



City of Burlington  
Department of Public Works

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TO: Burlington City Council

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

CC: Chapin Spencer, Director of Public Works  
David White, Director of Planning  
Luke McGowan, Director of CEDO  
Bill Ward, Director of Permitting and Inspection

DATE: August 12, 2019

SUBJECT: Cambrian Rise – Development Agreement Amendment

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The Department of Public Works (DPW) was originally involved in reviewing the Traffic Impact Study (TIS) for the Cambrian Rise development in December of 2016 and through the Design Review Board (DRB) decision in February of 2017. During that time DPW reviewed and provided comment on the TIS and conceptual plans for North Ave at the two new street connections to the development.

Since the DRB review process DPW has met with the design staff for the Cambrian Rise Development to review street designs for the proposed new streets, connections of streets onto North Ave including new utility connections. DPW has worked closely with the development team as changes to the concept for North Ave has developed as the project gets closer to the 100% plans which now includes adding parking spaces along the west side of North Ave adjacent to the current parcels, and intersection geometry changes from both the parking, transit stop, and bike lane. The development team has taken significant steps to ensure that the street design and intersection design of southern entrance in this area facilitates safe movements of all modes of transportation. DPW fully supports the revised concept for North Ave.

Additionally DPW received an update to the TIS for this project dated April 18, 2019 prepared by RSG, to review adding units of housing to the project and changing the distribution of other land use types. The overall change is anticipated to increase the number of trips in and out of the development, however in review of the memo and its findings related to the number of vehicles, and impacts on the transportation network. DPW does not have any concerns beyond those originally expressed in our findings through the DRB process in 2017; therefore in general DPW takes no exception to the developer's actions to amend their permitting and seek detailed review from DPW through the permitting process that will be associated with this change to the development.

The only item in question that the increase in vehicles coming from this development is associated with the North Ave/Washington/Berry Intersection. During the original DRB hearing, it was anticipated that the intersection would be challenged by the additional traffic and a traffic signal was recommended by the development team. DPW would prefer to avoid installation of a traffic signal at this urban intersection, and provided testimony to that effect. In our findings to the DRB, DPW was to seek to make the

intersection improvements at this location consistent with the North Avenue Corridor Study by using the traffic impact fees generated by the project.

In January of 2019, DPW was fortunate to be awarded a Transportation Grant to assist with the construction of the improvements to the intersection, this grant will provide approximately 50% of the anticipated design and construction costs for the intersection improvements. In review of the adjusted timelines from the Cambrian Rise project relative to the traffic impact fees associated with the project a majority of those fees will not have been received by the time that the intersection improvement project will have gone out for construction. Therefore DPW is requesting from the developer to pay to the City \$67,000 of their traffic impact fees by June 30, 2019 which will provide the match for the grant and provide construction funds for DPW to complete intersection improvements. The \$67,000 that is being requested can be a combination of fees already paid to date as there are some properties anticipated to reach their occupancy and therefore would have paid the impact fees; as well as the pre-payment traffic impact fees for future buildings to make up the balance of funds needed for the project.

Should you have any questions, please contact me at [L.Wheelock@burlingtonvt.gov](mailto:L.Wheelock@burlingtonvt.gov) or 802-338-2125.