

SMITH BUCKLEY ARCHITECTS

Cambria Hotel
266 College St., Burlington, VT

May 19, 2019

Project Description

We anticipate the new Cambria hotel, located at 266 College Street will provide great benefit to the City, with little negative impact on residents of Wards 1 and 8, (or any other residents.) Market research indicates there is strong demand for high quality hotel rooms in Burlington, and that this hotel will contribute substantially to our local economy through job creation and captured tourist revenue. The design responds to the goals of Plan BTV and the newly adopted form-based code district, and promises to create active and engaging streetscapes.

The new hotel will be constructed on the site of the current YMCA, (Y) at the corner of College and S. Union Streets. The existing structure was originally built to house the Y. Several additions and renovation projects have created a facility with an unattractive and opaque street frontage along S. Union that does little to enhance or activate this street. Furthermore, the interior of this facility contains approximately 20 different vertical levels that are poorly organized, and nearly impossible to provide with wheelchair access. After many years of planning, the Y decided to sell the facility, and move to a new building close by. Proceeds from this sale were a critical component of the Y's ability to finance the new building, and the generous terms of this agreement recognize a commitment by the new Owner to contribute to the success of the new Y.

The plans for the new hotel include keeping the gabled roof structure at the corner, and demolishing the majority of the heavily modified flat-roofed structure to the north. The interior of the retained portion of the building will be converted into public space on the ground level, and hotel rooms above. This plan has been discussed with the VT Division of Historic Preservation, and has been met with preliminary acceptance.

This project, which will be one of the first major applications in the newly adopted form-based code district, is expressed with a contemporary architectural design that is respectful of the saved Y building and the greater urban context. Features of the new hotel include:

- 142 guest rooms
- 77 below-grade parking spaces
- Ground floor lounge and reception areas
- Ground floor meeting room
- Rooftop bar, restaurant, and meeting rooms, with western views over the city. we anticipate that this feature will provide an inviting destination for the community, offering an experience that does not currently exist in the City
- Green/vegetated roof with kinetic art
- Exterior street-level terraces on College and S. Union Streets that will help activate these thoroughfares consistent with the stated goals of Plan BTV and the form-based code
- Building will be designed to meet third-party sustainable design standards, as defined by the zoning ordinance, (LEED Gold or similar)

A traffic study has been performed, which indicates that automobile trips generated by this project will fall well within acceptable limits, and will cause less congestion in this area than currently exists. This is due in part to spread out guest arrival and departure times versus the highly concentrated pickup and drop off schedules of the current Y childcare program. The main drop off area for guests and the parking entrance/exit will be on

SMITH BUCKLEY ARCHITECTS

College Street, which is 2-way. Streets and sidewalks will be constructed to conform with the Great Streets standards, as adopted by the City. Deliveries and waste pick up will happen on the west side of the building in the sunken area where these services currently happen for the Y. Short-term and long-term bicycle parking areas will be provided to encourage bicycling, which is supported by the Plan BTV Walk Bike program in general, and more specifically by the protected bike lane on S. Union St.

The Y currently utilizes an antiquated sewer line that runs in the former ravine on the west side of the property. The new sewer and storm water systems will be routed to newer infrastructure under College St. This project will construct a storm water retention system that will reduce storm related loads on the City's treatment systems.

The Y has been allowed to continue their operations in the existing location until their new building can be occupied. The current schedule predicts this will happen in January or February of 2020, at which time the Y will vacate 266 College St. The goal of this project is to have permits and design documents in place to allow construction to begin in the spring of 2020. At this time, we anticipate it will take approximately 18 months to construct the new hotel. During this time, steps will be taken to keep construction vehicles out of the residential neighborhoods to the east and north of the site.

Floor plans are attached for reference. Photo realistic renderings will be presented at the NPA meeting.



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802-540-0323

CAMBRIA HOTEL
266 College Street, Burlington, VT

PERSPECTIVE

April 19, 2019



LINCOLN BROWN ILLUSTRATION

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PERSPECTIVE

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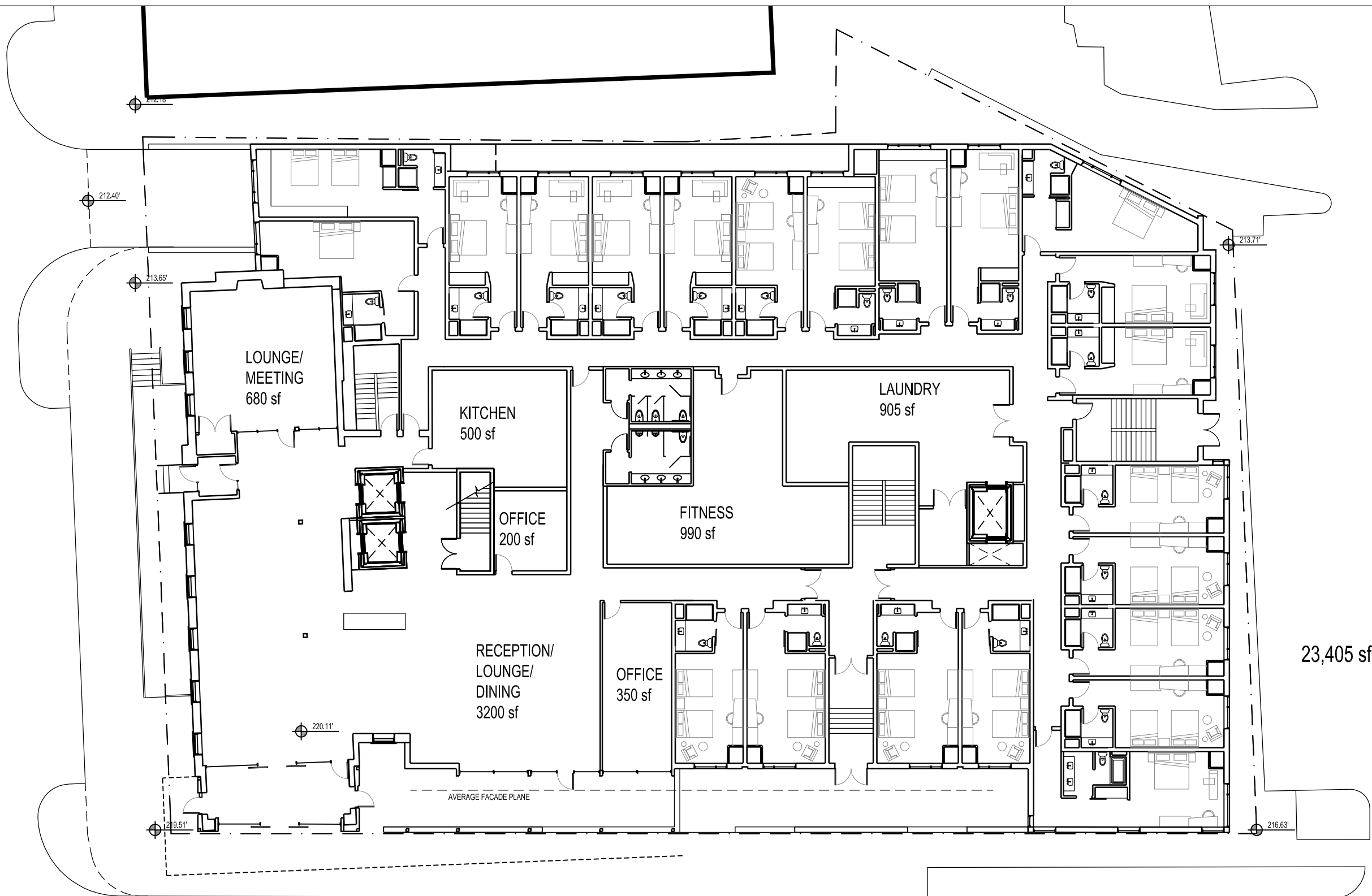
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PERSPECTIVE

April 19, 2019

COLLEGE



SOUTH UNION

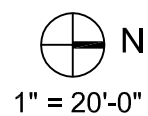
23,405 sf

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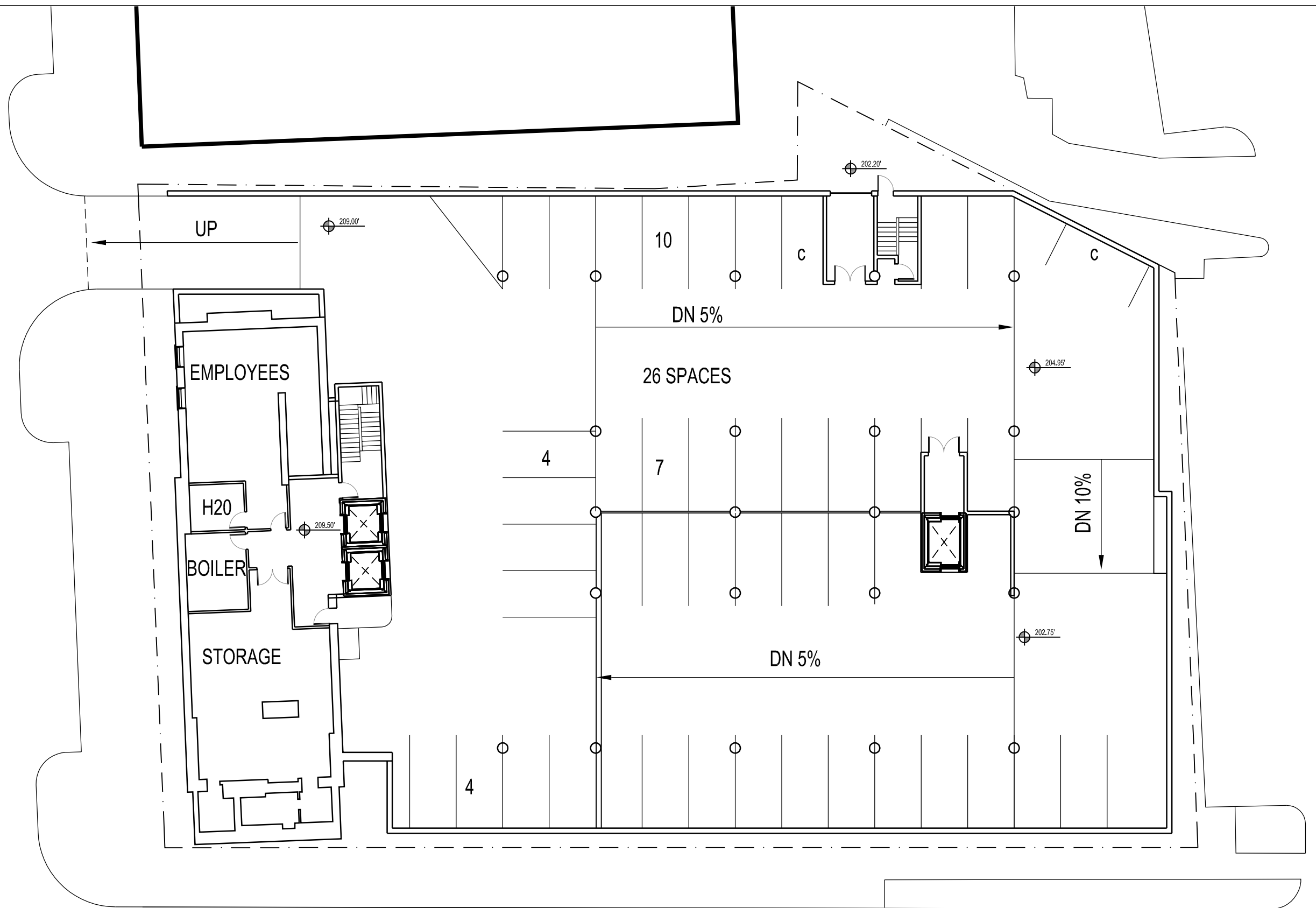
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LEVEL 1

April 19, 2019

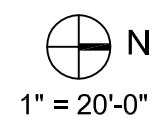


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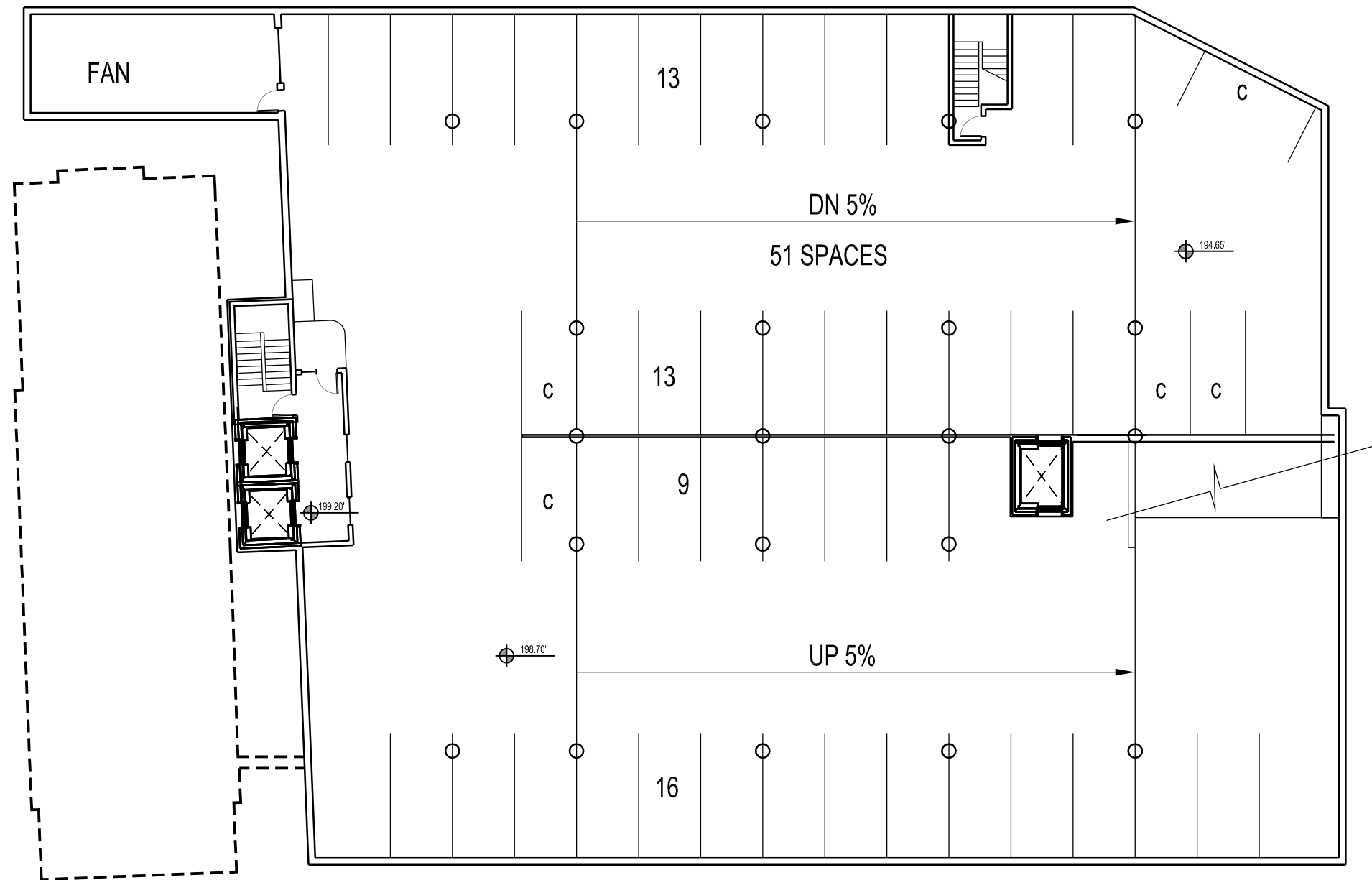
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PARKING UPPER

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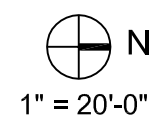


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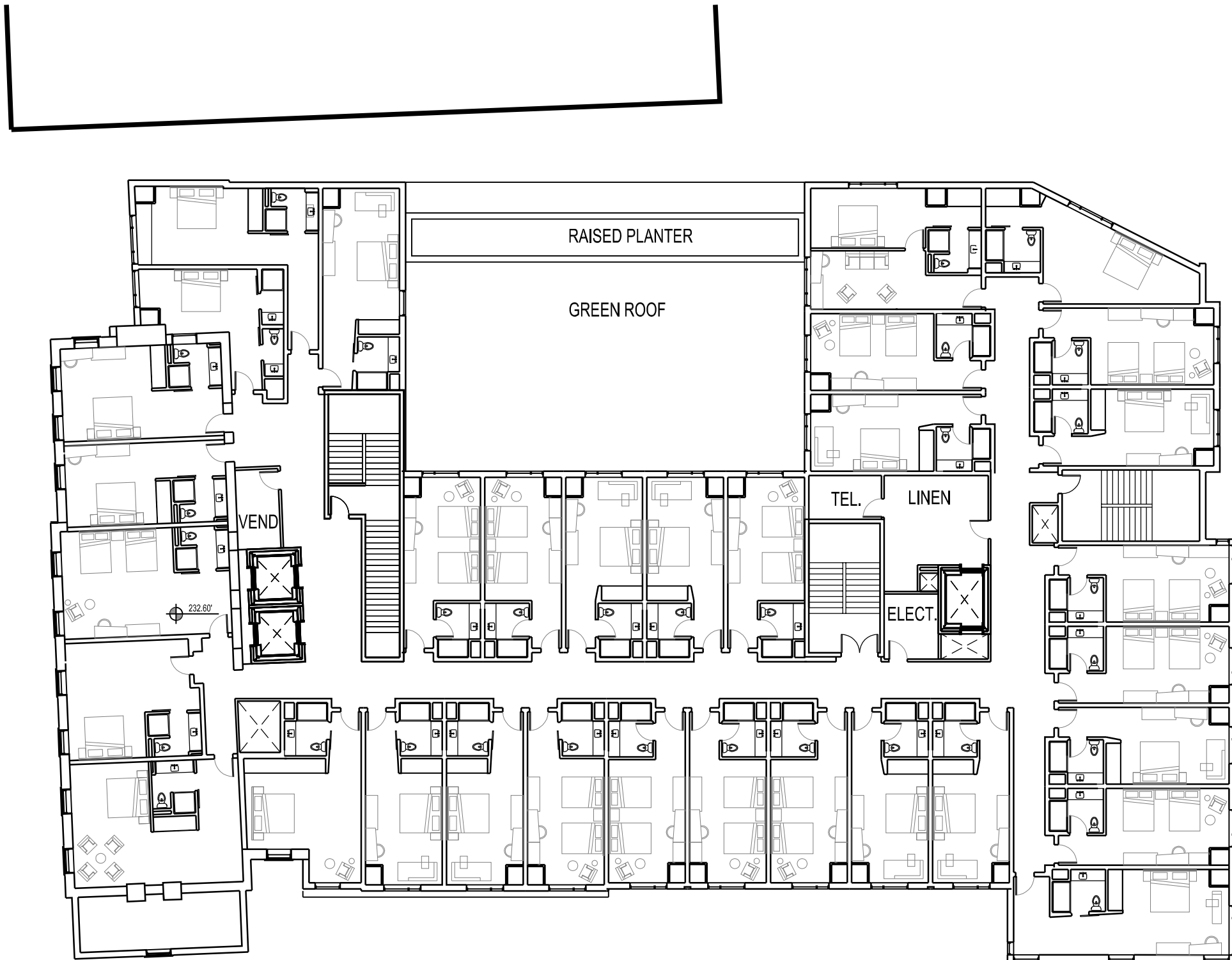
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PARKING LOWER

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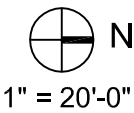
33 ROOMS

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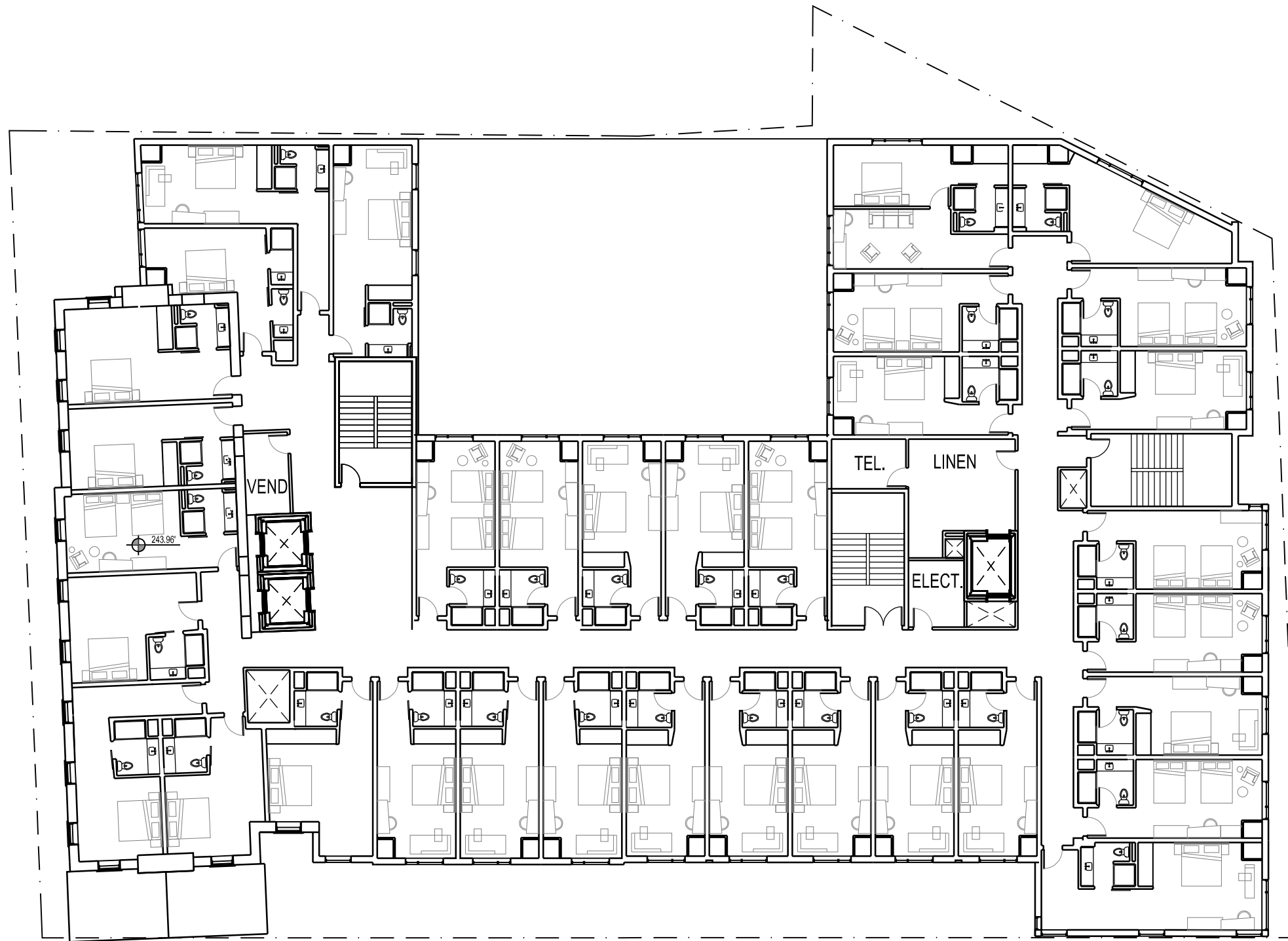
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LEVEL 2

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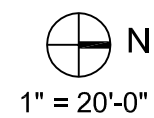
34 ROOMS

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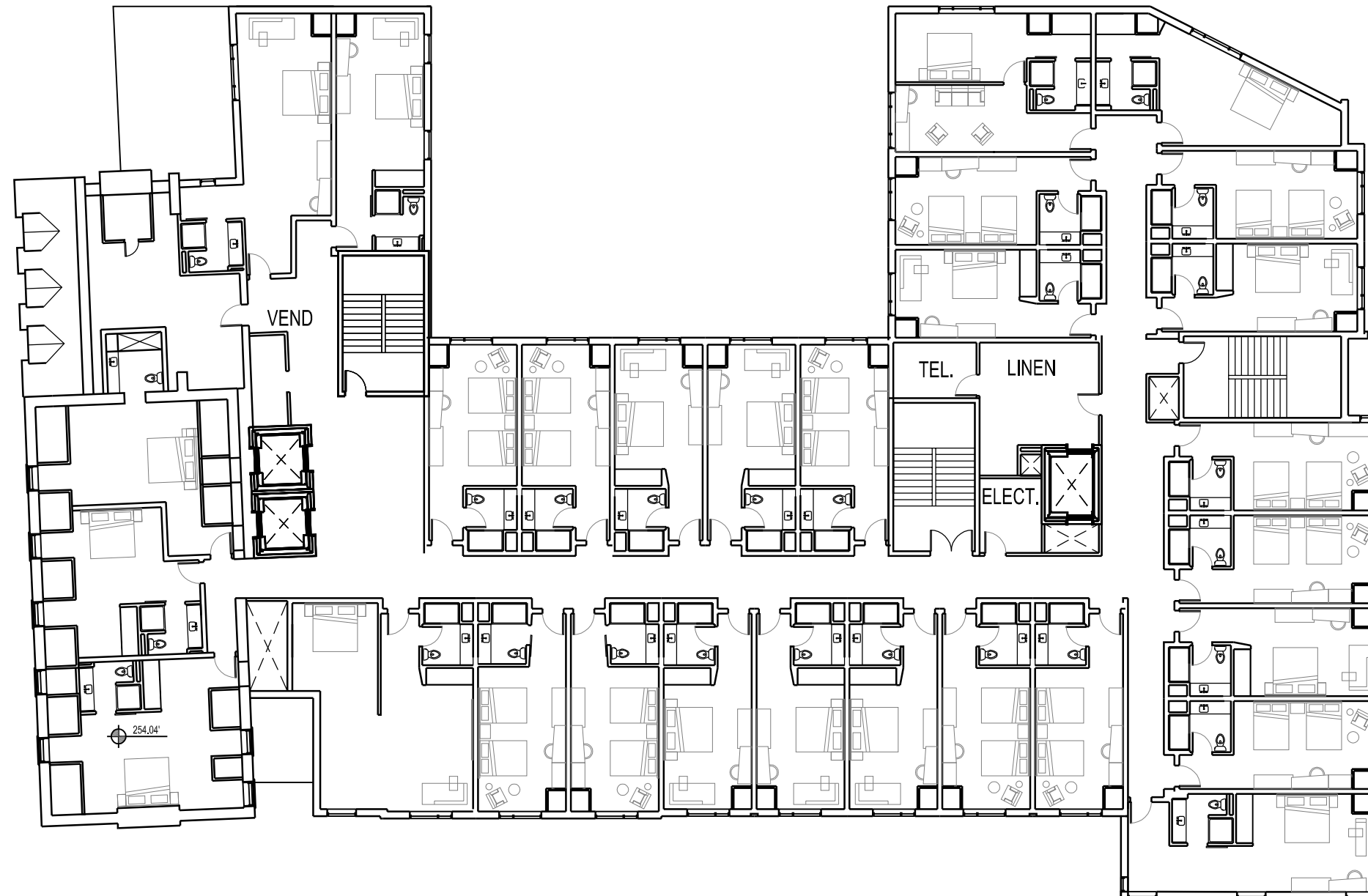
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LEVEL 3

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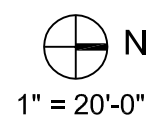
29 ROOMS

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LEVEL 4

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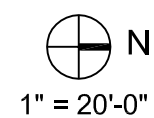
24 ROOMS

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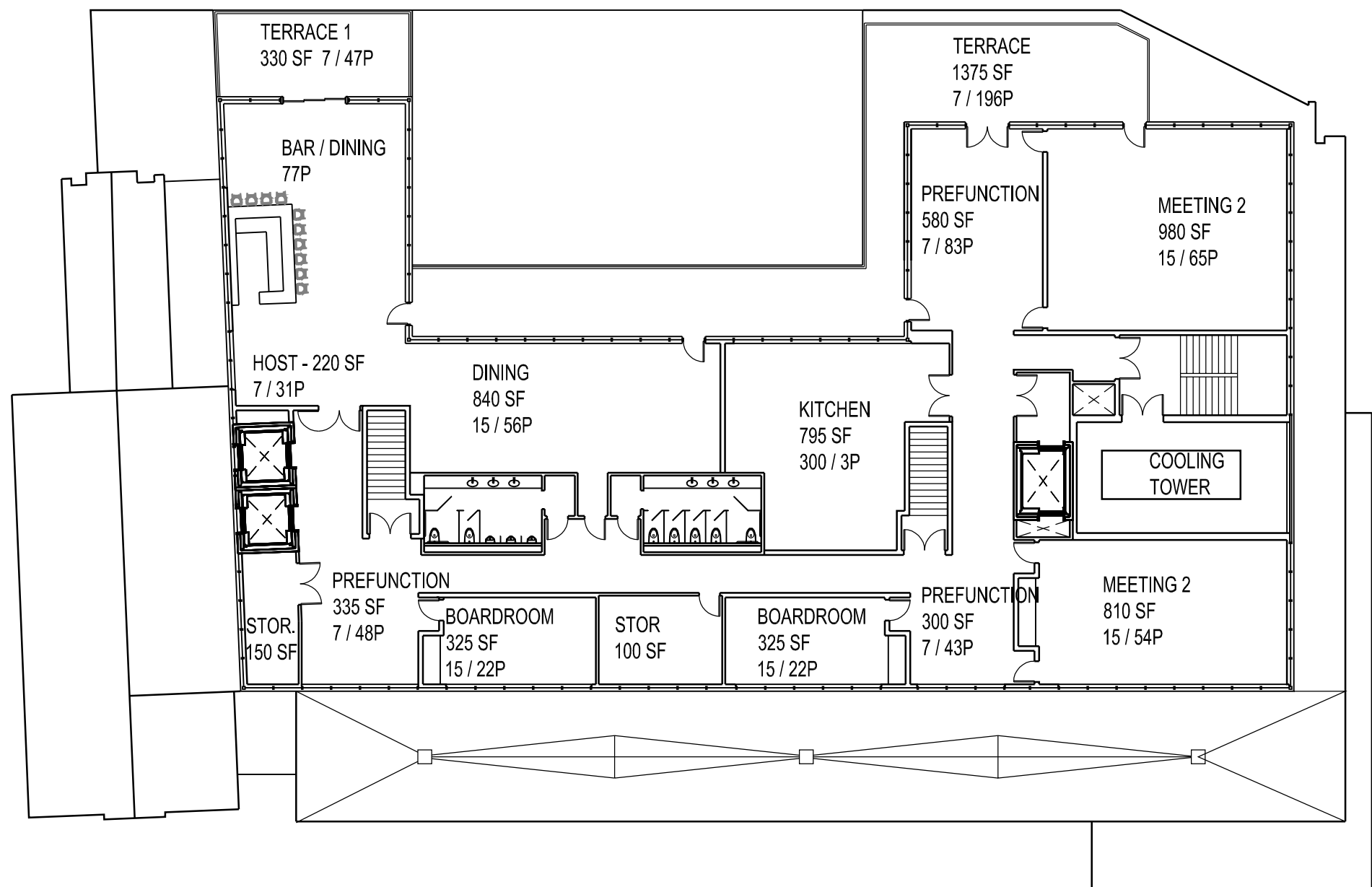
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LEVEL 5

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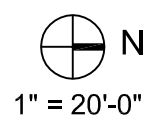


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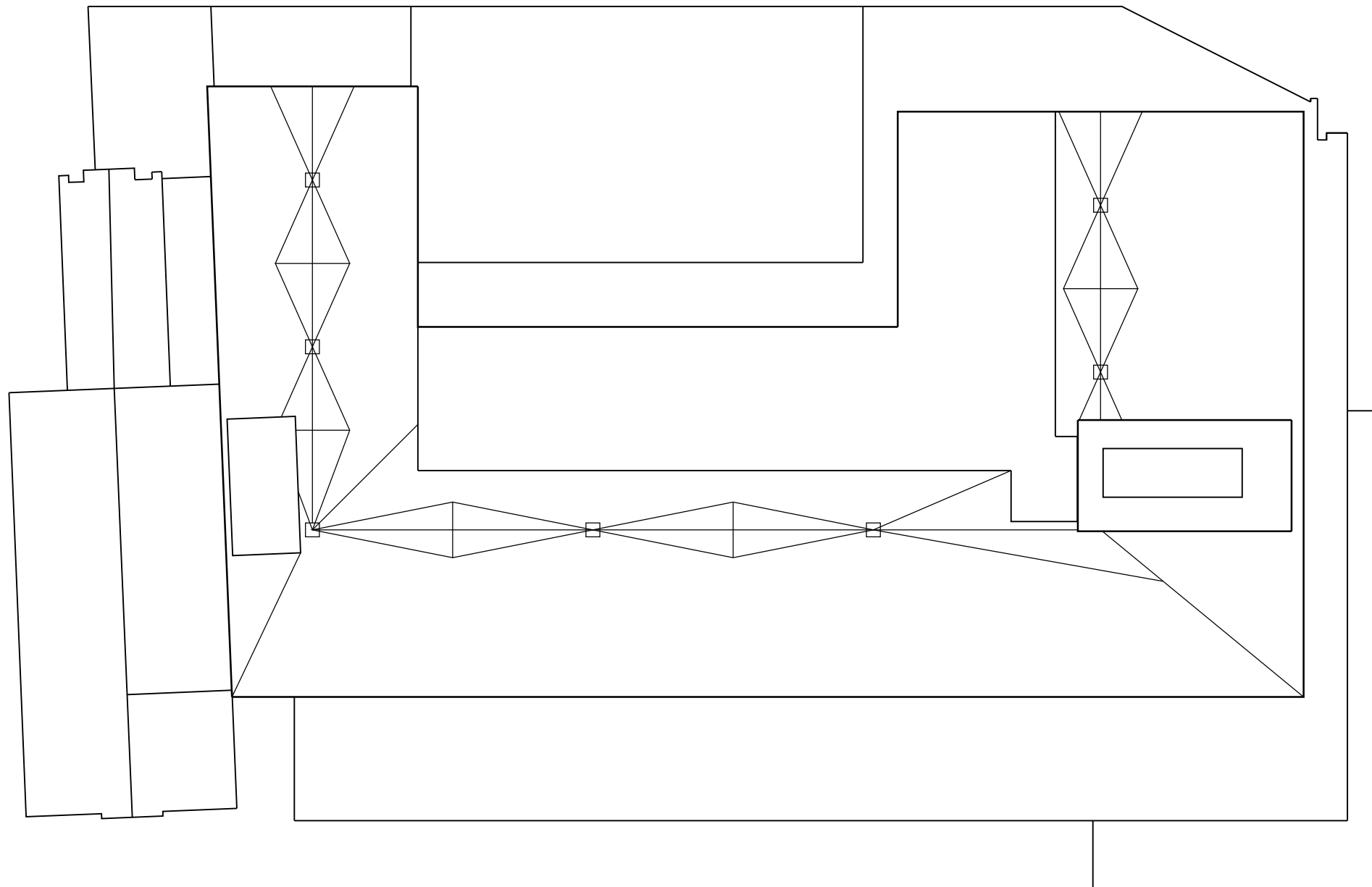


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LEVEL 6
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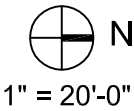


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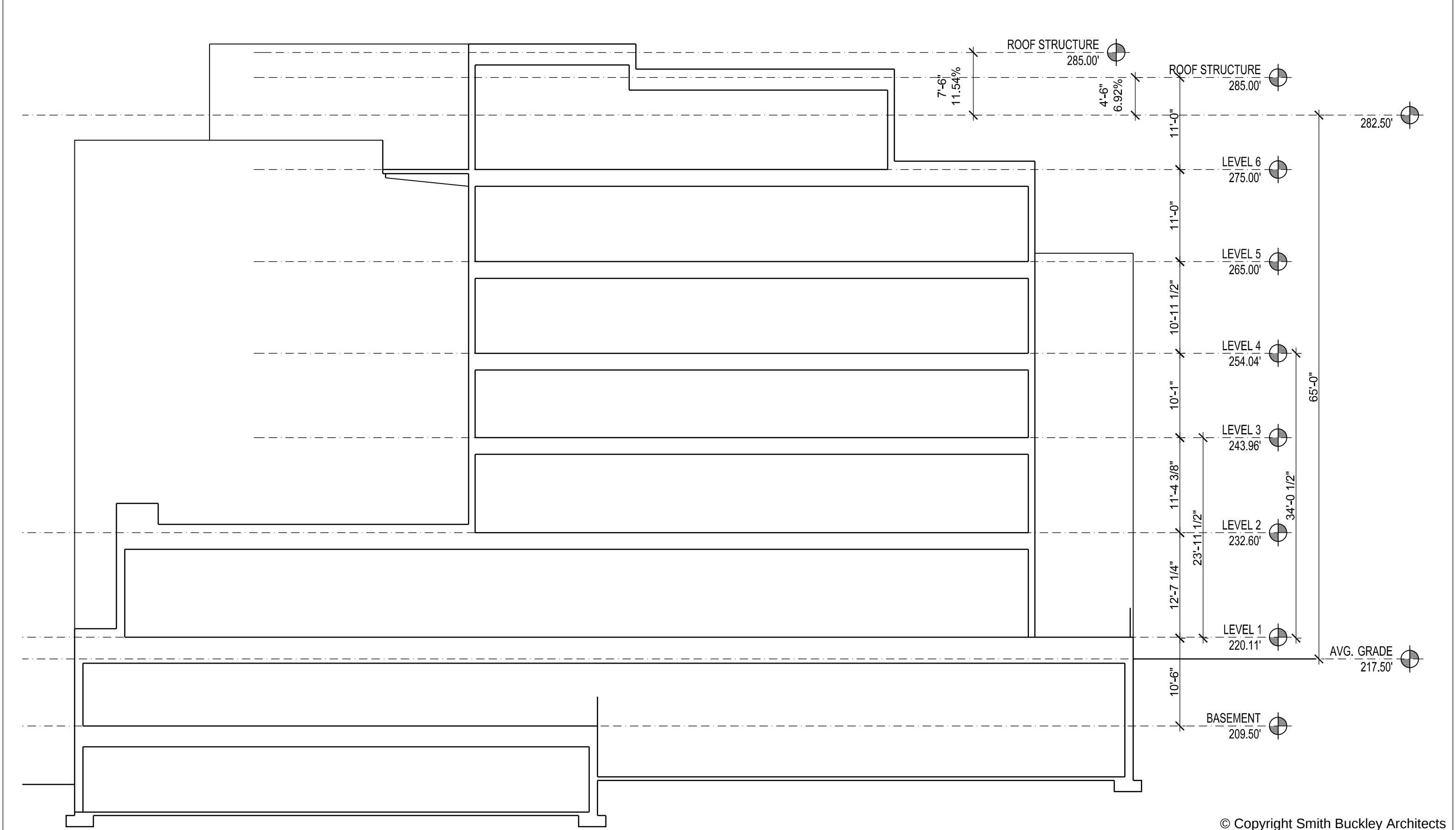
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CAMBRIA HOTEL
266 College Street, Burlington, VT



ROOF

April 19, 2019



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Wards 1 & 8 Neighborhood Planning Assembly Agenda: May 8, 2019
McClure Lobby Conference Room, UVM Medical Center

Facilitator: Jonathan Chapple-Sokol

Recorder: Carol Livingston, NPA; Phet Keomanvanh and Hannah Carpino, CEDO

Please note that Maria McClellan will conduct a tour of UVM Medical Center new wing preceding the NPA meeting. Those interested should meet in the McClure Lobby at 6:00 PM. The tour will be completed by 6:45.

6:45 - 7:00: Open House

7:05 Speak Out

7:20 City Councilors Report - Sharon Bushor, Adam Roof, Jack Hanson

5 minutes per councillor, including questions

7:35 Vote on Ward 1 member Olivia Pena's candidacy for the NPA Steering Committee

7:40 Lake Monsters Update - Kyle Bostwick, Joe Doud

7:45 Neighborhood Project Update - Gillian Nanton

<https://www.burlingtonvt.gov/CEDO/The-Neighborhood-Project>

"TNP aims to identify potential strategies and tools for neighborhood stabilization efforts which will create opportunities for a diversity of housing choices in near-campus neighborhoods, improve the quality of housing stock for a wide range of residents and identify quality of life initiatives to support residents."

8:15 NPA Review of Proposed Housing Project at 110 Riverside Ave - Steve Guild

Overview of proposed a 57-unit, 3-4 story apartment building with underground & surface parking

8:40 NPA Review of Proposed Hotel Project at Old YMCA Site - Cleary Buckley, Scott Silver

Overview of proposed hotel with 142 rooms; 77 parking spaces in above & below-ground parking spaces

9:00 Adjourn

June topics

Legislators' summary of 2019 session: Selene Colburn, Brian Cina

Brief Discussion of How to Frame an In-Depth Discussion w/ Landlords and Tenants

Edmunds Elementary/Middle School Renovation update - Keith Pillsbury

NPA Steering Committee

Jonathan Chapple-Sokol, jchapplesokol@gmail.com

Cindy Cook, Ward 1, ccook@adamantaccord.com

Richard Hillyard, Ward 1, pompeyhccc@hotmail.com

Carol Livingston, Ward 1, carol.livingston1951@gmail.com

Caryn Long, Ward 1, carynlongvt@gmail.com

Linda Rizvi, Ward 8, Irizvi@aol.com

NPA Website: <https://www.burlingtonvt.gov/CEDO/Neighborhood-Services/NPAs/Ward-1-NPA>

There will be free on-site parking in the McClure Garage, thanks to UVM MC.

Neighborhood Planning Assembly Attendees



NPA (choose one)	Wards 1 & 8	Wards 2 & 3	Wards 4 & 7	Ward 5	Ward 6
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Date of Assembly : 5/8/2019 Location: _____

Please return to your convener, Phet Keomanyanh
or email to nmiller@burlingtonvt.gov

- 1 Cowl Livingston
- 2 Seth Steinzor
- 3 JONATHAN CHAPPLE-SOKER
- 4 Sharon Bushor
- 5 Sondi Shuekey
- 6 Frank Hasleron
- 7 Jean Hopkins
- 8 Sophie Quest
- 9 Warren Irish
- 10 Linda Rizvi
- 11 Brandon Batheun
- 12 Jason W. Williams
- 13 Rickard Hillgard
- 14 EMER FEENEY
- 15 Angie Chapple-Sokul
- 16 Gillian Anton
- 17 Olivia Peña
- 18 Kyle Bostwiche
- 19 Joe Doud
- 20 Hannah King

- 20 Kaylie Heberstah
- 21 Jack Hanson
- 22 Ade Ruiz
- 23 Martha R. Lang
- 24 Nathan Lantieri
- 25 Betsy McGavisk
- 26 Mark Hughes
- 27 KAREN PAUL
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- 40

Thoughts on the hotel

Charles Winkleman <cwinklem@gmail.com>

Tue 5/7/2019 6:21 PM

To: richard hillyard <pompeyhccc@hotmail.com>

Hi Richard,

Wanted to share my thoughts on the proposed hotel, if you can share tomorrow it would be appreciated.

Burlington is in the middle of a housing crises and yet this is the second boutique hotel in two years the city may be approving. We don't need any more service jobs that pay so poorly, in fact other hotels in the area already can't find enough workers as is. Our neighborhood needs affordable housing, not hotels built by national corporations that couldn't care less about our community.

Thanks,
Charles

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Neighborhood Planning Assembly Attendees



NPA (choose one)	Wards 1 & 8	Wards 2 & 3	Wards 4 & 7	Ward 5	V
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Date of Assembly : 5/8/2019 Location: _____

Please return to your convener, Phet Keomanyrath
or email to nmiller@burlingtonvt.gov

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| 1 Cawl Livingston | 20 Kaylie Heberstrom |
| 2 Seth Steinhilber | 21 Jack Hanson |
| 3 JONATHAN CHAPPLE-SOKOL | 22 Ade Ruff |
| 4 Sharon Bushor | 23 Martha R. Lang |
| 5 Sondi Shuekey | 24 Nathan Lantieri |
| 6 FRANK HASPLETON | 25 Betsy McGavisa |
| 7 Jean Hopkins | 26 Mark Hughes |
| 8 Sophie Quest | 27 KIM PINE |
| 9 Warren Irish | 28 |
| 10 Linda Rizvi | 29 |
| 11 Brandon Bateman | 30 |
| 12 Jason W. Williams | 31 |
| 13 Richard H. Haggard | 32 |
| 14 EMER FEENEY | 33 |
| 15 Angie Chapple-Sokol | 34 |
| 16 GILLIAN NANTON | 35 |
| 17 Olivia Peña | 36 |
| 18 Kyle Bostwick | 37 |
| 19 Joe Doud | 38 |
| 20 Hannah King | 40 |

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Thanks,
Charles

2019 GROUP EVENTS AT THE BALLPARK

Lake Monsters

Single A Affiliate of the



Easy, Fun, Flexible, Memorable

FULLY CATERED BBQ PARTY PACKAGE Located in the Coca-Cola BBQ Area

Each person receives a ticket to the game, cheeseburger, hot dog, chips, cookies, and soft drink

Reserved Seating - \$16.99 per person [+tax]

Grandstand Seating - \$15.99 per person [+tax]

TICKET, CHEESEBURGER AND SOFT DRINK PACKAGE

Reserved - \$13.99 [+ tax] Adult Grandstand - \$12.99 [+ tax]

Child/Senior Grandstand (12 & under) - \$10.99 [+ tax]

TICKET, HOT DOG AND SOFT DRINK PACKAGE

Reserved - \$12.99 [+ tax] Adult Grandstand - \$11.99 [+ tax]

Child/Senior Grandstand (12 & under) - \$9.99 [+ tax]

MONSTER MONEY

\$5 Increments

Good for desserts, beer, wine, and souvenirs

GROUP TICKETS

Group Rates	Reserved	Adult Grandstand	Child/Senior
20 - 99 (save \$1.00 per ticket)	\$8.00	\$7.00	\$5.00
100 + (save \$2.00 per ticket)	\$7.00	\$6.00	\$4.00

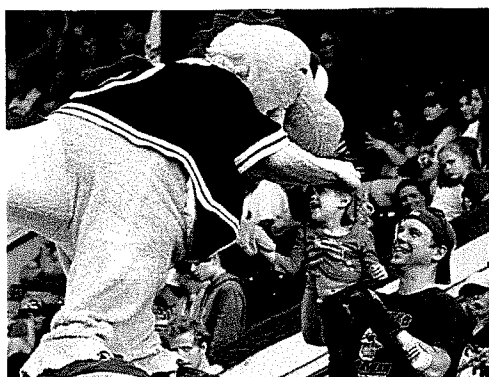
CORPORATE FLEX PACKS

Undated vouchers, provide the same benefits and sales of a group with flexibility and convenience. Redeem at any Lake Monsters game (based on availability).

Group Rates	Savings	Reserved	Adult Grandstand
Block of 50	\$1.00 per ticket	\$400.00	\$350.00
Block of 100+	\$2.00 per ticket	\$700.00	\$600.00

FUN ZONE \$5

Add passes for all you can play





Neighborhood Planning Assembly Draft Minutes

NPA:
(choose one)

Wards
1 & 8

Wards
2 & 3

Wards
4 & 7

Ward
5

Ward
6

Date of Assembly : 5/8/2019 Start Time: (Commence): 7:02 PM

Location: McClure Conference Room Finish Time: (Adjourn): 9:20 PM

Note taker: Hannah Carpino

Steering Committee Members in Attendance:

Jonathan Chapple-Sokol, Cindy Cook, Richard Hilyard, Carol Livingston, Linda Rizvi

Discussion Topics

Steering committee election

- NPA review of proposed hotel
- NPA review of proposed apartments

Actions Taken / Decisions Made

- 1 new member added to Steering Committee
-

Agenda Items and Actions

Speak Out

- Noise level at SpringFest event was unacceptable, could be heard inside homes all day
- Joe Spiedel: SpringFest brought some noise to the neighborhoods. Having a meeting with police services and UVM representatives. Spring Move Out Project happening May 23rd in neighborhoods to help collect trash during move-out.
- Charles Winkleman: Proposed hotel at site of former YMCA is unnecessary. Burlington needs more housing, not another boutique hotel
- UVM SGA Chair on Community Affairs: Looking into the safety of the intersection at UHeights and Main St
- Housing Summit on June 11 from noon to 8pm at City Hall. All day event with info, meetings, break-out sessions. Focused on meeting goals of 2015 Housing Action Plan, looking forward to future plans.

City Council Update

-Sharon Bushor:

-Members of the public expressed concern that College St shuttle would not longer be free. Spoke to Chapin Spencer from DPW, who said it will remain free for the time being. It is being expanded, so frequency of bus will change.

-Improvements of Colchester Ave and bike lanes are in planning stage. East Ave to cemetery is being worked on next, trying to accommodate bike lanes and eliminate parking on north side of street.

-Jack Hanson:

-Transportation, Energy, Utilities Committee is working to get South Burlington to contribute so that GMT routes stay free. Some bus lines will now run into surrounding towns- routes will be free within Burlington, and have some costs associated outside of Burlington

-Incidences involving use of force by Burlington Police Department, two videos have been made public. Deeply concerned and disturbed, put out a public statement. On Monday, the Chief of Police will be coming to talk to City Council, meeting is public.

-Mall redevelopment was supposed to resume today, but that is not the case.

-Chittenden Solid Waste District proposed budget for next year, which would increase tipping fees on recycling and compost without increasing fees on trash. Concerning that CSWD would incentivize waste

-Adam Roof

-Police footage that was released Friday was concerning. Looking for path forward so we can create a forum for community discussion. Proposed a joint committee between police commission and Public Safety Committee.

-Leases will begin turning over. People will start to have new neighbors, introduce yourselves

Vote on Olivia Pena Candidacy for Steering Committee

-Ward 1 resident since 2016, works at HungerFree Vermont in South Burlington

-Unanimous vote, **Olivia is elected to Steering Committee for Ward 1**

Lake Monsters Update

-Season Opener on June 14

-Weekend before that is Vermont high school baseball championships

-Looking for host families for 25-30 players for the summer

-July 13th, 27th, August 24th are all firework nights

-More information on Lake Monster's website, <https://www.milb.com/vermont/schedule/2019-06>

Gillian Nanton, CEDO: Neighborhood Project

-Presentation will be made available on CEDO website as soon as possible

-Goal of project is to develop an action strategy and toolkit of policies for neighborhood stabilization

-Residents of neighborhoods impacted by heavy student populations

-The project included 60 interviews, hired consultants, workshops and community open houses

-Currently, 3,100 undergraduate students live in Burlington's downtown, mainly concentrated in the central downtown

- Consultants concluded that the spread of student rentals can only be permanently managed with new, dedicated student housing
- CDNR Committee will review report and talk to City Council by the end of July 2019

Responses:

- Hannah King: The language in the report is anti-student and ignores the fact that students contribute to Burlington as well. Run down conditions of housing are not the fault of the student population
- Richard Hilyard: Landlords behave with impunity in Burlington, there needs to be a discussion around landlord/tenant rights
- Betsy McGavisk: Historically, pushing towards single-family housing policies creates economic segregation. “Low density” zoning creates pockets of wealth.

NPA Review of Proposed Housing at 110 Riverside Ave

- 57 units, 14 of which are low-income and senior apartments
- Project was approved 6 years ago, permit lapsed
- Project does not affect the hillside, riverbank or salmon run below
- There will be pedestrian crossing added to allow access
- 61 total parking spaces added for building
- Building will be one and two bedroom units with balconies
- Every unit is adaptable for wheelchair accessibility

NPA Review of Proposed Hotel Project at Old YMCA Site

- YMCA has new site, which is in construction right now
- Hotel would be good for the city, as YMCA did not pay taxes and new hotel would add to the tax base.
- YMCA’s corner-facing building will remain, become front of the hotel, everything north of that block will be changed
- 142 rooms, 6 stories
- Underground parking with 77 spaces will be built
- Hotel will have outdoor terrace areas, outdoor seating at the front
- Restaurant, bar, meeting rooms inside
- The building will be built to LEED-Gold standards
- Made provisions for electric vehicle charging stations
- Concern that a hotel was approved in a time when there is such desperate need for housing, affordable living spaces

