

11/22/22

453 Pine St – Burlington, VT
Sketch Plan Review – Narrative

We're excited to present schematic design plans for a proposed project at 453 Pine Street. The proposed development includes three separate business entities, Silt Botanica Bathhouse, Backside Bowl and a commercial building. The site is 4.8 acres and is currently enrolled in the State's Brownfields Economic Revitalization Alliance (BERA) Program. The developers and design team have been working with the Vermont Department of Environmental Conservation, Civil, Environmental and Geotech Engineers on an Evaluation of Corrective Action Alternatives (ECAA) which evaluates the existing site conditions and studies alternative options for remediation and development. Once the ECAA is complete, the project will move into the Corrective Action Plan (CAP) phase.

The site is within the Enterprise – Light Manufacturing (E-LM) District, Design Review District, Natural Resource Protection District, Shared Use Parking District and Multi-Modal Mixed-Use Corridor. The commercial building does not have an intended use at this time but will be classified as General Merchandise/Retail which is allowed in the E-LM District. The Bowling Alley is an allowed use and the Bathhouse which is being classified as a Health Club is a conditional use. The Silt Botanica Bathhouse project was presented at DRB Sketch Plan in November of 2021 for a different location of which the DRB had agreed at the time on the Health Club interpretation since the building use didn't fall under one specific category within the Use Table.

The total site area is 4.8 acres or 209,088 sf with a FAR of 2.0 in the E-LM district which means the total buildable area allowed is 418,176 sf. The proposed project is a total of 50,000 sf amongst the buildings, far under the allowed. Front yard setback requirement is 5'-0" and the buildings are setback 35'-0" from the property line, mainly due to the 35'-0" City of Burlington Right-Of-Way along Pine Street. Allowable side yard setback is 10'-0" and the southern side of the site, the actual setback is 55'-0" while along the north it's 11'-9". Rear setback is 10% of the site depth.

The buildings are oriented along Pine Street with primary vehicular access from the current Maltex Drive which will be moved to align with Howard Street during the forthcoming Champlain Parkway work. There is a shared use path for pedestrian and bicycles along Pine Street and a pedestrian plaza between Silt Botanica Bathhouse and Backside Bowl. There is currently a bus stop at the corner of the Maltex Drive and Pine Street that is proposed to incorporate a bus shelter within the Champlain Parkway work. There is a secondary curb cut to the south of Silt Botanica which will be for Silt Botanica service and staff parking. The side yard parking will be screened and signage will aid in discouraging public at this parking area and moving visitors in vehicles to the main entrance at the Maltex Drive. The landscape along Pine Street is in the early design phase but the project's intent is to provide a pedestrian activated streetscape with art walk, plazas, sculpture, and seating that celebrates the spirit of the South End. The pedestrian plaza will also allow emergency vehicle

access between the two buildings. In addition, there is a 35'-0" City of Burlington Right-Of-Way/Easement for three-quarters of the northern edge of the site along Pine Street. The development team will work with the Department of Public Works for design features within this space once the design has been further developed.

There is a total of 103 parking space between 95 parking spaces at the rear lot and 8 spaces at the Silt service court & staff side parking lot. Table 8.1.9-1 Maximum Off-Street Parking Requirements lists the following for the Shared Use and Multimodal Mixed-Use District in the applicable use categories for this Project.

Use	Shared Use District	Multimodal Mixed-Use District
Bowling Alley (per lane)	3	2
Health Club	3/1,000 sf of gfa	2
Restaurant	4/1,000 sf of gfa	3
General Merchandise/Retail	3/1,000 sf of gfa	2

The three buildings fall within 200'-0" of Pine Street putting them into the Multimodal Mixed-Use District. The bowling alley has 20 lanes therefore at 2 per lane maximum parking is 40 spaces for this use. The bowling alley has a number of building areas that are customary accessory uses for a bowling alley such as an eating establishment, private rooms, and an arcade area. The food and drink areas are approximately 6,250 gsf and, at 3 per 1,000 sf, maximum parking spaces for this use are 19. Health Club at 20,000 gsf therefore at 2 per 1,000 sf, maximum parking is 40 spaces for this use. And the commercial building at 4,000 sf at 2 per 1,000 sf, maximum parking is 8 spaces for this use. This totals 107 maximum parking spaces.

Table 8.2.4.1-1 Bicycle Parking Requirements requires the following for the applicable uses:

Use	Long Term Spaces	Short Term Spaces
Office	1/5,000 sf	1/10,000 sf
Retail sales and service	1/12,000 sf	1/2,000 sf
Restaurants, bars, taverns	1/1,000 sf	Per 500 sf of seating space

As the design progresses, the project will meet these requirements.

We have engaged the services of Arrowwood Environmental (AE) to identify and map the natural resources on the site. AE has conducted that work and identified Class II wetlands on the subject parcel and adjoining site at 0 Pine Street, therefore a 50' State wetland's buffer and 100' City Wetland Conservation Zone apply at the 453 Pine Street site. The project is not proposing any uses within the 50' State buffer, and no landscape features will be installed here. However, the project is required to have a perimeter fence, and it will be installed outside of the woods edge with helical piles to minimize impacts within the 50' State buffer. There will be no trees cut for the installation of the fence.

There are currently invasive species within the 50' buffer to the wetland and the intention is to remove the invasives and replace them with native plants and vegetative cover indigenous to the

conditions of the upland environments on the site. The long term 'maintenance' that will be prescribed for the 50' buffer inside the fence will be 'Low-Mow' or Naturalization as is the current management regime. The buffer will not be cut more than one time per year, allowing the new vegetation to grow and mature.

The proposed project does have encroachments into the 100' City Wetland Conservation Zone and these items are within the regulated uses in Article 4.d. The features proposed within the 50'-100' area of the zone are stormwater treatment areas, some of which will include the installation of plants native to an upland buffer, an earthen berm with conditioned space inside, (3) 1-story small sauna structures, and some landscape structures. The sauna structures may require a concrete foundation and the surrounding deck will require concrete piers. The patio connected to the earthen berm feature will require a concrete slab. Plants for the earthen berm will be native. There is also a Phase 2 being proposed which is a private rental building and associated outdoor space that is within the 100' City Wetland Conservation Zone. The development team is currently looking at what can be done to the site to move this as far away from the 50' wetland buffer as possible. Due to poor soil conditions on the site there is limited development use to the west therefore why the Phase 2 building is proposed in the southeast corner, where there are better soils and less impact to the current site conditions.

AE will be preparing a report documenting their work and assessing any project impacts on the functions and values of the wetlands and overall natural area at the site.

Silt Botanica Bathhouse Narrative

Silt Botanica is a Nordic bathhouse, offering indoor & outdoor heated pools, cold plunges, steam rooms, saunas, relaxation areas, expansive outdoor botanical gardens, and a four-season greenhouse.

All over the world bathhouses are used as community hubs, bringing people together across boundaries of age, gender, politics, and socioeconomics. They are a place to relax, catch up with your neighbors and get the news of the day. Our goal is to create an immersive wellness destination for the Burlington community and the many visitors that enjoy Burlington on an annual basis. This will be a state-of-the-art health club offering a place to unwind, focus on self-care and build individual and community health and well-being.

The approximately 20,000 sq. ft. building's exterior design is made up of two simple gable forms hugging the southwest outdoor programmed, landscaped space. The main entry is off the pedestrian plaza which is easily accessible and visible from both the shared use path and western parking lot. The journey to the bathhouse is meant to start at the procession to entry with a sense of calm, mystery, excitement therefore why the entry is setback within an earthen berm. The main building fronting Pine St houses lobby, locker rooms, treatment spaces and back of house spaces. The secondary form facing the parking lot is the four-season greenhouse which acts as relaxation space and a café for bathhouse visitors. Earthen berms are an exterior feature that provide a transition from the landscape to the built form. The rear portion of the building to the west has expansive outdoor botanical gardens, hot and cold pools, saunas, and relaxation space within the

landscape. The principal building height of the main building is approximately 34'-8" high, under the 45' maximum as stated in Table 4.4.3-1.

Backside Bowl Narrative

Backside Bowl is proposed as a new (and only) bowling alley in Burlington. It will serve as a venue that combines traditional bowling, duckpin bowling, arcade games, a food and drink establishment, private room spaces, and outdoor games.

The two-story building is approximately 23,750 sq. ft. with 3,000 sq. ft of west facing exterior space at the upper level. It will consist of an industrial type structure with large spans to accommodate the bowling lanes. The simple form is accentuated by a 16'-0" high Art Wall that fronts Pine Street. The Art Wall runs the entire length of the east façade and turns into the pedestrian alley, leading users to the entries of the grouped buildings. The plaza will provide access to pedestrians, bicyclists, and those who have parked in the west side parking area to these entry nodes; and be activated by users going to and from the buildings from both the east and west. It is intended that the plaza be a focal point of the project as an inviting spot during all seasons.

The Bowling Alley will have a number of traditional lanes as well as duck pin lanes. Customary accessory uses will include private party rooms, an arcade game area, and an eating and drinking establishment. A west facing deck will take advantage of views of Lake Champlain.

Commercial Building Narrative

The commercial building at the north end of the site will serve as retail or mercantile space. The footprint of the building is 4,000 sq. ft. and it is expected that it will be subdivided into two discrete tenant spaces.

The building is to be situated 35' west of the property line and 31' feet west of the pedestrian sidewalk. Bicycle parking will be provided at the Pine Street entrance. Two main entries at the east face will serve the building. Secondary entries will be provided at the structure's west face. Mezzanines will be provided within each of the tenant spaces. The character of the exterior will be industrial and will complement the existing collection of buildings found along Pine Street. It will be a simple rectilinear form with a low slope roof. Large storefront type windows will face Pine Street in order to complement the activity found along Pine Street – both by pedestrians and vehicles of all sorts.