

To: City Council

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Cc: Brian Pine, Director, Community & Economic Development Office  
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Date: March 11, 2024

Subject: South End Coordinated Redevelopment Pre-Development Agreement

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### **Request**

This memorandum requests that the Burlington City Council adopt the attached resolution which authorizes the Mayor to execute the South End Coordinated Redevelopment Pre-Development Agreement. This agreement continues the collaborative work of the City, Ride Your Bike, LLC and Champlain College for the redevelopment of an approximately 13-acre area within the newly-designated South End Innovation District.

### **Background**

In December 2021, the Administration put forth an Action Plan to fulfill the promise of Housing as a Human Right in Burlington which included a commitment to open new housing opportunities in the South End. In July 24 2023, City Council unanimously approved the South End Innovation District (SEID) zoning amendment, which was developed with the intent to promote a vibrant urban district with a mix of uses, including hundreds of new homes and neighbors coexisting with new spaces for arts, light manufacturing and other commercial uses. The SEID covers 14 vacant or underutilized parcels on the west side of Pine Street between Howard Street and Sears Lane, including the City-owned 68 Sears Lane parcel.

In anticipation of this Zoning Amendment, on January 31, 2023 the Administration entered into a Memorandum of Understanding (MOU) with the owners of land parcels neighboring City-owned property in the South End: Champlain College, owners of 175 Lakeside Avenue, and Ride Your Bike, LLC, owners of 125 Lakeside Avenue – which is being developed by the same developers as the nearby Hula Lakeside. The purpose of the MOU was to facilitate a conceptual design and framework for the coordinated redevelopment of the parcels resulting in a vibrant, sustainable, and accessible mixed-use neighborhood and the three parties have been working together over the past year with funding from the Chittenden County Regional Planning Commission.

During that time the newly formed South End Innovation District Zoning Amendment was designated a *Neighborhood Development Area* and the City was successful in securing a grant from the Agency of Commerce and Community Development for public realm design for this site. The City has held two public engagement events to share progress and gather feedback from the community and currently has an on-line survey available to continue

gathering input. The MOU, survey and more background about this work can be found at <https://www.burlingtonvt.gov/CEDO/Capital-Projects-Financing/SouthEnd>.

At the February 26 Council Meeting, staff provided an update on coordinated planning studies that have advanced under the January 2023 (MOU) within the newly-designated South End Innovation District, and answered questions about the draft pre-Development Agreement to further this work.

### **Pre-Development Agreement**

The Pre-Development Agreement will further the collaborative planning work that began under the MOU. It identifies an agreed upon set of foundational objectives and design goals to which we are making commitments for ongoing study and potential future collaboration. The agreement assumes we will work together over the next nine months to develop a site-wide housing plan (with a minimum of 20% affordable housing); a public realm conceptual design; and a joint PUD application. During this time, we will also continue to study the infrastructure challenges and opportunities on the site and immediate vicinity, as well as potential funding mechanisms. Based on the outcome of this work we anticipate being prepared to enter into a Development Agreement by the end of 2024.

### **Conclusion**

This collaborative work provides a unique opportunity to develop a new sustainable, walkable, mixed-income neighborhood with the potential for more than 1,000 new homes as well as significant new non-residential space.

### **Attachments**

South End Coordinated Redevelopment City Council Work Session Slides (2024\_02\_26)  
South End Coordinated Redevelopment Pre-Development Agreement  
South End Coordinated Redevelopment Pre-Development Agreement Resolution