

South End

Coordinated Redevelopment PRE-DEVELOPMENT AGREEMENT

City Council - February 26, 2024



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Purpose of Discussion

1. Provide an update on progress on South End Coordinated Redevelopment MOU work
2. Highlight preliminary findings of studies from CCRPC Funded Scope of work outlined in the MOU
3. Share draft Predevelopment Agreement and respond to questions

South End Coordinated Redevelopment MOU



**South End
Coordinated Redevelopment**

Collaborative Work Timeline



South End Coordinated Redevelopment Current MOU Goals

The current MOU study includes three phases.

The **first phase** included three distinct study areas:

- An examination of existing conditions, including property data and encumbrances, planning regulations, and infrastructural conditions and constraints.
- The iterative and collaborative design of multiple alternative development framework scenarios
- An evaluation of each development framework scenario for performance related to affordable housing, streets, open space and parking

The **second phase** includes three separate analyses:

- Transportation and Parking
- Wastewater
- Stormwater

The **third and final phase** is the Predevelopment Agreement, which includes four foundational elements and future study topics.

MOU Outcomes Informing Predevelopment Agreement

Four foundations:

1. Mobility Framework that foregrounds active mobility and accessibility
2. Conceptual Development Program for Analyses including ~1,100 units of housing and ~230k sf of non-residential space
3. Wastewater Budget and Infrastructure Capacity Expansion Needs
4. Car Trip Budget and promotion of City's standard level of service

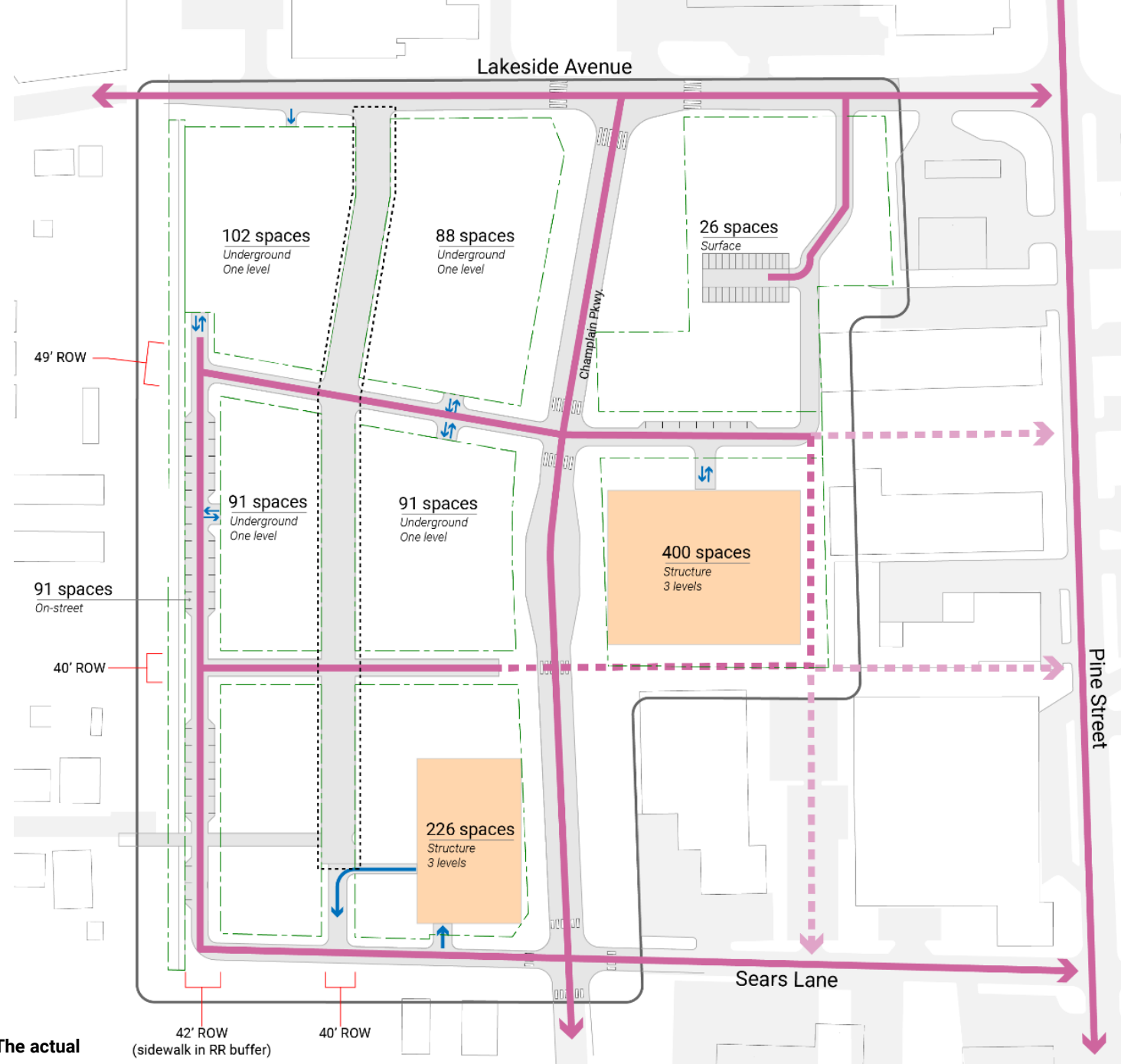
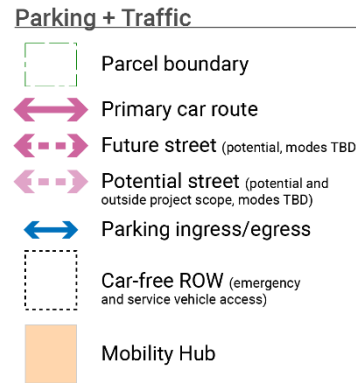
Future Study Topics:

- Continued wastewater analysis to right-size infrastructure and identify funding sources
- Housing & Affordability Program
- Development financial performance and feasibility
- Public Realm Design
- Sustainability Audit + Exploration
- Land Swaps + Collaborative Permitting

South End Coordinated Redevelopment Mobility Framework

Guiding Principles:

- Majority of street space is dedicated to accessible and active transportation = **more people, fewer cars**
- A network of shared parking facilities should serve the development and greater South End

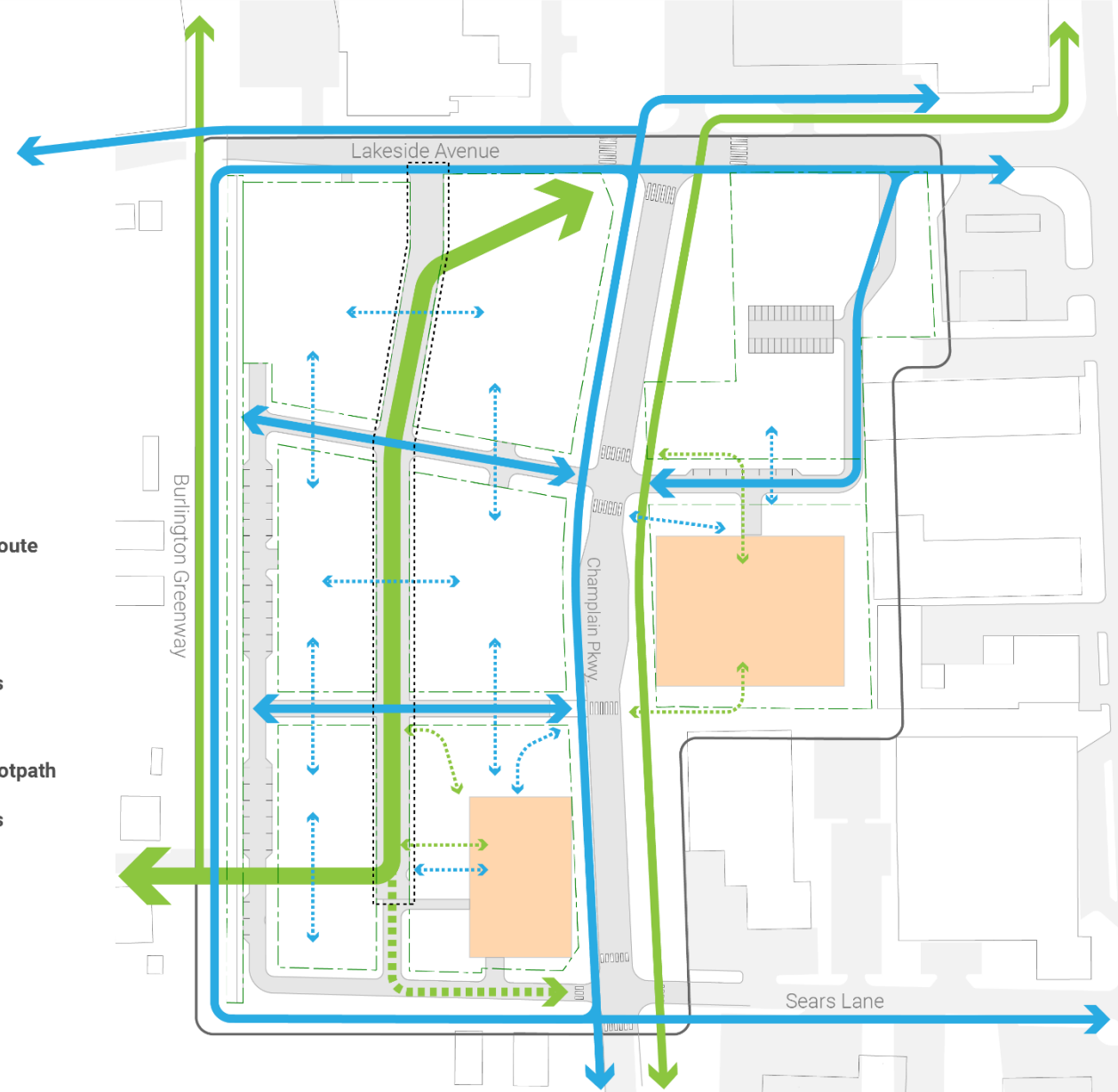


NOTE: The location and number of parking spaces is conceptual and for analysis purposes only. The actual location and number of parking spaces has not yet been determined.

South End Coordinated Redevelopment Mobility Framework

Guiding Principles:

- Majority of street space is dedicated to accessible and active transportation = **more people, fewer cars**
- A network of shared parking facilities should serve the development and greater South End



Conceptual Program for Analyses

Parties have agreed to a working conceptual program that consists of a wide range of uses, including ~1,100 homes and ~230K sf of non-residential space.

These uses, and their corresponding conceptual space needs, are critical to understanding the development's impact on local infrastructure and what improvements are needed.

Conceptual Program:

- Homes
- Childcare
- Art Studios/Makerspaces
- Office
- Medical/Dental Office
- Indoor recreation
- Restaurants
- Convenience Commercial (e.g. retail, hair salon, etc.)
- Champlain College classrooms & Student Housing

South End Coordinated Redevelopment Wastewater

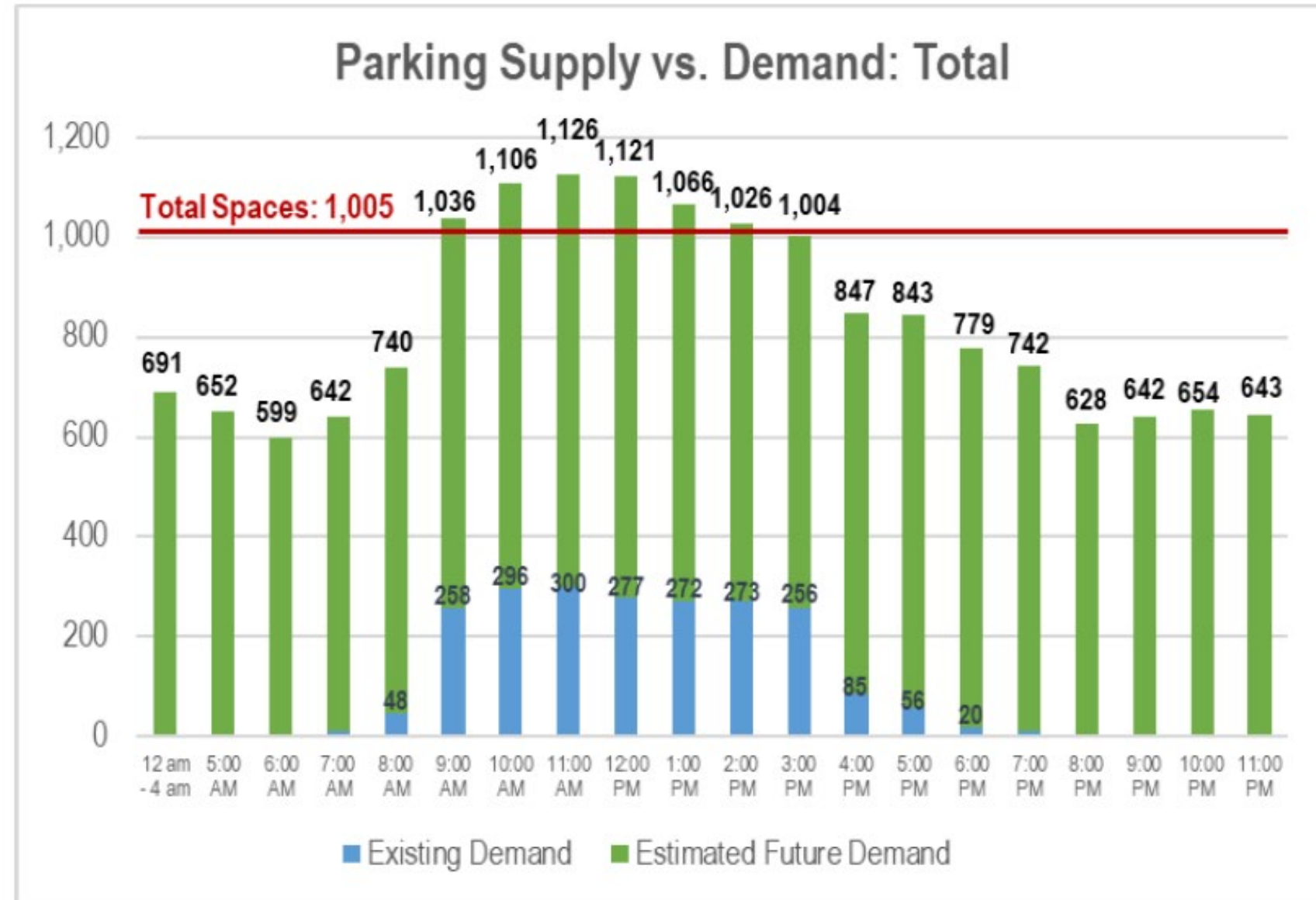
- Limited pipe capacity in the Pine Street Combined Collection System.
- Additional study required to inform needed capacity expansions and other mitigations necessary to ensure success.



South End Coordinated Redevelopment Parking

Conceptual Parking Supply & Demand

Vision:
Shared parking district
and parking structures
functioning as mobility
hubs with long term goal
of 1,100-1,200 parking
spaces to serve the new
neighborhood and
surrounding area (not a
regional commuter
facility).

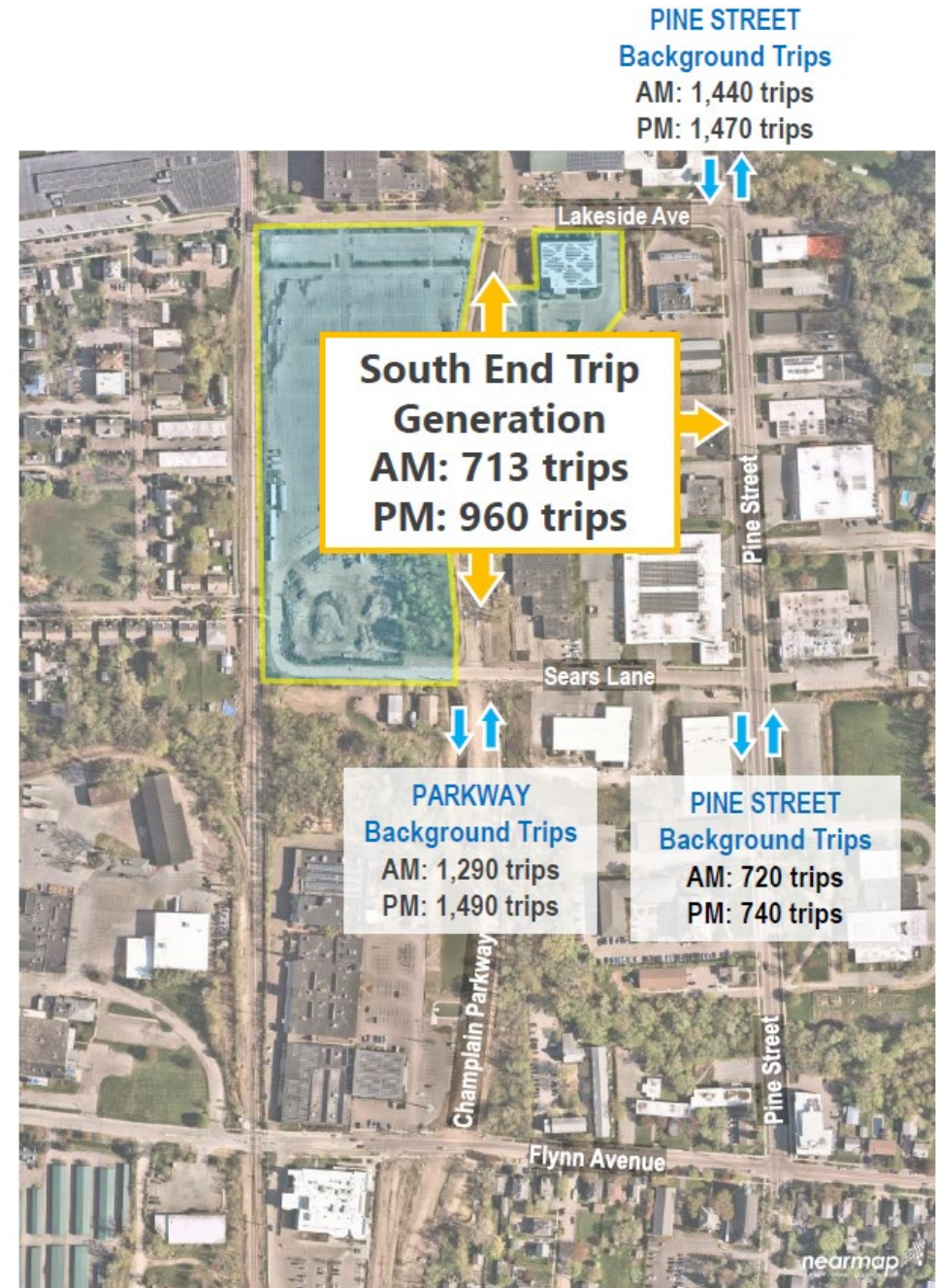


NOTE: The parking supply and demand numbers are preliminary conceptual numbers for analysis purposes only; the actual parking need and supply has not yet determined.

South End Coordinated Redevelopment Trip Budget

Conceptual Generation & Distribution

Vision:
Car-light neighborhood developed in phases with interventions to mitigate impact on the immediate transportation network. DPW is pursuing CCRPC funding support for an update to the traffic network performance for the larger South End.



NOTE: The trip generation data is conceptual for analysis purposes only; the actual trip generation and distribution for the development on these parcels has not yet determined.

South End Coordinated Redevelopment MOU Public Engagement

- SEID zoning amendment process included multiple in-person, virtual and continuous online engagement opportunities
- April 20, 2023: Public Open House @ 645 Pine Street (co-scheduled with Ward 5 NPA)
- December 7, 2023: Public Open House @ 645 Pine Street
- Ongoing online survey open through Pre-Development Phase
- South End Coordinated Redevelopment Website & Email List
- **Continued public engagement as part of anticipated Pre-Development Agreement study, funded by CPND grant.**

Why we're here

Our goal tonight is to share a few concepts, talk with you, and collect your feedback, all on the following:

Development Scenarios for the City's property

These boards include four potential, unique development scenarios for the city's property.

Pay attention to things like the type of buildings that each includes, how many homes might be built and the look and feel of the streets and open spaces.

The Housing Typologies board shares more detailed information about different types of housing. Which are your favorites?

Streets, Paths and Open Spaces (the public realm)

This board includes a concept for the layout of streets and paths, as well as images from Burlington and elsewhere that we think make great inspiration for ongoing design thinking.

This layout will evolve as we continue coordinated design work. Do you have a different layout to propose? What do you think about the images and the character of streets and paths that they invoke?

Mobility Hubs What are they and how are they a model for the future?

Mobility hub is one name for a new type of shared mobility infrastructure that can include a range of amenities that make moving around a city more sustainable, equitable, safe, and fun!

These hubs are central to the most sustainable districts being designed around the world. Learn more on the Mobility Hub board and tell us what you think!



Conceptual Framework Vision C

VISION C



In general how supportive are you of the conceptual framework for Vision C? Please make your selection below.



Please share your thoughts and other comments on Vision C below:

What is in the Predevelopment Agreement?

Foundational Elements & Objectives

- **Unique Opportunity to develop new, sustainable, walkable, mixed-income neighborhood encompassing 68 Sears Lane, 125 and 175 Lakeside Avenue**
- Mobility Framework
- Maximize new homes & incorporate compatible non-residential uses
- Project phasing & design informed by infrastructure constraints, strategies and financial feasibility

Agreed Upon Design Goals

- Visionary urban design
- Housing forward with a diversity of residents and housing types
- Prioritize non-residential space to expand South End's arts and innovation economy
- Walkable, bikeable, and active-mobility-focused urban design district
- Sustainable building and site design practices

What is in the Predevelopment Agreement?

Commitments for Ongoing Collaboration

- Development of Housing Plan that achieves a minimum of 20% affordable housing
- Public Realm Conceptual Design (ACCD Grant)
- Intent to pursue a Joint Planned Unit Development (PUD) Application & Phasing of Development
- Exploration of future interventions to the Champlain Parkway
- Use of 68 Sears Lane (address deed restrictions)

Commitments for Ongoing Study

- Wastewater Infrastructure Analysis & Options
- Funding sources and uses (Including public and private financing options)
- Traffic Analyses & TDM
- Potential land swaps / parcel modifications

Anticipated Next Steps & Schedule

March 11, 2024 – City Council Action on Predevelopment Agreement

Spring/Summer 2024

- Convene Housing Stakeholders & Develop Housing Plan
- Public Realm Design
- Development & Infrastructure Phasing
- Ongoing Wastewater Analysis
- Identify Funding Opportunities

Fall/Winter 2024-2025

- PUD Application
- Development Agreement
- Funding Applications

Questions?

