

Memo

August 24, 2020

To: Mary O'Neil
From: Marty Spaulding, Director of Property Services
Re: Updated BHS Renovation Project Lot Coverage

In November 2018 the Burlington residents recognized the need to reconfigure and reconstruct Burlington High School to better serve the Burlington students by voting to approve a \$70m bond to renovate Burlington High School.

The property that the high school is located on at 52 Institute Road is currently zoned for Recreational Use. The City of Burlington zoning requirement for a property zoned as a recreational use district is not to exceed 5% lot coverage. However, the current lot coverage for the school district owned parcel at 52 Institute Rd. is 26.83% which well exceeds the allowable lot coverage for recreational use.

As we work through the design and development process with the districts architects and engineering team to design a 21st Century high school, making necessary improvements that will properly serve the current and future needs of our Burlington students, we have come up with a proposed design that exceeds the current lot coverage of 52 Institute Rd. by .97% to a total lot coverage of 27.80%. Overall this slight increase in lot coverage over the current coverage is inconsequential, compared to the fact that the current coverage is over 20% greater than the permissible limits. And the bulk of that increase is due to additional necessary drives.

I would like to demonstrate the steps we have gone through in our design process to make necessary site revisions to meet our needs to function as a school, while taking careful consideration for trying to keep the overall lot coverages to a minimum by breaking the lot coverage down into four separate categories; building, parking, drives & sidewalks.

The total current building square footage is 247,745 sf which makes up 6.07% of the overall current lot coverage and our proposed building total square footage will be 299,114 sf making up approximately 6.98%. Though we were able to increase the building total square footage by 20.7%, the footprint of the building is only increasing by a fraction. The main addition is a three story addition at the main entrance to house administrative and support functions with a new secure entrance vestibule. This new addition will replace the C Building classrooms and provide for a modernized library more conveniently located for both student and public access. An auxiliary gym to be located near the main building entrance remains an option, but is budget dependent. A second three story addition will connect A, B, D, and F buildings near the BHS cafeteria and

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house an elevator, the Intensive Special Needs (ISN) suite and multiple Science Labs. It will provide a new direct connection between BHS and BTC. The third addition is located south of the existing gymnasium and provides for a new four-story elevator and egress stair and accessibility for the music rooms located at the ground level. C Building will be demolished and E Building will remain on site to be used for future BSD programming with no renovations planned at this time.

The current lot coverage made up of drives, sidewalks and parking is 10.78% and our proposed lot coverage will be 10.84%. The bulk of this increase would be in the new proposed increased lot coverage that comes from additional sidewalks which is a result of the necessary improvement for code compliance and safety.

The total current parking count for staff, students and visitors parking on site is 330 spots. The minimum parking requirements for our proposed project based on Burlington zoning calculation for a high school is 539 parking spots. As an additional effort to reduce lot coverage, we are proposing to decrease the number of parking spots by 6 spaces to a total of 324 spots. The plan does provide the appropriate number of handicap and visitors spaces, and we believe that the total number of parking spaces will be sufficient to meet the transportation needs when combined with other strategies, such as our continued collaboration with Green Mountain Transit and our goals to promote the use of alternate modes of transportation.

The current sf of total drive area is 88,837 sf and we will be reducing to 87,887 sf while improving traffic circulation through the site. We feel that the modifications we have made for vehicle circulation is a necessary component of our overall design to ensure safety and accessibility of students, staff and visitors. We are also able to provide parking on level ground which is a huge improvement from the current parking lot which is located on a hillside. This design also incorporates all necessary fire lanes, access for emergency responders, turning radius for buses and fire trucks and ADA compliance.

The current sidewalk coverage is 31,758 sf and we are proposing to increase that to 35,292 sf. This is also a necessary increase to ensure safe pedestrian circulation throughout the site and meet all necessary ADA requirements.

As you can see we have gone through a very thorough design process to make necessary site revisions to meet our needs to function as a school while taking careful consideration in trying to keep the overall lot coverage to a minimum. We feel that our proposed increased lot coverage would meet the requirements of State Statute 24 V.S.A. § 4413 limiting local zoning review of the following uses 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, when such local requirements interfering with the intended functional use of a school.

Please confirm if our interpretation of the statute in this situation is consistent with your interpretation, and/or that of the city attorney's office.

I have also included a site plan which includes a summary of the total coverage broken down into the four categories as described above. I look forward to your response.

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