

170 & 180 Carrigan Drive Zoning COA Level II Application Narrative

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Description of the Proposed Development and Proposed Use

The proposed redevelopment of 170 & 180 Carrigan Drive will create new student housing on an area of The University of Vermont's (UVM) Central Campus located within the Institutional (I) zoning district, and both the Central Campus' Institutional Campus Core Overlay (ICC-UVM) and UVM Central Campus Height Overlay zoning districts. Part of the property proposed for redevelopment is currently home to Wills Hall, one of the three residential halls (Chittenden-Buckham-Wills Residential Complex (CBW)) that have been approved for demolition this summer in this area of the Central Campus. The project area is along Carrigan Drive and will be accessible for bicyclists and pedestrians from the improved Green Mountain Walkway connecting Main Street and Colchester Avenue through the Central Campus Quad.

This redevelopment project endeavors to fulfill three primary goals from the UVM Campus Housing Master Plan:

1. Enhance the Green Mountain Walkway
2. Demolish Obsolete Buildings
3. Focus on the First Year – Consolidation and Community-Building

The proposed buildings contain approximately 195,000 SF of finished above ground space including a 500-seat dining facility, 699 beds of housing, UVM Residential Life offices, student amenity space, and bike storage. These beds replace the 391 beds being demolished this summer at Chittenden-Buckham-Wills Residential Complex (CBW), adding a net 308 new beds on-campus at UVM.

The proposed development consists of two connected buildings, one is a six-story building with the dining hall component on the first floor and the other is a seven-story building with all housing and housing-related uses. The project additionally includes a bridge connection to Bailey-Howe Library over Carrigan Drive.

The maximum building height in the Institutional UVM Central Campus Height Overlay zoning district is 140 feet. The proposed building height is 88 feet, well below the maximum height allowed.

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The entrances to the building will be located on the north elevation oriented toward the Central Campus Quad and along the Green Mountain Walkway.

Phasing and Construction Schedule

The redevelopment is proposed to occur in a single phase with an overall construction schedule anticipated to take approximately 20 months, with a target start date of Fall 2015 (dependent on zoning approval, Act 250 approval, and issuance of a building permit) and completion in advance of 2017 Fall semester move-in.

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UVM North Freshman Housing – 04.13.15_Schematic Design

Landscape Narrative

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The landscape for the proposed project draws its underlying concepts from the UVM Master Plan. The proposed building(s) are sited to define the existing quad space, extend the traditional campus organization and create a south-facing, sunny quad space for students. The overall vocabulary for the landscape is quite simple and traditional- site the buildings to create spaces, reinforce existing spaces and develop a landscape language of large trees, bisecting walks and open green space.

A major pedestrian link defined in the Master Plan, the Green Mountain Walkway, is a vital link for connecting students going from the Davis Center in the south to the Trinity campus in the north. The GMW acts as a spine from which the site organization grows. Large shade trees line the 14' wide walk with lighting and benches to create an elegant walk through the Bosque of existing Honey locust.

Proposed tree plantings include Oak, Maples, Tulip Tree and disease- resistant Elm. The proposed shrubs and perennial grasses will be native and used to accent the outdoor spaces and screen on site utilities. Attention to all season interest of the plant characteristics is important and has been employed. Along the loading area, a hedge of Carpinus will form a vertical screen softening the loading dock and utilities.

South and north facing plazas with café style seating define places for students to gather and socialize. Outdoor bike parking is located in a variety of convenient places for students around the building and to the south of the dorms secure indoor bike parking is located near the Bailey-Howe Library. A green roof is proposed on top of the student dining hall. The green roof will be an extensive planted tray system using sedum plantings. The green roof will help to cool the building in the warmer months, prolong the life of the roof membrane, and improve the aesthetics of the building.

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