Re-Imagining the
Burlington Town Center

BURLINGTON TOWN CENTER
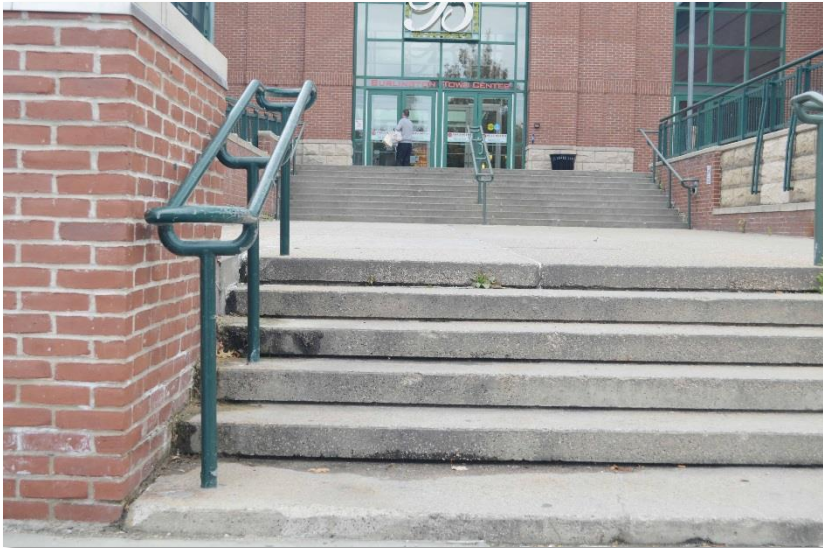
BURLINGTON TOWN CENTER

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STREET WALLS AND ENTRIES ARE RECESSED FROM SIDEWALKS

PKSB ARCHITECTS, PC

BURLINGTON TOWN CENTER

PARKING GARAGE IS LIMITED IN SIZE

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City of Burlington

SHOPPING MALL

STARBUCKS

BURLINGTON TOWN CENTER
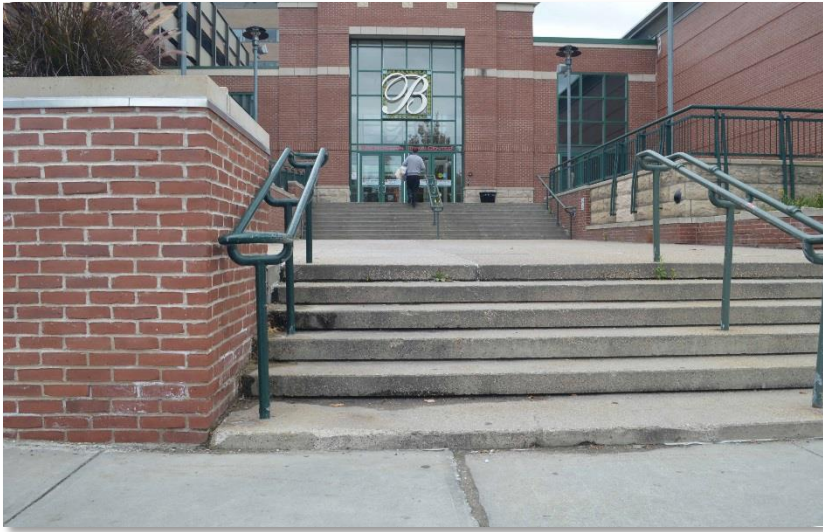
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Updated Design

We listened…

Changes to Plan

- Eliminated St. Paul underground mall corridor to open all retail & services to the street, including the new, fully accessible blocks at St. Paul and Pine.

- Reduced massing of residential upper stories to lighten and improve the spaces.

- Reduced the upper floor massing – only 16% of total project footprint will rise to 160 foot height.

- Added housing on lower levels to front on Bank and Cherry Streets to maximize apartments and further buffer parking from view.

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We listened…
Changes to Plan

- 20% of the housing – 55 units – Will be permanently inclusionary units. Units will be located throughout the buildings in a mix of market and inclusionary.

- Preserved Church Street façade height and massing, while upgrading and expanding the entrance.

- Incorporated detailed urban design standards required by new zoning for more brick and façade articulation, lighter elements on upper floors, and screened mechanicals.

- Utilized the new great streets design standards for all

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SOUTHWEST AERIAL

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NORTHEAST AERIAL

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Street Views

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CORNER OF CHERRY ST. AND ST. PAUL ST.

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ST. PAUL STREET LOOKING SOUTH

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CORNER OF CHERRY ST. AND PINE. ST

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CORNER OF BANK ST. AND ST. PAUL ST.

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RETAIL SIGNAGE

RETAIL SI

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BANK STREET RETAIL

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Before & After Views

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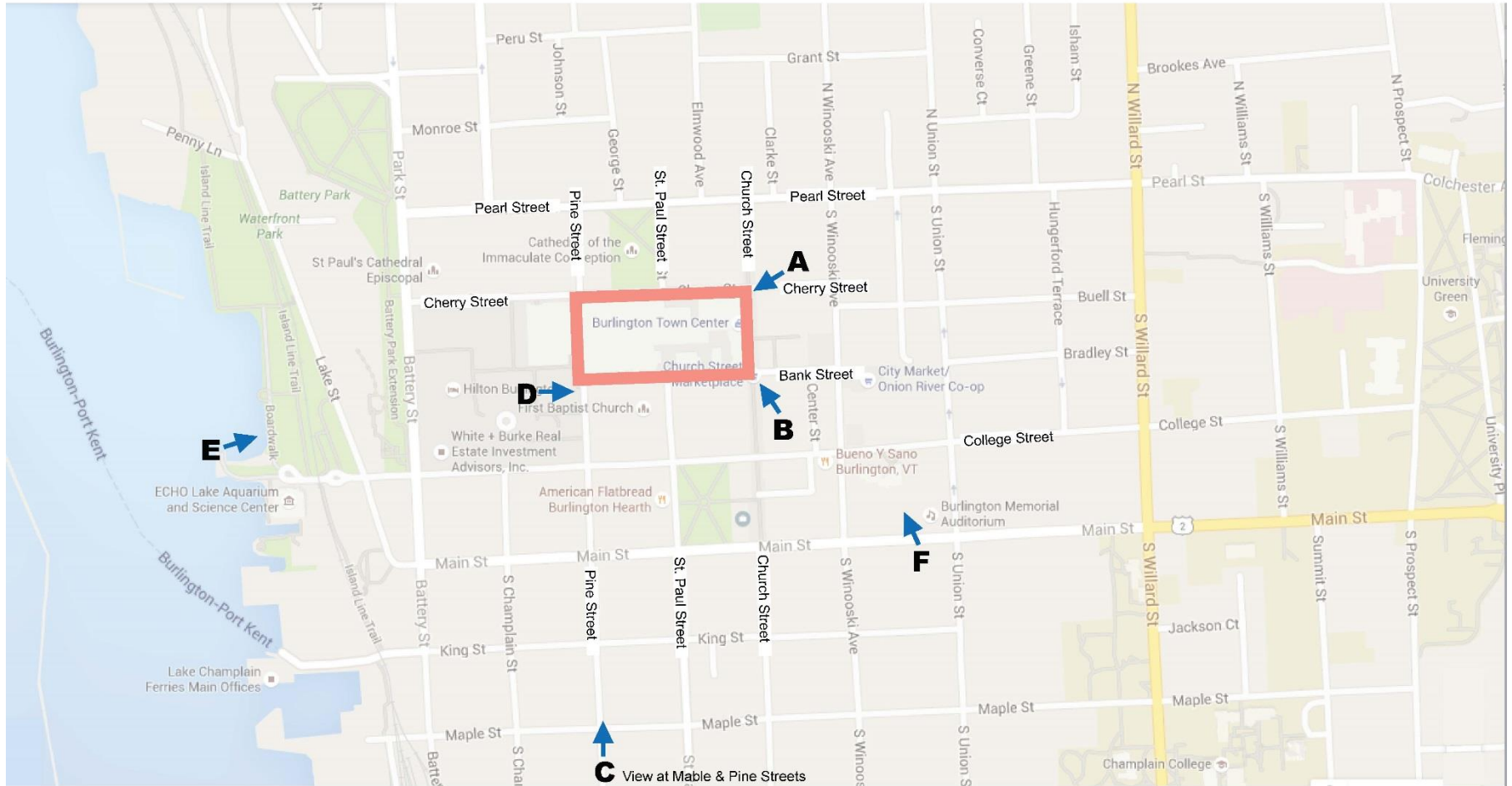
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VIEW KEY MAP

PKSB ARCHITECTS, PC

VIEW A – CORNER OF CHURCH ST. & CHERRY ST. BEFORE
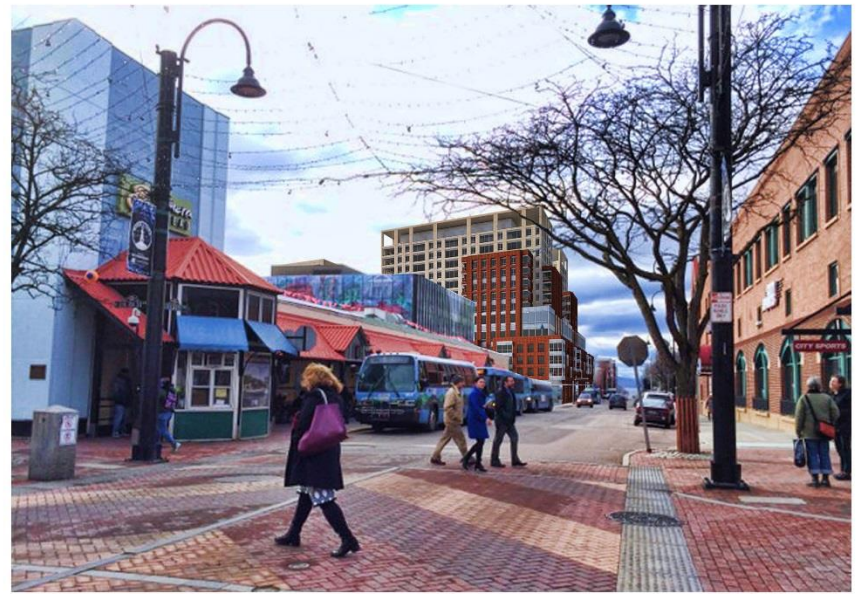
VIEW A – CORNER OF CHURCH ST. & CHERRY ST. AFTER

VIEW B – CORNER OF CHURCH ST. & BANK ST. BEFORE

VIEW B – CORNER OF CHURCH ST. & BANK ST. AFTER

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BEFORE AND AFTER
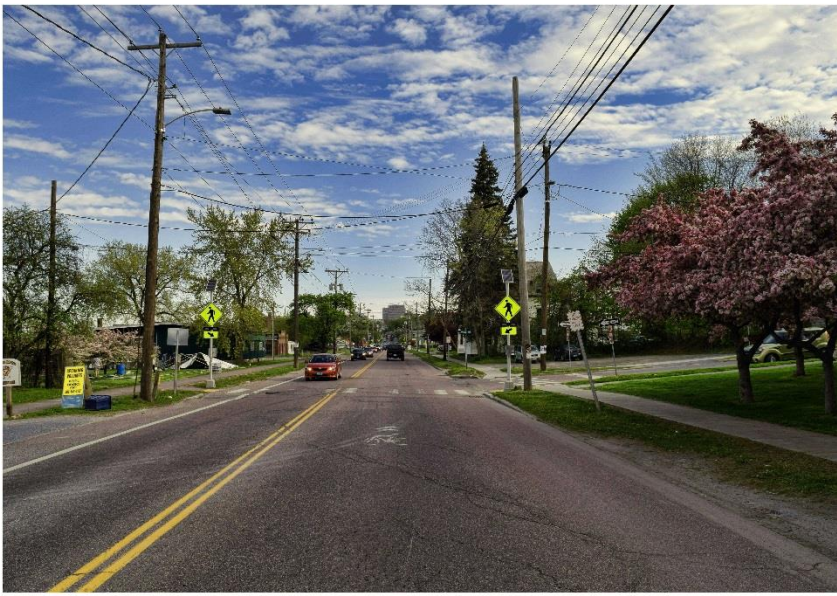
PKSB ARCHITECTS, PC

VIEW C – CORNER OF MARBLE ST. & PINE ST. BEFORE
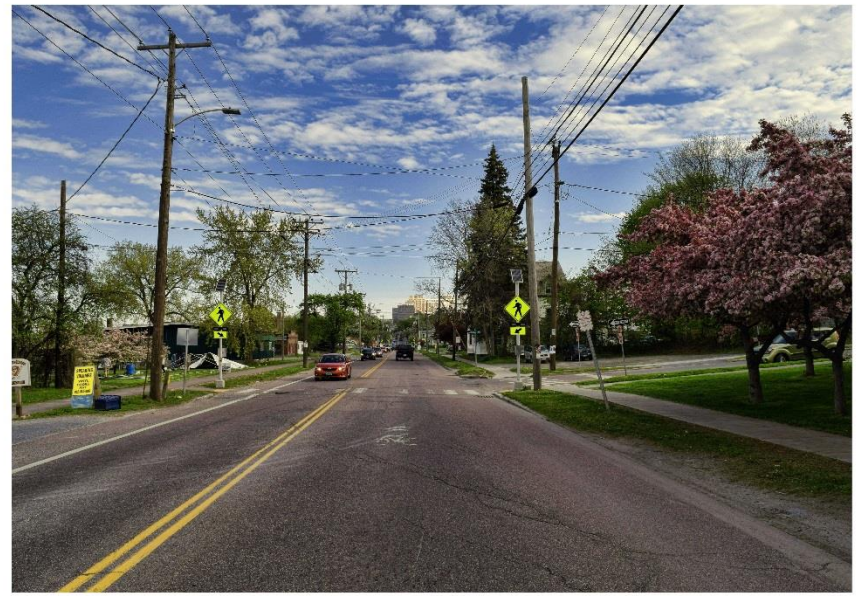
VIEW C – CORNER OF MARBLE ST. & PINE ST. AFTER

VIEW D – CORNER OF PINE ST. & BANK ST. BEFORE

VIEW D – CORNER OF PINE ST. & BANK ST. AFTER

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BEFORE AND AFTER

PKSB ARCHITECTS, PC

VIEW E – LAKE CHAMPLAIN BEFORE

VIEW E – LAKE CHAMPLAIN AFTER

VIEW F – CHAMPLAIN COLLEGE BEFORE

VIEW F – CHAMPLAIN COLLEGE AFTER

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BEFORE AND AFTER

PKSB ARCHITECTS, PC

Plans

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PKSB ARCHITECTS, PC

NEW PINE STREET

Area	SF
RES. LOBBY	2,990 SF
UTILITY AREA	5,182 SF
RETAIL #A1	18,700 SF
RETAIL #A2	27,359 SF
RETAIL #A3	29,987 SF
LOADING/STORAGE	4,605 SF
PARKING RAMP	2,582 SF
UTILITY AREA	3,208 SF BELOW
UTILITY AREA	3,000 SF BELOW
RETAIL #A5	1,343
LOBBY	1,540 SF
RETAIL #A4	4,657 SF
B2 LL BEAN	12,648 SF
RETAIL #B1	26,775 SF
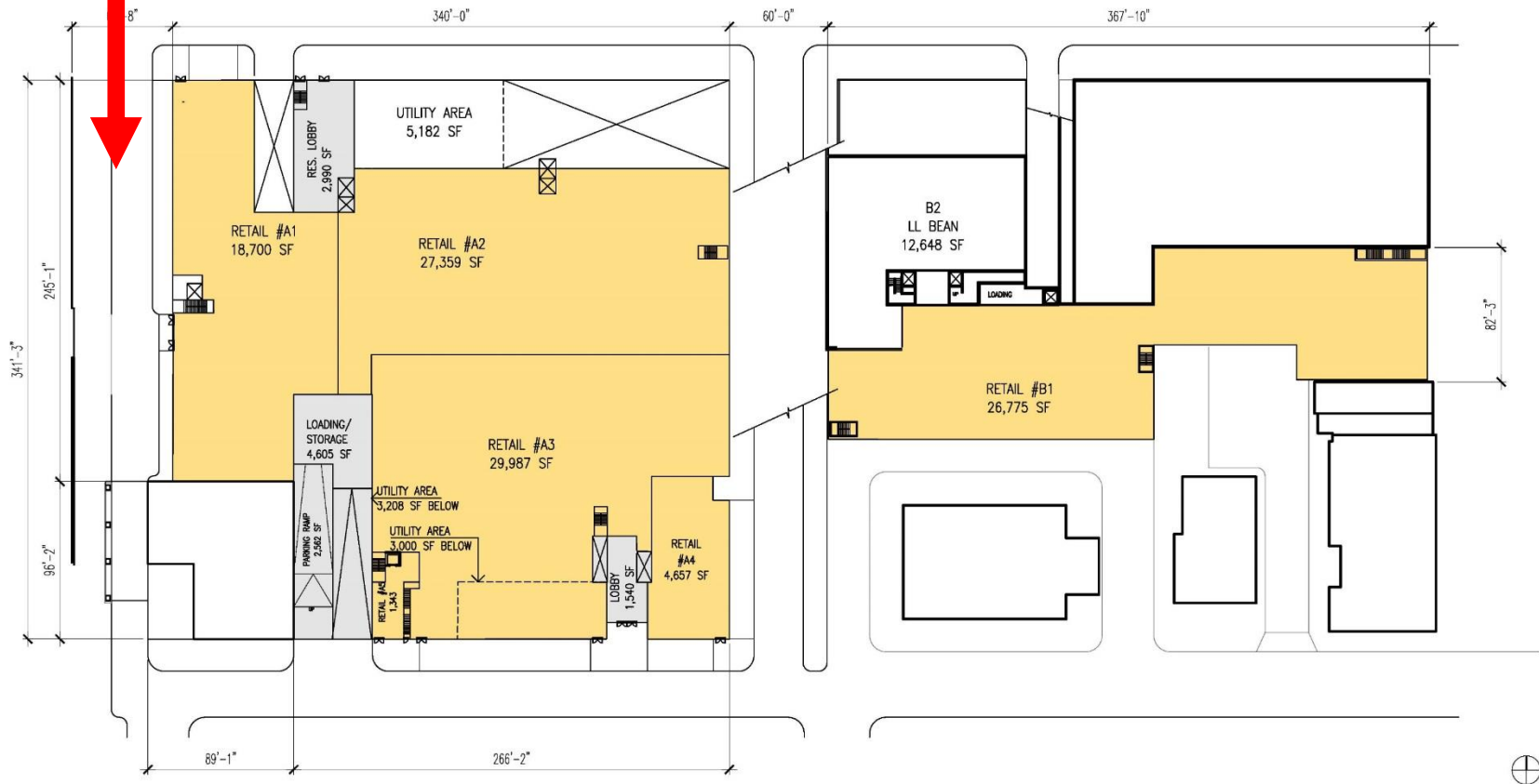
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CONCOURSE LEVEL

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NEW ST. PAUL STREET

NEW ENTRANCE

OPEN TO CONCOURSE

RETAIL #A6
6,134 SF

OFFICE LOBBY
1,549 SF

RETAIL #A7
6,521 SF

RES. LOBBY
1,239 SF

B2
L.L.BEAN
PLAZA LEVEL
10,566 SF

(NOT PART OF SCOPE)

RETAIL #A2
8,458 SF

PARKING
52,915 SF (123 CARS)

RETAIL #B1
25,440 SF

RETAIL #A4
4,306 SF

RETAIL #A5
19,924 SF

61'-8"   340'-0"   60'0"   367'-10"

245'-1"

341'-3"

96'-2"

89'-1"   PLAZA   266'-2"
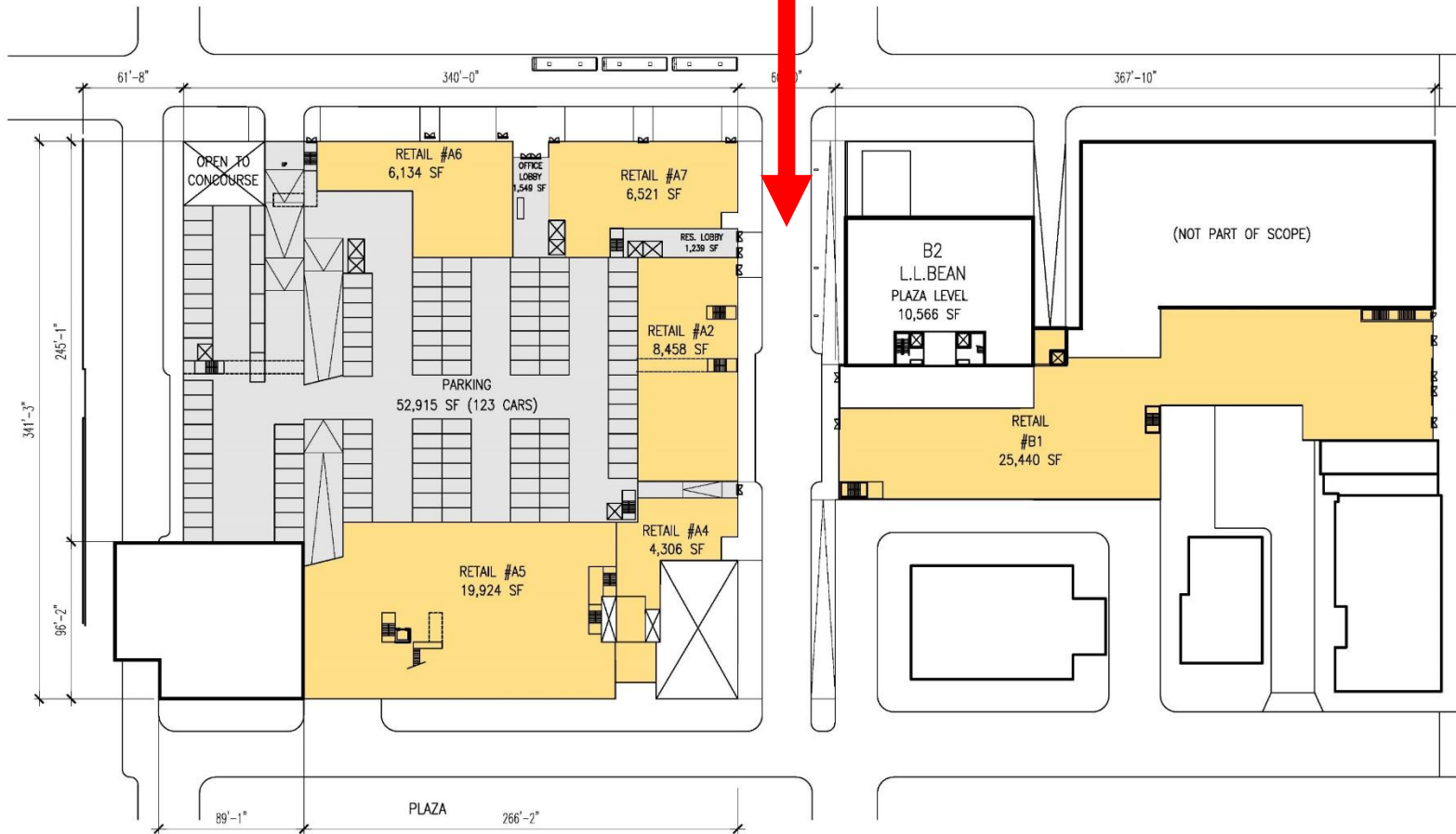
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PLAZA LEVEL

PKSB ARCHITECTS, PC

HOUSING TO SCREEN PARKING (FLOORS 2-4)

340'-0"

2ND FLOOR
RESIDENTIAL 9,867 SF (9 UNITS)

341'-9"

MECH/BICYCLE STORAGE 8358 SF

INCL   INCL   INCL   INCL

COMMUNITY SPACE 6,707 SF

RETAIL #B1 18,777 SF

INCL   INCL   INCL

RESIDENTIAL 10,090 SF (10 UNITS)
PARKING 79,512 SF (216 CARS)

STUDIO   1BR   2BR   INCL – INCLUSIONARY HOUSING

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2ND FLOOR

PKSB ARCHITECTS, PC
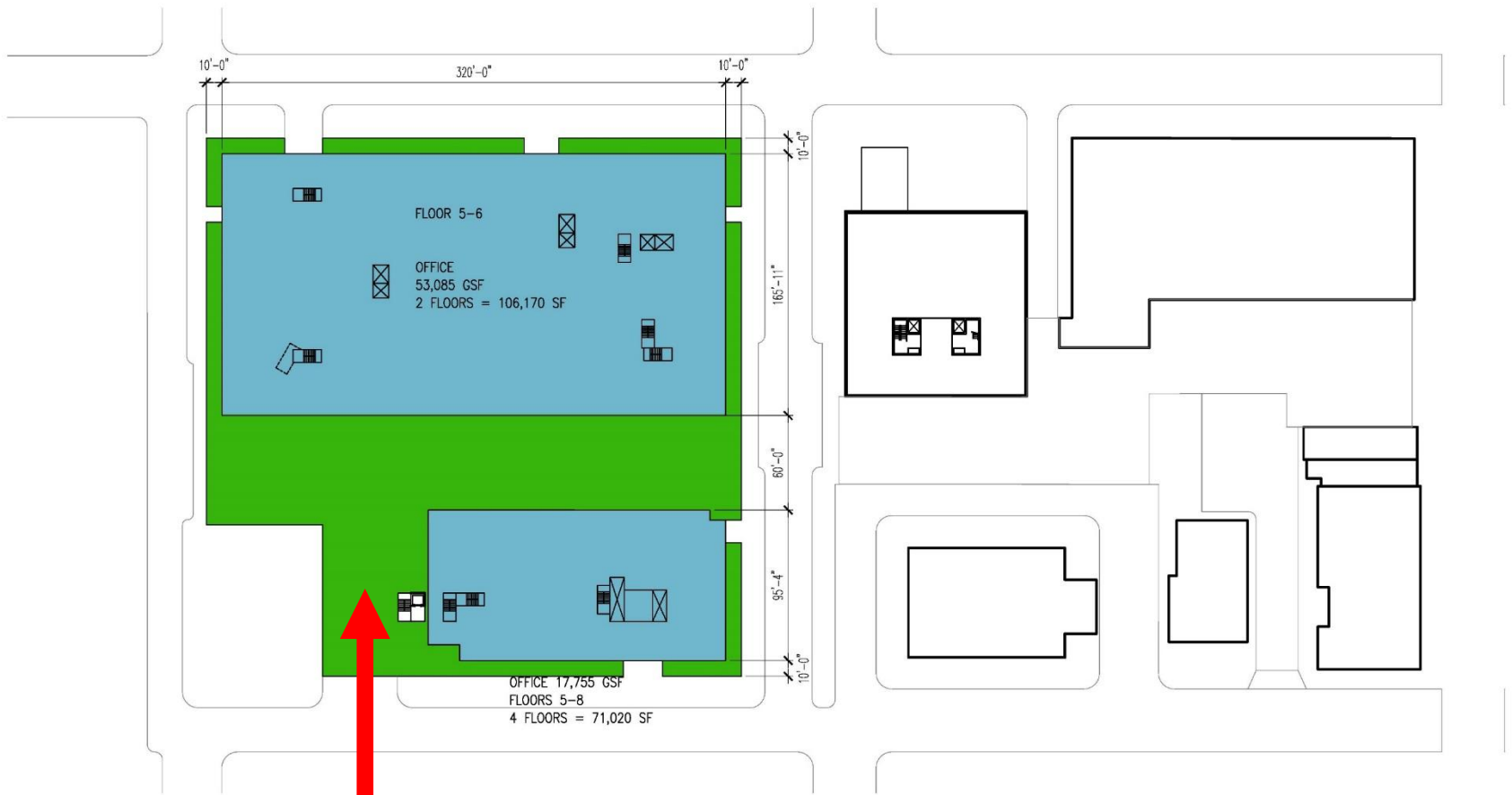
GREEN ROOF FOR WATER QUALITY

FLOOR 5-6

OFFICE
53,085 GSF
2 FLOORS = 106,170 SF

OFFICE 17,755 GSF
FLOORS 5-8
4 FLOORS = 71,020 SF

320'-0"

10'-0"

10'-0"

10'-0"

165'-11"

60'-0"

95'-4"

10'-0"

BURLINGTON TOWN CENTER

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5TH-6TH FLOOR

PKSB ARCHITECTS, PC

NEW SOUTH – FACING OPEN SPACE

320'-0"
10'-0"
10'-0"
10'-0"
80'-0"
85'-11"
60'-1"
95'-4"
10'-0"

INCL
INCL
INCL
INCL
INCL
INCL
INCL
INCL

RESIDENTIAL 34,884H
(34 UNITS)
FLOORS 7–10

RESIDENTIAL 20,956SF (20 UNITS)
COLLEGIATE HOUSING 13,928 (14 UNITS)

OFFICE 15,276 GSF
FLOORS 9–10
2 FLOORS = 30,552 SF

STUDIO   1BR   2BR   INCL – INCLUSIONARY HOUSING

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7ᵀᴴ- 10ᵀᴴ FLOOR

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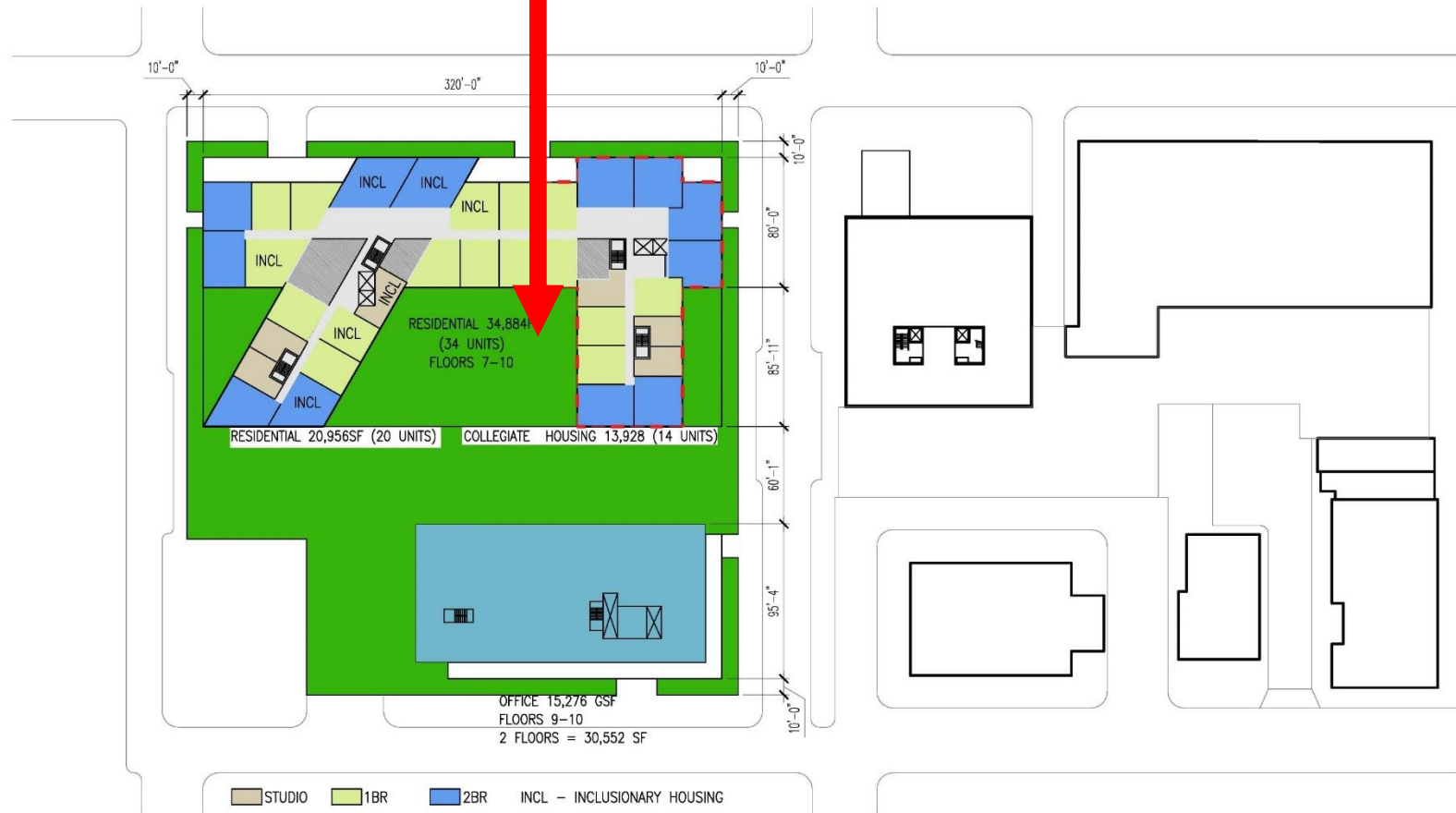
REDUCED BUILDING FOOTPRINTS

RESIDENTIAL 19,794F
(14 UNITS)
FLOORS 13

RESIDENTIAL 9,663 SF (3 UNITS)   COLLEGIATE HOUSING 10,131 (11 UNITS)

320'-0"
10'-0"
10'-0"
20'-0"
155'-11"
60'-1"
95'-4"
10'-0"

STUDIO   1BR   2BR

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13TH FLOOR

PKSB ARCHITECTS, PC

OBSERVATION DECK

BURLINGTON TOWN CENTER

DEVONWOOD INVESTORS. LLC

OBSERVATION/MECHANICAL FLOOR

PKSB ARCHITECTS, PC

320'-0"
10'-0"
10'-0"
20'-0"
155'-11"
60'-1"
95'-4"
10'-0"

388 SOLAR PANEL
426 SOLAR PANEL
2,263 SOLAR PANELS
(APPROX. 29,41 SF)
612 SOLAR PANEL
837 SOLAR PANEL

SOLAR PANELS

BURLINGTON TOWN CENTER

DEVONWOOD INVESTORS. LLC

ROOF

PKSB ARCHITECTS, PC