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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP15-0810SP; 10 University Place
Date: March 10, 2015

File: ZP15-0810SP

Location: 10 University Place (south side of quad)

Zone: ICC-UVM **Ward:** 1

Date application accepted: February 19, 2015

Staff site visit: February 24, 2015

Applicant/ Owner: Redstone / University of Vermont

Request: Sketch plan review for UVM undergraduate student housing on Central Campus.



Background and Overview: This application follows the approval of ZP14-1320CA; the application to demolish three undergraduate residential dormitories: Chittenden, Buckham and Wills Halls. The area is within the Institutional Core Campus Overlay.

This project development will be subject to limited municipal review per the following state statute:

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

Vermont State Statute, §4413, Limitations on municipal bylaws

(a) *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 function use:*

(1) *State or community owned and operated institutions and facilities.*

(2) *Public and private schools and other educational institutions certified by the state department of education.*

(4) *Public and private hospitals.*

Part 1: Land Division Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No important natural features are identified on these preliminary sketch plans. The applicant will be expected to provide more detailed information, including existing and proposed landscaping, any required tree protection plan, EPSC and Stormwater Management plans upon final application submission.

(b) Topographical Alterations:

Submission information does not define existing landscaping; however contour lines suggest a fairly rapid change of grade at the southeast corner of the project area. Final application should include details as to existing and proposed landscaping, site grades, and any proposed alteration.

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

The proposed new dormitories are positioned in the southeast corner of the quad, just north of Bailey-Howe Library. Terminus views of Converse Hall, which is listed on the Vermont State Register of Historic Resources, are interrupted from westerly and southwesterly approaches to the green by the proposed building bulk. The new University of Vermont Medical Center Inpatient Building was adjusted to preserve these views to Converse; it would be consistent that new development would continue to protect terminus views of Converse Hall across the UVM quadrangle.

It can be observed still that the construction of Chittenden, Buckham and Wills dormitories maintained the noted viewscape, with a “pause” between the siting of the

buildings as they progressed south. The break between Buckham and Wills purposefully afforded a public view of the historic Converse dormitory.

(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).

After removal of CBW, this will be an open area. While the site itself will no longer have structures, the proposed new dormitories will block the viewscape east to Converse Hall. The University of Vermont Inpatient Building was adjusted to the north to protect this terminus view from the UVM campus, recognizing the spatial importance of siting a new building; minimizing its impact on existing historically sensitive resources. The proposed location of the new buildings interrupts the east/west terminus views of Converse Hall.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

The arrangement of the buildings appears to maximize southerly exposure which will have a direct benefit for solar gain. A green roof is proposed on the westerly building which will have environmental and stormwater benefits, if installed.

More information will be required for the landscaping plan to determine potential benefit.

(f) Brownfield Sites:

None identified.

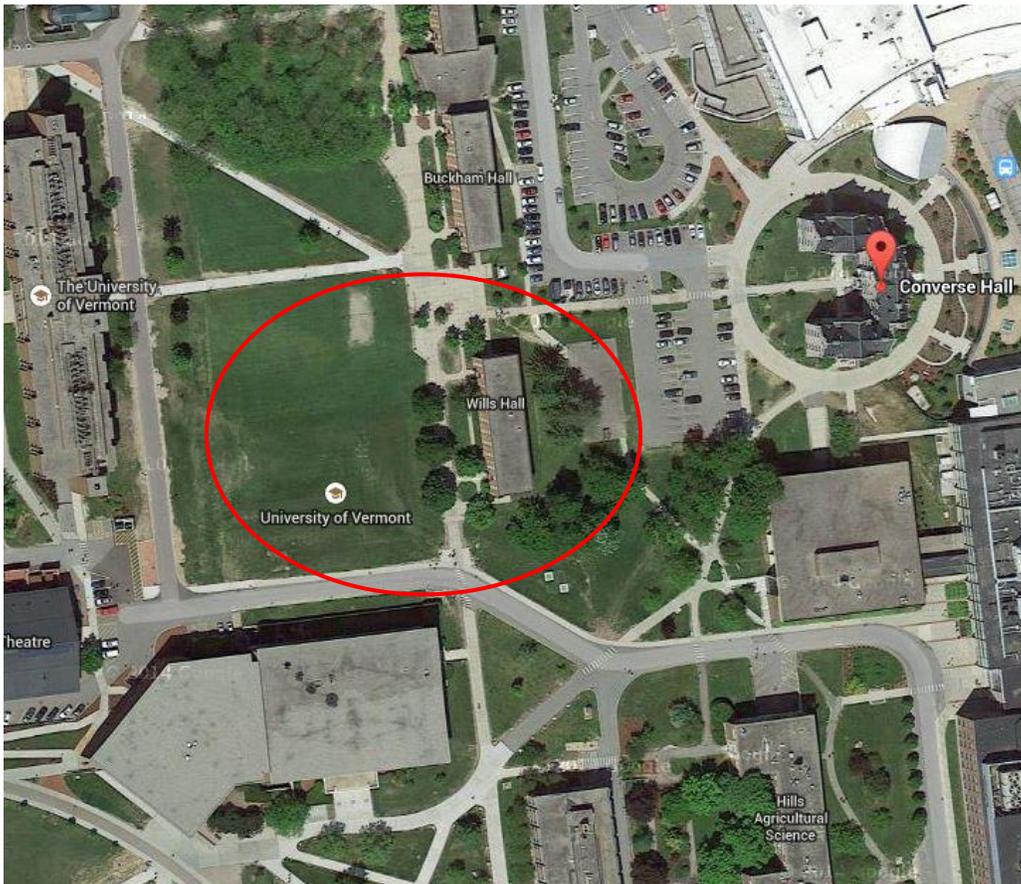
(g) Provide for nature's events:

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.

A Stormwater Management Plan and EPSC will be a requirement upon application. These will require written approval of the City Stormwater team, and demonstration of compliance prior to release of a Unified Certificate of Occupancy.

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.

Sketch Plan review has only afforded limited information about amenities noted. Final application will provide an opportunity to determine the efficacy of the plan.



(h) Building Location and Orientation:

The building location is within a larger parcel of the University Institutional Core Campus zone, and within the UVM-ICC height overlay.

Streets are interior to the parcel, with broad connectivity to sidewalk grid, the Green Mountain Walkway, and other institutional buildings. The easterly residence hall will front the GM Walkway, while the westerly building has a presence that abuts a north/south sidewalk and roadway (Carrigan Drive?) The northerly side of the west building directly fronts the remainder of the quad, with its cross-hatching of pedestrian paths.

(i) Vehicular Access:

As noted, the buildings have proximity to and assumed access from Carrigan Drive. Resident vehicular access is expected to be limited to move-in and move-out days, with the remainder need for service vehicles. A UVM parking lot abuts this development area to the east.

Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers.

The applicant team will be expected to define access for service and loading areas when final application is reviewed, as well as the anticipated schedule of service deliveries/vehicular trips to the dorms.

It is noted that these buildings are intended to replace CBW (391 beds) which had an established demand and access requirements of its own. This project is not directly anticipated within the Joint Institutional Parking Management Plan 2014-2019, as approved May 2014. Revisions to that document may be in order to bring this project into compliance with the approved parking plan.

The applicant will be required to provide information about gross floor area, anticipated student beds, and how this project conforms to the JIPMP,

(j) Pedestrian Access:

The project area falls within the interior of Central Campus, where exist an established pedestrian network. These buildings will be the starting line for the Green Mountain Walkway, as it meanders to the north.

(k) Accessibility for the Handicapped:

Insufficient information has been received about accessibility at the site. The applicant will be required to meet ADA requirements as defined by the building inspector.

(l) Parking and Circulation:

See Section 6.2.2. (i), above. The applicant will be obliged to provide evidence that the project complies with the Joint Institutional Parking Management Place, UVM section.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

Significant bicycle parking is illustrated in multiple locations on the enlargement plan, WagnerHodgson. The number of bikes accommodated, and the method of rack will need to be provided to assure compliance with the City of Burlington's Bicycle Parking Guidelines.

The direct link for the Bicycle Guidelines is here:

http://www.burlingtonvt.gov/uploadedFiles/BurlingtonVTgov/Departments/Public_Works/Transportation_Policy_and_Planning/Bicycling_and_Walking/Bicycle%20Parking%20Guidelines.pdf

Via this link:

<http://www.burlingtonvt.gov/DPW/Walk-Bike-In-Burlington>

(m) Landscaping and Fences:

A fully developed landscaping plan, including plans for tree protection if appropriate, will be a requirement at the time of final application.

It is not known if the institution has a Master Tree Plan, and how this project may fit into that document.

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

A substantial dining terrace with south facing seatwall is incorporated within the plan, are additional seating accommodations on a northerly patio area. Immediately connected to the GM Walkway, and ultimately to bike parking on the north terrace area, all will provide substantial exterior public areas.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

The proposed dining terrace and north facing patio/terrace are directly connected to the proposed buildings and the network of walkways.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

Given the amount of open area surrounding the proposed structures, shadow impacts are anticipated to be negligible. Depending upon the final siting and height of the buildings, the most impacted structure may be Bailey House Library's north elevation.

Minimization of solar availability might be expected, but not determined without understanding final building location, height, and arrangement.

(o) Outdoor Lighting:

The applicant will be required to meet the lighting performance standards as per Sec 5.5.2. A lighting plan, with photometric, fixture and lumens information will be a requirement at the time of application.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

More information about methods for addressing trash and recycling are anticipated at application. Landscaping and screening should fold into the landscaping plan. Limited municipal review will foreclose the opportunity to discuss building design; however anticipated noise impacts from mechanical equipment (HVAC) should be addressed in application materials.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

The project area is within the ICC-UVM Institutional Core Campus overlay, which allows for an increased development scale and intensity than would typically be found in adjoining and underlying districts. This also is within the ICC-UVM height overlay (Article 4, Map 4.5.2-4) where building height may not exceed 140 feet. Building height and massing cannot be discerned from submitted aerial footprints. At this level of review, the applicant has not as yet defined anticipated building height. While design cannot be discussed per VSA §4413, building bulk and height may be.

2. Roofs and Rooflines.

Not applicable per VSA §4413.

3. Building Openings

Not applicable per VSA §4413.

(b) Protection of Important Architectural Resources:

*Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings 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. **The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.***

As previously noted, the siting of these buildings interrupts a viewshed to the east with the terminus prospect to Converse Hall. Although not a physical impact to a nearby historic building, it has a spatial impact relative to public viewsheds and important terminus views of a historically sensitive building.

(c) Protection of Important Public Views:

*Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and **important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.***

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

See comments above.

(d) Provide an active and inviting street edge:

Not applicable per VSA §4413.

(e) Quality of materials:

Not applicable per VSA §4413.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

Solar infrastructure and other alternative energy solutions are always recommended in new construction.

(g) Make advertising features complementary to the site:

UVM has a Master Sign Plan under which desired signage may be reviewed. Any signage will require separate permitting.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

All construction will be required to meet building and life safety code as defined by the fire marshal and building inspector.

UVM has multiple installations of “blue lights” for security purposes, supplementing an active police presence on campus to provide a safe environment for residents.