



**CITY OF BURLINGTON
DEPARTMENT OF PUBLIC WORKS**

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Chapin Spencer
DIRECTOR OF PUBLIC WORKS

MEMORANDUM

To: Development Review Board
Fr: Chapin Spencer, Director *Chapin*
Re: Status Update on our Burlington Town Center Review
Date: February 14, 2017

I am writing to provide the Development Review Board an update on our department's review of the Burlington Town Center redevelopment.

Members of our staff have met with the property owner and their team more than ten times over the last year to review various components of the Burlington Town Center project. We have been pleased with the collaborative process and the project design has evolved significantly since we began meeting. Below is an update of our review to date.

Water and Wastewater Capacity: Based on the proposed project's calculated design flows from the State Environmental Protection Rules, we provided a letter on 2-7-17 agreeing to reserve a total of 100,000 gallons per day for water and sewer. We are continuing to work with the applicant to determine the best locations to tie in the water services and sewer laterals and whether any main upgrades will be required.

Stormwater – The City's Stormwater staff have met with the applicant's consultants several times now, and we are comfortable with the conceptual design that the applicant has proposed for Stormwater treatment. Based on our most recent conversation with the BTC design team, they are in the process of finalizing the State Stormwater Permit application and will have the final Stormwater design details to our staff as soon as that application is complete. The current conceptual stormwater design, as proposed, would meet the standards for Chapter 26 review and our staff would be willing to grant the project conditional approval, contingent on review of the final design details and application materials. For projects of this sale, there are almost always details that need to be adjusted in the final review. It is important to note that the applicant has revised the project plans to connect entire site's stormwater to the College St separated stormwater collection system, taking wet weather flows off the combined sewer system.

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at 865-7145.

Street Design: The applicant has taken the draft Great Streets design standards and applied them to the new blocks of Pine Street and St. Paul Street. Initial staff review has found the design to be generally consistent with the draft Great Street standards. The design has minimized travel lane widths and the amount of vehicular parking on the new streets to maximize the width of sidewalks and permeable treebelts. Mid-block crossings are proposed for both Pine Street and St Paul Street. The applicant will be meeting with GMT to review their operational needs in the project area.

Traffic: Our staff has reviewed the original Traffic Impact Study (TIS) dated 12-14-17 and requested a number of modifications including the addition of vehicular trips from the 80 units of what may become student housing. The TIS has been updated twice since the original and there has been significant progress reducing the number of outstanding issues. We will complete our review by next week's DRB meeting.

Parking (Construction Phase): The Council-approved Pre Development Agreement called for the parties to negotiate a construction-phase parking agreement to accommodate existing monthly customers from the BTC garage after its closure and demolition. The City is expeditiously advancing a large capital repair project for the College Street Garage this spring and summer so that the College St and Lakeview garages can be fully operational and can accommodate hundreds of additional parkers during the BTC redevelopment. The City and the applicant will need to finalize the parking agreement over the next few months. If the applicant seeks to use any portions of the City's ROW for construction related parking, they will need to propose that as part of their Encumbrance Permit.

Parking (Post-Construction): As we requested, the applicant has adjusted the plans to move the new Cherry Street garage entrance further away from the Pine St intersection. We will be providing comments on the bicycle parking design and location at the next DRB meeting. The applicant has indicated a willingness participate in the proposed Downtown Parking Management District and the City will work to include this in the Development Agreement.

DPW will have our full written comments provided at the next DRB meeting on Feb 21.
Thank you.