



CAMPUS PLANNING SERVICES

<http://www.uvm.edu/~plan/>

RECEIVED

DEC 22 2014

DEPARTMENT OF
PLANNING & ZONING

December 22, 2014

Ken Lerner, Zoning Administrator
Burlington Planning & Zoning Department
149 Church Street
Burlington, VT, 05401

Re: Request for Zoning Permit COA Level II for
University of Vermont Rehabilitation of Existing Building and
Addition of New Pavilion Building at 61 Summit Street Alumni House

The University of Vermont is requesting a zoning permit COA Level II for portions of the exterior rehabilitation of an existing building at 61 Summit Street, including an accessibility ramp, and also construction of a separate new pavilion building for events. The new pavilion will be accessible from the outside as well as from the existing building via an enclosed connector space that will include a display gallery, stairs and an accessible ramp.

Site improvements will include 12 new parking spaces, reconfigured driveways and pedestrian walkways, lighting and landscaping. Drainage improvements will include existing building foundation waterproofing, a new storm water vault and three bio-retention planting areas.

Existing building exterior improvements will include a new handrail and repairs to the stairs on the east elevation, an accessible ramp to the main entrance on the east and handrails around the ground floor porch on the south and west side of the building to comply with code requirements. There will be a new opening on the north elevation for the connector building to the new events pavilion. The kitchen porch will be removed and a new entry door installed.

One chimney on the west side of the building will be removed due to the interior configuration of the renovation. In order not to change the building footprint, an accessible elevator is being installed inside the building and within the existing roof structure. As a result there will no longer be a structural foundation that could support the chimney.

The University has been working closely with officials from the State Historic Preservation Office, adjoining neighbors, the Ward 6 NPA and the Burlington Planning & Zoning Department to address concerns and incorporate suggestions into this project. Previous phases of work, permitted by the City, included exterior stabilization and rehabilitation of the existing historic structure.

The existing building was previously a fraternity house and will now be adapted for administrative and office use and events for the UVM Alumni Association and UVM Foundation.



Burlington Planning & Zoning staff have informed us that as an educational institution, the University of Vermont is subject to only limited zoning review per 24 VSA §4413, *Limitations on municipal bylaws*. As per City staff, this application may be reviewed 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.

The following details this project according to those criteria.

Location:

The University acquired the 61 Summit site on December 7, 2007, a beautiful historic structure in need of improvement and utilization. The location is contiguous to Grassmount, another University owned historic building and close to the central campus. The University's goal is to integrate Grassmount and 61 Summit into one area that can be a focus for daily administrative use and alumni events that are compatible with the existing residential and institutional uses in the neighborhood.

The University's significant investment in the preservation and renovation of the existing building, the daily use and upkeep of the building as well as the landscaping, infrastructure and drainage site improvements will be an asset to the neighborhood.

Size:

The existing building size will not change, with the exception of addition of an accessible ramp at the east entry, facing Summit Street and the removal of one chimney on the west side of the building, due to the interior reconfiguration of the space.

The new pavilion building, designed as UVM event space for up to 150 people, will be one story, substantially lower than the existing structure, with an enclosed ground level connector.

Height:

The existing building height will not change. Much effort was put into fulfilling the programmatic requirements of the existing building within the existing buildings envelope, with the exception of the one chimney, as previously noted, located on the west side of the building, not readily visible from either Summit or Maple Streets, on the east and south respectively.

The new building is one story, lower and separated from the existing structure. See the attached AP series of plans for more details.

Building Bulk:

The new structure will be lower than the existing, and visually separate. This will reduce perceived bulk, and keep the existing structure visually dominant. This massing will retain the residential scale of the buildings and enhance visual interest. See the attached AP series of plans for more details.



Yards, courts:

The property encompasses the Summit Street block between Maple and Main Streets, and will be developed as one unified landscape. Landscaping and appropriately sited walkways will enhance the site and screen the back yards of the Harrington Terrace neighbors. The University worked with each abutting neighbor to the west, to meet individual landscaping needs of that resident.

Setbacks:

This project complies with all setback requirements.

Density of Buildings:

There is no residential component to this project. Lot coverage on the entire site will increase from 21.56% to 32.90%.

Off Street Parking:

This project includes relocation of eight existing parking spaces on site, as well as twelve new parking spaces. The 2014 Joint Institutional Parking Management Plan, Table 21: UVM Planned Projects 2014-2019, page 4-4, lists the change in number of parking spaces as 16 for this project. At this time the University is adding only 12 new spaces.

Loading Facilities:

A loading dock is planned on the north side of the new events pavilion. That will also be the loading dock for the existing building, through the connector building.

Traffic:

The employees who will work at this site already park on campus and that is not expected to change significantly. Guests for events will be expected to park off site, on campus. They will either walk or be shuttled to and from the site. Accessible parking is provided on site. The twelve new visitor parking spaces will have a negligible effect on existing traffic.

No new curb cuts are proposed. The existing Grassmount curb cut on Summit Street will be widened to comply with emergency vehicle access requirements.

Noise:

This project will comply with all applicable noise regulations in Burlington. Daily administrative use will not generate significant noise. Events will take into account that this is a residential area and comply with day, evening and nighttime noise limits as per the Burlington Noise Ordinance. All mechanical equipment will be screened and will not exceed 41 dBA at the property line.

Lighting:

See photometric plan and specs, ES1 and Attachment 4. The building mounted lights will be historic; all other site lighting will be UVM standard LED lights that meet all Burlington zoning requirements. There will be bollard lighting on walkways, three new building mounted lights

RECEIVED
DEC 22 2014

and seven new light poles.

Landscaping:

There will be new landscaping, including three new bio retention ponds and vegetative screening of backyards as per neighbor preference. Curricular plantings will be installed as part of classes at the Rubenstein School of Environmental and Natural Resources (RSENr).

Screening Requirements:

There will be vegetative screening in the back of the site. All mechanical equipment will be screened. The new pavilion will have few windows toward the back of the site, to screen neighbors from any lightspill. The existing building rehabilitation as well as the new pavilion building and connector will be attractive additions to the neighborhood and will be visible from the public right of way on Maple and Summit Streets.

Stormwater & Erosion Control:

See attached Erosion Prevention & sediment Control permit application.

Runoff during the 0.9-inch storm will be retained within a new oversized concrete vault and then be released at a controlled rate to the City's existing Combined Sewer System (CSO). In addition, runoff from other impervious areas of the site will be retained and infiltrated into three new bio-retention planting areas surrounding the new and existing buildings. See C-1.3 for more details.

As consistent with past practices, the University has met with key community stakeholders including the NPAs to inform about this Project. The University has held several meetings to work with abutting neighbors. This process has gone well and we made changes to the project at their request that have improved the project overall.

The total estimated hard construction cost of the project is \$ 6.5M.

Interior renovations (not part of this permit application) are planned for December 2014. Construction of the new wing is planned to start in early spring 2015.

Please contact me if you have any further questions or need more information.

Sincerely,



Lani Ravin, AICP,
Associate Planner, Campus Planning Services

Cc: Shirley Fortier, Assistant Planner, Campus Planning Services, UVM
Linda Seavey, Director, Campus Planning Services, UVM
Cara Hanson, Project Manager, Facilities Design & Construction, UVM
Robert Vaughan, Director, Capital Planning & Management, UVM

Project Description: 61 Summit Street Alumni House & New Events Pavilion, University of Vermont

Overall:

The University of Vermont is planning an exterior rehabilitation of 61 Summit Street, Alumni House, for administrative use. There will also be new construction of a pavilion, designed for events of up to 150 guests. The new pavilion will be accessible from the outside as well as from the existing building via an enclosed connector space that will include a display gallery, stairs and an accessible ramp. There will be associated site landscaping, pedestrian and vehicle circulation and drainage improvements.

The following description details the improvements:

Site Work

Foundation waterproofing and perimeter drainage is planned for the existing House structure. Building runoff will be collected and diverted to a stormwater vault prior to entering the City sanitary sewer. New sewer lines for Alumni house and the Pavilion will be installed and connected to the City line that runs N/S on Summit Street. Pavilion foundation will be raised slab construction. New vehicular parking, and roadways and pedestrian walkways will be designed to sheet runoff to three bio-retention planting areas surrounding the new and existing buildings. ADA ramps on the east elevations of each building will provide access to the main entries to Alumni House and Pavilion. See A4.2, A4.3, AP-4.1.

Walkways, Parking and Roadways

There are 8 existing parking spaces; 12 new spaces will be added for a total of 20[√] spaces including accessible spaces, using the existing southern semi-circle drive and curb cuts. A new circular accessible and event drop off is created for the east building entries using the existing north curb cut at 61 Summit. Pavilion parking is limited to four spaces total including accessible. All vehicular, guest shuttle and service access and to the Summit and Event properties will use the existing one-way semi-circle drive originating at the Grasse Mount facility. A new lighted pedestrian walk connects Grasse Mount to all Alumni House and Pavilion access and parking areas, continuing to Summit and Maple street sidewalks.

Lighting, Fencing and Landscaping

Standard UVM Lumec LED street and bollard lights are shown at parking areas and walkways. Two free-standing Blue Lights are planned to visually connect the new pedestrian walk from Grasse Mount to Alumni House. Service lighting for the Pavilion loading dock, and ground entry to Alumni House is the new sharp cut off A-LED fixture. Exterior lighting at Alumni House porches to be period replications. See ES1 Site Lighting and Photometric Plan.

Exterior Equipment

Two 20-ton Heat Pumps are sited on the west side of the Connector between Alumni House and the Pavilion. Plantings will mitigate sight line to neighbors. One BED transformer is planned for the SW corner of the lot. Four 4-ton rooftop units will be located on the flat portion of the Pavilion roof and set back from west edge by approximately 20 feet. Service access is flat and accessed by exterior ladder. UVM-installed mechanical equipment will not exceed 41 DBA at the property line.

EXTERIOR ELEVATIONS OF EXISTING 61 SUMMIT BUILDING

East Elevation

A new ADA ramp with incorporated planters and signage is designed to bring visitors from the south parking area to the main front door. Porch floor will be modified to allow roll in entry. New front stairs with code compliant railings will be installed. Slate walkway from house to street will be repaired.

South Elevation

The Porte Cochere entry stairs will be repaired and code compliant railings installed. The former drive will be reconfigured to provide a continuous pedestrian walkway from around the parking area and secondary access to Alumni House.

West Elevation

Code compliant railing will be added to the balustrades at the main porch, and full size door access will be created at an existing window access onto the second floor porch. Two 20-ton heat pump units are planned to reside on grade, north of the porch. The existing chimney above the new stair tower location will be removed due to interior configuration of the renovation, so as to not change the building footprint.

North Elevation

Kitchen porch will be removed for the construction of an ADA accessible passage connecting Alumni House to the new events pavilion. Existing ground floor entry door will be replaced as part of the new interior egress stair assembly. On grade entry to the lower floor will be created for service access.

NEW EVENT PAVILION

A new event venue to accommodate 150 guests is being added and connected to the north of Summit House by new construction.

Alumni House to Pavilion Connector Gallery

The main floor of the Alumni House connects visually and physically to the new Silver Pavilion with a graceful combination stair and accessible ramp. Glass storefront on the East elevation provides maximum natural light. West elevation is solid with high clerestory windows to provide display wall space and limit light migration to adjacent neighbors. Pitched roof mitigates snow load.

Lobby

The Connector Gallery from the Alumni House opens into the Pavilion lobby centered on a large double sided gas fireplace. Interior double door access to the main event space flank each side of the fireplace. Primary building ADA access from the circular vehicle drop off is via ramp to the SE door.

Support Spaces

West of the lobby, public spaces include coat storage, sitting area and restrooms. Operation spaces include storage, mechanical, custodial and kitchen. A service hallway connects operational to public spaces. The Pavilion kitchen set-up supports large event catering and small event onsite food prep.

Event Space

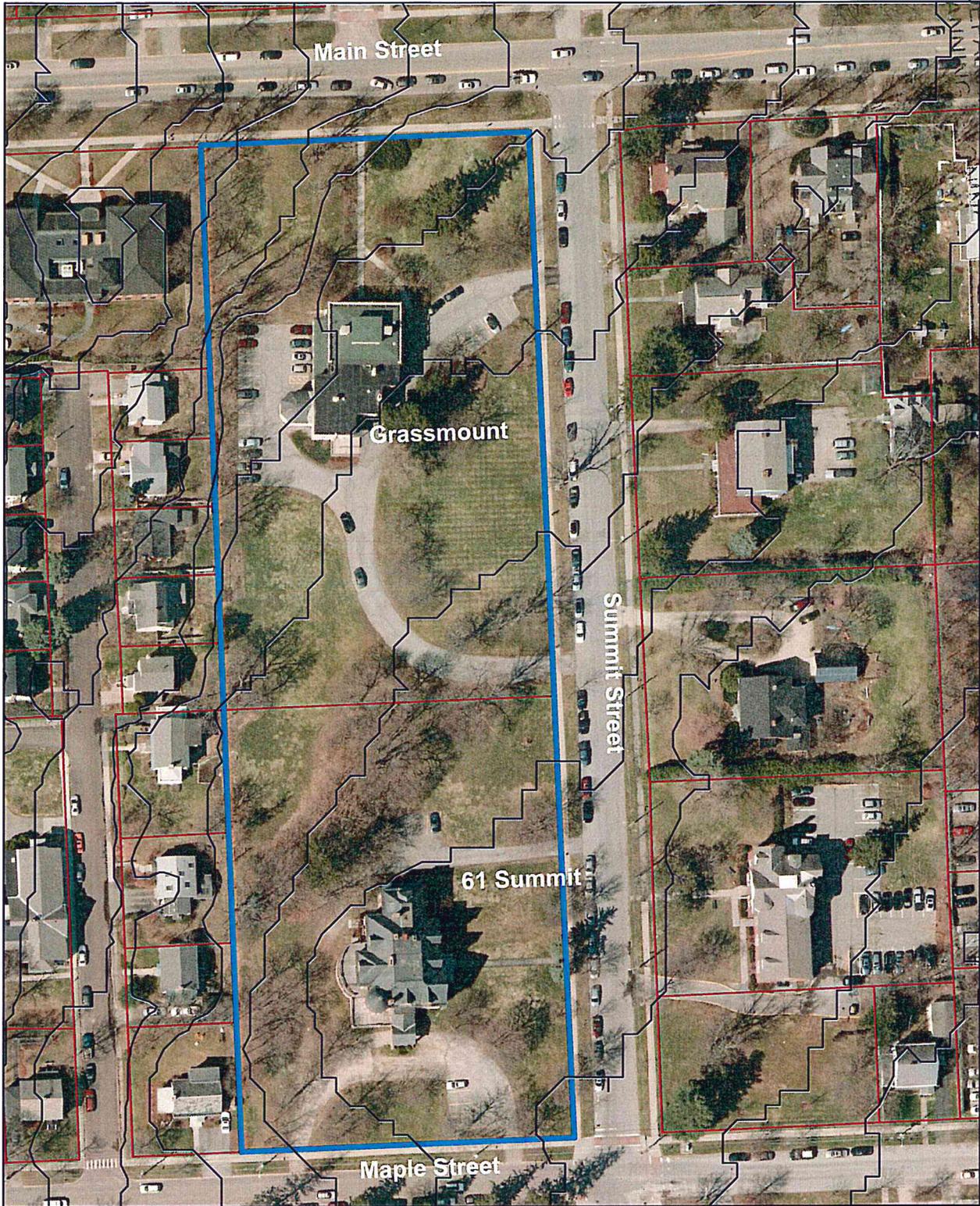
The approximately 2,600 sf event space is designed to accommodate 150 person occupancy. Open space can be divided by a mobile wall system into three smaller event spaces, each with full media capability and dedicated public/service access on the west side of the rooms and exterior access to the east. Ceiling is vaulted with exposed timber framing. Three sets of glass double doors open directly to the east building terrace and outdoor tent space.

Site Location Map
Alumni House, 61 Summit Street
University of Vermont

Attachment 2

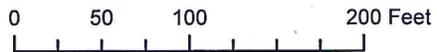
Orthophoto: Spring 2011

RECEIVED
DEC 22 2014
DEPARTMENT OF PLANNING



Prepared by Campus Planning Services
Date: 12/22/2014

Path: S:\cps\PLANNING\PROJECTS\PLANNING WORK\Lani master.mxd



Burlington Parcel Layer
UVM Property





East Elevation

RECEIVED
DEC 22 2014
DEPARTMENT OF
PLANNING & ZONING



View from the Southwest



South Elevation, 2014



South Elevation, 2010

DEPARTMENT OF
PLANNING & ZONING

RECEIVED
DEC 22 2014



North Elevation



West Elevation, from the north



West Elevation, from the south



RECEIVED

LINCOLN BROWN CO
2014

DEPARTMENT OF
ZONING

RECEIVED

DEC 22 2010

DEPARTMENT OF
PLANNING & ZONING

