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MEMORANDUM

more
To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 14-1321CA/MA 111 Colchester Avenue
Date: July 22, 2014

File: ZP 14-1321CA/MA

Location: 111
Colchester Avenue
(FAHC)

Zone: ICC/FAHC

Ward: 1

**Date application
accepted:** June 30, 2014

Applicant/ Owner:

Fletcher Allen Health
Care (Co-signed by UVM
representative.)

Request: Construction of
approximately 208,000 sq.
ft. seven story inpatient
building west of the
Ambulatory Care Center
building at the Medical
Center Campus with
associated parking,
lighting and landscaping.



Background:

There are extensive zoning, building, electrical, plumbing and mechanical permits on file. Some of the major construction projects include:

- **ZP 14-0807SP;** Sketch plan review to construct new Inpatient Building west of the Ambulatory Care Center building. March 2014.
- **ZP 13-0284CA;** Expansion of seventh floor, Baird Building, for maternity unit. Approved November 2012.
- **ZP 09-436CA;** Installation of Newton Healing Garden among Baird, Shepardson South and ACC; and landscaped Psychiatric interior courtyard between Shepardson South, rear

- of East Pavilion and rear of loading docks. As-built approval from Renaissance Project plans. Approved November 2008.
- **ZP 09-253CA**; Construct 23,133 sq. ft. addition for radiation oncology department at East Pavilion with green roof/outdoor space. Phasing to allow later construction of water feature. Approved November 2008.
 - **ZP 04-516**; Phase II. Site improvements for FAHC's Renaissance Project and shorten proposed tower and other detail changes to building plans. COA 00-038I. Approved June 12, 2004.
 - **ZP 02-251**; Phase M of FAHC Ambulatory Care Facility/Educational center. Phase M consists of the construction of the underground parking garage.
 - **ZP 02-250**; Phase L of FAHC Ambulatory Care Facility/Educational center. Phase L consists of the renovation of the Fletcher building, including the porte cochere and coupola. July 2000.
 - **ZP 02-249**; Phase K of FAHC Ambulatory Care Facility/Educational center. Phase K consists of construction of the gardens around the Fletcher building. November 2001.
 - **ZP 02-248**; Phase J of coa 00-038 FAHC Ambulatory Care Facility/Educational center. Phase J consists of :1. Demolish Burgess building; 2. Construct east parking lot and oxygen tank farm; And 3. Landscaping in these areas and along cooling towers. November 2001.
 - **ZP 02-247**; Phase I of coa 00-038 FAHC Ambulatory Care Facility/Educational center. Phase I consists of construction of the inpatient concourse. November 2001.
 - **ZP 02-246**; Phase H of coa 00-038 FAHC Ambulatory Care Facility/Educational center. Phase H consists of: 1. Construction of emergency dept. On the 1st floor of acc west pavilion; 2. Demolition of part of smith building and renovation of remainder; 3. Construction of emergency drive and parking lot; and 4. Converse landscaping. November 2000.
 - **ZP 02-245**; Phase G of coa 00-038 FAHC Ambulatory Care Facility/Educational center. Phase G consists of the construction of the ambulatory care center west pavilion (Floors 2 to mechanical penthouse.) November 2001.
 - **ZP 02-244**; Phase F of coa 00-038 FAHC Ambulatory Care Facility/Educational center. Phase F consists of the construction of the patient access center, south parking lots, and main quadrangle. November 2001.
 - **ZP 02-243**; Phase E of coa 00-038 FAHC Ambulatory Care Facility/Educational center. Phase E consists of the demolition of Alumni Hall and construction of the educational center, including both above and below ground portions and the auditorium. November 2001.
 - **ZP 02-242**; Phase D Of coa 00-038 FAHC Ambulatory Care Facility/Educational center. Phase D consists of the McClure service core. November 2001.
 - **ZP 02-241**; Phase C Of coa 00-038 FAHC Ambulatory Care Facility: central plant, loading docks, materials handling area, cooling towers, and garage.. Approved November 2001.

- **ZP 02-224**; New Birthing Center on top floor of McClure building. Addition of 12,239 sq. ft., Removing 2,111 sq. ft. For net of 10,128 sq. ft.. September 2001.
- **ZP 01-510**; Lot line adjustment between FAHC and UVM as part of the Ambulatory Care Facility proposal. March 2001.
- **ZP 01-379**; Construct four temporary buildings: Three to house hospital functions displaced during construction of FAHC Ambulatory Care Facility; and one as a temporary entrance for the emergency department. April 2001.
- **ZP 00-676**; Phase O of FAHC Ambulatory Care Facility/Educational center. Phase O Consists of site excavation and foundations for all proposed buildings, Including the central plant, Ambulatory Care Facility, Education center and parking garage.
- **ZP 00-676**; Phase N of FAHC Ambulatory Care Facility/Educational center. Phase N consists of the demolition of Adams, Medical Records, Brown and Brown Pavillion totaling approximately 58,000 sq ft. July 2000.

Overview: Fletcher Allen Health Care proposes an approximately 208,000 sq. ft. inpatient building to be located next to the Emergency Department on the west side of the campus. The project will consist of approximately 128 inpatient **replacement** beds to be hosted in single rooms with connections to the McClure Building and the West Pavilion of the Ambulatory Care Center. It is proposed to be constructed over the existing emergency room.

The seven story structure will include 2 lower circulation and mechanical floors, four inpatient bed floors and a mechanical penthouse. The beds are intended to replace beds from the Shepardson 3 and 4 North (built 1961) and to provide single rooms to meet the 2010 Facility Guidelines Institute (FGI) Guidelines for Design and Construction of Health Care Facilities. The project will require a small boundary line adjustment with the University of Vermont.

PART 1: LAND DIVISION DESIGN STANDARDS

Sec. 6.1.1 Applicability.

These standards are enacted to apply to all development subject to the provisions of this ordinance found in Art. 10 – Subdivisions or Art. 11 – Planned Development involving the subdivision of land, or an adjustment or reconfiguration of lot lines.

Sec. 6.1.2 Review Standards

(a)Protection of important natural features:

The arrangement of blocks and lots shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas to the extent practicable.

The proposed minor boundary adjustment is intended to accommodate the new inpatient building, and does not impede any watercourses, wetlands, steep slopes, wildlife habitat and travel corridors, or sensitive ecological and geological areas.

(b) Block Size and Arrangement:

No new blocks proposed. Not applicable.

(c) Arrangement of lots:

The size and arrangement of new lots shall reflect and perpetuate the existing development pattern of the surrounding neighborhood. Lots shall be created in such a way as to enable their development pursuant to the requirements of this ordinance, and ensure a clear transfer of title.

Interior lot lines extending from a street should be perpendicular or radial to the street right-of-way line to the greatest extent feasible. Flag lots and through lots are discouraged, and shall be allowed only to the extent where topography and existing block and lot arrangement allow no suitable alternative. In such cases, a minimum frontage for access of 20-feet shall be required.

The boundary line adjustment does not commence at a public street but an interior access drive (“Hospital Drive.”) The new alignment, however, generally reflects the perpendicular pattern of property lines to the street.

(d) Connectivity of streets within the city street grid:

No change is proposed to the connectivity of either parcel to the street. The boundary line adjustment is interior to both parcels. Access within the FAHC property will continue to be provided via an internal drive and an interconnected web of pedestrian paths.

(e) Connectivity of sidewalks, trails, and natural systems:

Sidewalks shall be moved to the west of the FAHC parcel to maintain connectivity within the site, yet minimize or remove conflict at vehicular drives, pedestrian crosswalks, and parking access.

PART 2: SITE PLAN DESIGN STANDARDS

Review under these two sections will be governed by the following over-arching statute:

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.*

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The FAHC site is currently impervious surface, with access and parking areas at the intended site of new construction. A grading plan has been provided to minor alterations. No significant natural features are noted.

(b) Topographical Alterations:

A roadway profile and a grading plan have been provided (Plan C=103; C-105.) These illustrate a gradual increase in site topography from 334'-363', rising along Hospital Drive from north to south east. Given the significant distance between these points, and the active uses accommodated, proposed topo alterations are appropriately incremental within the scope of the project.

(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.

Not applicable per Vermont State Statute, §4413, Limitations on municipal bylaws.

(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:

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.

Not applicable per Vermont State Statute, §4413, Limitations on municipal bylaws.

(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 and erosion control plan has been included (Plans C 106, C 503.) The City Stormwater Administrator has agreed to ongoing review of the proposal, with final Chapter 26 review/acceptance as a prior-to-release condition.

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.

Not applicable under Vermont State Statute, §4413, Limitations on municipal bylaws.

(h) Building Location and Orientation:

The introduction of new buildings and additions shall maintain the existing development pattern and rhythm of structures along the existing streetscape. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblineline and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

The proposed new building does not front the existing streetscape, but is an interior addition to the existing medical center campus. In orientation and alignment, it does complete the westerly edge of the complex, and pleasantly fronts the easterly edge of UVM's quad.

The proposed sidewalks provide adequate space for pedestrian flow (8' wide along periphery of project) and provide a connection between Colchester Avenue, the McClure building, parking areas, the emergency room hospital entrance, and the UVM campus/Converse Hall.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer regarding the adequacy of sight distances along the approaches to the intersection. To the extent practicable, development of corner lots in non-residential areas should try to place the building mass near the intersection and parallel to the street to help anchor the corner and take advantage of the high visibility location.

The proposed development is interior to the site; an addition to an interconnected group of buildings that make up the core campus of the Medical Center. It does, however, have an easily identifiable entrance for the public (to be enhanced with signage) to provide critical access to emergency health care services. Access for patient rooms in floors 3-6 will be via the Ambulatory Care Center.

(i) Vehicular Access:

Not applicable under Vermont State Statute, §4413, Limitations on municipal bylaws.

(j) Pedestrian Access:

Not applicable under Vermont State Statute, §4413, Limitations on municipal bylaws.

(k) Accessibility for the Handicapped:

Not applicable under Vermont State Statute, §4413, Limitations on municipal bylaws.
Building codes pertaining to accessibility continue to apply.

(l) Parking and Circulation:

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. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.

The development proposes replacement of 136 existing parking spaces; 47 allocated to FAHC and 89 for UVM. This proposal DOES separate the parking with the proposed boundary line adjustment, placing UVM’s parking spaces securely on their own parcel. Therefore, that parking alteration will require a permit from UVM for that work.

A well developed landscaping plan has been provided, which includes two rain gardens and significant planting plan that will separate parking area, walkways and drive paths.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

Both parking areas will share access from Hospital Drive as well as connective pedestrian walkways.

*Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. **Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8.** The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.*

Parking spaces are defined as 18’ in length, which do not meet the requirement for standard parking spaces in Table 8.1.11-1. (Plan C-104.) This standard, for spaces at a 90° angle, have a requirement of 20’ in length. The required 24’ in backup space is met in the plan. Article 8 does allow for compact parking spaces (18’ in length), but **Sec. 8.1.12 (h)** is not implicit about limitation. *Compact parking spaces may be used in parking structures or lots. Up to 15% of the total parking spaces in a parking garage may be designated for compact cars.* As this is not a parking structure but a lot, the 15% does not apply. This particular standard of Article 6, however, requires that parking spaces meet the requirements as provided in Article 8; which is 20’.

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 of 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 prove 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-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

For FAHC's 47 space parking area, 9 new trees meeting the prescribed caliper will be required. For UVM's parking area (which will need a separate zoning permit application), 18 trees meeting the specified caliper will be required. Plan L-2-0 defines significant landscaping; approximately 28 trees will surround the UVM lot with a minimum caliper for 4", and an adequate number around the smaller FAHC lot. The city arborist will have to be consulted to inquire if the species chosen will meet the requirement of providing the mature canopy dimension of 25'.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

Parking areas have clearly defined parking spaces and pedestrian crosswalks. Sidewalks cap the UVM lot on the north, connecting the main campus/quad to the Converse Hall. A sidewalk further connects the UVM lot to the FAHC lot and to Hospital Drive; crossing to the Emergency Room entrance. All provide a clear and unobstructed path to the proposed new building.

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.

A bicycle rack is provided under the roof canopy adjacent to the emergency room entrance door. The type of rack is not defined; it will need to meet the guidelines of the City of Burlington Bicycle Parking handbook. Note: Ribbon and comb racks are NOT recommended because the front wheel must be lifted off the ground in order to properly lock a bike frame to the rack.

(m) Landscaping and Fences:

An extensive landscaping plan has been submitted (See Plan L1-0.) Columnar, shade and specimen trees are proposed to provide shade throughout the parking areas and along pathways. Tree and shrub plantings are proposed along the western edge of the parking area to screen their view from the UVM general campus. Two rain gardens are proposed to help with stormwater mitigation. At the south of the development area, a stone retaining wall with an adjacent courtyard is proposed to be ringed with shrubs and ground cover.

(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.

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.

Although not clearly defined as such, the entrance to the emergency room provides the equivalent of a public plaza to be utilized by visitors and patients. Facing westerly and partially under canopy, this area is ripe for some seating, outdoor furniture, or other amenity to liven up the space and provide a place of rest or respite. This is not intended to be a smoking area, however.

The plan does not sacrifice safety or visibility in the provision of open space.

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.

See plan AP 2.6. At the height of the Autumnal Equinox, shadow cast will reach as far west as Votey Hall. As the UVM quad is immediately west of the proposed new building, most of the shadow impacts will fall on open land.

(o) Outdoor Lighting:

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

Lighting specs and a photometric plan have been provided (Plan LI 1.0) There is excessive light relative to the parking areas and walkways, per Sec. 5.5.2 (f) 1. and 2. The maximum illumination level for parking areas is not to exceed 4 footcandles at any point– this is a problem along the “rim” of the UVM /ED parking lot (along both first base and third base lines, if the triangle is observed as a baseball diamond.) Additionally, the 2 footcandle maximum illumination for walkways is exceeded at several points along the periphery of the parking areas. Both will need to be adjusted down.

(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.

Most utility and service features are integrated into the site. The proposed re-location of the Converse Hall dumpster is not acceptable as it becomes more prominent on the east/west axis from the UVM campus. A less obtrusive location needs to be identified that removes it from immediate visual access, especially along the view corridor from the main campus. The enclosure as proposed also uses one of the 89 replacement parking spaces, thus minimizing the number of parking spaces provided.

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.

The seventh story of the proposed structure is dedicated to mechanical equipment. In the best articulation of this standard, FAHC has accepted the challenge to incorporate mechanical/HVAC within the design envelope rather than add it as an afterthought. There will be no exposed mechanical equipment viewable from the ground or adjacent buildings.

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 proposed inpatient building, at seven stories, will rise to a rooftop elevation of 101' above grade or 459' 4" above mean sea level. This complies with the FAHC Height Overlay (Map 4.5.2-3) Institutional Core Campus Overlay District height restriction of no greater than 540' above mean sea level, as well as the ICC-UVM central campus height overlap district height restriction of no greater than 140' above grade (Map 4.5.2-4, ICC-UVM Central Campus and

Height Overlay.) As proposed, the inpatient building falls within the height limitations of the CDO.

In concert with the existing McClure and Ambulatory Care Center (ACC), the new inpatient building is consistent in massing and height within the core campus.

2. Roofs and Rooflines.

Not applicable per Vermont State Statute, §4413.

3. Building Openings

Not applicable per Vermont State Statute, §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 UVM is a public institution, they too meet the limitation on municipal bylaws given above. Review of the relationship to Converse Hall, or the treatment of Chittenden, Buckham and Willis Hall as normally reviewed under Section 5.4.8 will not apply.

(c) Protection of Important Public Views:

See Sec. 6.2.2. (c) above.

(d) Provide an active and inviting street edge:

Not applicable per Vermont State Statute, §4413.

(e) Quality of materials:

Not applicable per Vermont State Statute, §4413.

(f) Reduce energy utilization:

See Sec. 6.2.2. (e). The building will be required to meet energy efficiency standards as defined by Burlington Electric Department.

(g) Make advertising features complementary to the site:

Only directional signage is included within this application. FAHC has a Master Sign Plan, under which additional signage may be applied for.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p).

(i) Make spaces secure and safe:

All building and life safety code, as defined by the building inspector and fire marshal, shall be implemented.

Comments (Provided to applicant team 7/15/2014.):

1. Review of new UVM parking lot must come on a separate zoning permit application for that parcel.
2. Dimensions of parking spaces shall at a minimum meet the requirements as provided in Article 8. For parking spaces at a 90° angle, spaces shall be 9' x 20'.
3. *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.* For FAHC's 47 space parking area, 9 new trees meeting the prescribed caliper will be required. For UVM's parking area (which will need a separate zoning permit application), 18 trees meeting the specified caliper will be required. Plan L-2-0 defines significant landscaping; approximately 28 trees will surround the UVM lot with a minimum caliper for 4", and an adequate number around the smaller FAHC lot. Confirmation from the City Arborist confirming mature canopy sizes will be required.
4. The dumpster location for Converse Hall will need to be relocated to a more sensitive location outside the east/west view corridor from the main campus, and without utilizing one of the 89 replacement parking spaces. Details of the enclosure will need to be provided for staff review and approval.
5. Lighting will need to be adjusted to meet the limitations of Sec. 5.5.2 (f) 1. (Parking lot lighting) and 2. (Walkways.)
6. The applicant shall define if this application includes the proposed boundary line adjustment, or it will be received under separate applications for both parcels. In any case, a boundary line adjustment will be a requirement for activating this zoning request.

Recommendation: Approval and forward to the Development Review Board with noted conditions/comments.