



Property Services Department
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MEMORANDUM

TO: Burlington Department of Planning & Zoning
FROM: **Marty Spaulding**
RE: BHS ReEnvisioning - Request for Waiver & Parking Management Plan
DATE: 17 December 2020

This memorandum has been prepared in response to a request from the City of Burlington Planning Department staff to provide supporting information regarding the Burlington High School / Burlington Technical Center parking waiver request, as well as to provide the management plan of the facility's parking lot, containing three hundred and twenty four (324) parking spaces. This memorandum is intended to address the following items:

1. Summary of Parking Requirements
2. Summary of Parking Layout Proposed by the BHS/BTC ReEnvisioning Project Team.
3. Request for Parking Waiver
4. Parking Management of Parking Lots

Summary of Parking Requirements

The on-site parking plan has been developed in accordance with the City of Burlington's parking requirements, as detailed in Article 8 of the Comprehensive Development Ordinance. The applicant has calculated the number of parking spaces based on the 7 spaces per classroom for secondary schools in a Neighborhood District, and 83 classrooms the renovated facility will hold. This calculation would require BHS to have 581 spaces. It should be noted that there have never been 581 parking spaces at the BHS campus. There are currently 186 spaces in the lots not currently as designated student parking, and this number exceeds the total number of BHS and Technical center staff. It should be further noted that the district does not anticipate any significant increases in enrollment or staffing at BHS for the foreseeable future.

Summary of Parking Layout Proposed by the Burlington School District

The proposed site plan submitted in support of the zoning application includes a total of 324 parking spaces, 120 bike parking spaces. The 324 spaces include 6 electric vehicle charging stations, spaces reserved for carpooling, and handicapped parking spaces. These spaces are divided among the primary tiered parking lot to the southeast of the campus, the south (student) parking lot east of the athletic fields, and various other small parking areas spread across the campus. These spaces are primarily traditional parking spaces on bituminous, impervious surfaces supported by extensive stormwater management as indicated on the site plan.



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Table 1

PARKING CALCULATIONS		
	EXISTING SITE (TOTAL)	PROPOSED PLAN (TOTAL)
UPPER PARKING LOT (STAFF / VISITOR)	122	121
ADA-Accessible Spaces	4	7
Designated Staff Parking Spaces (DS)	103	92
Visitor / Short-Term Dropoff Spaces (V)	15	22
LOWER PARKING LOT (STAFF)	18	12
ADA-Accessible Designated Staff Parking Space	2	1
ADA-Accessible Designated Dropoff Space (On Top)	0	1*
Designated Staff Parking Spaces (DS)	16	11
SOUTH PARKING LOTS (STUDENT)	144	143
ADA-Accessible Spaces	0	2
Student Parking Spaces	144	141
NORTH-REAR PARKING (STAFF / VISITOR)	46	48
F-Bldg North ADA-Accessible Designated Space (DS)	0	1
F-Bldg North ADA-Accessible Dropoff Space (Daycare)	0	1*
F-Bldg North Visitor / Dropoff Spaces (V)	4	4
F-Bldg South ADA-Accessible Dropoff Spaces (ISN)	0	1*
Designated Staff Parking Spaces (DS)	22	23
Maintenance Spaces (M)	20	20
PARKING TOTALS	330	324
(NET COUNT)		-6
<i>* designated dropoffs not included in parking counts</i>		

Request for Parking Waiver

The current zoning ordinance calls for a total of 581 parking spaces for the BHS campus. The applicant is requesting a parking waiver for 231 parking spaces, or 41.6% less than the amount indicated by the comprehensive development plan, for a total of 324 spaces. The existing parking, as indicated in Table 1, shows that the campus is currently operating with 330 parking spaces. The proposed plan calls for six fewer spaces. It should be noted that this number has been more than sufficient for normal, day-to-day school operations over the past several years. The south lot, for example, is seldom, if ever, full. This is due in part to the ongoing working relationship we have with Green Mountain Transit. Through regular bus routes, neighborhood

specials, and free bus passes for students this GMT / BSD partnership allows us to provide safe, reliable, and predictable transportation to BHS in all weather conditions. This reduces single occupancy vehicle trips and while also reducing the need for on site parking. We believe that the proposed number of parking spaces will be more than adequate for daily and special occasions (athletics, performances, etc.), particularly in conjunction with the creative incentives and strategies used by the district to encourage alternative transportation.

Table 2

Parking Requirements (City of Burlington Zoning)							
Autos		# of CR's	Parking per classroom				
BHS		70	7		490		
BTC		13	5		65		
				total parking	555		
				total parking proposed	324		
Long Term(1/20,000 sf+1/10 students)				Short Term			
Bicycle Storage		area	students	Total	Classroom	# req'd/CR	
		285000	1276				
		14.25	127.6	142	83	4	332
						total bicycle parking	474
<i>*Sec. 8.2.2 Applicability</i>							
<i>Bicycle parking requirements as set forth in this subpart shall apply to new development, changes in land use, and changes to a structure that cause an increase or decrease of 25% or greater in gross floor area, seating capacity, or number of dwelling units</i>							
Per CHPS SS9.1 "Human Powered Transportation" requirements and what the project is currently providing							
Bicycle Storage			10% of campus population		Plus plan for addition 5%		
		Population	1276				
	per CHPS	Bicycle Racks	127.6		63.8	total	192
	In project		120		0	total	120

Strategies to Reduce the Use of Single Occupancy Vehicles:

The applicant will use the following strategies and policies to manage the on-site demand for parking into the future.

1. **Improved Bus Infrastructure:** The renovated BHS campus will have a streamlined drop-off for the district's specialty busses, improving travel time and accessibility for students. Similarly, the GMTA bus drop-off loop, while unchanged, will have improved accessibility through a new walking and bike path directly to the main entrance. This will greatly improve the ease of use and we believe will encourage students to use these resources.
2. **Free Bus Passes:** Per an existing agreement, as noted above, between the Burlington School District and the Green Mountain Transportation Agency, the District pays for student bus passes. This helps encourage students to ride the bus instead of drive, not only to school but across the city generally.
3. **Bike Parking and Improved Bike Infrastructure:** Over the course of this renovation project, the number of bike parking spaces will be increased from 20 to 120. In addition, these new parking areas will be located closer to the main entrance. There also will be improved bicycle access from North Ave. via the bus loop and new walk/bike path. This is designed to reduce car/bike conflicts and to provide easier, safer bike and pedestrian access to the building from all points.
4. **Satellite Parking:** For large events such as sports tournaments or theatrical events, the District could arrange for off site parking on an as-needed basis.
5. **Future Planning:** Burlington School District and the City of Burlington, with assistance from CCRPC is in the process of developing school travel and traffic control plans for nine (9) elementary, middle, and high school campuses within the City of Burlington.
6. **Student Parking:** In the event that the demand for student parking begins to exceed supply, the District will develop creative strategies to encourage students to choose other ways of getting to and from campus.

The purpose of this effort is to make getting to school safer and more comfortable. No matter if you walk, ride a bike, a bus, or take the family van to school, these plans seek to make the daily trip to school a safer and more efficient one. These plans will identify actions that the school district, City of Burlington, and others can take to improve walking, biking, and drop-off/pickup conditions surrounding each of the nine campuses studied.