

# Re-Imagining the Burlington Town Center



# Agenda



- Where we've been – public process to date
- Who's who
- Presentation from the mall team – their response to the public process
- Break out – ask questions, weigh in, provide feedback on design proposal and on the process

# The beginning

An aerial photograph of a city grid, likely Burlington, Vermont, showing a dense pattern of buildings and streets. A large body of water is visible on the left side of the image. The text is overlaid on the left side of the image.

- On December 15th, the City Council approved a plan to engage the public around the redevelopment of Burlington Town Center mall at the heart of our downtown.
- The proposed investment of more than \$200 million in new retail, office space, housing, and public spaces would create new jobs, grows state and local revenues, restore public north-south pedestrian and bike connections through the mall along the St. Paul Street and Pine Street corridors.

# What's happened since

- Jan 8 – Kick-off event: 150 people, hundreds of comments collected; website launched, captures feedback and comments: [www.burlingtonvt.gov/BTVmall](http://www.burlingtonvt.gov/BTVmall)
- Feb 18 – 21: 300 people participated, over 400 comments and design sketches captured
- Comment boxes: 100's of comments collected at various places throughout the City
- Meetings: NPA's, Accessibility Committee, Planning Commission, etc.
- DAPAC Committee created and meeting regularly: Councilors and Planning Commissioners
- Technical Team created
- Summary of public process sent to mall team



## Key recommendations from the public process

1. Create clear north/south and east/west connections through the mall
2. Include a diversity of housing types in the project – price points, targeted demographics, size, etc.
3. Build public green space with a view of the water
4. Activate Cherry and Bank Streets with street level active uses
5. Create a parking plan that shares parking and integrates with the city-wide parking management plan
6. Provide retail options that are diverse and include affordable options – national and local
7. Include civic spaces (open spaces for gathering) and public spaces available for events, rentals, etc. It is recommended that those spaces be regularly programmed.
8. Incorporate walking and biking infrastructure in all elements of the plan



## Key recommendations from the public process

1. City staff, DAPAC, and Technical Team review proposal from tonight, and incorporate public feedback
2. May/June – City team negotiates with the Mall team on the elements of the proposal, working toward a Development Agreement
3. June – Another public meeting to discuss Development Agreement and Plan – more public comment and feedback
4. City Team recommends final Draft Development Agreement to the Mayor
5. Mayor proposes Development Agreement to Planning Commission for comment and City Council for action

# City Priorities for Redevelopment of the BTC

## ***North-South Connectivity at both St. Paul Street and Pine Street***

As specified in PlanBTV and discussed for decades, pedestrian connections through the “superblock” of the mall are essential to repairing our urban fabric. The possibilities to build these connections are numerous – but their activation is one of the City’s highest priorities.

## ***Cherry Street Activation***

Activation of Cherry Street with street-level infill, improved infrastructure, and thoughtful redevelopment and operation of the parking garage will rebuild and rebrand Cherry Street as a primary connection between the waterfront and Church Street.

## ***Bank Street Activation***

Street-level infill and capitalization on currently underutilized public spaces could bring great life to Bank Street. Coordination with neighbors will make for a more engaging streetscape and open opportunities for redevelopment.

## ***Vertical Expansion***

Thoughtfully designed vertical expansion on top of the existing mall will add valuable retail, office, and housing opportunities to our constrained downtown. Of particular interest is the creation of new housing opportunities.

## ***Stormwater Improvements***

The City of Burlington and the BTC can be regional leaders in demonstrating stormwater mitigation pilot projects on both public and private property.



★ macy's

PARKING

OFFICE

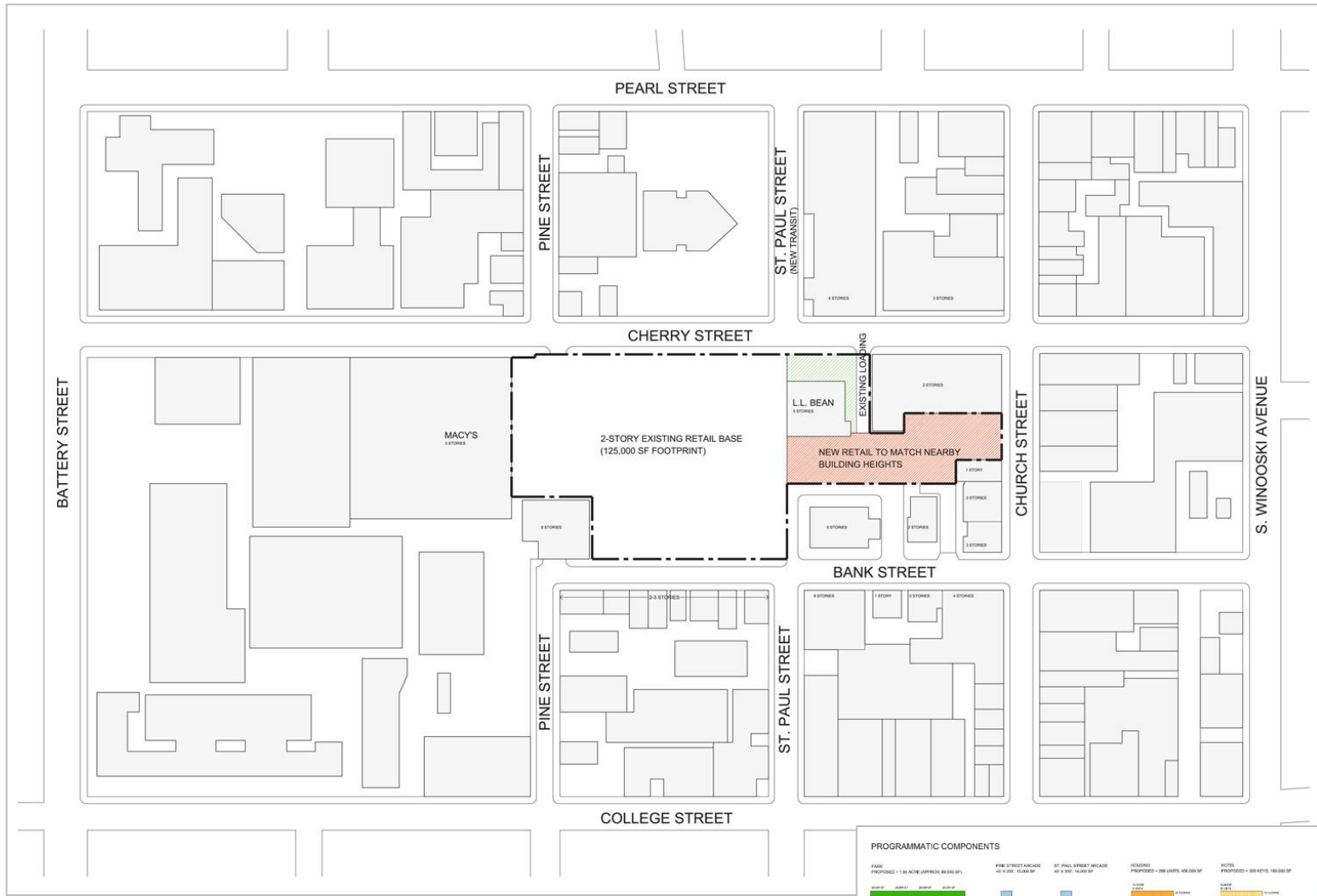
BANK STREET

CHERRY STREET

CHURCH STREET MARKETPLACE

AERIAL VIEW

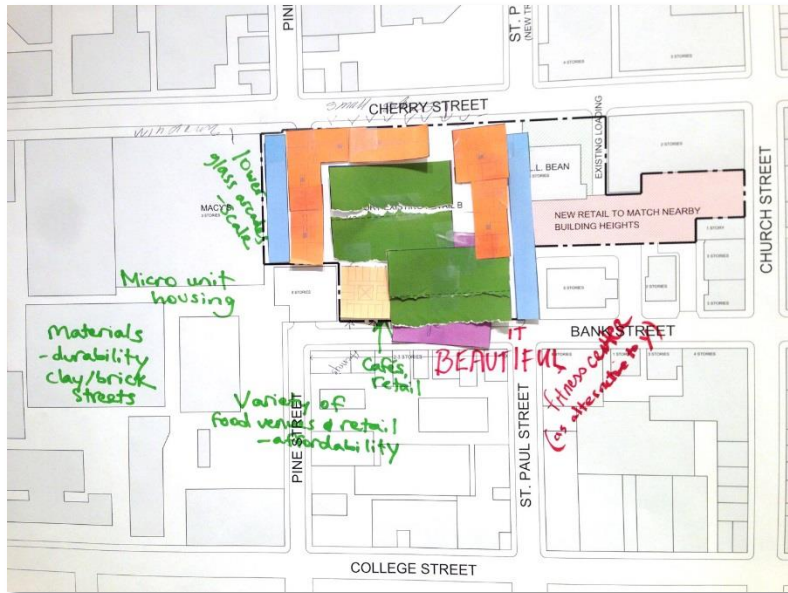




### PROGRAMMATIC COMPONENTS

PINE		PINE STREET ACADRE		ST. PAUL STREET ACADRE		HOUSING	HOTEL	OFFICE
PROPOSED = 1.34 ACRE (APPROX 83,000 SF)	44' X 200' 12,800 SF	44' X 200' 12,800 SF	PROPOSED = 208 UNITS 490,000 SF	PROPOSED = 202 KEYTS 186,000 SF	PROPOSED = 126,000 SF			

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 HOUSING PROPOSED = 208 UNITS 490,000 SF  
 HOTEL PROPOSED = 202 KEYTS 186,000 SF  
 OFFICE PROPOSED = 126,000 SF  
 COMMUNICATION CENTER PROPOSED = 40,000 SF  
 MAIN A LOT OF THE EXISTING RETAIL BASE  
 60,000 SF OF EXISTING RETAIL BASE



**BURLINGTON TOWN CENTER COMMUNITY PLANNING WORKSHOP**

## Key Recommendations From Public Input and DAPAC

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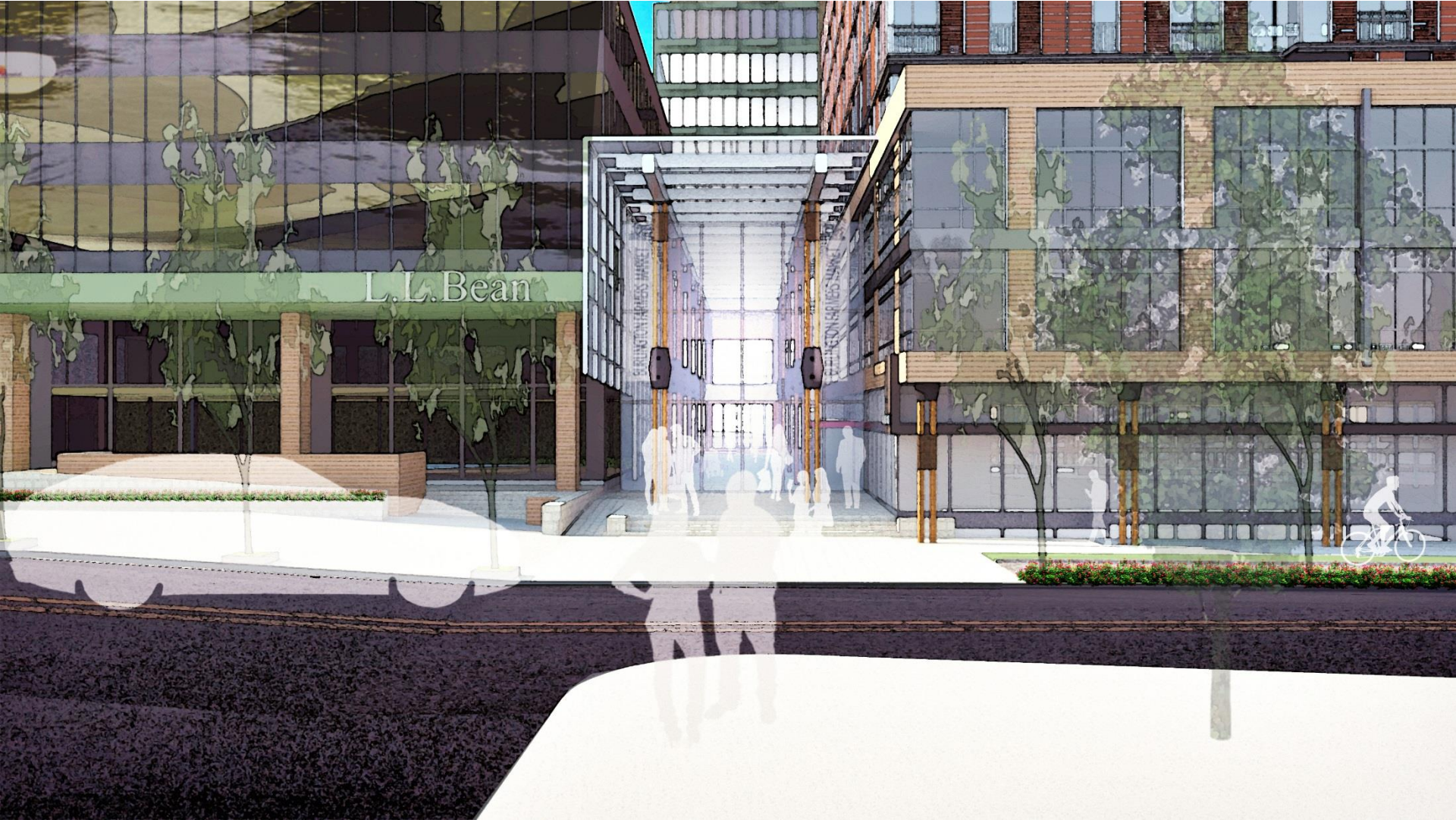
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- MAKE IT ICONIC!
- IF THERE IS ANY PLACE IN BURLINGTON FOR HEIGHT, THIS IS THE PLACE!

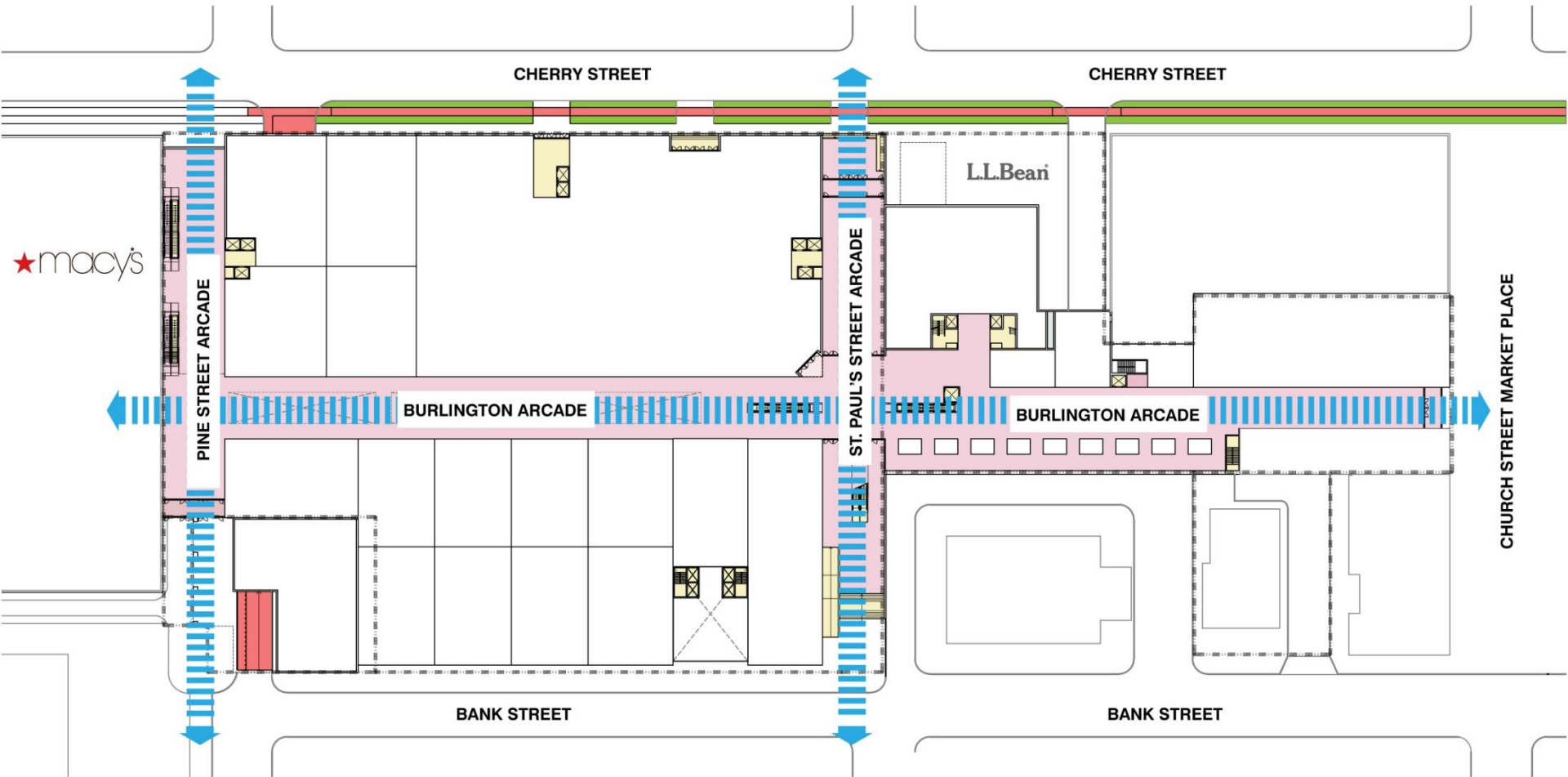




ST. PAULS ARCADE FROM BANK STREET

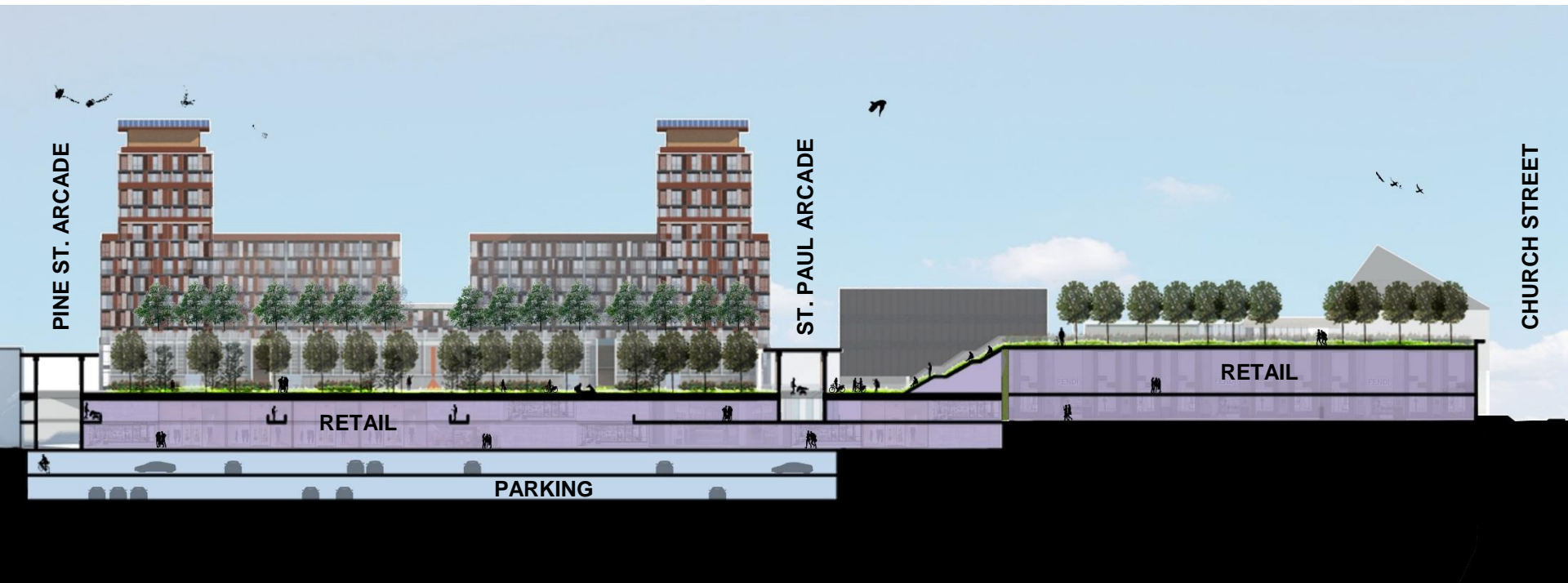


ST. PAUL ARCADE FROM CHERRY STREET

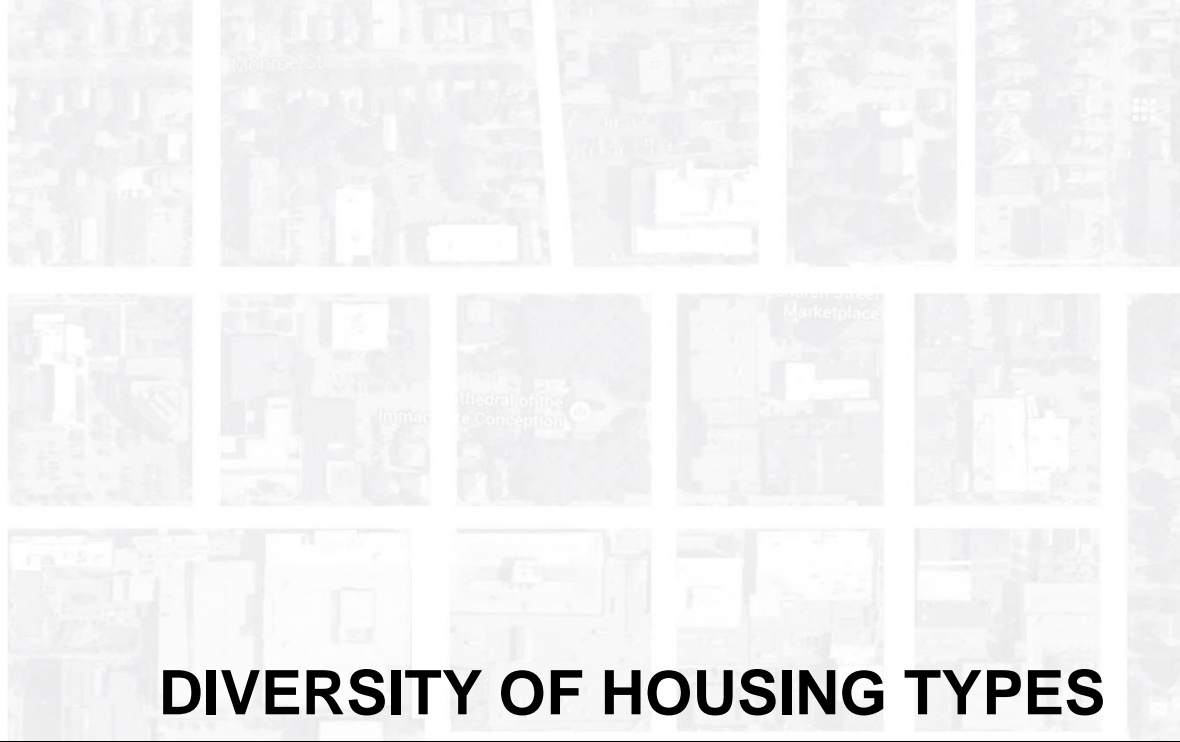


**GROUND FLOOR ARCADE**



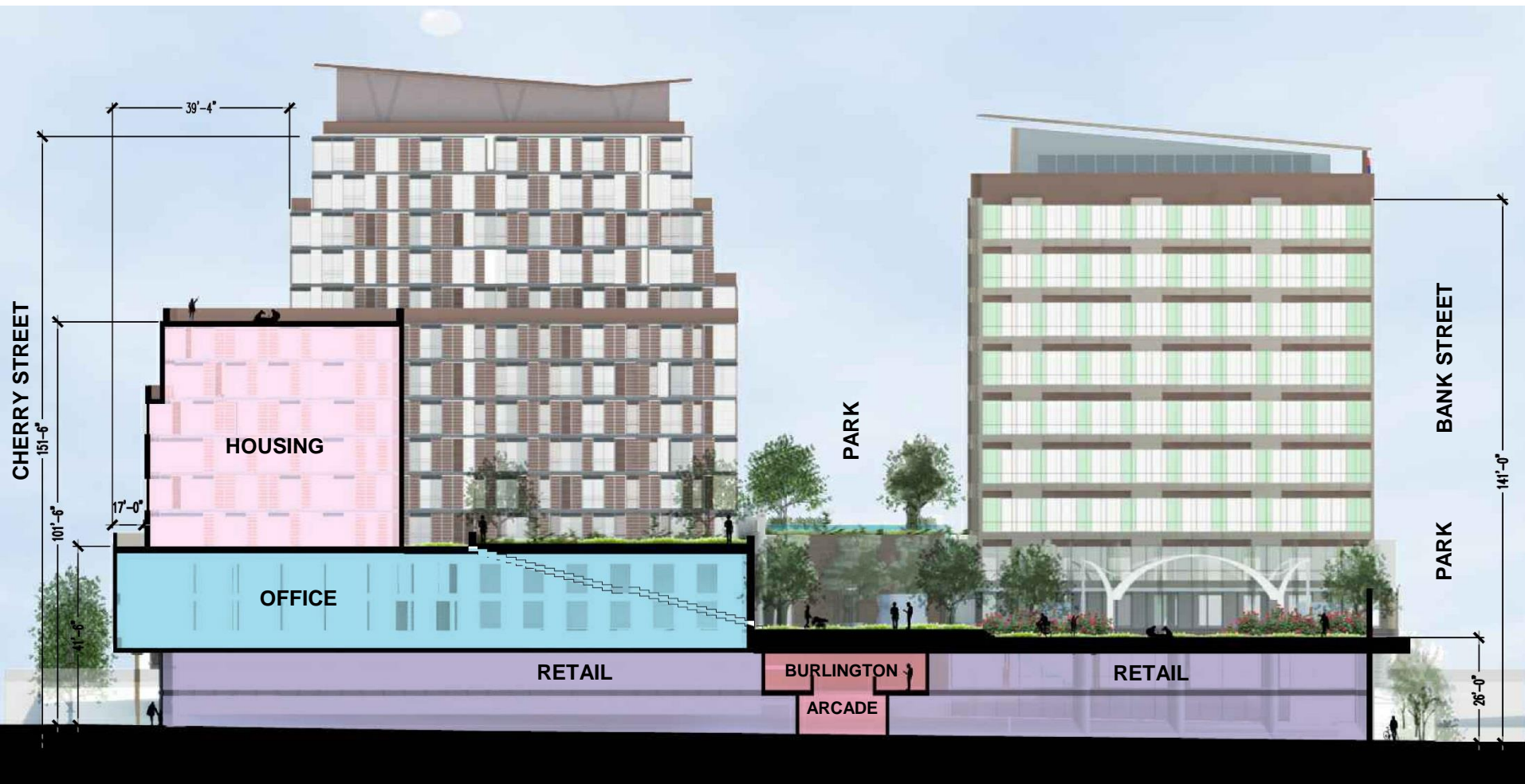


**EAST-WEST SECTION**

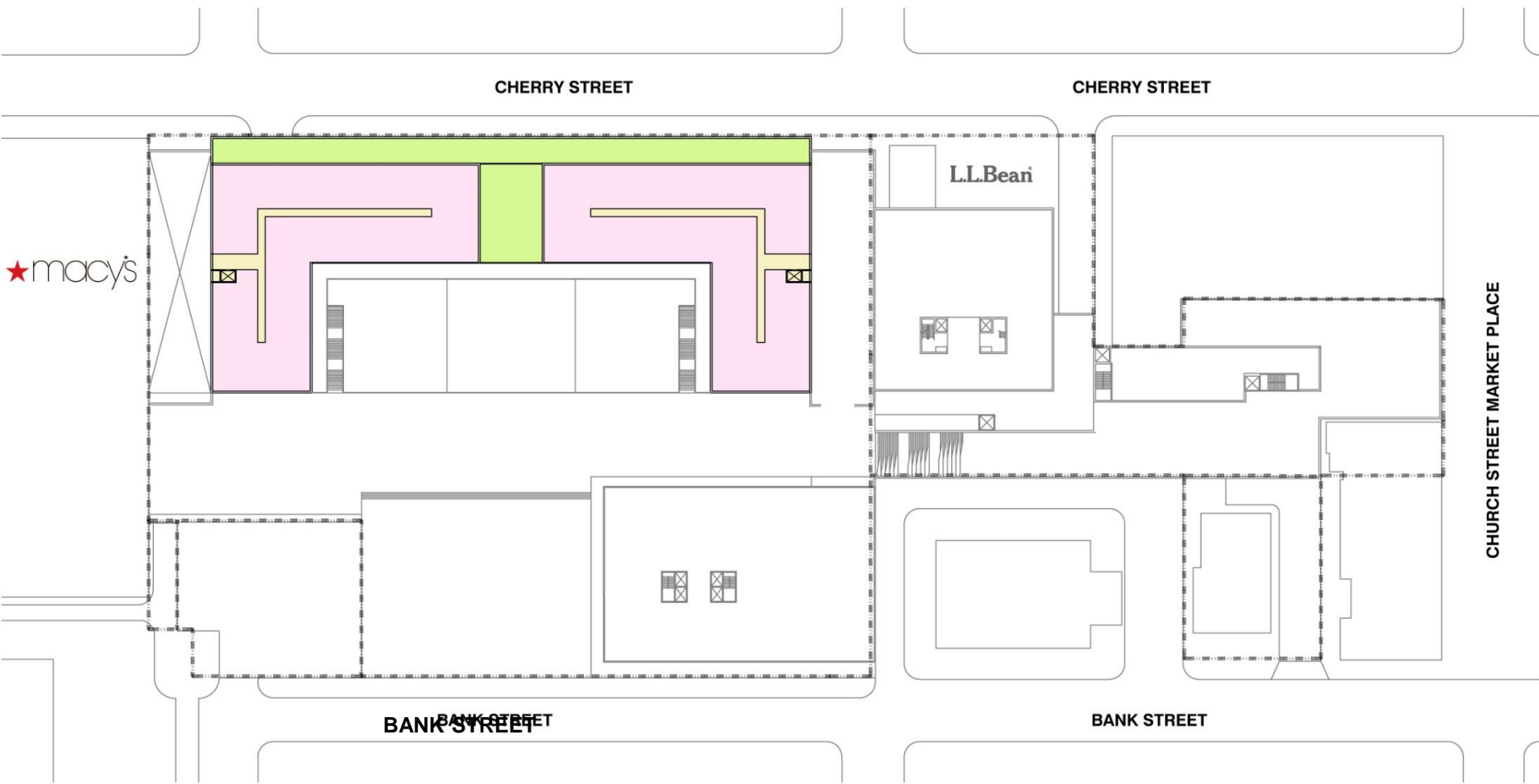


# DIVERSITY OF HOUSING TYPES





**NORTH-SOUTH SECTION**



★ macy's

CHERRY STREET

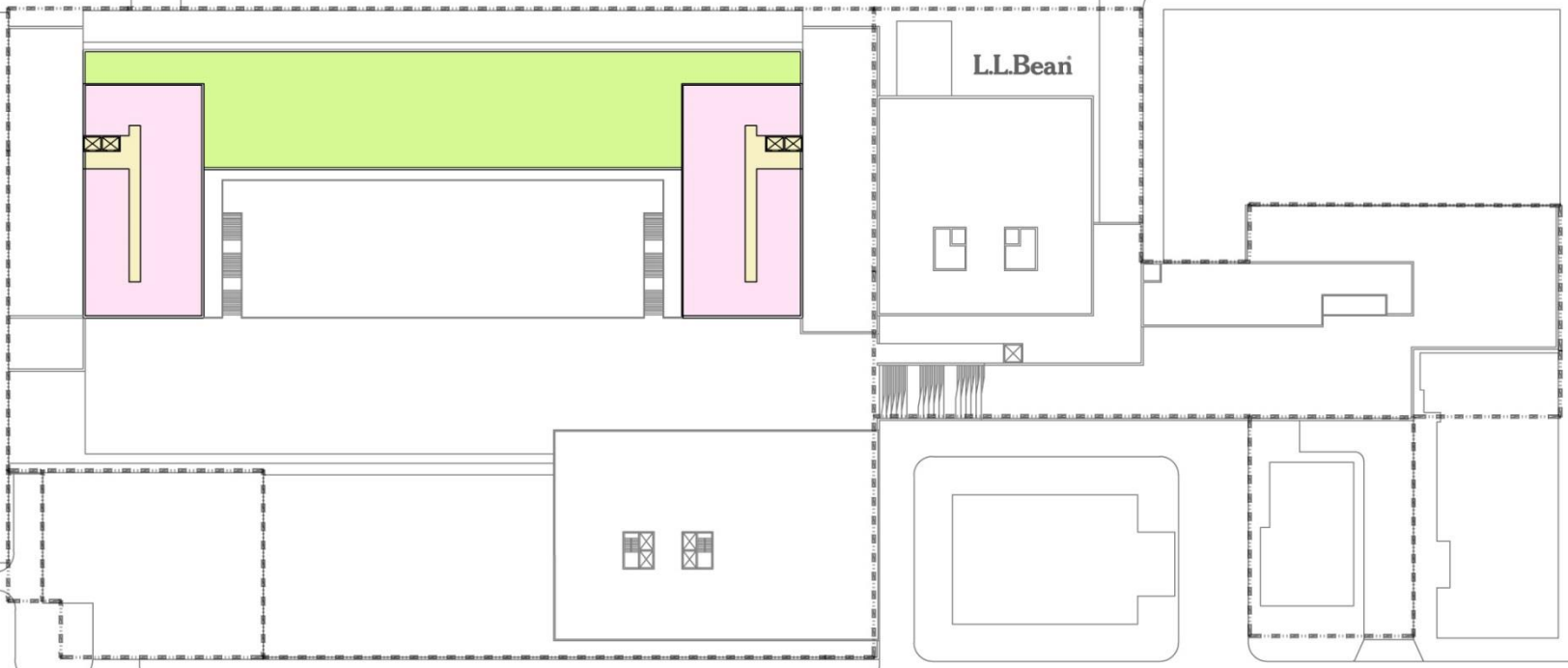
CHERRY STREET

L.L.Bean

CHURCH STREET MARKET PLACE

BANK STREET

BANK STREET





# PUBLIC GREEN SPACE





CHERRY STREET

CHERRY STREET

L.L.Bean

QUIET

ACTIVE & CIVIC

DINING & EVENTS

VIEWS

CHURCH STREET MARKET PLACE

BANK STREET

BANK STREET



**PARK VIEWS**





VIEW FROM QUIET PARK



CENTRAL PARK VIEWS

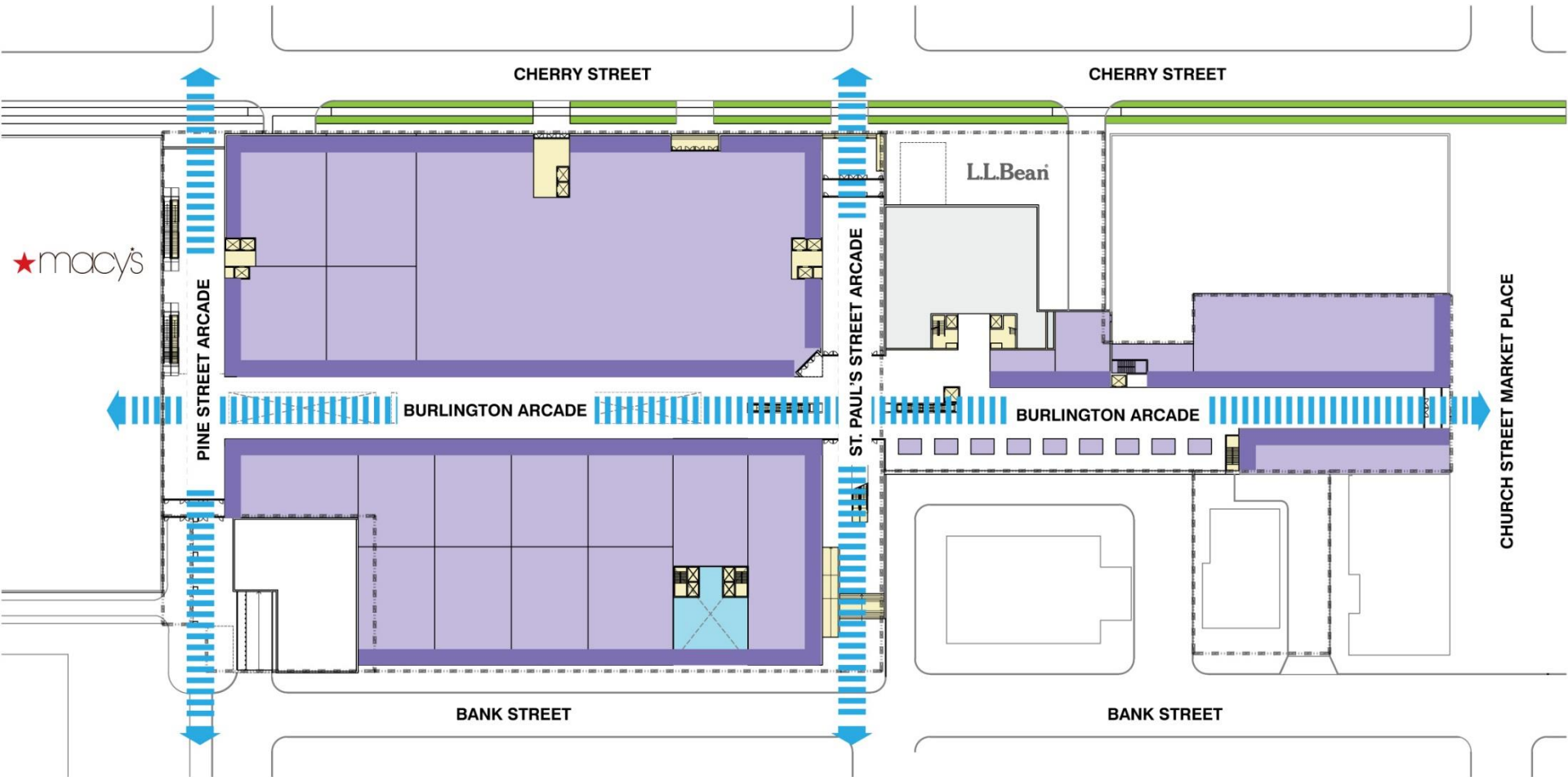


# STREET LEVEL ACTIVE USES





CHERRY STREET AT ST. PAUL ARCADE



GROUND FLOOR ARCADE AND RETAIL



**BANK STREET LOOKING EAST**



**BANK STREET LOOKING WEST**



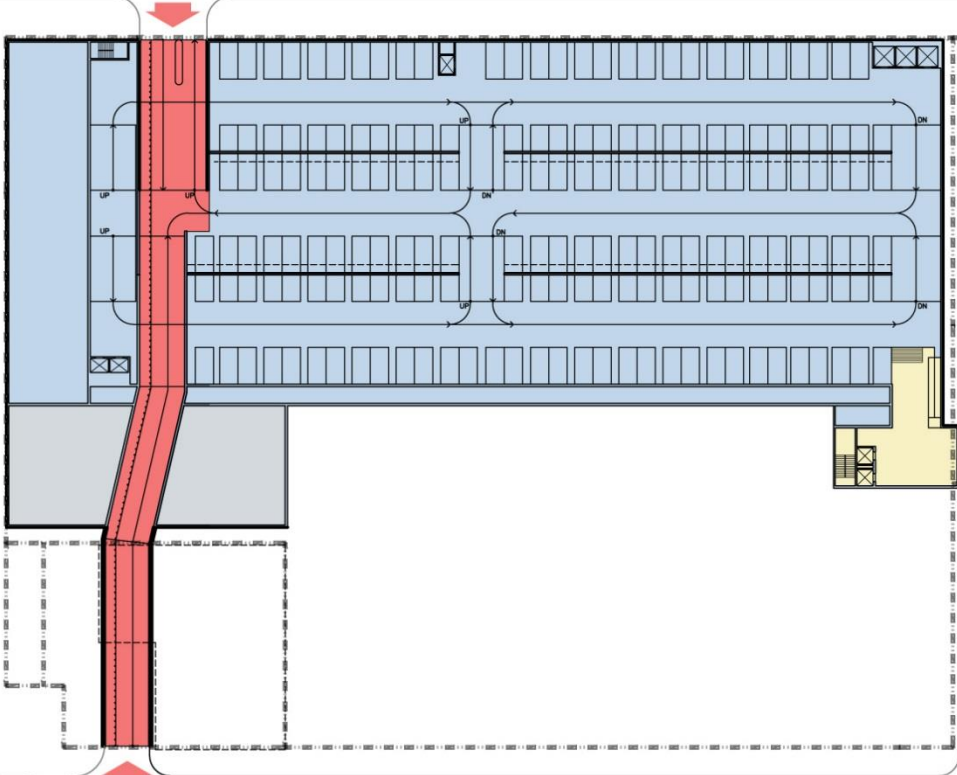
# SHARED PARKING PLAN





CHERRY STREET

CHERRY STREET



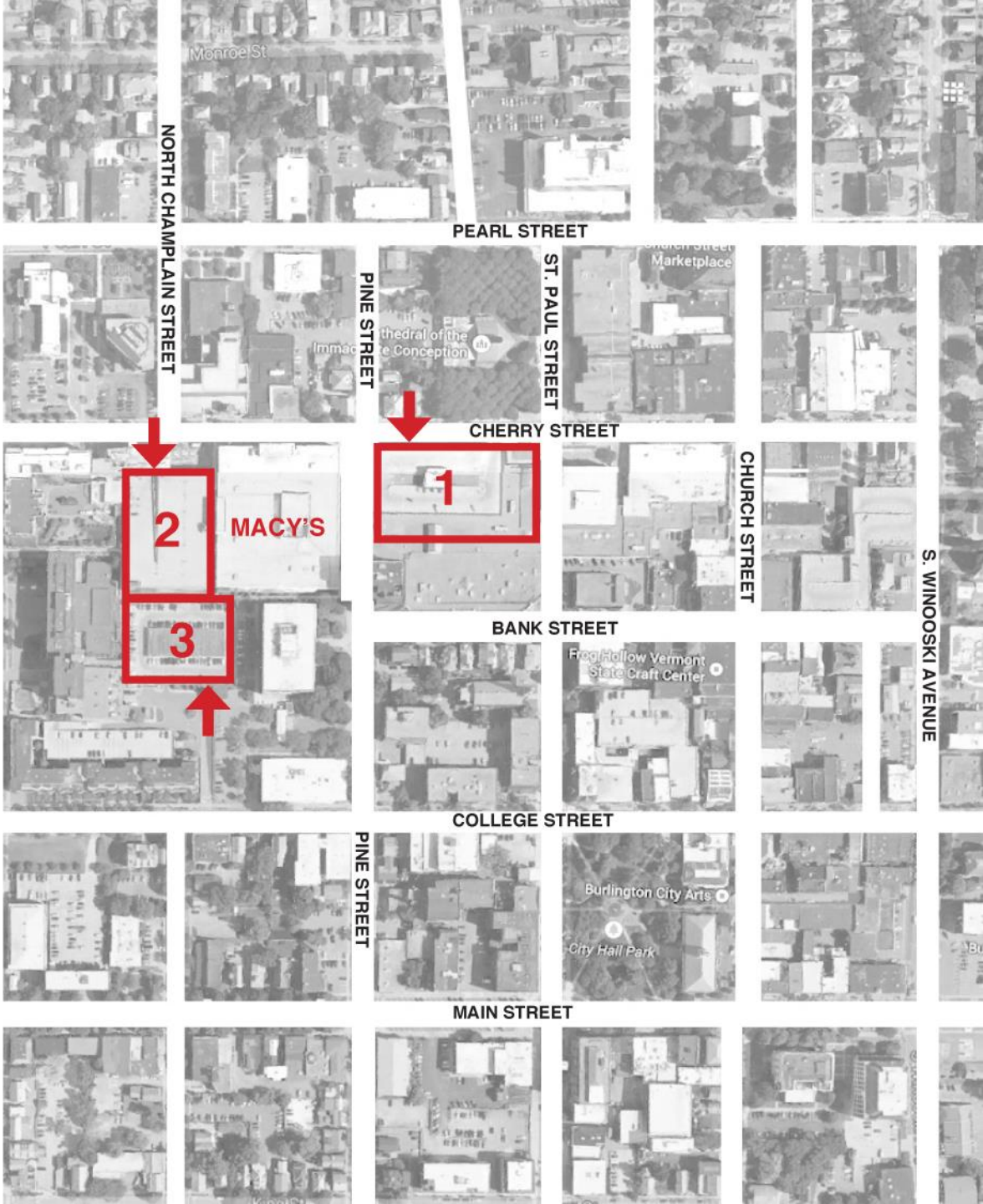
BANK STREET

BANK STREET

**PARKING BELOW**



BURLINGTON BAY



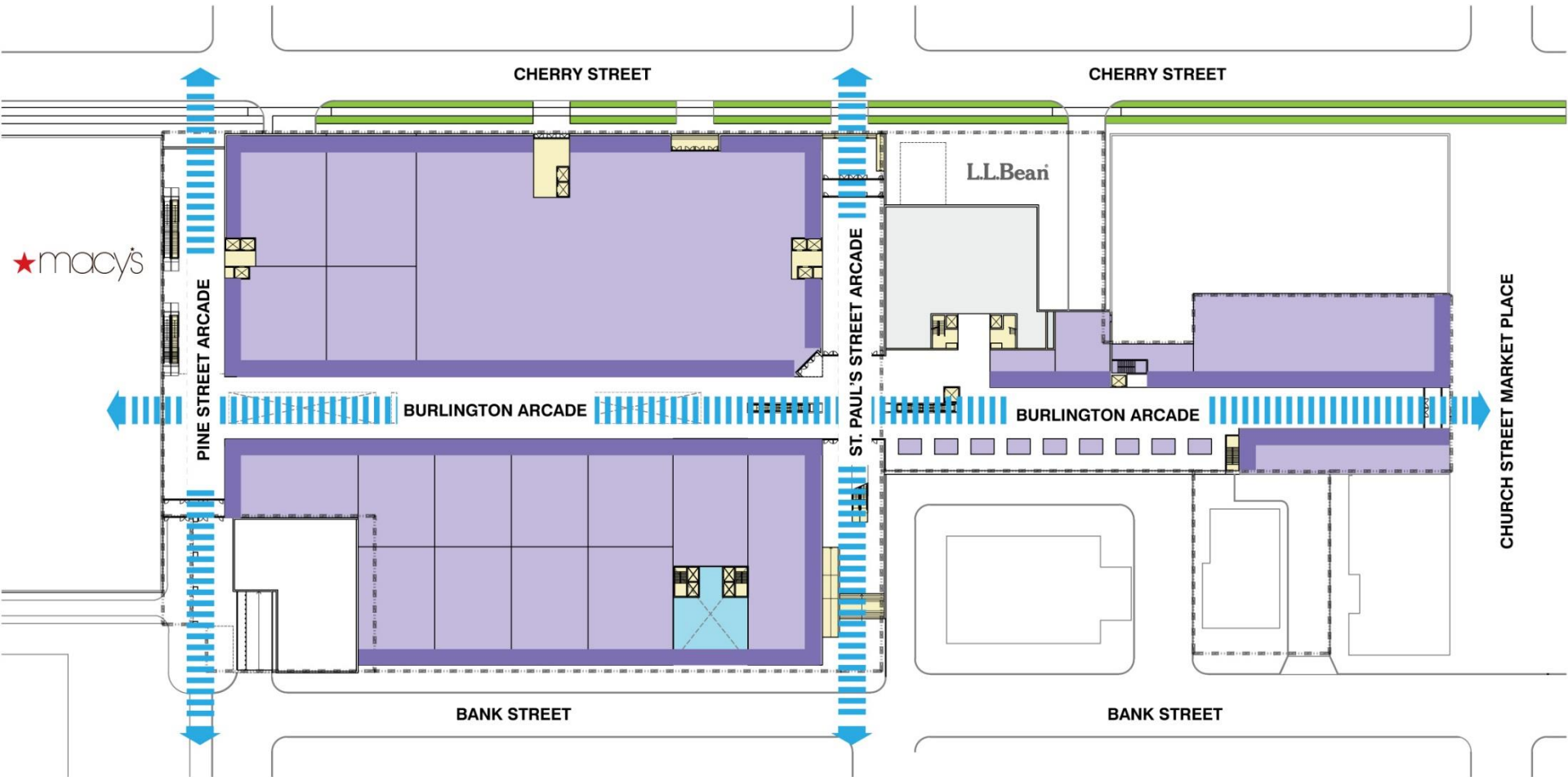


# RETAIL OPTIONS

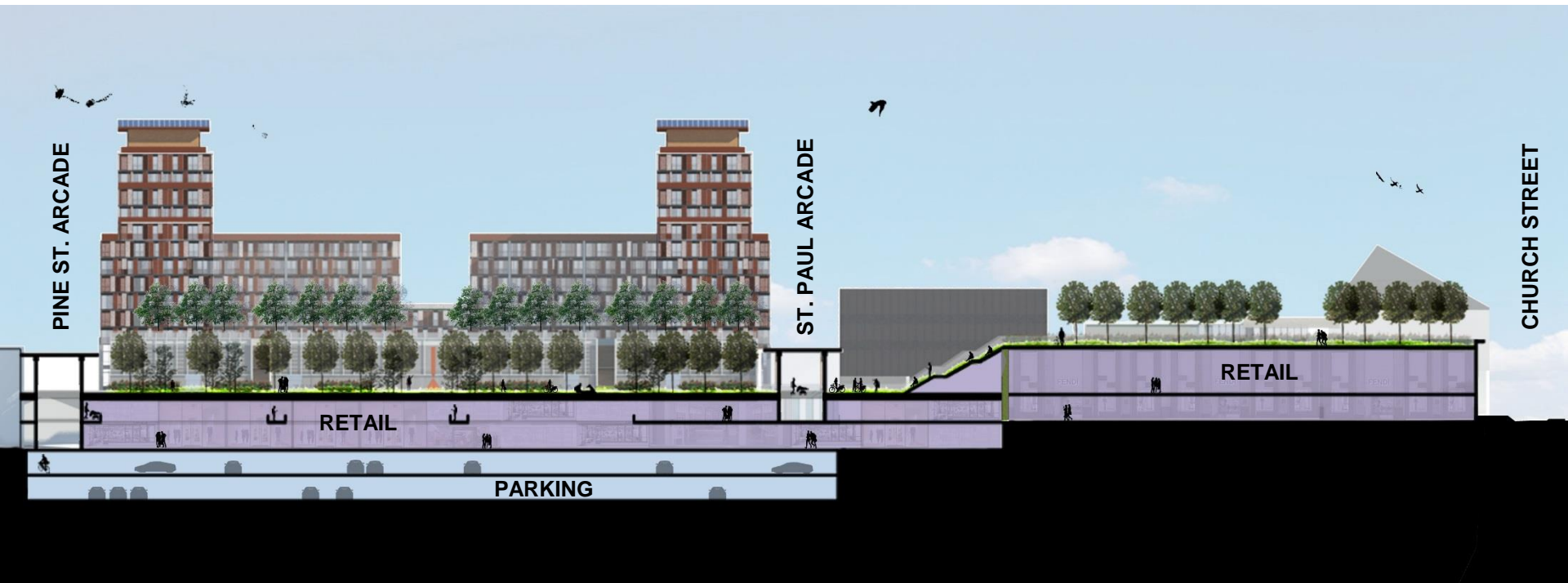




**VIEW NORTH ON CHURCH STREET**



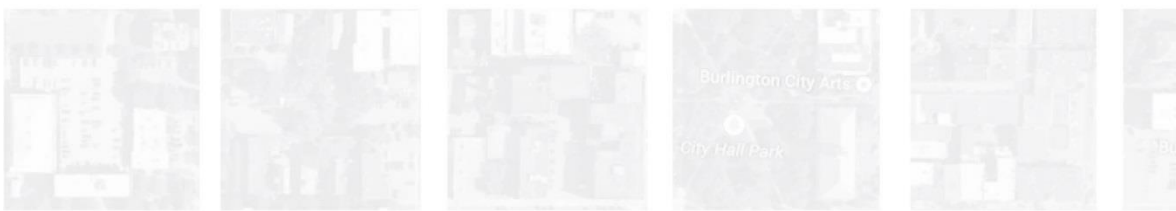
GROUND FLOOR ARCADE AND RETAIL



**EAST-WEST SECTION**



# CIVIC SPACES





CENTRAL PARK VIEWS





**ST. PAULS ARCADE FARMERS' MARKET**



# WALKING AND BIKING INFRASTRUCTURE





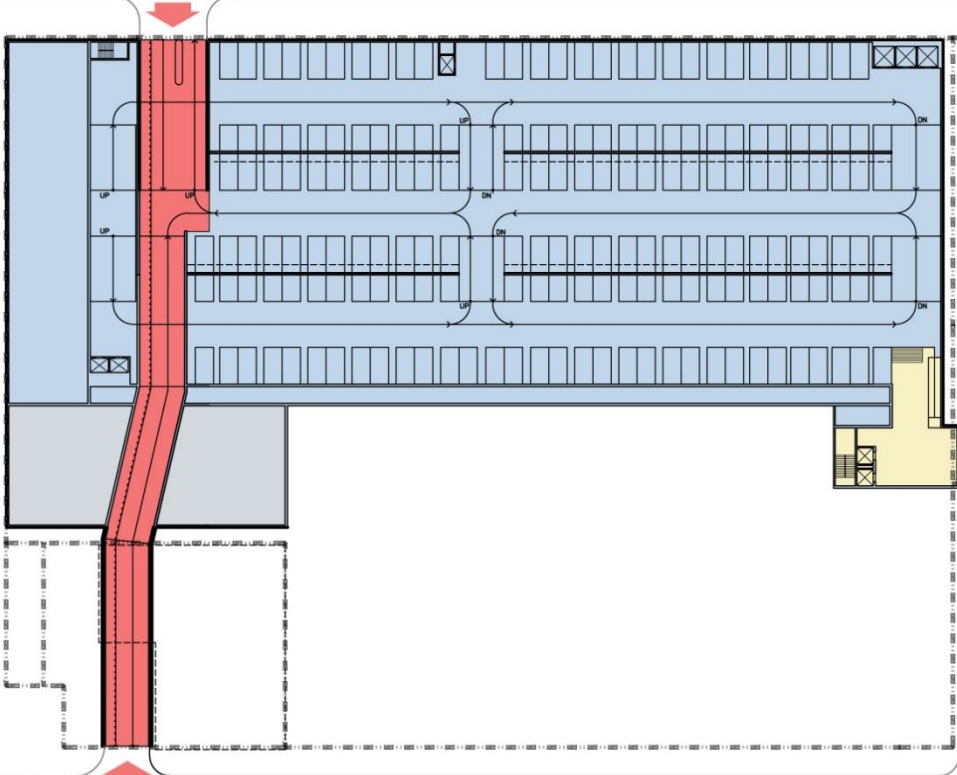
**PINE STREET ARCADE FROM CHERRY STREET**



CHERRY STREET LOOKING WEST

CHERRY STREET

CHERRY STREET



BANK STREET

BANK STREET

**CAR AND BIKE PATH**



AERIAL LOOKING NORTH

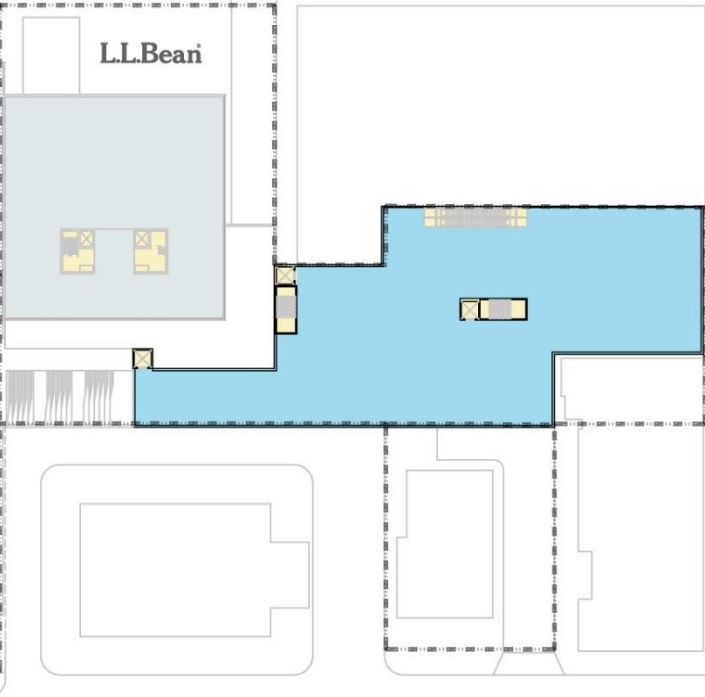
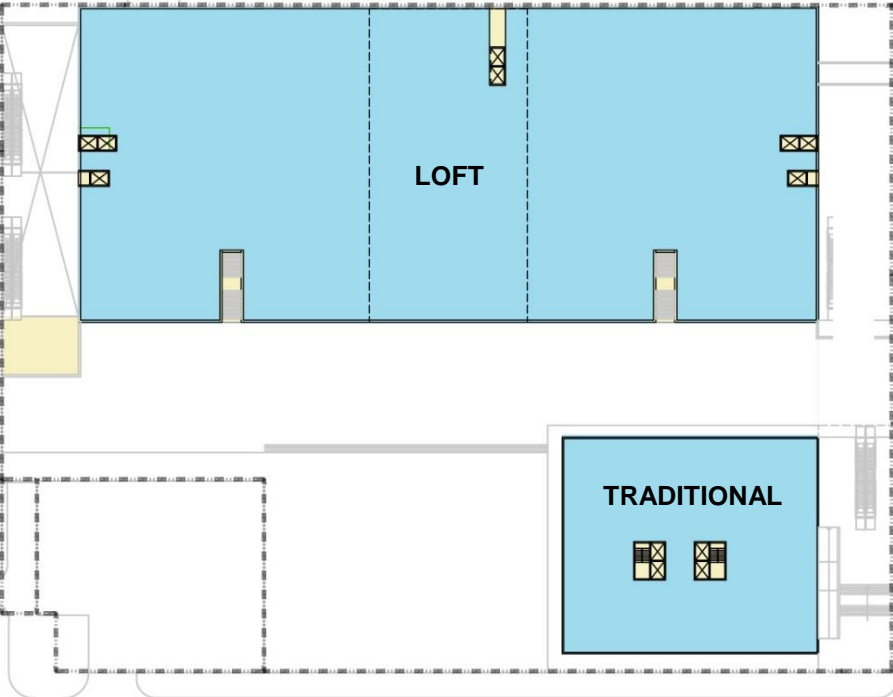


**CHERRY STREET LOOKING WEST (HOUSING)**

★ macy's

CHERRY STREET

CHERRY STREET



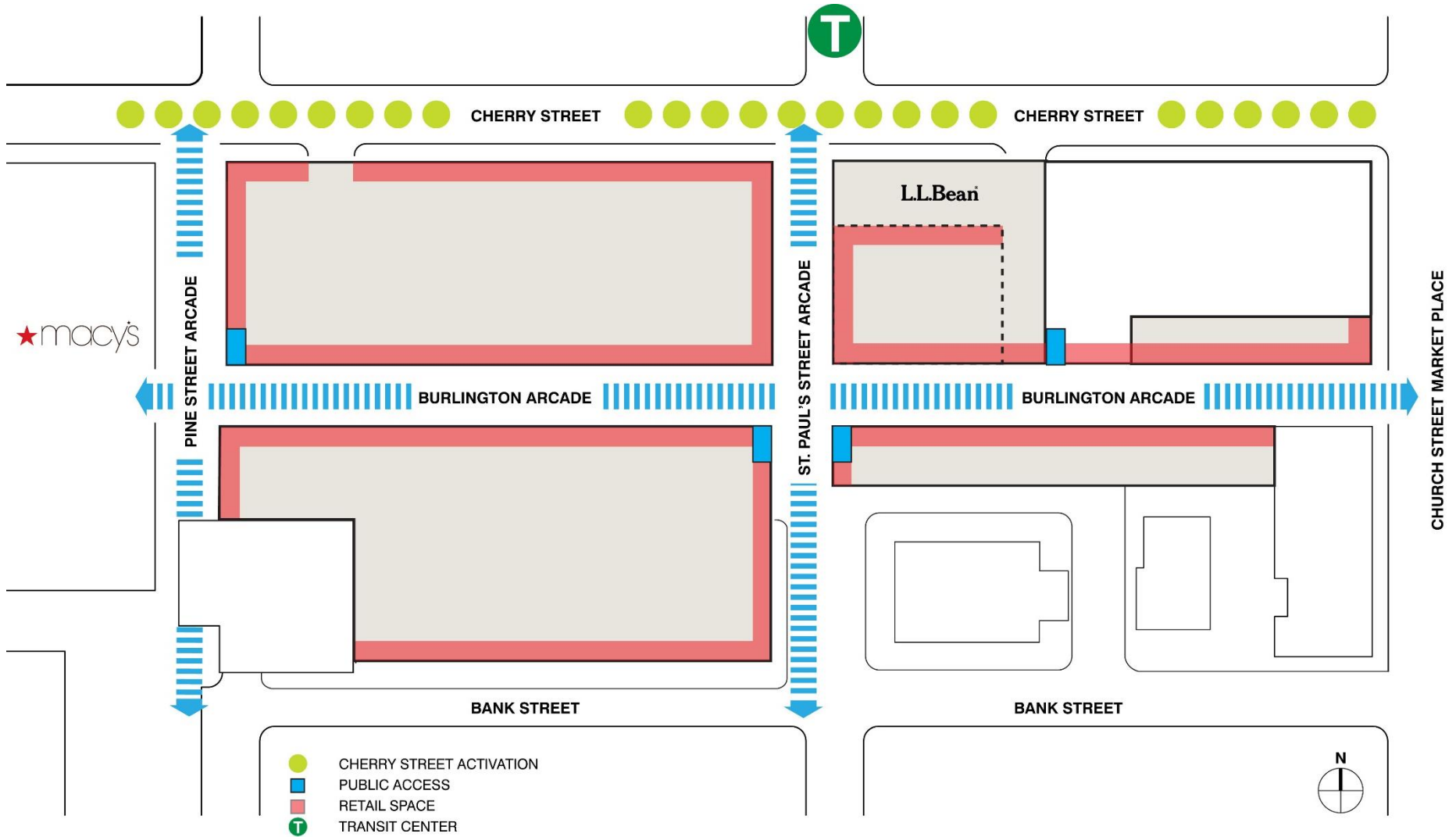
CHURCH STREET MARKET PLACE

BANK STREET

BANK STREET

**OFFICE SPACE**





**CONNECT STREETScape IMPROVEMENTS AND NEW TRANSIT CENTER**



**PINE STREET ARCADE**