

## Department of Planning and Zoning

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**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** January 31, 2017  
**RE:** 17-0632CA; 55 Colchester Ave

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**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: I      Ward: 1E

Owner/Applicant: University of Vermont

**Request:** Addition of 23,350 sq. ft. to Kalkin Hall; 3 stories plus basement, existing outdoor courtyard for classrooms, study rooms, faculty offices and other spaces to support the Grossman School of Business.

### **Applicable Regulations:**

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

### **Background Information:**

The applicant is requesting approval for an addition to the existing Kalkin Hall within UVM's Central Campus. The project is relatively minor in scope and amounts to filling in an existing court yard with ~ 23,000 sf new building area. Associated walkways, outdoor sitting areas, and landscaping are also proposed.

The project site is located within the Institutional Core Campus Overlay wherein intensified development is anticipated. Given the small scope, no project phasing has been requested. Impact fees (FY '17 rates) based on the net new building area will be assessed upon project completion.

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.

**Recommendation:** Consent approval as per, and subject to, the following findings and conditions:

### **I. Findings**

#### **Article 4: Maps & Districts**

##### **Sec. 4.4.4, Institutional District:**

**(a) Purpose**

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus.*

**(b) Dimensional Standards & Density**

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus.*

**(c) Permitted & Conditional Uses**

See Sec. 4.5.2 (d) *District Specific Regulations: UVM Central Campus.*

**Sec. 4.5.2, Institutional Core Campus Overlay Districts**

**(a) Purpose**

The Institutional Core Campus Overlay Districts are intended to provide for reasonable future growth for institutions within the core of their respective campuses without further intrusion into surrounding residential neighborhoods. Increased development scale and intensity than would be found in adjacent residential areas and to provide for a variety of uses associated with higher education, health care, and cultural and research centers. The proposed addition to Kalkin Hall is consistent with this intent. **(Affirmative finding)**

**(b) Areas Covered**

The proposed construction is located within the UVM Central Campus overlay. **(Affirmative finding)**

**(d) District Specific Regulations: UVM Central Campus (ICC-UVM)**

**1. Transitional Buffer**

None of the proposed construction is located within the transitional buffer. **(Affirmative finding)**

**2. Lot Coverage**

Most of the new construction is taking place over existing impervious surface. Therefore, the net increase in lot coverage is small at just 730 sf. The undergraduate student housing approved in 2015 resulted in lot coverage of 49.57% within the core campus overlay. No updated total lot coverage is noted and must be. That said, lot coverage clearly remains below the 65% permissible in the ICC-UVM overlay. **(Affirmative finding as conditioned)**

**3. Setbacks**

Only 15' front setbacks within the transitional buffer apply within this core campus overlay zone. As noted above, none of the proposed work is located within the transitional buffer. **(Affirmative finding)**

**4. Surface Parking**

No new surface parking is included in this project. **(Affirmative finding)**

**5. Building Height**

While it is within the core campus overlay, the proposed building addition is not located within the ICC-UVM Height Overlay. As such, the addition is limited to the height of the tallest existing structure within the core campus overlay as of January 1, 2008. The proposed addition is nowhere near the height of the tallest building within the core campus overlay. It is just 45' tall to the midpoint of its gable roof and appears to match the height of the existing building. **(Affirmative finding)**

6. *Density*

The non-residential density equivalent set forth in Sec. 5.2.7 (a) 2 does not apply within the ICC-UVM overlay. **(Affirmative finding)**

7. *Uses*

Within the ICC-UVM overlay district, post-secondary schools shall be permitted uses. The existing post-secondary school use will remain. No change in use is proposed. **(Affirmative finding)**

**Article 5: Citywide General Regulations**

***Sec. 5.2.3, Lot Coverage Requirements***

See Sec. 4.5.2.

***Sec. 5.2.4, Buildable Area Calculation***

This criterion does not apply to properties in the I zone. **(Not applicable)**

***Sec. 5.2.5, Setbacks***

See Sec. 4.5.2.

***Sec. 5.2.6, Building Height Limits***

See Sec. 4.5.2.

***Sec. 5.2.7, Density and Intensity of Development Calculations***

See Sec. 4.5.2.

***Sec. 5.5.1, Nuisance Regulations***

Nothing in this proposal appears to have any bearing on the city's nuisance regulations. **(Affirmative finding)**

***Sec. 5.5.2, Outdoor Lighting***

Some new outdoor lighting is included in this proposal. It is limited to walkway and entryway lighting. Fixture cutsheets depict acceptable cutoff LED fixtures, and a photometric analysis depicts acceptable illumination levels along the walkway and for the new building entry.

**(Affirmative finding)**

***Sec. 5.5.3, Stormwater and Erosion Control***

The very small net increase in impervious surface will result in minimal stormwater runoff. The core campus area is served by existing stormwater infrastructure with capacity to handle this nominal increase.

As more than 400 sf of earth disturbance is included in this proposal, an erosion prevention and sediment control plan has been submitted for review and approval by the Stormwater Administrator. **(Affirmative finding)**

**Article 6: Development Review Standards**

***Part 1, Land Division Design Standards***

Not applicable.

***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. It largely consists of an existing court yard and some grassy areas. **(Affirmative finding)**

*(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. **(Affirmative finding)**

*(h) Building location and orientation*

The proposed addition is located within the University's Central Campus and does not directly front on any public street. A new primary building entrance is included in the addition and will face southward with a direct connection to the campus' existing walkway network. **(Affirmative finding)**

*(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. **(Affirmative finding as conditioned)**

*(l) Parking and circulation*

No changes to parking or circulation are included in this proposal. **(Affirmative finding)**

*(m) Landscaping and fences*

A landscaping plan has been provided. Details are simple and consist of new planting beds and some new hardscaping such as sitting areas and patio space. **(Affirmative finding)**

*(n) Public plazas and open space*

Not applicable.

*(o) Outdoor lighting*

See Sec. 5.5.2.

*(p) Integrate infrastructure into the design*

Any new utility lines serving the proposed construction must be buried. No additional mechanical equipment, dumpsters, or similar items are evident in the proposed site plan. Existing mechanical enclosures will remain. **(Affirmative finding)**

**Part 3, Architectural Design Standards**

**Sec. 6.3.2, Review Standards**

*(a) Relate development to its environment*

*1. Massing, Height, and Scale*

The proposed addition will affect both the mass and scale of Kalkin Hall. The 3-story addition will transform the L-shaped building into a more rectangular shape. While the scale of the structure will increase, it remains modest in comparison to some of the larger buildings on campus. As proposed, the addition will be discernable from the original structure, and massing will be broken up into distinct buildings sections. The outward appearance of a rectangular box is avoided. The proposed height is acceptable as noted in Sec. 4.5.2 (d) 5. **(Affirmative finding)**

*2. Roofs and Rooflines*

Not applicable per 24 VSA, Sec. 4413.

*3. Building Openings*

Not applicable per 24 VSA, Sec. 4413.

*(b) Protection of important architectural resources*

Not applicable per 24 VSA, Sec. 4413.

*(c) Protection of important public views*

Not applicable per 24 VSA, Sec. 4413.

*(d) Provide an active and inviting street edge*

Not applicable per 24 VSA, Sec. 4413.

*(e) Quality of materials*

Not applicable per 24 VSA, Sec. 4413.

*(f) Reduce energy utilization*

Not applicable per 24 VSA, Sec. 4413.

*(g) Make advertising features complimentary to the site*

Signs are noted on the project plans; however, they are not specifically included in this application. All outdoor signs are subject to separate zoning permit review. **(Affirmative finding as conditioned)**

*(h) Integrate infrastructure into the building design*

Rooftop mechanical equipment will be fully enclosed within a rooftop penthouse. **(Affirmative finding)**

*(i) Make spaces safe and secure*

All building and life safety code, as defined by the building inspector and fire marshal, shall be implemented in the construction of this building addition. **(Affirmative finding as conditioned)**

## **Article 8: Parking**

### ***Sec. 8.1.8, Minimum Off-Street Parking Requirements***

This project is incorporated into the 2014-2019 update of the Joint Institutional Parking Management Plan as approved by the Development Review Board May 19, 2014. **(Affirmative finding)**

### ***Sec. 8.2.5, Bicycle Parking Requirements***

The proposed development will require 1 long-term bicycle parking space (1 per 20,000 sf) and 5 short-term bicycle parking spaces (3 per 5,000 sf). The project plans depict sheltered bike parking spaces with 10-space capacity. **(Affirmative finding)**

## **II. Conditions of Approval**

1. **Prior to release of the zoning permit**, updated lot coverage percentage for the total UVM Central Campus core overlay shall be provided, subject to staff review and approval.
2. At least **7 days prior to issuance of a certificate of occupancy**, impact fees based on the net new building square footage shall be paid to the Department of Planning & Zoning.
3. All new utility lines shall be buried.
4. All outdoor signs require separate zoning permits.
5. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required.
6. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
7. Standard permit conditions 1-15.