



#### **Desired Urban Form**

- Multi-story buildings (3-5 stories)
- Building form defines new streets/public spaces
- Active ground-level uses along major street frontages
- Structured parking where feasible; no parking lots along major streets
- Traditional and new materials

#### **Preferred Uses**

- Employment focused: major employment center for large and small businesses, including art/maker enterprises
- Limited retail
- Potential for multi-family housing within mixed-use buildings; potential for artist/maker work-live space

# a new **maker'hood center**

## **NEW SPACE FOR BUSINESSES, PARKS ADDED + REIMAGINED, NEW STREETS AND BIKE-PED PATHS**

At the center of the South End, a new hub is emerging, sparked by a new generation of maker enterprises. Old industrial buildings are living second, third, or even fourth lives as old mills become centers for innovation, and as humble post-World War II industrial buildings adapt to house coffee roasters and tortilla purveyors, frozen yogurt producers and doggie daycare providers, bagel-makers, and chocolate manufacturers, and one of the best places in town to grab a hot chocolate. And new buildings are part of the mix too: on what was once a parking lot, in Champlain College's Miller Center, emergent media technologies are born, and adopted by area businesses. This hub is full of potential! Where big surface parking lots and vacant sites sit today, new businesses could thrive tomorrow—providing a home for the South End's next generation of maker folks. Housing also has the potential to be a part of this mix.

**Establish a South End Neighborhood Path**, linking neighborhoods east of Pine to Calahan Park, local schools, and beyond.

**Improve walking, biking, driving and transit conditions** through the Champlain Parkway project, improvements to Pine Street, and other enhancements.

**Extend the bike path along the waterfront** to Lakeside Ave.

Add speedtables and bulbouts

With Champlain Parkway, new traffic light; over long-term, consider roundabouts

Englesby Brook - a green corridor to the lake

**Establish a "Maker'hood Center":** transform surface parking lots and underutilized sites near Lakeside Ave into a walkable mixed-use hub incorporating new space for maker enterprises, from high-tech to hand-made.

New entrance to Calahan Park

Improve sidewalks between Park and School

Expand studio space; explore potential for work-live maker space

Create a green corridor between Englesby Brook to the Barge Canal site

Consider workforce housing as part of new mixed-use buildings within maker'hood center

Construct shared, structured parking

Improve access to the Lakeside neighborhood across the rail tracks for emergency vehicles.

Pocket parks and plazas

New sidewalks and lighting on Sears Lane

New streets

Champlain Parkway constructed with multi-use path

New buildings for maker enterprises and supporting uses

Provide continuous sidewalks on both sides of Lakeside Ave

**Legend**

- Focus area
- Champlain Parkway
- Potential street
- Infill development
- Near-term reuse
- New park entrance
- Major new or improved bike and pedestrian connections
- Bike path
- Paving
- New transit route
- Raised, textured crosswalks or speed tables



# KEY INGREDIENTS

- ✓ **Establish a “Maker’hood Center”:** transform surface parking lots and underutilized sites near Lakeside Ave into a walkable mixed-use hub incorporating new space for maker enterprises, from high-tech to hand-made.
- ✓ **Extend the bike path along the waterfront** to Lakeside Ave.
- ✓ **Fill missing links in a South End Neighborhood Path,** linking neighborhoods east of Pine to Calahan Park, local schools, and beyond.
- ✓ **Improve walking, biking, driving and transit conditions** through the Champlain Parkway, improvements to Pine Street, and other enhancements.



**Establish a “Maker’hood Center”:** transform surface parking lots and underutilized sites along Lakeside Avenue into a walkable mixed-use hub incorporating new space for maker enterprises, from high-tech to hand-made. Incorporate parking in shared, centrally located structures; pocket parks and plazas that double as a stormwater management features, and that can be used for local events; new streets; and a “green corridor” along both sides of the Champlain Parkway and beyond, linking Englesby Brook to the Barge Canal site as part of a robust stormwater management network. Consider allowing up to 35% of new square footage for uses that will help support the Maker’hood Center as a lively place—uses such as:

—café or coffee shop—

—small market—

—retail space associated with a production facilities—

—work-live space for artists and craftspersons—

—multi-family workforce housing, affordable to local workers—

Allow mixed-use buildings up to five stories tall to enable more intensive use of limited land within the Maker’hood Center; require new buildings to incorporate green building practices. North of Lakeside Ave., comply with deed restrictions and environmental constraints associated with the adjacent Barge Canal Superfund site.



Revise zoning to enable taller buildings and the range of uses identified above.

Department of Planning & Zoning, Planning Commission, Community & Economic Development Office



space for  
special events

continuous  
sidewalks



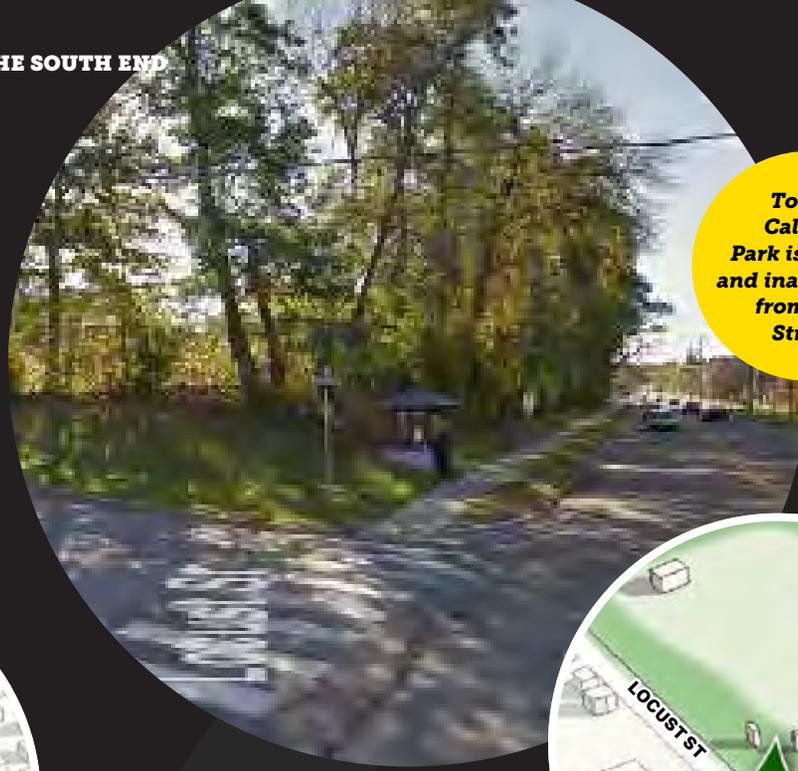
3- to 5-story  
buildings

public art

new park/  
event space

stormwater management;  
underground tanks

**MEET THE  
MAKER'HOOD  
CENTER: A BUSTLING  
ECO-CONSCIOUS HUB  
WHERE CREATIVE PEOPLE  
+ CREATIVE BUSINESSES  
COME TOGETHER. THIS IS  
A PLACE WHERE 'STUFF  
GETS MADE,' FROM  
HAND-MADE TO  
HIGH TECH.**



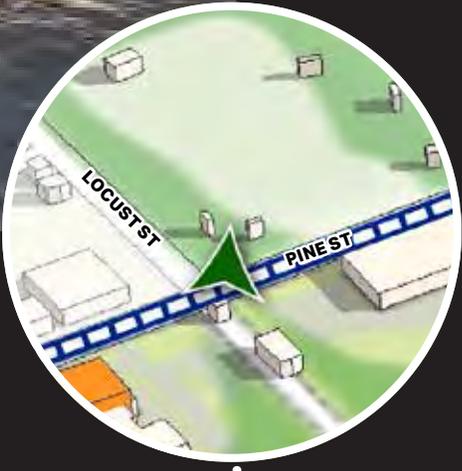
**Today, Calahan Park is hidden and inaccessible from Pine Street.**



**ARTIST WORK-LIVE SPACE! WHO WANTS IT?**  
 In a recent Artist Work Space and Housing Survey, over 140 local artists (just over 60% of respondents) expressed interest in work-live space.



**Artist P.J. McHenry and the Arts Riot team repurposed a vintage phone booth to create a video recording station, where community members shared their ideas about the future of the South End.**



**Create new entrance to Calahan Park along Pine Street.** Open Calahan Park to Pine Street with a new entrance and park signage.

**Continue to add studio space under non-profit or public ownership.** Explore potential for work-live space. Continue to advance public and non-profit initiatives that would add studio space within the South End, ensuring that affordable studio space remains a permanent presence. Provide technical assistance to artists and makers looking to establish studio cooperatives.



 Continue to assess demand and feasibility of creating affordable studio and/or work-live space for artists and makers.
   
 Burlington City Arts, South End Arts & Business Association

**Reuse of the Blodgett buildings for innovation businesses, creative enterprises and/or housing.**
  


 Work with property owner to advance reuse.
   
 Community & Economic Development Office



**OPEN UP THE PARK ON PINE STREET TO THE SIDEWALK AND MAKE...A LARGE PUBLIC ART INSTALLATION INSIDE THE PARK WITH JAZZ NIGHT ON FRIDAY NIGHTS IN THE SUMMERTIME.**



 Seek funding for design and construction.
   
 Parks, Recreation, & Waterfront department

**KEY INGREDIENT**



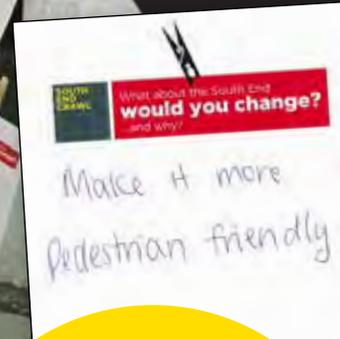
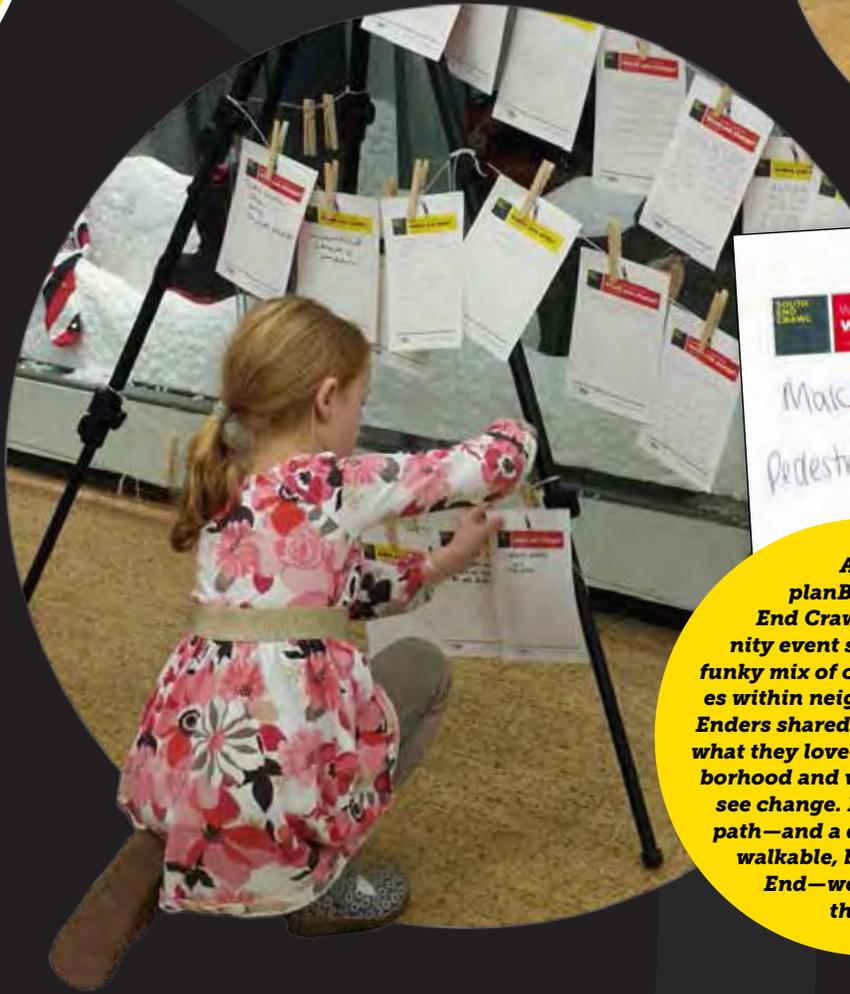
**Extend the bike path along the waterfront at the Blodgett site.** Create a new segment of the Island Line Trail along the waterfront at the Blodgett site, significantly expanding the amount of trail within the South End offering direct views—and potentially access—to the Lake.



Investigate cost, feasibility and owner interest.



Parks, Recreation, & Waterfront department



**At the planBTV South End Crawl, a community event showcasing the funky mix of creative enterprises within neighborhood, South Enders shared their thoughts on what they love about their neighborhood and what they'd like to see change. Love for the bike path—and a desire for a more walkable, bikeable South End—were common themes.**



**KEY INGREDIENT**



Just south of Calahan Park, Pine Street is home to a bagel store, a frozen yogurt purveyor, a café with a demonstration kitchen, and more...but it's an unfriendly place to walk.



**Establish a South End Neighborhood Path along neighborhood streets east of Pine Street, linking residential areas to Calahan Park, Champlain Elementary School, Edmunds Middle School, and other destinations.**

Provide a north-south walking and biking route as an alternative to travel along Pine, completing and extending the route identified as part of the Champlain School Safe Routes to School Study. Steps include: speed tables and bulbouts along Locust Street at Caroline Street and at Charlotte Street, and at the Birchcliff Parkway—Cherry Lane intersection (anticipated summer/fall of 2016); sidewalks along the north side of Birchcliff Parkway; paved paths through Park and behind Champlain Chocolates; working with property owners to formalize informal paths through residential lots (e.g., on Cherry Lane); and bike/ped bridge over ditch on Champlain School property, if needed.



Construct speed tables and bulbouts along Locust Street and at the Birchcliff Parkway—Cherry Lane intersection (anticipated 2016)



Department of Public Works

**Make Pine Street more walkable between Calahan Park and Champlain Elementary School.**

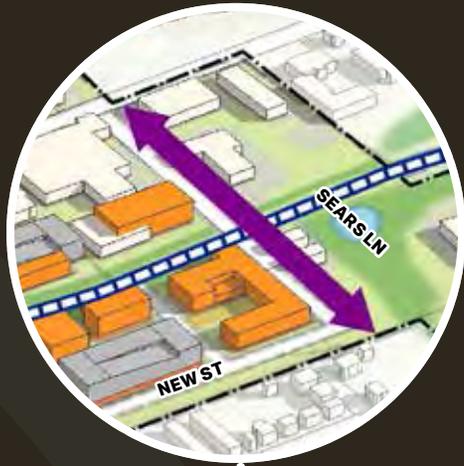
On the east side of Pine Street from Lakeside Ave to Sears Lane, create a buffer at least 6' wide with grass and trees beside the road. Provide ample sidewalks at least 6' wide. Where possible, narrow curb cuts. Additional improvements might include improved streetscapes with wider sidewalks and landscaped buffers on the west side of Pine, a median for safer crossing, tighter corners at intersections, narrower driveways, and narrower vehicle travel lanes.



Secure funding for design and construction



Department of Public Works; reactivated Champlain School Safe Routes to School Committee



**Provide improved and continuous sidewalks on both sides of Sears Lane.**

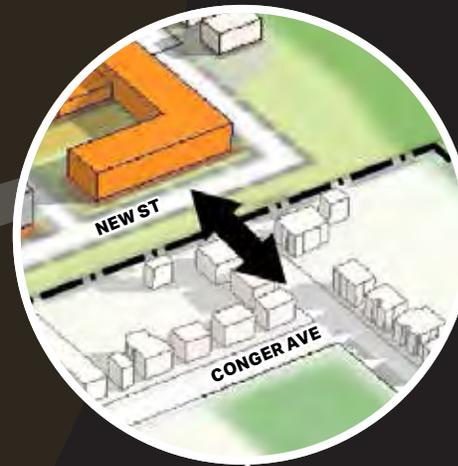
Provide 6' sidewalks and a landscaped buffer of at least 6' that incorporates stormwater management features. Add street lights. Improve walking conditions along Sears Lane, the route to Champlain School from the Lakeside neighborhood.



Secure funding for design and construction of sidewalk improvements



Department of Public Works



**Improve access to the Lakeside neighborhood across the rail tracks for emergency vehicles,** providing a secondary route in and out of the neighborhood.



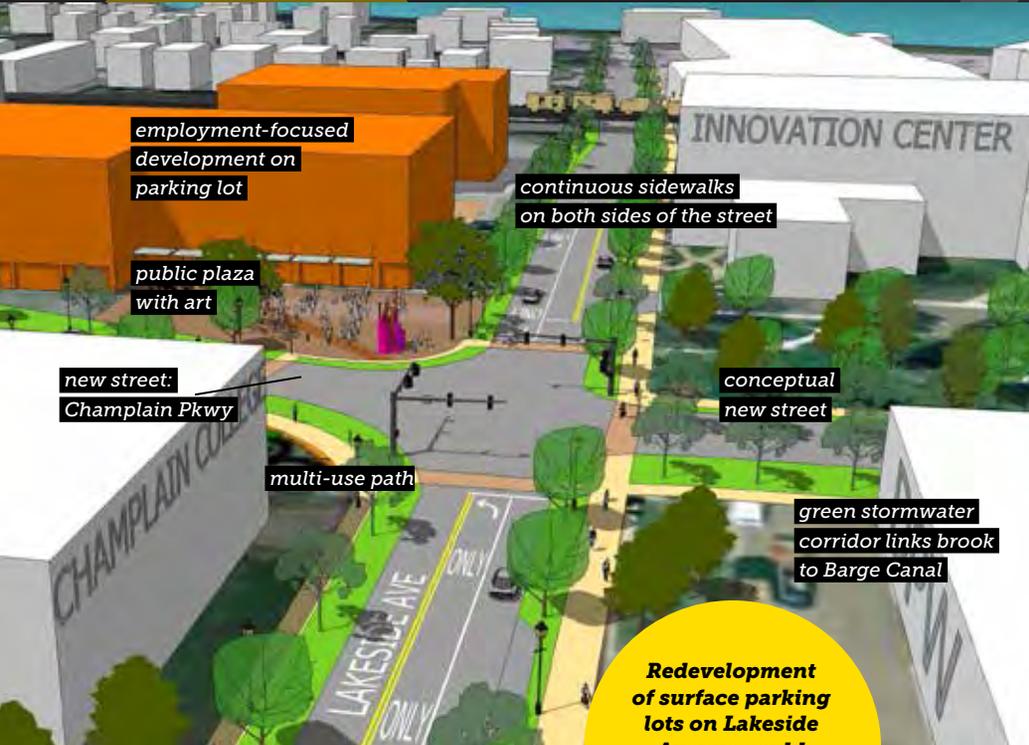
Convene a working group to explore strategies.



Department of Public Works; Police Department; Fire Department; Vermont Railway

*Sidewalks and lighting would make Sears Lane a better place for those making their way between the Lakeside neighborhood and Champlain Elementary School.*





**Lakeside Avenue at the Champlain Parkway**

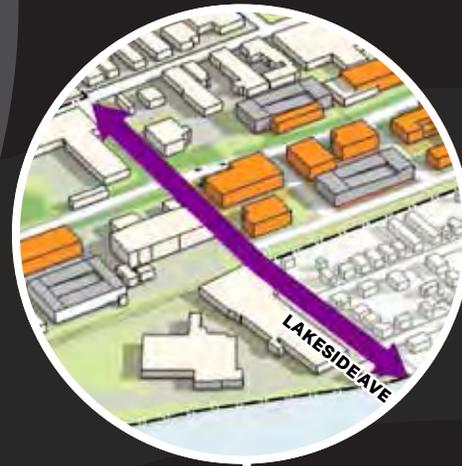
**Redevelopment of surface parking lots on Lakeside Avenue could transform this area into a greener, more walkable place**



**Lakeside Avenue is dominated by parking today**



**Places like Castleberry Hill, a creative district in Atlanta, incorporate new infill development while maintaining a funky feel**

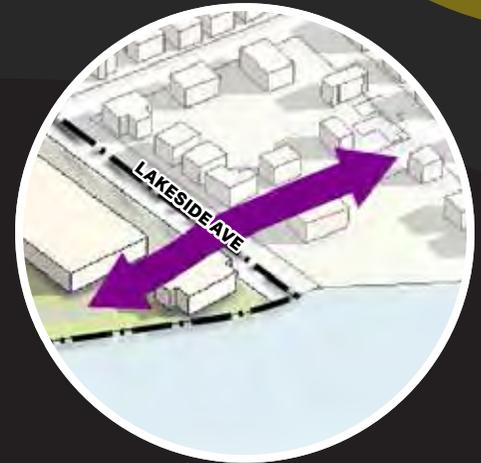


**Improve walking conditions along Lakeside Avenue.**

Provide continuous sidewalks on both sides of Lakeside Avenue, with a green planted buffer between the road and the sidewalk. Incorporate stormwater management features.

 Secure funding for design and construction of sidewalk improvements

 Department of Public Works; property owners



**Improve access to the Lake at Lakeside Avenue**

by providing connections to a new waterfront bike path segment and public park on the Blodgett site.

 Initiate discussion with property owner

 Community & Economic Development Office; Parks, Recreation & Waterfront department

KEY INGREDIENT



Champlain Parkway improvements within this area will include a "new build" portion of the Parkway (a 2-lane road with a parallel biking/walking path, fencing, and trees) and new and upgraded traffic signals. For more information on the Champlain Parkway, skip to page 49.



**Improve walking, biking, driving and transit conditions through the Champlain Parkway, improvements to Pine Street, and other enhancements.** Continue to reinforce Pine, Lakeside, and other area streets as vehicular "slow zones" that invite walking and biking, offer good connections to transit, and function as "green streets" with robust stormwater management capabilities. The Champlain Parkway will provide improved street connectivity, new walking and biking routes, and new stormwater management infrastructure.

**Explore opportunities to create new streets in the Lakeside Ave area.** Additional streets would strengthen the South End's road network, improve connectivity for vehicles, pedestrians, and cyclists, and help relieve traffic on Pine Street.

Improvements at the Pine Street—Lakeside Ave intersection, including upgrade of traffic signals and poles, installation of pedestrian signals and crosswalks, and new overhead street lighting, will be completed in advance of full Parkway construction.



VTrans, Department of Public Works



Investigate cost, feasibility and interest among abutters.

Department of Public Works