



# Moran Plant: What's Next?

Called "FRAME," the new concept for Moran would peel back much of the exterior of the building to reveal the structure beneath, and in the process, transform an eyesore into a sculptural landmark along our waterfront, create new opportunities for events and recreation, and add bathrooms and other amenities to the recently reborn northern waterfront. Down the road, the structure could also provide a "frame" for other activities, like ice skating or outdoor movies.

This concept is different from past ideas for Moran in a crucial way: It is affordable and achievable. The City has about \$5.4 million of voter-approved economic development funds reserved for Moran in our Waterfront TIF district to complete the first phase of the project quickly with no impact on Burlington property tax rates.

**The Parks, Arts and Culture Committee of the City Council will be holding a special meeting dedicated to a new vision for the Moran Plant on January 30, 2019 in Contois Auditorium, City Hall – 149 Church Street at 6PM.**



The FRAME concept is a partial demolition of Moran to reveal a community icon.

**We hope that you will join us to learn more about the FRAME concept shown above and provide feedback on this topic.**

At the December 10, 2018 City Council meeting, CEDO provided an update on the status of planning for the future of the Moran Plant site. The 2014 Ballot question provided voter authorization for the use of \$5.4 million in Tax Increment financing (TIF) for the redevelopment of the former Moran Plant, but stated if ...

“the City Council determines that the proposed New Moran project cannot be reasonably accomplished, the City Council shall be authorized to utilize tax increment funds from the Waterfront TIF District for payment of indebtedness, direct or related costs of the demolition of the Moran building and site stabilization in accordance with the public trust doctrine.”

The *Moran Municipal Generating Station Deconstruction and Demolition Study* (March 2017) outlined a range of scenarios ranging in cost from \$3.9 million to \$10.7 million – largely depending on the depth of excavation. The full study is available online at [www.burlingtonvt.gov/CEDO/Moran](http://www.burlingtonvt.gov/CEDO/Moran).

As the City considers undertaking building demolition and site stabilization, it is important to have an end-state in mind. The FRAME concept is an attempt to imagine **what's left** when we are done?

The FRAME concept does the following:

- Demolishes only a portion of the existing building and leaves something that adds public value and opportunity for the future for roughly the same cost of demolition
- Stabilizes and activates a key waterfront site
- Expands and improves public access to the waterfront
- Creates a new public gathering space on the waterfront
- Adds new amenities to the waterfront, including bathrooms
- Creates a seasonal boardwalk integrating closely with other nearby waterfront facilities
- Retains the essential character of an important part of Burlington's history
- Stabilizes the site and creates a platform for possible future phases, such as elevated viewing decks, winter ice rink, summer stage, large children's playground, or more
- Delivers **significantly greater public value than complete demolition**

What we want to hear from you!?

- What do you think about the concept?
- If additional funding and opportunities were to be available to the City in the future, what kinds of additional facilities, activities, and amenities would you like to see incorporated, and what are your priorities?



For more information or comments, visit <https://www.burlingtonvt.gov/CEDO/Moran>

Comments will be accepted through February 3, 2019