

Response to City's Eight "Key Recommendations" from Public Process

Devonwood Investors has partnered with the City of Burlington pursuant to the resolution approved by the City Council in December, 2014 to prepare a development plan for the parcels that are occupied by the current Burlington Town Center mall and its related structures at the parking garage and office building. The City Council resolution included a public process. The first three months of this public process was summarized in a communication received from the City dated March 27, 2015. The development team's response to the City communication is outlined below.

The development team has further refined the conceptual design in response to the comments. The new design includes: expanded retail spaces at ground level through elimination of the garage and infill of the setbacks along Cherry Street; new office space for both loft-type floors above Cherry Street and traditional floor plates above Bank Street; new residential buildings from floors 5-14 to accommodate a variety of unit types and price points. The project includes a new auto and bike pathway from Cherry to Bank Street near Pine Street, and new public spaces at grade and rooftops to provide year-round civic and event spaces.

The March 27th communication synthesizes public outreach and response in a series of **Eight Key Recommendations** to guide the development of the property. The owner and design team of PKSB Architects proposes the following components in response to these eight recommendations:

1. **MAKE CONNECTIONS:** Create clear north/south and east/west connections through the mall.
 - a. *The new plan will include two north/south arcades/gallerias: St. Paul Street and Pine Street. The arcades are proposed to align closely with the existing street rights-of-way, and to be privately owned public spaces, to be maintained by the mall ownership. Each arcade will provide access to the public space on the roof, retail storefronts, and entrances to new uses, either residential or office.*
 - b. *The new plan will also include a new east/west arcade to connect Church Street to the new Pine Street arcade, and will allow for pedestrian connection to Cherry and Bank Streets.*
 - c. *All three arcades are intended to be pedestrian connections, with hours for access to the public to be determined in the development agreement. Tenants of the retail stores and new residential and office uses will have access per their tenant agreements with the mall ownership.*
 - d. *Add a new automobile/bicycle pathway to connect Bank and Cherry Streets.*
2. **DIVERSE HOUSING:** Include a diversity of housing types in the project – price points, targeted demographics, size, etc.
 - a. *The project will include approximately 301,000 square feet of new residential units in two new buildings on floors 4-14 facing Cherry Street.*
 - b. *At least 20% of this floor area will be dedicated to affordable housing. At a minimum, the project intends to comply with the Inclusionary Zoning ordinance or a City Council approved alternative.*
 - c. *The unit breakdown will be developed in partnership with an affordable housing partner.*
3. **PUBLIC SPACE WITH VIEWS:** Build public green space with a view of the water.
 - a. *Public green space will be provided at levels 2 and 4.*
 - b. *Views of the water will be maximized at level 2 above Bank Street.*

PROPOSED PROJECT PROGRAM / DEVELOPMENT AREAS

RETAIL (two levels: concourse and plaza)	307,000 SF
OFFICE (two buildings: open loft and traditional office)	320,000 SF
RESIDENTIAL (two buildings)	300,000 SF
ROOFTOP PARKS (3)	90,000 SF
ARCADES (3)	65,000 SF
PARKING (2 levels below grade)	245,000 SF

DEVELOPMENT AGREEMENT ISSUES

Public Amenities:

The variety of public amenities will include community space, which will come out of the retail square footage; event space, which is included in the park and arcade square footage; the seasonal farmers' market; the parking area. The actual sizes are to be determined during review by the City.

Zoning:

We have assumed that the mall site, including the existing office building and parking structure will be included in a new overlay or special district to allow for the development to proceed according to the design presented at the conclusion of the public review. The boundaries of the new district are to be determined during the public process, as well as the nature of the zoning text required.

Affordable Housing:

For the purposes of developing the overall massing and design of the project, Devonwood is dedicating 20% of the residential floor area to affordable or inclusionary units. The actual number of units will be determined with an affordable housing partner.

Parking:

The City and Devonwood agree to discuss a parking sharing strategy that will allow for the two city-owned parking structures to provide needed car parking for the mall site.