



The University of Vermont

To: Scott Gustin, Principal Planner
Burlington Planning & Zoning Department
149 Church Street
Burlington, VT 05401

April 16, 2018

Dear Scott,

Re: Zoning Permit Application for the University of Vermont Multipurpose Center at 97 Spear Street, Burlington

This is a COA Level II application for the University of Vermont (UVM) to construct additions to the Patrick Forbush Gutterson (PFG) athletics complex at 97 Spear Street, at the UVM athletic campus, in Burlington.

The additions will consist of a new 96,681 gross square feet (GSF) multipurpose events center at the east side of the existing UVM PFG complex as well as a 17,331 GSF addition to the north side of the complex, as part of a Health and Wellness renovation/expansion, for a total of 119,099 GSF new space. The proposed ~3,000 seat events center will replace the existing Patrick Gym, which will be reconfigured into practice space. There will be no net addition of spectator seats. The existing traffic circulation pattern, as per the 2003 South Campus Master Transportation Plan and updated in 2009, will remain.

The landscaping plan includes an overall increase in number of trees as well as paving of informal existing paths to better facilitate pedestrian circulation.

See Project Description for more details.

Lot coverage for the existing UVM South of Main campus is 40.36%. This number reflects a correction in lot coverage calculations that we recently discovered. This project will increase lot coverage to 40.90%.

The City's Planning & Zoning Department has previously advised the University that the University of Vermont is subject to limited zoning review per 24 VSA, §4413, *Limitations on Municipal Bylaws*. This specifies that 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.

Location: The proposed multipurpose center will fit in with the existing Gutterson Field House, and share core accessory spaces. The proposed center will replace Patrick Gym, located in the same complex.

Size, height, building bulk: The new events center will replace the existing Patrick Gym with the same number of spectator seats, within the same complex. That means that traffic volume and circulation patterns can remain essentially the same. The overall undulating shape of the new events center echoes the Gutterson Field House, and was designed at a similar scale. The addition on the north is modest in scope, and fills out the existing façade and keeps the same scale and building materials.

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Yards, courts, setbacks: The entire addition is within the UVM athletics campus, set back from all surrounding streets. The roadway to the east of the events center will have a sidewalk, curb and tree plantings. There are athletic fields to the south of the PFG complex, subject to previous permits.

Building density: There are no residential units in this project.

Off street parking: The seating capacity will not change, so the need for parking spaces will not change. The events center will be built on an existing surface parking lot, displacing 150 spaces. Sixteen spaces will be built on the southwest corner of the PFG complex, for service and accessible parking. 134 existing spaces will be transferred back to UVM affiliates use from the bottom level of the Gutterson Garage, which is currently used by UVM Medical Center (UVM MC).

Loading facilities: The existing loading dock on the east side of the facility will be rebuilt in essentially the same spot.

Traffic: Overall circulation will not change, and will conform with the 2003 South Campus Master Transportation Plan, updated in 2009. The roadway to the east of the complex, where spectators will enter on game day, will have a special events protocol with personnel directing traffic. This will be a primarily pedestrian corridor on game day, with most vehicles parking in Gutterson Garage or farther away. The Gutterson Garage entrances are on the north, south and northwest corner of the garage. The only vehicles accessing the roadway near the event center entries will be either shuttles or vehicles with handicap tags, for either drop off or parking in the accessible parking spots near the entries. See L600 for more details.

Noise: The new events center replaces the existing Patrick Gym for spectator events. Both are indoor venues and there should be no new sources of noise.

Lighting: All outdoor lighting will conform with IESNA standards. No new sporting event lighting is planned. See L500 for more details.

Landscaping and screening: New landscaping and path paving will improve the existing landscape. See L100, L300 and L400 for more details.

Stormwater and Erosion Control: See attached Erosion Prevention & Sediment Control Narrative and permit application, as well as the Stormwater Discharge Narrative. The University will continue to work closely with the Burlington DPW Stormwater Program Manager and copy her on information given to and received from the state stormwater permitting authorities.

The University is working with the Burlington Fire Department, the Burlington Electric Department and the Burlington Department of Public Works on completion of technical details.

As consistent with past practices, the University has met with key community stakeholders including the NPAs as well as our South Burlington neighbors to inform them about this project.

The project construction cost is \$65,000,000. Construction is scheduled to start in the spring of 2019 and be completed in February 2021. The University requests that this zoning permit be extended until the summer of 2021, for a period of 3.5 years, in order to complete all construction and landscaping.

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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
Paula Carlaccini, Director, Facilities Design & Construction

ATTACHMENTS:

Zoning Permit Application
Check # 1438100 for \$130,110.00
Project Description
Site Location Plan
EPSC Application
2009 Traffic Circulation Plan, from the South Campus Transportation Master Plan (existing, to remain)
Lighting Specifications
Blue Lights Specifications
Bollard Specifications
"Twig Bench" Specifications
Bike Rack Inverted U's Specifications
Bike Lockers Specifications
Master Plan Concept
Existing Conditions: Campus Health & Wellness perspective
Exterior Perspective: Campus Health & Wellness
Exterior Perspectives: Events Center (1) & (2)
Exterior Elevation
Plans, dated 4/12/2018: L100, L300, L400, L500, L600, C0100, C0101, C0102, C0103, C0104, C0105, C0106, C0107, C0108, C0200, C0201, C0202, C0300, C0301, C0400, C0401, C0600, C0601, C0602, C0603, C0604, A0105, A0305, A0311, A0312, A0313, A0314, A0315, A0350, A0351 A0352

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