

# planBTV South End

## Revised Plan Framework & Economic Development/Arts Themes

# Purpose & Goals for Discussion

- Finish discussion, gain consensus on **modified approach to the plan's framework**-other general plan comments *(30 minutes)*
- Brief refresher/discussion on content of the revised **Economic Development & Arts and Affordability elements** *(15 minutes)*
- Green light to **send to Goody Clancy** to incorporate in revised draft? *(5 minutes)*
- **Public Input Strategy &** follow up on **proposed schedule** for upcoming meetings *(15 minutes)*

**“planBTV SE is about preserving and enhancing what makes the South End great.”**

# Revised planBTV: SE Framework

Framework should be action-oriented, with a focus on character/experiences:

**“planBTV SE is about preserving and enhancing what makes the South End great.”**

SOUTH  
END  
CRAWL

What about the South End  
**makes you smile?**  
...and why?

The Art

I Like that it is not high end housing. There is a focus on it being a job center for Burlington.  
Accessible for artists  
Only open space for expansion of manufacturing  
I like the industrial characteristic of the area

old factory/industrial buildings very well preserved and adapted so well to a diversity of new uses

How seamlessly/harmoniously industrial/residential/commercial/institutional/recreational, etc seem to co-exist in this neighborhood

ARTIST NATURE OF IT  
CREATIVE INDUSTRIAL VIBE

Very innovative, lots of room for startups, artists, etc.  
Great neighborhoods for families

# Revised planBTV: SE Framework

*Framework should be action-oriented, with a focus on character/experiences:*

## Preserve & Enhance SE Character

Plan identifies actions that should be taken to **preserve and enhance** the South End's distinctive **characteristics/experiences** by:

- **Reinforcing** an arts hub
- **Expanding** the innovation district
- **Connecting** the neighborhood
- **Preserving** R&D and industry

## Through specific strategies

Recommendations are organized in **7 themes** that address specific challenges and opportunities for the South End:



Economic Development



Arts & Affordability



Mobility



Parks & Connections



Stormwater



Brownfields



Housing

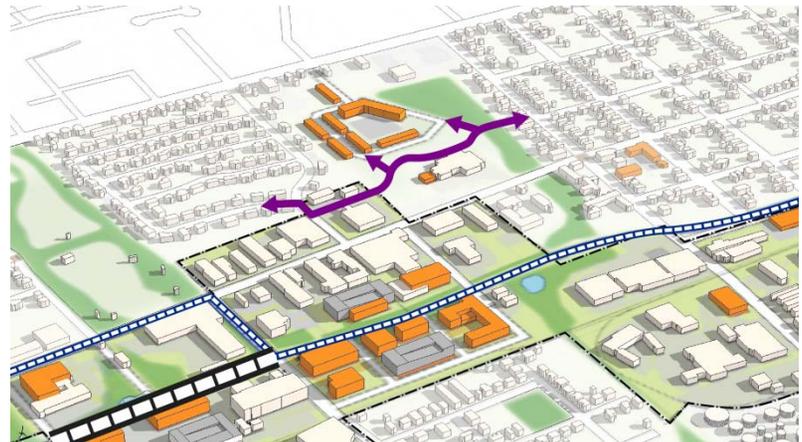
*Reverse order of plan to describe character of the neighborhood & key actions to preserve and enhance...*

*...and include more cross-references to the 7 themes to show how these strategies impact these experiences.*

# Characteristics of Mixed Use Neighborhood

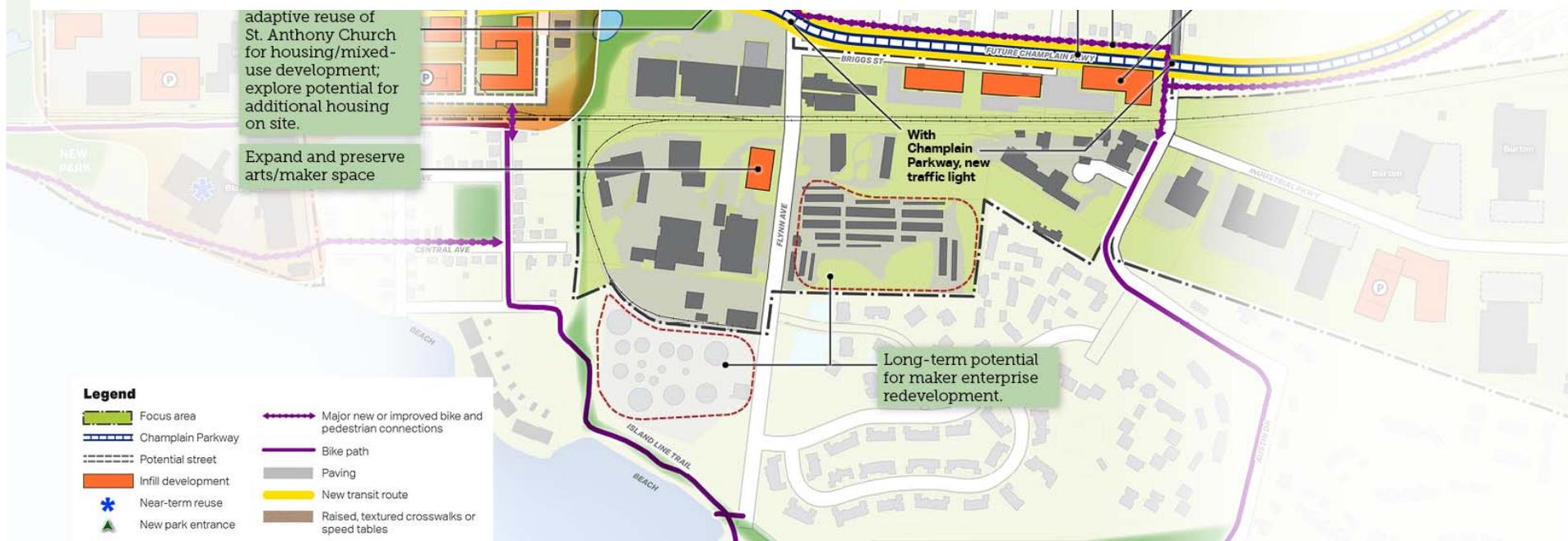
*The Pine Street corridor is the “spine” of the South End, connecting residences, parks/schools, industry, art and businesses. Near its intersection with Flynn Avenue its character changes from one of an “arts destination” to more of a “neighborhood center.”*

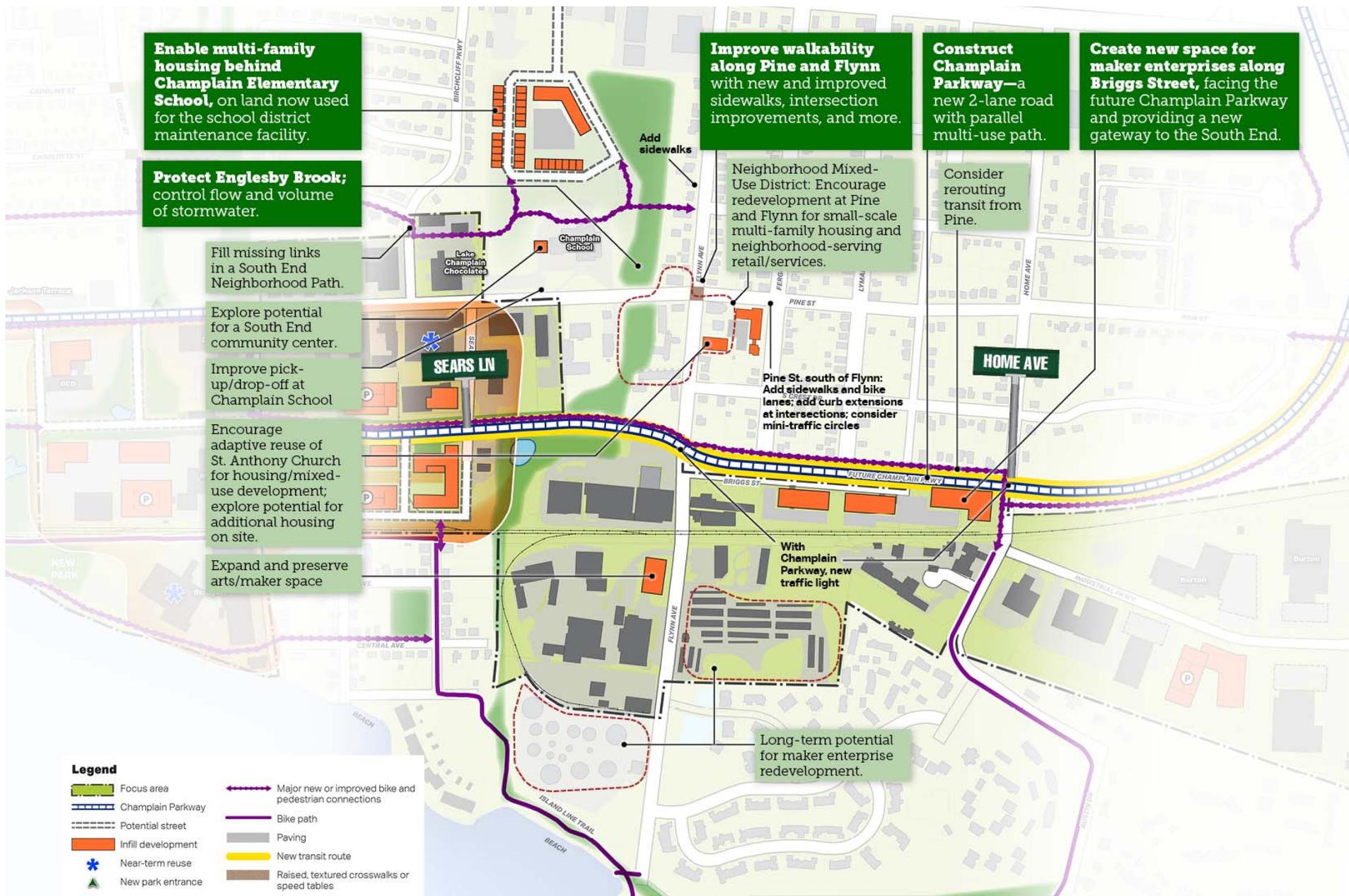
- This **stretch of Pine Street features many neighborhood supporting amenities**– parks, schools, a popular breakfast stop, a future grocery store– that make this **feel like a neighborhood center**.
- Several **buildings have been adapted**– such as the former Champlain Elementary to apartments– and more **opportunities exist for infill and redevelopment** to bring additional housing, community center and other neighborhood amenities.
- New/improved connections are **walkable and bikeable to connect the neighborhood** to Pine Street, the lake and parks, for **recreational purposes** and to make **transportation to school safer**.
- New buildings are oriented to **define Pine Street & Flynn Avenue**.





# So, how do we *connect* the neighborhood?





# Emphasis on "neighborhood center" character

**Enable multi-family housing behind Champlain Elementary School**, on land now used for the school district maintenance facility.

**Protect Englesby Brook;** control flow and volume of stormwater.

Fill missing links in a South End Neighborhood Path.

Explore potential for a South End community center.

Improve pick-up/drop-off at Champlain School

Encourage adaptive reuse of St. Anthony Church for housing/mixed-use development; explore potential for additional housing on site.

Expand and preserve arts/maker space

**Improve walkability along Pine and Flynn** with new and improved sidewalks, intersection improvements, and more.

**Construct Champlain Parkway**—a new 2-lane road with parallel multi-use path.

**Create new space for maker enterprises along Briggs Street**, facing the future Champlain Parkway and providing a new gateway to the South End.

Neighborhood Mixed-Use District: Encourage redevelopment at Pine and Flynn for small-scale multi-family housing and neighborhood-serving retail/services.

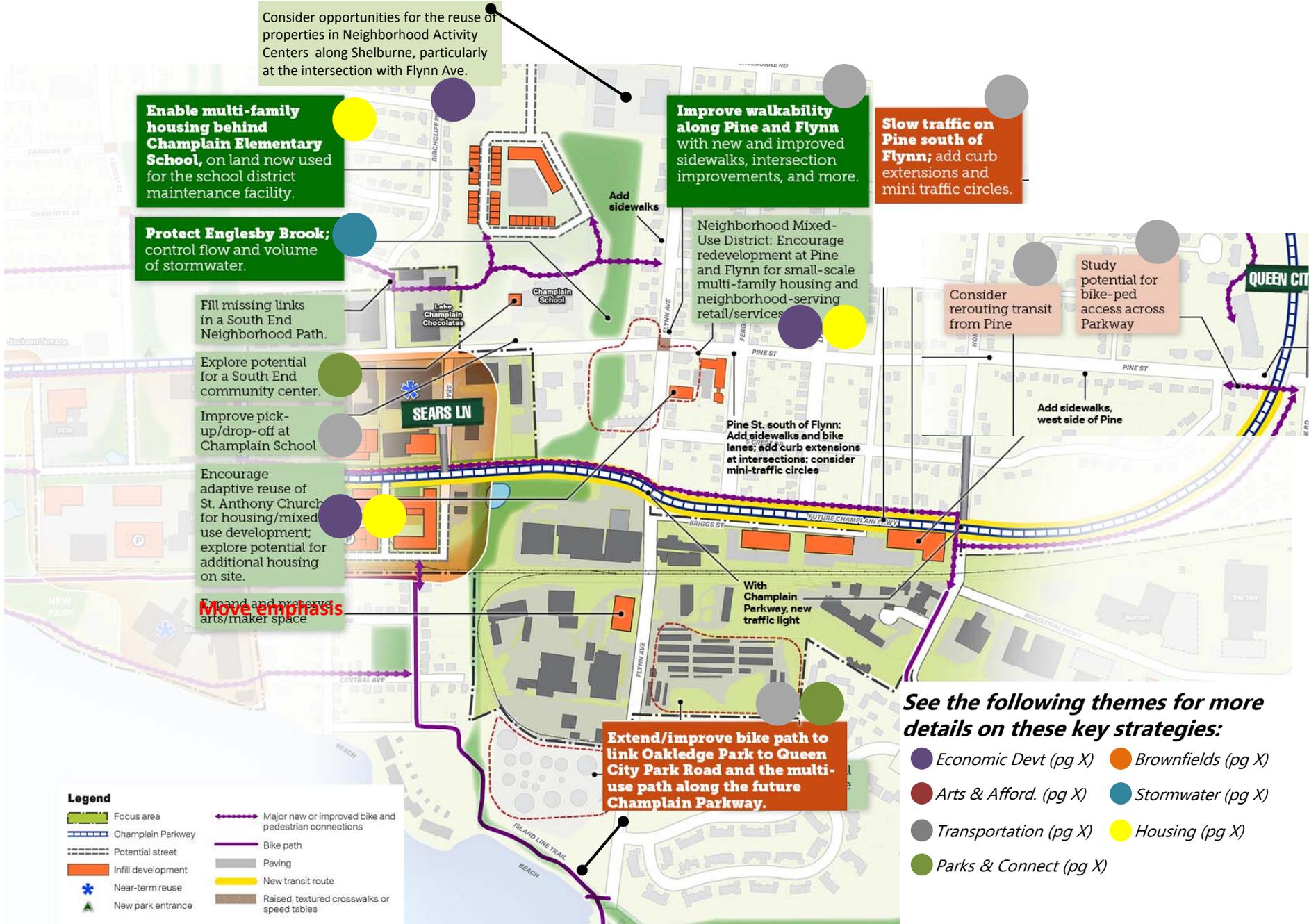
Consider rerouting transit from Pine.

Pine St. south of Flynn: Add sidewalks and bike lanes; add curb extensions at intersections; consider mini-traffic circles

With Champlain Parkway, new traffic light

# Emphasis on "rough/ready, industrial" character—connect with Industrial Pkwy?

- Legend**
- Focus area
  - Champlain Parkway
  - Potential street
  - Infill development
  - Near-term reuse
  - New park entrance
  - Major new or improved bike and pedestrian connections
  - Bike path
  - Paving
  - New transit route
  - Raised, textured crosswalks or speed tables



Consider opportunities for the reuse of properties in Neighborhood Activity Centers along Shelburne, particularly at the intersection with Flynn Ave.

**Enable multi-family housing behind Champlain Elementary School**, on land now used for the school district maintenance facility.

**Protect Englesby Brook**; control flow and volume of stormwater.

Fill missing links in a South End Neighborhood Path.

Explore potential for a South End community center.

Improve pick-up/drop-off at Champlain School

Encourage adaptive reuse of St. Anthony Church for housing/mixed use development; explore potential for additional housing on site.

**Move emphasis** Expand and preserve arts/maker space

**Improve walkability along Pine and Flynn** with new and improved sidewalks, intersection improvements, and more.

**Slow traffic on Pine south of Flynn**; add curb extensions and mini traffic circles.

Neighborhood Mixed-Use District: Encourage redevelopment at Pine and Flynn for small-scale multi-family housing and neighborhood-serving retail/services

Consider rerouting transit from Pine

Study potential for bike-ped access across Parkway

Pine St. south of Flynn: Add sidewalks and bike lanes; add curb extensions at intersections; consider mini-traffic circles

Add sidewalks, west side of Pine

With Champlain Parkway, new traffic light

**Extend/improve bike path to link Oakledge Park to Queen City Park Road and the multi-use path along the future Champlain Parkway.**

**See the following themes for more details on these key strategies:**

- Economic Devt (pg X)
- Brownfields (pg X)
- Arts & Afford. (pg X)
- Stormwater (pg X)
- Transportation (pg X)
- Housing (pg X)
- Parks & Connect (pg X)

**Legend**

- Focus area
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# How do we *connect* the neighborhood?

*By re-evaluating land use policy/zoning in and near the Enterprise Zone, how do we connect the neighborhood?*

- **Guide urban design (NMU/NAC District):**
  - 2-4 story buildings, street-oriented uses on ground floor
  - Building form defines existing and new streets, parking in rear or structured
  - Façades utilize traditional and new materials
- **Density and scale for new, infill multi-family housing** development
  - Residential density that will compliment the neighborhood while allowing for housing growth
- **Review allowable uses in NMU/NAC**
  - Neighborhood-oriented retail and multi-family uses in along Pine Street & Flynn Ave
- **Stormwater best-management** practices on new/redeveloped sites
  - Lot coverage, pervious paving, green roofs or landscaping, requirements or incentives
  - Buffers from brook



# Characteristics of an industrial area

*As a remaining industrial and R&D area of the City, this part of the South End is a destination for businesses and employees because of the type of work that they do.*

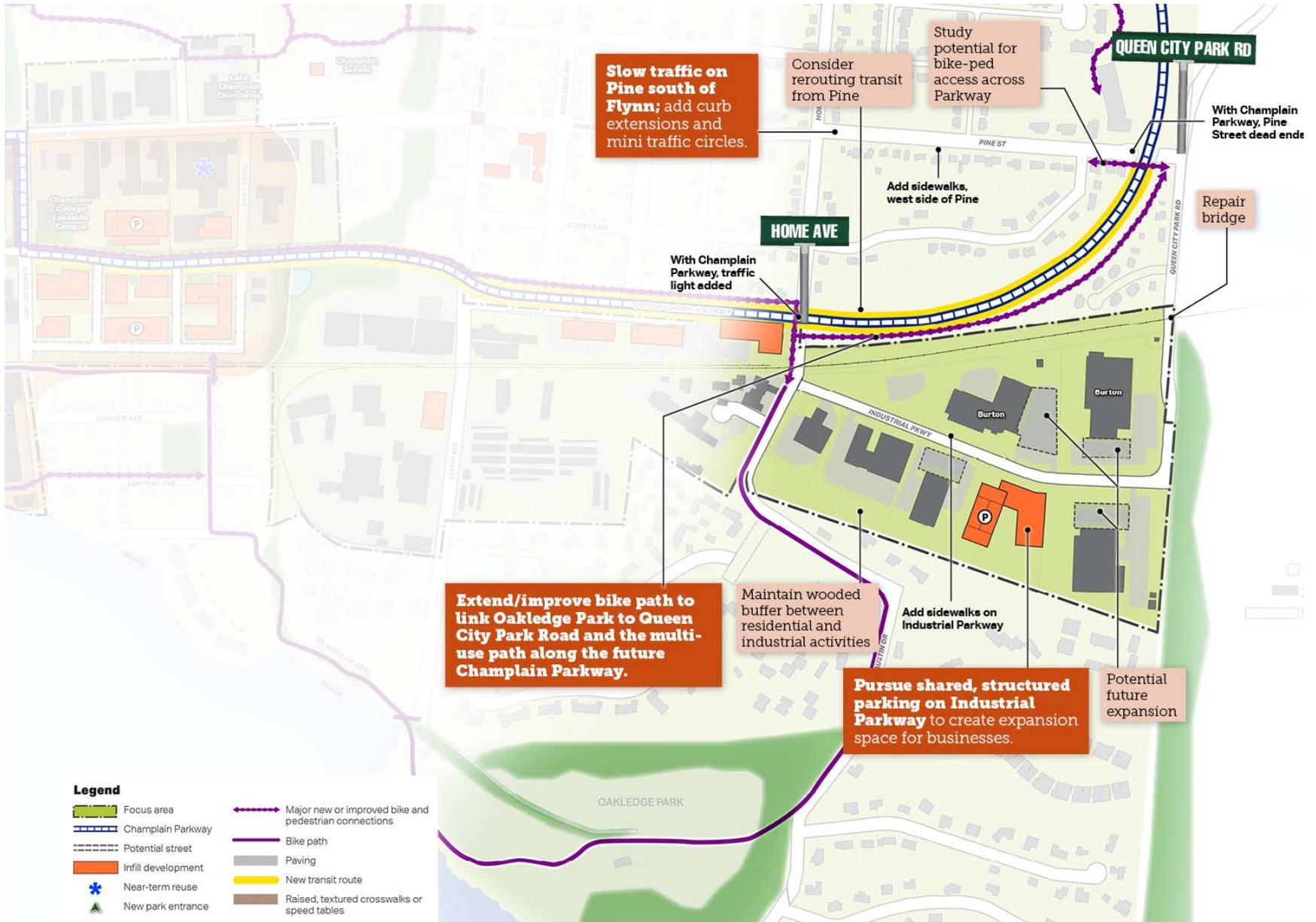
- An **enclave of large-footprint, more traditional research, warehousing, storage and industrial buildings** where small and mid-sized businesses produce, prototype, store and package their products; predominance of rough and rugged uses, or back-of-house companies
- **Buildings are set back from the street**, but improvements such as a shared parking structure, infill development on parking lots **incremental expansion of existing buildings** create additional room for companies to grow
- The area continues to be **served by vehicles and heavy trucks for business' needs**, but Champlain Parkway provides better connections to these businesses & relieves some traffic on nearby residential streets
- Area is accessible by bike, transit and on foot although there is **not a high concentration of walkable destinations; buffered from nearby residences**

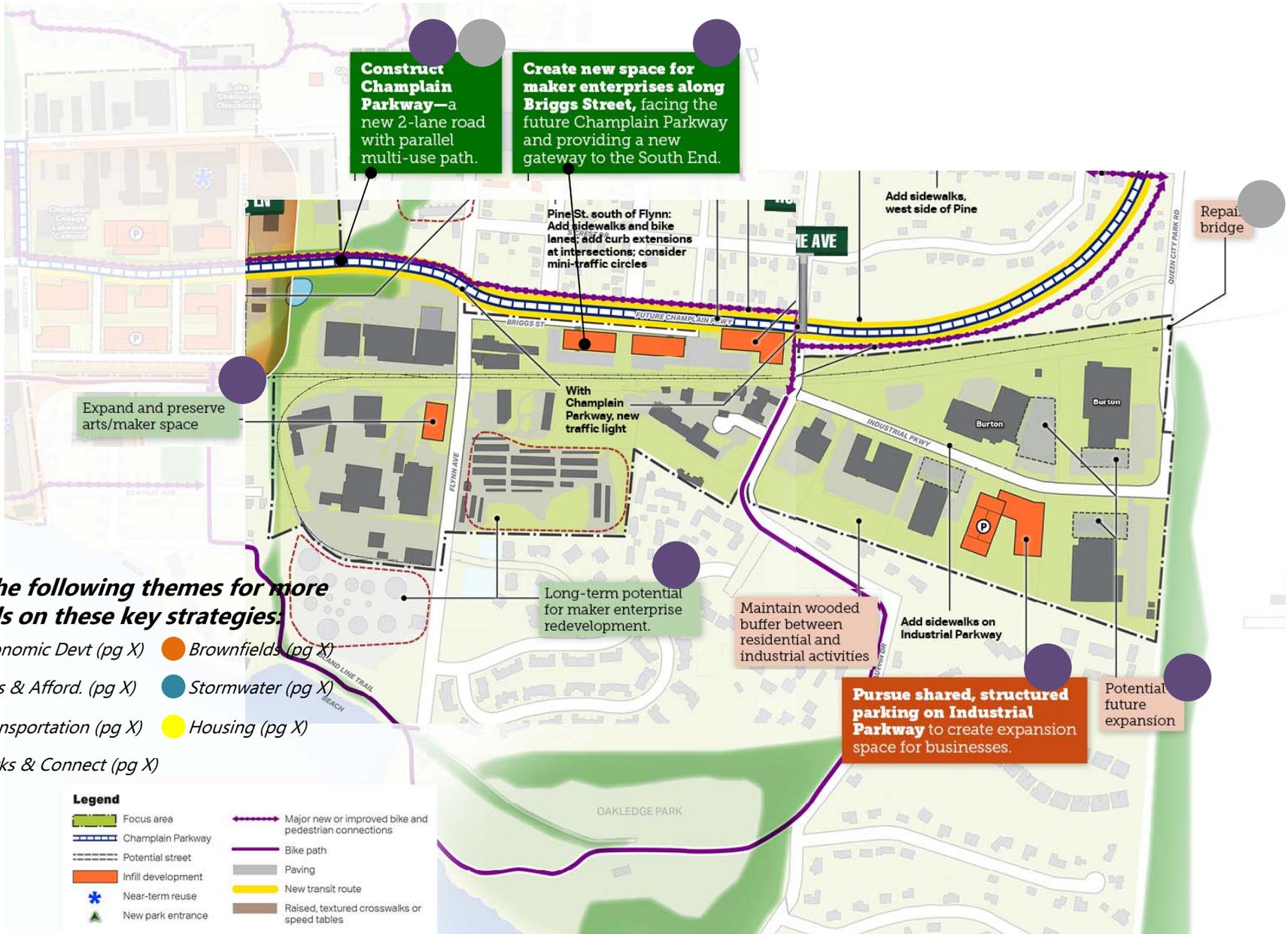




# So, how do we *preserve* R&D and industry?







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**Legend**

Focus area	Major new or improved bike and pedestrian connections
Champlain Parkway	Bike path
Potential street	Paving
Infill development	New transit route
Near-term reuse	Raised, textured crosswalks or speed tables
New park entrance	

# How do we *preserve* R&D & industry?

*By re-evaluating land use policy/zoning in and near the Enterprise Zone, how do we preserve R&D and industry?*

- **Guide urban design:**
  - 1-3 story buildings
  - Parking not along major streets, structured if possible,
  - Traditional and new materials
- **Larger minimum lot/building sizes** permitted to support industrial, R&D needs,
- **Stormwater best-management** practices on new/redeveloped sites
  - Lot coverage, pervious paving, green roofs or landscaping, requirements or incentives
- **Review allowable uses;** focus on R&D, light industrial, enterprise, arts/maker businesses with industrial focus
  - Arts/maker/industrial/warehousing/R&D uses in EZ along Flynn, Champlain Parkway, Industrial Parkway
  - **Performance standards to mitigate potential noise, smell, etc on nearby residences**
  - Prohibit or limit retail/office as standalone, except when wholesale/accessory to an enterprise function



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# What's next?

*How do we move from PLANNING to DOING?*

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- LRPC Complete review and comments on June 2015 draft and provide direction to staff/Goody Clancy on remaining edits to be made (By end of May)
  - May 2, 5:30pm: Mobility
  - May 11, 12:00pm: Stormwater/Brownfields
  - May 16, 5:30pm: Parks
- Goody Clancy to complete revisions and deliver their final product to City/Planning Commission (By end of June)
- Planning Commission review of revised draft and release to public; Public Input Strategy activities (June-July; can be flexible)
- Planning Commission & Council Consideration for adoption (Fall)