

Development Application

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



Applicant Information									
Project Address	100 State Street, Montpelier, VT, 05602			Lot size?		Detached, Single Family?	Y (N)		
Applicant Name		City of Montpelier							
Address	39 Main Street			City	Montpelier	State	VT	ZIP	05602
Phone				Email					
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	05602
Phone	802-223-5252			Email	lbashara@capitolplaza.com				
Mail all permit materials to: <u>Owner</u> or Applicant (circle one)									

Project Information (See staff for assistance if necessary)			
Zoning District:	UC-1	Neighborhood:	
Design Control District:	Yes	River Hazard Area:	Yes
National Register of Historic	No	Existing Use of Property:	Hotel and Parking lot
<input type="checkbox"/> New Principal Building <input type="checkbox"/> Major Renovation* to existing principal building. <input type="checkbox"/> New Tenant or Use <input type="checkbox"/> Accessory structure > 2000ft² <input type="checkbox"/> Accessory structure taller than 24ft <input type="checkbox"/> Construction Cost Estimate: _____ <input type="checkbox"/> Additional impervious surface created?		<input type="checkbox"/> Parking spaces added. How many? _____ <input checked="" type="checkbox"/> Are new lots being created? <u>1</u> <input type="checkbox"/> Any work within the City Right of Way? Y/N <input type="checkbox"/> Additional bedrooms? Y/N <input type="checkbox"/> Any change in the water or sewer service? Y/N <input type="checkbox"/> Other activity, describe below. <input type="checkbox"/> 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
Subdivide Current Lot into two separate lots
<div style="font-size: 2em; color: blue; font-weight: bold;">Received</div> <div style="color: red; font-weight: bold;">SEP 07 2018</div>

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 <input checked="" type="radio"/> 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 BASHARA Signature: [Signature] Date: 9/7/18
 (Applicant) printed: FREDERICK BASHARA Signature: [Signature] Date: 9/7/18

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 # 1726
 Amount received: 25.00
 Date received: 9/10/18
 Received by: [Signature]

Check #
 Amount received:
 Date received:
 Received by

Check #
 Amount received:
 Date received:
 Received by

Subdivision Attachment

Applicant Information	
Project Address 100 State Street, Montpelier, VT 05602	Date 9/7/2018
Applicant Name City of Montpelier	

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

1. Dimensions §3002	
Existing Lot size: 119,616.85 sf	Lot Frontage: 406 ft / 209 ft
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		0/0/0/0
Lot 2	24393.60SF	TBD		0/0/0/0
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	54,311sf	Hotel	54,311sf

Additional information if helpful

Attach a narrative if necessary: We propose to subdivide 100 State street into two parcels.

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.

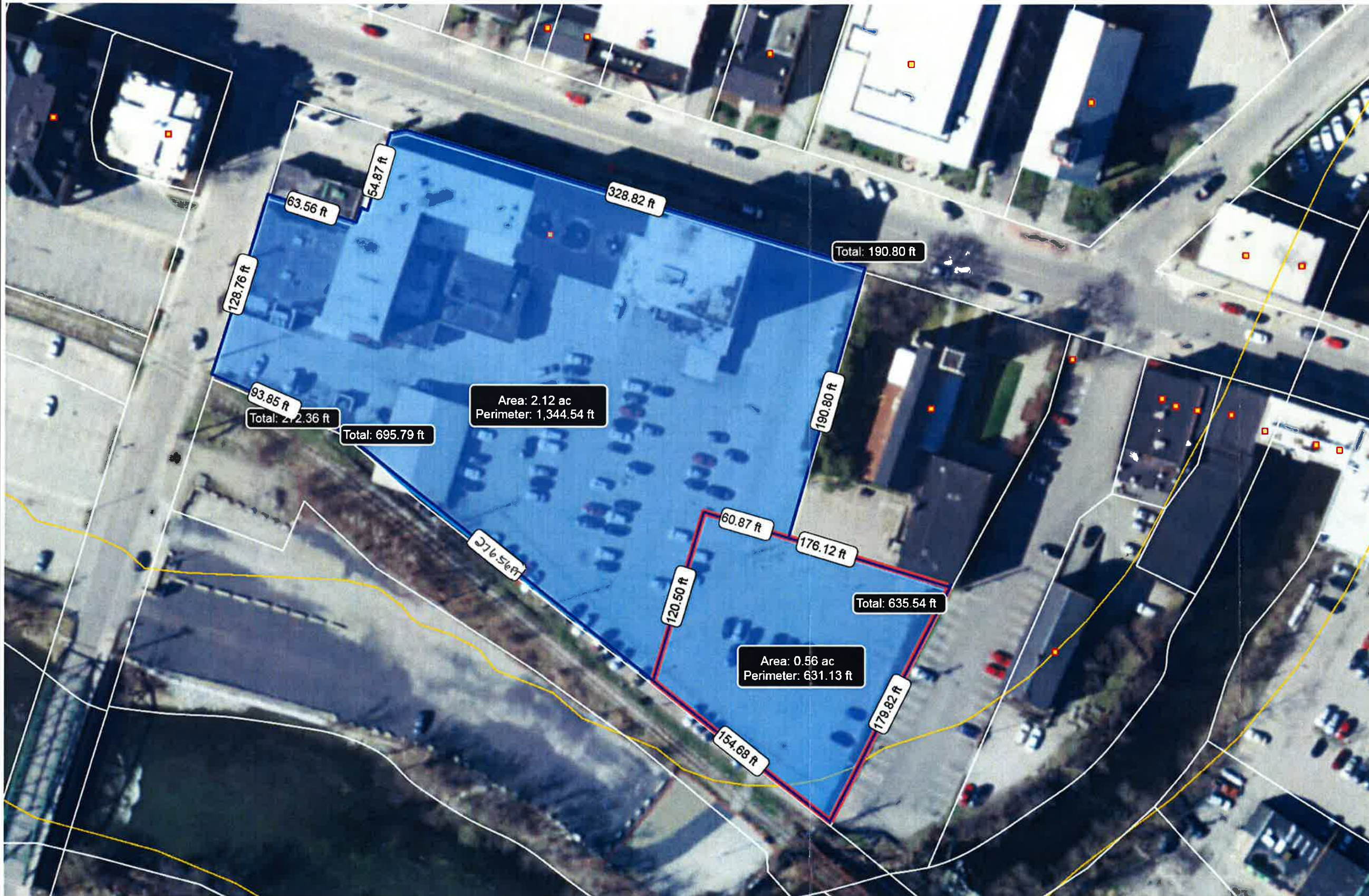
Summary of Proposed Changes from Original Approval:

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.



LEGEND

- Parcel lines
 - Right-of-way boundary
 - Surface water boundary
 - Parcel boundary
 - Disputed parcel boundary
- Parcel polygons
 - Inactive parcels
 - Parcel easements
 - Parcels (non-standardized)
- Buildings
- VT State Boundary

0.00 0 0.00 0.00 Miles
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 © VT Center for Geographic Information

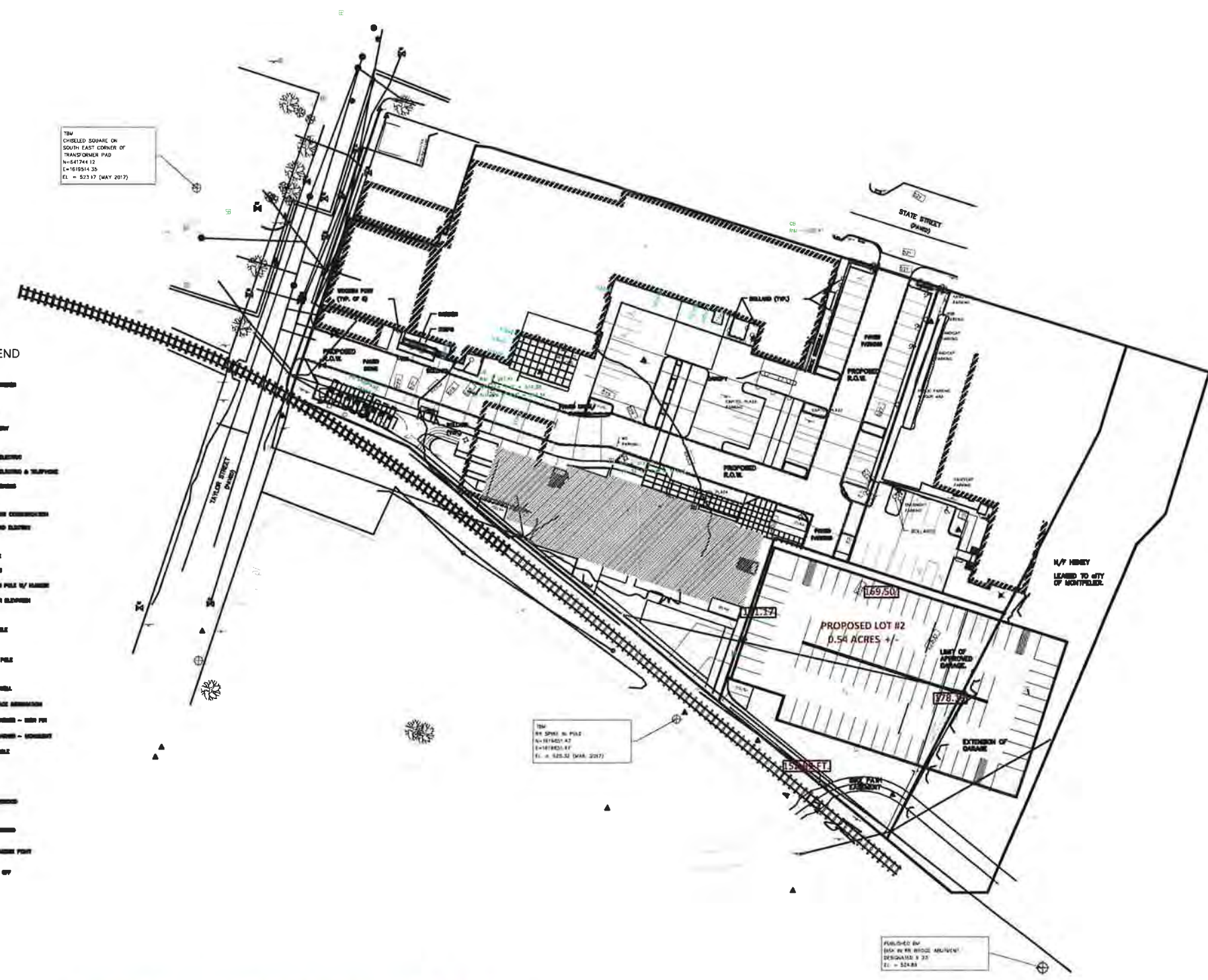


DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. VCGI and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 855
 September 7, 2018

NOTES
 A two lot subdivision of lands now or formerly owned by the Capitol Plaza Corporation

- LEGEND**
- 12" PIPE
 - 8" PIPE
 - 6" PIPE
 - 4" PIPE
 - 3" PIPE
 - 2" PIPE
 - 1.5" PIPE
 - 1" PIPE
 - 0.75" PIPE
 - 0.5" PIPE
 - 0.25" PIPE
 - 12" SEWER
 - 8" SEWER
 - 6" SEWER
 - 4" SEWER
 - 3" SEWER
 - 2" SEWER
 - 1.5" SEWER
 - 1" SEWER
 - 0.75" SEWER
 - 0.5" SEWER
 - 0.25" SEWER
 - 12" STORM SEWER
 - 8" STORM SEWER
 - 6" STORM SEWER
 - 4" STORM SEWER
 - 3" STORM SEWER
 - 2" STORM SEWER
 - 1.5" STORM SEWER
 - 1" STORM SEWER
 - 0.75" STORM SEWER
 - 0.5" STORM SEWER
 - 0.25" STORM SEWER
 - 12" WATER MAIN
 - 8" WATER MAIN
 - 6" WATER MAIN
 - 4" WATER MAIN
 - 3" WATER MAIN
 - 2" WATER MAIN
 - 1.5" WATER MAIN
 - 1" WATER MAIN
 - 0.75" WATER MAIN
 - 0.5" WATER MAIN
 - 0.25" WATER MAIN
 - 12" GAS
 - 8" GAS
 - 6" GAS
 - 4" GAS
 - 3" GAS
 - 2" GAS
 - 1.5" GAS
 - 1" GAS
 - 0.75" GAS
 - 0.5" GAS
 - 0.25" GAS
 - 12" ELECTRIC CONDUIT
 - 8" ELECTRIC CONDUIT
 - 6" ELECTRIC CONDUIT
 - 4" ELECTRIC CONDUIT
 - 3" ELECTRIC CONDUIT
 - 2" ELECTRIC CONDUIT
 - 1.5" ELECTRIC CONDUIT
 - 1" ELECTRIC CONDUIT
 - 0.75" ELECTRIC CONDUIT
 - 0.5" ELECTRIC CONDUIT
 - 0.25" ELECTRIC CONDUIT
 - 12" FIBER OPTIC CONDUIT
 - 8" FIBER OPTIC CONDUIT
 - 6" FIBER OPTIC CONDUIT
 - 4" FIBER OPTIC CONDUIT
 - 3" FIBER OPTIC CONDUIT
 - 2" FIBER OPTIC CONDUIT
 - 1.5" FIBER OPTIC CONDUIT
 - 1" FIBER OPTIC CONDUIT
 - 0.75" FIBER OPTIC CONDUIT
 - 0.5" FIBER OPTIC CONDUIT
 - 0.25" FIBER OPTIC CONDUIT
 - 12" FIRE ALARM CONDUIT
 - 8" FIRE ALARM CONDUIT
 - 6" FIRE ALARM CONDUIT
 - 4" FIRE ALARM CONDUIT
 - 3" FIRE ALARM CONDUIT
 - 2" FIRE ALARM CONDUIT
 - 1.5" FIRE ALARM CONDUIT
 - 1" FIRE ALARM CONDUIT
 - 0.75" FIRE ALARM CONDUIT
 - 0.5" FIRE ALARM CONDUIT
 - 0.25" FIRE ALARM CONDUIT
 - 12" FIRE SPRINKLER PIPE
 - 8" FIRE SPRINKLER PIPE
 - 6" FIRE SPRINKLER PIPE
 - 4" FIRE SPRINKLER PIPE
 - 3" FIRE SPRINKLER PIPE
 - 2" FIRE SPRINKLER PIPE
 - 1.5" FIRE SPRINKLER PIPE
 - 1" FIRE SPRINKLER PIPE
 - 0.75" FIRE SPRINKLER PIPE
 - 0.5" FIRE SPRINKLER PIPE
 - 0.25" FIRE SPRINKLER PIPE
 - 12" FIRE ALARM LINE
 - 8" FIRE ALARM LINE
 - 6" FIRE ALARM LINE
 - 4" FIRE ALARM LINE
 - 3" FIRE ALARM LINE
 - 2" FIRE ALARM LINE
 - 1.5" FIRE ALARM LINE
 - 1" FIRE ALARM LINE
 - 0.75" FIRE ALARM LINE
 - 0.5" FIRE ALARM LINE
 - 0.25" FIRE ALARM LINE
 - 12" FIRE ALARM BELL
 - 8" FIRE ALARM BELL
 - 6" FIRE ALARM BELL
 - 4" FIRE ALARM BELL
 - 3" FIRE ALARM BELL
 - 2" FIRE ALARM BELL
 - 1.5" FIRE ALARM BELL
 - 1" FIRE ALARM BELL
 - 0.75" FIRE ALARM BELL
 - 0.5" FIRE ALARM BELL
 - 0.25" FIRE ALARM BELL
 - 12" FIRE ALARM HORN
 - 8" FIRE ALARM HORN
 - 6" FIRE ALARM HORN
 - 4" FIRE ALARM HORN
 - 3" FIRE ALARM HORN
 - 2" FIRE ALARM HORN
 - 1.5" FIRE ALARM HORN
 - 1" FIRE ALARM HORN
 - 0.75" FIRE ALARM HORN
 - 0.5" FIRE ALARM HORN
 - 0.25" FIRE ALARM HORN
 - 12" FIRE ALARM PULL STATION
 - 8" FIRE ALARM PULL STATION
 - 6" FIRE ALARM PULL STATION
 - 4" FIRE ALARM PULL STATION
 - 3" FIRE ALARM PULL STATION
 - 2" FIRE ALARM PULL STATION
 - 1.5" FIRE ALARM PULL STATION
 - 1" FIRE ALARM PULL STATION
 - 0.75" FIRE ALARM PULL STATION
 - 0.5" FIRE ALARM PULL STATION
 - 0.25" FIRE ALARM PULL STATION
 - 12" FIRE ALARM CONTROL PANEL
 - 8" FIRE ALARM CONTROL PANEL
 - 6" FIRE ALARM CONTROL PANEL
 - 4" FIRE ALARM CONTROL PANEL
 - 3" FIRE ALARM CONTROL PANEL
 - 2" FIRE ALARM CONTROL PANEL
 - 1.5" FIRE ALARM CONTROL PANEL
 - 1" FIRE ALARM CONTROL PANEL
 - 0.75" FIRE ALARM CONTROL PANEL
 - 0.5" FIRE ALARM CONTROL PANEL
 - 0.25" FIRE ALARM CONTROL PANEL
 - 12" FIRE ALARM NOTIFICATION APPLIANCE
 - 8" FIRE ALARM NOTIFICATION APPLIANCE
 - 6" FIRE ALARM NOTIFICATION APPLIANCE
 - 4" FIRE ALARM NOTIFICATION APPLIANCE
 - 3" FIRE ALARM NOTIFICATION APPLIANCE
 - 2" FIRE ALARM NOTIFICATION APPLIANCE
 - 1.5" FIRE ALARM NOTIFICATION APPLIANCE
 - 1" FIRE ALARM NOTIFICATION APPLIANCE
 - 0.75" FIRE ALARM NOTIFICATION APPLIANCE
 - 0.5" FIRE ALARM NOTIFICATION APPLIANCE
 - 0.25" FIRE ALARM NOTIFICATION APPLIANCE
 - 12" FIRE ALARM CONTROL UNIT
 - 8" FIRE ALARM CONTROL UNIT
 - 6" FIRE ALARM CONTROL UNIT
 - 4" FIRE ALARM CONTROL UNIT
 - 3" FIRE ALARM CONTROL UNIT
 - 2" FIRE ALARM CONTROL UNIT
 - 1.5" FIRE ALARM CONTROL UNIT
 - 1" FIRE ALARM CONTROL UNIT
 - 0.75" FIRE ALARM CONTROL UNIT
 - 0.5" FIRE ALARM CONTROL UNIT
 - 0.25" FIRE ALARM CONTROL UNIT
 - 12" FIRE ALARM CONTROL PANEL
 - 8" FIRE ALARM CONTROL PANEL
 - 6" FIRE ALARM CONTROL PANEL
 - 4" FIRE ALARM CONTROL PANEL
 - 3" FIRE ALARM CONTROL PANEL
 - 2" FIRE ALARM CONTROL PANEL
 - 1.5" FIRE ALARM CONTROL PANEL
 - 1" FIRE ALARM CONTROL PANEL
 - 0.75" FIRE ALARM CONTROL PANEL
 - 0.5" FIRE ALARM CONTROL PANEL
 - 0.25" FIRE ALARM CONTROL PANEL
 - 12" FIRE ALARM CONTROL PANEL
 - 8" FIRE ALARM CONTROL PANEL
 - 6" FIRE ALARM CONTROL PANEL
 - 4" FIRE ALARM CONTROL PANEL
 - 3" FIRE ALARM CONTROL PANEL
 - 2" FIRE ALARM CONTROL PANEL
 - 1.5" FIRE ALARM CONTROL PANEL
 - 1" FIRE ALARM CONTROL PANEL
 - 0.75" FIRE ALARM CONTROL PANEL
 - 0.5" FIRE ALARM CONTROL PANEL
 - 0.25" FIRE ALARM CONTROL PANEL



12" CHIEFED SQUARE ON SOUTH EAST CORNER OF TRANSFORMER PAD
 N=54724.12
 E=1619314.25
 EL. = 523.17 (MAY 2017)

12" BR. SP. IN PIPE
 N=1812421.47
 E=1619320.47
 EL. = 525.52 (MAR. 2017)

PUBLISHED BY
 BSA IN THE WOODS ARCHITECTS
 DESIGNATED: 8 23
 EL. = 524.88

SKETCH SUBDIVISION PLAN

SCALE: 1" = 40'-0"

THIS PLAN IS PROVIDED TO FACILITATE DISCUSSION WITH THE CITY AND IS BASED IN PART ON INFORMATION IN THE PUBLIC RECORD WHICH MAY OR MAY NOT BE ACCURATE. A SURVEY IS BEING CONDUCTED, AND A FORMAL PLAT DOCUMENT WILL BE PRESENTED AT THE NEXT APPLICATION DEADLINE.



REVISIONS:

NO.	DATE	DESCRIPTION
1	9/17/2018	alternate plan showing new garage format type 1

SKETCH SUBDIVISION PLAN
MONTPELIER PARKING GARAGE
 MONTPELIER VERMONT

565 Highland Road
 Suite 101
 802.851.0222
 RabideauArchitects.com
 978

PROJECT # **1808**
 SHEET NUMBER **SP-1**
 DATE: 9/14/2018

Meredith Crandall

From: Gregory Rabideau <greg@rabideau-architects.com>
Sent: Friday, September 14, 2018 5:53 PM
To: Meredith Crandall; 'Stephanie Hainley'
Cc: Sue Allen; Audra Brown
Subject: RE: SITE PLAN WITH KEY MODIFICATIONS
Attachments: 1808 MONTPELIER PARKING GARAGE FLOOR PLATE DIAGRAM BASED ON 2018 REGULATIONS 9-14-2018.pdf; 1808 MONTPELIER PARKING GARAGE SUBDIVISION SKETCH PLAN ALTERNATE VERSION WITH NARROWER GARAGE 9-17-2018.pdf

Categories: Urgent

Sorry, I missed one of the attachments here it is.

Greg

From: Gregory Rabideau [<mailto:greg@rabideau-architects.com>]
Sent: Friday, September 14, 2018 5:52 PM
To: 'Meredith Crandall'; 'Stephanie Hainley'
Cc: 'Sue Allen'; 'Audra Brown'
Subject: SITE PLAN WITH KEY MODIFICATIONS

Meredith, et.el.,

I'm sending you a slightly different version of the site plan.

The changes are solely to the new garage footprint.

What I did was apply the new regulations to the design of the parking stalls and it yielded several improvements as follows:

1. This version of the plan preserves a green buffer on the north side adjacent to Christ Church. As shown that buffer is 5 ft.
Not the ten they want but a big improvement and something to go back to them with.
2. The new regulations allowing smaller drive lanes allows us to get rid of the angled parking which will greatly improve the interior flow.
It is also more efficient so we can keep to the 4 story form and still get 348 spaces. (Average 88 spaces a floor less two additional spaces on the ground level for the pay gate.)

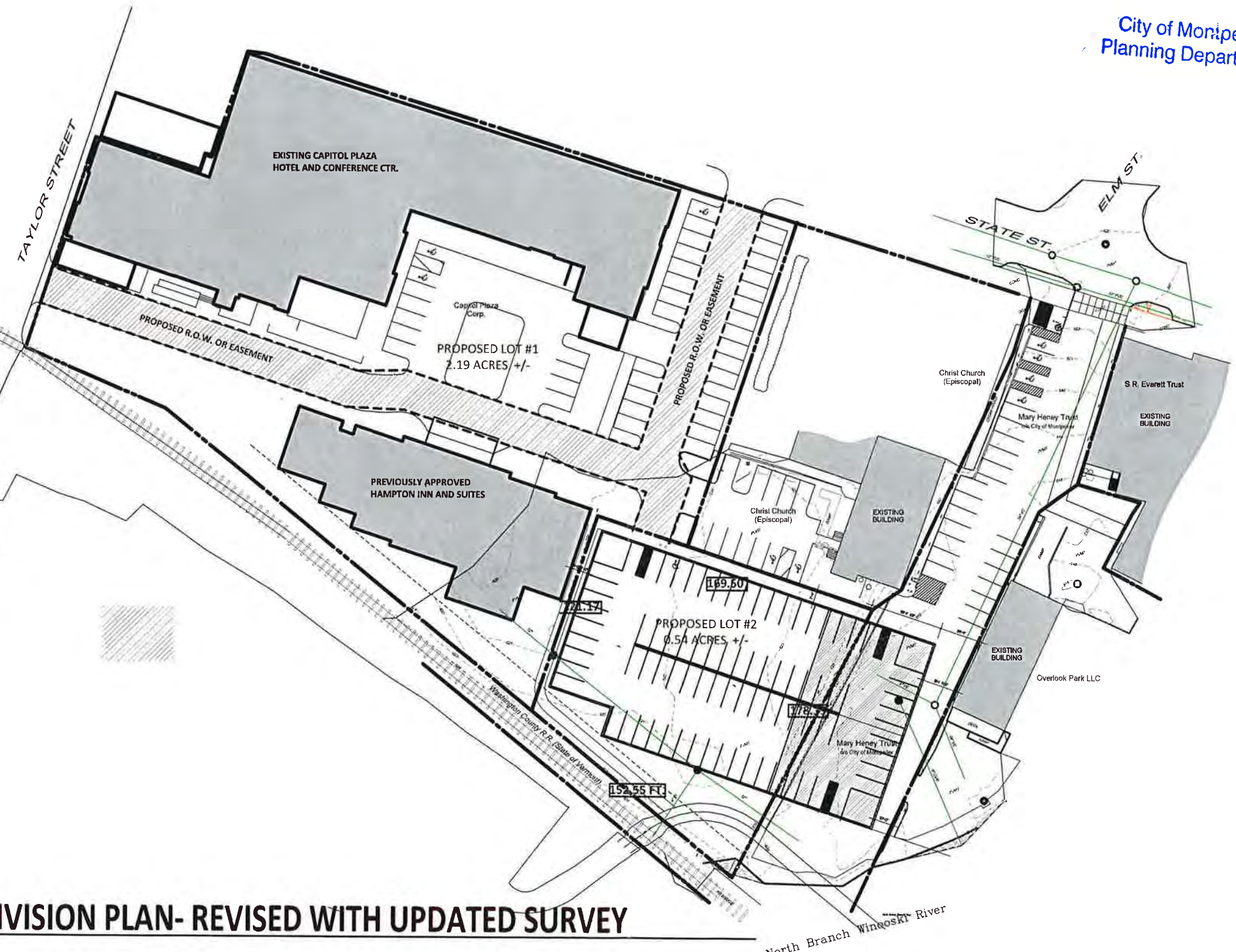
I do not see any reason to continue to show angled parking since this works so well. My problem is I will have to hustle up more floor plans for Monday's hearing. So this will be based on the garage design as approved increasing the footprint and parking count, but preserving the original switchback configuration. This is a very efficient design and this format lends itself to precast structural design. It would not materially change the elevations previously submitted, but I'll clean those up for formal submittal on Monday.

Gregory Rabideau AIA
Rabideau Architects Inc.
550 Hinesburg Road, Suite 101
South Burlington, Vermont 05403

Received

SEP 17

City of Montpelier
Planning Department



DATE:	9/17/2018
REVISIONS:	alternate plan showing new garage format type 1
	Revised to reflect CEA Survey of Heney Lot
	9/20/2018

SKETCH SUBDIVISION PLAN

MONTPELIER PARKING GARAGE

VERMONT

MONTPELIER

990 Vermont Road
Suite 101
822.861.0272
rabideau.architects.com

Rabideau Architects

PROJECT # 1808

SHEET NUMBER

SP-1

DATE: 9/14/2018

SKETCH SUBDIVISION PLAN- REVISED WITH UPDATED SURVEY

SCALE: 1" = 30'-0"

THIS PLAN IS PROVIDED TO FACILITATE DISCUSSION WITH THE CITY AND IS BASED IN PART ON INFORMATION IN THE PUBLIC RECORD WHICH MAY OR MAY NOT BE ACCURATE. A SURVEY IS BEING CONDUCTED, AND A FORMAL PLAT DOCUMENT WILL BE PRESENTED AT THE NEXT APPLICATION DEADLINE.

PLAN NORTH

