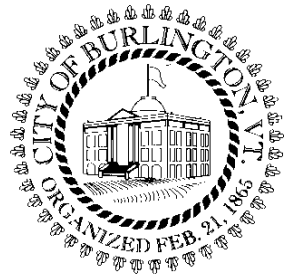


Department of Permitting and Inspections

Zoning Division
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Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: January 5, 2021
RE: ZP20-0037CA/MA; 266 College Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.



Project
Cambria Hotel - Burlington

Date
06/05/2019

RENDERING SOUTHEAST - A16

3-DIMENSIONAL RENDERINGS PROVIDED FOR REFERENCE AND TO CLARIFY DESIGN INTENT ONLY. ELEVATIONS A11, A12, A13, AND A14 ARE DRAWINGS OF RECORD

File Number: ZP20-0037CA/MA

Zone: FD5 **Ward:** 8E

Owner/Applicant: Smith/Buckley Architects / Hotel Y Burlington LLC

Permit approved: August 27, 2019

Request: Time Extension request for Major Impact/Conditional Use for new hotel and below grade parking structure. Includes rooftop bar and restaurant.

Overview:

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

The application for redevelopment of the current YMCA at 266 College Street was approved with Prior-to-release conditions August 27, 2019. The project includes retention of the historic gable-roofed building at the corner of South Union Street and College Street, demolition of north (rear) components, and construction of a new addition and structured parking. The approval of a new YMCA building a block east on College Street and the sale of this building has made this site available for redevelopment. The new owners received approval for a hotel (now reduced to 136 rooms) with a rooftop restaurant/bar.

Permit conditions required that construction begin within one year of the date of approval (by August 27, 2020) and completion by August 27, 2022. As of this date, the permit has not been picked up, and the first year of the permit life has passed without commencement of construction.

The property is located entirely within the FD5 zone and is subject to review under the Downtown Code regulations of Article 14. As such, administrative checklists address much of the project review. This report focuses only on those items not included in the administrative checklists. Conditional use review was required only relative to outdoor eating areas, proposed along South Union Street and College Street. (Sec. 14.6.6, h).

The applicant requests a one-year time extension; the 90-day timeline suspension associated with the COVID state of emergency back in the spring makes this request timely. Construction is expected to start in the 2nd Quarter of 2021.

Background:

- **ZP 20-0923CA**; Amend permit 20-0037CA/MA to replace sliding entrance doors with revolving door recessed within structure. Two wood double hung windows in lower gable section will be removed to expose existing masonry openings on north and south of entry. May 2020.
- **ZP 20-0737CA**; Amend condition #10 in zoning permit #20-0037CA/MA for revised construction hours of M-F 7:00-5:30 pm, Saturday 8:00am-4:00 pm. No work on Sunday. May 2020.
- **ZP20-0697CA**; Add door on East/South Union St side for delivery and waste removal access, move western edge of southwest portion of hotel 5' to the East. Hotel room count to reduce to 136. February 2020.
- **Zoning Permit 20-0037CA/MA**; Building renovations and addition for hotel, below grade parking structure, and rooftop bar and restaurant (subject to this time extension request), August 2019.
- **ZP13-0737SN**; new parallel, metal signage for the YMCA. February 2013.
- **Zoning Permit 12-0684SN**; two new parallel signs for annual Giving campaign on College Street and South Union Street elevations. January 2012.
- **Zoning Permit 12-0129AW**; changing graphics on existing awning for the Y. August 2011.
- **Zoning Permit 11-0149SN**; install two parallel signs for Catamount Physical Therapy. One on College St. elevation and one on South Union Street elevation. August 2010.

- **NA12-0239NA**; Non-Applicability of Zoning Permit Requirements; temporary artwork. August 2011.
- **Zoning Permit 08-130CA**; installation of three wood windows at 2nd level into infilled brick openings. August 2007.
- **Zoning Permit 00-071**; Amend previously approved zp99-272 to allow relocation of the cogeneration system exhaust pipe to the west side of the existing YMCA as described in the application letter. Pipe will not project above roof line of structure. August 1999.
- **Zoning Permit 99-272**; installation of natural gas fired cogeneration roof top equipment for the existent YMCA. Proposal includes an underground tank, misc. piping and the installation of a door. December 1998.
- **Zoning Permit 98-075**; reopen existing window openings on the south and west elevations of the existing YMCA. New windows to match existing. August 1997.
- **Zoning Permit 91-352 / COA091-071**; installation of shed style awning over entry on College Street with repairs to stairs included. Handicapped access ramp constructed in existing doorway on South Union Street for YMCA. May 1991.
- **Zoning Permit 91-194**; wood sign. December 1990.
- **Zoning Permit 92-154**; construction of a storage shed in brick, to match the existing YWCA building for the storage of chemicals for the swimming pool. October 1991.
- **Zoning Permit 83-60**; construct a 100' x 40'? (Numbers obscured) addition to the existing building to accommodate a new swimming pool. July 1983.

Recommended motion: Consent approval of the time extension, per the following Findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Section 3.2.9 Zoning Permits

(d) Time Limit on Zoning Permits:

*Notwithstanding (e) and (f) below, a zoning permit shall become invalid unless the work or action authorized commences within one (1) year after the date of final decision. All work or action authorized there under shall be completed, and a Final Zoning Certificate of Occupancy received, within three (3) years of the date of decision unless **a written extension of time not to exceed one (1) year is granted in advance** by the administrative officer. **Extensions of time for a zoning permit issued in connection with a conditional use or variance shall require approval by the DRB after a public hearing.** Extensions of time may be granted only when the work or action authorized under the zoning permit remains compliant with the current zoning regulations. Up to two (2) time extensions may be granted.*

DRB review is required for consideration of this time extension request, as the project was a Conditional Use review (related to outdoor dining.) With the unusual circumstances of this last year and the impacts on the overall development community, a one year time extension is reasonable. The project completion date, under a time extension, will be readjusted to August 27, 2023. **Affirmative finding.**

II. Conditions of Approval

1. All conditions of ZP20-0037CA/MA not herein altered shall remain in effect.
2. Condition #13 shall be met before issuance of any building permits:
A Historic Resource Documentation Package will be completed prior to the commencement of development, and provided to the City for retention within zoning project files. This HRDP shall also be provided to the Vermont Division for Historic Preservation.
3. Upon approval of the time extension, the permit life shall be extended to August 27, 2023.
4. Standard Permit Conditions 1-15.

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