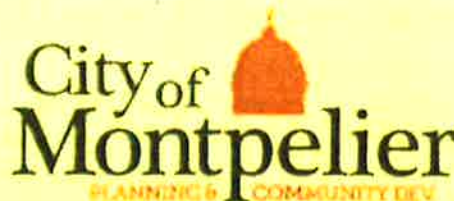


Development Application

Required for all applications, Zoning, Building and Public Works.



Applicant Information

Project Address 100 State Street **Lot size?** **Detached, Single Family?** Y (N)

Applicant Name Capitol Plaza Coporation C/O Rabideau Architects

Address 550 Hinesburg Road **City** South Burlington **State** VT **ZIP** 05403

Phone 802-863-0222 **Email** Greg@rabideau-architects.com

Is the Applicant the Owner of the property? Y (N) If No, fill out below.

Owner Name Capitol Plaza Corporation

Address 100 State Street **City** Montpelier **State** VT **Zip** 054602

Phone **Email**

Mail all permit materials to: **Owner** or **Applicant** (circle one)

Project Information (See staff for assistance if necessary)

Zoning District:

Neighborhood:

Design Control District:

River Hazard Area:

National Register of Historic

Existing Use of Property:

- New Principal Building
- Major Renovation* to existing principal building.
- New Tenant or Use
- Accessory structure > 2000ft²
- Accessory structure taller than 24ft
- Construction Cost Estimate: _____
- Additional impervious surface created?

- Parking spaces added. How many? _____
- Are new lots being created? _____
- Any work within the City Right of Way? Y/N
- Additional bedrooms? Y/N
- Any change in the water or sewer service? Y/N
- Other activity, describe below.
- Fill or excavation will affect the property?

How much material will be added/removed?

*Extensive alteration work on exterior shell of the building, and may include additional work on primary structural components, mechanical, electric and plumbing systems, and/or site work. Typically, the extent and nature of the work is such that the building cannot be used for its intended purpose while the work is in progress.

Project description

Subdivision of 100 State Street into two separate lots.

Received

SEP 24 2018

City of Montpelier
Planning Department

Site plan

Is a site plan attached showing existing and proposed conditions? **(Y)**/N

The minimum requirements for a site plan are; property lines, street, existing and proposed structures, setbacks from property lines of proposed structures, applicant's name, date, scale and north arrow. (See "green sheet" for features required if applicable.)

Project information

Does your project involve new construction, addition, alteration, renovation or repair to a structure?

Y **(N)**

If yes, you may have to record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Certificate of Compliance/Occupancy. Contact Energy Code Assistance Center at (855) 887-0673 or online at http://publicservice.vermont.gov/topics/energy_efficiency/rbes.

Disclaimer and Signature

The undersigned hereby request(s) a permit for land development as described above and certifies that the information presented is true and correct to the best of my knowledge. I understand that the permit runs with the land and that compliance is ultimately the property owner's responsibility. I understand that if more information becomes available to staff additional review and fees may be required. I also understand that this permit, if issued, will be deemed null and void in the event any material information upon which it is based is found to be incorrect or misrepresented.

(Property Owner) printed: *Frederick B. Kahan* Signature: *[Signature]* Date: *9/24/18*
 (Applicant) printed: *City of Montpelier* Signature: *[Signature]* Date: *9-24-18*
Susan Allen
Asst. Manager

This application is for Local City of Montpelier Permits. Your project may also require State permits. We recommend that you contact the following State agencies early in your project planning: (brochures available in the Planning Department)
Department of Environmental Conservation (DEC) – (802) 505-5367
Vermont Department of Labor – (802) 828-4000

For Office Use Only

Attachments Required	Fees	Fees received
Building Basic		
Building Major		
Zoning Admin.		
River Hazard		
Waiver/Variance		
Conditional Use		
Site Plan		
Sign		
Public Works		
Design Review		

Check #
 Amount received:
 Date received:
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Subdivision Attachment

Applicant Information	
Project Address 100 State Street, Montpelier, VT 05602	Date 9/21/2018
Applicant Name Capitol Plaza Corporation C/O Rabideau Architects	

Purpose of Application	
<input type="checkbox"/> Sketch Plan Review	<input checked="" type="checkbox"/> Final Plan Review(separate application)

1. Dimensions §3002			
Existing Lot size:	119,616.85sf	Lot Frontage:	406ft / 209ft
Existing Use(s) of property:	Hotel and Parking Lot		
Lot Coverage of existing use(s):	Gross floor area of building(s)(non-residential):		
Setbacks of existing structures:	Front: _____	Side (R): _____	Side (L): _____
Rear: _____			

2. Environmental factors (§3005, §3006 & §3007)	
Does the property contain any mapped Wetlands, Vernal pools or Riparian Areas?	Floodplain
Does the subject property have any slopes greater than 15%?	

3. Proposed Lots (Chapter 350)				
Proposed	Square Feet	Frontage	Coverage	Setbacks (front/side left/side right/rear)
Lot 1(applicant)	95,393.25sf	406ft/209ft		
Lot 2	24,393.60sf	TBD		
Lot 3				
Lot 4				

4. Uses (figure 2-15 Use Table)			
Current Uses	Gross Floor area	Proposed Uses (Include current uses remaining)	Gross Floor area
HOTEL	84,698SF	HOTEL	84,698SF
		HOTEL	54,311 SF
		PARKING GARAGE	24,048.25 SF

Received

SEP 21 2018

Additional information if helpful

Attach a narrative if necessary:

Propose to subdivide 100 State Street into two parcels. Lot 1 will include two hotels, the existing Capitol Plaza hotel, and the proposed Hampton Inn and Suites Hotel. Lot 2 will include a city owned parking garage.

All activities approved by this zoning permit must be completed within 2 years of issuance.

All actions or determinations made by the Administrative Officer regarding this zoning permit application may be appealed by you or an interested person to the Development Review Board during a 15-day appeal period.

If Development Review Board approval is required, actions by the DRB may be appealed by you or an interested person to the Environmental Court during a 30-day appeal period, which begins upon the date their decision, is issued. State law requires that the permit cannot take effect until all appeal periods have concluded without appeal. If appealed, the permit does not take effect until the appeal has been resolved. Any activity subject to this permit commenced before the effective date is solely at the applicant's risk.

For staff use only:

Proposed:

- FAR (gross floor area/total lot area); _____ (For non-residential uses.)
- Residential density subject district; _____ (For residential uses.)
- Slope
- Buffer zones
- Flood Zone



September 14, 2018

Audra K Brown, CFM
Planning and Zoning Assistant
City of Montpelier
City Hall, 39 Main Street
Montpelier, VT 05602

Meredith Strobridge Crandall
Planning and Zoning Administrator
City of Montpelier
City Hall, 39 Main Street
Montpelier, VT 05602

Re: Montpelier Parking Garage, Subdivision and Zoning Regulation Narrative

Dear Audra and Meredith,

At your request, I am submitting this narrative to accompany the multiple permit applications and supporting drawings and documents presented for your consideration.

Subdivisions Part 3. Development Standards Chapter 350. Subdivision Standards Montpelier Unified Development Regulations 3-87 (1/3/2018)

- Section 3502. Capacity of Community Facilities and Utilities 3502.A

The applicant shall demonstrate that the proposed subdivision shall not cause a disproportionate or unreasonable burden on the city's ability to provide community facilities and utilities including:

(1) Local schools.

The proposed subdivision of land will not result in any adverse impacts on local schools because the lots being created are in support of two commercial uses ; public parking and mixed use / hotel uses. While these uses will not generate new students, the resulting projects will generate significant tax revenue.

(2) Police, fire protection and ambulance services.

Representatives of the Fire Department and Police have reviewed the project and found the project(s) to be acceptable conditioned on:

- a. The new structures will have fully automatic fire suppression (sprinkler) system.
- b. The new structures will have standpipes in each stair enclosure with hose connections per MFD Standard.
- c. The applicants will work with the Montpelier Police Department to provide adequate lighting adjacent to the bike path / rail tracks.
- d. Security Cameras proposed for the hotel will include cameras on the walkway between the proposed structures and along non-street sides of the structure.

(3) Street infrastructure and maintenance.

- a. In order to create access to the new structures (garage and hotel) a right of way or easement will be created from Taylor street to State Street. It is still under consideration by the City as to what form this will take , i.e. private or public road.
- b. The legal form notwithstanding, the proposed R.O.W. will be constructed to meet Montpelier Public Works standards for pavement cross section, depth and type of base and sub-base materials.

(4) Parks and recreation facilities.

- a. The proposed subdivision will provide a Right of Way for the bike path connecting Main Street to Taylor Street. In addition, the area between the proposed garage and this R.O.W. will include park improvements including plantings, some sculptural elements, as well as a permanently mounted bike tool rack and casual seating.

(5) Water supply, sewage disposal and storm-water systems and infrastructure.

- a. All utilities serving the Hotel have been given approval under the current permit. Public Works determined that the facilities were adequate in support of that permit. The garage will use the public water supply for fire suppression only and will not generate any wastewater.
- b. The project as designed and approved will fund replacement of an aging 10 inch water line intended to loop the public water supply from State Street to Main Street
- c. The previously approved storm water system will collect storm water in a variety of catch basins and direct storm water to an outfall in the headwall of the proposed bicycle bridge crossing the North Branch of the Winooski River.

(6) Solid waste disposal services and facilities

- a. While a parking use does not generally generate trash, We are recommending that the city provide trash / recycle / compost containers on each floor of the garage. These would be collected on an ongoing basis by city staff and taken offsite for processing.

- Section 3504. Traffic 3504.A Standards. The applicant shall demonstrate that the proposed subdivision will not have an undue adverse effect upon the traffic in the area including: (1) That the traffic generated by the proposed subdivision shall not unreasonably and disproportionately contribute to a reduced level of service for affected streets and intersections, and for all modes of travel.

(1) Resource Systems Group Conducted a traffic report that included the previous design including a 220 space parking garage and the traffic impacts were found to be acceptable. The City has contracted RSG to update the report as needed to address the increased volume. The report will be included in the next application due on September 21, 2018.

- Section 3506. Design and Layout of Necessary Improvements 3506.A Streets. Applicants shall design and construct all new streets within a subdivision in accordance with this subsection. (1) General. Applicants shall design and construct all new streets within a subdivision to:

a. Safely accommodate all users (including vehicular, bicycle and pedestrian traffic). Please refer to item 3 above.

b. For § 3506.D, locations for fire hydrants:

Hydrants are located 60 feet north of the principal garage entrance on the Christ Church Property, and at the Corner of State and Elm Streets. Additional Hydrant is located on State opposite the entrance to Capitol Plaza.

The garage will have standpipes connected to the municipal water system and as such act as hydrants.

State regulations require a Hydrant be no more than 800 feet away. The existing hydrant(s) meet or exceed this standard.

Summary of Proposed Changes from Original Approval:

1. Lot Lines: The lot now or formerly owned by Capitol Plaza will be subdivided to create two lots, one for the hotel and associated uses and one to be deeded to the city of Montpelier per the attached sketch plan. The City of Montpelier is the applicant for the Garage site plan approval. The Capitol Plaza Corporation will be the applicant for the subdivision, and their permit will be amended to reflect the boundary adjustment.
2. The currently approved parking garage will be expanded to include 348 parking spaces. This will increase the length of the building to 208 feet more or less, and approximately 58 feet of which will fall on land now or formerly owned by Mary Heney and subject to a long term lease by the city of Montpelier.
3. An Easement or Right of Way is to be created for a deeded access from State Street and Taylor Street to the garage lot. The entry to the parking garage will remain in its currently approved location.

4. The Capitol Plaza Corporation and the City of Montpelier will need to create an agreement to allow the Hotel to make use of what will become off-site parking.
5. At the request of the City, the board(s) will be asked to evaluate proposals for alternative designs for the garage functional layout and to respond to public input regarding exterior design.

Thanks to both of you for your guidance. I know there are more issues to discuss, and I will transmit more information as it comes in from our consultants. I'll have more for you soon.

Gregory Rabideau
Rabideau Architects.



Received

SEP 21 2018

City of Montpelier
Planning Department

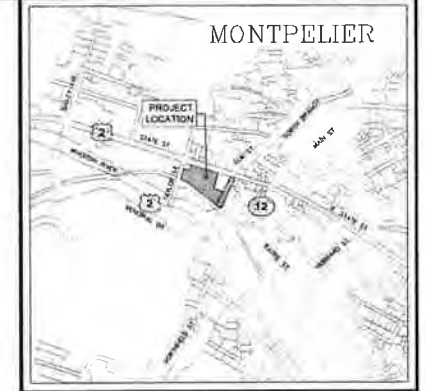
- Referenced Plats or Plans -

- A. "Plan of Land of Lawrence & Mary Henny, 50-52 State Street...", dated November 1982 by P.C. Harrington, L.S. Montpelier D.P.W. Plan DA-447.
- B. "Survey of Lands of Capitol Plaza Corporation, 100 State Street.", dated October 1993 by J.H. Thetford & Assocs. Montpelier D.P.W. Plan DA-521.
- C. "Boundary & Topographic Survey, L. Carr & Son Property, Taylor Street.", dated 3/1/1996, by Chase & Chase Montpelier Land Records Map Slide 251.
- D. "Plan of Portion of Land of Charles H. Miller", dated December 1985 by P.C. Harrington, L.S. Montpelier Land Records Map Slide 172-A.
- E. Portion of survey plan of The Tavern Motor Inn, apparently by W. D. Lawrence, circa December 1980. Montpelier D.P.W. Plan DA-521.
- F. "Montpelier & Barre Railroad Co. Inc., Station 61+50 to Station 122+00", State Agency of Transportation, dated September 28, 1991. VTrans Digital Archives.

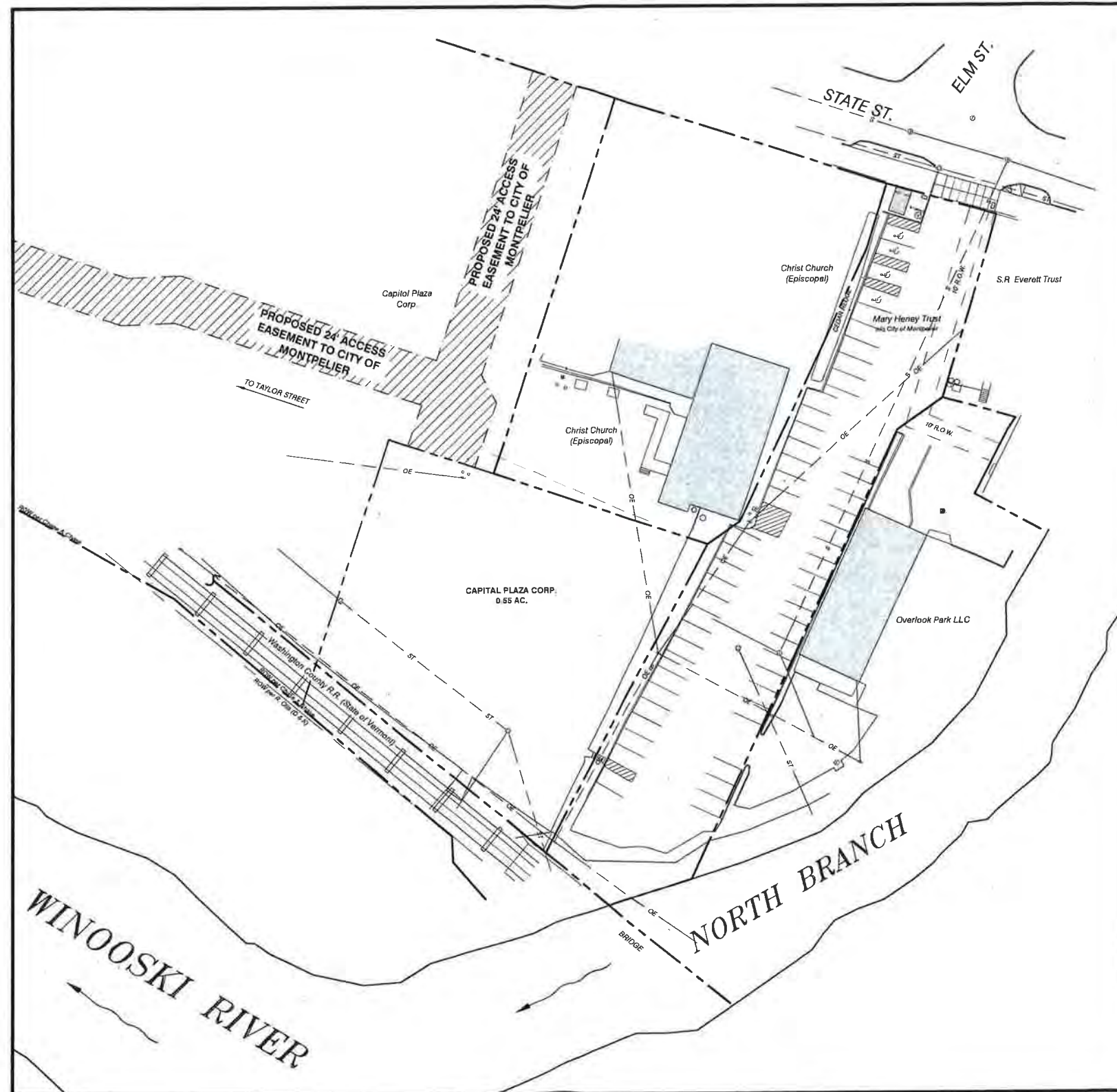
- Survey Notes -

1. Purpose of this survey and plat is to: a.) retrace, perpetuate and document the existing boundaries of a parcel of land known as the "Mary Henny Trust" lot (Volume 678 Page 368) and b.) depict a proposed lot line adjustment between that parcel and lands of Capitol Plaza Corporation (Volume 266 Page 220). Other neighboring property lines shown are for REFERENCE PURPOSES ONLY and MAY be shown approximately.
2. Field survey was conducted during September 2018 and consisted of a traverse conducted with an electronic total station instrument. Bearings shown are from Grid North, VT Coordinate System of 1983 (Reference Frame NAD83 (2011, Epoch 2010)), based upon our GPS observations on or adjacent to the site.
3. Iron pipes shown as "found" are typically labeled with inside diameter, rods with outside diameter, unless otherwise indicated. Condition of pipes, rods and markers found are "good" unless otherwise noted. Corners denoted "Proposed" shall typically consist of 5/8" diameter rebar capped with aluminum disks stamped "Civil Engineering Assocs - VT LS 597 & VT LS 109314", typically set flush with existing grade.
4. It is not the intent of this survey to depict utilities on the property. Any utilities shown hereon do not purport to constitute or represent ALL utilities located upon or adjacent to the surveyed premises.
5. The entire area depicted on this plan lies within the mapped 100-year floodplain.

GRID NORTH
Survey Note 2



- Location Map -
NOT TO SCALE



Received

SEP 27 2018

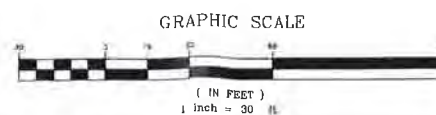
City of Montpelier
Planning Department

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF MONTPELIER, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____ CITY CLERK

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF MONTPELIER, VERMONT, ON THE _____ DAY OF _____, 20____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS _____ DAY OF _____, 20____.

BY _____ CHAIRPERSON



To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

Timothy R. Cowan VT LS 597

SURVEYORS:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
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DRAWN
CEA
CHECKED
DSM
APPROVED
TRC

DATE	CHECK	REVISION

SUBDIVISION
of The Lands of:

Capitol Plaza Corp.

100 State Street
Montpelier, Vermont

DATE
SEP. 26, 2018

SCALE
1" = 30'

PROJ. NO.
18207

DRAWING NUMBER

BA 1

SHEET 1 of 1