



November WAG Notes
January 10, 2019
Dinse

- **Guest Speaker Barry Lampke**
 - Update on Water Quality
 - Goal of ECHO to education the public on the Lake and its needs
 - Clean Water Summit-April 5th
 - Focus on connecting the arts and science community.
 - Bringing different groups to the table in hopes of telling the Lakes story and advocating on its behalf
 - Clean Water Policy Forum
 - Making the business case for clean water
 - Vital that business voices advocating for clean water efforts
 - Statewide clean water efforts
 - Working to identify funding resources for cleaning up Vermont's water resources
 - Focus on total maximum daily load(TMDL) of phosphorous
 - Phosphorous is the mineral that leads to the growth of Blue Green algae
 - Goal is to bridge the \$25 million over 20 year funding gap
 - Scott Administration will make recommendations on where the funds will come from
 - Potential for a new model on agriculture
 - Smaller farmers have a difficult time navigating regulatory hurdles and surviving in changing economy
 - Vermont Clean Water Network founded in 2016
 - Focus on funding resources, public engagement, building capacity at watershed, growing involvement
 - WAG should consider another outreach to public officials for this legislative term
 - Clean water policy statement that would send a message of our support for finding solutions for this issue
- **Guest Speaker: Kirsten Merriman Shapiro, CEDO**
 - Outline of new plan for Moran Plant redevelopment
 - New FRAME concept is a way to use the \$5.4M currently available through TIF Funding
 - Alternative would be to tear down the Moran Plant at a cost that would exceed the money currently available as well as limit future uses for the site
 - Project is under a quick timetable due to rules regarding how TIF funds must be used

- How will the city ensure that this project meets the proper timeline?
- FRAME concepts would be managed by Burlington Parks, Recreation & Waterfront staff
- Presents a plan that sures up the current structure while allowing for future redevelopment and uses at the site
- WAG members are excited about the project but have reservations about a couple of things
 - Parking for future uses
 - Expanded amenities will require more parking especially in light of other attractions on the northern part of the waterfront (marina, sailing center, skatepark)
 - Security
 - How will the city ensure that the site remains supervised?
 - Potential for BPRW to open small satellite office in the new facility
 - Bathrooms
 - The new project should provide new restroom facilities as none are available in that section of the park presently
 - Shoulder season demand for bathrooms

Next Meeting:
Thursday, February 13
8:00am-9:30am
Dinse

Comments from other Targeted Stakeholder Meetings:

- It is currently an eyesore not an icon
- Maybe solar on the roof or solar sculpture
- Highlight energy use and history of the building
- Aesthetically more pleasing design – more of a window as frame does not obscure the lake
- Love it – feels like this will increase use
- Thinks this is best and is expandable for future iterations
- Love it
- Gender neutral restrooms!
- Compliments bike path and other uses
- Pragmatic- likes possible vendors or viewing decks – why don't we have more vendors in Parks?
- Exciting
- Likes modest approach to do something well
- Parking – free?
- Big TV likes possibility to watch free movies or events together as a community
- ADA compliant – access for all
- Ice cream socials
- Kid's activities are a must – play structures or elements
- Bathrooms
- Will there be parking passes like for other parks?
- Getting there – transportation – shuttles, bike, boat or on foot
- Like bricks
- Cultural markets in the future
- Ice rink or basketball courts
- Connectivity along the water's edge
- Creemees and food trucks
- Pragmatic uses the funds City has to improve today
- How to communicate parking/ transportation options to out of state visitors
- Do not devote waterfront land to large surface parking lots
- Zip line, slide or gondola from Battery Park to Moran
- Staircase from Battery Park to Waterfront
- Café with Wifi
- Free wifi
- Shuttles or regular buses to get people there
- Cost too much – don't spend money –2014 ballot question was confusing
- Like it very practical
- Do it now

- Short term parking for small craft like canoes, kayaks or paddle boards
- Accessible for all ages and mobility's
- Possible railroad connectivity
- Bike racks
- Bike maintenance/vending machines
- Bathrooms!!!!
- Acknowledge industrial history/architecture of the site – exhibit with 5-10 minutes worth of information
- Acknowledge brownfields and coal use and implications
- Don't modernize completely keep more of the building
- Don't lose all bricks
- Café – food /coffee- sit and spend time
- Access for all to the lake
- Incorporate winter activities- ice skating, ice fishing winter festivals
- Extend the College Street shuttle
- Summer activities will make money to support more frequent winter activities
- Ugly remove the building
- Attract young adults and children 18-30 yr olds – ice rink, small craft access, small business space water access, concerts.
- Observation decks – big age range appeal
- Playground equipment
- Accessible to all ages
- Multiple activities for whole family
- Flexible space = multiple uses
- Tables for other uses and a playground
- Hammocks in the summer
- Heated space in winter
- Swings more popular than benches
- Sitting
- Swimming access, but concerned about water quality and safety
- Vertical gardens and bathrooms
- Observations deck, but access key by elevator and stairs
- Mural or that type of thing
- Concert venue – help with revenue
- Grills/picnic space – family space
- Bathrooms - great

PACC 1/30/19 - Notes from Small Groups

Group 1:

What do you like about the concept?

- More public space
- Win-win, better than demo
- Attractive Design – structure
- Coal hopper design element
- Brick, more brick not just skeleton- wind protection
- Potential future phases enclosure
- Different uses – flexibility
- Connection to the waterfront and events
- Reuse economically

How could this project positively impact our community?

- View and location

Additional Funding- what other additions would you like to see

- Ice rink
- Viewing decks
- Flexibility for many uses- accessible
- Food trucks
- Wayfinding
- Viewing screen- movies, sporting events
- Transportation improvements and accessibility – shuttle or trolley
- Recreation & sports; basketball, playground, volley ball rock climbing
- Convention space
- Revenue generation - rental space
- Rooftop gardens
- Vertical agriculture
- Seating amenities for the neighborhood
- Connect to downtown –staircase
- Beach – grills, seating and sand
- Incorporate history of electric /energy innovation

Priorities:

- Public process, energy around, blank canvas
- Observation deck
- Sporting facilities including winter
- Smaller cost items first to fund further improvements
- Include public input and engagement for each phase
- Use bricks

- How to engage for future phases:
 - History
 - Vision wall to engage
 - Food – BBQ
 - Survey
 - Event on site
 - Reach out@ UVM green
 - At polls
 - Flyers, posters
 - Discussion to fuel creativity
 - Waterfront presence and events
 - Farmers market

Group 2:

What do you like about the concept?

- Preserving history
- Visible landmark
- Flexibility of space for multiple uses
- Maintaining and expanding public space
- Cleans up a derelict building
- Adds identifiable winter space
- Compliments other uses on the waterfront
- Financially feasible and takes advantage of TIF funds
- Integration of site with other sites- Bike Path, Sailing Center etc
- Taking action /do able after 30 years

How could this project positively impact our community?

- Used by artists and performers
- Year round bathrooms
- Farmer' market an option
- Identifiable landmark- draws people and visitors
- Accessible and welcoming for all ie youth and seniors
- Maintains history of the waterfront
- Serves as an example for preservation of historic sites along the waterfront.

Additional Funding- what other additions would you like to see

- Viewing platform
- Ice rink
- Snack bar
- Teaching space/community space
- Fully accessible playground/universal playground
- Bike rentals/skate rentals

- Collapsible Wall – towards lake?
- Adaptive sports facility winter and summer sports, e.g. gymnastics, basketball, aquatics etc.
- Performance venue
- Food trucks/pop up vendors
- Community space
- Sculpture gardens/Park – re-establish a sculpture park
- On-profit hub (non-profits scattered hub for residents and tourists)
- Urban gardens

Group 3

What do you like about the concept?

- Low barrier to access
- Different seasons = different activities
- Like adaptability of FRAME – can try things out and see if they work. Evolve opportunities
- Iconic
- Flexible - can serve more than one function?
- Like long term thinking - very smart
- Observation decks amazing along with ice skating

How could this project positively impact our community?

- Open up a new area of Burlington
- Community activities come together
- Lots of potential on its own. Plus adds potential to boost other events- art Hop, jazz fest, beer fest, food fest, music..... a real synergy to the waterfront as a whole.
- Achievable and \$ exists now – **Do It!**
- It's an important piece of Community History

Additional Funding- what other additions would you like to see

- Incorporate new ways to boost non-commercial operations
- Secure long term tenants

Priorities:

- Access plan
- Covered bike parking
- Serviced by the college street shuttle – turn around
- Observation decks = marquee; movies and lawn chairs
- Infrastructure
- Keep brick = keep personality
- Brick preserves character & history
- Keep waterside open
- Brick highlights form and provides entrance way
- Keep the (City of Burlington Electrical Light Plant) sign

- Maybe use a screen material that is somewhat transparent instead of brick – similar to hopper approach shown in renderings.

Group 4

What do you like about the concept?

- Public restrooms
- Contributes to lake clean up(lessen runoff)
- Who is it for? All residents- accessibility etc
- Provide waterfront sheltered space
- Like ice skating rink
- Pays homage to the historic structure
- Concerns around FRAME structure – safety and liability
- Would like to preserve more of the structure/history
- Concerned about winter use
- Time frame for “activation”
- Turns eyesore into an icon
- Current concept like ideas
- Keep sluiceways and water into the building

How could this project positively impact our community?

- Impacts on Waterfront parking? Increase need for parking
- Impact on Depot Street- role of Street as access- investment required to improve access
- Make Depot Street a more welcoming connection

Additional Funding- what other additions would you like to see?

- Activate FRAME
- Concert space
- Accessible for all
- Maritime led use fits with public use
- Public annex for ECHO?
- Waterslide- Big Waterslide!
- Vertical garden supplying low income families
- More cost effective elevator
- Cost of operation included in city budget
- Who is this for? Burlington and tourism
- Best most welcoming designs think about youngest and oldest – Access and features
- More diversity/flexibility of function like food, water, sewer, power, etc
- Commercial activity supporting community/public uses
- Ensuring universal Access- low cost/no cost
- Office space BPRW
- Access to food trucks
- More creemees

Moran - FRAME Comments received on line

Comment

Moran Plant should include solar panels! dont cut any trees down!

I have to say, I think this is the best plan for Moran to date (and I've been around for all of them!). It's both out of the box and it makes great sense. I support it fully and wherever needed, will vote to move this Observation Vision forward!

CR

Through the years, I have supported all ideas behind changing Moran into something more. I supported the YMCA proposal, the ice climbing wall and mixed use ideas all put forward over the years. It was important to me to create vitality on that end of the waterfront.

This latest idea, however, is an insult to Burlingtonians and I do not support it.

First is the affront by the mayor's declaration that he is collecting public input. While technically true, one must navigate the political spin in order to get there. For example, your link sits below a glowing pitch for this latest unfiltered idea. Scrolling down, the public input link sits neatly atop a timeline which conveniently falls to mention the mayor's promise to demolish Moran entirely if his New Moran project failed.

All of that spin acknowledges that a mayor, who very clearly promised an outcome if his desired outcome did not come to fruition, directed his department (CEDO) to design an alternative despite his own promise. Not only did he go back on his word, but he tasked it to a CEDO Director with only weeks left in his interim tenure - and therefore no accountability. This is a classic case of bait & switch by the mayor: "Support my proposal and I promise demolition if it doesn't work out. Unless it doesn't work out, in which case I will do what I want."

As to the proposal itself, it's ugly, remains an eyesore, does not fit into the theme of Waterfront Park, will serve as a graffiti magnet, obstructs public access to an otherwise accessible public park, and poses safety concerns. Even worse, CEDO's latest proposal carries a message for what it truly is: a stroke of indecision by a disingenuous developer mayor desperately trying to twist an electorate into supporting whatever he wants (as yet undetermined).

In conclusion, congratulations for producing the first Moran proposal I dislike. Now let's see your proposal for demolition as promised.

Sincerely,

Tiki Atchambean

I love love LOVE the new concept for Moran! Really creative and practical reuse strategy. Go for it!

Yes to frame concept!

I think the FRAME concept goes out of the box in a really clever way! Kudos to whoever came up with it. It appears to offer flexibility; I imagine it will be intriguing in and of itself and will draw people to it. Very glad to hear it will include gender-neutral restrooms, SO needed in the waterfront area!

FRAME is a terrible idea and should be dropped immediately. Ca. 10 years ago the "Ice Factor" proposal was based on bringing outdoor activity (ice climbing) indoors, out of season. That was silly and fortunately it went nowhere. Now FRAME proposes the opposite: bring indoor activities (movies, art exhibits) outdoors in a very short season-with no walls and almost no roof! This is just as silly.

What to do? Demolish Moran. Plant grass, not asphalt. If an ice rink is desired, flood a section seasonally. The maximum building could be a one story 500 sq/ft. warming hut with a bathroom, walls, and a roof.

Thank you for offering the opportunity for public comment online. While I don't love any of the plans, I like FRAME the best because it appears to have the most green space. Please recognize that many of residents who have lived in Burlington a long time feel a deep connection to the lake and the shoreline, and putting buildings or public amenities right on the shoreline detracts from the view of the water and the mountains, and therefore our ability to connect with the place we call home. For example, it would be great if the exercise equipment could have been put on the other side of the bike path so as not to mar the view for those of us using the bike path but not the equipment. It really does make a difference (and please consider this for future placements!). Re: Moran, please choose a plan that emphasizes the natural features of the shoreline and the beauty of the vista that is already there. Artwork, banners and especially text are not necessary. The mountains are enough! A good architect should be able to highlight the natural features behind the structure and take into account how light will move through the space in ways will add to the experience without detracting from the stunning scenery behind.

WOW! I think this is an effective solution and absolutely love the idea. In addition to hosting a variety of events this could also be a great way to showcase Burlington's history (with maybe with some old waterfront artifacts.)

P.s. Having a structure like this would certainly set us apart from other cities and provide a precedent for future projects that can bring the community together.

I love the concept of the deconstruction leaving the frame and adding a few amenities.

My hope would be for the large letters that say "City of Burlington" to be repurposed somewhere on the remaining structure.

Thanks for this direction

If it's between the Frame concept and tearing the building down completely, please go with the Frame concept. It's a neat concept that shows how Burlington is adapting over the years for the better. There aren't many towns that are turning fast food joints into restaurants and old power plants into community hubs. Tourists that visit Burlington will surely appreciate the transformation.

We like the idea of making this area into a nicer use of waterfront space. It's hard to tell from the mock image if the reconceptualized building will actually look good. More mock up images might be helpful. Waterfront bathrooms and changing rooms are surely needed! The idea of an outdoor venue and winter ice rink is very appealing. The waterfront is also lacking in having a truly wonderful children's playground- if this could be incorporated in some way, it would be a very appealing addition to downtown.

LOVE IT!! This is by far the best plan yet - less is more - in so many ways.
And, I appreciate the gender neutral rest rooms :)

Thank you for the opportunity to comment on the current Moran Frame proposal.

FUTURE PHASES

I understand the concept of first starting with just a basic frame, and then considering possible future phases, such as elevated viewing decks, winter ice rink, summer stage, large children's playground, etc. It would be helpful for the City to prepare preliminary estimates of the costs and funding sources for these future phases. Without a sense of the economic feasibility for these future projects, it is unclear how long it will be before any enhancements are made at the site.

Might it make sense to also consider options for innovative funding sources now, similar to New Moran's proposal for seek philanthropic contributions, as well as entering into concessionaire contracts with local businesses, similar to the North Beach snack bar, to provide services?

SHELTER

I suggest more design work is necessary to incorporate more substantial shelter for the Frame, especially given the likelihood of rain storms in the summer/fall.

FRAME PLUS?

For your consideration, please take a look at a conceptual drawing that would immediately add significant value to the current FRAME proposal - that would include a waterfront cafe, and a reliable covered space for activities.

<https://drive.google.com/open?id=1j7KUJ1LugF16FWu68QthvH0-7DYU7GE>

Thanks.

FRAME looks wonderful! It seems like it's really in keeping with what the waterfront already offers, and keeps the structure of a historical building without the prohibitive expense that has prevented progress. I would far rather see this than the building demolished. Let's do it!

The Frame concept is intriguing, but I would like to know if the following were included in the estimated cost:

1. Inspection and analysis of the steel structure by an engineer to ensure that it is structurally sound,
2. Painting of the structure to ensure that it stays structurally sound (and looks nice as well).
3. Pigeon remediation. The steel structure looks like a magnet for pigeons, who would subject passers-by to aerial bombardment.

Thanks.

time and resources to pursue as a parallel track to the FRAME idea. I believe we would know very soon whether this full redevelopment concept has traction.

I am calling this concept:

Waterfront Tower - Redeveloped from the old Moran plant on Burlington's waterfront, a 14 story, LEED certified vertical farm, clad in LED glass panels and topped by an enclosed viewing area.

Seattle, St Louis, Toronto. What do these cities have in common? They all have a great landmark anchoring their waterfront. By redeveloping the Moran plant to its highest and best use, the City and its stakeholder partners have the opportunity to realize the site's full potential to instill civic pride, grow local tourism and hedge against climate change all while feeding our community's most vulnerable populations nutritious, delicious, fresh, locally grown, pesticide free fruits and vegetables.

*Design - arrived at through a Statewide design competition, the structure is expected in its redevelopment and operation to adhere to LEED specifications, whose basic tenets are Reuse, Source Locally (within 250-500 miles) and construct/operate with lowest carbon footprint possible.

-certification - low flow toilets, native grass, soil permeation, LED lighting, recycled materials, locally sourced etc, for LEED qualification
-bricks - a minimum of 5100 bricks are proposed to be upcycled for the concept, each to be engraved with a name of a supporter for \$49 apiece. Generates \$250,000.
-LED lighting - external LED embedded panels can light up with different colors at different times of year. Rainbow for Pride Week, pink for Breast Cancer Awareness, etc.
-accessibility - the design shall be accessed by elevator to viewing platform and a circular egress winding around the interior perimeter of the structure, similar to MOMA in NYC, allowing access for individuals of all abilities and a continued unencumbered panoramic view throughout entrance and exit.

*Tourism - the structure's height with enclosed viewing platform open 360 days 9a-9p, it's LEED qualification, scenic beauty as an inside botanical garden and altruistic purpose will make Waterfront Tower a tourism draw for the region with an impressive economic impact. It is foreseen that school aged children will travel via field trips to the tower for its educational purposes. At \$1.00 admission, \$12K is projected revenue in its first year of operation.

Please work to obtain LEED certification for whatever redevelopment or (partial) demolition of Moran occurs. It will add to the City's Eco-portfolio and can be a marketing tool throughout the process and the site's future operation. Low flow toilets, LED lighting, reuse of materials, source locally, native grasses, few impermeable surfaces, low carbon footprint and offsets, etc. Thank You.
I see that DEW provided estimates for the FRAME concept, but I would like to see a comparable estimate for complete demolition to understand the cost delta. I don't see how the City can spend more than the cost of a complete demolition without going back to the voters.

Also, I am concerned that the FRAME would be a magnet for pigeons, which would not be good for pedestrians strolling underneath.

Looks like an excellent, cost-effective concept that will at the same time generate an iconic image on the waterfront. The one suggestion I have is to relocate the splash pad and water jet sprays currently planned for City Hall Park to the lawn next to the Moran Plant. It will get much more seasonal use here, and you'll have plenty of room to install the needed restrooms, changing facilities, showers, and foot baths. My bet is that the Pomerleau Foundation would be pleased to shift their gift of the splash pad to this location.

Hello,

I will put in writing something I shared at the 1/30 forum. While it's true that the majority of car and foot traffic enters the Waterfront through one block (College & Battery), there is another access point that has been neglected for years. Depot Street is the foot and bike access point for the Old North End, and as development continues to move North, into the Urban Reserve, there is a real opportunity for the city to reinvest in this road.

Currently, Depot is potholed, unlit, and unsafe. Its neglect sends a message to the people of the Old North End. Essentially, it says that the city isn't invested in its most diverse neighborhood feeling welcomed--and welcome. Investing in Depot Street would be a direct investment in the O.N.E., and it would be a beacon of inclusion of a regenerating, but still under-resourced community. If the city values equity and inclusion, it would seem that the redevelopment of Moran would provide a key opportunity to think about multimodal transportation, diversity, and access.

I don't claim to have any idea about what a reinvestment in Depot Street would look like. It could be as simple as a repaving and a welcome sign, or an archway. Even something small and symbolic would go a long way.

Thank you for your efforts on this project,

*Dov Stucker

Thank you for sending along your email on Friday February 8th it looks like it appeared in my inbox around 5:30 pm that is a long day for a Friday. If you would take the questions and comments below and place them in the public record as well as provide answers to them I would appreciate it. If it is possible to have a response by 2/13 around noon that would be great. I will be going to the Parks, Art and Cultural Committee meeting that night and it would be helpful to know these answers prior to the meeting. I will send these comments to the mentioned CEDO page in your email as well, but I want you to receive them to help expedite a response.

1. Is it standard to send information out and only provide two days for comment and close the comment period on Sundays?
2. The Mayor stated "this project is doable we do have the \$5.4 Million dollars and if they are not used they will have to be sent back to Montpelier" my question is does the City have \$5.4 million dollars sitting in a dedicated account for this TIF district to use? I thought the City did not have these funds currently and they would have to issue bonds in that amount. Please answer.
3. Mayor stated that "2/3rds of the TIF funds need to be used for demolition of the site". Assuming this is correct then approximately \$3.45 million dollars could be used to remove the structure which is very close to the low end estimates for the removal of the building. Please confirm this is accurate.
4. Who initiated the process and design proposal, was CEDO directed by the Mayor? What was the scope and budget used?
5. Who was the team or what directions were used to develop this concept for Moran?
6. Who is driving or directing this proposal right now for a decision to be made? Essentially what group or organization?
7. It seems that this proposal is being pushed fairly hard to be approved and it seems related to the TIF funds and their sunset time line of 12/19.
8. Would this concept have ever been brought forwarded by the City if it was not for the TIF funds or the expiration? I think this is a very important question to have answered and made clear. I do not believe this concept would have been developed or brought forward if it was not for the TIF funds and the perception it will not cost the taxpayers any money which is not true in the long run with additional phases and operational cost moving forward. No deal is better than a bad deal and with the lack of information this seems like a possible bad deal right now.
9. Was tearing down the structure and stabilizing the site considered during this latest review?
10. Can the full amount of the TIF funds be used for removal of the structure?
I am very excited at your latest concept. I loved the ones before as well.
This should always be a place for large art work to be displayed.
Please add bathrooms and a room to sit in and get something warm to drink or eat, when the weather is horrible. Having pop up markets in the good weather is great. Ice skating in winter. I like all of your ideas. Please do not add loud music like you have in the rest of the waterfront.
Please do the best clean up you can now with this space, so we do not have to do this again.