

Department of Permitting and Inspections

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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: September 1, 2020
RE: ZP20-0194SP; 52 Institute Road

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: ZP20-0914SP

Location: 52 Institute Road

Zone: RCO-RG **Ward:** 4N

Parking District: Neighborhood

Date application accepted: August 14, 2019 (Delayed review per applicant request)

Applicant/ Owner: Black River Design / Burlington School District

Request: Renovations and new additions to Burlington High School. Demolition of Building C. Parking, site and landscaping revisions.



AERIAL VIEW FROM SOUTH EAST

Background:

- ✚ **Zoning Permit 15-0982CA;** addition of storage shed. April 2015.
- ✚ **Zoning Permit 13-0291CA;** installation of rooftop condensing units on Buildings A and B. June 2013.
- ✚ **Zoning Permit 13-1037CA;** Replace existing HVAC system with new heat pump system and condenser on roof of Building A. May 2013.
- ✚ **Zoning Permit 13-0053CA;** install new shed in north east portion of property. July 2012.

- # **Non-Applicability of Zoning Permit Requirements 12-0558NA**; installation of photovoltaic system, Certificate of Public Good. November 2011.
- # **Zoning Permit 11-1123CA**; install condensing unit on the side of F building at BHS. July 2011.
- # **Zoning Permit 10-0850CA**; two new Energy Recovery Units on roof of A Building at Burlington High School. June 2010.
- # **Zoning Permit 09-616CA**; Renovations to existing press box including new membrane roof covering, roof access hatch, ladder, and safety rail. March 2009.
- # **Zoning Permit 09-321SN**; Electronic sign to be added to previously approved sign. October 2008.
- # **Zoning Permit 09-241CA**; Relocate solar array from building side to flat roof of building with new rack mounting structure. September 2008.
- # **Zoning Permit 09-137SN**; freestanding sign for Burlington High School. August 2008.
- # **Zoning Permit 08-549SN**; one freestanding, internally lit, metal sign for Burlington High School. Application **denied**, February 2008.
- # **Zoning Permit 06-457CA**; construction of 3,200 square foot building to house wood chip boiler system for existing high school. March 2006.
- # **Zoning Permit 06-452CA**; redevelopment of high school athletic fields, parking, new service and entrance buildings and new sewage pump station. February 2006.
- # **Zoning Permit 05-305CCA**; amended plan for building-mounted solar panels at BHS. Reduction from six panels to four. Child of permit 05-058CA. November 2004.
- # **Zoning Permit 05-058CA**; Install 6 solar panels attaching to a pole located approximately 35 ft. off the SE corner of building A. July 2004.
- # **Zoning Permit 04-723CA**; Remove old green house. Enclose with walls, new roof and windows. July 2004.
- # **Zoning Permit 00-028**; Installation of two metal halide flood lights on existing poles to illuminate the existing press box for the high school athletic field. July 1999.
- # **Zoning Permit 99-186**; Amend previously approved bleacher system at the Burlington High School track to include a press box. October 1998.
- # **Zoning Permit 98-305**; Replace existing steel and wood bleachers with new on the east and west sides of the Burlington High School track. Proposal includes installation of a slab on the east side (Portable units on the west). January 1998.
- # **Zoning Permit 98-074**; Installation of a handicapped access ramp on the front of the existing Burlington high school. Materials to be painted metal (Dark green and concrete). August 1997.
- # **Zoning Permit 97-033**; Add nonilluminated message board section under the existing freestanding sign for Burlington High School. Location on North Avenue and height and overall size to remain the same. July 1996.

- ✚ **Zoning Permit 87-678 / COA 87-215**; building three bay one-story garage for storage of aircraft parts for school program. January 1988.
- ✚ **Zoning Permit 87-320**; change an existing window on west side to exterior door to provide gress to new classroom. June 1987.
- ✚ **Zoning Permit 82-435**; construct bus shelter on the site of a removed bus shelter. September 1982.

Overview:

Burlington School District proposes to reconfigure and modernize Burlington High School. Three additions are proposed to consolidate programs, improve accessibility, and enhance security. A fourth addition, for an auxiliary gymnasium, remains in the plan as budget allows.

In November 2018, voters approved a bond to complete the project, entitled “Revisioning BHS/BTC”. Sketch Plan Review was delayed while design modification occurred post preliminary bids. More information and updates can be viewed [here](#).

The **Design Advisory Board** reviewed the application at their August 25, 2020 meeting.

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

Per this standard, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.

Article 3: Applications, Permits and Project Reviews

Section 3.2.1 Preapplication Conferences

(c) Sketch Plan Review:

Upon request of the applicant, or as may be required under Art. 10 - Subdivision or Art. 11 - Planned Development of this ordinance, a Sketch Plan Review may be scheduled before the DRB prior to the submission of an application in order to provide the applicant with constructive suggestions regarding a conceptual development proposal. In order to accomplish these objectives, the applicant shall provide the following:

1. *A brief narrative and preliminary concept showing the locations and dimensions of principal and accessory structures, parking areas, and other planned features and anticipated changes in the existing topography and natural features.*
2. *A sketch or map of the area which clearly shows the location of the site with respect to nearby streets, rights-of-way, properties, easements and other pertinent features within 200 feet.*
3. *A topographic or contour map of adequate scale and detail to show site topography and the relationship to adjoining properties.*
4. *Payment of the applicable Sketch Plan Review fee.*

This review is intended to provide the applicant with constructive suggestions regarding a conceptual redevelopment of Burlington High School. The applicant has submitted the required materials for Board review.

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 Sec. 3.3.4.

The proposed new gross area is subject to Impact Fees, unless it is determined that it meets an identified exemption. Staff will calculate those fees as appropriate based on the gross new floor area.

Part 5: Conditional Use and Major Impact Review

Section 3.5.2 Applicability

(b) Major Impact Review:

Major Impact Review shall be required for the approval of all development involving any one or more of the following:

Zone RCO-RG: Creation of five thousand (5,000) s.f. or more of gross floor area.

Sec. 3.5.3 Exemptions

Major Impact Review shall not be required for applications involving one or more of the following:

(e) Projects where the scope and authority of municipal regulation is limited by statute pursuant to 24 VSA 4413.

Development at Burlington High School is exempt from Major Impact Review under **§ 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 functional use:

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

Article 4: Zoning Maps and Districts

Sec. 4.4.6 Recreation, Conservation and Open Space Districts

(a) Purpose

The Recreation, Conservation and Open Space (RCO) Districts are intended to protect the function, integrity and health of the city's natural systems environment, provide for a balance between developed and undeveloped land, protect air and water quality, provide adequate open areas for recreation, conservation, agriculture, and forestry, enhance the

city’s quality of life and the aesthetic qualities of the city, moderate climate, reduce noise pollution, provide wildlife habitat, and preserve open space in its natural state.

The RCO districts are subdivided into three parts, and are further described as follows:

2) RCO-Recreation/Greenspace (RCO-RG): *The Recreation/Greenspace District is intended to provide a diversity of passive and active recreational opportunities and other urban green spaces that provide for public use and enjoyment. The District includes a wide spectrum of recreational opportunities including developed parks with active public-use facilities, undeveloped open areas, dog parks, community gardens, urban parks and pocket parks, playgrounds, transportation corridors, and cemeteries. The District also includes private property, including a golf course and residential properties, where appropriate future development could be provided.*

(b) Dimensional Standards and Density

Table 4.4.6 -1 Dimensional Standards and Density

District	Lot Coverage	Setbacks ¹			Height ¹
		Front	Side	Rear	
RCO-RG	5%	15’	10%	25%	35’

The land for BHS was purchased by the City in 1962 from Willard and Florence Arms (Arms Grant) for the specific purpose of building a new high school. Burlington High School was built in 1964; preceding the regulations in effect now that limit development in the Recreation Greenspace district. At present, the site is at 27.80% coverage (exceeding the allowable zoning district limit of 5%.) See **Section 5.3.5** Non-conformities, below. That section, however, would not allow any increase in a level of non-conformity beyond what currently exists.

The plan proposes an increase in lot coverage of <1%; from 26.83% to 27.8%.

State Statute §4413 directs that municipal review may regulate *only to the extent that regulations do not have the effect of interfering with the intended functional use.*

Burlington School District has submitted to the City Attorneys’ office their methodology in approaching the challenge of upgrading internal and external circulation paths, energy efficiency, improving accessibility, providing secure entrances and vestibules, a modern library, and building connectors all while improving air circulation and mechanical infrastructure. Reference is made to the updated Memo from Marty Spaulding to Mary O’Neil, dated August 24, 2020.

The City Attorneys’ office supported the project’s increase in lot coverage under the original application in 2019 as valid under §4413, when the proposed coverage increase was more substantial. Given that prior approval to move forward, it makes sense that their support would endure with a revised application with a lesser amount of new coverage.

This parcel has two frontages (North Avenue and Institute Road), so only setback standards relative to front and side yards would apply.

Front yard setbacks (15’ required) are currently non-conforming.

The new building addition on the east extends a little further to the east than the existing Building A, yet not as far east as Building C (which will be demolished.) It is both retaining a non-conformity established by Building C, and decreasing the level of non-conformity toward front yard setback along North Avenue. Similarly, the small addition on the south (primary entrance) extends a small amount closer to Institute Road; thereby reducing the level of nonconformity to front yard setback along Institute Road. See Section 5.3.5, Non-conformities, below.

The remainder of the new building additions are within the complex, intending to link existing buildings A to F and B to D, and do not fall within setback review.

The applicant will be required to define and confirm compliance with building height of each new addition prior to application. (

Building Height Limits, Section 5.2.6. (b) provides an exemption to height limits based on the height of the principal building:

Additions and new construction on parcels created prior to January 1, 2008 that contain a non-conforming Principal Building exceeding the maximum permitted Building height may exceed the maximum permitted Building height of the zoning district subject to the design review provisions of Art. 3 and 6, but in no event shall exceed the height of the existing non-conforming Principal Building.

(c) Permitted and Conditional Uses

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the RCO districts shall be as defined in Appendix A – Use Table.

No change in use is proposed with this application.

(d) District Specific Regulations

The following regulations are district-specific exemptions, bonuses, and standards unique to the RCO districts. They are in addition to, or may modify, city-wide standards as provided in Article 5 of this ordinance and district standards as provided above in Tables 4.4.6-1 and 4.4.6-2.

1. Lot Coverage for Agricultural Structures.

Not applicable.

2. Exemptions for low impact design (LID) stormwater management techniques

Due to the unique nature and critical importance of City Parks in the City's overall green infrastructure, LID stormwater management techniques (such as pervious pavement and asphalt, green roofs and rain gardens etc ...) shall be credited against lot coverage as determined by the City's Stormwater Administrator pursuant to the requirements of Burlington Code of Ordinances Chapter 26.

The plan includes significant infrastructure including two separate gravel wetlands, which may be eligible as credit toward lot coverage. Approval of the City Stormwater Administrator will be required to apply such deduction.

3 Pervious surface materials not included in impervious lot coverage calculations
Pervious surface materials, such as woodchips and clay or dirt playfields in City Parks shall not be included in impervious lot coverage calculations.

The subject parcel is not a City park. Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

52 Institute Road has frontage on both North Avenue and Institute Road, with vehicular access from the latter. There is no proposed change to the building orientation but new additions will front both North Avenue and Institute Road. While the existing bus loop will remain unaltered, vehicular access from Institute Road will be adjusted slightly eastward, closer to North Avenue.

Section 5.2.3 Lot Coverage Requirements

See Section 4.4.6-1, above.

Section 5.2.4 Buildable Area Calculation

The intent of this section is to:

- To protect sensitive natural features;*
- To prevent overdevelopment of properties that contain sensitive and unbuildable areas, and*
- To ensure that new development fits within the existing scale and intensity of the surrounding neighborhood.*

For any properties two (2) or more acres in size within any RCO, WRM, RM, WRL, or RL zoning district, the maximum building density or lot coverage shall be calculated using the buildable area only. Buildable area shall be deemed to include only those portions of a property that are not inundated at least six months per year by water including streams, ponds, lakes, wetlands and other bodies of water; and lands with a slope in excess of 30%.

The DRB may under conditional use criteria allow up to 50% of the maximum building density or lot coverage to be calculated on lands with a slope between 15-30% if the applicant can demonstrate that the additional density or lot coverage will be compatible within the existing scale and intensity of the surrounding neighborhood, and not have an undue negative impact on sensitive natural features.

Municipal review is limited by §4413. Not applicable.

Section 5.2.5 Setbacks

See Section 4.4.4 (b), above.

Section 5.2.6 Building Height Limits

Building height of the new additions have not been defined, and needs to be.

Section 5.2.7 Density and Intensity of Development Calculations

See Section 4.4.6-1 only addressed intensity of use in RCO-RG relative to lot coverage calculations. See discussion of proposed lot coverage in that Section.

Part 3: Non Conformities

Section 5.3.3 Continuation

Except as otherwise specified in this Article, any nonconformity which lawfully existed at the time of passage of the applicable provisions of this or any prior ordinance or any amendment thereto may be continued subject to the provisions of this Part.

The existing buildings are non-conforming to front yard setback along both North Avenue and Institute Road. The addition of an auxiliary gymnasium and new administrative wing on the east will lessen the level of non-conformity to that setback, as will the small entrance addition on the south. See Section 5.3.5 (a), below.

School, secondary and School, Trade are both pre-existing uses that are now non-conforming to the Comprehensive Development Ordinance. This standard assures their continuance.

Section 5.3.5 (a)

Any change or modification to a nonconforming structure, other than to full conformity under this Ordinance, shall only be allowed subject to the following:

- 1. Such a change or modification may reduce the degree of nonconformity and shall not increase the nonconformity except as provided below.*
- 2. Such a change or modification shall not create any new nonconformity; and,*
- 3. Such a change or modification shall be subject to review and approval under the Design Review provisions of Article 3, Part 4.*

The additions to both the east (North Avenue) and south (Institute Road) will lessen the degree of non-conformity relative to front yard setback.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

Submission documents include an enhanced landscaping and tree removal plan (See Plans L000 and L100) that includes identification of species, caliper, and disposition within the development plan.

(b) Topographical Alterations:

The North Parking Lot is proposed to be regraded to improve accessibility and traffic flow. The footprint area of Building C will be modified to allow for an outdoor seating area, with grading to affirm positive drainage. See detail in Plan L100. Overall, the introduction of stormwater features (gravel wetlands) will result in some site modifications.

(c) Protection of Important Public Views:

There are no protected views from or through this site.

(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 Sec. 5.4.8(b).

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

The redevelopment plan includes entirely new infrastructure, including:

- New LED lighting with low voltage controls;
- Addition of cooling throughout the complex;
- New heating and ventilation systems
- Electric Vehicle charging stations

There is existing solar on the multiple rooftops. The project has been subject to design challenge in order to qualify for certification under CHPS; *Collaborative High Performance School Standards*. When complete, BHS will be the first school in Vermont to achieve this certification. Similar to LEED, it specifically adopts additional standards particular to educational facilities, one of them acoustics.

No part of the application will preclude future utilization of wind, geothermal, water, or other renewable energy.

(f) Brownfield Sites:

This site is not listed on the Vermont DEC list of identified Brownfields. The work will address, however, the presence of urban soils, on-site asbestos, and PCBs.

(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.

The narrative defines the intent to introduce Stormwater Treatment to meet all City and State regulations. The project will be required to satisfy all Chapter 26 requirements, with written

approval of the City Stormwater program. Gravel wetlands will be introduced as part of the Stormwater mitigation measures.

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.

Improvements to building entrances will assure enhanced shelter for students and staff. Burlington School District maintains an active snow removal program for all their facilities.

(h) Building Location and Orientation:

The building will continue to front Institute Road, with additions to the east, north and at a southerly entrance. Redevelopment will continue to emphasize and enhance the existing orientation to the street.

(i) Vehicular Access:

The existing bus-loop will remain as existing. All other vehicles will enter from Institute Road, although both the entrance and exit paths will be shifted to the east. See RSG Traffic memo update of July 2, 2020.

(j) Pedestrian Access:

Sidewalks will remain as circulation paths from North Avenue and the remainder of the campus to the west and north. Walkways within the courtyard will remain or be replaced. Enhanced pedestrian access will be introduced at the easterly (main) building entrance, in immediate proximity to accessible vehicular and bicycle parking. Emergency responder access will be achieved at both the easterly and southwesterly entrances. The pedestrian path at the vehicular exit from the north parking lot will feature a handrail to both address the grade change, and to prevent students from cutting across the grass to cross Institute Road.

(k) Accessibility for the Handicapped:

The minor addition at the southwesterly corner will provide broad access and an internal elevator to access four floors. Accessible parking spaces will be scattered across the entire campus, with increases in the north lot from 4 to 6 spaces.

(l) Parking and Circulation:

Reference is made to the Civil plans and the RSG memo of July 2.

The Existing North Parking Lot (ENL) will be completely reconfigured to improve accessibility and traffic flow. This existing North Lot has 122 parking spaces and a curb side aisle used as approximately 30 temporary pickup and dropoff spaces.

The proposed lot (PNL) will include 105 parking spaces and a curbside aisle for 16 temporary pick up and drop off spaces. See Table 1 of the RSG memo. The layout of the PNL will operate much as the existing lot. Buses will remain on a separate loop directly off North Avenue. The one-way pattern of circulation through the lot will remain.

See Article 8 for an examination of parking spaces.

Both the entrance and exit drives off Institute Road will be shifted to the east.

With no change in traffic volumes, only the queue development is anticipated to change. See figure 4 of the RSG memo. These models are based on the 10-15 minute congestion period at

the close of school; otherwise, traffic volumes are lower and congestion is not anticipated to be a problem.

The forecasted decrease in parking spaces (-6) and discussion of required parking must be addressed in an overall parking management plan.

(m) Landscaping and Fences:

Wagner Hodgson has submitted an illustrative site plan (L000) that colors in the redevelopment build-out of the site. With an improved parking lot and introduction of new Stormwater features, the campus will enjoy renewed green space and functional circulation throughout the site.

(n) Public Plazas and Open Space:

There are several areas of existing and proposed gathering space; the enhanced entry courtyard on the east, the improved central access entry on the south, the courtyard (including an area within the partial foundation of Building C), as well as the bicycle corrals and wide paths. Enhanced landscaping surrounding the walkways and at the site of Building C will provide comfortable and attractive areas to gather.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Extensive energy modeling is included within this design package, including entirely new LED lighting and low voltage controls. A photometric and fixture information for exterior lighting should be included in a final application for review.

(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 placed 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.

The very ambitious and comprehensive application intends to increase energy efficiency, improve accessibility, enhance security, and consolidate programming. New underground utility (sewer, water, power and stormwater) infrastructure is included. No rooftop mechanical equipment is proposed. On final application, review of any additional changes will be considered under this standard.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

State Statute §4413 Limits Municipal Review per the following:

§ 4413. Limitations on municipal bylaws

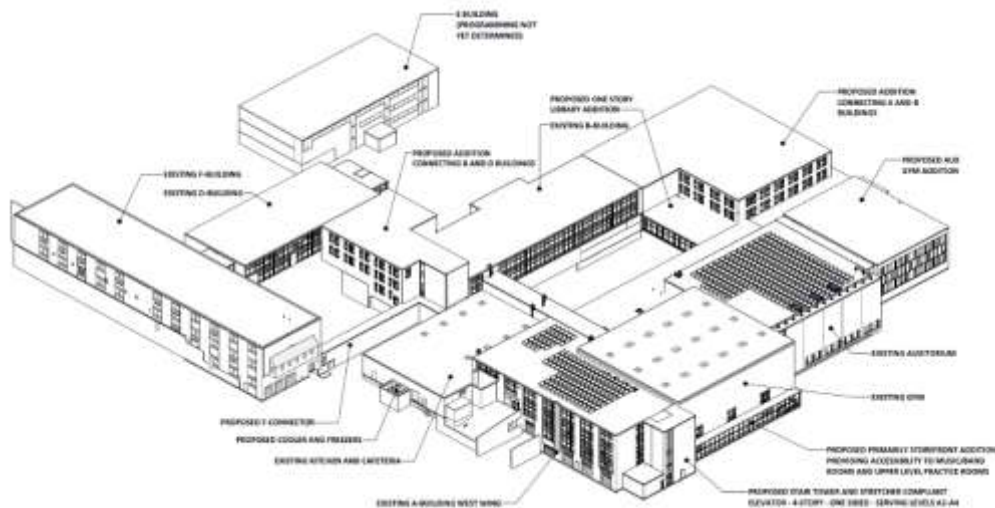
(a) The following uses may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional 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.*
- (3) Churches and other places of worship, convents, and parish houses.*
- (4) Public and private hospitals.*
- (5) Regional solid waste management facilities certified under 10 V.S.A. chapter 159.*
- (6) Hazardous waste management facilities for which a notice of intent to construct has been received under 10 V.S.A. § 6606a.*

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed additions are similar in scale, massing and height to the existing building(s) on site.



2. Roofs and Rooflines.

Not applicable per § 4413. *Limitations on municipal bylaws.*

3. Building Openings

Not applicable per § 4413. *Limitations on municipal bylaws.*

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Not applicable per § 4413. *Limitations on municipal bylaws.*

(e) Quality of materials:

Not applicable per § 4413. *Limitations on municipal bylaws.*

(f) Reduce energy utilization:

A large part of this redevelopment is to improve energy efficiency. Reference is made to the energy modeling information beginning on page 10 of the *buh/TCR/document*.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

Not applicable per § 4413. *Limitations on municipal bylaws.*

(i) Make spaces secure and safe:

Improved staff and student safety is core to the project. The addition of automatic sprinkler system throughout the complex, a new addressable fire alarm system, new lighting, ventilation, and improved traffic circulation and parking are all identified as safety improvements. Additionally, circulation to allow emergency vehicle access as well as first responder entrances with a stretcher-sized elevator will significantly advance site safety.

Article 8: Parking

The Comprehensive Development Ordinance has the following requirements for these uses in the Neighborhood Parking District:

Use	Required by CDO	Calculation
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School, secondary	7 / classroom	7 x 67 = 469
School, technical	5/classroom	5 x 14 = 70
		469 + 70 = 539 req'd

There currently are 330 parking spots on site. As an effort to reduce lot coverage the applicant proposes decreasing the number of parking spaces by 6 to a total of 324 spaces. The plan provides the appropriate number of handicap and visitor spaces.

That falls short of the ordinance requirement by 215 parking spaces. (39.88% parking shortfall) There are a number of factors that would contribute to a reasonable consideration of a reduction in parking spaces; namely the substantial increase in bicycle parking, the continued collaboration with Green Mountain Transit for student ridership, and Burlington's overall goals toward enhanced pedestrian/bicycle transit. The applicant is encouraged to develop this narrative towards a Parking Management Plan to support redevelopment that falls short of the requirements of this Article.

Significantly increased bicycle parking will be provided: at the northeast corner of the parking lot, south of the main entrance, and by the gravel wetland. The requirements are as follows:

Grades	Long	Short
6-12	Term:	term:
	1 per	4 per
	20,000 sq.	classroom
	ft. plus 1	
	per 10 of	
	student	
	capacity	

The applicant is advised to be familiar with **Location and Design Standards** of Section 8.2.6. and be prepared to give a count of all bicycle parking provided. Waivers from required Bicycle Parking standards are under Section 8.2.9.

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