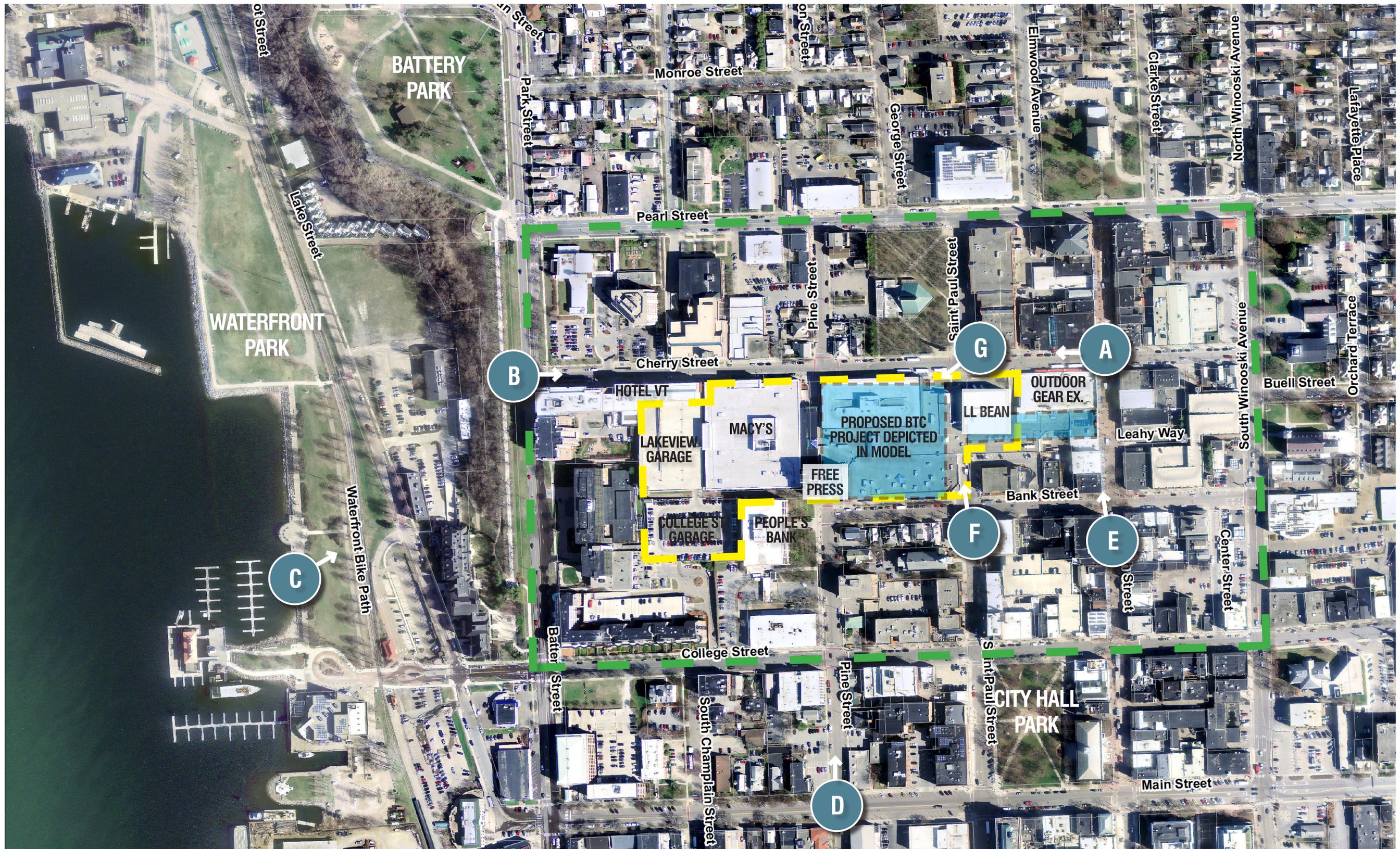


MODEL CONTEXT & VIEW LOCATIONS



MODEL EXTENT PROPOSED DOWNTOWN MIXED USE CORE OVERLAY BOUNDARIES A VIEW LOCATION

EVALUATING THE MODEL

MODEL CONTEXT & SCALE

This model includes the area of downtown bounded by Pearl Street, Battery Street, College Street and Winooski Avenue. The base of this model represents the change in the City's topography, and the foam pieces represent the form and location of existing buildings in downtown.

WHAT DOES THE MODEL SHOW ME?

This model shows us a "birds-eye-view" of the basic height and mass of buildings (existing and proposed). This can help us evaluate two things:

- how the proposed BTC project fits within the existing downtown context
- an example of a project that meets the height and massing contemplated by the proposed DMUC Overlay

WHAT DOESN'T THE MODEL SHOW ME?

The model does not represent architectural details, nor streetscapes and pedestrian-level details that influence our perception of downtown (see accompanying views). Additionally, the model/images do not represent an approved BTC project. Based on City Council review of the DMUC Overlay zoning amendment, and review of a formal application for the BTC project, it is anticipated that additional project design modifications will result-- in particular, to meet the DMUC's new urban design requirements for the facade on the lowest levels of the building.

HOW TALL ARE BUILDINGS REPRESENTED IN THE MODEL?

There are two interchangeable "inserts" included with this model. The insert that is currently displayed depicts the proposed BTC redevelopment within the context of existing buildings downtown. Existing buildings in the downtown range from approximately 20' up to approximately 105' in height. Below are some heights of the taller buildings within this model:



**BURLINGTON SQUARE (FREE PRESS BLDG)
(FROM PINE STREET)**
104' (116' with rooftop mechanicals)



**KEY BANK BUILDING
(FROM BANK/ST. PAUL ST.)**
94' (105' with rooftop mechanicals)



**WESTLAKE RESIDENCES
(FROM BATTERY STREET)**
104.5' (107.5' with rooftop mechanicals)



**PROPOSED BTC PROJECT
(CHERRY STREET ELEVATION)**
Proposed 158' + rooftop mechanicals

EVALUATING THE MODEL

EXISTING VS. PROPOSED CONDITIONS

There are two interchangeable “inserts” included with this model. The properties that make up the insert are those which are included in the proposed Downtown Mixed Use Core Overlay (DMUC) zoning district. One insert, the stand alone model piece, models the existing buildings on the properties in the Overlay. The other, currently displayed in the overall model, models the proposed redevelopment of the Burlington Town Center (BTC) within the context of the existing buildings in the Overlay. The model is based on the plans for the BTC that were presented to the Design Review and Design Advisory Boards in July 2016.

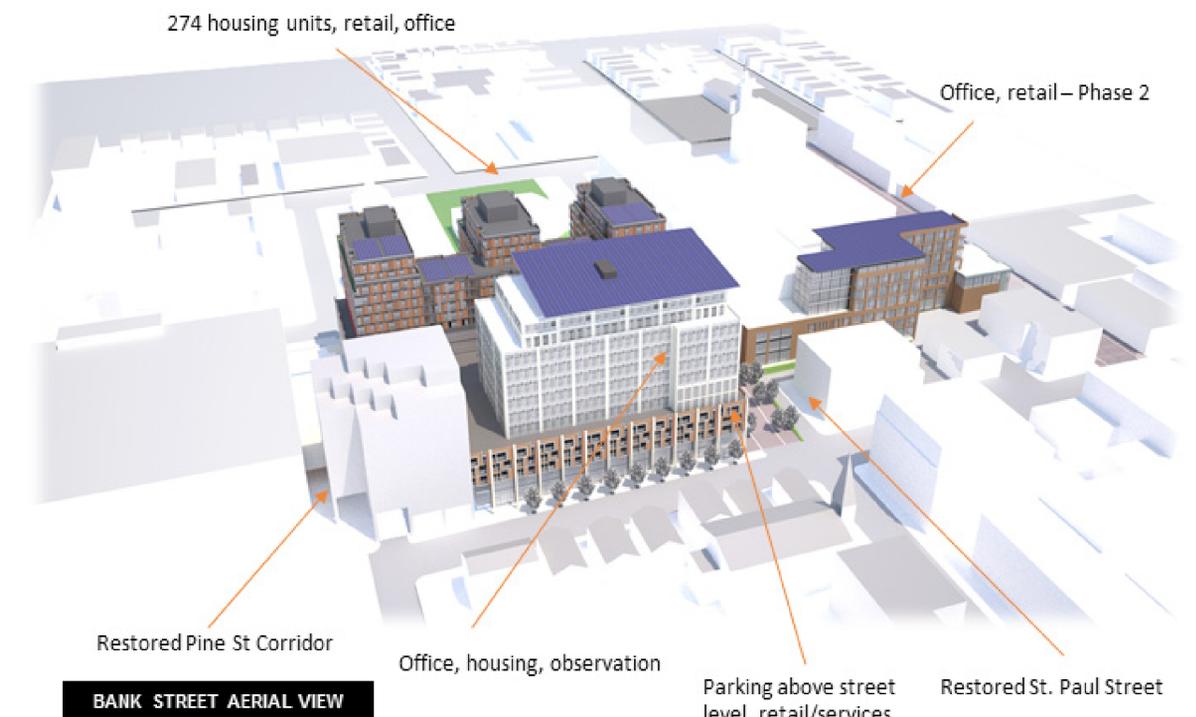
PROPOSED BTC REDEVELOPMENT

The proposed BTC redevelopment is the result of a community engagement and design process, a discussion which began in November 2014. The proposed redevelopment of these sites has evolved in significant ways as a result of public input and the City’s Technical Team analysis, as well as the mall owner’s modifications to make the project financially and strategically feasible.

The most current concept for the redevelopment of the BTC Mall site is illustrated at right. More information about the public process and FAQ’s about the proposed project can be found at: www.burlingtonvt.gov/btvmall.

DOWNTOWN MIXED USE CORE OVERLAY (DMUC OVERLAY)

The DMUC Overlay is a proposed amendment to the City’s Zoning Ordinance intended to facilitate the redevelopment of a portion of the former Urban Renewal District with higher density, mixed-use development, and implement many of the goals found in *planBTV: Downtown & Waterfront Master Plan*. While this amendment contemplates an increase in height from the current 65’ (105’ with bonuses) height limit to 160’, it also updates the City’s Official Map to reconnect St. Paul and Pine Streets, and, among other key goals, includes critical urban design standards to bring street life and economic activity to this part of downtown. To see more information and FAQ’s about this zoning amendment, visit: www.burlingtonvt.gov/btvmall.



PEDESTRIAN-LEVEL VIEWS

VIEW
A

CHURCH ST & CHERRY STREET
LOOKING WEST ON CHERRY ST.

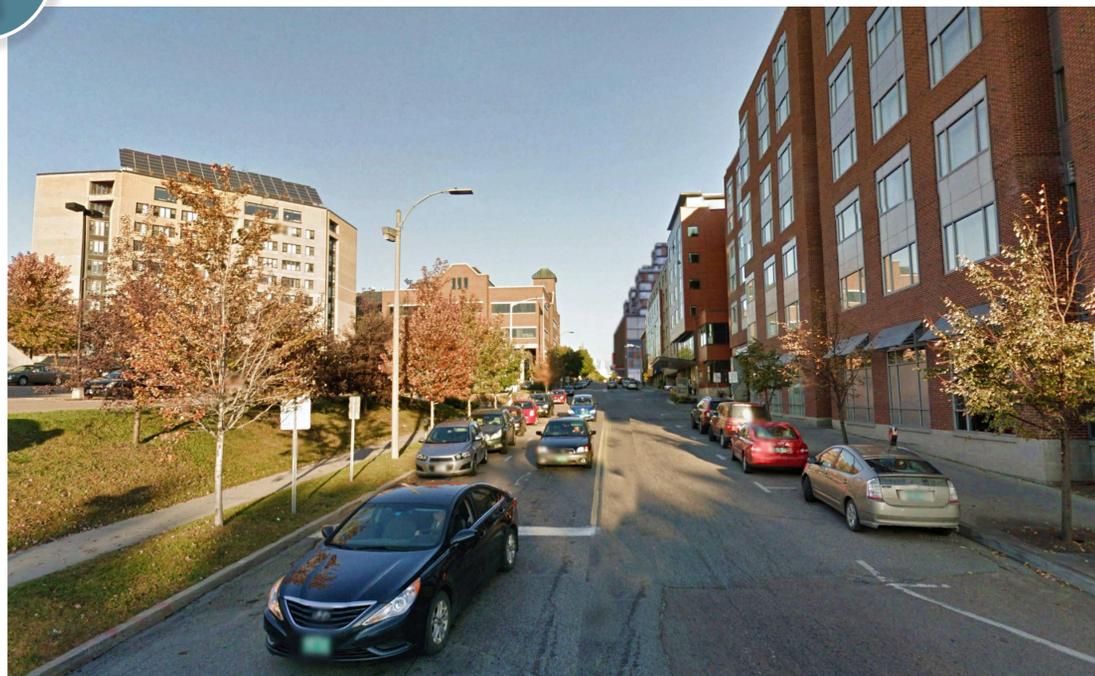


EXPERIENCING THE DOWNTOWN ENVIRONMENT

We experience the character of Burlington's downtown core from the street-- as we're walking along the sidewalks, shopping on Church Street, and enjoying the City's parks and waterfront. The placement of buildings, quality of their design, and the streetscape all help us "read" our environment, and shape our perception of the individual buildings and elements in that environment. These images, paired with the physical model, help us understand how the proposed height and mass of the BTC project may look within our existing downtown & waterfront environments. Additional views can be found online at www.burlingtonvt.gov/btvmall.

VIEW
B

BATTERY ST. & CHERRY STREET
LOOKING EAST ON CHERRY ST.



VIEW
C

WATERFRONT PARK BOARDWALK
LOOKING TOWARD WESTLAKE APTS



**VIEW
D**

**PINE ST & MAIN STREET
LOOKING NORTH ON PINE STREET**



**VIEW
E**

**CHURCH ST. & BANK STREET
LOOKING NORTH ON CHURCH STREET**



**VIEW
F**

**ST. PAUL ST. & BANK STREET
LOOKING NORTH WEST AT PROPOSED BTC**



**VIEW
G**

**ST. PAUL ST. & CHERRY STREET
LOOKING SOUTH WEST AT PROPOSED BTC**

