



RECEIVED
MAY - 5 2016
DEPARTMENT OF
PLANNING & ZONING

MEMORANDUM

To: Mary O'Neil, Senior Planner
City of Burlington Department of Planning and Zoning

From: Gail Henderson-King, Senior Project Manager *ghk*

C: David Hillman
University of Vermont Medical Center

Date: May 5, 2016

Re: University of Vermont Medical Center – MOD B Building
Zoning Permit Application

On behalf of the University of Vermont Medical Center (UVM Medical Center), enclosed please find four copies of the following zoning permit application and supporting materials for the MOD B Amendment at 111 Colchester Avenue in Burlington:

1. The Zoning Permit application.
2. The MOB B Building City Zoning Permit Application Project Narrative dated April 27, 2016.
3. Existing Building, Elevations, Rendering & Site Plan Sheet A2.01 prepared by Freeman French Freeman dated 1/12/2010.
4. Photographs of Existing Building in Spring 2016 dated April 26, 2016

Please let me know if you need additional information.

The University of Vermont Medical Center
Modular B Building – City Zoning Permit Application

Project Narrative

April 27, 2016

RECEIVED
MAY - 5 2016

DEPARTMENT OF
PLANNING & ZONING

I. Project Background

The Modular B building (MOD B) was incorporated into the University of Vermont Medical Center (UVM Medical Center) campus 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:

- The building shall be removed and the site returned to green space, or if the building needs to be retained longer then the hospital shall submit a new zoning permit application for the entire building with further consideration including but not limited to permanent exterior architectural improvements or 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.

As part of this application, we are not proposing any exterior architectural changes to MOD B. We believe such changes are unnecessary. The building is not visible from 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, 2016 date nearing, Condition #1 has prompted the UVM Medical Center to reevaluate the need for the MOD B building. This zoning permit application requests an extension to keep the MOD B as a temporary building for an additional five years.

RECEIVED

The University of Vermont Medical Center
MAY 5 2016
MOD B Building – City Zoning Permit Application

Project Narrative

DEPARTMENT OF
PLANNING & ZONING

April 27, 2016

II. Current Overview

The MOD B building was originally intended and approved for temporary use when the Renaissance Project was constructed in 2001. However, it has become an essential building due to space limitations on the Medical Center campus.

This spring, the UVM Medical Center will begin construction of the Inpatient Building, which was permitted in 2014. When this building is completed in 2018, the UVM Medical Center anticipates there will be a decanting of other space within the campus. The UVM Medical Center would like to assess their space needs once the Inpatient Building is completed and determine the need for the MOD B building. A five year extension of the zoning permit ##06-025CA will allow the UVM Medical Center the time needed to complete the Inpatient Building project and reevaluate its space needs on their Medical Center campus.

III. 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.

RECEIVED

The University of Vermont Medical Center
Modular B Building - City Zoning Permit Application

Project Narrative

April 27, 2016

DEPARTMENT OF
PLANNING & ZONING

(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 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. The UVM Medical Center intends to remove this building in the future.

(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.

RECEIVED

MAY - 5 2016

The University of Vermont Medical Center
Modular B Building – City Zoning Permit Application

Project Narrative
April 27, 2016

DEPARTMENT OF
PLANNING & ZONING

(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 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 demolition 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 for an additional five year extension to keep the MOD B as a temporary building. We have reviewed the Site Plan Design Standards above and find this project meets these with no major issues.

RECEIVED

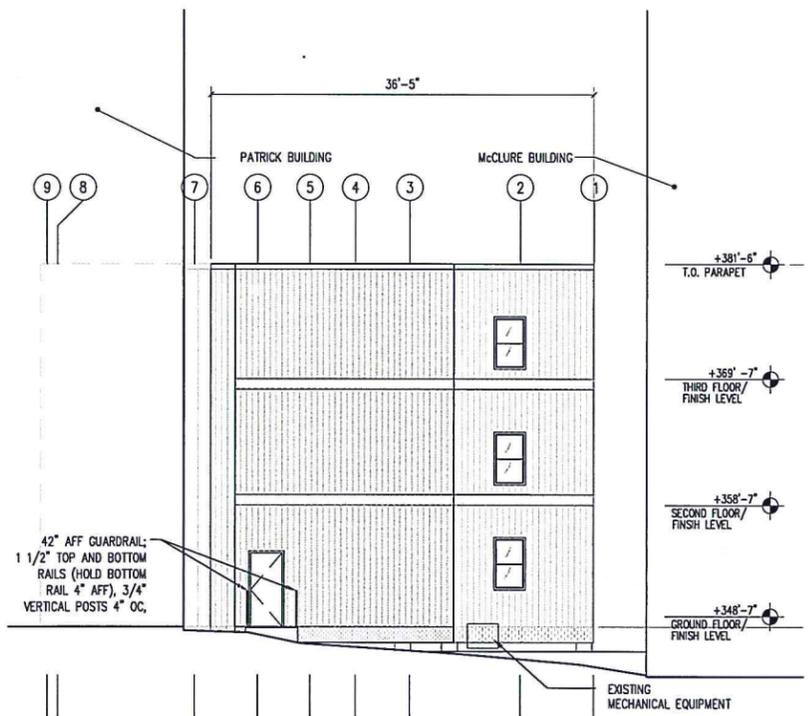
MAY - 5 2016

DEPARTMENT OF
PLANNING & ZONING

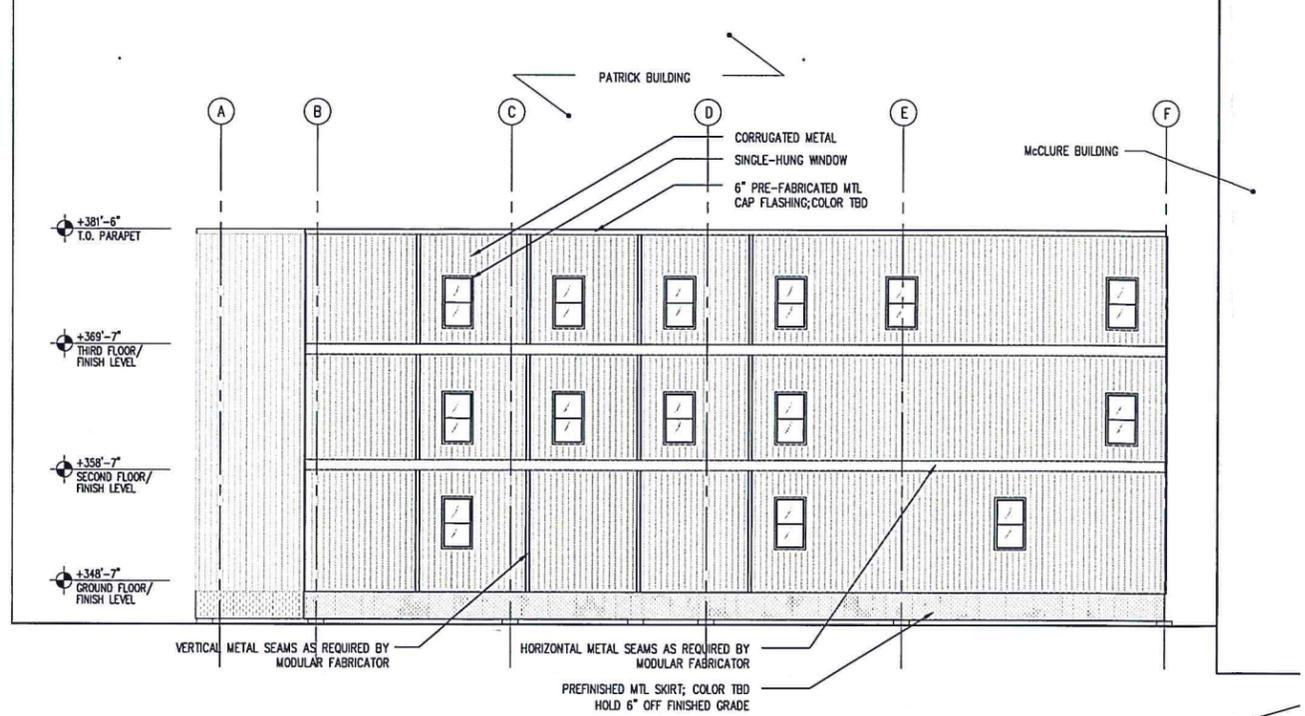


freeman | french | freeman

81 Maple Street, P. O. Box 306
Burlington, Vermont 05402
Ph: (802)864-8844 Fax: (802)860-1815



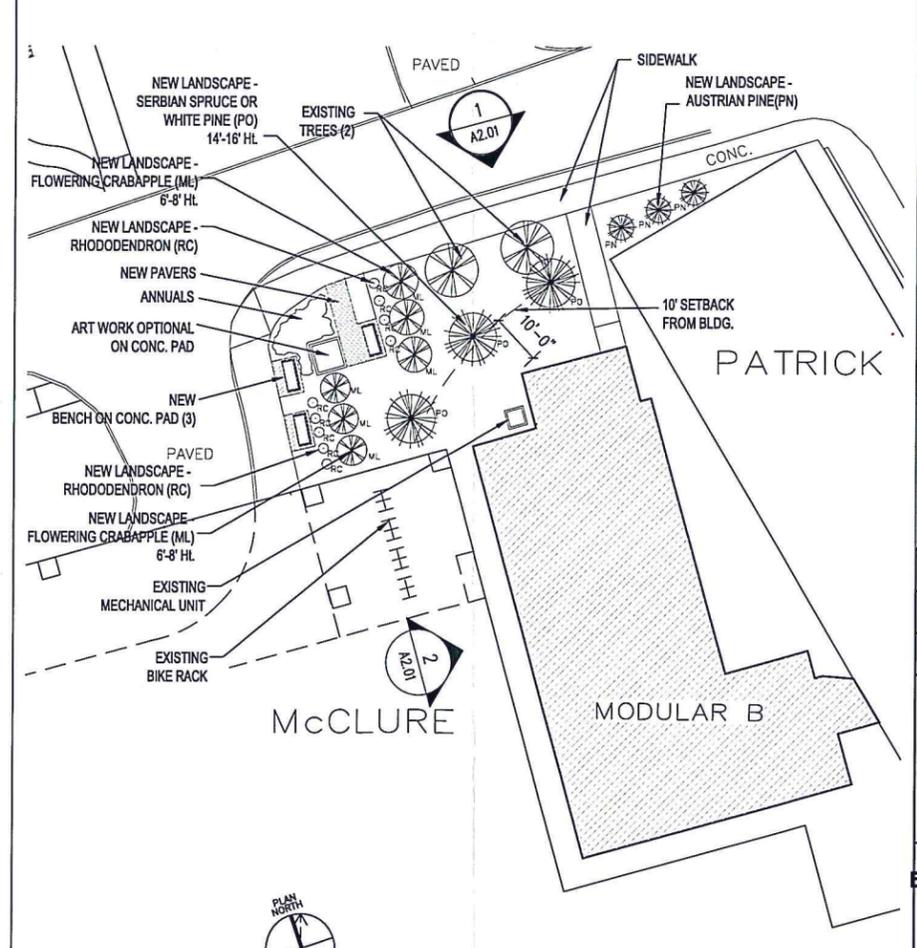
1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 LANDSCAPE RENDERING
SCALE: NTS



4 SITE PLAN
SCALE: 1/16" = 1'-0"

**FAHC
MODULARS
UNIT B**

BURLINGTON
VT

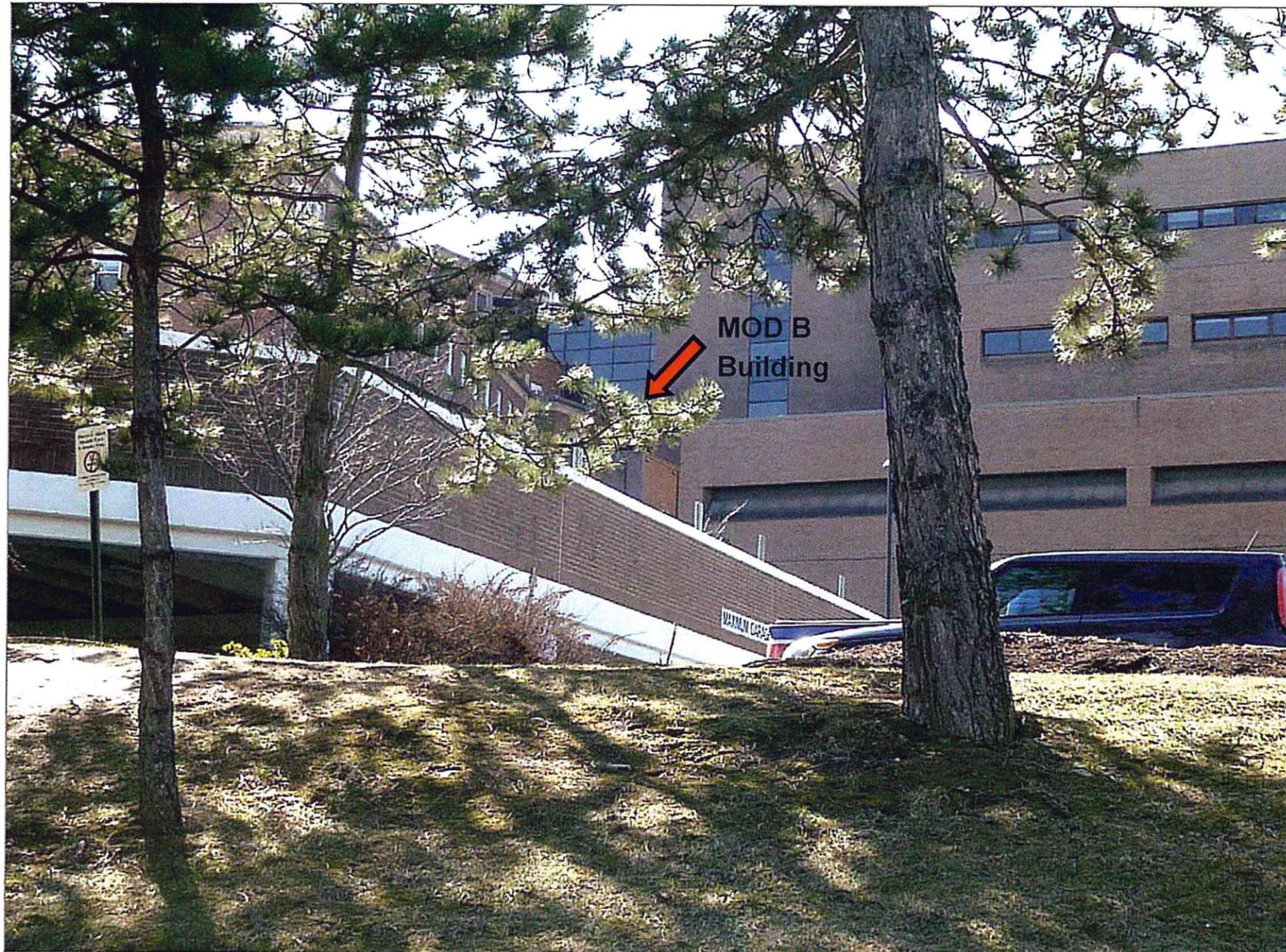
FFF PROJECT NO.:	A1014
ORIGINATOR DATE:	SCALE:
-	AS NOTED
DRAWN BY:	CHECKED BY:
stc	sb
SHEET NO.:	1-12-2010

EXISTING BLDG.
ELEVATIONS,
RENDERING &
SITE PLAN

A2.01

UVM Medical Center - MOD B
City Zoning Permit Application
April 26, 2016

Photographs of Existing Building in Spring 2016 (Before Plants have Leafed Out)



View looking south from Colchester Avenue

RECEIVED
MAY - 5 2016

UVM Medical Center - MOD B
City Zoning Permit Application
April 26, 2016

Photographs of Existing Building in Spring 2016 (Before Plants have Leafed Out)



View looking south from Colchester Avenue

RECEIVED
MAY - 5 2016

UVM Medical Center - MOD B
City Zoning Permit Application
April 26, 2016

Photographs of Existing Building in Spring 2016 (Before Plants have Leafed Out)



RECEIVED
MAY - 5 2016

View looking east from Mary Fletcher Drive

UVM Medical Center - MOD B
City Zoning Permit Application
April 26, 2016

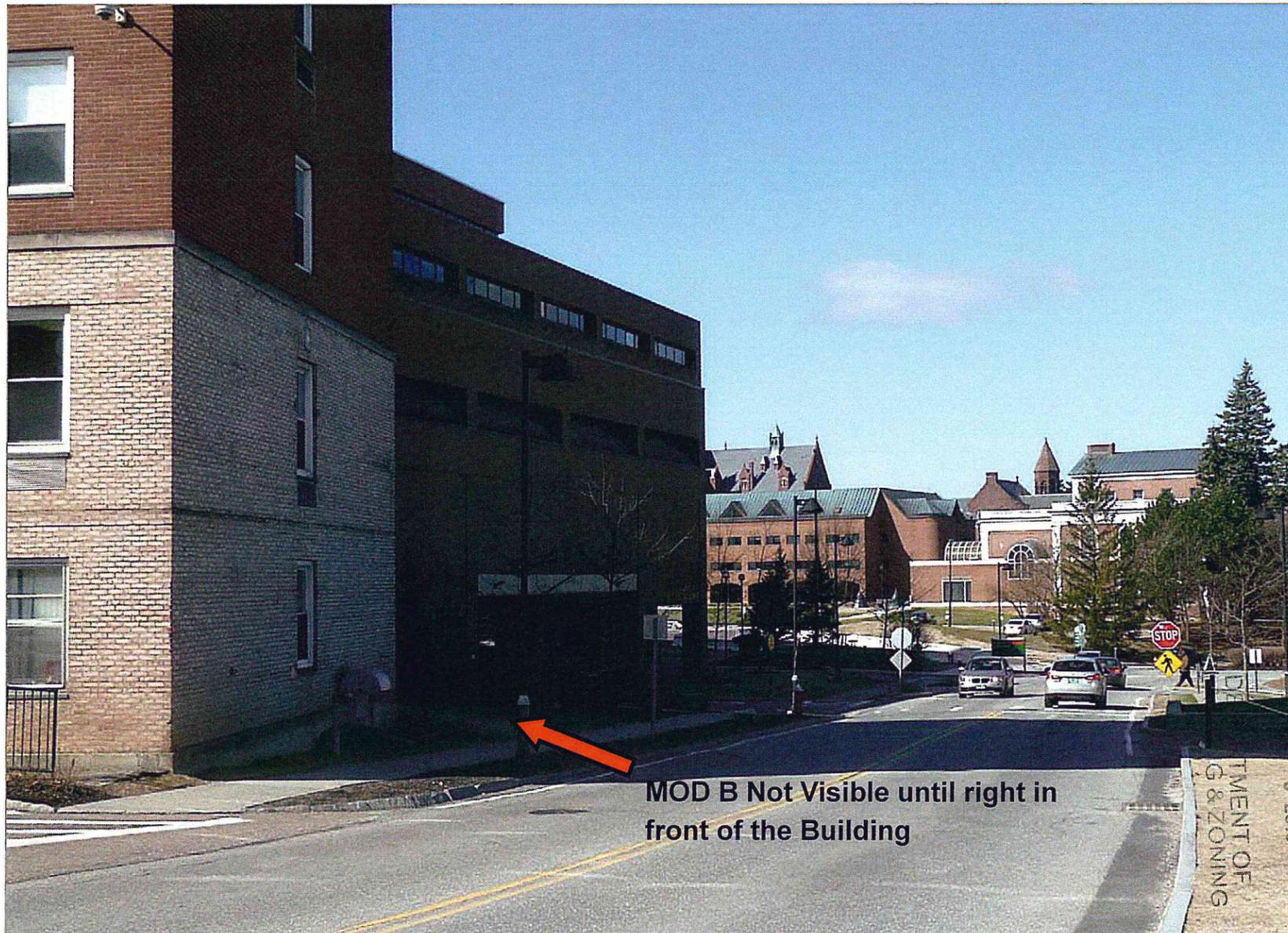
Photographs of Existing Building in Spring 2016 (Before Plants have Leafed Out)



View looking east from Mary Fletcher Drive

UVM Medical Center - MOD B
City Zoning Permit Application
April 26, 2016

Photographs of Existing Building in Spring 2016 (Before Plants have Leafed Out)



View looking west from Mary Fletcher Drive