

10/13/21

**Silt Bathhouse – Burlington, VT**  
**Sketch Plan Review – Narrative**

We're excited to present conceptual plans for a proposed project, Silt Bathhouse, off Flynn Ave in Burlington, VT. Silt is a Nordic bathhouse, offering both indoor and outdoor saunas, heated pools, cold plunges, steam rooms, fitness space, 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 15,000 sq. ft. building would be new construction on the property of 180 Flynn Ave, owned by L.J.C Inc. The site currently houses several buildings including the historic Lumiere Photographic Plate Company, which now houses a tasting room and café for Burlington Beer Co. as well as many artist studios. Other buildings on the site are Citizen Cider's Warehouse/Press House, Switchback Brewery, and Booska Movers' former headquarters. The Booska Movers building is a pre-manufactured metal building that is planned to be demolished for the Bathhouse. There is an existing building to the south of the proposed site that is referred to as "The Greenhouse." This building will remain and be renovated by L.J.C Inc.

The project is located in the Enterprise–Light Manufacturing (E-LM) zone, which is the primary commercial/industrial center of Burlington. Development is intended to respect interspersed historic industrial buildings and reflect the industrial aesthetic of the district's past. The use and aesthetics of the proposed building are planned to be complementary to the historic nature of the site as well as its current uses. We are proposing to categorize the use of the building as Health Club due to its promotion of health and fitness, pools including a lap pool, and the community nature of the bathhouse. There will be both membership and day visit passes for use of the facility.

The building itself is approximately 30' high with the majority having a flat roof with the exception of the greenhouse pitched roof. The height is under the 45' maximum as stated in Table 4.4.3-1. The proposed form and materials are of an industrial aesthetic complementing adjacent buildings.

Ample parking is available on the site. Bicycle parking will also be provided as this site provides easy access for bicyclists and pedestrians from the Burlington Bike Path.

Existing impervious surfaces will be reduced therefore improving stormwater treatment. Substantial landscaping/plantings will be introduced on the south and west side of the bathhouse for outdoor gardens.



We are thrilled to have the opportunity to bring this facility to the South End of Burlington. We feel we will be an excellent addition to the community and neighboring businesses and will enhance the idea of Vermont being a destination for well-being and a place to find beauty and enjoyment in all the seasons.

Jovial King, Silt Bathhouse CEO