



COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

149 CHURCH STREET • ROOM 312 • CITY HALL • BURLINGTON, VT 05401
(802) 865-7144 • (802) 865-7024 (FAX)
www.burlingtonvt.gov/cedo

Noelle MacKay, Director
Community & Economic Development Office



Chapin Spencer
Director, Public Works
Norman J. Baldwin, P.E.
Asst. Director Public Works

MEMO

TO: DPW Commission

FROM: Laura K. Wheelock P.E., Public Works Engineer
Kirsten Merriman Shapiro, Senior Policy and Project Specialist, CEDO

RE: Bank and Cherry Street Improvements

CC: Noelle MacKay, Director, CEDO
Chapin Spencer, Director of Public Works
Norm Baldwin, Asst. Director Public Works
Richard Haesler, Esq., Asst. City Attorney

DATE: **May 10, 2018**

Request

We are respectfully requesting the DPW Commission approve the following motion: To recommend the City Council approve the conceptual designs for improvements to Bank Street (between Church and Pine Streets) and Cherry Street (between Church and Battery Streets) as presented on May 21, 2018.

Summary

As part of Burlington's ongoing effort to reinvest in our downtown, in 2016, Burlington voters approved \$22M in Tax Increment Financing (TIF) for purchasing the reconstructed St. Paul and Pine Streets and improvements to Cherry and Bank Streets. The developer BTC Mall Associates LLC, doing business as CityPlace Burlington (CPB), will be designing and constructing the new segments of St. Paul and Pine Streets prior to the City's dedication and acceptance of these streets. The City is developing the designs for Bank and Cherry Streets using the Great Streets Standards for Burlington's Downtown. This is about place, space and designing a downtown for all Burlingtonians. The City developed conceptual designs for Bank and Cherry Streets during April of 2018 and began our public engagement process.

In response, the comments received at various public meetings held, the DPW Commission meeting, and TEUC meetings we have revised the concept for these two streets which will be

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presented to the DPW Commission as well as the TEUC at their respective May 16, 2018 meetings. We will seek support from the DPW Commission and sponsorship from the TEUC for the conceptual plan to bring it to the City Council on May 21, 2018; where we will seek to have the plan adopted.

City staff will provide the revised concepts at the upcoming Commission and TEUC meetings; additionally, revised plans will be available on the project’s website by at least May 16, 2018 for public viewing.

Project Background

The Development Agreement (DA) between the City and CPB has the City responsible for developing 30% designs for Bank and Cherry Streets by June 30, 2018. To complete this work, the City conducted an RFP process in the fall and winter of 2017 and selected Stantec as the design consultant. The City and Stantec kicked off the design process for Bank and Cherry Streets in early 2018.

The design for Bank and Cherry Streets utilizes the Great Streets Design Standards for Burlington’s Downtown to generate the goals for the project and the base concept. The primary goals for the streets are:

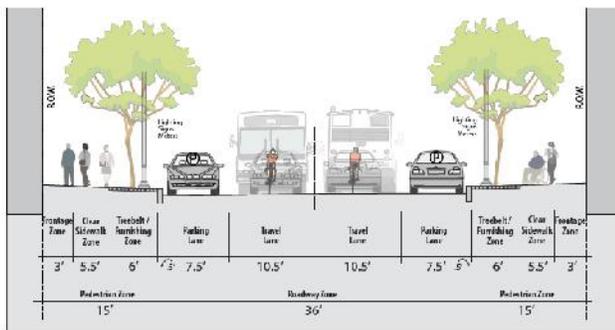
-) Walkable and bikeable — safe for all modes and all levels of accessibility
-) Sustainable — both environmentally sustainable, and long-lasting
-) Vibrant — to support the downtown’s diverse range of public and private activities
-) Functional — work for all users, flexible, can be maintained, affordable

To balance the use within the public right of way among all users (pedestrians, motor vehicles, transit vehicles, bicycles, delivery vehicles, utilities, etc.), the base concept will use the cross sections below for allocation of roadway and pedestrian zones.

Cherry Street

Commercial Slow Street with Transit
(66' ROW, 36' Roadway)

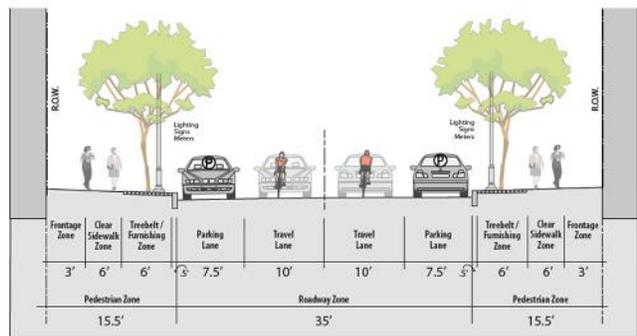
36' Roadway Zone—30' Pedestrian Zone



Bank Street

Commercial Slow Street
(66' ROW, 35' Roadway)

35' Roadway Zone—31' Pedestrian Zone



A quick look at the design plans above may seem similar to the streets as they are today, but the current concept plans make the following notable changes that come through from the Standards:

Infrastructure Under Street

- J Bury the overhead utilities on Bank Street between St Paul and Pine Streets (to allow for bigger healthier trees and a cleaner look)
- J Renew or rehabilitate the water and wastewater infrastructure on both streets
- J Add a separate stormwater line under Cherry Street to connect to College Street outfall
- J Install either soil cells or other optimum growing medium for the street trees

Streetscape

- J Provide permeable pavers in greenbelt to take stormwater from sidewalk and treebelt to feed the trees
- J Utilize granite curbs that will have a longer life than concrete and improved aesthetic
- J Add bump outs that will narrow pedestrian crossings and add planting / activation areas
- J Install new lighting fixtures consistent with BED design standards and meet current lighting standards for both the sidewalk and the street
- J Add amenities along the streets based on input from these public meetings

Public Input & Plan Revisions

Our outreach to the community has included several public meetings (see list below) as well as a webpage, online comments, Front Porch Forum post, social media, outreach to property owners and businesses, handouts with basic info for webpage at most NPAs including all Wards Steering Committee meeting, and CEDO's Neighborhood Buzz.

- J May 1, 2018 - Transportation, Energy and Utilities Committee (TEUC) presentation
- J April 18, 2018 - Public Works Commission Presentation
- J April 11, 2018 - Public Meeting on Bank and Cherry Street Design Concepts
- J April 10, 2018 - Public Meeting on Bank and Cherry Street Design Concepts
- J March 27, 2018 – TEUC -Introduction of the base Bank and Cherry Street design concepts

In addition, we have the following upcoming Public meetings:

- J May 16, 2018 - Transportation, Energy and Utilities Committee, approval and recommendation to City Council of conceptual design, 5:00PM at 645 Pine Street
- J May 16, 2018 - Public Works Commission Presentation, approval and recommendation, 6:30PM at 645 Pine Street
- J May 21, 2018 - City Council, presentation and approval of conceptual design

Through the public outreach, we received several comments on the conceptual plans at the two public meetings, through the website comment portal, and directly to DPW and CEDO. All comments received to date have been posted on the project's website – links are included below. Comments received ranged from the street furnishings, to intersection alignments, to use of the pedestrian and roadways zones.

The project team has received many comments about the type of bike facilities and creating additional pedestrian orientated space in the Concept Plan on both Bank and Cherry Street as presented in April. The Concept Plan, per the planBTV Walk Bike, utilized shared lanes for bike facilities on these two streets, and identified Pearl Street and Main Street as streets for dedicated, separated bike facilities as the east west corridors in the Downtown. Unlike Pearl and Main Streets, Bank and Cherry Streets are relatively short (3 to 4 blocks) and have limited east/west connections. PlanBTV Walk Bike prioritizes pedestrian safety on Cherry and Bank Streets, where people commented on difficult intersections to cross.

In response to the comments received, the City and the design consultant explored additional options to accommodate the diverse uses within the City's narrow downtown rights-of-way. On Bank Street in particular, we determined that there is an exciting opportunity to use an innovative design approach – a curbless street – that gives the City great flexibility while bringing a strong aesthetic and pedestrian-centered approach to the public realm. A curbless street, similar to a Shared Street, will still provide more distinction between the pedestrian zone and roadway zone as outlined in the Standards. The benefits of moving to a curbless streets is it helps to prioritize the pedestrian in these corridors, while allowing vehicle travel and parking. Typically, a street in this configuration will result in very slow vehicle travel speeds – consistent with the planBTV Walk Bike recommendation for shared travel lanes for bicycles and vehicles. The street will use vertical elements such as tree wells, bollards, light poles to help define the space between the roadway zone and pedestrian zone. There will also be materials within the road to define spaces between travel ways, parking, tree belt, and clear sidewalk. A curbless street will also provide increase flexibility of space for adjacent businesses and their potential future use of the space, space for other civic events, or rearrangement of elements to proportion the space between the roadway and pedestrian zone.

The move to a curbless street on Bank Street also helps with the bike/pedestrian connectivity on the west end of the street with an existing multi-use path that runs between the People's United building and former Macy's building. This path connects to both Battery Street between the Hilton and Westlake Condos; as well as onto Cherry Street between Hotel VT and the former Macy's Building.

Other changes that were made to the concept prioritize the pedestrians on Cherry Street include raised intersections at St. Paul and Pine Streets, as well as upgraded and additional mid-block crossings. Rearrangement of some of the furnishings, spaces designated throughout the plan set for parklets both public and private, and transit facilities.

Conclusion

The project team recently completed a public outreach period for this Cherry and Bank Streets project, and we have incorporated many of the comments into the concept plans. As such, staff is confident in the concept plans as developed and are set to bring to the DPW Commission and TEUC on May 16, 2018 and the City Council for approval on May 21, 2018.

This timeline will enable the City to maintain the schedule per the Development Agreement of October 2017, where the City is required to provide 30% design plans to CPB by June 30, 2018. City Council approval on May 21, 2018 of the conceptual designs is important, so our designers may complete the 30% designs by the deadline. The 30% designs will have additional level of detail particularly regarding the improvements that take place underground as well as developing an initial estimate to ensure that the designs are within the general budget set out by the November 2016 vote on TIF funding.

Project Website:

<https://www.burlingtonvt.gov/CEDO/BTV-Mall-Redevelopment-Process/Bank-Cherry-Streets>

Public Comments:

https://www.burlingtonvt.gov/sites/default/files/Bank%20and%20Cherry%20Street%20Improvements%20-%20Comments%20through%205_2_18.pdf