

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin *[Signature]*
DATE: May 3, 2011
RE: 11-0646CA; 111 Colchester 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: I Ward: 1

Owner/Applicant: Fletcher Allen Health Care c/o Dave Keelty

Request: Landscaping enhancements for temporary "Modular B" building

Applicable Regulations:

Article 6 (Development Criteria & Guidelines)

Background Information:

Modular B building was incorporated into the original permit approval for the Renaissance project at the hospital, granted in April 2001. It was one of four temporary buildings to be removed by November 30, 2006. In August 2005, the DRB granted approval to extend the removal date of Modular B building until November 30, 2011. As part of that approval, the DRB anticipated the possibility that the building may be needed beyond November 30, 2011 and included a condition stating:

"If the building is still in place as of November 30, 2011, the applicant shall upgrade the appearance of the building, subject to review and approval by the Design Advisory Board and the Development Review Board. Application for the upgrade shall be filed with the Planning & Zoning Department no later than November 30, 2011."

The hospital will need the building beyond November 30, 2011 and has, therefore, filed an application to address the DRB's condition. Rather than focus on the building itself – which will eventually be removed – the plans focus on enhancing the area in front of the building with a new pocket park.

The Design Advisory Board reviewed this application April 12, 2011 and recommended approval with a condition that the time frame for removal of the temporary building be extended 5 years (i.e. November 30, 2016).

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

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The area affected is grassy lawn. No important natural features will be impacted. **(Affirmative finding)**

(b) Topographical alterations

Minimal topographical alterations are proposed as part of the pocket park installation. **(Affirmative finding)**

(c) Protection of important public views

Not applicable.

(d) Protection of important cultural resources

The project site is not culturally or historically significant. **(Affirmative finding)**

(e) Supporting the use of alternative energy

The proposed pocket park does not incorporate the use of alternative energy. As it is an outdoor space with no new illumination, it will not impact the hospital's energy use, alternative or otherwise. **(Affirmative finding)**

(f) Brownfield sites

The hospital campus contains areas identified on the Vermont DEC Hazardous Site List; however, the project site does not appear to be one of the identified areas. **(Affirmative finding)**

(g) Provide for nature's events

Minimal additional impervious surface is proposed and will have no appreciable impact on existing stormwater infrastructure. The project is small enough that it does not warrant an erosion control plan. **(Affirmative finding)**

(h) Building location and orientation

Not applicable.

(i) Vehicular access

Not applicable.

(j) Pedestrian access

Not applicable.

(k) Accessibility for the handicapped

Not applicable.

(l) Parking and circulation

Not applicable.

(m) Landscaping and fences

New landscaping is proposed that will soften the edge between the proposed pocket park and the buildings behind it. Within the pocket park, several flowering trees and shrubs are proposed to beautify and to help define seating areas within the park. A corner flower bed and a concrete pad for mounting artwork are also proposed. Overall, the proposed landscaping significantly improves the appearance and functionality of the subject site. **(Affirmative finding)**

(n) Public plazas and open space

The proposed pocket park will be visible and easily accessible from the sidewalk running alongside it. It will include new landscaping as noted above and will also incorporate several benches and a patio area. A concrete pad will be installed as a base for future artwork, presumably a sculpture. Note that the artwork itself is not included in this proposal. **(Affirmative finding)**

(o) Outdoor lighting

Not applicable.

(p) Integrate infrastructure into the design

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

No building changes are proposed.

II. Conditions of Approval

1. The subject building shall be removed, and the site shall be returned to green space by November 30, 2016.
 - a) If it is determined that any further retention of the building is necessary, the hospital shall resubmit a zoning permit application for the entire modular building and return to the DRB for further consideration, including but not limited to permanent exterior architectural improvements to the building, or its replacement.
2. Given the length of time Modular Building B has been in place, impact fees are due. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the square footage of the subject building.
3. Standard permit conditions 1 – 18.

MEMORANDUM

To: Development Review Board
Design Advisory Board

From: Stephanie Hainley

Date: March 9, 2011

Re: FAHC - Mod B Upgrades

Per ZP #06-025CA, Fletcher Allen is required to remove modular building B ("Mod B") or upgrade the appearance of the building by November 30, 2011.

Mod B was originally intended for temporary use, but has become essential due to space limitations on the campus. Currently, Fletcher Allen is master planning the entire hospital functionality and configuration. They are unsure at this time when the building will be demolished and they may not reach a conclusion for another year or more. Hence, this application is seeking the DAB and DRB's approval for an upgrade to the appearance of Mod B on the campus.

The attached proposal is a substantial investment into the area in front of Mod B year-round - intended to make accessible and beautify a frequently occupied portion of the campus. This will enhance the aesthetics, while not detracting from the surrounding architecture. The primary focus of this design is to create a "pocket park" in the location where visitors and employees often wait. There will be intensive landscaping and park benches near to the existing bike racks. This design also makes provisions for an art piece that the hospital will seek from a donor in the future. Please note: we are calling this item "Phase 2" for CO purposes because the art piece installation date is unknown.

The Mod B building is not visible westbound on Mary Fletcher Drive and is only somewhat visible from Colchester Ave (please see attached visibility photos in summer conditions). Hence, the focus of the park is for visitors eastbound on Mary Fletcher Drive from the entry and for pedestrians, visitors, and employees entering the McClure building.

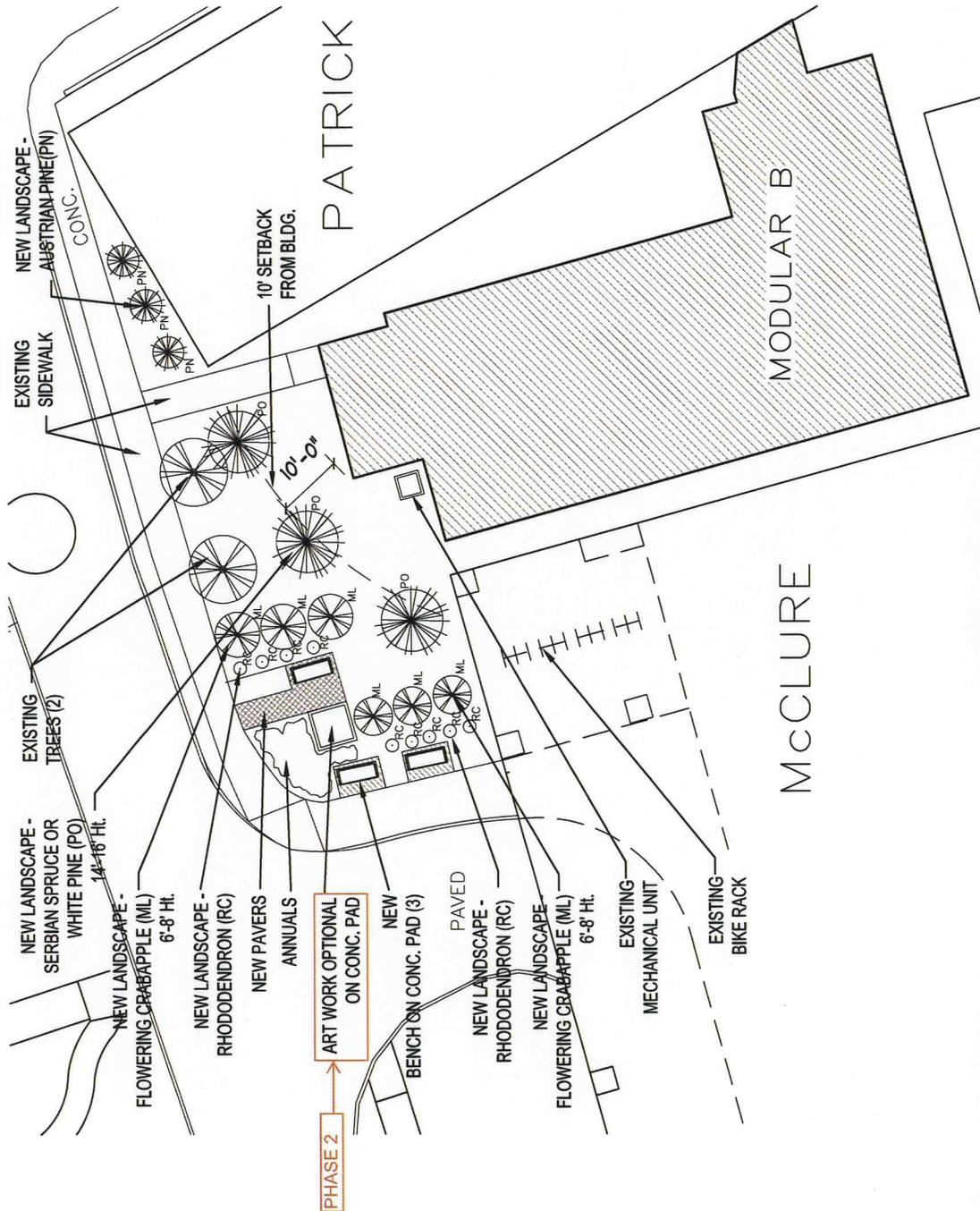
This proposal has been designed to allow for future demolition of the building - providing a 10' setback of the improvements from the building - hopefully, allowing for these improvements to be retained long-term, if possible. The hospital's investment into these improvements, rather than to architectural upgrades that will eventually be demolished, is consistent with the hospital's philosophy to minimize unnecessary expenses that increase health care costs.

We look forward to meeting with the DAB on March 22 and, pending their positive recommendation, proceeding on to the DRB on April 5.

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Sheet 1

Site Plan

FAHC Modular B Unit
 BURLINGTON, VT

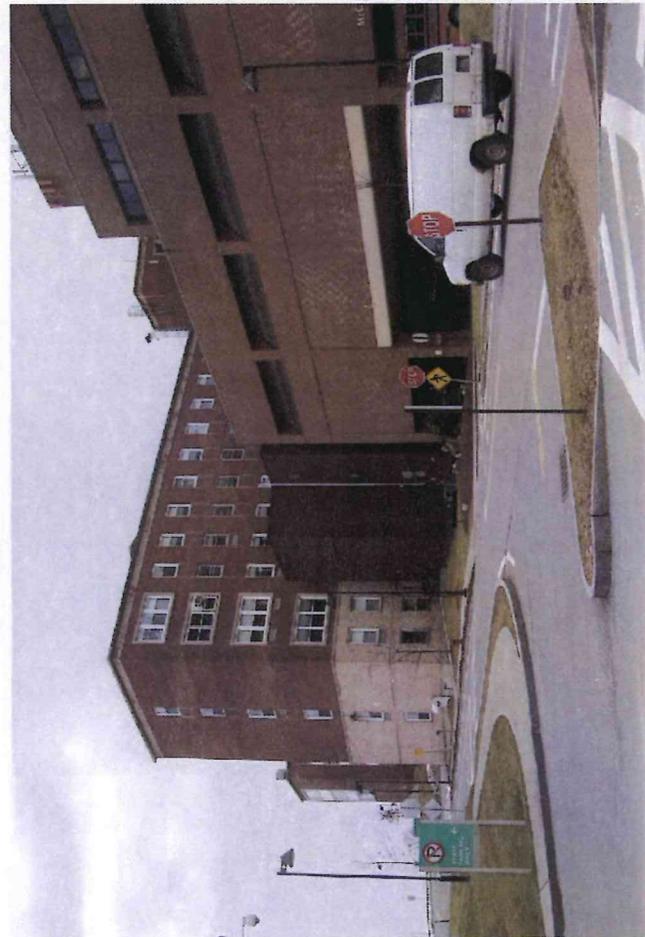
DATE: 4 MAR. 2011
 PROJECT # A1014



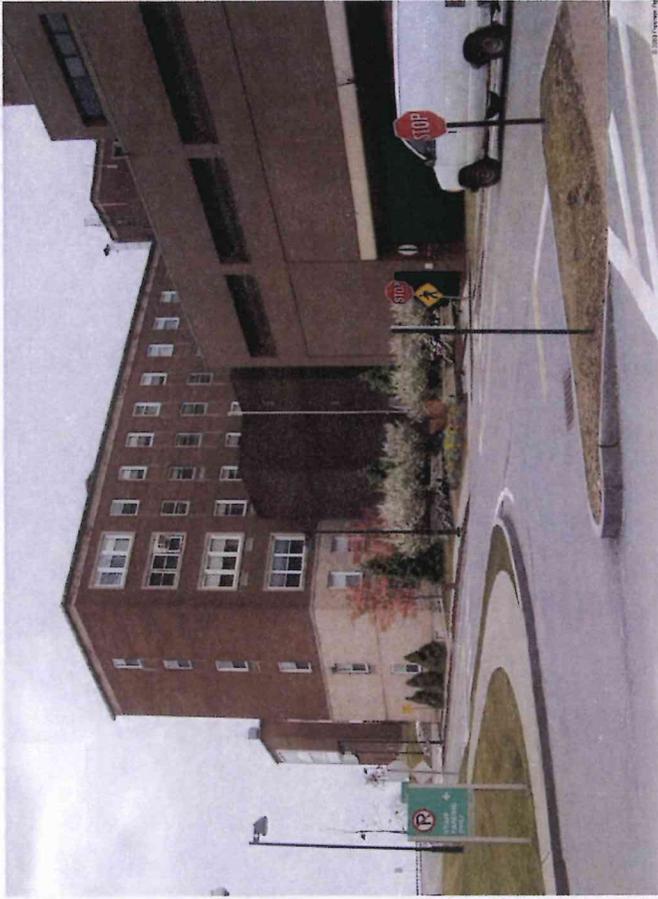
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BEFORE



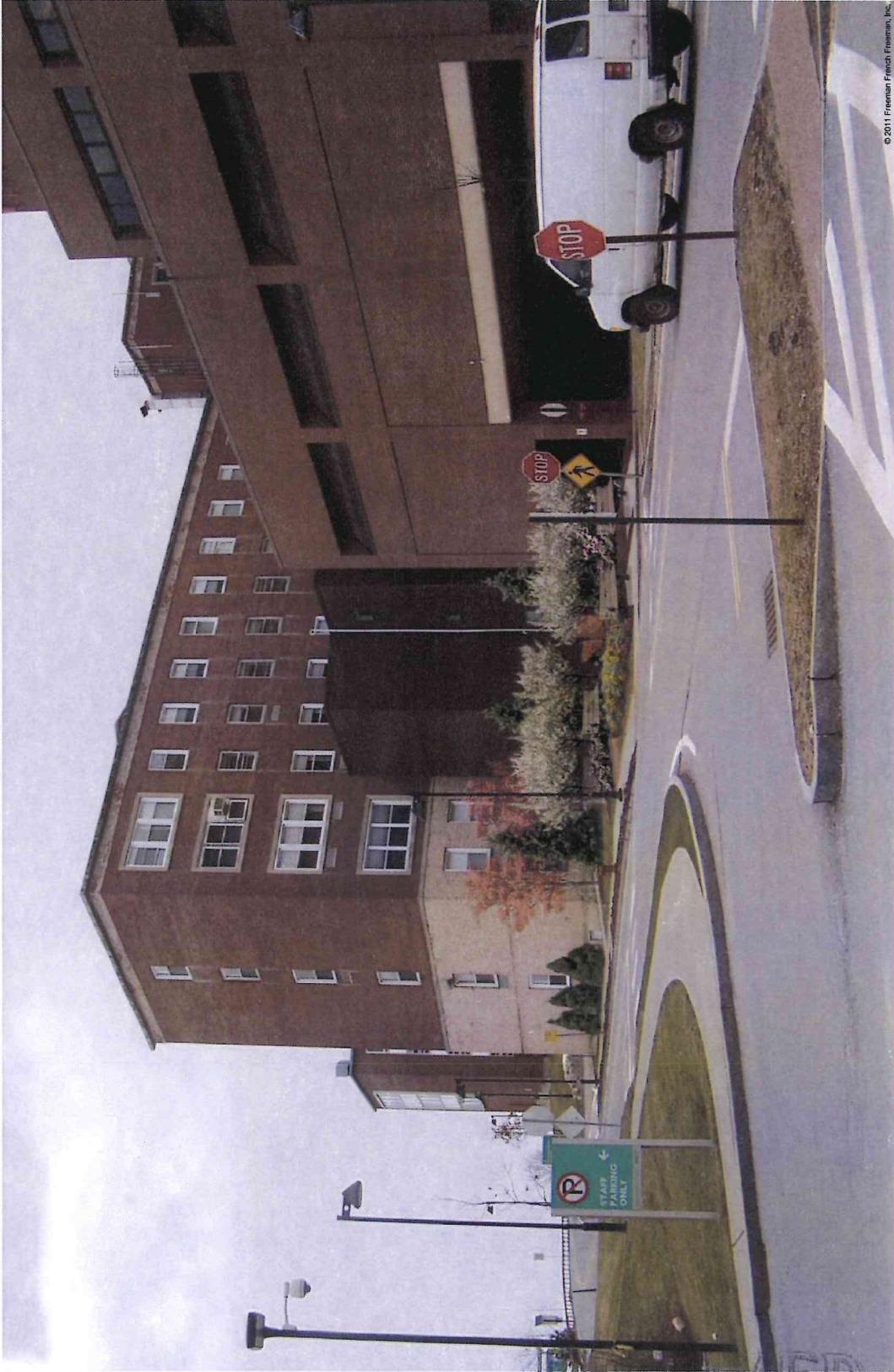
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MOD B
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Sheet 2

Rendered View

FAHC Modular B Unit
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DATE: 4 MAR, 2011
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