



COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

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MEMORANADUM

TO: Don Sinex, Devonwood
William Fellows and Sherida Paulsen, PKSB

FROM: Peter Owens, CEDO

DATE: July 10, 2015

RE: Burlington Town Center: Preliminary Technical Team Summary

The City (staff and DAPAC) has completed its preliminary review of the Technical Team Reports on the May 5th Conceptual Plans for the Burlington Town Center redevelopment. Below is a summary of the comments and feedback on the design plans. A consolidated version of the Technical Team reports is attached. A careful review reveals considerable concurrence on key points among the consultants. Highlights include:

1. HEIGHT & MASSING

- An ideal site for high density development in downtown Burlington.
- Along Cherry Street (too monolithic) reduce building massing by establishing greater differentiation among building parts to better integrate into scale and character of surrounding cityscape
- Explore alternative massing that may allow greater residential use and less roof top open space.
- Light and shadow studies are needed to assess impact on streets

2. CIRCULATION & CIVIC CONNECTIVITY

- The opportunity to re-open enduring 24/7 public connection along St Paul and Pine Street corridors was viewed as highest public priority.
- Connections as currently designed will be perceived as providing public access across private property (not truly public connections). Should read as extensions of the surrounding streetscape

- Along St Paul, return to concept with office building to west of public corridor (not over it). Create open (both horizontally and vertically) and barrier free street connectivity for pedestrians and possibly bicycles. Should both feel like public street, lined by active shopfronts, and have enduring public rights of way.
- Along Pine Street, study above within constraints of partially obstructed corridor. Additional study to address feasibility / best options for permanent bicycle and vehicle connections through or under mall.

3. CHERRY & BANK STREET ACTIVATION

- Crucial for the design to create an engaging and transparent façade along both the Bank and Cherry Street blocks.
- Further design development needed at street level. Re-consider use of recessed collonades—concerns for uninviting spaces in dark cold winters. Replace with transparent street walls and canopy elements more in scale with active streetscape.

4. PUBLIC OPEN SPACES

- The rooftop green spaces are convincing as amenities for the building tenants, but less successful as public spaces.
- Concern for accessibility and cost based on experience in other cities.
- Consider smaller, more programmed rooftop spaces.
- Consider public access to highest, most dramatic views.

We look forward to meeting with the design team to discuss these findings soon. The discussion will also be informed by the City's deal parameters memo transmitted under separate cover.