

# Memorial (Gateway) Block Redevelopment

February 26, 2024



COLLEGE ST

WINOSKI

LIBRARY

FIRE  
STATION

CHURCH

UNION

AUDITORIUM

**Memorial  
Block**

MAIN ST



# Background

1990s City began to struggle to keep up with repairs on the building; 1994 failed bond vote.

2013 PlanBTV Downtown provides vision for redevelopment for underutilized sites

2013 *YMCA to Occupy Memorial Auditorium*; balance of block to be Mixed-Use w/ Student Housing

2016 UVM Arena with Hotel on Gateway Block

2016 Memorial Auditorium closed to ensure public safety

2018 Robust Public Process by CEDO leading to Adaptive Re-use plans for Memorial Auditorium as a "Community Hub"; 2019: RFP to find a Private Operator for Memorial Community Hub

2021 Failed Bond Vote that included Memorial Redevelopment

2021 Gateway Block considered as site of new Burlington High School

2022 Successful Bond brings \$1MM to Memorial Stabilization & Future Exploration

2022 Voters approve \$165MM in bonding for new BHS

2022 RFP for Redevelopment through Public/Private Partnership

2023 Selected Proposal (Babaroosa) withdraws proposal for financial feasibility reasons

2023 City facilitates strategic visioning exercise for Gateway Block Redevelopment

2023 City signs LOI with Eric Farrell and Joe Larkin

# Barriers to Previous Projects

- Failed bond votes for investment in Memorial Auditorium
- Ravine Sewer (crossing the Main/Winooski Parking Lot)
- Lack of control of the private land comprising the "hole in the donut"
- City's inability to finance the 2018 vision/City bond capacity limited due to BHS
- Cost of repairing and renovating Memorial Auditorium makes adaptive reuse financially infeasible on its own

# Key Priorities for the City

- An attractive and welcoming entrance to the downtown
- Mixed Income Housing
- Preservation of Veterans Memorials
- Inclusion of civic space, including space dedicated to youth, with opportunity for input on programming from the City and Community
- Public Parking
- Grow the Grand List (increased property tax revenue)
- Long-term economic benefit for the community

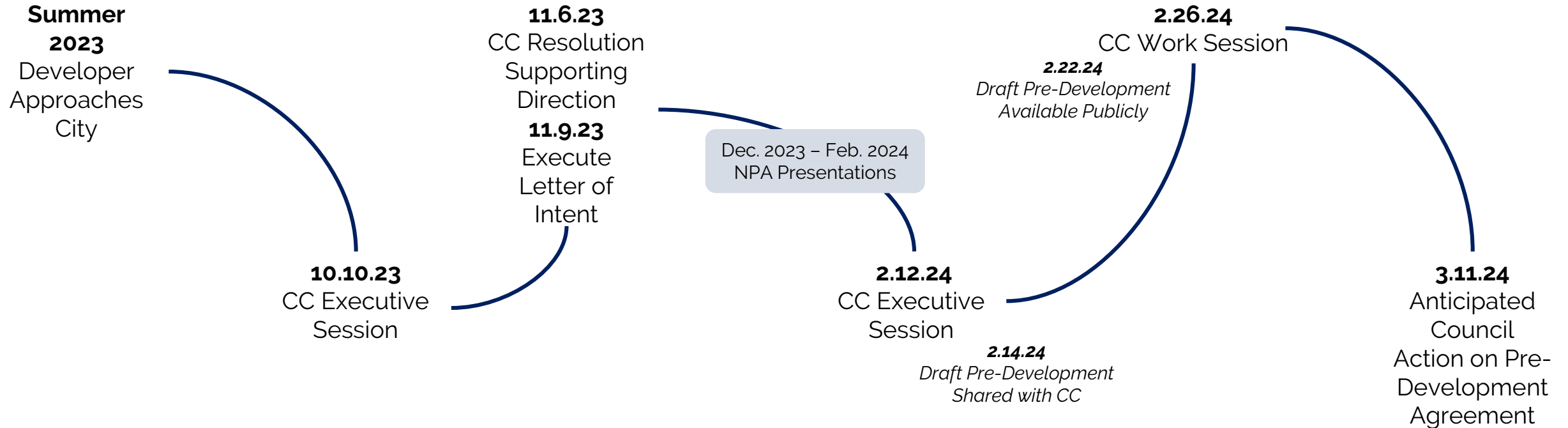
# Public Engagement

<b>Ward 1</b>	12/13/2023
<b>Ward 2/3</b>	12/15/2023
<b>Ward 5</b>	1/18/2024
<b>Ward 6</b>	2/1/2024
<b>Wards 4/7 &amp; 8</b>	No response to our request

## **What we heard (Common Themes):**

- Supportive of taking a comprehensive approach (looking at the entire block)
- Recognition that we need to address the liability of Memorial Auditorium
- Strong support for maintaining veterans memorial on site
- Support for generous amount of civic space, including space for youth, on the block
- Does BFD support relocation?
- Will the public have an opportunity to make comments about the development?

# Pre-Development Agreement Process



# Pre-Development Agreement:

- Agreement grants the Developer a period of nine months to conduct due diligence and present the City with a proposal.
- Agreement is a commitment on the City's part to give the Developer time to investigate the property and propose a project that is responsive to the City's needs and wants and is both market and financially feasible.
- While the City is obligated to act in good faith under this agreement, the City is not obligated to accept the Developer's proposal or to proceed beyond the due diligence phase.



# What's in the Pre-Development Agreement:

**Physical Due Diligence** – including further evaluation of the feasibility of keeping a portions of the Memorial Auditorium (including the memorial component).

## **Programmatic Due Diligence**

- Development of a detailed program of uses & conceptual plans
- Market feasibility assessment
- Regulatory feasibility assessment
- Preliminary budget (sources & uses)
- Appraisals.

**Programmatic Due Diligence** – confirmation of capacity to implement the development plan.

## **Central Fire Station Relocation Feasibility**

- Exploration of a new public safety facility
- City will be responsible for identifying a location and providing specifications for the new facility.
- Developer will finance the construction of the new facility and the City will make lease payments until such time that the City has the capacity to bond for its purchase.

# What's in the Pre-Development Agreement:

## **Further Agreements & Implementing Documents**

- Development Agreement detailing reciprocal commitments
- Ground lease, or other implementing documents, to convey the right of development to the Developer and to dictate what the City will receive in return.

## **Public Engagement**

- Public input at this time will be in shaping the priorities for the new civic-spaces to be incorporated in the redevelopment.
- Regular updates to City Council
- Developer commits to a design process that engages public participation and solicits public feedback.

# Proposed Timeline



**November 2023**  
Public CC Presentation + Sign LOI

**July 2024**  
Determination of Developer Feasibility

**December 2024**  
Determination of Viability of the Project

**November 2026**  
Construction Start



**March 2024**  
Execute Pre-Development Agreement

**October 2024**  
Central Fire Station Relocation Feasibility

**June 2025**  
Development Agreement



**Memorial  
Block**

**FIRE  
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**WINOOSKI**

**UNION**

2D

+

