

**Resolution Relating to**

**SUPPORT FOR THE PREDEVELOPMENT AGREEMENT  
FOR SOUTH END COORDINATED REDEVELOPMENT**

**RESOLUTION 8.3.** \_\_\_\_\_

Sponsor(s): Councilors Shannon,  
Traverse

Introduced: 03/11/24

Referred to: \_\_\_\_\_

Action: adopted

Date: 03/11/24

Signed by Mayor: 03/13/24

**CITY OF BURLINGTON**

In the year Two Thousand Twenty-Four.....

Resolved by the City Council of the City of Burlington, as follows:

1 That WHEREAS, in July 2023, the City Council unanimously approved the South End Innovation District  
2 (SEID) Zoning Amendment, which was developed with the intent to promote a vibrant urban district with a  
3 mix of uses, including hundreds of new homes and neighbors coexisting with new spaces for the arts, light  
4 manufacturing, higher education and other commercial uses; and

5 WHEREAS, Burlington Community Development Corporation, an affiliate of the City, owns 68 Sears  
6 Lane; Ride Your Bike, LLC owns 125 Lakeside Avenue; and Champlain College owns 125 Lakeside Avenue,  
7 and collectively these parties (the “Parties”) own contiguous parcels totaling 13.3 acres in the core of the new  
8 SEID; and

9 WHEREAS, on January 31, 2023, the Parties entered into a Memorandum of Understanding to  
10 facilitate a conceptual design framework and infrastructure assessments for the coordinated redevelopment of  
11 these parcels resulting in a vibrant sustainable and accessible mixed-use neighborhood; and

12 WHEREAS, the Parties agree this is a unique opportunity to develop a new sustainable, walkable,  
13 bike-friendly, mixed-income neighborhood with public open spaces and resilient green infrastructure, and that  
14 coordinated redevelopment will result in a sum that is greater than its parts; and

15 WHEREAS, the Parties acknowledge the ongoing conceptual design must be informed by the overall  
16 water, wastewater, stormwater, traffic and parking projections – which in turn will enable the Parties to better  
17 understand the magnitude of infrastructure constraints and develop strategies to address such constraints; and

18 WHEREAS, the Parties have been working together over the past year to develop a shared  
19 understanding of the infrastructure opportunities and constraints for a transit-oriented-development with  
20 funding from the Chittenden County Regional Planning Commission; and

21 WHEREAS, the Parties desire to redevelop these parcels in a coordinated fashion with a mixed-used  
22 development project and, in order to do so, desire to continue collaborating and to enter into and memorialize  
23 certain agreements for commitments to facilitate project development, as set forth in the draft Pre-  
24 Development Agreement accompanying the staff memo;

25           NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the Mayor to execute the  
26 Pre-Development Agreement in substantial conformance with the documents attached hereto, subject to final  
27 review and approval of the Office of the City Attorney.

28

29 SD/KP/JP/Resolutions 2024/*Support for the Predevelopment Agreement for South End Coordinated Redevelopment*  
30 March 11, 2024

\* \* \* \* \*

ORIGINAL

DISTRIBUTION:

I hereby certify that this resolution has been sent to the following department(s) on

Planning Director Tuttle


RESOLUTION RELATING TO

Support For The Predevelopment Agreement For South End Coordinated Redevelopment

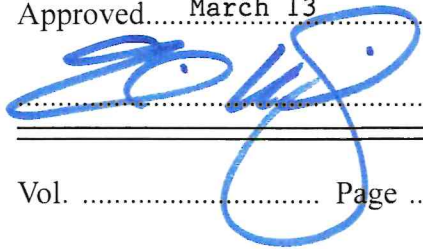
.....  
.....

Adopted by the City Council

March 11, 20 24

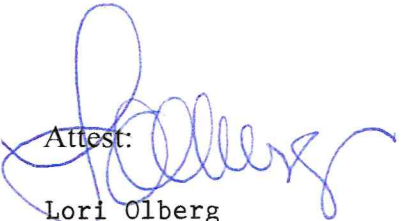
 Clerk

Approved March 13, 20 24

 Mayor

Vol. .... Page .....

Attest:



Lori Olberg  
Licensing and Records Coordinator

\* \* \* \* \*