

Petra Cliffs Climbing Center & Mountaineering School  
105 Briggs Street  
Burlington, VT 05401



June 25, 2018

City of Burlington: Department of Planning and Zoning  
149 Church Street, City Hall  
Burlington, VT 05401

Dear City of Burlington,

On January 29, 2018, Charest Alpinism LLC dba Petra Cliffs signed a Purchase & Sale Agreement with City Market to purchase the 1.67 acre lot at 75 Briggs Street, with plans to develop a modern climbing and community center that is compatible with the City of Burlington, with the South End neighborhoods, and with its neighbor, City Market.

Petra Cliffs Climbing Center & Mountaineering School has been a fixture in the Burlington community since its opening in 2000. Andrea and Steve Charest have managed the business since its beginning and purchased it in April of 2012.

Popularity and demand have caused a growth opportunity for Petra Cliffs, and a move to 75 Briggs St. will serve the market well. A move to this new location enables us to produce a more modern climbing facility, growing from our 6,000 square foot building with 26 foot tall ceilings, to 13,470 square feet GFA with climbing walls up to 51 feet high, and a 1500 sq ft active rooftop. The climbing facility will feature bouldering, top roping and national-level lead climbing areas, a fitness/alpine training center, yoga studio, on-site, drop-in child care and conference space. The facility will keep design elements from the existing location to maintain a warm, friendly, local atmosphere, while elements like a rooftop deck for social events will bring a new dimension for guests.

Part of what makes Petra Cliffs unique is its inclusivity and strong culture. Maintaining these qualities are of the highest importance as we grow. We are a recreation and education center for people of all ages and abilities, without discrimination. Staying in the neighborhood in which we planted our roots is very important to us. Our neighbors have a peaceful relationship with Petra Cliffs, and a move down the street will maintain compatibility in the neighborhood and will preserve- and improve- the character of Briggs Street.

The following pages describe the physical aspects and programming goals for the project.

We appreciate the opportunity to discuss our project with the Development Review Board.

Sincerely,

Stephen & Andrea Charest  
Owners, Petra Cliffs  
andrea@petracliffs.com  
steve@petracliffs.com

## Goals for Features of the Physical Location at 75 Briggs Street



### Exterior

- 13,470 sq ft GFA (9,395 sq ft footprint) building on the North end of the lot
- 66 parking spaces and natural traffic flow pattern to facilitate child/camper drop-off and pick-up
- Stormwater management area
- Welcoming front entrance with bike parking, tables for gathering
- Landscaping, raised bed gardens
- Active Rooftop: deck & conference room, multi-use event space

### Interior

- Climate controlled, sprinkler system, accessible
- Renewable energy options (exploring solar with Burlington Electric Dept)
- Natural light from windows and skylights
- Air filtration incorporated into climbing structures
- Lobby with community space, lounge area, waiver station, local art gallery
- Small retail space for climbing goods, Petra Cliffs merchandise, energy bars and drinks
- 19,000 square feet of indoor climbing (measured via linear wall surface): 25% lead, 30% lead/top rope, 30% bouldering, 15% instruction/beginner area; max height 51'
- Climber gear storage areas (cubbies) and seating for rest/observation/film viewing
- Climbing hold storage with large hold washing station, ladder and lift storage
- Training space with Moon Board, hang boards and campus ladders
- Indoor ropes course with adaptive-accessible elements
- Instruction space with rappel access and multi-pitch climbing transitions
- Autobelays
- Onsite drop-off child care for patrons (caregiver must stay on-site)
- Climate-controlled studio space for yoga
- Modern training facility with free weights and exercise machines, crossfit-style gym
- Community conference space/classroom/Mountaineering School trip planning space
- Birthday Party area; upper-level with views of Lake Champlain
- Locker room facilities with bathroom and showers
- Staff office/locker room/break room
- Administrative office
- Mountaineering School gear storage



## **Petra Cliffs Program Goals**

- Continued, Increased & New Community Events
- Continued partnerships with Howard Center, Vermont Adaptive and other community organizations
- Climbing Competitions
- Reel Rock Film Tour
- Talks, Guest Presenters, Films
- Local Artist Gallery
- South End Art Hop
- CRAG-VT Fundraising Events / Everest Challenge Fundraiser
- Over the Edge Sponsorship to benefit the Flynn Center

## **Indoor Programming**

- Youth Climbing
  - Pro Team, Competition Team, Recreational Team
  - Mini Monkeys
  - Itsy Bitsy Spiders
- Birthday Parties
- Adult Programming
  - Private Lessons, Climbing Clinics
  - Free Member Clinics
- Adaptive Programming
  - Dedicated space for adaptive programs
  - Accessible ropes course elements

## **Summer Camp**

- Continue classic SumMAT (Summer Mountain Adventure Training) & School Vacation Camps
- Work with Fresh Air Fund, Howard Center, The North Face Explore Fund Grant and more organizations to offer scholarships for families in need
- Indoor half day camp option
- Partner camps with City Market (“Climbing & Cooking,” “Ropes & Roots”)
- Partner camps with more local organizations

## **Membership**

- Continue classic SumMAT (Summer Mountain Adventure Training) & School Vacation Camps
- Work with Fresh Air Fund, Howard Center, The North Face Explore Fund Grant and more organizations to offer scholarships for families in need
- Indoor half day camp option
- Partner camps with City Market (“Climbing & Cooking,” “Ropes & Roots”)
- Partner camps with more local organizations

## **Mountaineering School**

- Increased educational programs with use of classroom space: Navigation, Avalanche Awareness
- Expanded programming and destinations
- Continue managing Smuggs Ice Bash, Vermont’s Ice Climbing Festival, increase participation

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105 Briggs Street, Burlington VT 05401 | [www.petracliffs.com](http://www.petracliffs.com) | 802-65-PETRA