

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
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Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: June 21, 2011
RE: 11-0533CA; 89 Beaumont 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: University of Vermont

Request: Addition of 20,004 sf of habitable interior space within the previously covered Given building courtyard.

Applicable Regulations:

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

Background Information:

The applicant is seeking after-the-fact approval for the addition of 20,004 sf of interior floor area within the Given building. No site or exterior building alterations are included in this proposal. There is a related appeal of a notice of zoning violation for the interior work that has been postponed for hearing by the Development Review Board until September 2011 and may be withdrawn before that date depending on the outcome of this application.

Previous zoning actions for this property are noted below.

- 12/28/10, Approval of curtain wall system replacement
- 5/10/01, Approval of rooftop mechanical system replacement
- 11/7/00, Approval for courtyard enclosure

Recommendation: Certificate of Appropriateness approval 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 increased floor area within the University's Given building is consistent with the intent of this district. **(Affirmative finding)**

(b) Dimensional Standards & Density

See Sec. 4.5.2.

(c) Permitted & Conditional Uses

See Sec. 4.5.2.

Sec. 4.5.2, Institutional Core Campus Overlay Districts

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

1. Transitional Buffer

The Given building is not located within the Transitional Buffer. **(Not applicable)**

2. Lot Coverage

Lot coverage remains unchanged. **(Not applicable)**

3. Setbacks

Setbacks remain unchanged. **(Not applicable)**

4. Surface Parking

This criterion prohibits the construction of new surface parking unless it is offset by a corresponding removal of outdoor surface parking existing as of January 1, 2008. No new surface parking is proposed. **(Affirmative finding)**

5. Building Height

Building height remains unchanged. **(Not applicable)**

6. Density

The interior building space is not subject to density limitations due to its location within the ICC-UVM Overlay. **(Not applicable)**

7. Uses

Within the ICC-UVM overlay district, post-secondary schools shall be treated as permitted uses. The project is part of the university, and the use will remain unchanged. **(Affirmative finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.5.2 (d) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable in the I zone.

Sec. 5.2.5, Setbacks

See Sec. 4.5.2 (d) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.5.2 (d) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.5.2 (d) 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

No new outdoor lighting is proposed. **(Not applicable)**

Sec. 5.5.3, Stormwater and Erosion Control

No new impervious surface or earth disturbance activities are proposed. **(Not applicable)**

Article 8: Parking

Part 3: Institutional Parking Plans

The current Joint Institutional Parking Management Plan was approved in September 2009 and is valid for the years 2009-2014. The Plan provides a tally of total campus building square footage and associated parking as of 2008 and 2014. The building permit for the subject interior Given space was issued in June 2008. The new interior space appears to be accounted for in the Plan; however, confirmation is needed. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, written documentation shall be provided that demonstrates the inclusion of the subject interior Given building space in the Joint Institutional Parking Management Plan approved September 2009, subject to staff review and approval.
2. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Treasurer's Office the impact fee as calculated by staff based on the net new square footage of the development.
3. A State of Vermont wastewater permit may be required.
4. The project shall comply with Burlington's current energy efficiency standards and with Burlington's current egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
5. It is the applicant's responsibility to comply with all applicable ADA requirements.
6. This property is subject to all applicable nuisance regulations and performance standards in the Burlington Code of Ordinances.
7. Standard permit conditions 1 -18.



Burlington Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401-8415

PH: 802-865-7188 FAX: 802-865-7195 TTY: 802-865-7142

RECEIVED JUN 28 2010

DEPARTMENT OF PLANNING & ZONING

Zoning Permit Application

PROJECT LOCATION ADDRESS: 89 Beaumont Ave., Burlington, VT ZONE: I

PROPERTY OWNER: University of Vermont APPLICANT: same

ADDRESS: 109 S. Prospect Street ADDRESS: same

CITY, ST, ZIP: Burlington, VT 05401 CITY, ST, ZIP: same

DAY PHONE: 656-3208 DAY PHONE:

EMAIL CONTACT: shirley.prtier@uvm.edu EMAIL:

SIGNATURE: [Handwritten Signature] SIGNATURE: [Handwritten Signature]

RECEIVED JAN 11 2011

DEPARTMENT OF PLANNING & ZONING

Description of Work Proposed: This application is filed under protest pursuant to the attached cover letter dated June 28, 2010. The project is described as an interior infill project consisting of 20,004 GSF, within 3 above-ground floors to accommodate existing research offices and labs for faculty and staff from other buildings on campus. This project did not change the building exterior, or change any uses, nor did it increase the overall number of faculty or staff or parking spaces. This project alleviated overcrowded conditions in other medical offices and centralized researchers and staff within a research "hub" adjacent to Fletcher Allen Health Care facility.

Existing Use of Property: [] Single Family [] Duplex [] Other: Educational Institution

Proposed Use of Property: [] Single Family [] Duplex [] Other: Educational Institution

Will 400 square feet or more area of land be developed and/or disturbed? Yes [] No [X]

Estimated Construction Cost: \$ 8,496,967

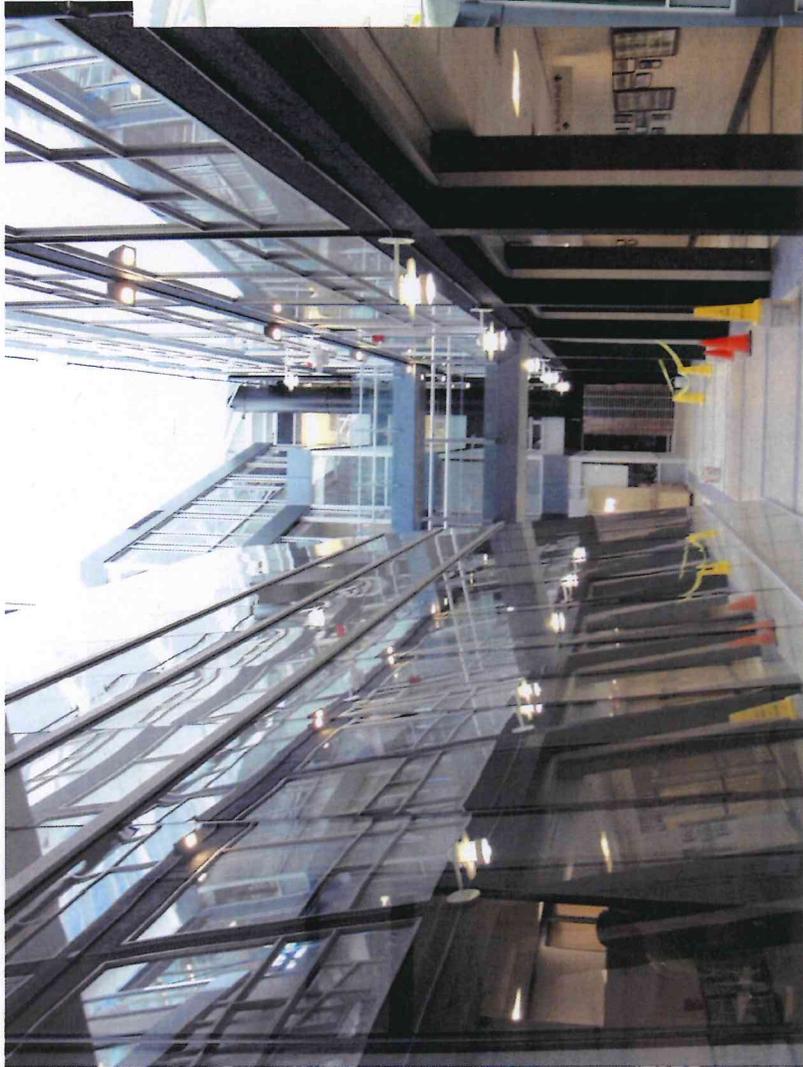
Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processed administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days for administrative permit; 30 days for board permit). A building permit may also be required. Contact the Department of Public Works at 802-865-7559 to inquire about a building permit. Please allow yourself ample time.

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 on the lower level of City Hall, 149 Church Street.

Office Use Only: In Design Review District? Age of House

Application Type: SN [] AW [] FC [] BA [] COA 1 [] COA 2 [] COA 3 [X] CU [] MA [] VR [] HO [] APP []

Check No. Amount Paid Zoning Permit #



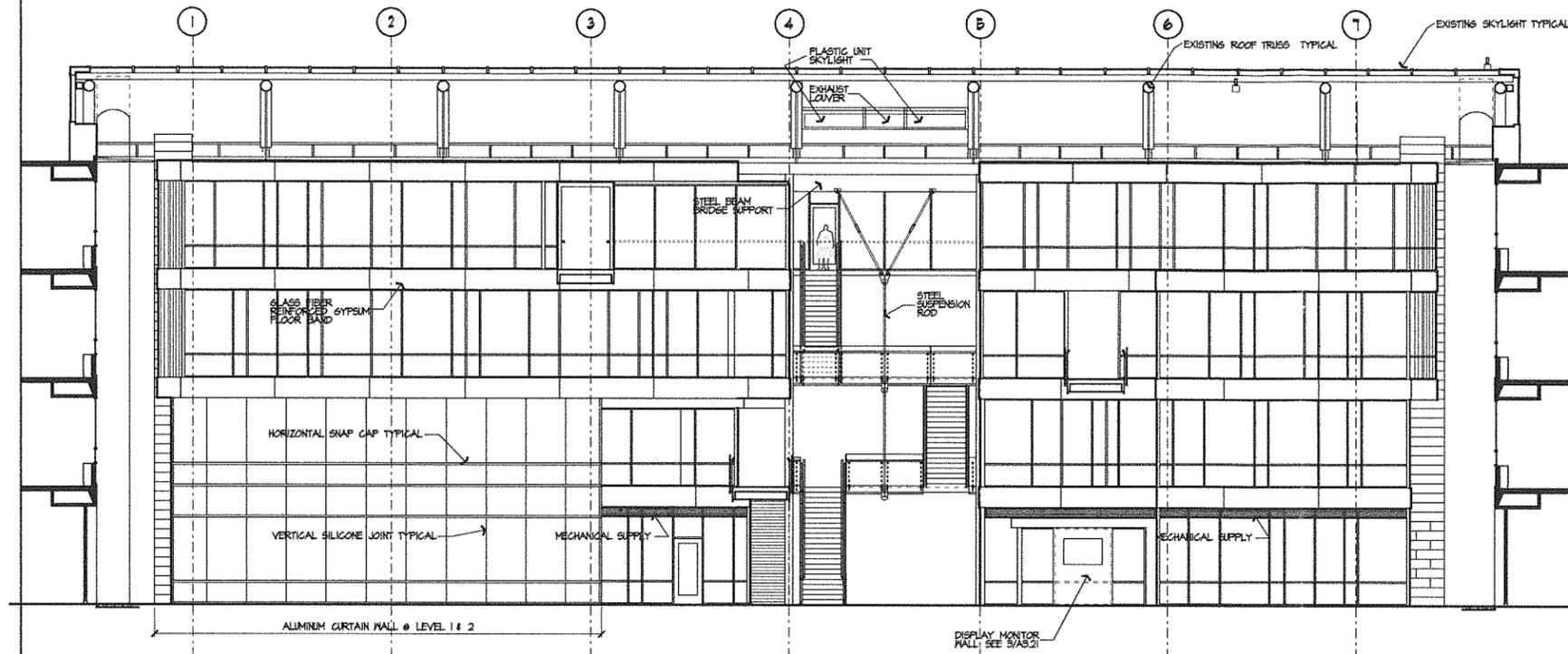
Given Building Interior Ceiling

RECEIVED

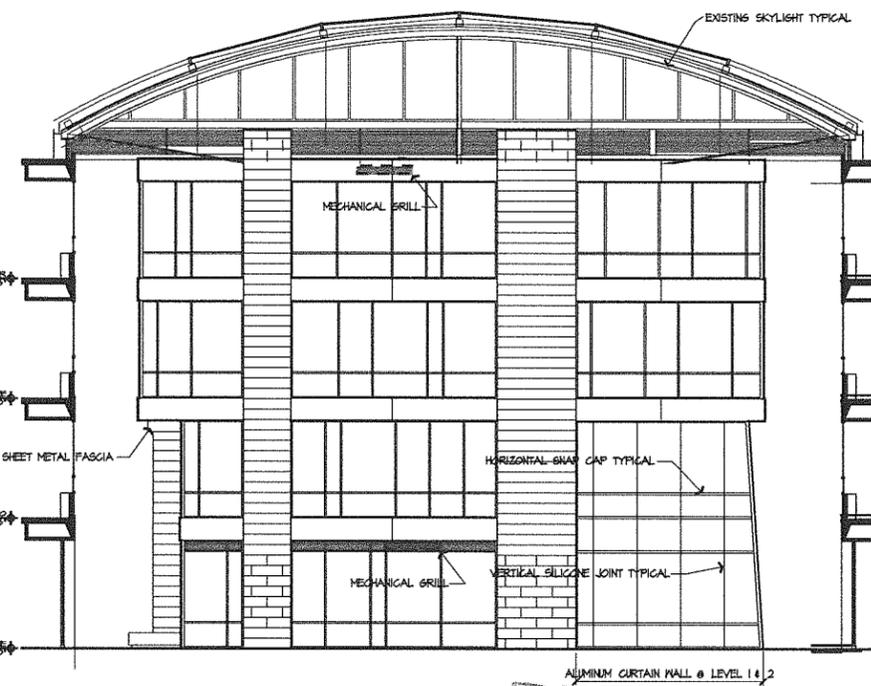
JUN 28 2010

DEPARTMENT OF
PLANNING & ZONING

The University of Vermont
Given In-Fill Project (on left of photo)
Prepared by Campus Planning Services
June 28, 2010

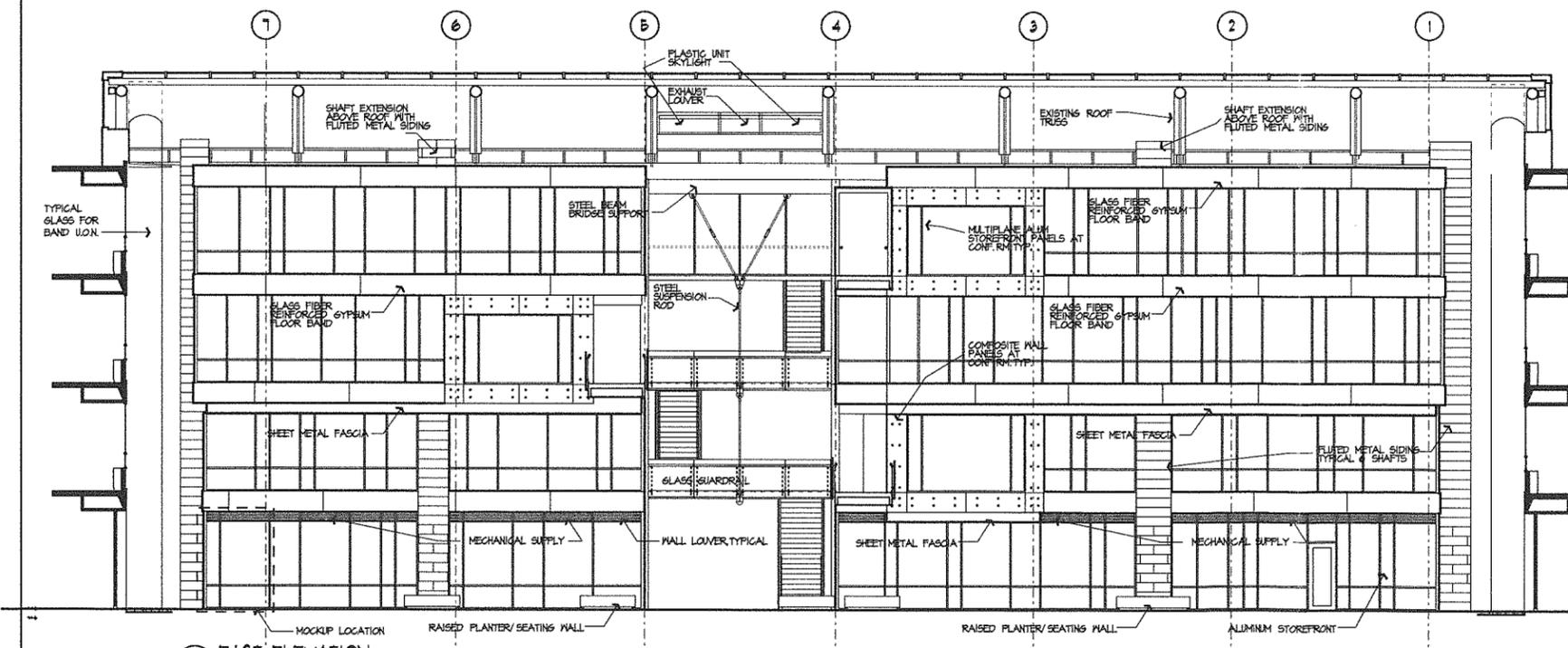


4 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH POD NORTH ELEVATION
SCALE: 1/8"=1'-0"

RECEIVED
JUN 28 2010
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PLANNING & ZONING



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 SOUTH POD SOUTH ELEVATION
SCALE: 1/8"=1'-0"

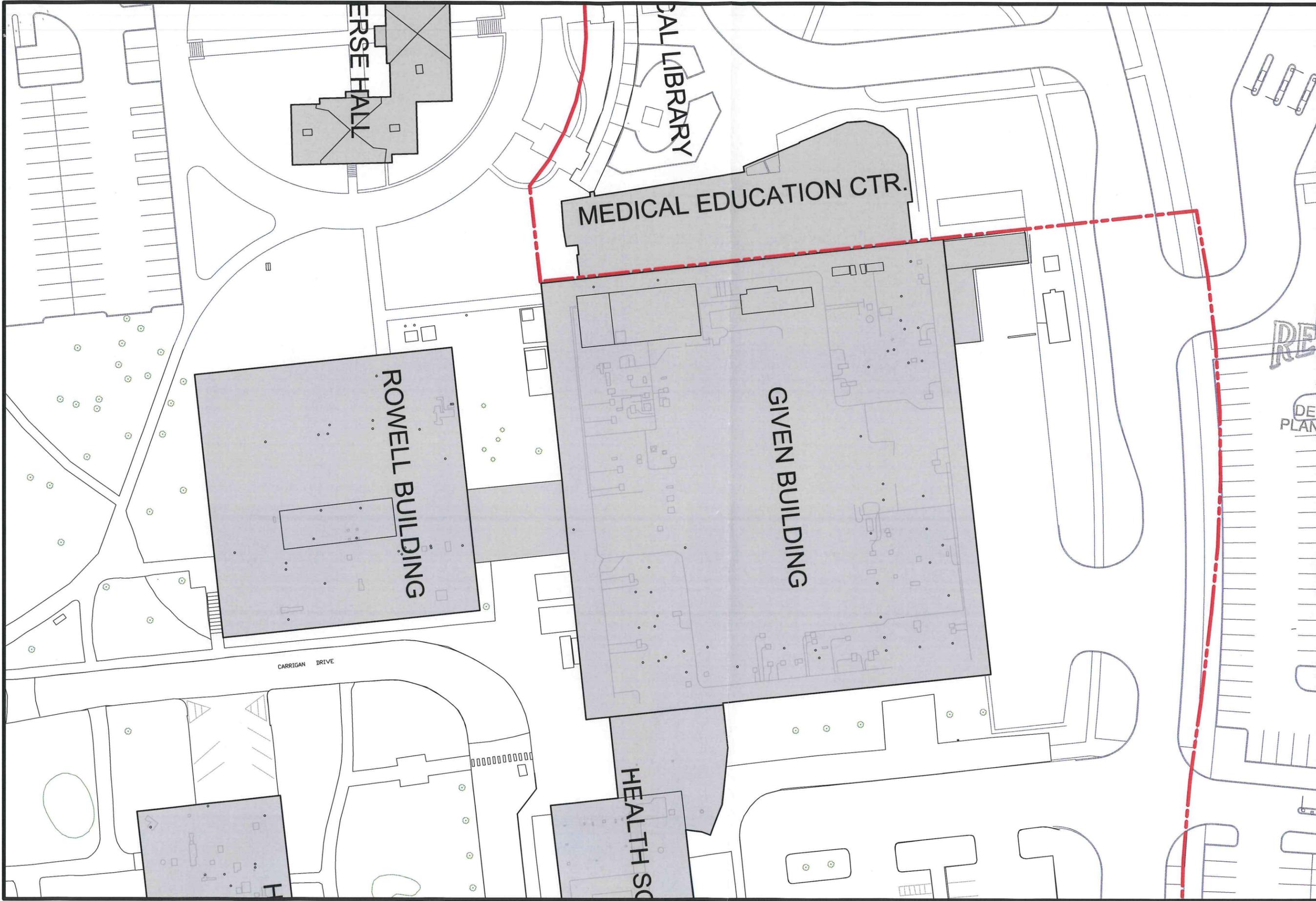
UNIVERSITY OF VERMONT
GIVEN COURTYARD BUILDING
BURLINGTON, VERMONT



BLACK RIVER DESIGN

BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"
DATE: 1 JULY 2008
DRAWN BY: FW, JD
CHECKED BY: KNR

A2.3



UVM SITE MAP

N

FT
0 25 50

NOTES:

- UVM BUILDING
- UVM BOUNDARY (APPROXIMATE)

RECEIVED

JUN 28 2010

DEPARTMENT OF PLANNING & ZONING

The UNIVERSITY of VERMONT

Produced By:
CAMPUS PLANNING SERVICES

Project
GIVEN COMPLEX
SITE MAP

Scale SEE GRAPHIC SCALE

Date 6/28/2010

Level
N/A

Famis Floor
N/A

File Name
UVM_SEWALL_WORKING_BASEMAP