

# South waterfront

**Less civic and more mixed-use in character than the North Waterfront, the South Waterfront is truly the workhorse and activated waterfront of Burlington. In many ways this area serves as the front door to the city. The area from College Street down to and including the King Street Dock is envisioned as an active mixed-use area with retail, restaurants and an inn or hotel. The area from the King Street Dock to the sewage treatment plant focuses on marine uses such as ferry, boat storage, marine services and supplies.**

## 1. Lakefront Maritime Museum

Lake Champlain has a very rich maritime history, and has played an important strategic role in several military conflicts. The Master Plan calls for an existing or newly-developed wharf building to be converted into a lakefront Maritime Museum to showcase the region's rich history and ties to Lake Champlain and serve as another important waterfront attraction for the public. The Moran Plant could also be another great location for the maritime museum as it is so closely located to the water and could help draw on the rich lake history.

## 2. adaptive reuse and infill

Numerous opportunities exist for strategic infill in this area of the waterfront to create an opportunity for additional retail, restaurant, hotel, office and residential uses that are critical to expanding the vitality of the waterfront into all four seasons. New structures should help to reinforce the urban street wall and have active ground floor uses to reinforce a vibrant pedestrian environment. Adaptive reuse of many of the existing waterfront buildings will help maintain the industrial and working character of the area.

## 3. relocated ferry terminal

The master plan contemplates moving the ferry terminal further south to free up more space for concentrated mixed-use waterfront redevelopment between College and King streets. Locating the terminal at Perkins Pier would still provide access to the street network without negatively impacting traffic flow on the waterfront and would be a use compatible with the adjacent wastewater plant. This site could also provide boat-trailer parking for transient boaters.

## 4. Breakwater & Marina Expansion

There is significant unmet demand for additional boat slips within the inner harbor, especially with Burlington serving as a major layover and resupply stop for travelers between the Hudson River, the Erie Canal, and the St. Lawrence River. As the current public and private marinas cannot meet this need, the master plan calls for the creation of 300 additional slips to accommodate both seasonal and transient boaters. Located either adjacent to the breakwater or south of Perkins Pier, additional transient slips will cement Burlington's place as major destination on Lake Champlain, while more seasonal slips will help to reduce the 10-year waiting list for local boaters, expanding access to local members of the community. More boats and boaters will increase the need for marine and boater services, providing opportunities for local businesses and providing increased revenues for the city. In addition, the south entrance of the harbor is exposed to the south wind and needs additional protection. A new floating breakwater is proposed to protect boaters from wind and waves, enabling the marina expansion on the southern end of the inner harbor.

## 5. Marina support services

Any significant expansion in the number of slips for boaters will require a complimentary public or private (or both) investment in upland facilities to serve them. Currently, there is unmet demand for seasonal boat storage. The master plan shows new buildings adjacent to the boat launch that buffer the railroad tracks and could help meet year round boat storage needs for local boat owners. Should seasonal boat storage

not be economically viable, these buildings could instead be developed for mixed-use and marina support services such as showers, laundry, solid waste/recycling, marine supply and repair, etc.

#### 6. Harbor Launch

Should a large number of boat slips be developed next to the breakwater, a new harbor launch will be necessary to ferry residents and guests between slips and the shore.

#### 7. MITIGATE ODORS FROM THE WASTEWATER TREATMENT PLANT

Vapor-phase or liquid-phase technologies, a physical enclosure, or even coffee grounds, should be considered to mitigate odors from the wastewater treatment plant, currently affecting large portions of the waterfront.

#### 8. Waterfront Promenade

Direct public access to the water has long been a Burlington priority, and is well maintained throughout the northern part of the waterfront, especially along Waterfront Park. However, south of ECHO, water access becomes discontinuous. The master plan shows redevelopment of Lake Champlain Transportation (LCT) property, providing a tremendous opportunity to continue waterfront pedestrian access and promenade along virtually the entire length of the shoreline from the urban reserve to the Barge Canal.

#### NOTES to TPUDC

- Show more green roofs and street trees on the rendering pages 112-113