

BURLINGTON TOWN CENTER KICKOFF COMMENTS - 1/8/15

CIRCULATION AND PARKING
Rooftop park and arcades seem very appealing and intriguing. Hope they could be made accessible.
Hotels around and higher than the park - may be overkill.
I like opening St. Paul and Pine Streets. Hopefully that means more accessibility to the mall.
Would also like to be able to access individual stores that back on Bank Street from Bank Street.
Create a bike commuter hub - attended bike parking, showers and changing, minor repairs, etc. Imagine if everyone who biked to work downtown started and ended their day in the mall!
a) Arrival by car or foot; b) Connect to Church Street and bus terminal; c) Walkways are sparse - more trees and outdoor café space!
Free shuttle ala Collect Street shuttle circling the mall.
Has anyone assessed availability of handicap parking? Do the national standards apply here given how there is no end date on "temporary" handicap placards?
An entrance into the second level of Macy's from the second level of the parking garage I would have found quite useful.
Keep parking affordable - 2 hr. free has been great.
We should have secure bicycle parking on a scale which will allow shoppers as well as shopkeepers and employees to use their bicycle for transportation without concern for theft or vandalism
a) Car 1st, bus 2nd; b) Church Street 1st, bus stops 2nd; c) Permeability - enter from many more places exit - ability to pass through when walking the neighborhoods
Warmer facilities for bus patrons; access to snacks while waiting
Free short-term parking
More bike parking
Places to load/unload when buying or selling equipment/outdoor gear/canoes
More benches and places for families to pause
Accessibility for people using wheelchairs, strollers, who have low vision and other disabilities, and who speak French
I will arrive on foot - from Main/Church
Important connection - Church Street to Waterfront
#1 priority - improve Cherry Street
Linkage to new Burl Sq+A23 Mall is terrific
Wheelchair access throughout
Important to have weather-protected walkways
Need for vehicular traffic N/S Pine & St. Paul
Street cars / trolley
Actually it would be smart to consider a subway or partially submerged transit system before it's too late

CIRCULATION AND PARKING (pg. 2 of 3)

Include safe bike parking in plans

Parking consistent with shopping and waterfront

We need N/S auto access on Pine or St. Paul. It shouldn't be high capacity, but a moderate way of driving N/S.

Enough bike parking!

Improve biking and driving corridors (e.g., Winooski - one-way south; St. Paul - one-way north; Pine - one-way south)

Want to be able to access mall from Bank St/St. Paul

Want to be able to access retailers from Bank St.

What will be the impact of greater downtown density and uses like a conference center on street arteries feeding into downtown? Truck delivery traffic? Rush hour car traffic? Public transport is great, but tourist traffic in summer is high!

a) on foot or bike; b) Cherry Street

On foot and bike

Evaluation accessible parking in vicinity of the BTC. There is not enough (and what there is is often inaccessible in the winter).

There is only one curb cut directly co-located to a handicap parking spot. Sidewalks need to be more accessible.

Arrive by bus and/or car; infrequently walk

Connect Mall to Church and Transit Hub; also connect Mall to Waterfront

Have all signs in French

A pedestrian tunnel to the waterfront with shops

Bicycle accessibility from all directions. Pass through important and secure/pleasant bike parking.

a) Arrive at Mall by walking; b) Connect Mall to all arteries you mention.

Improvements: Accessibility/more parking; reduce kids/homeless; safety features - panic buttons on streets and lights; more unique places to eat; Less Chains; make a warmer, more welcoming environment.

I like being able to walk thru the Mall now E-W, in the winter, to get frm the Waterfront to Church St. and warm.

How about a facility that would have a cart-share program so that people would be able to carry goods while walking to and from residences and stores.

I love the arcades.

Too much encouragement of more cars. Start out discouraging them at the premise.

Create connection of Pine/St. Paul to lessen traffic of going to Battery or South Winooski to get the North End.

Be sure to have more parking for those who do drive - to be able to come to this Mall - to come and visit those who are living above it.

"Complete Street" connection for Pine St. from Bank to Cherry, not just pedestrian or bike connection. (Steve Goodkind 1/8/15)

Comprehensive re-design of feeder roads into downtown needed to facilitate pedestrian and bike and public transit multi-uses.

Sell your car; take the rail; eliminate parking.

CIRCULATION AND PARKING (pg. 3 of 3)

I use a bicycle 90% of the time. Take this opportunity to make this work for folks like me:)

Can rehab of the city parking garages be incorporated into this plan somehow?

If motorized vehicle traffic resumes on "Pine" from Bank to Cherry, where will those vehicles go to once they get to Cherry? Or where will they come from if heading south?

Union St. one-way northbound to balance Winooski one-way southbound. Make biking safer!

Underground or hidden garage for parking (preferably with an app to find parking to avoid underutilized spots)

MIX OF USES
If one of the goals is to connect downtown to the Old North End/North St...how is this plan helping? Perhaps include in the new town center ethnic markets and/or food carts and other locations that would invite New Americans in particular downtown (without taking anything away from North St!)
Jobs - Encourage software designers/developers, businesses now in the suburbs seeking the diversity and dynamism of our downtown.
This project can bring design related jobs, housing experts, historic preservationists.
Larger retail brands with greater appeal to population (Target)
Increased housing for rental population to ease overall market in town (2/3 bedroom units)
Office spaces to attract new business - amenities, internet speed, etc.
We need studio apartments!!! And <u>more</u> affordable apartments than 15% of total!!!
Concern about market studies for more retail space and hotel beds.
Marriage of housing, hotel and shopping seems a difficult thing to imagine. Will dwellings be high? which seems most likely to be marketable and desirable to me. (Dick Heilman)
Not sure a convention center would work. Public concerned that a 5,000 seating place is too big - traffic, major crowds...Not sure large surges of uses is good.
Gathering space for groups. There is never enough room at the library.
Farmers market is a stupendous idea!
What does "affordable" really mean? Will there be any apartments under \$1,000 a month for a 1-bedroom? How much for a 2 or 3-bedroom?
Target; a hardware store; more affordable clothing stores; educational toy/craft store
Need affordable retail (Target, JCPenney, hardware store); don't need high end
Tiny, affordable micro-retail space for local startups
Human-scale/artful infrastructure in park for solo/acoustic/spoken word performances
Housing - mix that attracts diverse socio-economic groups - affordable/workforce/high end great downtowns have diverse populations - everyone is mixed together.
Housing must include enough parking to accommodate the # of cars needed by residents.
We need opportunities for local business/startups/dance class spaces. Housing that is unique and affordable.
Jobs - Agriculture, culinary, retail, service, IT, a variety
More opportunities for small, high-tech business to grow and expand without moving out of downtown.
More unique retail and eating venues, breweries
Target (business); offices (with good jobs); livable wage jobs - not just retail or service sector; affordable and market housing
A mall that complements the other downtown retail - mix of national and local
Mixed housing - particularly aimed at young professionals
Hotel space - will provide additional support to _____ and shopping
All types of housing - affordable and market rate. All types of businesses - local, regional, national.
We want paths for pedestrians, bikes and segways separated from cars, please.
a) Vermont/local purveyors; sustainable corporations; b) Middle income apartments; c) Mix of retail and office

MIX OF USES (pg. 2 of 3)
Mixed income - affordable component (owner-occupied and rental). Inclusionary zoning needs to apply. No "boxy" buildings. Make them interesting - like row-house concept.
Upper level restaurant and NICE place to dance.
Farmer's Market; "Maker's" exhibits, studios, demonstrations; outdoor/rooftop movie showings; micro-brewing; musician stage, open mike; architectural façade/reference to original Italian neighborhood (ala North End, Boston)
Solar electric panels or even a windmill or 2.
2-3 bedroom/level condos with 2 parking spaces per unit; movie theater; performance arena for 150-200 people.
Businesses for everyday life: food, hardware store items, basic services.
Mix of local to national (emphasis on local though)
Jobs - fair wage and benefits
We need stores that offer basic goods, not just tourist items (ie, hardware items). Let's not make it easier for large chains to come in and drive out local businesses - so keeping spaces smaller.
Destinations that appeal to a wide range of audiences. For example, a youth/recreation area for youth/teenagers, attractions for kids (playgrounds), tourist attractions, nightlife, even just restaurants.
Ensure use by all socio-economic groups in Burlington and spread out use during the day and night (ex: restaurants at night, teen center after-school in the afternoon, ...)
What's the situation with Macy's? Supportive? Or obstacle?
Affordable housing
Look to Marche Jean Talon in Montreal as a model
Exercise facility - small-scale gym, yoga studio and the like
Brewery, wine store
Love farmer's market, performance space, artist housing
Promote accessibility and universal design principles. City can do and needs to do better in improving access throughout the city.
Range of shops/food in terms of prices. For example, food and stores around the highline in NYC have become too expensive for most people. We need to make sure the mall stays affordable for residents and doesn't just have expensive, designer shops.
Local/independent businesses
Highline concept; new, modern restaurant; lots of greenery; all accessible.
Retail: Zara, H&M
Bring back the ordinary (e.g., hardware store), accommodate small-scale local business (nooks and crannies), meet day to day shopping needs.
Housing: talk about accessibility in the same breath as affordability.
Outdoor theatre
Relocate Roxy (movie theatre) to mall?
Windproof projection wall in the park for film showings. Community-programmed events in the park.
It would be great to have some practical everyday need kinda stores such as: hardware stores; electronics store (Radio Shack or local version if it exists).

MIX OF USES (pg. 3 of 3)

Public art in the park curated by the public, not the city. Not permanent, but rotating so it's different.

Movie theater and combined performance hall.

Housing smaller than 2,000 sf.

Some of everything. Mixed use is what would make it hum!

The Farmer's Market is in Memorial Auditorium. Be careful taking use away from a vibrant, historic building.

A food court and shared kitchen space with opportunities for "pop up" cuisine that represents the amazing ethnic diversity of BTW. Make more people feel "at home" downtown.

A hardware store to meet needs of new downtown residents (Ace Hardware or, better yet, a good private hardware).

More opportunities for indoor recreation in the winter - especially places for kids - vertical as well as walking.

Give truly small business - not chains - a chance to locate and thrive here.

A mix of ethnic retail and small incubator spaces.

Also would like: a) small office/home-biz equipment (maybe rival or move Staples); hardware; 5 and dime (market?); gathering of the local international food vendors who are small biz people (some are New American); b) mixed income - not just students - all family and senior; c) Jobs for young people/learners/job seekers; ability to learn and practice French, finance, entrepreneurship; model flexible hours, job share, family friendly job opportunities

More affordable housing - more than small, one-bedroom

Retail - attract more diverse retail choices to complement what's already here (Ross Dress for Less, Dollar Store, small footprints for small start-up retail - local)

Maybe a few studios, family size condos, 1 & 2 bedroom condos, apartments

Housing for everyone - small economical apartments/condos; family size apartments/condos

Need for more affordable housing

Loft space condos/balcony; sell large, undeveloped apartments with roughed-in utilities. Owner can buy cheap & design/develop own living/work space.

Fix Rite Aid and that corner of town. It's dirty and depressing.

As a downtown resident, I'd like to see some sort of discount retail store - Target/Kmart/Walmart type of merchandise. There's no place downtown to buy - for example - hardware, appliances, a TV or stereo, tools/paint, a vacuum cleaner bag, a cord to hook up TV/stereo

Very exciting. Concerns - light on Church Street; setbacks. Very positive - Roof gardens, green walls, Rec. housing or residential above office.

Rooftop restaurant on one of the tallest buildings with public access.

Multi-use space - farmer's market (winter/spring); space for cultural and artistic events; space for winter recreation (ie, walking).

PUBLIC SPACES AND AMENITIES
Year round attractions (for example what could be on the green roof to attract people during the winter? Skating rink
Lots of natural light
Art, chess tables
Public art - sculptures. Clean/spruce up city hall park
Will smoking be baneed in public space?
Public space on top of the mall. Like the UVM Davis Center green roof. Lot the NYC high line. Important: safety and cleanliness.
Pocket parks with los of trees and other plantings.
Public Spaces: Central park, cafes on the green, benches/tables, trees/green vibe. Important: cleanliness, accessibility (easy), convenience - ATM, bathroom, eateries.
Great gathering spaces - parklets, cafes, open areas.
Green roof or rooftop garden.
Playground for kids
Find a way to connect planBTV downtown with planBTV South End. Pine Street is great!
Parks & Green Space to gather and enjoy views, talk, eat and just relax (benches).
I like to visit non-commercial public spaces. Real parks, not parks as extensions of boshness.
Clean/safe areas for families with young children. Changing space, etc. Play area for children and adults to come too.
Church st is a model. Open air cafes and gardens. Open access, lots of trees and running water.
Public Spaces must be clean, well lit and safe.
Accessibility - sunny spaces to sit, views of distant spots.
Meet or exceed all accessibility requirements
Moving water don't be afraid of lawsuits
Active and also quiet spaces
Like green roof, need trees.
The mall should fit in gracefully and be the right scale for its environment. We are not a major city like Boston.
Movie theater, arena "small space"
Love the idea of rooftop gardens and green walls
The grand bazaar of Istanbul Turkey, unusual small biz - cafes - unique - not chains. Light, comfort, art.
Rooftop gardens for food for restaurants and/or residents. Jogging/walking track. Places to sit, read or just enjoy view.
Cart sharing
Arcade concept is great. Would visit - rooftop park, farmer's market, north-south connections @ Pine and St-Paul.
Art

PUBLIC SPACES AND AMENITIES (pg. 2 of 2)

Lots of access to the roof, not just from inside the mall. Connectivity to streetscapes.

Rope tow or alternative methods of getting up and down elevations.

Convention center should have a space to replace functions in memorial auditorium.

Mix lots. Amenities, food, views, place to people watch, parks

More green spaces - parks, gardens, places to sit. North-South connections - bike path and walking paths.

Rambles

Consider interesting paving designs/a variety of textures. Concrete and asphalt just don't inspire

Bocce ball (other family sports)

Fire pits - skating

Malls are a dying breed. Change the name to ? Little Italy. Break up the mass as much as possible.

Concept design should be fuzzy, vague and transparent otherwise masses will visualize. A series of layer boxes.

Need to explain sight lines and how higher structures can enhance views rather than obstruct.

Velodrome

Las Vegas Fremont street - great mix of indoor and outdoor activities and shopping

Outdoor rooftop walk-in movie theater.

Strongly develop Cherry and Bank Streets toward lake to make pedestrian connections to lake. Use brick streets.

Green walls face serious challenges in our growing environment. Better as an idea than in execution.

Non-traditional = the high line is a great example of a modern landscape that engages and challenges.

Convention center/meeting space with performance space - to support the business community and activate the area year-round.

Green high line for all (public). Café + bar (not just expensive restaurant) on top floors - many good examples in Athens, Greece. Indoor green-greenhouse section combined with art.

Rooftop gardens and restaurants with a view.

Public spaces I like include - the town squares of Mexico - The Parks in Paris.

Spaces with greenery/nooks for sitting. Rooftop areas that are accessible to the public. Cafes with outside tables.

Music all year.

Surprise elements - unexpected moments

Large scale public art, rotating art, inviting spaces to sit and people watch, unexpected surprises to be discovered.

Trees to keep outside sidewalks and areas cool and shaded.

Recreational opportunities - skating rink, bowling alley, chess tables

Small space (parklets). Art and design incorporated into public space.

URBAN DESIGN
Relation to Bank Street. Make Bank Street feel special & unique.
Green wall on Bank? Upkeep, ruins brick wall, etc.
Better lighting = increased feeling of safety; openness also increases feeling of safety (as opposed to small, secluded areas).
Outdoor gathering spaces; mix of surfaces; lots of public art.
More density!
Scale of buildings, architectural details and variety is important as a pedestrian. Curves. We need multiple, good north/south connections for bicycles; streetscapes with greenery.
East/west connect maybe just ped/bike
Vernacular to Waterfront
Great architecture
More density is good. Allow taller buildings.
As a pedestrian, I like "pedestrian scale" building, space to walk. Don't like buildings built out to sidewalk (e.g. Marriott).
Please restore all of the old streets: St. Paul, Pine and Champlain.
Travel modes - #1 bike & pedestrian; #2 improve north/south vehicle fun; provide 4-season coverage
Elevated walkways with glass dome
Modernize light fixtures to blend and vanish with landscape.
Provide ample and frequent public access to interior from both E-W & N-S streets.
Like historic detail, historic markers (as a cyclist & walker). As a driver, I don't notice. North-south connect for cyclists and peds.
Sidewalks that are sufficiently wide for trees and pedestrians (unlike current sidewalks on Cherry Street; esp. in front of Hotel Vermont with dangerous overhang).
Architectural details are <u>so</u> important. Most of the recent construction in BTV is just plain boring, if not ugly. Give us something to look at when we WALK!
I believe in building more densely downtown. Let people live where they work and shop. But am concerned about scale and anything that would tower over Church St. or other buildings. Step backs...?
Tunnel to the Waterfront with shops/arcade.
Like retail/housing mix. Massing a concern and height is a concern.
Buildings of earth color to brighten up the city on grey days - many we have during the "stick" and "mud" season.
More gardens & horticulture, just like outside City Hall. Work with UVM Plant & Soil Dept. (Mark Stanett)
Pedestrian: more green, building entrances, engage streets on side streets, street lights, local art
Bicycle Infrastructure needed: encourage park in garage - feet or bike or bus
Good example of pedestrian friendly: Groningen, Netherlands City Center
Don't want to be dwarfed by height or massing; Want it to be Burlington sized, NOT super-sized like most American things.
All connections are critical. Also want shops that open to the street. No more parking garage walls, please.

URBAN DESIGN (pg. 2 of 3)

Pedestrian: easy in/outdoors & access, easy flow pathways (rolling access), even as activity spills outside, can hear & smell something inviting - sampling activity draws me in. Negatives: no windows, all grey concrete, no activity makes me feel less safe, can't get from here to there.

Don't lose the scale of Burlington - light planes - light on Church Street & proposed alley-like Pine Street & St. Paul

In-fill on Church St. Special moments; "small" architectural surprises.

Love the arcade idea. Reminds me of Cleveland Post Office, DC, 19th century arcades, Melbourne & Sydney Australia. Need height of buildings to make this work.

Connect North & South!

Currently, building is stark, uninviting, uninteresting, vast with no purpose. Lots of wasted space. There is no beauty neither inside nor outside. It does not reflect Burlington on any level. Think: London, Paris, The Netherlands... Let's create an historic place that will forever be around and become historic in its own time. More foot traffic and connection from every angle is important. Convenience! Safety! Beauty!

How do you say Burlington & Vermont through design? When I am in and around the BTC, I want to know I am in Burlington, Vermont.

Go high rise, loft space condos, balconies, structures with view openings (eg. Architectonica).

Urban Renewal area on Cherry/Pearl is very unfriendly to pedestrians.

Open up dead end streets; maintain/create view corridors.

Keep corner of College & Pine to a maximum 4-floor building.

More trees & green space. Buildings that complement, not overwhelm historic buildings. Bring light into the mall - it feels dark and removed.

Watch for shadows. Adjust to human scale at pedestrian level facades.

For pedestrians, buildings need to be of a human scale. I'm concerned that some buildings in the design phase seem to be gigantic. Does this take away from a small-town feeling? Or, do we see here a budding downtown Montreal or a Bethesda, Maryland?

I'd like to see the street-side of Cherry & Bank set back to preserve perception of open space [in the rendering one could move the top 5 floors back to the center of each building and have green/park space for the first 40-60' above 1st 3 floors (Marc Sherman, Duck@gearx.com)]

Building should be welcoming, not create ghost downtowns that don't invite people to walk around and interact with each other and the space.

Light, water, fire

Re-connecting Pine St. and St. Paul is the key component of making this project work. Both for pedestrians and some vehicle access. Please ensure that is included. It corrects a horrendous wrong from 40 years ago that destroyed an entire community.

Open up Pine & St. Paul connections.

Use reflective surfaces on any tall structure!

Taller building, but not on Church Street side. Interesting architecture with detail.

Dislike uninviting outward appearance. Many entrances bring you to indoor locations that look barren and don't give you a sense of welcoming or where to head next.

Open up the face of the mall onto the street more with windows, cafes, green walls, something dynamic!

URBAN DESIGN (pg. 3 of 3)

Allow higher than 105'! More density.

Great streets have trees, sidewalks with tree/greenbelts that protect pedestrians from cars. I enjoy covered walkways in some areas, but don't want to block out the sun & sky.

I don't like the lower quality new construction that's been going up. Invest in quality & historic feel.

Reactivating Bank St. and reconnecting St. Paul & Pine is great!

Buildings that are too high can dwarf beautiful old historic buildings. I don't want height to reduce visibility of important old sites.

Why a convention center??? All these buildings could easily crowd out light and the open feel of the city now.

Can green rooftops and solar electric or hot water be integrated? Little discussion of energy generation. Green gardens on roofs do reduce energy consumption. This needs to also be a message.

Not too keen on conceptual designs with so much exterior glass facades. How could the original "Old North (Boston)" style of architecture be incorporated to blend historic character with contemporary uses of space and light?

Concern about scale; preserving steeples as part of skyline.

I really hate the sticky paper & redwood siding entrance on LLBean. It's not Mies Vandenform, but you've made it even worse.

Cherry Street needs a mix of building scales - something other than the garage for that 400 feet - more trees - better lighting

Height limit over 105 feet. Must have economies of scale to create affordable housing.

Concern: Scale. Please don't lose the 3-4 story max scale that makes Burlington unique.

OTHER THOUGHTS

Accessibility - Meet or exceed all ADA requirements

Accessibility - I want to hear it mentioned at least 3 times at each public meeting (only mentioned once tonight by the architect)

Accessibility is key. Utilize Accessibility Committee for input. Inside walking/jogging track for residents.

Concern: The darkening of Church St. Tall buildings can block a lot of daylight planes.

Green walls, roofs. Green initiatives that better our community & show the world even our retail cares for the environment.

Use a project labor agreement for construction to ensure good paying construction jobs & fair treatment to workers.

Reflective surfaces on tall buildings - keep scale of beautiful Burlington!

Merano Italy would be a great small city to look at as a model for this project.

While not a "public trust" property, this project influences the whole city. Voters should have the opportunity to approve a plan like for Moran.

Instead of a "Mall", perhaps a better vision is to rebuild the downtown.

Don't sacrifice scale! The intimate relationship between us citizens and our surroundings is essential. Comparisons to what has been done in London, New York, Barcelona, and Milan miss the mark.

Make a mall plus that has long-term financial sustainable

How will construction and demolition affect the residents who live on Bank, Cherry, Church & Pine Streets? Will we be able to sleep at night?

Set standards for energy efficiency. Don't have to be LEED but need to be efficient!

What a totally amazing opportunity for Burlington. How fast can these great ideas come to fruition?