in order to create a dynamic and engaging public streetscape. The use of mirrored, frosted, or tinted glass shall not be permitted along an active pedestrian street-level façade.

Both building options include significant amounts of glass that offer both building interest and an opportunity to engage the streetscape/surrounding buildings. Given the nature of the use (hospital patient rooms), the necessity of privacy is met by elevating that use above the ground; yet providing visual open-ness to floors above. People on the outside can be visually engaged with the new structure, without effective trespass into the function inside.

Buildings in downtown districts that provide open space by way of building setbacks at the ground level shall utilize landscaping, street furniture, public art, sitting walls, fountains, etc. to maintain a sense of the existing street wall, define a sense of entry for the building and create a space that enhances the pedestrian's experience. Urban "open" space shall maximize accessibility for all individuals including the disabled, and encourage social interaction.

This is not a downtown district; yet the proposed landscaping and raingardens will provide a measure of pleasant entry to the building. As a medical center, ADA access and circulation will be incorporated as a matter of point.

(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.

Typically Sketch Plan does not include a material palette. The applicants have suggested use of a limestone material (or similar) to strengthen the relationship between the ACC and this building, and to construct in compatible sync with Converse Hall. More definitive information is expected at the time of application.

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

Meeting the Buidelines for Energy Efficient Construction will be a condition of any permit.

The orientation and arrangement of the building will provide significant passive solar advantage.

As presented to staff, no solar panels are included within the application.

As previously noted, the plan includes rain gardens and a green roof to ameliorate stormwater impacts. All construction is anticipated to meet the highest levels of energy guidelines.

(g) Make advertising features complementary to the site:

No signage is included within this application. Any signage will require a separate permit, or review of its coordination with FAHC's approved Master Sign Plan (ZP 05-481CA.)

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above. To the benefit of the overall design, all mechanical equipment is included within the top floor of the proposed building and will not be visible from the street.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

The applicants have worked in concert with Burlington's Fire Marshal to assure adequate access for firetrucks and emergency vehicles. They will continue to do so as conceptual plans evolve.

Any equipment that will be building-mounted for fire service will need to be identified on elevations/site plans as appropriate.

Lighting will need to be defined (see Section 6.2.2. (o) above. Performance standards of Section 5.5.2 will need to be observed to avoid light trespass and to provide an appropriate level of lighting for security and function.

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)).

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 anticipated for review again this spring. Any further updates to FAHC's portion of the plan (and UVM's, if appropriate, after the boundary line adjustment) should acknowledge this development and inform how demand is met.

Sec. 8.2.5, Bicycle Parking Requirements

No bicycle parking is illustrated. The applicant shall define the demand, or appropriateness of including bicycle parking at this location as opposed to another on-campus. The new square footage will trigger more bicycle parking: 1/10,000 sf long term, and 1/20,000 short term bike

parking. That will mean **16 new long term bike parking spaces, and 8 short term bicycle parking spaces.**

Article 10: Subdivision

Sec. 10.1.5, Lot Line Adjustments

No subdivision of land is included in this proposal. As will be required for the anticipated boundary line adjustment with UVM, a lot line adjustment plat prepared by a VT licensed land surveyor will need to be submitted for each parcel. Prior to filing the plat in the city's land records, the surveyor's seal and signature must be affixed to the mylar.

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