

**Mark E. Naud  
Counsel**

July 13, 2017

Scott Gustin, AICP, CFM  
Principal Planner & Asst. Administrative Officer  
Dept. of Planning & Zoning  
149 Church Street  
Burlington, VT 05401

Re: Zoning permit amendment - Lake Champlain Community Sailing Center parking requirement waiver request – 10-1005CA/MA & 10-115CA (475 & 0 Lake Street); and referencing 17-0755CA/CU; 235 PENNY LANE (DW-PT, Ward 3C) City of Burlington (Burlington Harbor Marina); and Staff comments Sec. 8.1.15, Waivers from Parking Requirements / Parking Management Plans

Dear Scott,

Please accept this letter as notice and request of the Lake Champlain Community Sailing Center (CSC) responding to the above referenced zoning permits and amendments.

The CSC is requesting an 83% waiver for parking requirements for the Community Sailing Center facilities on the waterfront at the Tuesday 8/1/17 DRB meeting. As you know the CSC's parking initially was provided for by the approved parking in the Waterfront Access North (WAN) Project. With the revised WAN project and the approved construction of the new CSC facilities, and with the proposed revised parking lot provided in this application, the CSC hereby requests a parking variance of 83% from 52 to 9 spaces from the previously approved parking in conjunction with the present proposed parking plan for WAN completion and the marina development.

Since 1994, the only parking available to the CSC are 18 parking spaces (not including handicapped spaces) on a first-come/first-serve basis at the Fishing Pier. Our experience has been that we generally use less than 50% of these spaces. We have operated in the current configuration without any designated parking while growing our services to 6,000 people annually. We have shared utilization of this space with other users including, visitors to the fishing pier, BED and DPW staff and truck traffic. While there have been times that this area has been congested and challenging, we have not had direct complaints or demands for designated parking. We therefore believe this waiver request is reasonable.

We have been successful in this regard for a number of reasons that support the variance request:

1. The CSC has promoted alternative transportation for its staff and users for over a decade. During that time, the majority of the year-round (6-8) and seasonal staff (30-40) walk or bike to the waterfront. The CSC also allows staff to telecommute as appropriate.
2. As part of our Sustainable Campus Initiative, the CSC will educate and advocate for all of our customers and users to utilize alternative transportation (pedestrian, public transit, cycling, etc.) to access the

**78 Landon Road South Hero VT 05486  
m ~ 802.363.3310  
mnaudlaw@gmail.com**

- new facilities. Public transit is available nearby at the top of Depot Street and at the foot of College Street at ECHO.
3. A key component of our programming is providing access for rentals and storage so that people do not car-top or trailer their vessels down to launch facilities along the waterfront, and can minimize their car trips with limited and increasingly expensive parking around the City.
  4. The education and summer camp programs are comprised by over half our users. Essentially all of those visits are provided by carpool, van service, bus, bike or pedestrian modes of transportation.
  5. The CSC supports using Transportation Demand Management strategies as part of our environmental mission and would participate in a Transportation Management Association should one be advanced by either the BBA or the City.
  6. With the new bike path improvements, we are already seeing increased utilization of the path by cyclers and pedestrians, and with secure bike parking as part of the WAN, skatepark and CSC improvements, we will see more utilization and less automobile trips and less need for automobile parking adjacent to the CSC. There are 96 spaces created with Lake Street extension, including the 4 handicapped spaces directly east of the new facility and directly in front of the accessible entry to the new building.
  7. With the revised site plan attached, we are providing sufficient space for 9 onsite spaces at the building entry. In addition, we will have bike racks directly in front of the entry on top of the pump station location.

Our experience during this recent period of growth, particularly with recent and pending improvements to the waterfront with bike path, WAN, and pending completion of the new CSC facility suggest that the 9 spaces internally allocated for the CSC at the new facility will satisfy any necessary parking requirements for the CSC. Moreover, with the parking plan requirements in the BHM and "East Lot" approval, we will be working with the City, DPW, Parks, and BHM to assess and report on any parking related issues over the next three years. While we are comfortable that our waiver request comports with our needs, we are prepared to work with the City, a co-applicant to this request, to make necessary accommodations via the east lot or elsewhere if needed. We would prefer not to advance a permit request that oversubscribes to unnecessary parking. If that experience suggests the 9 onsite spaces are insufficient, the CSC will work with DPW and BHM for designation of spaces as previously allocated in the East Lot of WAN.

I will be attending the Zoning hearing and can provide any additional comments at the hearing as may be requested. I may have a revised site plan with better labeling of key transportation attributes before the hearing.

Respectfully submitted,



Mark Naud  
Project Consultant  
Community Sailing Center