



CIVIL ENGINEERING ASSOCIATES, INC.

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July 26, 2022

Scott Gustin, AICP, CFM, Division Manager
Department of Permitting & Inspections
645A Pine Street
P.O. Box 849
Burlington, VT 05402-0849

**Re: Lake Champlain Community Sailing Center, Inc.
505 Lake Street
Zoning Permit Application**

Dear Mr. Gustin:

Please find enclosed Zoning Permit Application and supporting information for the proposed waterfront improvements at the existing Lake Champlain Community Sailing Center, located at 505 Lake Street.

The Applicant, Lake Champlain Community Sailing Center (CSC), and Landowner, City of Burlington, seek approval for the proposed construction of the infrastructure necessary for safe harbor and programmatic growth. A universally accessible education pier (i.e., accessible by wheelchair users and visitors with any other mobility impairments), safe launch site, deep-water basin and hoists will improve functionality, boost safety, expand access, and increase programmatic impact. Please refer to the enclosed Lake Access for All Memorandum which outlines the goals and design elements of the project.

The property is located within the Downtown Waterfront – Public Trust (DW-PT) zoning district in addition to the Design Review, and Special Flood Hazard Area overlay districts. The proposed waterfront improvements will be located lakeward of the existing sheet pile wall, which will remain in place.

The proposed waterfront improvements include:

- The **boat ramp** is designed to provide direct access from the boatyard into the lake, allowing safe launch of multiple boats, eliminating the bottlenecks that the facility currently experiences during concurrent programs, decreasing risk of harm to the children, youth and adults who launch boats and paddle craft, and improves overall access to the lake for the public.

- The **structural wall and wave attenuator** on the northern end of the launch ramp creates safer conditions by decreasing/eliminating waves while boats are being launched.
- The **center pier** with universally accessible walkway will facilitate ease of access by people with mobility impairments and decrease their risk of harm boarding and disembarking from boats. This walkway will connect with the sections of the existing Atlas dock and to additional sections that will be purchased. Combined, this system will connect the land to the lake, accommodate increased traffic and allow expansion of experiential learning programs. A large section level with the boatyard will be used as an outdoor classroom.
- The **launch well** and related hoists will expedite keelboat launch, increase access to the lake for larger teaching vessels and racing sailboats, improve access for adaptive boats, and allow CSC to better care for its fleet by decreasing exposure to storms, invasive species and waves created by passing boats. This feature will allow CSC to host local, regional, and/or national sailing competitions, providing a boost to the Vermont tourism economy.

Please refer to enclosed application materials and plan set for additional detail.

We look forward to working with staff and the Development Review Board in facilitating this application. If you should have any questions or require any additional information, please feel free to contact me at 864-2323, ext. 309 or at mkoch@cea-vt.com.

Respectfully,



Michael Koch
Staff Engineer

Enclosures: Zoning Permit Application,
Property Owner Consent Forms,
COA Level II Checklist,
Plan Set: Sheets G-001, G-002, V-101, V-102, C-101, C-102, C-103, C-104, & C-301,
Existing Conditions Photos,
Lake Access for All Memorandum, &
Soil Boring Results

cc: M. Quaid (electronic copy), CEA File 22126