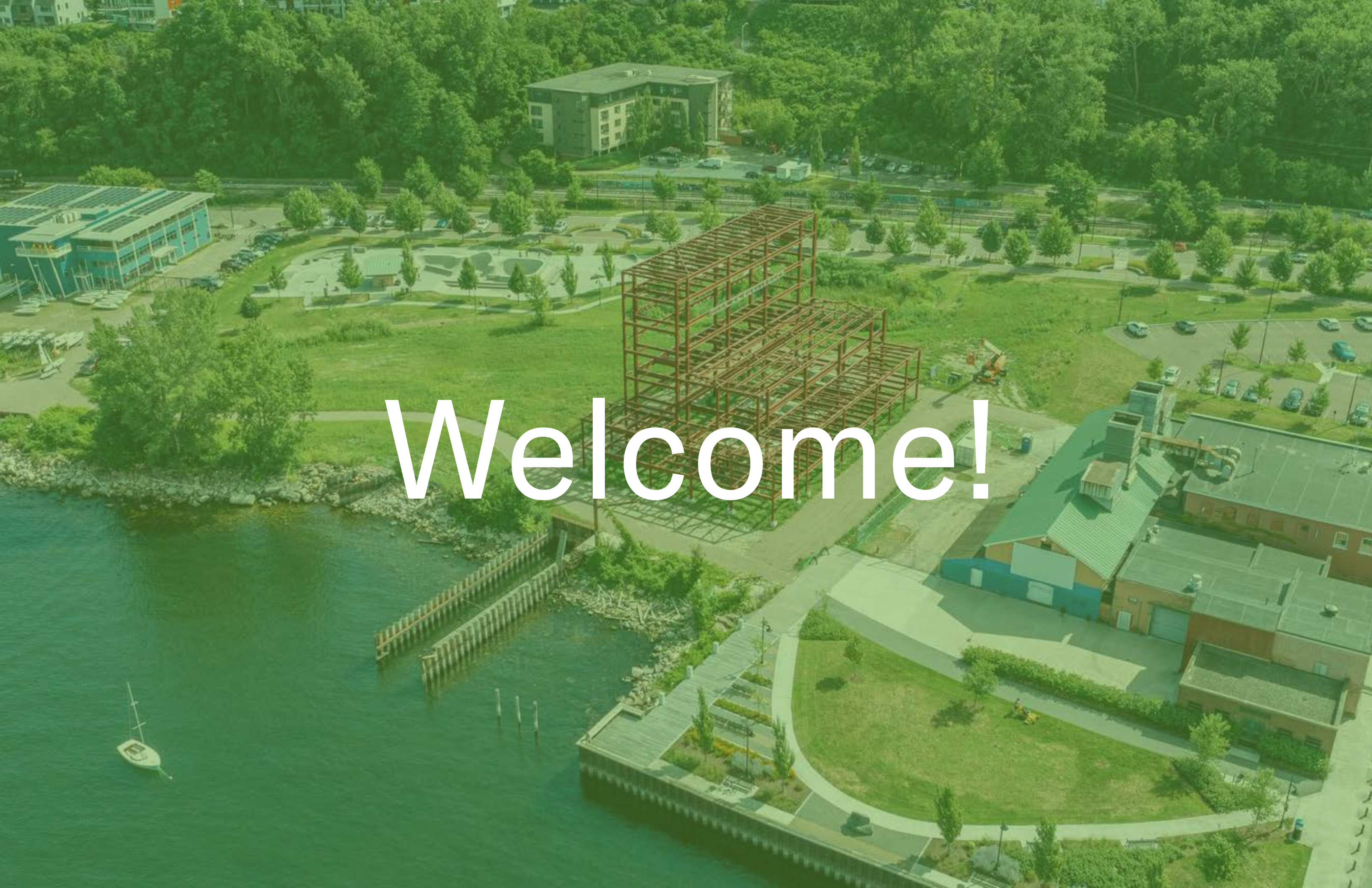


Phase II Conceptual Design & Scoping

Moran Frame

Public Meeting 1
September 11, 2023

An aerial photograph of a waterfront development. In the center, a large, rectangular steel frame for a building is under construction. To the left, a body of water features a wooden pier and a small white sailboat. In the background, there are several completed buildings, including a prominent blue and white structure, and a parking lot with several cars. The area is surrounded by lush green trees and grass. The word "Welcome!" is overlaid in large white text across the center of the image.

Welcome!

Project Partners



www.burlingtonvt.gov/cedo/Moran



www.enjoyburlington.com



www.theframebtv.org

What We'll Cover Tonight

- Project History
- Current Events
- Phase 2 Overview
- Virtual Site Walk
- Hear from you!

Project History

A Brief History



1950-70s

Construction of the coal-fired Moran Plant; Conversion to a wood-fired power plant.

1986-2013

The Moran Plant was decommissioned and abandoned; Numerous redevelopment concepts and proposals, none of which came to fruition.

2014

Public Investment Action Plan (PIAP) process recommends six projects, including “resolution for the Moran Plant,” in order to transform the northern waterfront. These projects were approved by nearly 70% of Burlington voters.

2014-2017

The non-profit New Moran, Inc. executes a memorandum of understanding with the City of Burlington to redevelop the Moran Plant, but due to a handful of factors the project does not materialize; After the dissolution of the MOU with New Moran, Inc. the City begins to solicit estimates for demolition of the Moran Plant. The estimates ranged from \$4M to \$10M+.

2018-2020

One last effort is made to find an “alternative to demolition,” and the ‘FRAME’ concept is developed and unanimously accepted by City Council; Construction of Phase I begins (selective demolition, soil remediation, structure stabilization, infrastructure and site improvements).

2022

The Moran FRAME opens to the public; A charette is held to consider what kinds of improvements make the most sense.

2023

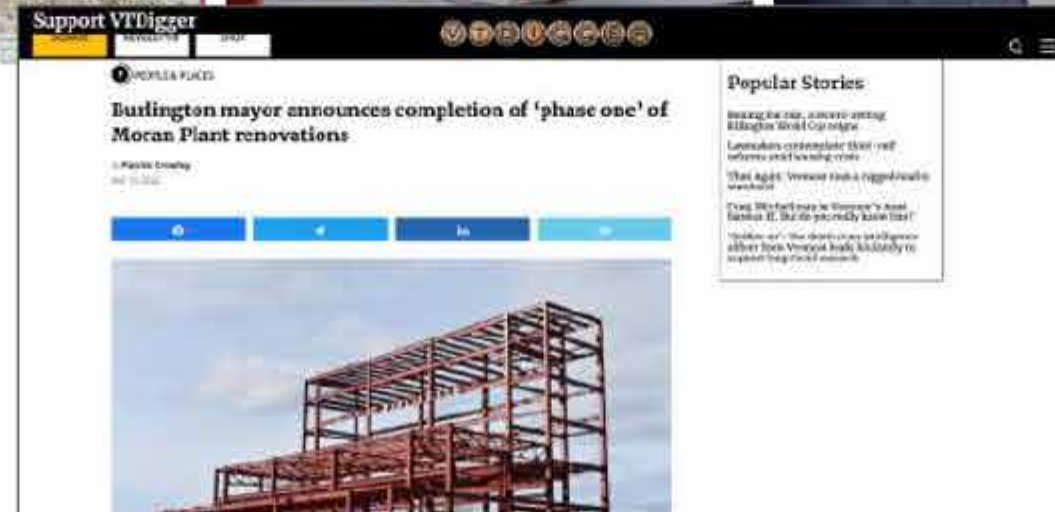
Phase II Concept Design & Scoping RFP is issued. Michael Van Valkenburgh Associates, Inc. is selected to lead the design effort.

Historical Booklet



Full Booklet Available at: www.burlingtonvt.gov/cedo/Moran

Ribbon Cutting - Nov 15, 2022

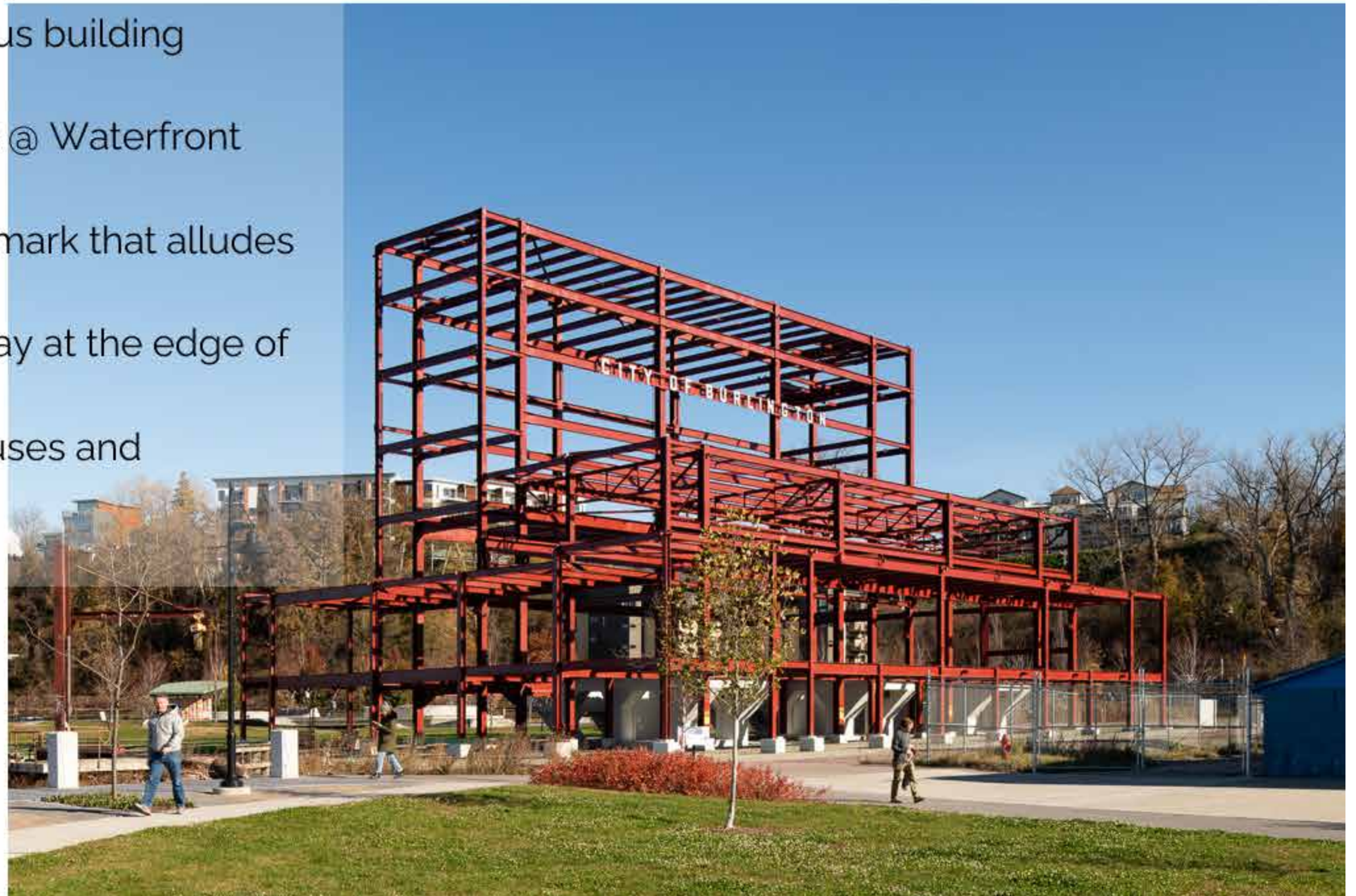


Transformation of the Northern Waterfront



Phase I: Stabilize & Activate Derelict Site

- Abate and remediate hazardous building materials
- Complete remediation of soils @ Waterfront Access North
- Create iconic Burlington Landmark that alludes to the area's historical past
- Level grassy area for rest & play at the edge of Lake Champlain
- Lay framework for additional uses and improvements



Phase II: Taking the Frame from 'Safe' to Spectacular

- Improve accessibility and enjoyment for all ages and abilities
- Create opportunities for year-round activation of The FRAME and waterfront
- Strengthen connectivity with adjacent destinations and park spaces
- Build upon what people are already doing at The FRAME
- Introduce new public amenities that compliment those in nearby areas

Current Events & Programs

Lately at The Frame



Designing for flexibility is key
so that the park can **evolve** with
changing uses over time.

Spring/Summer Potential Uses



Cooking/Food Trucks



Concerts/Movie Nights



Outdoor Classes



Lawn Games



Picnicking/Sun Bathing



Roller Skating



Fairs/Events



Nature Play

Fall/Winter Potential Uses



Ice Skating



Snow Shoeing/Running



Cold Plunges



Sledding



Holiday Festivities



Winter Gift Markets



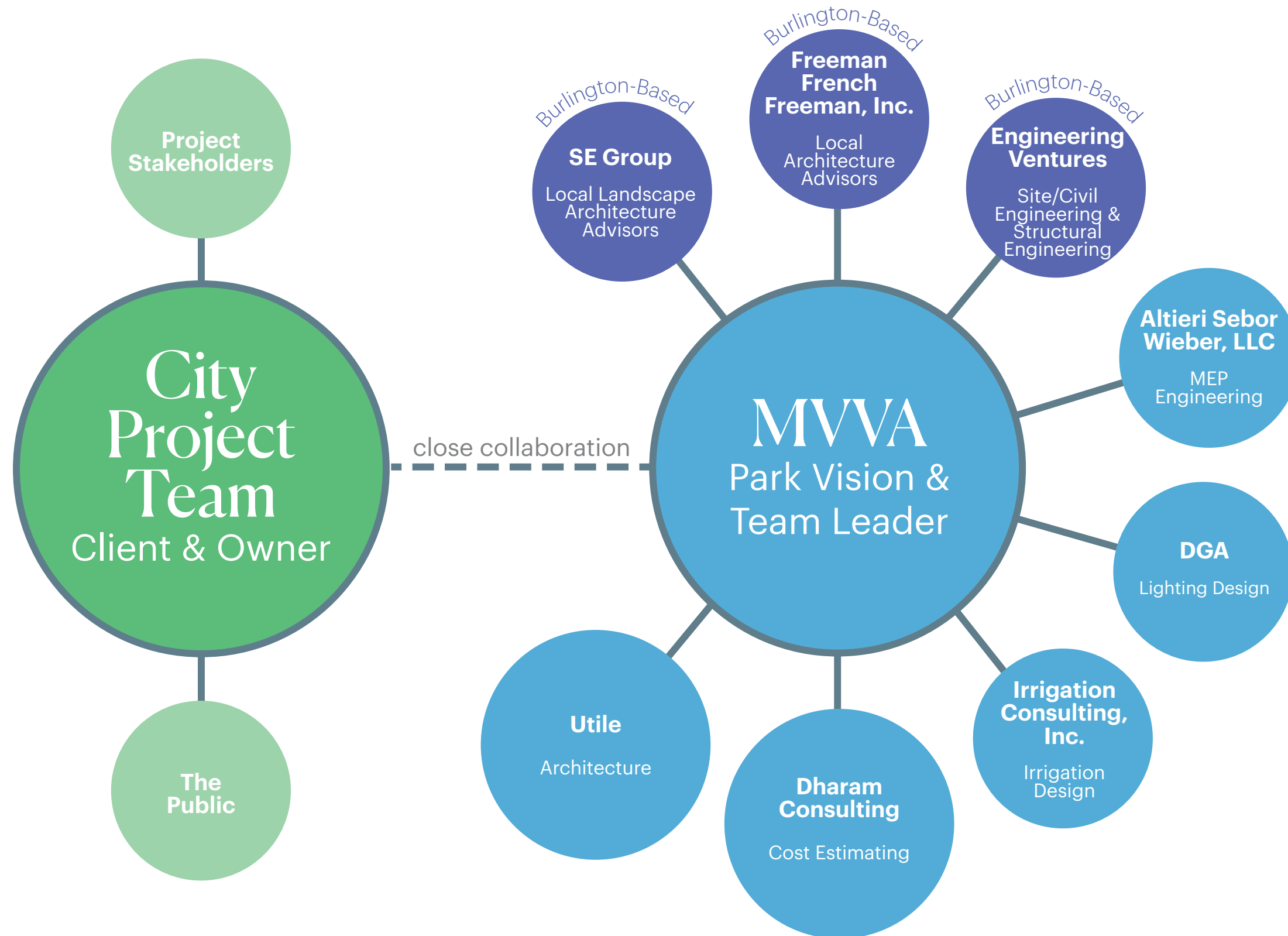
Ice Sculpture/Art Events



After-School Activities

Phase 2 Overview

The Design Team



Project Schedule

August

September

October

November

December

January

Development of Design Vision & Site Program

Cost Estimating, Scoping, & Implementation Planning

Stakeholder Meeting 1

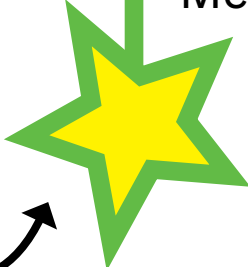
Stakeholder Meeting 2

Stakeholder Meeting 3

Public Meeting 1

Public Meeting 2

We are here!



Imagine a place with...

What are you excited about coming to life at The Moran Frame?

Check off your favorites & leave a comment on the back of this card. Results will be shared with the Design Team and at the first Public Meeting later this year!



Waterfront Seating



Public Art



Water Play



Waterfront Grilling



Unique Open Space



Fun for All Ages



Views up High



Vendors/Markets



Fun for All Seasons



Concerts/Theater



Restrooms/Pavilion



Connections



More Plantings



Neighborhood Park



Fun for All Abilities

After years of planning, Burlington's opportunity to make The Moran Frame one of the most spectacular public spaces in the country begins now, and we want to hear from you! Is there an experience missing along the waterfront that you'd like to see incorporated? Use the space below to submit your comments.



Scan the code above to comment online!

Although many of the ideas depicted on the front are good, I think the city should create a space that takes advantage of the height & unique structure of the frame — allow access up & through it! *Balconies! Art on Frame!*

DROP OFF OR MAIL TO:

Community & Economic
Development Office, City Hall
149 Church Street, Rm 32
Burlington, VT 05401

In partnership with:



www.theframebtv.org



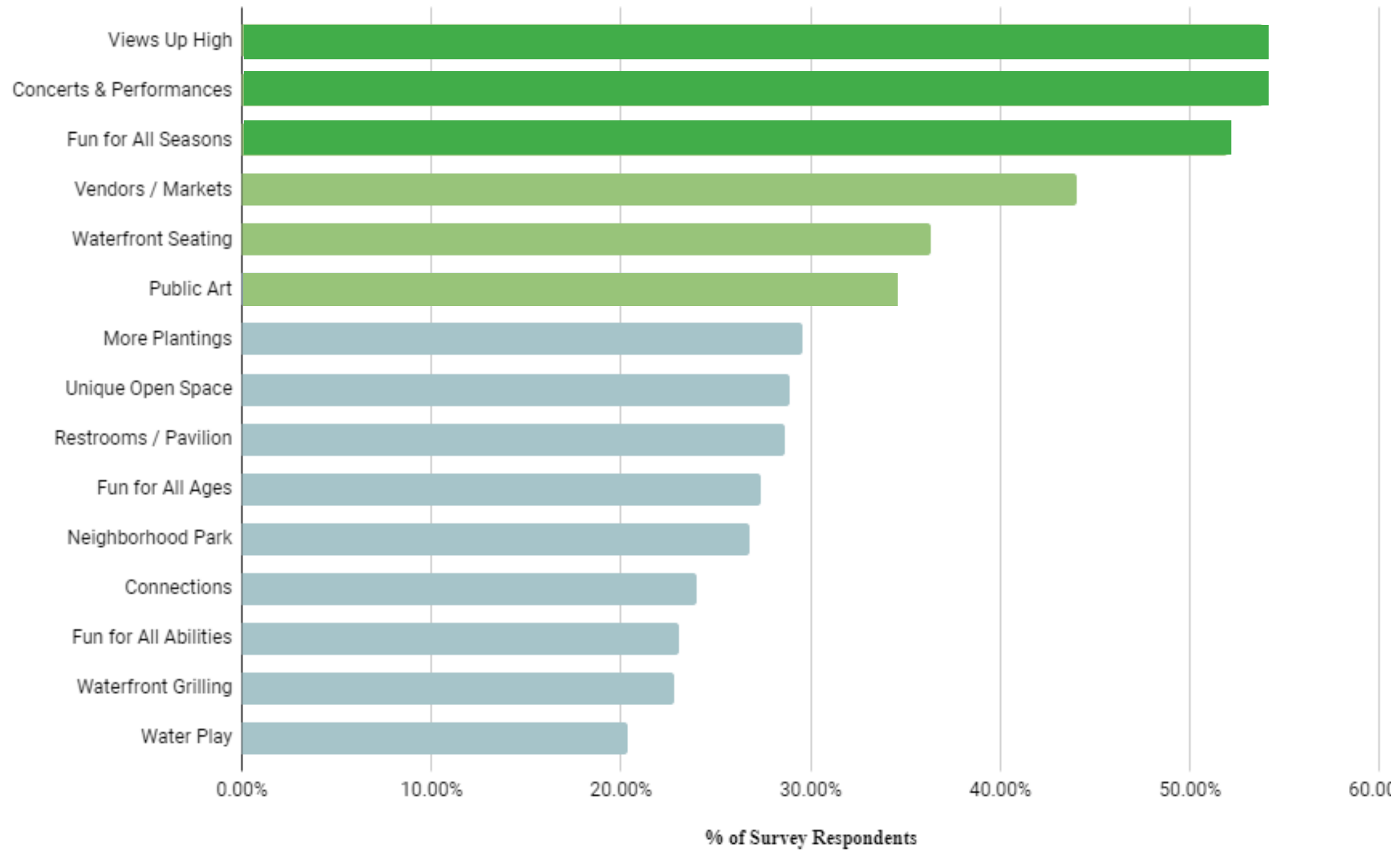
www.enjoyburlington.com



www.burlingtonvt.gov/cedo/Moran

Most-Desired Experiences

Over 400 responses and counting!



What We've Heard

*I'd love to see **more lake access** and restaurants (that could be open year round)!*

*make it **connect to the lake and other spaces around the waterfront***

Would love to see it integrated with the skate park

Market and food truck space

4 season use!

More trees, urban wildflower gardens, bioswales & stormwater collection features

Ice skating and roller skating (with music) !!!!

*Programmable **event and performance space** would be great!*

*I would love to be able to **climb up to different levels of the Frame.***

*observation platforms **accessible** for wheelchair users, people with mobility challenges and others who cannot navigate stairs or uneven surfaces*

I hope this is a successful project that truly benefits the community

*Add music, winter season activities (e.g. skating rink), **restrooms**, and additional lake front food options to the waterfront*

Make it a public/private partnership for the performing arts

How Your Feedback Will Be Incorporated



Challenges & Opportunities

A Virtual Site Walk

Project Site



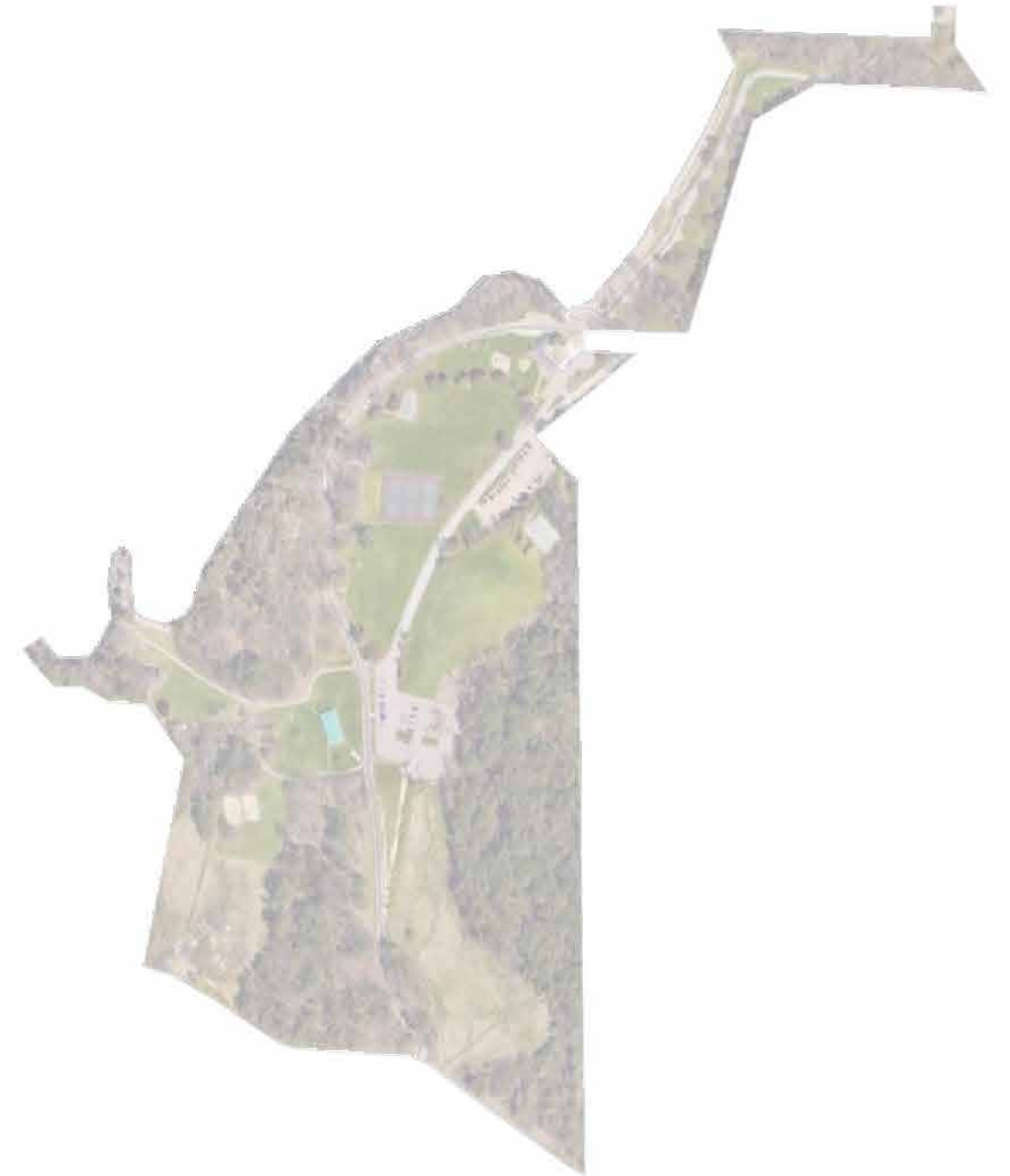
Size Comparison



City Hall Park
1.8 acres



The Frame
4.7 acres



Oakledge Park
40.5 acres

Indirect Access to Site



Indirect Access to Site



SITE

STEEP EMBANKMENT

DEPOT ST.

OLD NORTH END

Indirect Access to Site

DOWNTOWN

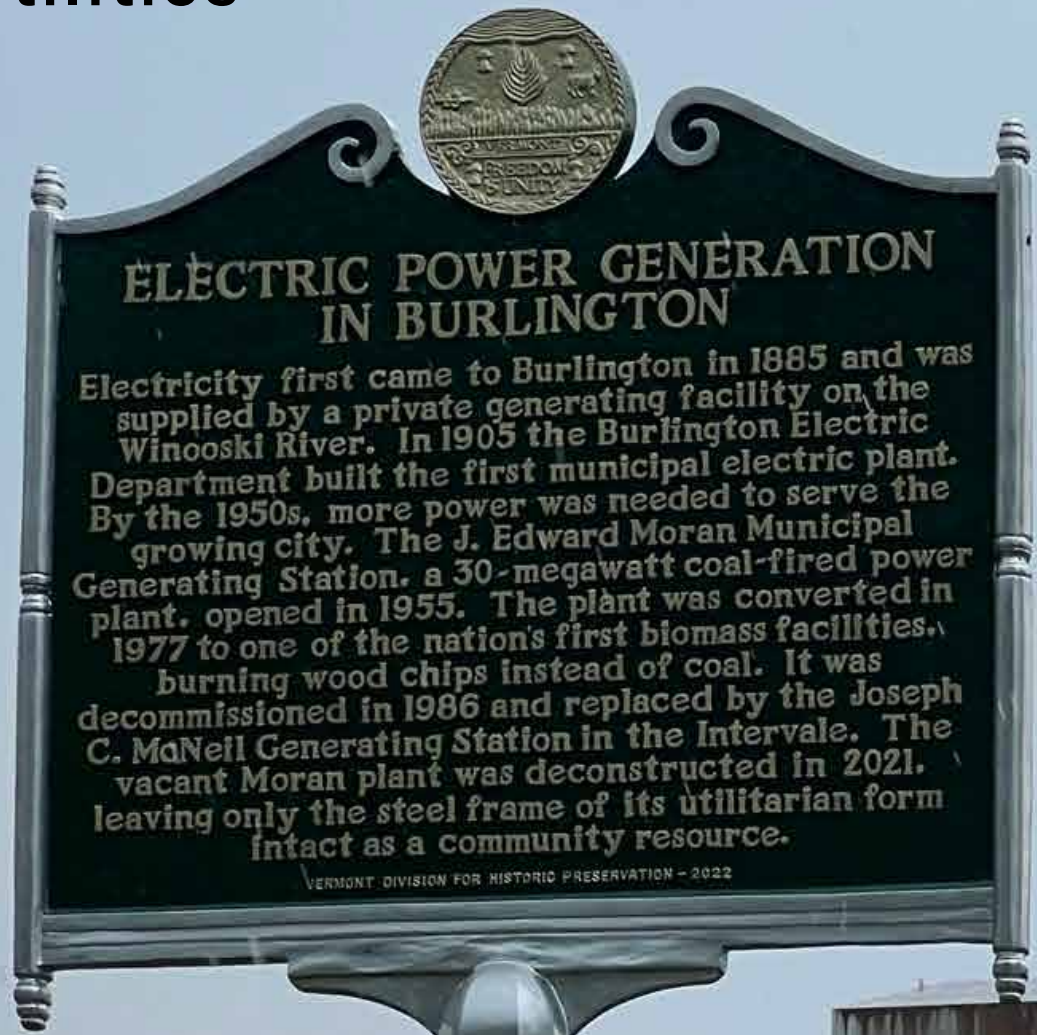
Site Arrival



Site Arrival



Public Utilities



ELECTRIC POWER GENERATION IN BURLINGTON

Electricity first came to Burlington in 1885 and was supplied by a private generating facility on the Winooski River. In 1905 the Burlington Electric Department built the first municipal electric plant. By the 1950s, more power was needed to serve the growing city. The J. Edward Moran Municipal Generating Station, a 30-megawatt coal-fired power plant, opened in 1955. The plant was converted in 1977 to one of the nation's first biomass facilities, burning wood chips instead of coal. It was decommissioned in 1986 and replaced by the Joseph C. McNeil Generating Station in the Intervale. The vacant Moran plant was deconstructed in 2021, leaving only the steel frame of its utilitarian form intact as a community resource.

VERMONT DIVISION FOR HISTORIC PRESERVATION - 2022



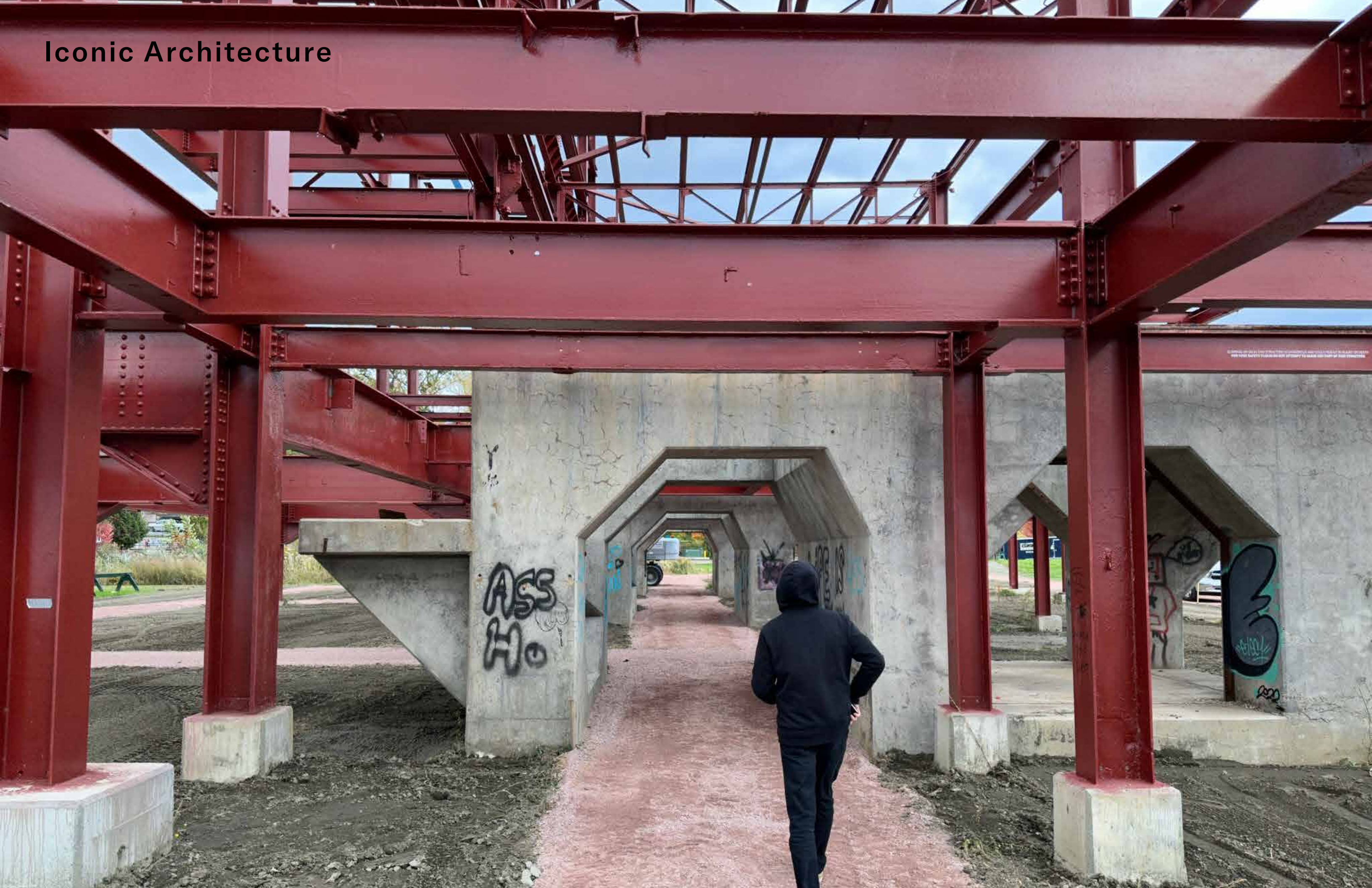
Public Utilities



Iconic Architecture



Iconic Architecture



Center of Activity



Center of Activity



Center of Activity



Waterfront Access



Topography & Climate



So, how do we start?

**Appreciate how people use
the space now, then expand
on those experiences through
design.**



Currently the site leverages the Frame to create a special setting for arts and events.



Currently the site leverages the Frame to create a special setting for arts and events



Currently the site leverages the Frame to create a special setting for arts and events



This can be amplified by turning the Frame into a destination & unique performance venue



With access and programs provided for all abilities



By making different levels of the Frame and landscape accessible



And creating unique views up high



Day and Night



With spaces for vendors, fairs, markets, and food trucks



Currently the site provides some areas for active recreation in the summer



Currently the site provides some areas for active recreation in the summer



Currently the site provides some areas for active recreation in the summer



Ice skating can provide fun for all seasons



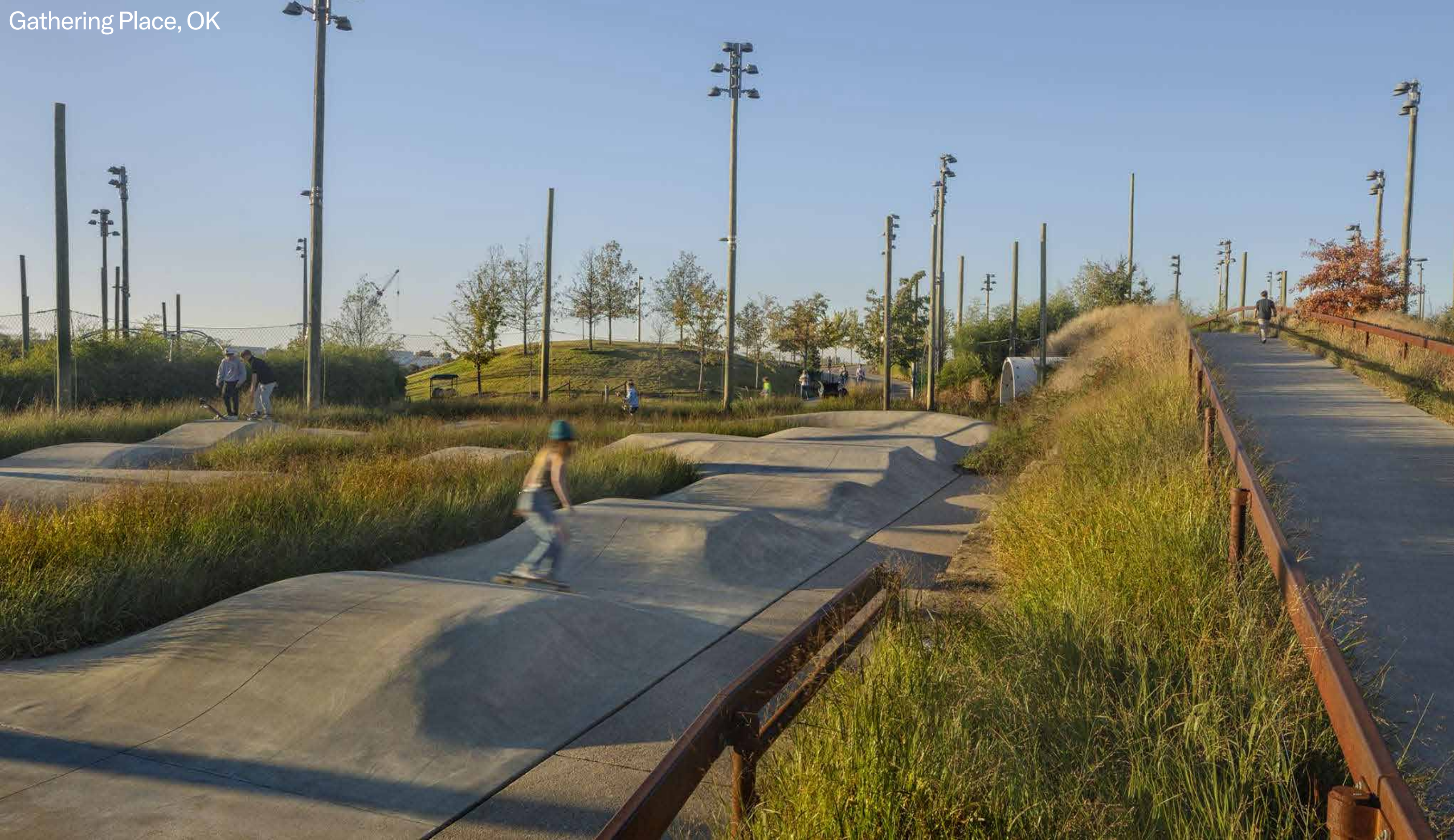
Ice skating can provide fun for all seasons



And become a destination for roller skating in warmer months



And become a destination for roller skating in warmer months



Integrate adjacent park space into the project



Create interactive places to cool off in the warmer months



Create interactive places to cool off in the warmer months



Add interesting topography in the landscape to provide shade and new views



Provide bathrooms, concessions, and other key amenities



Design comfortable seating for people to rest and stay longer



Especially along the waterfront



And new ways of engaging with the lake

Discussion