

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: July 22, 2014
RE: 14-1320CA, 10 University Place

Zone: I Ward: 1
Owner/Representative: University of Vermont

Request: Demolition of Chittenden, Buckham, Wills residential complex with redevelopment plans including Green Mountain walkway and associated pedestrian amenities

OVERVIEW:

The applicant is requesting approval for demolition of three student dormitories (Chittenden, Buckham, & Wills) to enable construction of the adjacent inpatient building at Fletcher Allen Health Care. While these two projects go hand-in-hand, they are under separate ownership and separate permit application. The demolished buildings will be replaced with new landscaping and the so-called Green Mountain Walkway. Temporary onsite and offsite student housing will be provided and, ultimately, new student housing will be provided onsite; however, no new student housing is included in this proposal. The University of Vermont is an educational institution and, therefore, is subject to only limited zoning review per 24 VSA, Sec. 4413, *Limitations on municipal bylaws*. 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 project will include a small boundary line adjustment with FAHC.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design 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. 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 remains unchanged on both properties via internal drives and an interconnected web of pedestrian paths.

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

Sidewalk connectivity will be retained with the completion of the so-called Green Mountain Walkway across the center green.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The project site contains no significant natural features. Greenery within the site is limited to landscaped lawn, trees, and other plantings. Proposed landscaping is addressed under criterion (m) below.

(b) Topographical alterations

Not applicable per 24 VSA, Sec. 4413.

(c) Protection of important public views

Not applicable per 24 VSA, Sec. 4413.

(d) Protection of important cultural resources

Not applicable per 24 VSA, Sec. 4413.

(e) Supporting the use of alternative energy

Not applicable per 24 VSA, Sec. 4413.

(f) Brownfield sites

Not applicable per 24 VSA, Sec. 4413.

(g) Provide for nature's events

Not applicable per 24 VSA, Sec. 4413. Chapter 26: Wastewater, Stormwater, and Pollution Control is a separate city ordinance that governs stormwater and erosion control standards. As a result, the project still must comply with the standards of Chapter 26. As required, an erosion prevention and sediment control plan has been provided as has information relative to post construction stormwater management. Review and approval by the Stormwater Administrator will be required.

(h) Building location and orientation

No new buildings are included in this application.

(i) Vehicular access

Not applicable per 24 VSA, Sec. 4413.

(j) Pedestrian access

Not applicable per 24 VSA, Sec. 4413.

(k) Accessibility for the handicapped

Not applicable per 24 VSA, Sec. 4413. Applicable accessibility requirements under the City's building code continue to apply.

(l) Parking and circulation

No net change in the amount of existing parking is included in this proposal. The application indicates that some existing spaces will be reconfigured to accommodate the FAHC inpatient project. How and where this reconfiguration will take place is not clear on the project plans and must be specifically identified.

(m) Landscaping and fences

New construction included in this proposal is limited to the so-called Green Mountain Walkway and associated landscaping. The proposed walkway will provide a curvilinear pedestrian link between Mary Fletcher Drive and Carrigan Drive, running through the ample green space of the central campus. The walkway will be lined with shade trees. Several clusters of new evergreen trees are also proposed. Note that the application plans refer to "conceptual redevelopment," and landscaping specifics are lacking. Details as to the type of new plantings proposed and walkway materials are needed.

(n) Public plazas and open space

No public plazas or open space are included in this proposal.

(o) Outdoor lighting

No outdoor lighting information has been provided. Presumably, new lighting fixtures will illuminate the proposed Green Mountain Walkway. If so, fixture cut sheets, locations, and illumination levels need to be specified.

(p) Integrate infrastructure into the design

New utility lines serving the proposed construction must be buried.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable.

RECOMMENDED MOTION:

Review and forward to the Development Review Board subject to the following conditions:

1. A landscaping plan that includes details as to species and size of plantings proposed.
2. Outdoor lighting fixture locations, cut sheets, and illumination levels.
3. Site plan depicting how and where existing parking will be reconfigured with no net change in parking spaces provided.



CAMPUS PLANNING SERVICES

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

June 30, 2014

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

PROJECT: Demolition of Chittenden-Buckham-Wills Residential Complex
University of Vermont, 71,73,79 Colchester Avenue

Dear Ken,

The University is proposing to demolish Chittenden-Buckham-Wills Residential Complex (CBW) located on the east side of the University's Central Campus Quadrangle (Central Quad) that abuts the University's institutional neighbor, Fletcher Allen Health Care (FAHC) south of Colchester Avenue. The Project includes the demolition of CBW (refer to Attachment 1 – CBW Residential Complex Demolition Plan) and the conceptual redevelopment plan (refer to Attachment 2 – CBW Site Conceptual Redevelopment Plan) that illustrates the enhanced Green Mountain Walkway.

The Central Campus Quadrangle is surrounded by Fleming Museum to the north, FAHC and CBW to the east, Bailey-Howe Library to the south, and Central Heating Plant, Cook Science Building, and Kalkin Hall to the west. For purposes of this Project application, the Project Site is located within the University's Central Campus District and within the City's Institutional Zoning District inclusive of the Institutional Campus Core Overlay (ICC-UVM) and the ICC-UVM Central Campus Height Overlay.

The City's Planning & Zoning Department has advised the University that this Project will be reviewed as Conditional Use under Certificate of Appropriateness (COA) Level II. The University believes that this Project conforms to all the applicable sections of the Burlington Comprehensive Development Ordinance, including Article 3 § 3.5.6 (a) Conditional Use Review Standards, Article 4 §4.5.2 and 2(d) Institutional Core Campus Overlay Districts and UVM Central Campus (ICC-UVM), and Article 5 §5.4.8 Historic Buildings and Sites. In addition, Burlington Technical Review Committee (6/12/14) determined that this Project is exempt from major impact review because it does not expand the floor area of an existing building or the structural capacity of existing development, as per §3.5.3 (c). Refer to Attachment 3 – UVM Assessment of Project Conformance with the Burlington Development Ordinance that highlights the criteria for review and provides the University's assessments regarding conformance with the applicable review criteria.

As the City is aware, the University is expediting our Housing Master Plan recommendation to demolish CBW to construct housing consistent with first-year student housing requirements in order to meet the requisite timeline of FAHC's Inpatient Building Project (construction start 7/6/2015) to serve the wider community's public good (i.e. hospital and medical services) NOTE: The University initially planned to retain Wills Hall for a transitional period of time. However, the impact of the upcoming FAHC construction, including the need to relocate critical infrastructure servicing Wills Hall, precludes the use of this building. Therefore, all three buildings will be demolished as part of this Project.

In terms of replacement housing needs, although the University would remain in compliance with the 2009 UVM/City Memorandum of Understanding without providing temporary housing replacement, the University has worked diligently with local housing developers, to develop a Temporary Housing Replacement Plan (refer to Attachment 4) to maintain the existing student bed capacity within University affiliated housing. In addition, the University has recently (5/16/14) initiated a public Request for Proposal (RFP) process for development, property management, and private-public partnership financing services for first-year student housing and dining abutting this site on Central Campus. The University expects to receive viable proposals and make a selection by the end of September 2014.

In order to meet FAHC's timeline, UVM can only provide at this point a conceptual redevelopment plan that includes landscaping enhancements to the Green Mountain Walkway that was envisioned in the 2006 Campus Master Plan (refer to Attachment 5). The Green Mountain Walkway will create a system of pedestrian linkages through the core of the campus to Trinity Campus to the north and Redstone Campus to the south. The Conceptual Redevelopment Plan has been somewhat modified from the 2006 CMP vision due to the changing site boundaries. However, it is still envisioned to be a gently arching walkway that will align and link with the existing paths through the Campus Quad and Converse Hall's entrance walkway. There will be exterior lighting and will include an extensive program of tree planting along the walkway.

Although the University and FAHC have not completed the formal process of transferring property, the University has calculated that the land exchange represents approximately 1.02 acres. The adjusted lot coverage of the University's Institutional Core Campus Overlay, including the land transfer is 48.04%. The lot coverage after the demolition of CBW and the development of Green Mountain Walkway will be 47.56%, a reduction of .48% impervious, well within the 70-75% permitted lot coverage. The University expects that the demolition and the redevelopment of the Green Mountain Walkway will represent a negligible net change in lot coverage regardless of recalculations based on minimal boundary changes.

The project lies primarily in the North Campus Watershed and discharges to the North Campus Treatment Facility located southerly of Centennial Field. Within this Project, there will be no net increase to stormwater flow or capacity due to this Project.

Although outside of the project site limits, but included in FAHC's Inpatient Building Project application, the University's existing parking will be reconfigured with no net change to the number of parking spaces as part of the FAHC Inpatient Building Project.

As consistent with past practices, the University has met with key community stakeholders including the NPA's to outline the University's Housing Master Plan that includes the recommendation to demolition obsolete housing.

The University will not be able to start construction of the CBW Redevelopment Plan until FAHC's Inpatient Building Project is substantially complete, projected to be Fall 2018. In order to accommodate these needs, the University is requesting that the zoning permit be extended and expire in six (6) years, late Fall 2020. This extension of the permit period will allow appropriate time for installation of landscaping improvements to be completed in the growing seasons.

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

Sincerely,



Lani Ravin, AICP, UVM Associate Planner
Campus Planning Services

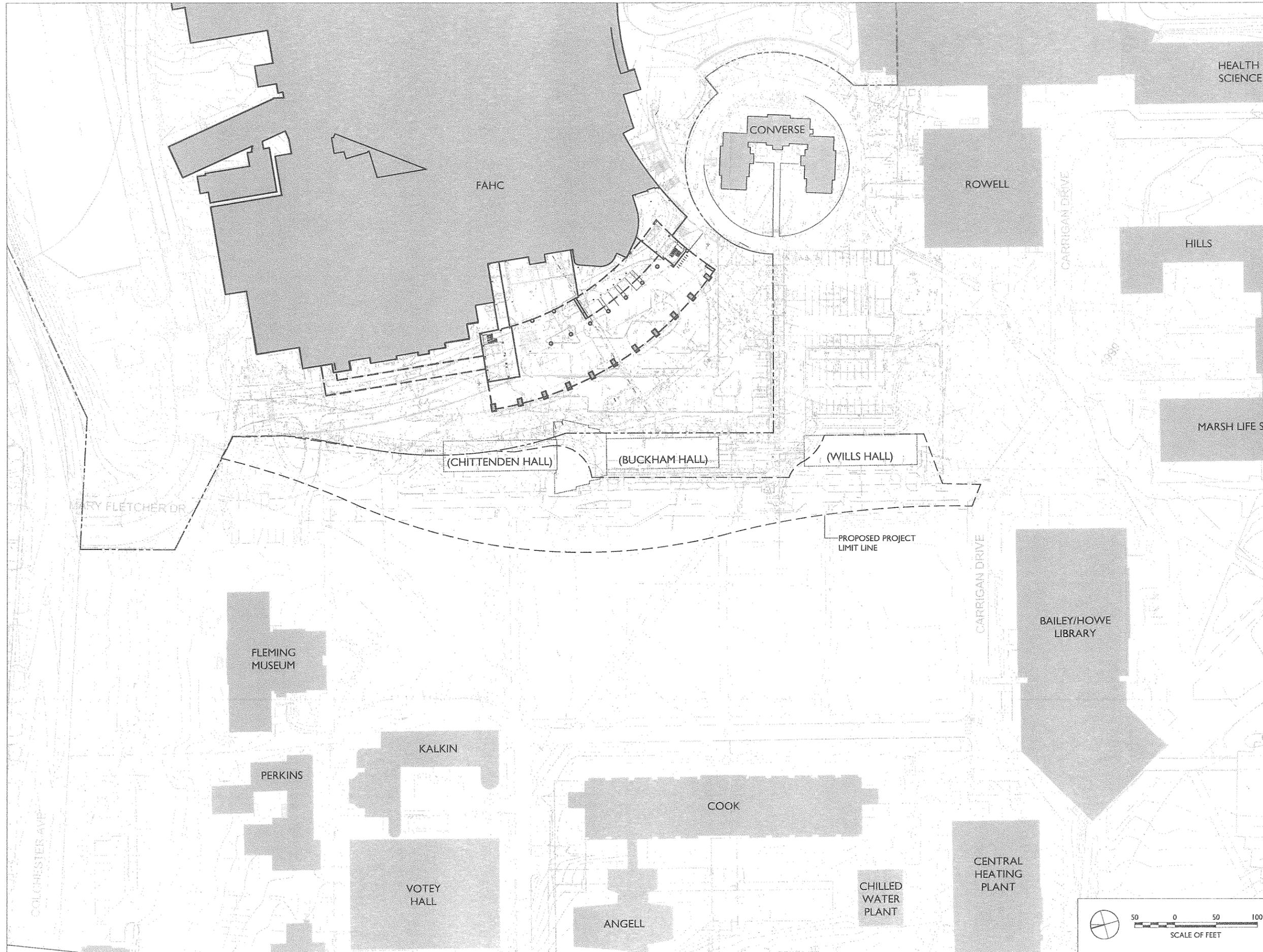
cc: Linda Seavey, Director, Campus Planning Services
Robert Vaughan, Director, Capital Planning & Management
Ken Bean, Project Manager, Facilities Design & Construction

ATTACHMENTS:

Zoning Permit Application

Check #1320963 \$4,680 Application Fee and Conditional Use Fee

- Attachment 1: CBW Residential Complex Demolition Plan, dated 6/30/14
- Attachment 2: CBW Site Conceptual Redevelopment Plan, dated 6/30/14
- Attachment 3: UVM Assessment of Project Conformance with Comprehensive Development Ordinance
- Attachment 3A: Existing conditions: Orthophoto of the Central Campus Quad Area
- Attachment 3B: Existing conditions: CBW Photographs
- Attachment 4: UVM Temporary Housing Replacement Plan
- Attachment 5: 2006 Campus Master Plan – Green Mountain Walkway Excerpt (pages 138-139)
- Attachment 6: Historic Assessment Report: Chittenden-Buckham-Wills Residential Complex (CBW)
- Attachment 7: Erosion Prevention Sediment Control (EPSC) Application and Plans



RECEIVED

JUN 30 2014

DEPARTMENT OF
PLANNING & ZONING

**UVM CBW
RESIDENTIAL
COMPLEX
DEMOLITION
PLAN**

REVISIONS

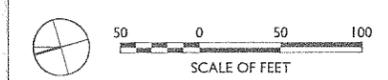
DRAWING NO. _____

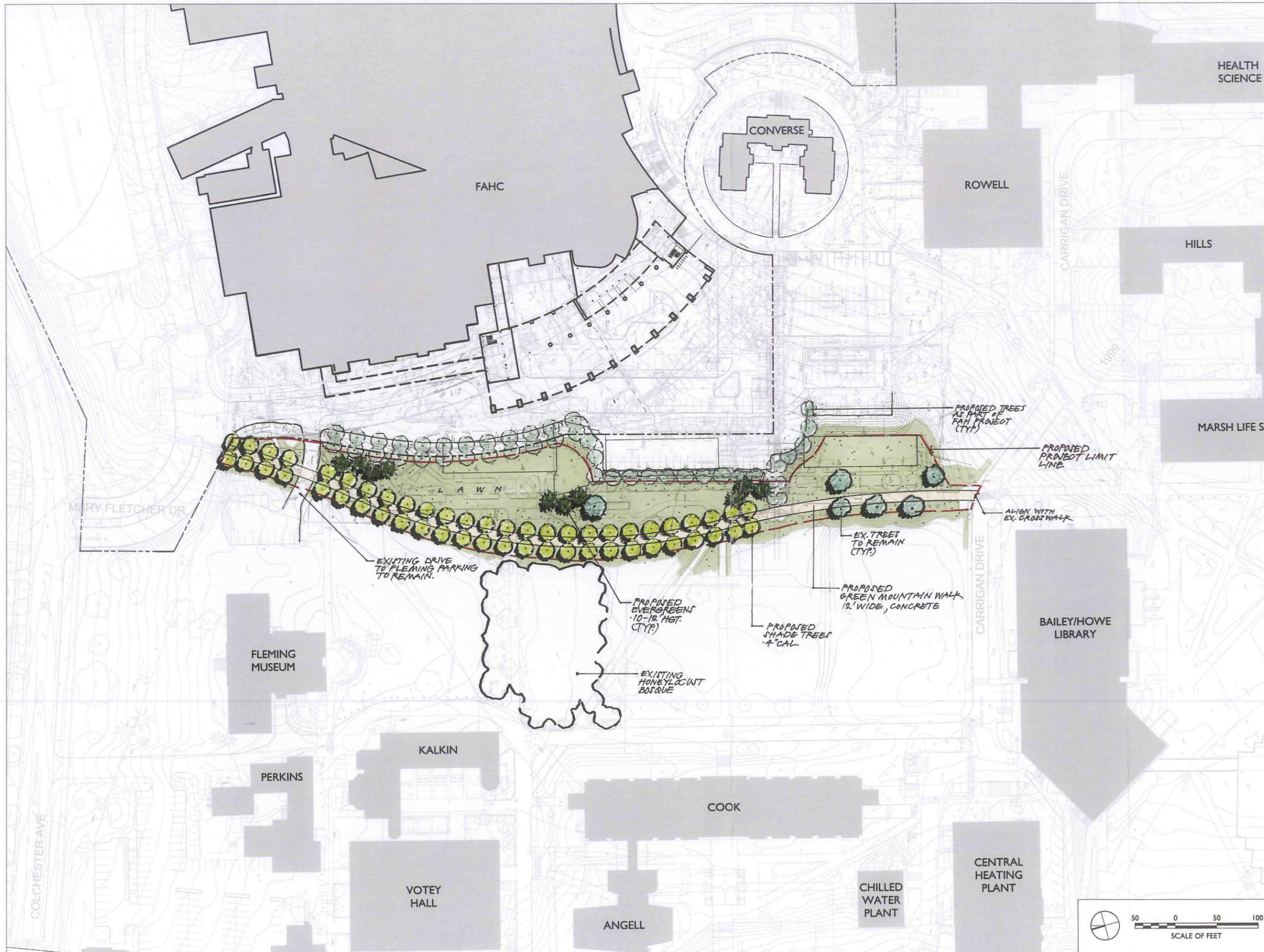
JOB NO. _____

SCALE 1" = 50'-0"

DATE 06.30.14

LI.0





RECEIVED
JUN 30 2014
DEPARTMENT OF
PLANNING & ZONING

**UVM
CBW SITE
CONCEPTUAL
REDEVELOPMENT
PLAN
CONCEPTUAL
GREEN
MOUNTAIN
WALKWAY**

REVISIONS

© WMA ALL RIGHTS RESERVED 2014 DRAWING NO.

JOB NO.

SCALE 1" = 50'-0"

DATE 06.30.14

LI.I

UVM Assessment of Conformance with the Applicable Burlington Comprehensive Development Ordinance:

I

**Project: Demolition of Chittenden-Buckham-Wills Residential Complex (CBW) & Green Mountain Walkway Conceptual Redevelopment Plan
71, 73, 79 Colchester Avenue, University of Vermont**

The University has extracted the applicable review criteria and provides the following information for your review:

Article 3 § 3.5.6 (a) Conditional Use Review Standards

The University believes that the CBW Demolition and the Conceptual Redevelopment Project will not result in an undue adverse effect on the following standards:

1. The capacity of existing or planned community facilities:

The existing capacity of the CBW 391 beds (i.e., Chittenden Hall = 130 beds, Buckham Hall = 133 beds, Wills Hall = 128 beds). The University has worked with the local development community to develop a Temporary Housing Replacement Plan (refer below and to Attachment 4) that outlines the University's plans to maintain the same number of beds through the duration of this Project.

1. **326 Quarry Hill Road, South Burlington** – UVM entered into a lease with Northeast Quarry, LOLC for the entire building commencing August 15, 2014. The property comprises 32 apartments and will accommodate **126** students. The lease is subject to annual renewal in UVM's sole discretion.
2. **Quarry Hill Road, South Burlington** – UVM is in serious negotiations to occupy an additional building that will provide housing for approximately **150** students. The lease will be for one year, subject to annual renewal in UVM's sole discretion.
3. **870 Williston Road (Sheraton), South Burlington** – UVM is in discussions with the Sheraton regarding rental of 40 guest rooms in the original wing of the Hotel. These rooms will accommodate **80** students.
4. **Reconfiguration of Existing Student Housing Capacity** – UVM's current capacity is over 6,110 beds. The University can reconfigure existing housing to accommodate the additional **35** student beds. The University does this on an annual basis to accommodate fluctuating student levels.

Total Temporary Housing Replacement Plan 391 beds

2. The character of the area

The character of the area is a hub of student life and is an integral part of the University's academic and medical core. It is also adjacent to Fletcher Allen Health Care to the west. The area includes one of the 5 priority landscape projects identified in the 2006 Campus Master Plan (refer to Attachment 5 – 2006 CMP Green Mountain Walkway). The Green Mountain Walkway is envisioned to be a cultural hub with energized spaces and dynamic linkages. It will be a major pedestrian avenue and connective green space and will be an important landscape element to bridge the architectural transitions between UVM and FAHC.

The Central Campus Quadrangle (Central Quad) is one of the remaining large open spaces on campus that is used for informal recreation and outdoor events. Separate from this application, this area also includes some student housing and the University is in an active RFP process to develop additional student housing and dining in this area of the campus for first-year students with an occupancy goal of August 2017. The character of the area will be significantly improved by the enhancement of the Green Mountain Walkway.

3. Traffic impacts

Traffic will not increase as a result of this Project as it consists of demolition of existing buildings and enhancement of the Green Mountain Walkway, primarily a pedestrian avenue with limited vehicular access for shuttles and emergency access. The University will expand our Campus Area Transportation System (CATS) with shuttle services for the students housed in South Burlington.

4. Other standards as per existing City bylaws and city and state ordinances

UVM entered into a Memorandum of Agreement on Housing with the City of Burlington in 2009. Among other items, the MOA states, "After Fall 2009 and continuing throughout the duration of this agreement, UVM agrees to provide, by its own means or by working with a third party developer, student housing within the institutional districts defined in the City Comprehensive Development Ordinance in effect on March 9, 2009, or outside the boundaries of the City of Burlington on a 1:1 basis relative to increased enrollment of undergraduate students beyond the number enrolled in Fall 2009."

UVM is in full compliance with this item and would remain so even if temporary beds were not leased:

	Enrollment	Housing Capacity
Fall 2009	10,156	5,707
Fall 2013	9,764	6,110
DIFFERENCE	(392)	403

With a decrease of 392 students and an increase of 403 beds, UVM would remain in full compliance with the MOA on housing without acquiring temporary housing for the loss of 391 beds between Fall 2015 and Fall 2017. However, it is our plan to keep our housing capacity at the current level of 6,110 beds and in order to achieve this, UVM will provide 391 beds of temporary housing during this interim period, as noted above.

5. Utilization of renewable energy resources

The University will recycle as much building material as possible. The conceptual redevelopment plan will include energy efficient exterior lighting as per the University Exterior Lighting standards.

6. Cumulative impact

The impact of this demolition is the loss of the CBW Residential Complex. This impact will be mitigated by appropriate documentation as listed in §5.4.8 below. The enhancements of the Green Mountain Walkway will improve circulation and pedestrian amenities in this part of our campus. By the University expediting its plans to demolish CBW, the public good will be served by allowing FAHC's Inpatient Building Project to be in aligned with the industry standards and the needs of their patients.

7. *Increased number of unrelated individuals in a dwelling unit in residential areas*
Not applicable.

8. *Control the location and number of vehicular access points to the property:*
Given the challenges of the multiple overlapping projects in this area, the vehicular access points may be more controlled during construction. However, there will be no changes to the location and number of vehicular access points to the property at the completion of this Project (i.e. CBW Demolition or the Green Mountain Walkway Redevelopment Plan).

9. *Limit on number, location and size of signs:*
The University will erect permanent signs as per the DRB-approved UVM Wayfinding & Signage Master Plan. Temporary construction signs will guide all users during construction.

10. *Mitigation, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area:*

The mitigation for the demolition will be the Green Mountain Walkway Conceptual Redevelopment Plan (refer to Attachment 2 – Conceptual Redevelopment Plan). As described above, the Green Mountain Walkway is envisioned to be a cultural hub with energized spaces and dynamic linkages. It is envisioned to be a major pedestrian avenue and provide connective green space and an important landscape element to bridge the architectural transitions between UVM and FAHC. The Green Mountain Walkway will significantly improve the pedestrian experience and provide associated pedestrian amenities, including potential series of informal indoor/outdoor spaces, pocket and winter gardens.

11. *Time limits of construction:*

The University will need to start demolition of CBW after the end of the 2014-2015 academic year (May 2015) and complete demolition in time for FAHC to break ground on their new facility. The Green Mountain Walkway Redevelopment Plan will not be able to begin until FAHC's Inpatient Building Project is substantially complete. That work is phased to take place over the next 4 years, completed in August 2018. The FAHC phased construction is due to the need to maintain full emergency hospital access over the full period of construction. FAHC has indicated that they will need some time to completely vacate FAHC's staging area on University property. With that constraint, the University believes it will need to delay the installation of much of the landscaping improvements to the following spring growing season (2019).

Therefore, the University is requesting that this permit be extended and expire after six (6) years, in late Fall 2020.

12. *Limits on hours of (de)construction to reduce impact on surrounding properties:*
The nearest neighbor is FAHC which is interested in having demolition occur as soon as possible. The site is surrounded by UVM and FAHC buildings and property so impact to neighbors may be lessened. Students will not be living in Converse during the summer, when deconstruction is scheduled.

13. *Future enlargement to return for review by DRB*
Agreed.

14. *Performance Standards*

The University will comply with its own construction standards and LEED policies.

15. *Additional reasonable conditions and safeguards*
None at this time.

Article 4 §4.5.2 Institutional Core Campus Overlay Districts
§4.5.2(d) UVM Central Campus (ICC UVM)

2. *Lot Coverage:*

Existing lot coverage within ICC-UVM (adjusted by FAHC land transfer): 48.04%
Proposed lot coverage within ICC-UVM (adjusted by FAHC land transfer): 47.59%
Maximum lot coverage is 70-75% so this project is well within permitted lot coverage.

4. *Surface Parking:*

No new surface outdoor parking spaces are proposed in this application. Some existing parking spaces will be moved to a new configuration in order to accommodate FAHC inpatient Building Project.

Article 5 § 5.4.8 Historic Buildings and Sites

(a) Applicability:

In order to be subject to the provisions of this section, all of the following conditions must be present:

1. *The buildings are 50 years old or older:*

CBW was built in 1947 so they are older than 50 years.

2. *Significance regarding:*

a. *historic events,*

There are no significant historic events associated with these buildings.

b. *associations with the lives of significant persons of the past,*

There is no direct association with the lives of significant persons of the past. There are many people, famous and not, of whom it can be said "they slept here" since these are college residence halls, but that is a very minor distinction.

c. *Distinctive construction, work of a master, high artistic value, or represents a significant entity as a whole;*

These buildings are not highly significant examples of architecture on the UVM campus (refer to Attachment 6: UVM CBW Historic Buildings Evaluation Preliminary Review Report for further details). The architectural firm that designed these building, McKim Mead and White, has done much higher quality work elsewhere. The precast panel construction was also done elsewhere, it is not unique.

d. *Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact*

The buildings have not retained their integrity or character defining elements. Significant façade changes took place over the years.

- e. *Yields or may yield prehistoric information, and*
No prehistoric information is associated with these buildings.
3. *Building or site possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling and association.*
The buildings and site do not possess a "high degree of integrity of location setting, materials, workmanship, feeling or association". CBW Complex were built quickly for returning students after WWII as economically as possible. They were not designed to be architectural icons. The area around the buildings is changing and evolving according to the needs of the University and Fletcher Allen Health Care.

Conclusion:

In this case very few of the necessary conditions for applicability are present. The buildings do not meet the criteria for historic status as per the Burlington CDO. These three buildings may be eligible for listing on the State Register; they are less likely to be found eligible for listing on the National Register of Historic Places.

The University does not think that the Project is subject to §5.4.8, the following information may be helpful regarding the standards for review of demolition:

- The structures are currently sound and well maintained although outdated and not up to current standards and best practices. The buildings function as current student residences.
- The new Fletcher Allen Inpatient Building Project, in its current and final configuration, is located too close to the building footprint of the CBW buildings. Therefore it is not possible to rehabilitate or reuse the current structures. These structures cannot be practicably moved.
- The proposed redevelopment of the new Fletcher Allen Inpatient Building Project will provide a substantial community-wide benefit that far outweighs the historic or architectural significance of the buildings proposed for demolition. The new Inpatient Building will provide single-bed rooms, which is the current hospital standard.
- This demolition and conceptual redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of Converse Hall, a much more important historical resource than CBW. The FAHC Inpatient Building design was moved further from Converse Hall which is why it now is located close to the building footprint of CBW.
- The University will properly document, using the applicable standards of the Historic American Building Survey (HABS) all of the design, features, construction techniques and examples of materials at the CBW buildings. The University will store this documentation at the Bailey Howe Library, Special Collections, so that it can be available to historians, architectural historians and others interested in Burlington's architectural history.
- After demolition of CBW, FAHC will redevelop the site for their Inpatient Building.

- This plan will be compatible with the historical integrity and will enhance the architectural character of the immediate area by avoiding direct impacts to Converse Hall.
- FAHC plans to start construction as soon as all permits are obtained and CBW is demolished.
- The time between demolition and commencement of new FAHC construction is planned to be less than six months, however it is contingent on obtaining all necessary permit approvals. The University will be able to commence construction of the redevelopment plan only after all phases of the FAHC construction is substantially complete, in spring of 2019.
- The University will recycle as much material as possible, as part of its commitment to sustainable building practices and policy that all buildings achieve at least LEED Silver certification. Unfortunately the building materials cannot be sold, reclaimed or salvaged as CBW was built with precast concrete panels.

§5.5.3 Stormwater & Erosion Control

Please find attached an Erosion Prevention Sediment Control Plan for this Project (refer to Attachment 7 – EPSC Plan, dated 6/30/2014). The University will comply with the standards in Article 3, Stormwater & Erosion Control of Chapter 26 of the City Code of Ordinances: Wastewater, Stormwater and Pollution Control.

Summary:

The University believes that this Project conforms to all the applicable sections of the Burlington Comprehensive Development Ordinance. Per the City's Development Review Committee, this project is exempt from major impact review because it does not expand the floor area of an existing building or the structural capacity of existing development, as per §3.5.3 (c).

ATTACHMENTS:

Attachment 3A: Existing conditions: Orthophoto of the Central Campus Quad Area
Attachment 3B: Existing conditions: CBW Photographs



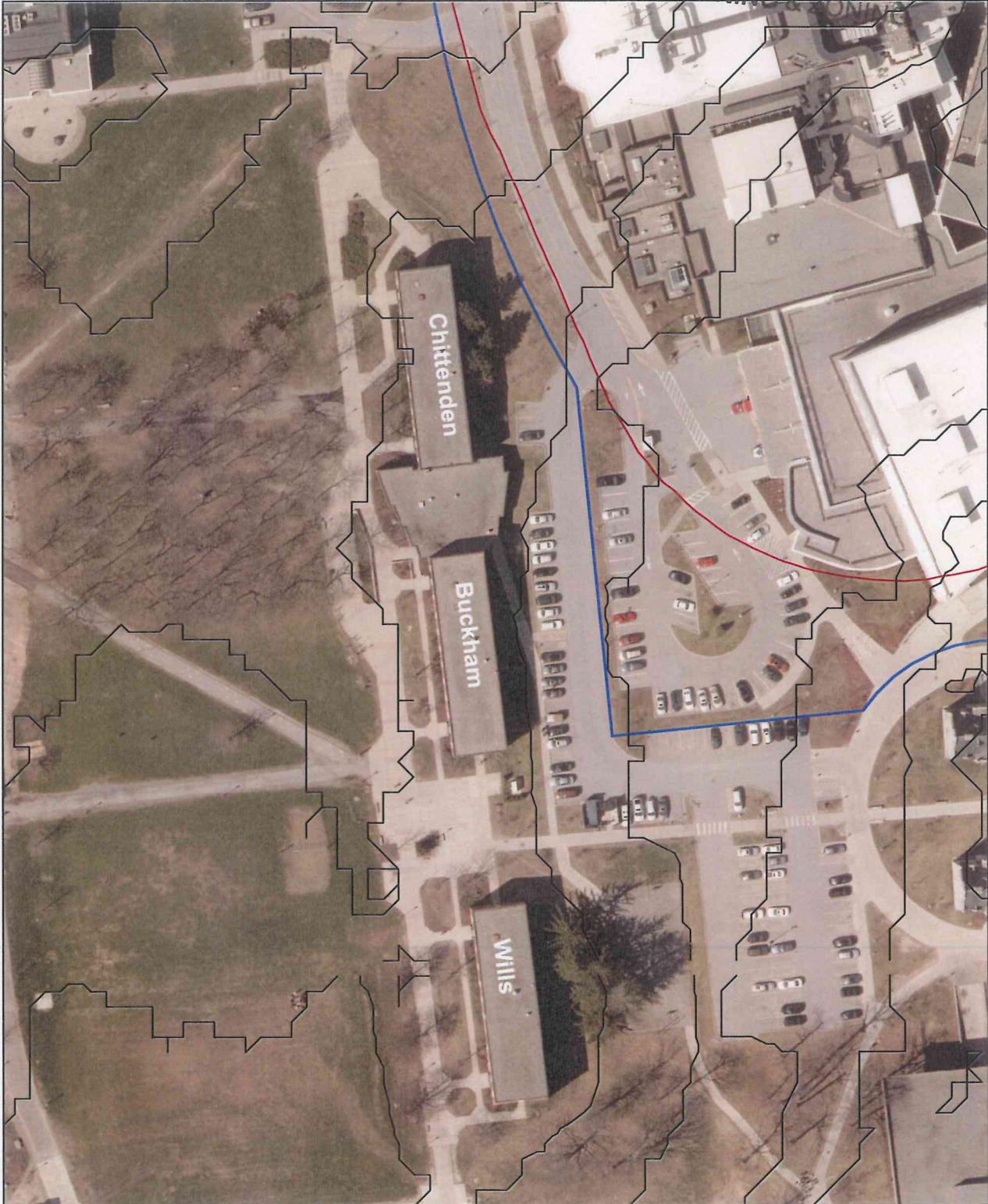
Site Location Map
 Chittenden, Buckham & Wills Halls
 University of Vermont

RECEIVED

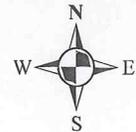
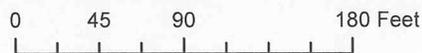
JUN 30 2014

Orthophoto: Spring 2011

DEPARTMENT OF
 PLANNING & ZONING



Prepared by Campus Planning Services
 Date: 6/30/2014



Chittenden, Buckham & Wills (CBW) Residential Complex Demolition
71,73 & 79 Colchester Avenue, University of Vermont
Existing Conditions Photographs



Wills, Buckham and Chittenden, South & West Façades, looking North

RECEIVED
JUN 30 2014
DEPARTMENT OF
PLANNING & ZONING



Chittenden, West Façade

RECEIVED
JUN 2 8 2014
DEPARTMENT OF
PLANNING & ZONING



Chittenden, South Entry on West Façade



Chittenden, North Façade



Chittenden, East Façade



Connector Building, East Façade (also looking at Chittenden, South & East Façades)



Connector Building, West Façade



Buckham, South Façade



Buckham, East Façade



Buckham, West Façade



Wills, South Façade



Wills, West Façade



Wills, West Façade, North Entrance



Wills, North Façade



Wills, East Façade

**The University of Vermont
Temporary Housing Replacement Plan
As of June 30, 2014**

The University is expediting the demolition of Chittenden-Buckham-Wills Residential Complex (CBW) to allow construction of Fletcher Allen Health Care (FAHC)'s new Inpatient Building Project.

Although UVM would remain in full compliance* with the 2009 UVM/City Memorandum of Understanding regarding housing, the University plans to keep our housing capacity at the current level of 6,110 beds. In order to achieve this, the University has developed a Temporary Housing Replacement Plan to replace CBW bed capacity. The existing capacity of the CBW is 391 beds (i.e., Chittenden Hall = 130 beds, Buckham Hall = 133 beds, Wills Hall = 128 beds). The following outlines the University's plans to maintain the same number of beds during this interim period as follows:

1. **326 Quarry Hill Road, South Burlington** – UVM entered into a lease with Northeast Quarry, LOLC for the entire building commencing August 15, 2014. The property comprises 32 apartments and will accommodate **126** students. The lease is subject to annual renewal in UVM's sole discretion.
2. **Quarry Hill Road, South Burlington** – UVM is in serious negotiations to occupy an additional building that will provide housing for approximately **150** students. The lease will be for one year, subject to annual renewal in UVM's sole discretion.
3. **870 Williston Road (Sheraton), South Burlington** – UVM is in discussions with the Sheraton regarding rental of 40 guest rooms in the original wing of the Hotel. These rooms will accommodate **80** students.
4. **Reconfiguration of Existing Student Housing Capacity** – UVM's current capacity is over 6,110 beds. The University can reconfigure existing housing to accommodate the additional **35** student beds. The University does this on an annual basis to accommodate fluctuating student levels.

Total Temporary Housing Replacement Plan = 391 beds

*UVM is in full compliance with the 2009 UVM/City MOU on Housing and would remain so even if temporary beds were not leased:

	Enrollment	Housing Capacity
Fall 2009	10,156	5,707
Fall 2013	9,764	6,110
DIFFERENCE	(392)	403

ATTACHMENT 4 - UVM Temporary Housing Replacement Plan

RECEIVED
JUN 30 2014

DEPARTMENT OF
PLANNING & ZONING

GREEN MOUNTAIN WALKWAY

The Green Mountain Walkway is a pedestrian avenue and connective green space that creates a system of linkages through the core of the campus to Trinity District to the north and Redstone Campus to the south. Where University Place represents the historic heart of the campus, Green Mountain Walkway has a more contemporary context, which is reflected in the arcing form of the walkways, its new open spaces, lighting and site furnishings.

The Green Mountain Walkway begins at the north edge of the Main Street North District on Colchester Avenue, where the existing access road to Fletcher Allen Health Care has been realigned to allow the walkway to follow a more direct route. The Green Mountain Walkway moves through the C-B-W Quadrangle with a sequence of gently-arcing walkways that strike a counterbalance with the existing architecture grid of the quad. A secondary system of pathway traces the perimeter of the C-B-W quad, and cuts through it laterally and diagonally. At the Bailey/Howe Library, the Green Mountain Walkway forks, with one branch arcing through the Bailey/Howe Quadrangle, and another towards the foot of the hill at the Aiken Center, where it meets up with a pathway that moves diagonally through the Dudley H. Davis Center Oval, to connect with the Redstone Walkway to the south and the University Gateway Arboretum to the east.

The crescent formed between the arcing and the straight sections of the Green Mountain Walkway in the C-B-W Quad becomes a lawn of gently tilted planes suitable for informal games and lying out in the sun. The east face of the landforms is steeper, and acts as a seating edge looking out onto the walkway.

The convergence of the Green Mountain Walkway and the pathway leading to Converse Hall is marked with a plaza that is envisioned as a center of social and residential life in the C-B-W Quad.

The arcing paths of the Green Mountain Walkway are lined on either side by a row of deciduous trees. The open spaces on either side of the walkway are planted with more formal groupings of trees, and open glades.

The Green Mountain Walkway is tied together by a consistent and distinct language of materials and site furnishings.

Green Mountain Walkway is also being considered as a possible future location for some of the food vendors currently located on University Place due to the future transformation into a high pedestrian activity zone. This location, convenient to both the core campus and Trinity District along with electrical water hook-ups, would be an excellent place for outdoor eating and informal gathering.

The illustrative plan and perspective represent preliminary concepts only.

RECEIVED
JUN 30 2014

DEPARTMENT OF
PLANNING & ZONING

GREEN MOUNTAIN WALKWAY

