

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
Telephone: (802) 865-7188  
(802) 865-7195 (FAX)  
(802) 865-7142 (TTY)

*David White, AICP, Director  
vacant, Assistant Director  
vacant, Comprehensive Planner  
Jay Appleton, GIS Manager  
Scott Gustin, AICP, Senior Planner  
Mary O'Neil, AICP, Senior Planner  
Anita Wade, Zoning Clerk  
Elsie Tillotson, Department Secretary*



**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** August 4, 2015  
**RE:** 16-0016CA; 187 Carrigan Drive

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**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: 1E

Owner/Applicant: University of Vermont

**Request:** Rear addition to the central heating and chiller plant, expansion of existing open air enclosure.

### **Applicable Regulations:**

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

### **Background Information:**

The applicant is seeking approval for a small rear addition to the existing central heating and chiller plant. Beyond the building addition, two new cooling towers will be installed, and the existing open-air chiller enclosure will be expanded to accommodate them. Associated walkway and parking revisions are also proposed.

The University of Vermont is an educational institution and, therefore, is subject to only limited zoning review per 24 VSA, Sec. 4413, *Limitations on municipal bylaws*. This application may be reviewed 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.

**Recommendation:** Certificate of appropriateness approval as per, and subject to, the following findings and conditions:

### **I. Findings**

#### **Article 4: Maps & Districts**

##### **Sec. 4.4.4, Institutional District:**

###### **(a) Purpose**

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

###### **(b) Dimensional Standards & Density**

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

***(c) Permitted & Conditional Uses***

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

***Sec. 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. Increased development scale and intensity than would be found in adjacent residential areas and to provide for a variety of uses associated with higher education, health care, and cultural and research centers. The proposed expansion of the central heating and chiller plant is consistent with this intent. **(Affirmative finding)**

***(b) Areas Covered***

The proposed construction is located within the UVM Central Campus overlay. **(Affirmative finding)**

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

***1. Transitional Buffer***

None of the proposed construction is located within the transitional buffer. **(Affirmative finding)**

***2. Lot Coverage***

The project will result in a slight increase in lot coverage from 49.41% to 49.54%. These percentages account for recently permitted construction projects (i.e. STEM and new undergraduate housing) as required. The proposed coverage is below the 65% coverage permissible in the ICC-UVM overlay. **(Affirmative finding)**

***3. Setbacks***

Only 15' front setbacks within the transitional buffer apply within this core campus overlay zone. As noted above, none of the proposed work is located within the transitional buffer. **(Affirmative finding)**

***4. Surface Parking***

Two existing accessible parking spaces will be shifted westward, and 12 service parking spaces will be eliminated. There will be no net increase in surface parking. **(Affirmative finding)**

***5. Building Height***

The rear building addition is located within the ICC-UVM Height Overlay and is limited to a maximum height of 140'. As proposed, it is nowhere near that height. The proposed rear addition is about 42' tall (44' to the peak) with an 8' cupola on top. It is shorter than the existing building. The two new cooling towers and expanded chiller enclosure are not within the height overlay and are limited to the height of the tallest existing structure within the core campus district as of January 1, 2008. In this case, the tallest existing structure is the Health Sciences Research Facility at 73.85' tall. The expanded chiller enclosure will be up to 30' tall and the two new cooling towers will be up to 25.5' tall. **(Affirmative finding)**

***6. Density***

The non-residential density equivalent set forth in Sec. 5.2.7 (a) 2 does not apply within the ICC-UVM overlay. **(Affirmative finding)**

#### *7. Uses*

Within the ICC-UVM overlay district, post-secondary schools shall be permitted uses. The existing post-secondary school use will remain. No change in use is proposed. Note that the building addition will trigger an impact fee requirement. **(Affirmative finding as conditioned)**

### **Article 5: Citywide General Regulations**

#### ***Sec. 5.2.3, Lot Coverage Requirements***

See Sec. 4.5.2.

#### ***Sec. 5.2.4, Buildable Area Calculation***

This criterion does not apply to properties in the I zone. **(Not applicable)**

#### ***Sec. 5.2.5, Setbacks***

See Sec. 4.5.2.

#### ***Sec. 5.2.6, Building Height Limits***

See Sec. 4.5.2.

#### ***Sec. 5.2.7, Density and Intensity of Development Calculations***

See Sec. 4.5.2.

#### ***Sec. 5.5.1, Nuisance Regulations***

Nothing in this proposal appears to have any bearing on the city's nuisance regulations. **(Affirmative finding)**

#### ***Sec. 5.5.2, Outdoor Lighting***

Building entries, walkways, and parking/circulation areas will be illuminated. Photometric plans depicting these individual lighting environments have been provided, and all depict acceptable lighting levels. Acceptable LED lighting fixture types are proposed. **(Affirmative finding)**

#### ***Sec. 5.5.3, Stormwater and Erosion Control***

Post construction stormwater runoff will be collected via catch basins and directed into the existing Main Campus stormwater system. The existing system has capacity to handle runoff associated with this relatively small expansion. The proposed stormwater management is under review by the Stormwater Administrator.

As more than 400 sf of earth disturbance is included in this proposal, an erosion prevention and sediment control plan has been provided. This plan is under review by the Stormwater Administrator. **(Affirmative finding as conditioned)**

### **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 project site contains no significant natural features. The project site is largely impervious already with some grassy lawn by the existing cooling towers. **(Affirmative finding)**

*(b) Topographical alterations*

Not applicable per 24 VSA, Sec. 4413.

*(c) Protection of important public views*

Not applicable per 24 VSA, Sec. 4413.

*(d) Protection of important cultural resources*

Not applicable per 24 VSA, Sec. 4413.

*(e) Supporting the use of alternative energy*

Not applicable per 24 VSA, Sec. 4413.

*(f) Brownfield sites*

Not applicable per 24 VSA, Sec. 4413.

*(g) Provide for nature's events*

Not applicable per 24 VSA, Sec. 4413. Chapter 26: Wastewater, Stormwater, and Pollution Control is a separate city ordinance that governs stormwater and erosion control standards. As a result, the project still must comply with the standards of Chapter 26. As required, an erosion prevention and sediment control plan has been provided as has information relative to post construction stormwater management. Review and approval by the Stormwater Administrator is required. **(Affirmative finding as conditioned)**

*(h) Building location and orientation*

The proposed addition is located within the University's Central Campus and does not directly front on any public street. Within the Central Campus, the proposed addition will face eastward down Carrigan Drive. The front entrance (an overhead door) is clearly defined and functionally oriented for ease of access for its intended use. **(Affirmative finding)**

*(i) Vehicular access*

Not applicable per 24 VSA, Sec. 4413.

*(j) Pedestrian access*

Not applicable per 24 VSA, Sec. 4413.

*(k) Accessibility for the handicapped*

Not applicable per 24 VSA, Sec. 4413. Applicable accessibility requirements under the City's building code continue to apply. **(Affirmative finding as conditioned)**

*(l) Parking and circulation*

As noted above, a number of service vehicle parking spaces will be removed. Most of those removed are presently located to the east of the existing building. A couple of existing handicap accessible parking spaces will be relocated just to the north of the proposed addition. New

walkways in place of the service parking spaces will enhance pedestrian circulation. Vehicular access to the building remains direct from Carrigan Drive. **(Affirmative finding)**

*(m) Landscaping and fences*

Little in the way of new landscaping is included in this proposal. One or two new trees are evident on the project plans. Significant new hardscaping in the form of new walkways and pavers are proposed. The expanded chiller enclosure amounts to a tall brick wall with metal paneling on top and is intended to screen the cooling towers within. **(Affirmative finding)**

*(n) Public plazas and open space*

No new public plazas or open space are included in this proposal. The pedestrian environment, however, will be enhanced with additional walkways and hardscaping around the new addition and enclosure. **(Affirmative finding)**

*(o) Outdoor lighting*

See Sec. 5.5.2.

*(p) Integrate infrastructure into the design*

The proposed construction is aimed entirely at integrating infrastructure into the project design. The rear building addition will provide expanded area for the central heating plant, while the expanded chiller enclosure will afford more space for new chiller units. The infrastructure located within will be minimally perceptible to those outside. **(Affirmative finding)**

***Part 3, Architectural Design Standards***

***Sec. 6.3.2, Review Standards***

*(a) Relate development to its environment*

*1. Massing, Height, and Scale*

The proposed addition is relatively small as compared to the size of the existing central heating plant building. The massing of the structure is broken into distinct building sections, and fenestration provides relief within the exterior brick walls. Height is acceptable as noted previously and is well below that of the existing building. **(Affirmative finding)**

*2. Roofs and Rooflines*

Not applicable per 24 VSA, Sec. 4413.

*3. Building Openings*

Not applicable per 24 VSA, Sec. 4413.

*(b) Protection of important architectural resources*

Not applicable per 24 VSA, Sec. 4413.

*(c) Protection of important public views*

Not applicable per 24 VSA, Sec. 4413.

*(d) Provide an active and inviting street edge*

Not applicable per 24 VSA, Sec. 4413.

*(e) Quality of materials*

Not applicable per 24 VSA, Sec. 4413.

*(f) Reduce energy utilization*

Not applicable per 24 VSA, Sec. 4413.

*(g) Make advertising features complimentary to the site*

No new exterior signage is included in this proposal. (**Affirmative finding**)

*(h) Integrate infrastructure into the building design*

The addition itself will enclose infrastructure, as will the expanded chiller enclosure. A new electrical vault enclosure is proposed to the south of the central heating plant. (**Affirmative finding**)

*(i) Make spaces safe and secure*

All building and life safety code, as defined by the building inspector and fire marshal, shall be implemented in the construction of the addition. Building entries will be illuminated as noted above. (**Affirmative finding as conditioned**)

## **II. Conditions of Approval**

1. At least **7 days prior to issuance of a certificate of occupancy**, impact fees based on the net new building square footage shall be paid to the Department of Planning & Zoning.
2. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency and egress codes as required.
3. Standard permit conditions 1-15.