

The University of Vermont Medical Center
Modular B (MOD B) Building – City Zoning Permit Application
Project Narrative
September 23, 2021

I. Project Background

The Modular B building (MOD B) was incorporated into the University of Vermont Medical Center (UVM Medical Center) campus at 111 Colchester Avenue in 2001 as part of the original zoning permit for the Renaissance Project. It was one of four temporary buildings used by the UVM Medical Center and was to be removed by November 30, 2006. In August 2005, the Development Review Board (DRB) granted approval to extend the removal date for five years for the Modular B building until November 30, 2011, in zoning permit approval #06-025CA.

In May 2011, the DRB granted a five year extension until November 30, 2016, for the removal of the MOD B building subject to the following condition:

1. *The building shall be removed, and the site returned to green space...*
 - a) *If it is determined that any further retention of the building is necessary, the hospital shall resubmit a zoning permit application for the entire modular building and return to the DRB for further consideration, including but not limited to permanent exterior architectural improvements to the building, or its replacement.*

As part of the May 2011 zoning permit extension, the UVM Medical Center added a small “pocket park” with additional landscape plantings in front of the MOD B building along Mary Fletcher Drive. This small park enhances the aesthetics of the area and provides a sitting area for visitors and employees to use.

In June 2016, the DRB granted approval to keep the MOD B as a temporary building for an additional five years with all previous conditions of approval remaining in effect and the removal date has been extended to November 30, 2021. The above condition from the May 2021 approval remains in effect.

As part of this current application, there are no proposed changes to MOD B building or site. In 2019, the final piece of the Green Mountain Walkway was constructed from the UVM campus to Colchester Avenue that included landscape changes near the intersection of Colchester Avenue and Mary Fletcher Drive. As a result, there is a small window of visibility of the MOD B building, which is seen in the background. Otherwise, the building is not visible from any other location off the Medical Center campus. The building blends in with the surrounding structures as can be seen in the attached photographs. The current architectural materials and color of the building allow it to recede into the background. The UVM Medical Center invested in the surrounding landscape plantings with the intent that they can be retained long term, if possible. Their investment in the landscape, rather than to architectural upgrades that will eventually be

demolished, is consistent with the Medical Center’s philosophy to minimize unnecessary expenses that increase health care costs.

With the November 30, 2021, date nearing, Condition #1 has prompted the UVM Medical Center to reevaluate the need for the MOD B building. After careful consideration of their space needs, the UVM Medical Center has decided to make the MOD B a permanent building on their medical center campus until such time that they would require its replacement which would be part of their master planning efforts. This zoning permit application requests to make the MOD B building a permanent structure on the UVM Medical Center campus at 111 Colchester Avenue.

II. City Development Review

The following information on the MOD B building addresses the City’s Development Review Standards in conformance with Article 6: Development Review Standards of the Comprehensive Development Ordinance.

As there is no land division occurring for this project, the Part 1: Land Division Design Standards are not applicable.

Part 2: Site Plan Design Standards Review

(a) Protection of important natural features:

A small, landscaped park and lawn exist in front of the MOD B building. There are no important natural features that will be impacted by this project.

(b) Topographical Alterations:

Not applicable – there are no physical changes occurring to the site as part of this project.

(c) Protection of Important Public Views:

There are no views of Lake Champlain or the Green Mountains from the MOD B building. The MOD B building is not visible westbound on Mary Fletcher Drive. It is only somewhat visible from Colchester Avenue eastbound near the Mary Fletcher Drive intersection. It is only visible on the Medical Center campus when approaching the McClure Building from the east and from the parking garage north of the McClure Building. Please see attached visibility photos. Therefore, there are no impacts to important public views.

(d) Protection of Important Cultural Resources:

The MOD B building does not impact any cultural resources on the Medical Center or UVM campuses, or buildings on Colchester Avenue. It is not visible from the Mary Fletcher

building to the east or the Fleming Museum building on the UVM campus to the west. And there are no impacts to buildings on the north side of Colchester Avenue.

(e) Supporting the Use of Renewable Energy Resources:

No change. The existing landscape plantings in front of the MOD B building help to minimize the energy demand by creating shade and a windbreak.

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

Applicable City and state stormwater management practices are used on the site in accordance with issued permits.

(h) Building Location and Orientation:

The MOD B building was placed between several existing buildings on the Medical Center campus to lessen its impacts on its surroundings.

(i) Vehicular Access:

Not applicable. There is no vehicular access to the MOD B building.

(j) Pedestrian Access:

Not applicable. There is no exterior pedestrian access into the MOD B building. Access into the MOD B building is internal from surrounding buildings only. There is an emergency exit door on the north façade.

(k) Accessibility for the Handicapped:

Handicapped access to the MOD B building is internal from surrounding buildings only.

(l) Parking and Circulation:

Not applicable. There is no parking lot associated with the MOD B building.

(m) Landscaping and Fences:

As discussed above, there is a small park with landscaping that was added in front of the MOD B building in 2011. This landscaping has grown considerably since then. It helps to screen the building and provide a location for visitors and employees to sit and relax. There are no proposed changes to this small park space.

The small park has been designed to allow for future removal of the MOD B building and hopefully allowing for these improvements to be retained long-term, if possible. The Medical Center's investment in the small park, rather than to architectural upgrades that will eventually be demolished, is consistent with their philosophy to minimize unnecessary expenses that increase health care costs.

(n) Public Plazas and Open Space:

See (m) Landscaping and Fences description above.

(o) Outdoor Lighting:

Not applicable. There is no existing outdoor lighting.

(p) Integrate Infrastructure into the design:

Not applicable. There is no exterior infrastructure associated with this building.

In summary, the UVM Medical Center's zoning permit application request to the DRB is to make the MOD B building a permanent structure on their Medical Center campus. We have reviewed the Site Plan Design Standards above and find this project meets these with no major issues.