

BTV Mall Public Process Summary and Key Recommendations

Updated May 19, 2016

The owners of the Burlington Town Center Mall and the City of Burlington have partnered to seek meaningful citizen input into the redevelopment of the mall property. Guided by a public process approved by the City Council in December 2014, public engagement and input has been gathered through a variety of public outreach efforts spanning nearly 18 months. This document summarizes the public engagement process and the ways in which the proposal for the project have evolved to respond to key recommendations for the public.

Scope of Public Engagement

Information has been shared and input has been received about the project in a number of ways. Throughout the 18 month public process, there have been dedicated public presentations, a multi-day workshop/charrette, multiple City Council and other board and commission meetings, presentations at NPA meetings, comment boxes and a City website. Additionally, a joint committee (DAPAC) of the City Council, Planning Commission, and staff was formed to provide oversight on matters related to public participation and key recommendations from this process. It is estimated that well over 1,500 people have been directly engaged in this planning process.

- Public Process Mall Website: www.burlingtonvt.gov/btvmall
- January 8, 2015 Kick-off presentation and public forum
- NPA Presentations to Wards 1&8, 2&3, 5 and 6.
- Comment boxes distributed at 14 locations throughout the City including ONE, NNE, South End and Downtown
- Presentations at public meetings of City Committees
 - Planning Commission, Accessibility Committee, Youth Council
- February 18-21, 2015 Public Planning Workshops
 - Kick-off workshop, 6 design workshops, 4 open houses, closing workshop
- April 9, 2015 Public Review of Workshop Results
- May 5, 2015 Presentation of Revised Plans & City Review of development concept
- January 5 and 21, 2016 Presentations of Revised Plans & Development Agreement Framework
- March 7 and 21, 2016 City Council Meetings
- April 20, 2016 Public Release of Draft Predevelopment Agreement
- April 25 and May 2, 2016 City Council Public Forums
- May 2, 2016 City Council approval of Predevelopment Agreement
- City Council Executive Sessions
- Development Agreement Public Advisory Committee (DAPAC), 12 meetings from February 2016 to February 2016

Key Recommendations from Public Input and DAPAC

Based on community and Development Agreement Public Advisory Committee (DAPAC) input through the process outlined above, the City has continuously advocated for modifications to the proposed plans in order to meet these key recommendations from the public:

- **Create clear north/south and east/west connections through the mall**—Initial designs for the project showed only St. Paul St. re-opened to traffic. After much public interest, and the subsequent urging by the City, the proposed project now includes full public streets at St. Paul and Pine Streets.
- **Include a diversity of housing types (price points, targeted demographics, size) in the project**—Inclusion of a significant amount of housing has been one of the City’s and public’s highest priorities. 20% of the units will be permanently affordable, 30% of the units will be master leased by Champlain College, the remaining 50% will be available at market rate, including a mix of unit sizes from studio to 3 bedroom. Further consideration of “workforce housing” and ownership opportunities are still ongoing.
- **Build public green space with a view of the water**—An earlier iteration of the project included a rooftop park; however, residents and the City did not feel that it would be an effective community space that the public should help pay for. Now, the project includes a smaller rooftop green space that will benefit the project’s tenants, and instead includes a green roof system which will significantly improve stormwater management in this part of downtown. Also, based on great interest by the public, the proposed project now includes a rooftop observation deck that will be accessible to the public with views of the Lake.
- **Activate Cherry and Bank Streets with street level uses**— The mall owner has indicated that the proposed plans “turn the mall inside-out,” with retail uses lining Bank and Cherry streets. Additionally, the proposed Zoning Amendment includes language that requires street level activation, entrances and windows at defined intervals, and high quality design that enhances the pedestrian environment.
- **Create a parking plan that shares parking and integrates the city-wide parking management plan**—Parking demand has been calculated using shared-parking calculations, and the proposed 925 space parking structure has been designed accordingly. Additionally, the proposed Zoning Amendment includes language requiring the property to participate a downtown parking management program should one exist.
- **Provide retail options that are diverse and include affordable options, both national and local**—The owner has indicated an intent to include a mix of retail options, but the programmatic pieces are still unknown to an extent. Thus far, the owner has demonstrated an ability to work well with local businesses, and also attract national companies like L.L. Bean.
- **Include civic spaces and public spaces available for events, rentals, etc.**—In addition to the publicly accessible rooftop observation deck, the proposed plans include a ± 5,000 Sq.ft. public space.
- **Incorporate walking and biking infrastructure in all elements of the plan**—The public streets at St. Paul and Pine will incorporate walking, biking and vehicular modes of transportation. The

Predevelopment Agreement indicates that the proposed project will include covered bike parking, and the owner has been working with Local Motion to incorporate recommendations on how this project can serve as a bicycle hub for downtown.