

# BURLINGTON TOWN CENTER REDEVELOPMENT: THE REAL FACTS (yes, more truths!)

## RUMOR

"The developer will be tempted by the opportunity for larger profits by not building the affordable units, paying the city fine, and selling the 55 units that were supposed to be affordable as high-priced condos."

## FACT

The signed Predevelopment Agreement requires the developer to build this as a Priority Housing Project where affordable units – 20% of the total – will actually be built and delivered. And the developer has stated many times that this project will include rented apartments and few, if any, condos (though some have requested more, not fewer condos in this project).

## RUMOR

The Sinex project does not include moderately-priced housing, senior housing, public parks, green space, parking below ground, true street connectivity or livability in its 14-story three-towered mega-block. Very few of the guidelines set forth by PlanBTV for the mall redevelopment are actualized in the current proposal."

## FACT

The project will allow over 130 apartments at market rents, not "luxury units" as some have claimed. Two public streets will be reconnected, lost nearly 50 years ago when the neighborhood was cleared. The project will also incorporate best management practices for storm water – where none exist now – Gold LEED certification as well as many and other green improvements.

## ... and more FACTS

- 274 Apartments
- 900 jobs + 500 construction jobs
- \$2.4 million added to the property tax roles
- \$194 million/year in new economic activity
- 2 new public streets, and the Tax Increment Financing (TIF) used to pay for them will be supported by the new taxes generated by the project itself, NOT the taxpayers!

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## RUMOR

"The public process began in January 2015 but then almost an entire year went by without effective public engagement..." The redevelopment is not in conformity with PlanBTV.

## FACT

There have been more than 2 dozen public meetings to date, including more than 12 public City-sponsored meetings in 2015!

The entire process has been designed to ensure the redevelopment does fulfill the City's long-stated needs for more housing, greater connectivity, and revitalized retail and services. The City has explicitly found this project in keeping with PlanBTV.

## RUMOR

"The two streets will be unworkable and steep, claiming Pine Street will "tunnel down . . . then up a 9% grade." They claim St. Paul Street "requires a 12% grade" that will make it "inaccessible to persons with a handicap and too steep for cyclists."

## FACT

There is NO tunnel at Pine Street proposed at all. The street grades they claim are way off base, there is no 9 or 12% grade proposed anywhere! The new streets will be two full 60 foot rights of way; public, accessible - ADA compliant - streets, built for all modes of transportation.

## RUMOR

Parking should be built below grade. "We only have his (Don Sinex) word on the prohibitive cost of putting the parking underground."

## FACT

The months of excavation, hundreds of truckloads of likely-contaminated dirt, noise, dirt and dust would be a significant disruption for all of downtown. By placing parking off street, on upper floors, it lessens affect on all. The parking will be screened, incorporate bike facilities, and car share to maximize its location next to the new transportation center. Commercial, retail, and residential tenants will all have parking needs that must be met. The City's parking expert agrees that the proposed new size of the garage is adequate and appropriate for this project. This information has been available for months.