

**DRAFT**

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# plan **BTV** South End



# #OurSouthEnd

City of Burlington | Goody Clancy | CivicMoxie | Dubois & King



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# Draft planBTV South End (June 2015)

## Then Let it Rise: 5 steps to Economic Development

- Expand financial tools available from state & regional sources to support development of new facilities
- Provide workforce training support and other assistance to existing businesses
- Evaluate possible changes to the Enterprise Zone to incorporate housing in select locations

## Spice it Up: Preserving Arts & Affordability in the South End

- Preserve/ create affordable artist space through: 1) artist/maker ownership models, 2) nonprofit and for-profit developers, and/or 3) city actions
- Create zoning and development regulations that help expand the supply of workshop and work-live space
- Support BCA, SEABA and other arts organizations
- Continue to incorporate the arts into the physical fabric of the South End

# Edits to draft planBTV South End

## Then Let it Rise: *Strategies for a Creative & Vibrant Economy*

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## Spice it Up: Preserving Arts & Affordability in the South End

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# Then let it rise: Strategies for a Creative & Vibrant Economy

Element is about strategies that will preserve what makes the South End great, while also working to enable and facilitate its continued evolution.

Three Components:

- Advance Land Use changes to preserve and expand the value of the South End to the City
- Increase space and rebuild critical infrastructure
- Preserve the South End as a place where innovation and enterprise can take root and grow

# Advance Land Use policy changes

Land Use policy and regulation must evolve away from a one-size-fits-all approach to one that recognizes the unique and varied character of the South End. Strategy should support protection and expansion of creative enterprise, manufacturing, and business while also addressing potential conflicts with nearby uses.

## Strategies:

- *Evaluate possible changes to the Enterprise Zoning District to reflect the variations in form and uses throughout the district; these changes should guide future growth and/or redevelopment within the sub-areas of the district. These sub-areas are described in part two of the plan as:*
  - arts hub (Maple to Locust)
  - maker district (Locust to Sears Lane)
  - eclectic ecosystem (Sears Lane to Home Ave)
  - R&D/industry (Home Ave to Queen City Park Rd)

**Improve walking environment, bus stops, and bike travel.** Continue to reinforce Pine Street as a vehicular "slow zone" and as a "green street."

**Prioritize retention/expansion of existing buildings** to support small artist/maker enterprises.

**Create a Pine Street Arts Corridor and Linear Art Park;** use landscapes and street edges to highlight the arts and manage stormwater.

**Fill missing links in a South End Neighborhood Path,** linking neighborhoods east of Pine to Calahan Park, local schools, and beyond.

**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.

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

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

**Create a signature park on the vacant Barge Canal Superfund site**—a special open space with trails.

Seek opportunities to create **new ped/bike links from Pine Street to the Lake.**

**Expand space available for maker enterprises within new infill development;** incorporate active ground level uses; design/locate buildings to define streets and open spaces.

**Extend the bike path along the waterfront to Lakeside Ave.**

**Improve walking, biking, driving and transit conditions** through the Champlain Parkway improvements to Pine Street

**Establish a "Maker hood Center":** transform surface parking lots and underutilized sites near Lakeside Ave into a walkable mixed-use hub of new space incorporating maker enterprises, from high-

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

**Create new space for maker enterprises along Briggs Street,** facing the future Champlain Parkway and providing a

**Pursue shared, structured parking on Industrial Parkway** to create expansion space for businesses.

**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

# Increase space & rebuild critical infrastructure

These strategies should help sustain and recruit investment, jobs and people to the South End by addressing one of the major identified challenges: demand for space for a broad range of businesses and creative enterprises.

## Strategies:

- Encourage the redevelopment of under-developed sites
- Facilitate the adaptive reuse of existing buildings
- Re-build critical infrastructure (street connectivity, bike & pedestrian facilities, stormwater infrastructure)
- Create new and diverse housing opportunities outside of the Enterprise District (refers to housing element)
- Consider the future role of the Shelburne Road corridor

# Preserve South End for innovation and enterprise

South End has long been an economic driver for the City. Strategies should focus on preserving what makes it great, and allowing for its evolution.

## Strategies:

- Identify the role of and opportunities for the South End within a city-wide economic development plan/strategy
- Expand the economic development toolbox available to support growth
  - Financial tools
  - Technical assistance
  - Workforce development
- Communicate the South End's unique character and advantages to potential future companies and enterprises

# Spice it Up: Preserving Arts & Affordability in the South End

Element is about strategies that will preserve/expand availability of affordable artist and maker space.

Three Components:

- Enhancing collaboration to set up for success
- Explore potential strategies to preserve and create artist space
- Expand the visibility of the arts district to preserve and enhance its vibrancy

# Enhance collaboration for success

Strengthen the South End's arts district through partnerships that combine a variety of arts, business and property management expertise

## Strategies:

- Form a collaborative working group with a broad array of skills and perspectives (Arts & Affordability Toolkit provides more info about this group)
- Continue to support BCA, SEABA and other arts organizations in the South End

# Explore potential strategies to preserve/create artist space

Strategies are about studying/exploring the Arts & Affordability Toolkit's diverse range of models that could be utilized to preserve and create additional artists spaces.

## Strategies:

- Evaluate models for preserving/creating affordable arts space
  - Use the Arts & Affordability Toolkit to consider sites (public and private) that could be candidates for 1) artist/maker owned spaces; 2) partnerships with nonprofit/for-profit developer, or 3) through City actions
- Consider zoning regulations to help expand the supply of artist space
  - Use the Arts & Affordability Toolkit to consider strategies such as: portion of arts space in new development projects; process for verifying tenants/occupants (when subsidizing space for arts projects); provide incentives for creating/preserving space in existing buildings

# Expand the visibility of the arts district

## Strategies:

- Continue to incorporate the arts into the physical fabric of the South End
  - Pine Street Arts corridor/Linear Arts Park; building facades/public spaces as art; preserving and expanding existing buildings that accommodate artist's and makers
- Communicate the South End's unique character and advantages