



City of Burlington
Department of Public Works

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TO: Mary O'Neil, AICP, Principal Planner, Dept. of Planning & Zoning

FROM: Susan Molzon, P.E., Senior Public Works Engineer

CC: Chapin Spencer, Director
Norm Baldwin, P.E., Assistant Director/City Engineer
Laura Wheelock, P.E., Senior Public Works Engineer

DATE: February 1, 2019

SUBJECT: 68 Pearl Street – Department of Public Works Comments on Traffic Impact Assessment and Technical Memorandum

The Department of Public Works (DPW) has reviewed the submitted Traffic Impact Assessment dated August 30, 2017 and Technical Memorandum dated December 21, 2018, both prepared by Lamoureux & Dickinson Consulting Engineers. City staff offers the following comments:

- The Traffic Impact Assessment does not evaluate how trips generated from the site will be distributed throughout the existing street network. This analysis must be performed in order to analyze traffic impacts associated with this development.
- Based on the parking demand analysis provided in the Technical Memorandum, the proposed development does not provide the required number of parking spaces available for public use as identified in the Purchase & Sales Agreement for 70 Pearl Street. It is not clear how parking will be managed to ensure parking spaces are available for the public.
- The shared parking analysis provided in the Technical Memorandum reveals that the required number of parking spaces for Building A (Apartments) and Building B (93-room hotel) exceeds the number of parking spaces provided onsite between the hours of 6:00AM and 8:00AM and 6:00PM and 10:00PM. No analysis has been provided for the hours before 6:00AM or after 10:00PM, but it can be reasonably assumed for this use that the parking demand also exceeds the number of onsite parking spaces during the overnight hours of 10:00PM to 6:00AM. It is not clear if this shared parking analysis includes parking demand for Victoria Place and Stannard House. While the parking analysis has allocated 18 parking spaces for Victoria Place and Stannard House, the analysis does not quantify the parking demand generated from these uses.
- The Traffic Impact Assessment does not adequately evaluate the proposed reconfiguration of George Street to accommodate two-way traffic between Pearl Street and Monroe Street. This evaluation must include:
 - Analysis of the redistribution of vehicular traffic throughout the surrounding neighborhood for both existing conditions and conditions with the proposed site development,
 - Analysis of impacts to on-street parking facilities, and
 - Analysis of the intersection of Pearl Street and George Street to determine if additional safety measures should be implemented with the reconfiguration of this intersection.
- If a two-way traffic pattern for George Street is proposed, it is recommended that the applicant conduct a neighborhood meeting to solicit input from nearby residents and businesses impacted by this reconfiguration. It is also recommended the applicant present this reconfiguration to the Public Works Commission whose approval will be needed to implement a change in traffic pattern from a one-way street to a two-way street.

DPW staff requires the additional information discussed above in order to complete a full review of the proposed development. DPW cannot recommend approval of the proposed development at this time.

Should you have any questions, please contact me at smolzon@burlingtonvt.gov or 802-540-0557.