Overview

The Cambrian Rise Development is located in a transitional neighborhood between the Old North End and the New North End, roughly one mile from the downtown core. The goal of Farrell Properties is to create a multi-modal neighborhood that disincentivizes car ownership and offers incentives and resources for people seeking to reduce car use. The distance from the downtown core presents a challenge to the goal of reducing car ownership, however the proximity to the Burlington Greenway and the existing Bus route on North Avenue presents great opportunities for encouraging reduced vehicle use. Farrell Properties has committed to several strategies that will take advantage of these opportunities. This aligns well with the City’s land use and transportation goals, and the Transportation Demand Management (TDM) requirements. These goals, requirements, as well as the project’s proposal for meeting these goals at Cambrian Rise are documented below:

Section 8.1.16 Transportation Demand Management

(a.) Purpose
To advance the goals of the City’s land use and transportation plans, and promote public health, safety, welfare, and protection of the environment by:

- Reducing parking demand
- Reducing car ownership
- Reducing vehicle miles traveled and congestion
- Increase transit use and non-motorized travel

(b.) Applicability
Cambrian Rise is subject to the Transportation Demand Management Plan Requirement because the site is zoned as multi-modal mixed-use and creates more than 10 dwelling units.

(c.) Transportation Demand Management (TDM) Program
In order to address the TDM requirements of Section 8.1.16 of the Burlington Comprehensive Development ordinance (dated December 16, 2020), The Cambrian Rise Project offers the following strategies:

a. Outreach and Education
i. Farrell Properties will act as the Transportation Coordinator for the Cambrian Rise Project. Cambrian Rise is a member of Chittenden Area Transportation Management Association (CATMA). They will maintain their membership for a minimum of 10 years after the next certificate of occupancy is issued, and work with them to coordinate the following activities:
   1. Prepare education materials regarding TDM strategies
   2. Annual meeting organized for and open to all tenants and employees
      • Present prepared educational materials
      • Facilitate discussion on opportunities for increased use and participation
   3. Annual travel survey of prepared for and disseminated to all tenants and employees
   4. On-going record keeping and annual report to the city of all TDM offerings, including:
      • Discounts available
      • On-site resources available
• Owner vs. Tenant and employee responsibilities
• Rate of participation including parking utilization

b. TDM Strategies
Cambrian Rise has been a member of CATMA, a Transportation Management Association, since 2016. Cambrian Rise has and will continue to work with CATMA to provide ongoing TDM strategies and will maintain their membership for at least 10 years. The following are portions of the memorandum of understanding between Farrell Properties and CATMA:

CATMA administers and monitors programs and services for Cambrian Rise as listed below:

- Strategy development for enhancing transportation options and amenities
- Access to discounted Green Mountain Transit passes
- Access to Commuter Impact Tool and data collection
- Enhancement and implementation of a comprehensive transportation education, marketing and awareness program (via newsletters, communications, informational kiosk, website, events and bike safety workshop)
- Commuter Prize Drawings
- Support in planning and implementing TDM measures in furtherance of requests for parking waivers, traffic impact mitigation fee reductions, etc.
- Carpool and Vanpool program support
- Surveys and analyses to track and measure progress towards goals
- Recommendations and support with attaining current and future goals

Goals and performance metrics:

<table>
<thead>
<tr>
<th>Goals</th>
<th>Performance Measure</th>
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<tbody>
<tr>
<td>Goal 1</td>
<td>Increase the transportation options available for residents</td>
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<tr>
<td></td>
<td>Increase residents’ access to transportation options.</td>
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<td></td>
<td>Improve existing transportation services and amenities to better serve residents</td>
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<td></td>
<td>Resource – CATMA Survey Data</td>
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<tr>
<td>Goal 2</td>
<td>Decrease total demand of parking among tenants</td>
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<td></td>
<td>Decrease total SOV commutes</td>
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<tr>
<td></td>
<td>Resource – CATMA Survey Data, Online Impact Data, Requests of parking space (Farrell Properties)</td>
</tr>
<tr>
<td>Goal 3</td>
<td>Increase number of residents utilizing sustainable commute modes</td>
</tr>
<tr>
<td></td>
<td>Decrease in SOV commutes</td>
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<td></td>
<td>Decrease in use of on-site parking</td>
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<td></td>
<td>Resource – CATMA Survey Data, Online Impact Data, Farrell Properties data collections</td>
</tr>
<tr>
<td>Goal 4</td>
<td>Increase residents’ knowledge and awareness of commute options, resources, and benefits</td>
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<tr>
<td></td>
<td>Resource – CATMA Survey Data</td>
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</table>
All residents and Cambrian Rise have access to a commuter membership with CATMA.

In addition to and in coordination with Cambrian Rise’s membership in CATMA, Cambrian Rise has and will continue to make significant investments in elements to further promote walkability, and alternate modes of transportation, including:

i. Public Transit
   - A GMT bus stop is located on-site.
   - A new climate-controlled transportation HUB has been constructed at the intersection of Cambrian Way and North Avenue. Use of the transportation HUB is awaiting intersection improvements with North Avenue, planned for 2022, and includes a dedicated bus pull-off. The HUB is equipped to support live display screens with bus routes and schedules.
   - All residents have access to discounted GMT passes (minimum discount 25%) through Cambrian Rise’s membership with CATMA.

ii. Cars
   - One CarShare Vermont vehicle is currently located at Cambrian Rise. This CarShare vehicle would not be possible without financial subsidies provided by Cambrian Rise. Cambrian Rise will work with CarShare Vermont to assess the need for additional CarShare vehicles.
   - All new tenants at Farrell Properties are offered a free of charge one-year membership with CarShare Vermont. (note: one-year memberships with CarShare have been an amenity provided to tenants, prior to Burlington’s TDM requirements.)

iii. Bikes
   - A GreenRide hub location is hosted on site, proximate to the transportation hub, with the capacity for 8 electric assist bikes and an electric kiosk. The Transportation Coordinator will work with GreenRide to ensure appropriate racks are installed and maintained as more buildings come online and creates demand for this resource.
   - Short-term parking is provided proximate to all major building entries in accordance with the zoning requirements, additional short-term bike parking is provided at the transportation hub, boardwalk, and central green.
   - Long-term parking storage areas are provided inside each building, and often greatly exceed the minimum zoning requirements. Overall, more than double the required number of long-term bike parking spaces are provided. Most buildings include bike maintenance facilities, including indoor wash and repair stations to support bike ownership and ease of use.
   - Significant streetscape improvements along North Avenue will include a dedicated and protected southbound bike lane.
   - Cambrian Rise will construct a multi-use recreation path to connect between North Avenue and the Burlington Greenway. Portions of the pathway are already constructed along built portions of Cambrian Way. The client is currently finalizing construction documents in coordination with BPRW for the full build-out of the Rec Path, with construction anticipated in 2022-2023.
iv. Pedestrian Accessibility

- An ADA, publicly accessible route is planned to connect from North Avenue, through the development, and to the Burlington Greenway. This pathway will utilize portions of the new multi-use recreation path as well as an elevator and stair tower, and internal ramps and walks.
- A multi-use recreation path is located along the south portion of Cambrian Way (“South Road”).
- A signalized pedestrian crossing is planned for the intersection of North Ave. and “South Road”.

While TDM strategies required by the Burlington Zoning Ordinance are limited to discounted GMT and CarShare memberships, Cambrian Rise has implemented a far more integrated approach which includes significant financial investments in physical improvements and subsidies. At completion, it is anticipated that Cambrian Rise will have provided approximately $2,000,000 in assuring transportation options and amenities to support sustainable transportation alternatives.

c. Parking Management

i. The Transportation Coordinator will ensure a parking utilization study is performed at least once annually for 10 years from receipt of Certificate of Occupancy.

ii. Except for permanently affordable housing units, all residential parking is and will be ‘un-bundled’ from residential leases and deeds. No dedicated commercial parking is proposed but will utilize shared parking during day-time hours.

iii. No parking spaces will be made available to off-site users.

iv. Priority parking (see Appendix A)

1. Five spaces will be made available for Car-share Vermont, or other car sharing services.
2. Handicapped spaces and short-term bicycles parking spaces will be located proximate to every major building entrance
3. Motorcycles parking will be provided in the central garage proximate to entries.
4. Carpool and Vanpool spaces are not required on site (less than 20 spaces are planned for non-residential use). The transportation coordinator will re-evaluate the demand for this annually and if appropriate, offer this as a consideration during the annual TDM meeting.

d. TDM Agreement (see Appendix B)
APPENDIX A

1 CAR SHARE SPACES AT LOWER-LEVEL LOT
TWO CAR SHARE SPACES AT MID-LEVEL LOT
TWO CAR SHARE SPACES AT UPPER LEVEL LOT

CAR SHARE
HANDICAP
ACCESSIBLE
Transportation Demand Management Plan

Use this form for all applications for zoning permits for projects located in Burlington's Multimodal Mixed Use Parking District and including the creation of 10 or more dwelling units, a building footprint of 8,000 sf or more, or the creation of 15,000 sf or more gross floor area.

A TDM plan shall address each of the following items (see Sec. 8.1.16 (c) Transportation Demand Management (TDM) Program, of the Comprehensive Development Ordinance for details).

I. Outreach and Education

II. TDM Strategies

III. Parking Management

TDM Agreement

- Commitment to ongoing implementation of the TDM requirements I, II, & III as set forth above;

- Acknowledgement that the project has no claim to the ongoing availability of nearby on-street public parking, and that, as is the case with other on-street public parking, the City retains the right to charge for or remove such on-street parking at any time;

- Acknowledgement that failure to maintain transportation demand management as required above is a violation of the Comprehensive Development Ordinance, and understanding that, pursuant to Sec. 2.7.8 of the CDO, no zoning permit or certificate of occupancy may be granted until any such violation has been remedied; and,

- Commitment to notify any subsequent owners and tenants in writing of their obligations under this section as part of any purchase and sale and/or lease agreements.

Property Owner: 

Applicant: BC COMMUNITY HOUSING

Number of vehicle parking spaces: 1,345  Number of bicycle parking spaces: 1,106

Zoning Permit Number: 

November 2020