

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/drb

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, March 17, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT AGENDA

- I. Agenda**
- II. Communications**
- III. Minutes**
- IV. Certificate of Appropriateness**
 - 1. 15-0803CA: 20 PINE ST (D, Ward 3) CCTA / Cathedral of the Immaculate Conception Parish Charitable Trust**
Curbing and pavement within an 8' wide easement along western edge of St. Paul Street right-of-way (Project Manager: Mary O'Neil)
- V. Sketch Plan**
 - 1. 15-0810SP; 10 University PI (I, Ward 1) UVM / Redstone & American Campus Communities**
Sketch plan review of proposed undergraduate student housing on Central Campus (Project Manager: Mary O'Neil)
- VI. Other Business**
- VII. 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/drb/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.

Department of Planning and Zoning

149 Church Street

Burlington, VT 05401

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

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Scott Gustin, AICP, CFM, Senior Planner

Mary O'Neil, AICP, Senior Planner

Vacant, Zoning Clerk

Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: March 17, 2015
RE: 20 Pine Street ZP15-0803CA

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: 15-0803CA

Location: 20 Pine Street

Zone: D **Ward:** 3

Date application accepted: February 18, 2015



Applicant/ Owner: Chittenden County Transportation Authority / Cathedral of the Immaculate Conception Parish Charitable Trust

Request: Curbing and pavement development within **an 8 foot wide easement** that extends from the south edge of the Pearl Street right-of-way to the north edge of the Cherry Street right-of-way along the western edge of the St. Paul Street right-of-way. The easement was granted to CCTA by the Cathedral of the Immaculate Conception Parish Charitable Trust to be used in association with the development of the Burlington Downtown Station project.

The applicant has received a **Non-Applicability for Zoning Permit Requirements** for the development of the Downtown Transit Station project area within the public right-of-way.

Background:

- There are no permits on file for the property.

Overview: The Downtown Burlington Transit Station is proposed to occupy the one-block section of St. Paul Street from Pearl to Cherry Street. Almost all of the work, both above and below grade is within the public right-of-way, and therefore outside zoning review.

The applicant (CCTA) has been granted an 8' easement along Diocesan property on the westerly side of the street to accommodate sidewalks, curbing and a fence. As the estimated construction cost exceeds \$24,000, the application is a level II COA requiring DRB approval.

Recommendation: Consent approval, per the following findings and conditions:

I. Findings

Article 4: Zoning Maps and Districts

Table 4.4.1-1 Dimensional Standards and Intensity

Maximum coverage in the Downtown zone is 100%. The application is directly at only the easement area: an 8' wide strip that is approximately 2,757 sq. ft. The application proposes a similar assembly of asphalt (1,735 sf), curb (173 sf.) and grass (849), on which the proposed fence will be located.

Front Yard Setback is the greater of 0' or 12' from the curb; however no structures are proposed within the easement area.

For Stormwater purposes, a de minimus determination was reached for proposed site changes.

For purposes of this standard, the application meets the standards.

Affirmative finding.

Article 5: Citywide General Regulations

Part 2: Dimensional Requirements

Section 5.2.1 Existing Small Lots

Not applicable.

Section 5.2.2 Required Frontage or Access

Not applicable.

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.1-1, above.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks.

See Table 4.4.1-1, above.

Section 5.2.6 Building Height Limits

Not applicable.

Section 5.2.7 Density and Intensity of Development Calculations

Not applicable.

Part 3: Non-Conformities

Not applicable.

Part 4: Special Use Regulations

Not applicable.

Section 5.4.9 Brownfield Remediation

Not applicable.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations.

No nuisances identified. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

There is no lighting identified within the 8' easement area on the plans. Not applicable.

Section 5.5.4 Tree Removal

Six trees fall within the Transit Center project area; however all are within the public right-of-way outside the easement area; therefore outside this review. Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

(a) Protection of Important Natural Features

There are no important natural features present within the easement area. **Affirmative finding.**

(b) Topographical Alterations

No topo alterations are proposed. **Affirmative finding.**

(c) Protection of Important Public Views

There are no protected public views from this easement area. Not applicable.

(d) Protection of Important Cultural Resources

Not applicable.

(e) Supporting the Use of Renewable Energy Resources

No part of this application will prevent the use of solar, wind, geothermal, or water generated renewable energy resources. **Affirmative finding.**

(f) Brownfield Sites

None identified. Not applicable.

(g) Provide for Nature's events

The basis for this easement is to support the Transit Center development with curbing, sidewalks, underground utilities, and fencing. The Stormwater administration team has deemed the project involvement at this site to be "de minimus." **Affirmative finding.**

(h) Building Location and Orientation

Not applicable.

(i) Vehicular Access

Not applicable.

(j) Pedestrian Access

The proposed enhanced sidewalks with curbing will facilitate pedestrian access to the Transit Center, providing connectivity to the city sidewalk network. **Affirmative finding.**

(k) Accessibility for the handicapped

The easement area does not include crosswalk access; however the plan defines sidewalk access with detectable crosswalk identification and ramped access to enable access by all. **Affirmative finding.**

(l) Parking and Circulation

No parking is included within the project area. Circulation will benefit from the sidewalk/curbing development to complete the Transit Center. **Affirmative finding.**

(m) Landscaping and Fences

A fence application is anticipated under a separate application, and is not included herein. Tree removal is outside the easement area, within the public right-of-way and therefore not within this review scope. Not applicable.

(n) Public Plazas and Open Space

The limited project area will provide a benefit to the proposed Transit Center, which will quite effectively become a public area for commuters. **Affirmative finding.**

(o) Outdoor Lighting

There is no lighting proposed within the easement area. Not applicable.

(p) Integrate Infrastructure into the design

As this application largely addresses an extension of the public sidewalk and curbing, no additional infrastructure is anticipated to be included. Not applicable.

Part 3: Architectural Design Standards

Not applicable.

Article 7: Signs

Any signage on this easement area will require separate sign permit(s). **Affirmative finding as conditioned.**

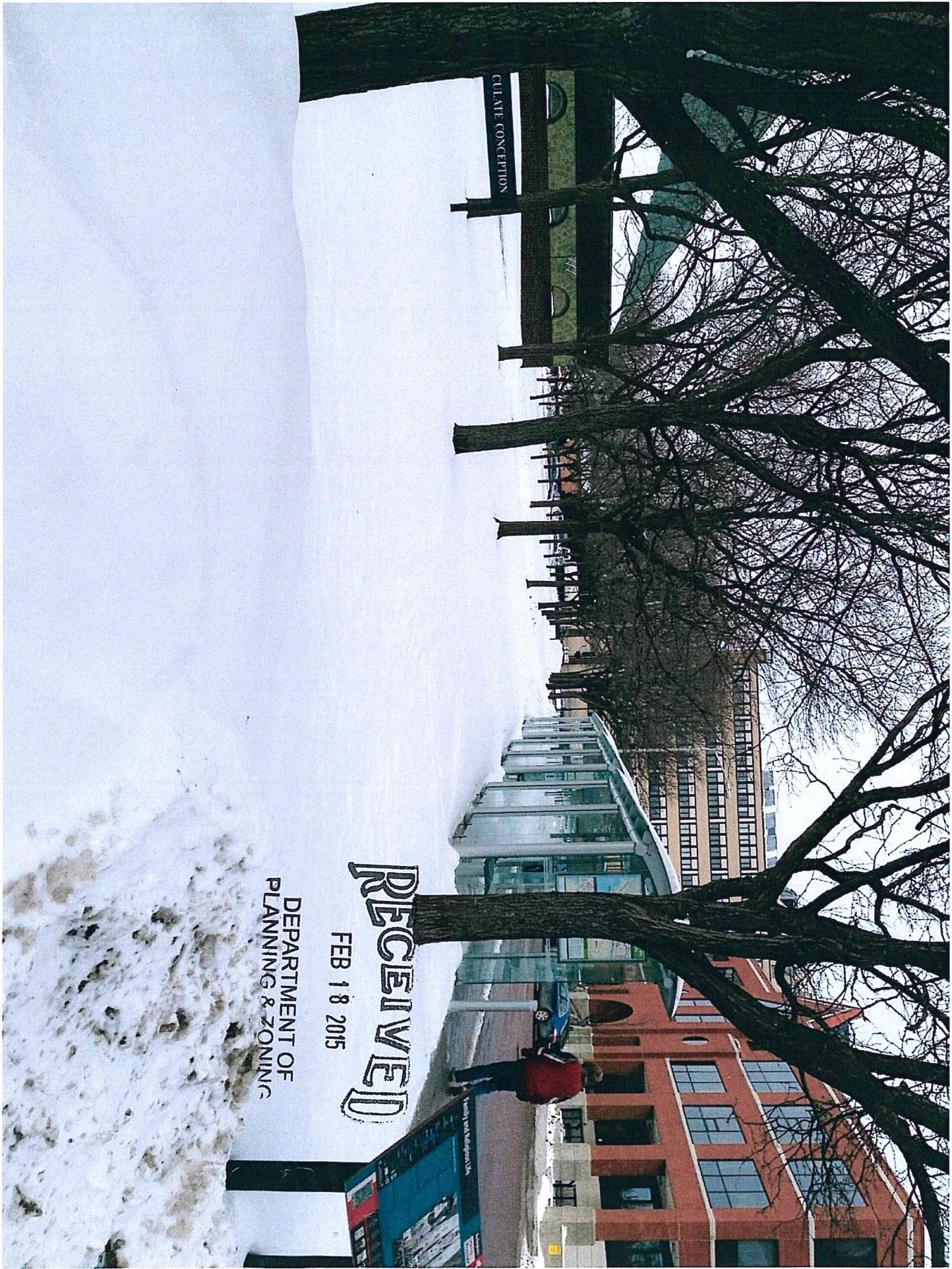
Article 8: Parking

Not applicable

II. Conditions of Approval

1. Any signage on this easement area will require separate sign permit(s) as may be required.
2. Standard Permit Conditions 1-15.

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

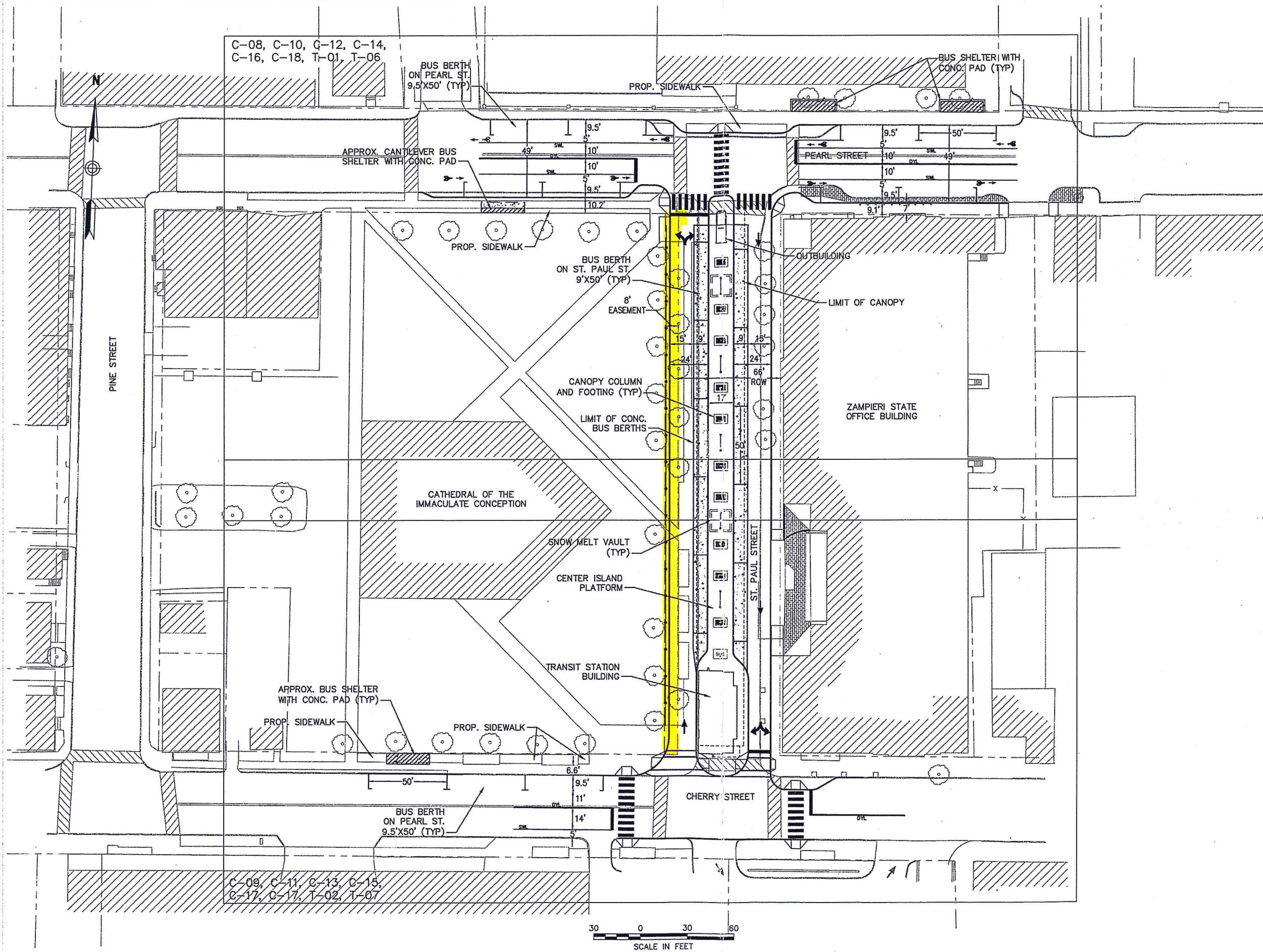




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DEPARTMENT OF
PLANNING & ZONING



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

truexcullins
WORKPLACE

209 BATTERY STREET BURLINGTON, VERMONT 05401 USA
Phone 802.658.2775 800.227.1076

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FEB 18 2015

DEPARTMENT OF
PLANNING & ZONING



Designed by *TR* Drawn by *TR* Checked by *ML*
CAD checked by _____ Approved by _____
Scale AS NOTED Date November 17, 2014
Project Title

**Downtown Burlington
Station**

St. Paul Street
Burlington, Vermont
Issued for
Bid Documents

Drawing Title

Key Plan

Drawing Number

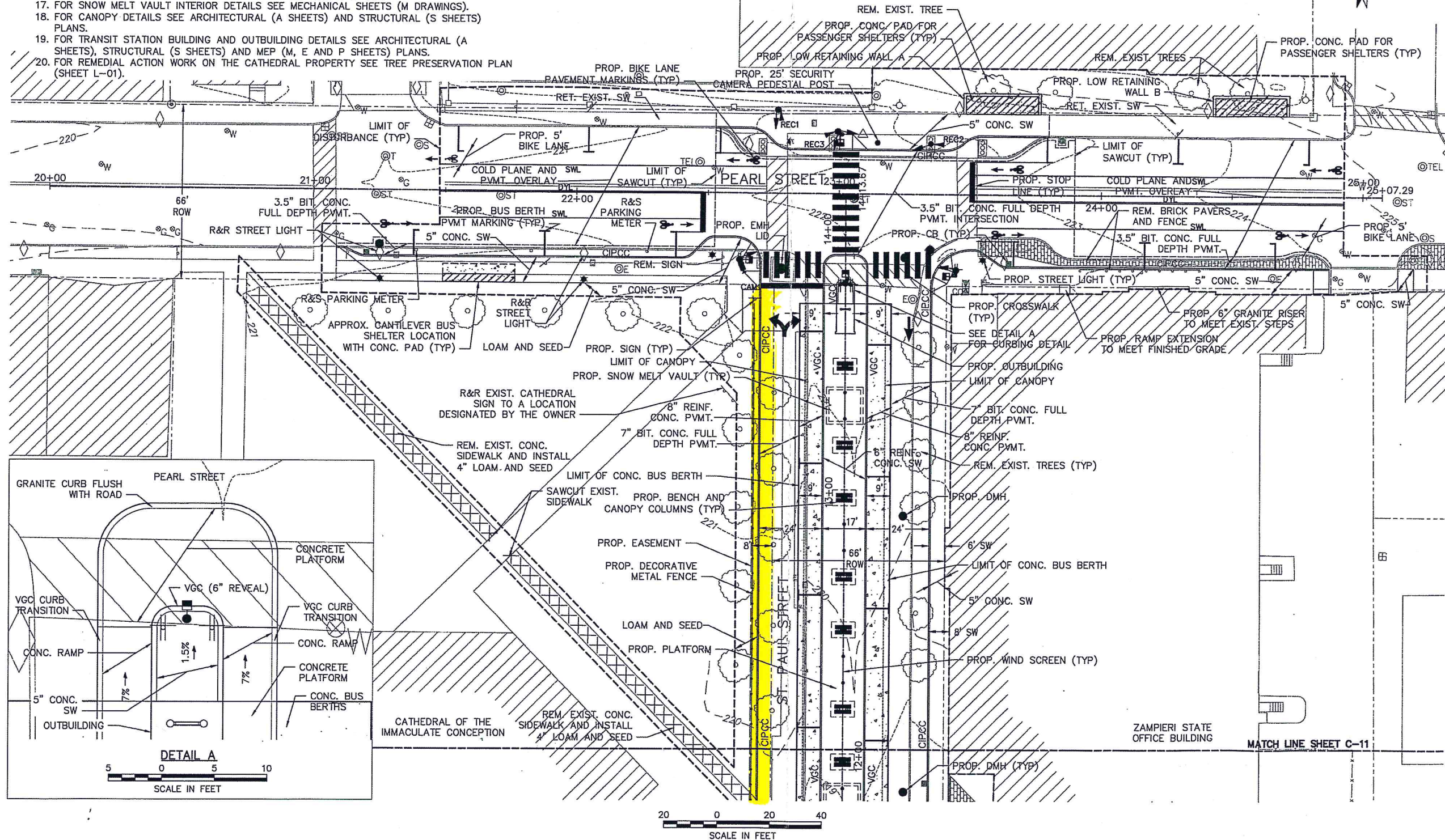
G-04

Sheet of

Project Number
11585.04

NOTES

1. FOR VERTICAL GRANITE CURB (VGC) AND CAST-IN-PLACE CONC. CURB (CIPCC) DETAILS SEE VTRANS STANDARD DETAIL SHEET C-10.
2. FOR CONC. PAD DETAIL SEE SHEET C-04.
3. FOR REINF. CONC. PVMT DETAIL SEE SHEET C-04.
4. FOR 3'X4' SIGN RELOCATION DETAIL SEE SIGN POST DETAIL SHEET C-04.
5. FOR LOW RETAINING WALL DETAILS A AND B SEE SHEET C-05.
6. FOR 4" RAISED CROSSING DETAIL SEE SHEET C-05.
7. FOR PROPOSED GRANITE STAIRS DETAIL SEE SHEET C-07.
8. FOR PROPOSED CONC. RAMP DETAIL SEE SHEET C-07.
9. FOR PROPOSED UTILITIES SEE SHEETS C-14, C-15, C-18 AND C-19.
10. FOR SIGNAGE PLANS SEE SHEETS T-01, T-02, T-03, AND T-04.
11. FOR SIGNAL PLANS SEE SHEETS T-05, T-06, AND T-07.
12. FOR DETAILS OF CONTROL/EXPANSION JOINTS AND AREAS OF SPECIAL FINISH CONCRETE AT THE PLATFORM SEE SHEET A-150.
13. FOR WIND SCREEN DETAIL SEE SHEET A-353.
14. FOR PLATFORM BENCH DETAIL SEE SHEET A-516.
15. FOR 6" REINF. CONC. SW DETAIL SEE EXTERIOR SLAB-ON-GRADE DETAIL ON SHEET S-300.
16. FOR SNOW MELT VAULT STRUCTURAL DETAILS SEE SHEETS S-800.
17. FOR SNOW MELT VAULT INTERIOR DETAILS SEE MECHANICAL SHEETS (M DRAWINGS).
18. FOR CANOPY DETAILS SEE ARCHITECTURAL (A SHEETS) AND STRUCTURAL (S SHEETS) PLANS.
19. FOR TRANSIT STATION BUILDING AND OUTBUILDING DETAILS SEE ARCHITECTURAL (A SHEETS), STRUCTURAL (S SHEETS) AND MEP (M, E AND P SHEETS) PLANS.
20. FOR REMEDIAL ACTION WORK ON THE CATHEDRAL PROPERTY SEE TREE PRESERVATION PLAN (SHEET L-01).



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ARCHITECTURE | INTERIOR DESIGN X TRUEXCULLINS.CO



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DEPARTMENT
PLANNING & ZONING

Designed by TR Drawn by TR Checked by ML
CAD checked by TR Approved by TR
Scale AS NOTED Date November 17, 2014

Project Title
Downtown Burlington Station

St. Paul Street
Burlington, Vermont
Issued for
Bid Documents

Drawing Title

General Plan
1 of 2

Drawing Number

C-10

Sheet of

Project Number
11585.04

1158504_GEN.DWG

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STATE OF VERMONT
RICHARD H. CAREY
NO. 8175
Civil



Professional Engineer
K. K. K. K.

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DEPARTMENT
PLANNING & ZONING

Downtown Burlington Station

Drawing Title

2 of 2

Drawing Number

C-11

Sheet of

Project Number
11585.04

1158504 GEN

Department of Planning and Zoning

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Burlington, VT 05401

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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: March 17, 2015
RE: ZP15-0810SP 10 University Place

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

File: 15-0810SP

Location: 10 University Place (south side of quad; north of Bailey House Library)

Zone: ICC-UVM **Ward:** 1

Date application accepted: February 19, 2015

Staff site visit: February 24, 2015

Applicant/ Owner: Redstone / University of Vermont

Request: Sketch Plan Review for UVM undergraduate student housing on Central Campus.



Background and Overview: This application follows the approval of ZP14-1320CA, the application to demolish three undergraduate residential dormitories: Chittenden, Buckham and Wills Halls. The area proposed for new dorms is within the Institutional Core Campus Overlay, and the ICC-UVM Height Overlay.

The project development will be subject to limited municipal review per **VSA §4413:**

Limitations on municipal bylaws

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

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

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

(4) ***Public and private hospitals.***

The **Design Advisory Board** reviewed the application at their March 10, 2015 meeting, where elevations and site modeling was presented. The applicant team revealed the number of beds proposed is 699, intended for first year students. The DAB made no motion or recommendation, and took no action.

Applicable regulations: **Article 3** (Applications, Permits, and Project Reviews), **Article 4** (Zoning Maps and Districts), **Article 5** (Citywide General Regulations), **Article 6** (Development Review Standards), and **Article 8** (Parking.)

I. Findings

Article 3 Applications, Permits, and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in new nonresidential buildings square footage are subject to impact fees as is any change of use which results in an added impact according to Section 3.3.4.

Impact Fees shall apply; although a credit may be given for the total amount of square footage calculated by the loss of Chittenden, Buckham and Wills Halls.

Section 3.3.7 Time and Place of Payment

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

Article 4 Maps & Districts

Section 4.4.4, Institutional District

(a) Purpose

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

(b) Dimensional Standards & Density

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

(c) Permitted & Conditional Uses

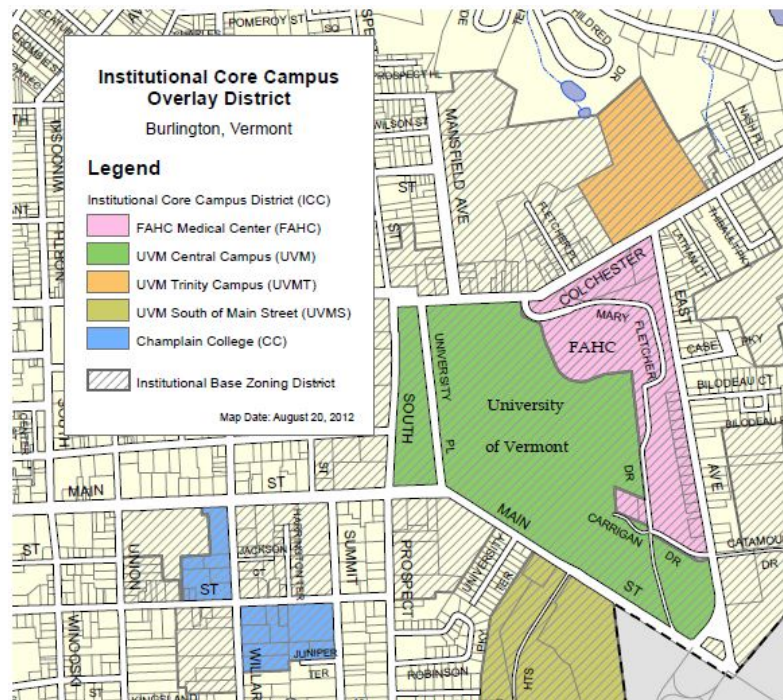
See Section 4.5.2 (d) District Specific Regulations: UVM Central Campus.

Section 4.5.2 Institutional Core Campus Overlay Districts

(a) Purpose

The Institutional Core Campus Overlay Districts are intended to provide for reasonable future growth for institutions within the core of their respective campuses without further intrusion into surrounding residential neighborhoods. This overlay allows than would typically be found in the underlying districts. Development is intended to be more intense than the surrounding neighborhoods with higher lot coverage and larger buildings. New development should provide sensitive transitions to the historic development pattern and scale of the surrounding campus.

Buildings both large and small should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Site should be design to be pedestrian friendly and encourage walking between buildings. Circulation should largely emphasize the needs of pedestrians and bicycles, and parking should be very limited and generally provided offsite. When parking is provided, it should be hidden either within or underneath structures.



(b) Areas Covered

2. *UVM Central Campus (ICC-UVM).* The proposed development is within the core campus. See Map 4.5.2-1.

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

1. Transitional Buffer

The proposed development does not fall within the Transitional Buffer (A, B and C.) however formula for lot coverage as balanced between the transitional buffer and the aggregate shall be observed per standard 4.5.2 (d) 2, below. The applicant team will be responsible for providing that analysis upon application.

2. Lot Coverage

Maximum lot coverage shall be applied to the aggregate of all lots owned by the institution and located within the ICC-UVM District. Lot coverage shall not exceed 65% except as provided below.

The CBW demolition and subsequent parking lot redevelopment projects defined lot coverage post construction as 47.56%. From this information, there appears the opportunity to increase up to the 65% maximum. No coverage calculations have been submitted with this Sketch Plan application, but will be required upon final project application.

3. Setbacks

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

As submitted, the proposed buildings do not fall within the Transitional Buffer.

4. Surface Parking

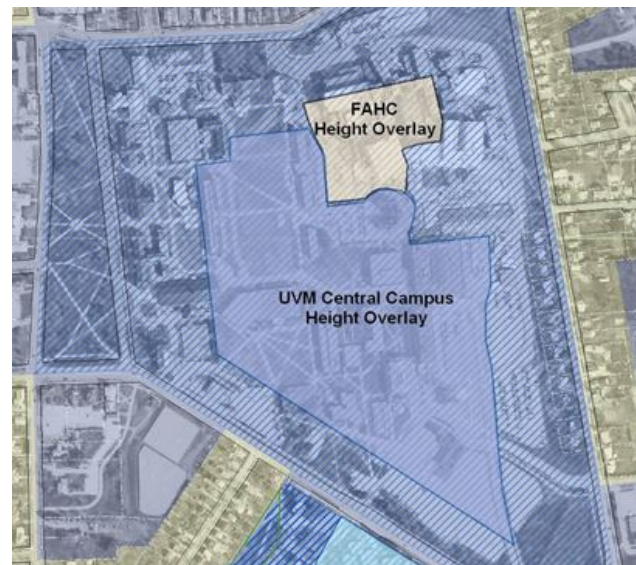
No new outdoor surface parking spaces shall be permitted unless the number of the new outdoor surface parking spaces is offset by a corresponding removal of outdoor surface parking spaces existing as of January 1, 2007 and upon the approval of the DRB.

No surface parking spaces are illustrated on the provided site plan. The applicant will be required to confirm compliance with the Joint Institutional Parking Plan, UVM chapter, upon submission of formal application.

5. Building Height

For the sole purpose of regulating building height, the ICC-UVM District shall include an ICC-UVM Central Campus Height Overlay as delineated on Map 4.5.2-4. → Building height within the ICC-UVM Central Campus Height Overlay shall not exceed 140 feet.

The project location falls within the ICC-UVM Central Campus and Height Overlay area. The height restriction shall be as defined. No information has been provided relative to building height within this Sketch Plan review, and will be required at the time of final application to determine compliance.



6. Density

In the ICC-UVM District, density restriction set forth in Article 4, Section 4.4.4 shall not apply to dormitories and rooming houses as defined in Chapter 18 of the Burlington Code of Ordinances.

Although new dormitories will not be subject to density restrictions, it is important to note that ZP14-1320CA was for the demolition of three dorms with a total bed count of 391. The total number of proposed new beds is 699; with a net new of 308.

Identification of interim housing was, in fact, a condition of that 2014 demolition permit.

7. Uses

Within the ICC-UVM District, Schools – Post secondary and Schools – Community Colleges shall be treated as permitted uses.

No change in use is proposed; it remains post-secondary and therefore may be treated as a permitted use.

Article 5 Citywide General Regulations

Section 5.2.3 Lot Coverage Requirements

See Section 4.5.2.

Section 5.2.4 Buildable Area Calculation

Not applicable in the Institutional Zone.

Section 5.2.5 Setbacks

See Section 4.5.2.

Section 5.2.6 Building Height Limits

See Section 4.5.2.

Section 5.2.7 Density and Intensity of Development Calculations

See Section 4.5.2.

Section 5.4.9 Brownfield Remediation

Not applicable.

Section 5.5.1 Nuisance Regulations

All applications for a zoning permit shall be required to demonstrate compliance with the applicable nuisance regulations and performance standards pursuant to the requirements of the Burlington Code of Ordinances.

Given the Sketch Plan is focused on replacement student housing, similar impacts as the existing CBW housing might be expected. The applicant and property owner are alerted to the performance standards of the Code so they may anticipate this review in a final application.

Section 5.5.2 Outdoor Lighting

No lighting information has been submitted at this level of review. The applicant is advised to prepare lighting information, including specs, lumens information, and a photometric for the development site in conformance with the standards of this section.

Section 5.5.3 Stormwater and Erosion Control

The Conservation Board will review a final application document and provide comments on that plan.

A final application will require submission of an erosion prevention and sediment control plan (EPSC) as well as a Stormwater Management Plan subject to review and approval by the Stormwater engineering team. That approval will be a prior-to-release condition for the final project.

Article 6 Development Review Standards

Part 1: Land Division Standards

Not applicable.

Part 2: Site Plan Design Standards

Section 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No important natural features are identified on these preliminary sketch plans. The applicant will be expected to provide more detailed information, including existing and proposed landscaping, any required tree protection plan, EPSC and Stormwater Management plans upon final application submission.

(b) Topographical Alterations:

Submission information does not define existing landscaping; however contour lines suggest a fairly rapid change of grade at the southeast corner of the project area. Final application should include details as to existing and proposed landscaping, site grades, and proposed alteration.

(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 proposed new dormitories are positioned in the southeast corner of the quad, just north of Bailey-Howe Library. Terminus views of Converse Hall, which is listed on the Vermont State Register of Historic Resources, are interrupted from westerly and southwesterly approaches to the green by the proposed building bulk. The new University of Vermont Medical Center Inpatient Building was adjusted to preserve these views to Converse; it would be consistent that new development would continue to protect terminus views of Converse Hall across the UVM quadrangle.

It can be observed still that the construction of Chittenden, Buckham and Wills dormitories maintained the noted viewscape, with a “pause” between the siting of the buildings as they progressed south. The break between Buckham and Wills purposefully afforded a public view of the historic Converse dormitory.

(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 Section 5.4.8(b).

After removal of CBW, this will be an open area. While the site itself will no longer have structures, the proposed new dormitories will block the viewscape east to Converse Hall. The University of Vermont Inpatient Building was adjusted to the north to protect this terminus view from the UVM campus, recognizing the spatial importance of siting a new building; minimizing its impact on existing historically sensitive resources. The proposed location of the new buildings interrupts the east/west terminus views of Converse Hall.

(e) Supporting the Use of Renewable Energy Resources:

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

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

The arrangement of the buildings appears to maximize southerly exposure which will have a direct benefit for solar gain. A green roof is proposed on the westerly building which will have environmental and stormwater benefits, if installed.

More information will be required for the landscaping plan to determine potential benefit.

(f) Brownfield Sites:

None identified.

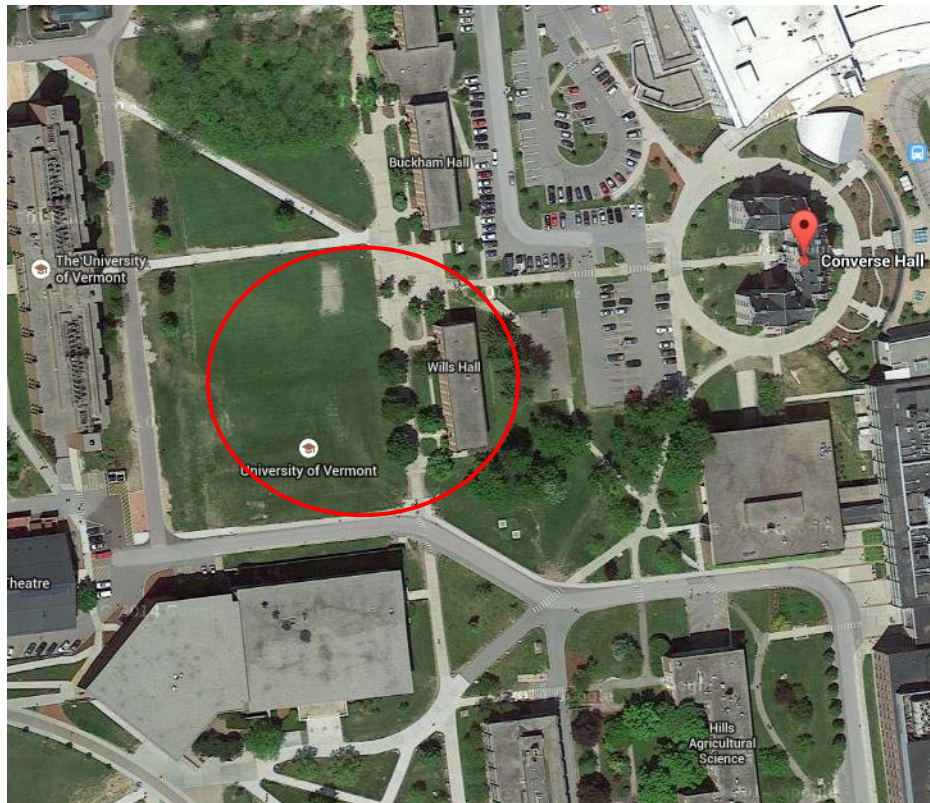
(g) Provide for nature's events:

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

A Stormwater Management Plan and EPSC will be a requirement upon application. These will require written approval of the City Stormwater team, and demonstration of compliance prior to release of a Unified Certificate of Occupancy.

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

Sketch Plan review has only afforded limited information about amenities noted. Final application will provide an opportunity to determine the efficacy of the plan.



(h) Building Location and Orientation:

The building location is within a larger parcel of the University Institutional Core Campus zone, and within the UVM-ICC height overlay.

Streets are interior to the parcel, with broad connectivity to sidewalk grid, the Green Mountain

Walkway, and other institutional buildings. The easterly residence hall will front the GM Walkway, while the westerly building has a presence that abuts a north/south sidewalk and roadway (Carrigan Drive?) The northerly side of the west building directly fronts the remainder of the quad, with its cross-hatching of pedestrian paths.

(i) Vehicular Access:

As noted, the buildings have proximity to and assumed access from Carrigan Drive. Resident vehicular access is expected to be limited to move-in and move-out days, with the remainder need for service vehicles. A UVM parking lot abuts this development area to the east. As noted in the *Purpose* of Section 4.5.2, circulation should serve the needs of pedestrian and bicycles rather than vehicles.

Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers.

The applicant team will be expected to define access for service and loading areas when final application is reviewed, as well as the anticipated schedule of service deliveries/vehicular trips to the dorms.

It is noted that these buildings are intended to replace CBW (391 beds) which had an established demand and access requirements of its own. This project is not specifically anticipated within the Joint Institutional Parking Management Plan 2014-2019 as approved May 2014. Revisions to that document may be in order to bring this project into compliance with the approved parking plan.

The applicant will be required to provide information about gross floor area, anticipated student beds, and how this project conforms to the JIPMP.

(j) Pedestrian Access:

The project area falls within the interior of Central Campus, where exist an established pedestrian network. These buildings will be the starting line for the Green Mountain Walkway, as it meanders to the north.

(k) Accessibility for the Handicapped:

Insufficient information has been received about accessibility at the site. If reviewed under the light of “loading facilities”, this provision may remain under municipal review. The applicant will be required to meet ADA requirements as defined by the building inspector.

(l) Parking and Circulation:

See Section 6.2.2. (i), above. The applicant will be obliged to provide evidence that the project complies with the Joint Institutional Parking Management Place, UVM section.

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

Significant bicycle parking is illustrated in multiple locations on the enlargement plan, prepared by WagnerHodgson. The number of bikes accommodated, and the method of rack will need to be provided to assure compliance with the City of Burlington’s Bicycle Parking Guidelines; however ample bicycle parking appears evident.

The direct link for the Bicycle Guidelines is here:

http://www.burlingtonvt.gov/uploadedFiles/BurlingtonVTgov/Departments/Public_Works/Transportation_Policy_and_Planning/Bicycling_and_Walking/Bicycle%20Parking%20Guidelines.pdf

Via this link:

<http://www.burlingtonvt.gov/DPW/Walk-Bike-In-Burlington>

(m) Landscaping and Fences:

A fully developed landscaping plan, including plans for tree protection if appropriate, will be a requirement at the time of final application.

It is not known if the institution has a Master Tree Plan, and how this project may fit into that document.

(n) Public Plazas and Open Space:

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

Two substantial dining terraces are incorporated within the plan, the southerly model with a seating wall. Immediately connected to the GM Walkway, and ultimately to bike parking on the north terrace area, both will provide substantial exterior public plaza-like areas.

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

The proposed dining terrace and north facing patio/terrace are directly connected to the proposed buildings and the network of walkways.

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

Given the amount of open area surrounding the proposed structures, shadow impacts are anticipated to be negligible. Depending upon the final siting and height of the buildings, the most impacted structure may be Bailey House Library's north elevation. Minimization of solar availability might be expected for BHL, but not determined without understanding final building location, height, and arrangement.

(o)Outdoor Lighting:

The applicant will be required to meet the lighting performance standards as per Sec 5.5.2. A lighting plan, with photometric, fixture and lumens information will be a requirement at the time of application.

(p) Integrate infrastructure into the design:

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

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

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.

More information about methods for addressing trash and recycling are anticipated at application. Landscaping and screening should fold into the landscaping plan. Limited municipal review will foreclose the opportunity to discuss building design; however anticipated noise impacts from mechanical equipment (HVAC) should be addressed in application materials.

Part 3: Architectural Design Standards

Section 6.3.2 Review Standards

(a) Relate development to its environment:

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

The following shall be considered:

1. Massing, Height and Scale:

The project area is within the ICC-UVM Institutional Core Campus overlay, which allows for an increased development scale and intensity than would typically be found in adjoining and underlying districts. This also is within the ICC-UVM height overlay (Article 4, Map 4.5.2-4) where building height may not exceed 140 feet. Building height and massing cannot be discerned from submitted aerial footprints; however at Design Advisory Board review 3/10/2015, the applicants shared elevations that illustrate six and seven storey buildings. The applicant has not as yet defined anticipated building height, which will be required at the time of application. While design cannot be discussed per VSA §4413, building bulk and height may be.

2. Roofs and Rooflines.

Not applicable per VSA §4413.

3. Building Openings

Not applicable per VSA §4413.

(b) Protection of Important Architectural Resources:

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

As previously noted, the siting of these buildings interrupts a viewshed to the east with the terminus prospect to Converse Hall. Although not a *physical* impact to a nearby historic building, it has a spatial impact relative to public viewsheds and important terminus views of a listed historic building.

In that this relates to "location", it may be reviewed under municipal regulations.

(c) Protection of Important Public Views:

*Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and **important public and cultural landmarks from public places** and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.*

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

See comments above.

(d) Provide an active and inviting street edge:

Not applicable per VSA §4413.

(e) Quality of materials:

Not applicable per VSA §4413.

(f) Reduce energy utilization:

All new construction is required to 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.

Solar infrastructure and other alternative energy solutions are always recommended in new construction.

(g) Make advertising features complementary to the site:

UVM has a Master Sign Plan under which desired signage may be reviewed. Any signage will require separate permitting.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All construction will be required to meet building and life safety code as defined by the fire marshal and building inspector.

UVM has multiple installations of “blue lights” for security purposes, supplementing an active police presence on campus to provide a safe environment for residents.

Article 8: Parking

The applicant will be required to demonstrate compliance with the Joint Institutional Parking Management Plan.

II. General notes:

1. The applicant is required to demonstrate compliance with the UVM chapter of the **Joint Institutional Parking Management Plan**, as approved May 2014. As approved, neither the location of new construction, nor the timing for replacement student housing is consistent with Table 21, Footnote 5, page 4-4 of the JIPMP.
2. Final application will be required to define locational access for service and loading areas, as well as the anticipated schedule of service deliveries/vehicular trips to the dorms. The latter may be included within an examination of the JIPMP.
3. At least **7 days prior to occupancy of a new building or any portion thereof**, impact fees based on the net new building square footage shall be paid to the Department of Planning & Zoning or to the Clerk / Treasurer’s Office.
4. The number of bikes accommodated, and the method of rack will need to be provided to assure compliance with the City of Burlington’s Bicycle Parking Guidelines.
5. An EPSC and Stormwater Management Plan will be required at the time of application; their approval by City Stormwater representatives prior to release of the zoning permit. Compliance with any plans, as approved, will be a requirement to obtain a Unified Certificate of Occupancy.
6. All new construction is required to 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.
7. Any signage will require separate permitting.
8. All construction will be required to meet building and life safety code as defined by the fire marshal and building inspector.
9. Standard Permit Conditions 1-15.

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



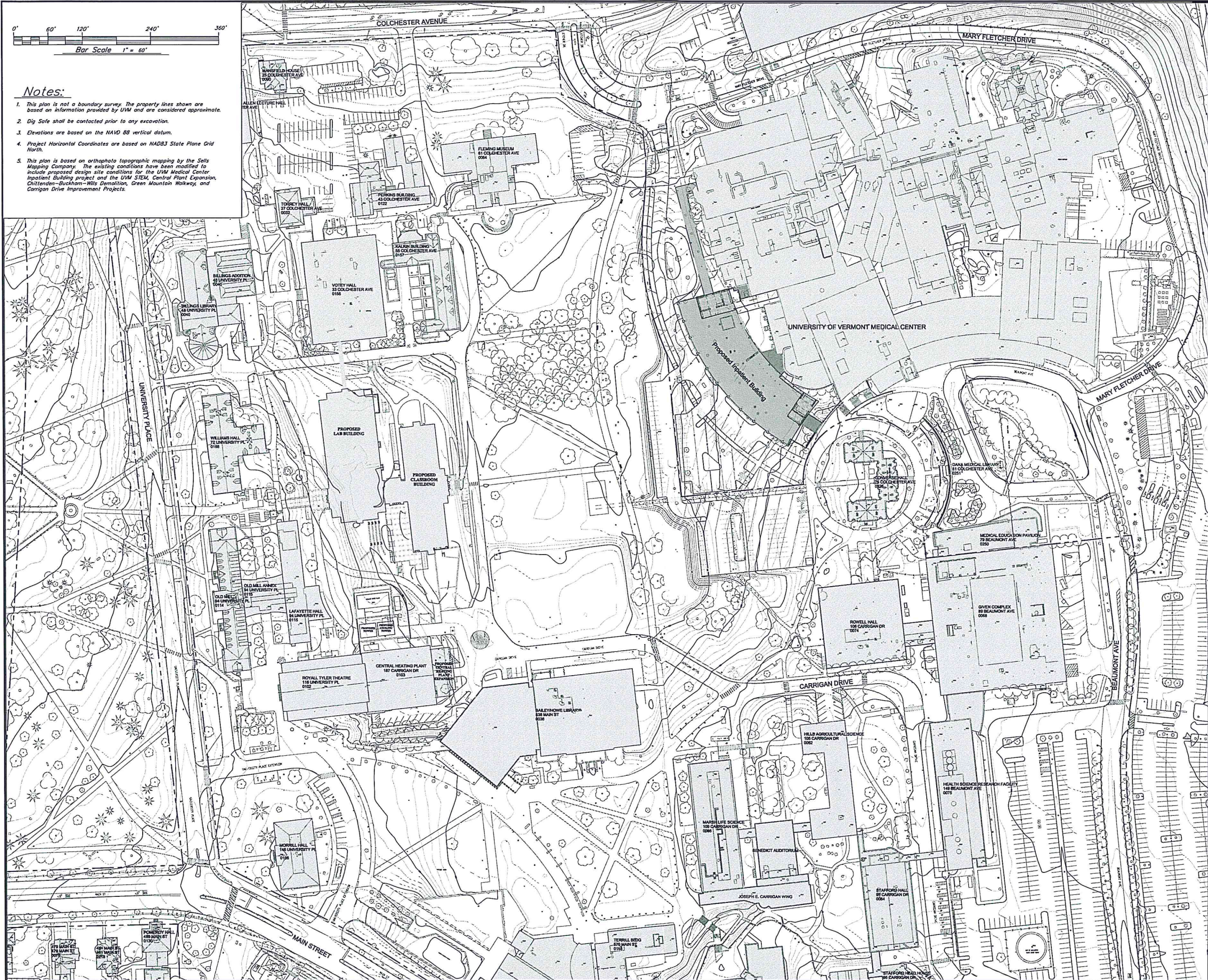
Project:
UVM NORTH HOUSING

Project No. 15104
Scale 1" = 60'
Drawn by DMR
Checked by
Date 02/09/15

Revisions	No.	Date

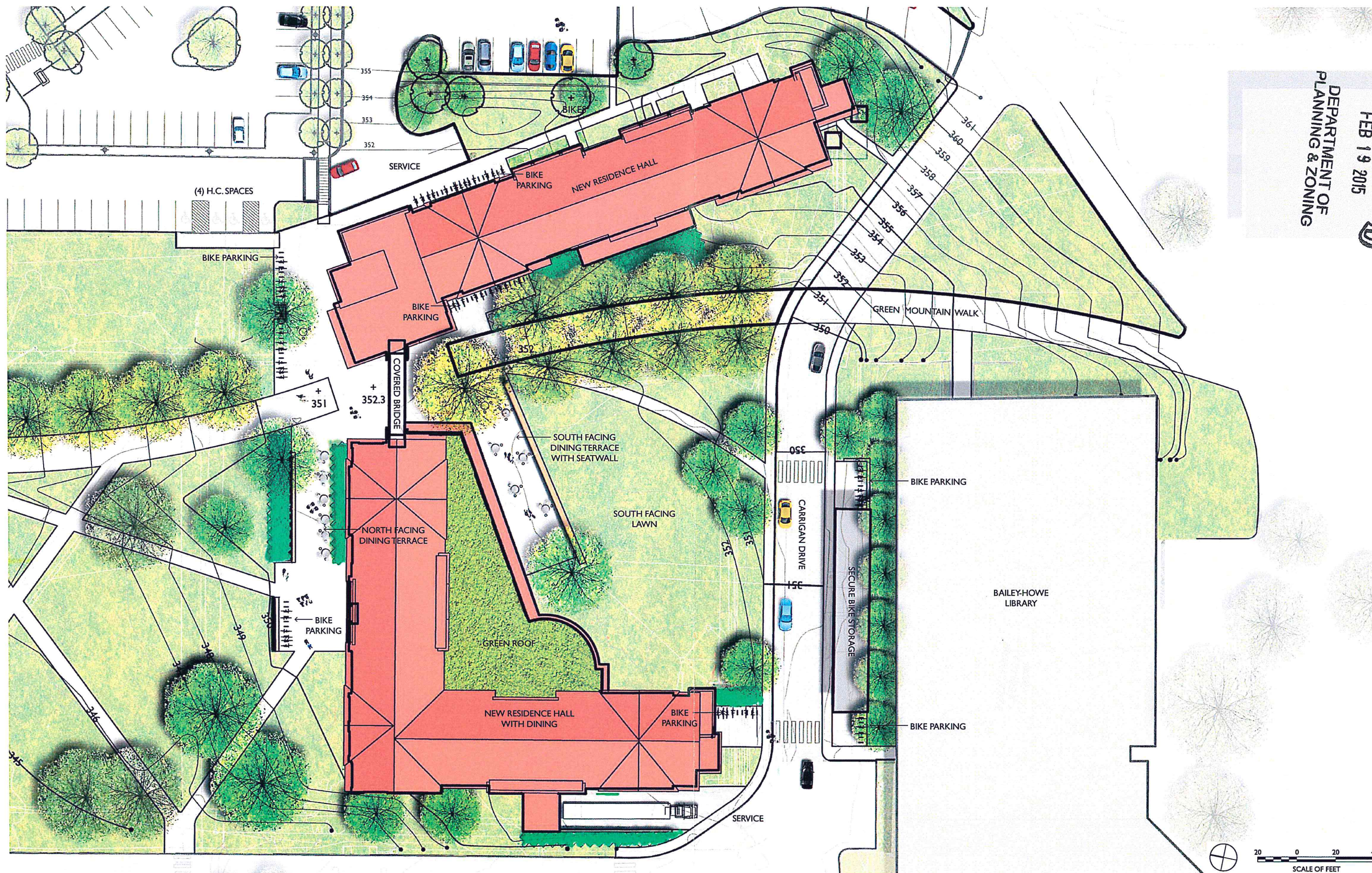
Drawing Title
Existing Conditions Plan

Drawing No.
EX-1



- Notes:**
1. This plan is not a boundary survey. The property lines shown are based on information provided by UVM and are considered approximate.
 2. Dig Safe shall be contacted prior to any excavation.
 3. Elevations are based on the NAVD 88 vertical datum.
 4. Project Horizontal Coordinates are based on NAD83 State Plane Grid North.
 5. This plan is based on orthophoto topographic mapping by the Sells Mapping Company. The existing conditions have been modified to include proposed design site conditions for the UVM Medical Center Inpatient Building project and the UVM STEM, Central Plant Expansion, Chittenden-Buckham-Wills Demolition, Green Mountain Walkway, and Carrigan Drive Improvement Projects.





Burlington Development Review Board

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Michael Long
Jonathan Stevens
Brad Rabinowitz
Missa Aloisi
Israel Smith
A. J. LaRosa
Alexandra Zipparo (Alt.)
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD

Wednesday, March 04, 2015

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT
Minutes

Board members present: Austin Hart, Michael Long, Brad Rabinowitz, Israel Smith, Alexandra Zipparo, Alexander LaRosa, Missa Aloisi, James Drummond

Board members absent: Jonathan Stevens

Staff members present: Ken Lerner, Scott Gustin

I. Agenda

No Changes

II. Communications

None

III. Minutes

None acted upon.

IV. Certificate of Appropriateness

1. 15-0788CA: 99 INTERVALE RD (EAE, Ward 2) City of Burlington / Intervale Center
Modifications to existing parking area to include expansion, concrete bunkers, and fencing
(Project Manager: Scott Gustin)

Note Alexandra Zipparo recused.

Travis Marcotte and Pat Pearsall appeared.

Travis presented project west of Gardiner's. Will be leasing the land from the City through Community and Economic Development Office. Described background of Intervale Center's various activities in the Intervale.

Pat Pearsall from Gardiner's Supply explained that the proposed bunkers will be used for bulk soil and compost.

A. Hart asked applicant his reaction to the condition that asked for pedestrian routes along the parking area edge.

S. Gustin explained that by pushing curb stops would allow more room for pedestrians along the edge.

B. Rabinowirz asked how customers will pay for the compost.

P. Pearsall responded that payments are made at the store.

M. Long noted that should encourage bicycle and non-vehicular modes of transportation to Intervale for events.

S. Gustin noted that approval for stormwater management erosion control has been received from the Stormwater Program.

V. Other Business

None.

VI. Adjournment

Austin Hart, Development Review Board Chair

Date

Ken Lerner, Zoning Administrator

Date



Existing View Looking South from Future Green Mountain Walkway



Proposed View Looking South from Future Green Mountain Walkway



Existing View Looking West from Converse Hall Area



Proposed View Looking West from Converse Hall Area – New Housing & STEM Complex



Proposed View Looking North-West from Bailey-Howe Library Area



Proposed View Looking South-West from Future Green Mountain Walkway – New Housing & STEM Complex

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BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday, March 17, 2015

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

Minutes

Board members present: Austin Hart, Chair; Jonathan Stevens, Jim Drummond, Brad Rabinowitz, Israel Smith, A. J. LaRosa, Alexandra Zipparo.

Staff present: Ken Lerner, Mary O'Neil

I. **Agenda** – No changes.

II. **Communications** - None

III. **Minutes** – In packet for DRB meeting 3.4.2015. Board is advised to review and comment at next deliberative.

IV. **Certificate of Appropriateness**

1. 15-0803CA: 20 PINE ST (D, Ward 3) CCTA / Cathedral of the Immaculate Conception Parish Charitable Trust

Curbing and pavement within an 8' wide easement along western edge of St. Paul Street right-of-way (Project Manager: Mary O'Neil)

Austin Hart recused from this review.

This item had been on Consent Agenda. Brad Rabinowitz has questions – so Jonathan Stevens, Vice Chair opens the hearing. Invites applicant to come forward.

Project Manager Stephen Carlson sworn in by Jonathan Stevens.

Steve Carlson speaks on behalf of CCTA.

Brad Rabinowitz – Some concern about taking property away from the Cathedral, landscaping part of it. Plan does not show trees that are there. A fence is being proposed, but not part of this application.

Steve Carlson – the fence is a safety issue for us. The roadway will be counter to normal travel. We proposed a fence because we don't want people on our platform running across the street to the church property to have a cigarette.

Brad Rabinowitz – No sidewalk?

Steve Carlson – It will become the sidewalk.

Jonathan Stevens – Which side of the street will have the platform?

Steve Carlson – the center of the street. Small building on the south end.

Brad Rabinowitz – What kind of fence?

Steve Carlson – 6', black aluminum fence. Would you like to see it?

Brad Rabinowitz – yes. You are changing what is a beautiful little area. We have no jurisdiction over anything else. The fence is a rumor at this point.

Steve Carlson – Not part of this application. We understood our application for a fence will be handled administratively. Not very imposing.

Brad Rabinowitz – This is a very attractive fence. I hope it gets approved. How close to the curb is the fence?

Steve Carlson – There is a 2' distance from the curb. So about 18" from the curb.

Brad Rabinowitz – eliminating the sidewalk, eliminating the diagonal sidewalk.

Steve Carlson – It will go nowhere.

Jonathan Stevens – Will there be structures on the platform?

The programs and services of the City of Burlington are accessible to people with disabilities.

Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188

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Steve Carlson – There will be a canopy over it, plus a little bit beyond that to cover the doors of the buses when people disembark. Four or five windscreens on the platform. If windy, somebody can stand on the east side and be protected.

Jim Drummond – How much are you widening the sidewalk?

Steve Carlson – 8' easement.

Jim Drummond – the church is losing trees?

Steve Carlson – the trees are within the public ROW. We will be doing pruning, re-planting missing trees, aerate the soil, add plant and animal fiber; doing extensive landscape restoration.

Jim Drummond – If you wanted to put a sidewalk on the west side, you would lose another row of trees?

Steve Carlson – It would be very difficult.

Jim Drummond – you are creating a very closed zone. There is nothing connecting these pockets but grass. I have walked around these, and people sleep here. By not having a sidewalk, it is making it more private.

Steve Carlson – the intent is to cross the sidewalk, use the center platform. It will be covered, have snowmelt, won't be slippery. A far better alternative.

Jim Drummond – it feels to me that the landscape area on the east side of the cathedral will be less passively supervised; behind a big fence and no pedestrian connection. Less easy to know what was going on in there?

Steve Carlson – the counter argument is that there will be busses on the other side of that fence until midnight. People on the platform will be observing. It will be well observed; not as private as it might seem.

Jonathan Stevens – I wish I had driven past this site. How will people exit the state office building?

Steve Carlson – There will be a sidewalk on the east side. Vehicular traffic will come south on the east side, can continue on Cherry Street.

Alexandra Zipparo – that side of the state office building has no entrance. There is only a garage entrance.

Jim Drummond – the east side is just for cars, the west side for busses?

Steve Carlson – east side is south bound; west side is north bound.

Ali Zipparo – Is there only going to be pick-up and drop-off at this location?

Steve Carlson – east and west of St. Paul, north side of Pearl.

Ali Zipparo – Asks about working with other entities.

Steve Carlson – we have had extensive conversations about it with the state.

Ali Zipparo – Are you addressing landscaping for this easement site only, or all the landscaping on the church property?

Steve Carlson – Yes, the entire property.

No one in the audience to give testimony on this. Jonathan Stevens closes the public hearing on this item at 5:16 pm.

V. Sketch Plan

1. 15-0810SP; 10 University PI (I, Ward 1) UVM / Redstone & American Campus Communities

Sketch plan review of proposed undergraduate student housing on Central Campus (Project Manager: Mary O'Neil)

Austin Hart not participating.

Lani Ravin, Erik Hoekstra, Bill Nedde, Tyler Scott of Scott and Partners,, Keith Wagner of Wagner Hodgson, Adam XXX, Gail Henderson King of White and Burke.

Lani and Erik do presentation for Sketch Plan review of first year housing; proposed in partnership with Redstone and American Campus Communities.

Erik Hoekstra goes through modeling images. Brad Rabinowitz asks for orientation, identification with existing buildings. Some images have only proposed or approved buildings (STEM.)

Erik Hoekstra – There aren't a lot of existing buildings that this plan relates to. You have Converse, which is up hill, up gradient from this site, which is in a depressed area. Converse will stand much taller than this. Most of the existing buildings are a fair distance from this building.

Jim Drummond – What about the new Fletcher Allen building?

Erik Hoekstra – I don't know, hard question. In general, it is higher.

Brad Rabinowitz – we want elevation numbers, to know what they are. What is Bailey Howe? What is the base elevation of Converse?

Jonathan Stevens – That is why we are at Sketch Plan.

Jim Drummond – What about the grove of trees. They appear to be in rows.

Keith Wagner, landscape architect.

Jonathan Stevens – we are not under oath. Please state your name and who are you working with.

Keith Wagner – Each tree has been surveyed.

Jim Drummond – not getting "nipped off?"

Keith Wagner – extend it. Honey Locust on the east side. A complete box of Honey Locust.

Jonathan Stevens – Have you read staff notes? Staff raises the question about the view corridor of Converse. I have a question for staff. I can't tell from staff notes where you would be standing to get a view. I drove there and could not see Converse.

Mary O'Neil – I wonder how you could drive to this site?

Jonathan Stevens – I drove to the Royal Tyler Theatre, got out, walked around. Could not find Converse.

Mary O'Neil – view eastward, across the quad. From the west toward the east. Converse is terminus view.

Jonathan Stevens – asks to see the site plan.

Erik Hoekstra provides this on the screen.

Jonathan Stevens – who is going to own these buildings?

Erik Hoekstra – on university lands. Ground lease to Redstone, and our partners American Campus Communities. The difference with Redstone Lofts, we lease the land, own the building, deal with day to day operations, including tenant relations. With this project, first year students, UVM Res life wants to have a high level of contact with that use. We will own the facility, maintain the capital improvements. But UVM Res life will deal with all the day to day interaction with residents.

Jonathan Stevens – our jurisdiction on matters that involve certain kinds of institution is limited by statute. A private developer is not one of those institutions. I am not arguing with you. We have to make a decision about how broad the scope of review is, based on this information.

Erik Hoekstra – staff will concur. Not really who is the developer. The project is within the Central Campus overlay. It doesn't count.

Ken Lerner – This is an interesting question. You may wish to ask your attorney. The statute says "State or community owned and operated institutions." An attorney could clarify.

Jonathan Stevens – I am thinking of the view corridor of Converse. Under Historic Preservation, we could not have an opinion.

Erik Hoekstra – Staff is pointing out, even with this statute exemption, there is review of views of public places and landmarks. Are any of these places public places or public spaces? That is a question.

Jonathan Stevens – that is a question we should consider.

Mary O'Neil – points out the standards that are relevant.

Jonathan Stevens – is University land public?

Erik Hoekstra – that is the essential question.

Brad Rabinowitz – the view that is being discussed crosses the hospital land. That is not considered public. May not be relevant as hospital land part of that corridor.

Erik Hoekstra presents further perspectives.

Jim Drummond – On Axis with STEM?

Erik Hoekstra – a little off, but yes.

Brad Rabinowitz – the seven story building will be on that axis...partially.

Erik Hoekstra – Yes.

Jim Drummond asks about the walkway, an off-set.

Keith Wagner – it will actually jog further north, when completed. How you will be a pedestrian through there, you will be further north than the photograph shows.

Erik Hoekstra – it really is only when you standing between Buckham and Wills that you get that view of Converse. You can't see it from behind the Fleming Museum.

Jim Drummond – but you will see it when those dorms are town down.

Erik Hoekstra – That area is identified in Master Plan documents as a potential place for future university buildings.

Jim Drummond – I don't really get this. This is kind of a backwater area, not very lively.

Erik Hoekstra – There was a building here; it was taken down. Not the main green. That is on University Place. This will add 308 new beds to the campus; fairly central. From a land use perspective, building tall, dense building is the right idea. If you don't like the idea of buildings here, then where? That's where the conversation goes. There are a lot of historic buildings that people don't want to see changed. We have tried to enhance this green space. This Green Mountain Walkway will create a new lawn area, a different type of open space. When you look at the footprint of these buildings versus nothing, we are not taking up that much land.

Brad Rabinowitz – University trying to create areas for us – the contrast with the hospital that is a non-public area – how nice to see that kind of landscaping creep onto the hospital land.

Lani Ravin – the university does not need to address historic preservation under city's regulations, but under Act 250. We hired a historic preservation consultant. This project will address historic preservation issues both under previous reports and this project. We are not ignoring it.

Jim Drummond – you are adding 300+ beds. What about the total number of students. Increasing also?

Lani Ravin – No.

Brad Rabinowitz – students off campus – There is some language about transportation parking plan. Will students be bused to other locations on campus?

Lani Ravin – There will be transportation from Quarry Hill.

Brad Rabinowitz – From the Sheraton?

Lani Ravin – I will ask.

Ali Zipparo – I want to ask about other buildings on campus. Are they historic?

Erik Hoekstra – absolutely.

Ali Zipparo – That corner has a gorgeous view. What about views from University Place?

Erik Hoekstra – You don't really see it –

Ali Zipparo – Yes, you can see it from that corner. Will you no longer be able to see that view? On the corner in between the new development....

Erik Hoekstra point to the map. Ali agrees to a spot on the Quad.

Erik Hoekstra – I have not experienced them from that vantage point. Even if I could see it, there are newer additions on the back of other buildings. Maybe if you are up, in one of the buildings looking down....

Ali Zipparo – no. A beautiful view. I want to mention development pressure and infill. What is the logic about relieving pressure from the neighborhoods?

Erik Hoekstra – this project is not intended to relieve pressure in the neighborhoods. This is intended to relieve pressure on the campus. A "de-densification" of existing dorms – remove students from triples that were not intended to house three students.

Ali Zipparo – and the dining hall?

Erik Hoekstra – Anyone can come in and pay with cash.

Lani Ravin – I would point out that the major view of Converse Hall is from the East, not from the west.

Jonathan Stevens – Our question is from a public place.

Lani Ravin – but we are working with historic preservation consultant, who says the view is from the east, not the west.

Sharon Bushor, City Councilor, Ward 1. Applicant has made presentations to Ward 1 and 8 to make presentations. One thing identified, there is a parking area with Shoeboxes. We were told they would be replaced. More people living here. First year students are not allowed to bring cars on campus. We know many students bring them, and plop them around the neighborhoods. How many people are offered a waiver to have a car? When you double the amount of people there, are 84 spaces sufficient for that site? Parking is an issue near and dear to the heart of people who live in the city. The other concern is the Green Mountain Walkway. More collaboration with the city. We like the students moving internally. The issue for us is at Main Street, there is a crossing. At Colchester Avenue, there is not a good crossway. It is down, where Trinity Campus is. More study or more

emphasis on how to get people safely from one place to the next. Internal enhancements wonderful for everybody. There is a little bit of an irony here; when the hospital moved ahead with their renovation, they acted under the information that Converse was a jewel; a lot of history, a lot of folklore, incredibly interesting. It was important not to cast shadows on it, not surround it. As I look at these pictures that are presented, I am worried about this new building. (She asks Erik to post image.) If indeed it appeared that the new building is within the visual corridor, possible to inch it over if it was a visual obstruction. I don't know if it is necessary or not. When Brad asked his question, I thought it was a visual obstruction. My last item: If UVM is going forward with Sketch Plan, Fletcher Allen has construction, UVM has other projects, has the city looked at these cumulatively for traffic, impacts to the city? In the past, cumulative impact has been considered. I hope the DRB is considering this. I know there will be some overlap. I want to make sure we don't end up strangling the end of the city. Ambulances will have to access the site. Overall, I want to end on a positive note. This is exactly what we had hoped UVM would do. We worked years ago to give UVM the ability to build to greater height. I would rather go up than sprawl. Green space is shrinking a little bit. I work at the hospital, I live on East Avenue. A lot of people value that green space. I am pleased with the enhancements. We all are.

A.J. LaRosa – asks Sharon about cumulative impact of construction?

Sharon Bushor – during development. Also, the technical review team should have addressed all of this – need for city services, run-off. Sometimes when things are looked at in isolation, you miss the big picture. Wastewater, run-off, is all that being looked at cumulatively, not individually.

Jim Drummond – Where is the parking for this?

Erik Hoekstra – points to the map – what is Medical Center, what is UVM. Accounting for in either the UVM parking plan, or hospital parking plan. When we go forward with an application, we will address how this conforms to the Joint Institutional Parking Management Plan.

Jim Drummond – Is that CATMA?

Erik Hoekstra – CATMA is part of that. We believe this project is included within that planning. We are working with RSG. Also working with us and the medical center about site access, including STEM project. We have a very detailed logistics plan, coordinated with both institutions. For this project, all construction traffic will come from Main Street. None of this traffic will come from the other side, Colchester Avenue. We are talking a few seconds of traffic. Only a handful of trucks certain times of day and certain times of construction. We have gone to Technical Review, various pieces of the Department of Public Works. Fire Marshal concerned about vehicle access during all stages of construction. Run-off, erosion control; we have to put up a surety, a bond to assure compliance. The same thing with the state. All of these things are looked at. They may not be addressed in detail in a public forum, but they are relevant in a very technical way. The crossing on Colchester Avenue, we know it is an issue. When traffic lights start blinking, there is no way to push a button and initiate a red light to cross. We brought this up at Technical Review. Hopefully we will see some traction on that. We want residents to know that public works will address this.

Ken Lerner – We found there are no dining facilities at Trinity. This is critical, how the Green Mountain Walkway will move students across campus.

Erik Hoekstra – A sense of the timeline: UVM has selected our development team. Next week we plan on submitting our full COA application. We will get back before the Conservation Board, the DAB, before you by early May. Our state level permitting is on-going and moving in parallel with this process so we can roll into Act 250. Our goal is to start construction October 2015, student move-in Fall 2017.

Ken Lerner – The COA process beginning next week: We need to know what we are reviewing here. We need an opinion from your attorney, what your application will address.

Jonathan Stevens – a copy of the statute, has to do with who OWNS the project. It is not as clear as one entity, one owner. I would like you to state the nature of Redstone's ownership, UVM's ownership.

Brad Rabinowitz – asks about previous UVM application, lot coverage issue.

Ken Lerner – This is clearer. Core Campus.

A.J. LaRosa – I would ask that that analysis come from our side.

Jonathan Stevens – What issue?

A.J. LaRosa – Ken suggested the applicant's counsel provide the opinion. I think it would be more appropriate for our representative provide a legal opinion.

Jonathan Stevens - If you want to submit an opinion, we will consider it.
Erik Hoekstra – There is university counsel involved, and we will wrap this into it.
Closes Sketch Plan Review, 6:18 pm.

VI. Other Business None.

VII. Adjournment 6:19 pm.

Deliberative for the Diocesan Property immediately after DRB agenda.