

Physically Secure Recovery Residence (PSRR)

Combined Site Analysis Report

Vermont Department of Buildings and General Services

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January 7, 2020

Brief

In May 2019 BGS advertised for a Central Vermont Land Search for a parcel to meet the programmic needs of the Physically Secure Recovery Residence (PSRR) project. A subsequent site analysis was conducted to identify a recommended site. Further analysis of the recommended site revealed a waiver from the Institution for Mental Disease (IMD) would be required due to the close proximity to the existing Vermont Psychiatric Care Hospital. Federal contacts indicated a waiver would not be granted, which would result in a loss of federal funding.

Department of Mental Health determined federal funding was critical and the recommend site would not be suitable. With no other sites from the first search deemed favorable, Buildings and General Services (BGS) advertised a second land search in September 2019 expanding the search area to include the northern Interstate 89 corridor.

Reports from both Site Analysis studies are included in this combined report.

Physically Secure Recovery Residence (PSRR)

Site Analysis Report

PREPARED FOR

Vermont Department of Buildings and General Services

2 Gov Aiken Ave
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Executive Summary

The existing Middlesex Therapeutic Community Residence (MTCR) was constructed following Tropical Storm Irene in 2011 as a temporary facility to be operated through July of 2014 when operations were to be transferred to a larger permanent facility. This report provides site analysis services and recommendations related to the selection of a developable property which meets the program goals for the permanent Physically Secure Recovery Residence (PSRR). Design and construction of a larger, purpose-built, permanent facility is a major priority for the State of Vermont.

Of four submitted properties, three were deemed non-compliant with the requirements of the Land Search request. The Superior Development Site, located near I-89 Exit 7 in Berlin, was selected as being most suitable for development of the PSRR.

The 23.5 acre parcel has generally flat topography with developable areas both along the road frontage with Paine Turnpike and interior to the site within the limits of the existing hay field.

Based on a conceptual site plan that assumes a disturbed area of approximately four (4) acres, VHB has provided an opinion of site related development costs at less than 1.7 million dollars. This does not include any design fees or building related development costs.



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Background

Following Tropical Storm Irene in 2011, the State of Vermont constructed the MTCR, a temporary seven-bed secure residential facility designed to provide a community-based aftercare option for people who are ready to discharge from a psychiatric hospital but still require considerable support in their recovery process. Originally intended to be operated only through July 2014, the temporary facility lacks a permanent foundation, centralized mechanical systems, and is constructed of lesser quality building materials making it more expensive to operate and maintain over time. The temporary facility does not meet the gap in the number of patients displaced by the storm and new healthcare reform requirements. Located next to the Middlesex Public Safety Barracks, the temporary facility offers several outdoor areas for the residents to use; a small area for quiet meditation and a larger space for outdoor activities. Within the MTCR are living rooms, a game room, and a quiet room. While the existing facility provides a holistic approach to mental health and wellness, it is undersized for the need and was only intended to be a temporary location. Design and construction of a larger, purpose-built, permanent facility is a major priority for the State of Vermont.

In May 2019, the Vermont Department of Buildings & General Services (BGS) issued a Request for Proposal (RFP) for 'Site Analysis Services' for the PSRR. Vanasse Hangen Brustlin, Inc. (VHB) responded to the RFP and was awarded the resulting project, the purpose of which was to assist in selecting a suitable site that meets the program goals. The scope of services culminating in the preparation of this report included site analysis and preparation of a comprehensive matrix of all responding sites, and a report and risk registry for the recommended site. The Agency of Human Services (AHS), Department of Mental Health

(DMH), BGS, and VHB, working together, developed site selection criteria, reviewed all sites submitted for consideration, and eliminated undesirable sites.

Concurrent with issuing the RFP for site analysis services, BGS advertised for a Central Vermont Secure Residential Land Search in which the parcel requirements to meet the programmatic and therapeutic needs of the population served by the permanent PSRR were as follows:

- › Minimum of 7 acres of relatively level developable land
- › Served by, or convenient access to, municipal water and sewer services
- › Access to three-phase power
- › Access to high-speed internet
- › Access to the site must be gained from a paved city/town road or State Highway
- › The preferred location is along the Interstate 89 corridor, between Exits 5 and 10
- › Improved properties with easily demolished buildings could be considered
- › All proposals should include
 - A current site and/or survey, both are preferred
 - Any known Deed Covenants or Restrictions that impact the property
 - Copies of Act 250 permits and any local permit requirements
 - A copy of the Deed
 - Environmental Site Assessments

Four properties have been offered for purchase in response to the Land Search.

- › Connor Brothers Site
 - Offered by: Connor Brothers Middlesex, LLC
 - Site Location: Knapp Road/US Route 2, Middlesex, VT
- › Dog River Site
 - Offered by: Pomerleau Real Estate
 - Site Location: Dog River Road, Berlin, VT
- › Perrin Site
 - Offered by: Estate of Henry Perrin
 - Site Location: Comstock Road/Scott Hill Road, Berlin, VT
- › Superior Development Site
 - Offered by: Superior Development Ltd Co
 - Site Location: Paine Turnpike, Berlin, VT



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Site Analysis

Unsuitable Sites

Per the requirements of the RFP and contracted Scope of Work, all four submitted properties have been reviewed against the Site Options Selection Criteria dated May 15, 2019 as well as supplemental criteria established during the project kickoff meeting on July 12, 2019.

The results of this review are provided as Attachments to the report. Sites deemed as unsuitable are: the Connor Brothers Site (Attachment 2); the Dog River Site (Attachment 3); and the Perrin Site (Attachment 4). Attachments 2, 3, and 4 each include a Review Summary with explanation of noncompliance, a GIS map showing the results of the Desktop Site Review for existing conditions, and environmental resources, and a Risk Registry Matrix.

The Superior Development Site was selected as being most suitable for development of the PSRR. Results of the expanded review are provided below.



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Superior Development Site

Existing Site Conditions

The site has approximately 950' of road frontage on Paine Turnpike North, is located 0.4 miles from the Vermont Psychiatric Care Hospital (VPCH), 0.5 miles from Central Vermont Medical Center, 0.6 miles from I-89 Exit 7, and directly adjacent to a State owned property which includes the former Department of Libraries building.

The 23.5 acre parcel is comprised of one main 21.5 acre lot and a smaller, rectangular, 2 acre lot at the southwest corner. The lot is currently a hay field with generally flat topography sloping south to north and no visible ledge. Three former residential structures have been demolished and removed from the property.

The property is bounded on the west by Paine Turnpike, on the north by Pond Brook and the associated River Corridor and 100 year Flood Zone, to the east by an unnamed tributary of Pond Brook and a wooded slope behind the Berlin Mall, and to the south by the State owned former library property. Refer to Attachment 1E for a map of the property.

Utilities

The property is currently served by:

- › an existing water main, installed in 2015 on the west side of Paine Turnpike, running parallel with the road;

- › overhead three phase power, provided by Green Mountain Power, which runs parallel with the road and crosses over Paine Turnpike near the southern corner of the property; and
- › high-speed internet available from either Comcast or Consolidated Communications.

Per Superior Development's offer letter, 40 Equivalent Residential Units (ERUs) of water have been purchased from the town system in anticipation of the property being developed. The offer letter notes that the newly constructed water main has pressure and flow for fire suppression systems in addition to domestic uses.

The Town of Berlin has been authorized to secure financing from the U.S. Department of Agriculture for a municipal gravity sewer extension along Paine Turnpike between Route 62 and Fisher Road. Construction is anticipated to begin in 2020.

Zoning Analysis

- › **Zoning:** TC – Town Center
- › No Overlay District
- › **2101.B Permitted Use**
 - (7) Assisted Living
 - (26) Healthcare Facility
 - (31) Supervision or rehabilitative services
 - SUPERVISION OR REHABILITATIVE SERVICES. An establishment other than a licensed hospital that provides protective supervision, sheltered housing and/or counseling to people with mental illness, substance abuse problems, emotional problems, or physical or mental disabilities or impairments.
- › **2101.B(38)(A)** A conditional use permit is required for construction of more than 16,000 SF of commercial or industrial space
- › **2101.D Dimensional Standards**
 - Front Setback 25 ft Min
90 ft Max
 - Side 10 ft Min
25 ft Max
 - Rear 10 ft Min
50 ft Max
 - Riparian 20 ft Min
 - FAR 3.0 Max
 - Building Height 25 ft Min
60 ft Max

› **2101.E Walkability Standards**

1. A 5' wide sidewalk may be required along entire property frontage
2. A building entrance must face the road and sidewalk

› **2202.H(7) Above-Grade Development within Floodways**

- No encroachment or fill within floodways

› **3202.F Location of Parking and Loading Areas**

- 10' setbacks for parking and loading from property lines
- Load and service areas must be on the side or rear of the building

› **Figure 3-02 Minimum Parking Ratios**

› Rehabilitative Services

- 1 parking spaces per 600 GSF = 34 Parking
- ADA Parking (Federal ADA Law)
 - 1 Van + 1 Standard required
- Total Minimum Required Parking $34 + 2 = 36$ Parking Spaces

Conceptual Design Options

Existing site conditions, utility availability, and municipal zoning regulations are all favorable to the construction of a roughly 20,000 square foot PSRR facility with associated exterior landscaped gardens, parking for 40 to 50 staff and visitor vehicles, and supporting operations.

For the purposes of evaluating development potential for the site, VHB prepared two schematic site plans for this report which are included as Attachment 1G. The designs considered the size of the parcel, 950' frontage along Paine Turnpike, and objectives of the Town Center zoning district. Both options appear to provide adequate capacity for the proposed facility in either configuration.

Option 1 is preferred as the central location of the PSRR provides a more secluded, pastoral setting further away from the traffic of Paine Turnpike. Wetlands are present on the property and will require State and Federal permitting for wetland and buffer impacts if the proposed design requires encroachment of these areas. The entrance drive crosses existing wetlands at a right angle, minimizing the area of disturbance. Upon entering the site from the main road, vehicles are greeted by the visitor entrance and adjacent parking. Deliveries can continue past the entrance to access a raised loading dock and service area. Room for one or more enclosed healing gardens is provided within the "L" of the building to the northeast and looks out over the fields, streams, and forests of the surrounding property. Refer to Attachment 1D for photographs of the property.

Option 2 is a design study focused on minimizing up front costs associated with wetland impact permitting and extending paving and utility services deeper into the site. With appropriate building programming, residence areas and the healing gardens could be

clustered to the rear of the facility away from Paine Turnpike. Additional landscape buffers would be advisable to help minimize visual and audible impacts from traffic.

Anticipated Permitting

A Preliminary Permit Matrix has been provided as Attachment 1H to this report. Below are a selection of permitting activities which are expected to be required for the development of the PSRR.

Act 250 Land Use Permit – As this project is considered a “municipal” development, the area trigger for jurisdiction is typically 10 acres of development. The expected limit of disturbance for the PSRR is approximately 4 acres which would not trigger jurisdiction unless the property were to be subdivided or additional development occurred on the parcel as a part of this project. However, jurisdiction can also be triggered based on development exceeding a 10 residential unit threshold. As the PSRR is proposed as a 16-bed recovery residence, it is anticipated that Act 250 jurisdiction may be triggered for this development. VHB recommends confirmation of jurisdiction with District Staff.

State and Federal Wetland Permitting – A wetland delineation prepared in late 2017 by Rose Environmental, confirmed the presence of Class II Wetlands at the north and south ends of the property with wetland swales crossing the hay field. Design Option 1 will require encroachment of the wetland and 50’ buffer for an entrance drive, however it is likely that further encroachments can be avoided during later design phases. Design Option 2 avoids wetland and buffer encroachments by locating the PSRR closer to Paine Turnpike.

Stormwater Permitting – Due to the size of the proposed development and resulting impervious areas, VHB anticipates that both a Construction General Permit and an Operational Phase Stormwater Discharge Permit will be required. While underlying soils at the high corner of the property close to Paine Turnpike are moderately well drained per the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil mapping information, the existing hay fields are listed as being poorly to very poorly drained and may require stormwater best management practices other than infiltration.

Wastewater, Potable Water Supply, and Water Supply Construction Permitting – As the site is previously undeveloped, it is anticipated that water service will be extended from the main across Paine Turnpike to the PSRR to provide domestic water, fire sprinkler service, and placement of an exterior hydrant. A DEC Wastewater and Potable Water Supply permit will be required for the project. A Water Supply permit to Construct will also be required due to the addition of a new hydrant. Past experience has shown that water supply construction permits have a long, approximately six month agency review time and this should be incorporated into the project schedule.

Berlin Development Review Board – While the property is zoned to accept the PSRR as a permitted use, the size of the development requires a “Major” Site Plan Approval and a combined review for both Zoning Permit Approval and a Conditional Use Approval.



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Conclusion

After thoroughly reviewing the suitability for development of the four offered properties, VHB proposes that the Superior Development Site in Berlin, Vermont can be recommended as the best option offered to the State under the Land Search. Further, considering the operational objectives of the PSRR facility, Option 1 appears to more closely meet program goals when compared against Option 2. The challenge of permitting and mitigating for the anticipated wetland and buffer impacts are more than offset by the proximity to related services, the availability of municipal utilities, access to major roads and highways, streamlined zoning permit approvals, and the opportunities afforded by multiple siting options within the property.

VHB has prepared a Conceptual Opinion of Site Costs which is included as Attachment 11. This estimate does not include costs associated with the building construction or foundations, excepting that increased construction costs above a baseline building are not anticipated as a result of known site conditions.

Site Construction Costs:	SUB TOTAL	\$	1,430,000
	Contingency: 15%	\$	214,500
	TOTAL	\$	1,644,500

Physically Secure Recovery Residence (PSRR)

Expanded Site Analysis Report

PREPARED FOR

Vermont Department of Buildings and General Services

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December 30, 2019

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1

Executive Summary

The existing Middlesex Therapeutic Community Residence (MTCR) was constructed following Tropical Storm Irene in 2011 as a temporary facility to be operated through July of 2014 when operations were to be transferred to a larger permanent facility. This report provides site analysis services and recommendations related to the selection of a developable property which meets the program goals for the permanent Physically Secure Recovery Residence (PSRR). Design and construction of a larger, purpose-built, permanent facility is a major priority for the State of Vermont.

Please refer to the initial Physically Secure Recovery Residence (PSRR) Site Analysis Report dated September 16, 2019 for analysis of additional sites. The initial search focused in the central Vermont area.

In late-September, 2019, the State of Vermont reissued a land search with expanded search limits. The Meadowland Business Park – Lot 3A, located in South Burlington near I-89 Exit 12, was selected as being most suitable for development of the PSRR. The three remaining properties were deemed non-compliant with the requirements of the land search request.

The 10 acre parcel has generally flat topography with developable land along the road frontage with Meadowland Drive. The property owner has offered to subdivide the parcel to 7 acres for a reduction in price.

Based on a conceptual site plan that assumes a disturbed area of four (4) acres, VHB has provided an opinion of site related construction costs at approximately 1.5 million dollars. This does not include any design fees or building related development costs.



2

Background

Following Tropical Storm Irene in 2011, the State of Vermont constructed the MTCR, a temporary seven-bed secure residential facility designed to provide a community-based aftercare option for people who are ready to discharge from a psychiatric hospital but still require considerable support in their recovery process. Originally intended to be operated only through July 2014, the temporary facility lacks a permanent foundation, centralized mechanical systems, and is constructed of lesser quality building materials making it more expensive to operate and maintain over time. The temporary facility does not meet the gap in the number of patients displaced by the storm and new healthcare reform requirements. Located next to the Middlesex Public Safety Barracks, the temporary facility offers several outdoor areas for the residents to use; a small area for quiet meditation and a larger space for outdoor activities. Within the MTCR are living rooms, a game room, and a quiet room. While the existing facility provides a holistic approach to mental health and wellness, it is undersized for the need and was only intended to be a temporary location. Design and construction of a larger, purpose-built, permanent facility is a major priority for the State of Vermont.

In May 2019, the Vermont Department of Buildings & General Services (BGS) issued a Request for Proposal (RFP) for 'Site Analysis Services' for the PSRR. Vanasse Hangen Brustlin, Inc. (VHB) responded to the RFP and was awarded the resulting project, the purpose of which was to assist in selecting a suitable site that meets the program goals. The scope of services culminating in the preparation of this report included site analysis and preparation of a comprehensive matrix of all responding sites, and a report and risk registry for the recommended site. The Agency of Human Services (AHS), Department of Mental Health

(DMH), BGS, and VHB, working together, developed site selection criteria, reviewed all sites submitted for consideration, and eliminated undesirable sites.

Following completion of the initial site analysis services report dated September 16, 2019, BGS re-advertised for an expanded Secure Residential land search in which the parcel requirements to meet the programmatic and therapeutic needs of the population served by the permanent PSRR were as follows:

- › Minimum of 7 acres of relatively level developable land
- › Served by, or convenient access to, municipal water and sewer services
- › Access to three-phase power
- › Access to high-speed internet
- › Access to the site must be gained from a paved city/town road or State Highway
- › The preferred locations are as follows:
 - Along the Interstate 89 corridor, between Exits 5 and 20
 - Along the U.S. Route 7 corridor from Vergennes to the south and St. Albans to the north
- › Improved properties with easily demolished buildings could be considered
- › All proposals should include
 - A current site plan and/or survey, both are preferred
 - Any known Deed Covenants or Restrictions that impact the property
 - Copies of Act 250 permits and any local permit requirements
 - A copy of the Deed
 - Environmental Site Assessments

Four properties have been offered for purchase in response to the expanded land search.

- › Furst - Meadowland Business Park
 - Offered by: Furst Management Ventures and Grandview Farms, Inc.
 - Site Location: Meadowland Drive, South Burlington, VT
- › Pizzagalli - Mountain View Office Park
 - Offered by: Pizzagalli Properties, LLC
 - Site Location: Tilley Drive, South Burlington, VT
- › Pizzagalli - Grice Brook Property
 - Offered by: Pizzagalli Properties, LLC
 - Site Location: Grice Brook Road, St. Albans, VT
- › Bibeau - Barre Property
 - Offered by: Brian and Lori Bibeau
 - Site Location: Osborne Road, Barre, VT



3

Site Analysis

Unsuitable Sites

According to the requirements of the RFP and contracted Scope of Work, all four submitted properties have been reviewed against the Site Options Selection Criteria dated May 15, 2019. Properties which meet the selection criteria were reviewed against the supplemental criteria established during the project kickoff meeting on July 12, 2019.

The results of this review are provided as Attachments to the report. Sites deemed as unsuitable are: the Pizzagalli – Mountain View Office Park (Attachment 2); the Pizzagalli – Grice Brook Property (Attachment 3); and the Bibeau – Barre Property (Attachment 4). Attachment 2 includes site photographs and a conceptual site plan for the Pizzagalli – Mountain View Office Park. Attachments 2, 3, and 4 each include a Review Summary with explanation of noncompliance, a GIS map showing the results of the Desktop Site Review for existing conditions, and environmental resources, and a Risk Registry Matrix.

The Furst - Meadowland Business Park was selected as being most suitable for development of the PSRR. Results of the expanded review are provided below.



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Furst - Meadowland Business Park

Existing Site Conditions

The site has approximately 700' of road frontage on Meadowland Drive, is located less than 5 miles from the University of Vermont (UVM) Medical Center Campus, and less than 5 miles from I-89 Exit 12.

The 20.20 acre parcel is comprised of two lots (lot 3A and 3B), each approximately 10 acres in size. The western lot, 3A, is open land with generally flat topography sloping west towards a conservation zone.

The property is bounded on the west by a conservation zone, on the north by Meadowland Drive, to the east by the undeveloped lot 3B, and to the south by the South Burlington Solar Farm. Refer to Attachment 1E for a map of the property.

Due to time constraints, a full review of the Land Records at the South Burlington City Clerk's office was not conducted. Please refer to the Warranty Deed provided under Attachment 1A.

A full American Land Title Association/National Society of Professional Surveyors (ALTA/NSPS) boundary survey and accompanying Title Commitment is recommended to identify and graphically depict exact locations and impacts prior to purchase.

Utilities

The property is currently located next to:

- › an existing 10" water main, installed circa 2001 on the south side of Meadowland Drive, running adjacent and parallel to the road, supplied from the City of South Burlington's water distribution system;
- › an existing 8" sanitary main, installed circa 2001 located approximately in the center of Meadowland Drive which flows to the City of South Burlington's Airport Road Wastewater Treatment Facility;
- › an existing natural gas service, provided by Vermont Gas, running adjacent and parallel to the north side of Meadowland Drive;
- › underground three phase power, provided by Green Mountain Power, which runs adjacent to and parallel with the road on the north side; and
- › high-speed internet available from either Comcast or Consolidated Communications.

Per the Warranty Deed dated November 6, 2007, Lot 3 is restricted to a maximum impact of 6,058 gallons per day of water and 9,125 gallons per day of wastewater. Subdivision of Lot 3 will further restrict these allocations. All of the utilities are presumed to have adequate capacity with the exception of the water and wastewater constrain noted in the deed.

Zoning Analysis

Conformance with zoning bylaw for state buildings is limited by State statute.

24 V.S.A. § 4413. Limitations on municipal bylaws

(a)(1) The following uses may be regulated 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, and only to the extent that regulations do not have the effect of interfering with the intended functional use:

- (A) State- or community-owned and operated institutions and facilities.

South Burlington Vermont Land Development Regulations

Adopted May 12, 2013; Amendments Effective October 28, 2019

- › **Zoning:** IO – Industrial & Open-Space District
- › Hinesburg Road – North Overlay District
 - Scenic View Protection Overlay District
- › BTV Airport Approach Corridor
- › **South Burlington Land Development Regulations – Appendix C**

- Permitted Use: *Group home or Residential Care Home*
- › **Table C-2 Dimensional Standards Applicable in All District**
 - Front Yard 50 ft Min
 - Side Yard 35 ft Min
 - Rear Yard 65 ft Min
 - Building Height 40 ft Max
- › **Location of Parking and Loading Areas**
 - 15' setbacks for parking and loading from property lines
 - No more than 30% of front yard area may be used for parking
- › **13.01(B)(1) Determination of Parking Spaces**
 - ...there shall be no minimum number of parking spaces
- › **13.01(C)(5) Location of off street parking, loading, and vehicle entrances**
 - All parking areas adjacent to a public street shall be screened from the street by fencing, walls, or vegetation measuring at least 3 feet in height
- › **3.01(I)(1) Buffer Strip for Non-Residential Uses Adjacent to Residential District Boundaries**
 - ...the required side or rear setback shall be increased to sixty-five (65) feet. A strip not less than fifteen (15) feet wide within the sixty-five (65) foot setback shall be landscaped with dense evergreens, fencing, and/or other plantings as a screen.

Conceptual Design Options

Existing site conditions, utility availability, and municipal zoning regulations are all favorable to the construction of a roughly 20,000 square foot PSRR facility with associated exterior landscaped gardens, parking for 40 to 50 staff and visitor vehicles, and supporting operations.

For the purposes of evaluating development potential for the site, VHB prepared a schematic site plan for this report which is included as Attachment 1F. The design considered South Burlington Zoning Requirements, the size of the parcel, frontage along Meadowland Drive, and adjacent site constraints.

By extending Bowdoin Street across Meadowland Drive and into Lot 3, vehicular access to the subdivided lots 3A and 3B can be accomplished via a shared access. The building is located close to Meadowland Drive allowing for shorter utility service runs. Parking is provided at the rear of the lot and screened from view along the public roadway by the building. The lot slopes gently from east to west which provides the opportunity for simplified stormwater collection systems making use of grassed swales and culverts in lieu of more complex piped systems.

Poorly infiltrating silty clay soils suggest that gravel wetlands may be selected to treat stormwater runoff from impervious areas. Standard spread footing foundations based on a low assumed bearing pressure are anticipated for this Project Site.

Per the Warranty Deed dated November 6, 2007, Lot 3 is restricted to a maximum impact of 74 vehicle parking spaces, 964 vehicle trips per day, 63 AM peak hour vehicle trips, and 42 PM peak hour vehicle trips.

Additional development restrictions are also documented within the Warranty Deed dated November 6, 2017; the Land Use Permit Case No. 4C1005 dated May 1998; the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Meadowland Business Park dated December 2003; and the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Meadowland Business Park dated December 2015. Refer to Attachment 1A for the above referenced documents.

Anticipated Permitting

A Preliminary Permit Matrix has been provided as Attachment 1G to this report. Below are a selection of permitting activities which are expected to be required for the development of the PSRR.

Act 250 Land Use Permit – The existing Meadowland Business Park was permitted under Act 250 as Case No: 4C1005 in May of 1998, a copy of which is provided under Attachment 1A. Subsequent development of individual lots has required submittal of a new Land Use Permit for the proposed development. Based on the timeline of the Act 250 amendment and 5-year condition for the original development, it is assumed that addressing all Act 250 criterion will be required.

Note that an updated traffic study and cumulative traffic impact statement is a requirement of the original Land Use Permit each time a lot is proposed for development. It should be assumed that a traffic study for the PSRR will be a project requirement to facilitate an update to the cumulative traffic impact statement.

State and Federal Wetland Permitting – A wetland delineation prepared in 2010, confirmed the presence of Class II and Class III Wetlands at the east and west boundaries of Lot 3. Re-delineation of the wetland and establishment of a 50' buffer will be required to avoid encroachment into the wetlands with new development.

Stormwater Permitting – A Stormwater Discharge Permit (4290-INDS.1) was issued for the entire Meadowland Business Park. This permit requires that undeveloped lots including Lot 3 to obtain individual permit coverage once development is proposed. Due to the size of the proposed development and resulting impervious areas, VHB anticipates that a Construction General Permit will also be required.

Underlying soils are poorly drained, not highly erodible Covington silty clay per the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil mapping information and may require stormwater best management practices other than infiltration.

Wastewater, Potable Water Supply, and Water Supply Construction Permitting – As the site is previously undeveloped, it is anticipated that water service will be extended from the main along Meadowland Drive to the PSRR to provide domestic water, fire sprinkler service, and placement of an exterior hydrant. A DEC Wastewater and Potable Water Supply permit will be required for the project. A Water Supply permit to Construct will also be required due to the addition of a new hydrant. Past experience has shown that water supply construction permits have a long, approximately six month agency review time and this should be incorporated into the project schedule.

South Burlington Development Review Board – While the property is zoned to accept the PSRR as a permitted use, site plan approval by the Development Review Board is a requirement of the South Burlington Land Development Regulations.



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Conclusion

After reviewing the suitability for development of the four offered properties, VHB believes that the Meadowland Business Park Site, with lot 3A reduced to 7 acres, in South Burlington, Vermont is the best option offered to the State under the re-issued land search. The proposed site offers close proximity to required utilities, access to major roads and highways, and well documented site preparation.

VHB has prepared a Conceptual Opinion of Site Construction Costs which is included as Attachment 1H. This estimate does not include costs associated with the building construction or foundations, excepting that increased construction costs above a baseline building are not anticipated as a result of known site conditions.

Site Construction Costs:	SUB TOTAL	\$	1,260,000
	Contingency: 20%	\$	252,000
	TOTAL	\$	1,512,000