Dear Ms. O’Neil and Mr. Gustin,
City of Burlington
Permitting and Inspections

Re: Doc Ponds – Burlington, VT
Sketch Plan Review – Public Access Narrative

The attached revised plans are being submitted for the proposed restaurant project, Doc Ponds, at the Lake Champlain Transportation Co. (LCTC) King St. Ferry Dock in lieu of the previously submitted plans dated 11/5/2020. These revised plans have been developed in response to the Burlington Technical Review Committee meeting on December 10, 2020.

LCTC’s current operations do not provide provisions for public access to this area for both safety and security reasons. Although LCTC’s “land” operations are relocating, allowing for the location for the restaurant, access to the waterfront in this area remains a vital aspect of the LCTC’s operations. The proposed 50’ buffer poses a major impact to ongoing operations. LCTC proposes this revised approach that provides direct access to the waterfront to the large open area north of the proposed restaurant, providing views to the north, west and south. This area is accessed via a corridor provided to the east of the new restaurant facility. Provisions have been made for a future north/south connection to the Echo Center and the associated park area through a controlled access point at the current fence line. Since most of the public accesses the Burlington waterfront via College Street, this is a compelling approach to providing a more contiguous utilization of this portion of the waterfront.

As noted above, LCTC cannot accommodate the 50’ buffer along the west and south seawall waterfront area for several specific operational, safety and security reasons that have been detailed below:

- LCTC is required to comply with The Maritime Transportation Security Act of 2002 (MTSA) which was enacted by Congress and signed into law on November 25, 2002. The Act creates a consistent security program for all the nation’s ports to better identify and deter threats. This law requires LCTC to develop security plans (Declaration of Security Procedures) for both vessels and port facilities, which include establishing restricted areas and access control measures. The Declaration of Security Procedures is a secure document which cannot be shared with the public. The revised site plan is aligned with the provisions of the security plan and the specific public access control measures.
- LCTC Ferry operations requires a deep-water access location for both general maintenance and emergency ferry vessel repair. The deep-water access is located adjacent to the southern portion of the proposed restaurant site and is the only deep-water access adjacent to LCTC property. Access for cranes and maintenance vehicles must be maintained along the land side of the sea wall to provide a safe and unencumbered area to perform these operations. This area has been noted on the attached site plan.
- LCTC Ferry Dock Marina operation continues to expand. This expansion has driven an increase in support services that also require direct access from the land side of the seawall on the west and
south of the site. In addition, site security continues to be an increasing concern for the marina operations. Limiting direct public access to this area is an important part of maintaining security for LCTC’s patrons and reducing liability concerns for the operations.

- Access control along the proposed 50’ buffer to comply with the Liquor Control Board’s requirement for the sale or service of beverage alcohol in an outdoor space, is challenging. The extent of a defined physical barrier and the associated staffing to adhere and enforce the requirements places a significant burden on the restaurant’s operations.

The proposed plan maintains LCTC’s specific operational, safety and security requirements, while providing enhanced public access, as well as a continuous and improved utilization of this area of the Burlington Waterfront. The natural connection that will be created between LCT and Echo museum is well aligned for pedestrians to extend their Burlington waterfront experience in a meaningful way.

We appreciate the feedback from the Technical Review Committee and would appreciate the City’s consideration to the revisions made to meet the City’s vision as well as meet LCTC’s access & operations requirements.

Sincerely,

Steven Roy
Vice President, Wiemann Lamphere Architects
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Doc Ponds
Burlington, VT

SE Overview
December 29, 2020
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Burlington, VT

December 29, 2020
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Doc Ponds
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Burlington, VT December 29, 2020
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December 29, 2020
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Burlington, VT

Outdoor Bar and Seating

December 29, 2020
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LCTC Access & Operations Area
December 29, 2020
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Outdoor Restaurant Seating & Event Room

December 29, 2020
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