

## **489 Main Street Narrative:**

The University of Vermont is submitting this application for a zoning permit for landscape improvements and removal of the barn behind Pomeroy Hall & addition at 489 Main Street.

This is part of a larger landscape and building removal project that includes the work at 489 Main Street as well as work at the merged lot consisting of 172, 178 & 184-194 South Prospect Street. The plan is to beautify an area that is one of the first views of campus for students who are considering UVM as their potential college of choice. This project is part of the larger story of both making improvements to a sensitive and important area of campus, as well as fitting in with the University's overall historic preservation priorities.

This application is for all work on the 489 Main St. parcel only. That work consists of the removal of the barn at the back of Pomeroy Hall, and landscape improvements. There are currently 12 parking spaces on this lot. After the landscape improvements the number of parking spaces will go down to 8. The existing lot coverage is 75.75%. After the proposed improvements, lot coverage will go down to 64.64%.

The entire (larger) project consists of landscaping improvements, removal of Pomeroy Barn at 489 Main Street and removal of the building at 172 South Prospect including its driveway; creation of an open air sitting area and a gathering space for student groups on Admissions tours. The project will also include pedestrian circulation improvements, an underground stormwater detention system and parking modifications.

The University is working closely with the Vermont Division of Historic Preservation (VDHP) and other state agencies regarding documentation, demolition and mitigation for these two structures. As part of the overall project, landscaping and parking will be reconfigured. The number of spaces overall (including but not limited to this application) will be slightly altered from 149 existing spaces to 146 proposed spaces.

One component of this project is to move the "UVM Arch" northerly along the multi-use path so that it is closer to Main Street. This will create a frame to welcome people walking northerly to UVM, and will frame this part of campus for pedestrians on Main Street, looking south.

This area is owned by the City; moving the arch will be contingent on an agreement with the City on this new placement of the arch. If agreement is not reached before construction, the arch move may be delayed or separated out of this project. The University would like to start construction later this summer.

We understand that the University is subject to limited municipal review, as per state statute 24 VSA 4413:

**§ 4413. Limitations on municipal bylaws**

*(a)(1) 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*

The estimated construction cost for the 489 Main St. component is \$300,000.

### **184-194 South Prospect Street Narrative:**

The University of Vermont is submitting this application for a zoning permit for landscape improvements at the merged lot at 172, 178 & 184-194 South Prospect St., including the removal of the building at what was formerly 172 South Prospect Street.

This is part of a larger landscape and building removal project that includes 489 Main Street as well as the merged lot consisting of 172, 178 & 184-194 South Prospect Street, as per the applications for ZP-21-505, ZP-21-506 & ZP-21-507. The plan is to beautify an area that is one of the first views of campus for students who are considering UVM as their potential college of choice. This project is part of the larger story of both making improvements to a sensitive and important area of campus, as well as fitting in with the University's overall historic preservation priorities.

This application consists of landscaping improvements, removal of the building at 172 South Prospect including its driveway, pedestrian circulation improvements, additional landscaping, an underground stormwater detention system, and parking modifications.

There are currently 137 parking spaces on the merged lot. After the proposed improvements, there will be one additional space, for a total of 138 parking spaces on the merged lots. Existing lot coverage is 32.41%, and that will go up to 33.71%. The larger project also includes the removal of Pomeroy Barn at 489 Main Street and landscape and parking improvements on that parcel. Overall, the project on both this application and the 489 Main Street application together will go from 149 spaces to 146 spaces.

The University is working closely with the Vermont Division of Historic Preservation (VDHP) and other state agencies regarding documentation, demolition and mitigation for these two structures.

The University would like to start construction later this summer.

We understand that the University is subject to limited municipal review, as per state statute 24 VSA 4413:

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