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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: June 6, 2023
RE: ZP-23-205; 655 Spear Street

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: ZP-23-205
Location: 655 Spear Street
Zone: I **Ward**: 6S
Parking District: Shared Use
Date application accepted: May 2, 2023
Application revised: May 26, 2023
Applicant/ Owner: Claire Forbes / UVM
Request: Proposed construction of a parking lot (157 spaces, 12 of them for buses) with shed following the demolition and removal of the BioResearch Laboratory building. Request for 7% waiver for tree planting.

Background:

- **Zoning Permit 23-27**; Demolition, removal, and disposal of UVM's BioRresearch Laboratory building. Site to be seeded and a silt fence installed to protect wetland buffer. February 2023.
- **Zoning Permit 96-446;** Installation of two 25'X 48'X 9' Greenhouses immediately to the north of the existing greenhouse for research and experimental purposes. April 1996.
- **Zoning Permit 93-014** Relocation of 18'X 48' (9' High) greenhouse from the Hills Science building to the Bio-Research complex near the Entomology Lab. July 1992.

Overview: The University of Vermont (UVM) is proposing the construction of a parking lot (157 spaces) at 655 Spear Street following the demolition and removal of the BioResearch Laboratory Building. A shed has been included to protect new electrical switchboard with bollards. The project will also include landscape improvements, a bioretention area, and a dry pond. This parking lot expansion is included in the Joint Institutional Parking Management Plan

655 Spear Street, BioResearch Complex Parking Lot Location Map

(JIPMP). The new parking area will contain spaces for buses (12), electric and motor vehicles. The majority of the spaces will be used for fleet vehicles.

Recommended motion: Certificate of Appropriateness Approval, per the following Findings and Conditions:

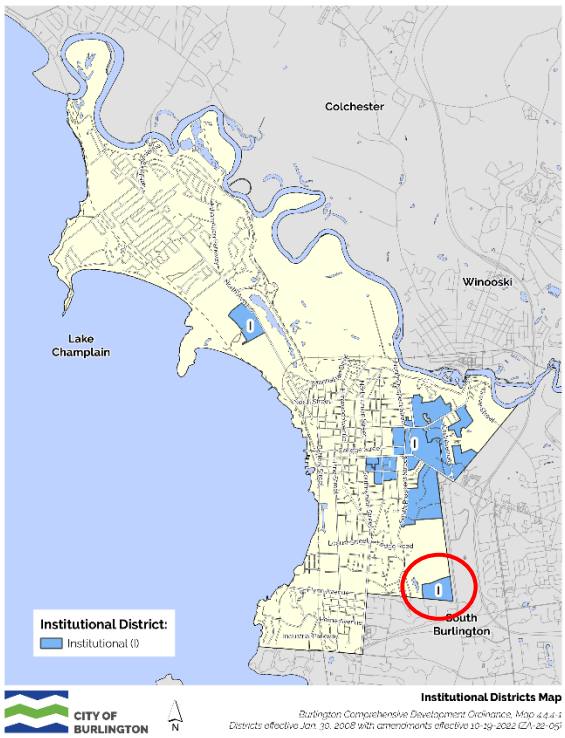
I. Findings

Article 4: Zoning Maps and Districts

Sec. 4.4.4 Institutional District

(a)Purpose:

*The **Institutional District (I)** as illustrated in Map 4.4.4-1 allows for increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city's major public and higher education and health care institutions within their respective institutional missions. New development is intended to be sensitive the historic development pattern of the existing campuses as well as the surrounding residential neighborhoods.*



This district is intended to support a broad range of related uses reflecting the resident institutions' roles as either regional education, health care, cultural and research centers or municipal educational facilities. Buildings should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sensitive transitions between adjacent lower scale residential and open space areas and larger scale institutional development should be provided. Sites should be designed to be pedestrian friendly and encourage walking between buildings. Where parking is provided onsite, it is intended to be hidden behind, to the side, within, or underneath structures.

(b) Dimensional Standards and Density:

The density and intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

Table 4.4.4 -1 Dimensional Standards and Density

Districts			**Building Setbacks**[1] (feet)	

	Max. Intensity	**Max. Lot Coverage**[1]	Front[2]	Side[3]	Rear[3]	**Max. Height**[1] (feet)
Institutional	20 du/ac (24 du/acre with inclusionary req.)	40% (48% with inclusionary req.)	Minimum: 15-feet	10% of lot width Min: 5-ft Max required: 20-feet	25% of lot depth Min: 20-feet Max required: 75-feet	35’
655 Spear Street Application	n/a	10.97% existing 15.42% proposed	n/a	The parking lot exceeds 5’ from any property line.	n/a	Shed is < 35’ max.

1 –Measurement of and exceptions to coverage, setback and height standards are found in Art 5.
2 –The calculation of the front yard setback shall be a percentage of lot width and depth or as defined and described in Art 5.
3 – Maximum allowable lot coverage, setbacks and building height in portions of this district may be modified by the provisions of the Institutional Core Campus Overlays in Sec. 4.5.2, where applicable.

Affirmative finding.

(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 Institutional district shall be as defined in Appendix A – Use Table and as modified by provisions of the Institutional Core Campus Overlays in Sec. 4.5.2 where applicable.

The proposed addition of a large parking area is accessory to the existing institutional use. This location is not within any of the ICC (Institutional Core Campus) overlay districts. **Affirmative finding.**

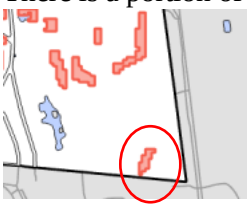
Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.
Not applicable.

Section 5.2.2 Required Frontage or Access
No changes are proposed to access. Not applicable.

Section 5.2.3 Lot Coverage Requirements
See Table 4.4.4 -1, above.

Section 5.2.4 Buildable Area Calculation & Steep Slopes
Buildable Area is not applicable for this parcel.
There is a portion of the parcel that is identified as having Steep Slopes**,** however it is outside this area of development. **Affirmative finding.**



Section 5.2.5 Setbacks
The new parking area exceeds the minimum 5' setback from any property line. (Section 5.2.5 (b) 5.) **Affirmative finding.**

Section 5.2.6 Building Height Limits
The proposed shed will not exceed the maximum allowable height limit. **Affirmative finding.**

Section 5.2.7 Density and Intensity of Development Calculations
Not applicable.

Part 3: Non Conformities
Not applicable.

Sec. 5.4.8 Historic Buildings and Sites
Not applicable.

Article 6: Development Review
Part 1: Land Division Design Standards
No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:
The site is relatively flat and drains overland to the south towards an existing drainage swale which outlets to an open meadow south of the project, and also drains overland to the east towards an abutting Class II wetland. The project will protect the existing Class II wetland and wetland buffer based on consultation with a wetland specialist, Arrowwood Environmental, and will also install a silt fence for erosion control during construction and permanent buffer demarcation via boulders. **Affirmative finding.**

(b) Topographical Alterations:
Generalized site work is proposed; reference is made to Plan C 1.0 (Civil) for details. An Erosion Prevention and Sediment Control Plan is required; approval by the Stormwater Program engineer a condition of approval. **Affirmative finding as conditioned.**

(c) Protection of Important Public Views:

Not applicable.

(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:

Not applicable.

(f) Brownfield Sites:

Not applicable.

(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 plans include installation of Silt fence and barrier fencing to protect the adjacent wetland buffer. An EPSC plan has been prepared and provided to the Stormwater Engineering program for review. **Affirmative finding as conditioned.**

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.

The shed will be protected by bollards to prevent any damage during snow plowing events. **Affirmative finding.**

(h) Building Location and Orientation:

A shed has been included on the interior of the parking area to protect new electrical switchboard. It will be protected with bollards. The site really has no visibility from any public right-of-way.
Affirmative finding.

(i) Vehicular Access:

No change to existing. **Affirmative finding.**

(j) Pedestrian Access:

The new parking lot provides connections to existing buildings. **Affirmative finding.**

(k) Accessibility for the Handicapped:

The new parking lot is intended primarily for fleet vehicles (busses, EV spaces) as well as accommodations for on-site staff. Revisions were made to the site plan to account for ADA. Any requirements towards ADA is under the jurisdiction of the building official. **Affirmative finding as conditioned.**

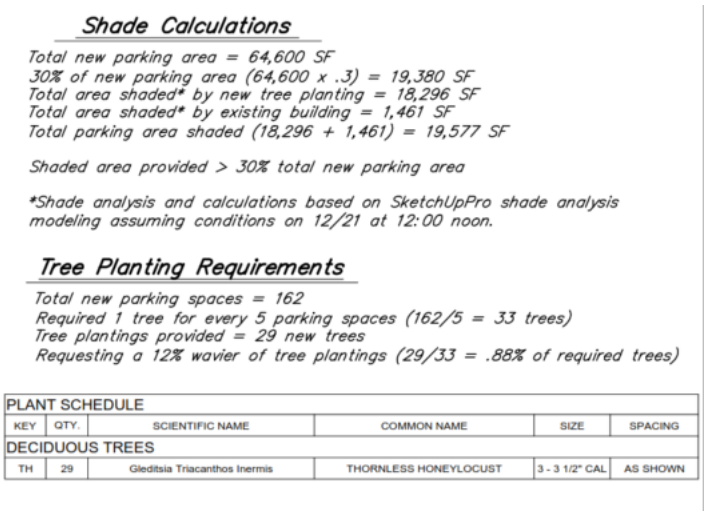
(l)Parking and Circulation:

The new parking area is accessed from the existing Bioresearch Drive. See Plan C 1.0.

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways.
The proposed parking area is significantly inside the site; outside the viewscape of any public rights-of-way or surrounding properties.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective oft shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5-3" at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would provode impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25' in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25' of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3" may be counted towards the new tree planting requirement.
Honeylocust trees will be planted in the parking islands and around the parking lot. This tree was chosen because it is exceptionally salt tolerant, it can grow quickly yet has a strong branch structure (per the application) that would be advisable if the trees tower over parked cars, and it tolerates wet areas.

Plan L1.1 calculate the requirement to provide 33 new trees; but the diminishment in the number of parking spaces to 157 redefines the need for tree planting to **31 trees.** The applicants request a 7% waiver in tree planting requirements (29 trees proposed, 31 required), as their shade calculation defines parking lot shading to exceed the 30% requirement. (See Plan L-1.1) Given that the shading target is met, the waiver request is reasonable.
Affirmative finding.



Shade Calculations

Total new parking area = 64,600 SF
30% of new parking area (64,600 x .3) = 19,380 SF
Total area shaded by new tree planting = 18,296 SF*
Total area shaded by existing building = 1,461 SF*
Total parking area shaded (18,296 + 1,461) = 19,577 SF

Shaded area provided > 30% total new parking area

**Shade analysis and calculations based on SketchUpPro shade analysis modeling assuming conditions on 12/21 at 12:00 noon.*

Tree Planting Requirements

Total new parking spaces = 162
Required 1 tree for every 5 parking spaces (162/5 = 33 trees)
Tree plantings provided = 29 new trees
Requesting a 12% wavier of tree plantings (29/33 = .88% of required trees)

PLANT SCHEDULE					
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
TH	29	Gleditsia Triacanthos Inermis	THORNLESS HONEYLOCUST	3 - 3 1/2" CAL	AS SHOWN

(m) Landscaping and Fences:

Reference is made to Plans L 1.0 and L 1.1. The proposed caliper size is compliant with the standards. The application includes installation of a silt fence for erosion control during construction and permanent buffer demarcation with boulders. **Affirmative finding.**

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

The application includes fixture information and a photometric plan. Light fixtures do not exceed the 25' maximum; parking lot lighting is reported within the photometric to conform to the 4.0 fc maximum. **Affirmative finding.**

(p) Integrate infrastructure into the design:

Not applicable.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

Not applicable.

<u>Article 8: Parking</u>

There are no longer any minimum parking standards per Zoning Amendment ZA22-07. This newly proposed parking area has been included within the Joint Institutional Parking Management Plan, currently under review by the Planning Commission. Parking spaces provided within this application are reflected in that plan.
Affirmative finding.

II. Conditions of Approval

1. Any requirements relative to compliance with ADA standards are under the jurisdicition of the building official.
2. An Erosion Prevention and Sediment Control and Stormwater Plan shall be submitted and is subject to review and approval by the Stormwater Engineer **prior to release of the zoning permit.**
3. This parking area is included within the Joint Institutional Parking Management Plan, currently under review by the Planning Commission.
4. Any conditions imposed by the Conservation Board shall be incorporated into this approval.
5. Standard Permit Conditions 1-15.

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