

Department of Planning and Zoning

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TO: Design Advisory Board
FROM: Scott Gustin
DATE: May 22, 2018
RE: 18-0929CA; 97 Spear Street

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Zone: I Ward: 8E

Owner/Applicant: University of Vermont & State Agricultural College

Request: Construct new multipurpose events center within the UVM PFG complex and construct health & wellness addition on north side of the existing complex. Related landscaping and parking changes.

Background Information:

The applicant is seeking approval to construct a new 96,681 sf, ~ 3,000 seat multipurpose events center to be situated between the existing Gutterson Field House and Patrick Gym facilities. The proposed events center will replace Patrick Gym for basketball games and other events. Patrick Gym will be converted to a practice facility. There will be no net increase in the number of spectator seats. A 17,331 sf addition is also proposed along the north side of the existing athletics complex to house additional health and wellness facilities. A new concourse is proposed along the south side of Gutterson. A 150-space parking lot will be removed to accommodate the new multipurpose events center. Some new parking is included in the project design (16 spaces), but more importantly, the project is addressed in the current Joint Institutional Parking Management Plan.

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.

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

Much of the new building space will be constructed on what is presently asphalt. Relatively minimal existing green space will be lost. None of the areas affected are important natural features as identified in the Open Space Protection Plan.

(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

As required, plans for erosion prevention and sediment control and for post construction stormwater management have been provided to the city's stormwater program staff. The stormwater runoff associated with this project will be directed into the University's existing stormwater infrastructure for attenuation and treatment. Final review and approval by the city's stormwater program staff will be required.

(h) Building location and orientation

Not applicable per 24 VSA, Sec. 4413.

(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

A 150-space parking lot will be replaced by the new multipurpose events center. A total of 16 new parking spaces will be provided for service vehicles and individuals in need of handicap accessible spaces. Within the Gutterson Garage, 134 parking spaces will be reassigned from the hospital to university affiliates. The project is addressed in the current Joint Institutional Parking Management Plan. Sufficient parking remains as reflected in the management plan. Minimal revisions to circulation are proposed. Overall site circulation will not change. Traffic exiting events will be directed towards Main Street as is currently the case.

(m) Landscaping, fences, and retaining walls

New landscaping and pedestrian pathways are included in the project design. New plantings will enhance surrounding green spaces, particularly at the northeast end of the site. A comprehensive landscaping plan is included in the application and incorporates a variety of trees, shrubs, and perennials. As proposed, the new landscaping effectively compliments the project design.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

New outdoor lighting is included in the project design. Building entries, walkways, and circulation areas will be illuminated. Acceptable LED lantern fixtures will be used. While a photometric plan has been submitted to demonstrate footcandle levels, there is no summary table to indicate minimum, maximum, and average illumination levels or uniformity ratios. Such information is necessary to confirm compliance with the applicable illumination standards.

(p) Integrate infrastructure into the design

Any new utility lines serving the proposed facility must be buried. A proposed “service yard” will contain a trash compactor and loading bay. No screening of the trash compactor is evident and should be included.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed multipurpose events center is large at 96,861 sf. Perception of the structure’s large scale will be significantly mitigated by its placement within the existing athletic complex. While sizeable, the new building will be set among larger existing components of the university’s athletic complex. Building height and massing are comparable to those of the existing Gutterson Field House. Both incorporate curving rooflines and similar proportions. The two will be viewed side-by-side from the east and will read as two components of the overall athletic complex. The much smaller health and wellness addition to the north represents a simpler rectilinear design, albeit with more generous glazing than existing conditions and a sloping roofline.

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

Some outdoor signage is depicted in the project plans. Generally, it looks acceptable except, perhaps, the large “V” between the new multipurpose center and Gutterson. Height limit may be exceeded for this feature. In any event, outdoor signage is subject to review and approval under separate zoning permit.

(h) Integrate infrastructure into the building design

The application materials include a roof plan; however, it refers to sheets A0300 – A0302 for details. These sheets are not included in the application. Details as to roof-mounted equipment location and screening are needed.

(i) Make spaces safe and secure

The proposed building must comply with the city’s current egress requirements. Building entries will be illuminated.

II. Recommendation

Forward to the Development Review Board with the following conditions:

1. Revise the photometric plan to include a summary table indicating minimum, maximum, and average illumination levels and uniformity ratios.
2. Include screening detail for the trash compactor.
3. Provide rooftop mechanical unit dimensional information, location, and screening.