



Desired Urban Form

Within the Enterprise Zone

- 1–3 story buildings
- Building form defines streets/public spaces
- No parking lots along major streets
- Traditional and new materials

Within Neighborhood Mixed-Use District and behind Champlain School (Outside Enterprise Zone)

- 2–4 story buildings
- Building form defines streets/public spaces
- Active ground-level uses along major street frontages
- No parking lots along major streets
- Traditional and new materials

Preferred Uses

Within the Enterprise Zone

- Arts, maker, manufacturing, and R&D focused
- Limited retail
- Potential for artist/maker work-live space north of Flynn

Within Neighborhood Mixed-Use District and behind Champlain School (Outside Enterprise Zone)

- Multi-family residential focused
- Limited retail along Pine and Flynn

the eclectic ecosystem: from brooks to beaches to breweries

NEW STREETS, SIDEWALKS AND INFILL DEVELOPMENT

From a local elementary school to a 38' sculpture made from filing cabinets, from oil tanks to waterfront parks, from galleries and studios and a brewery to quiet residential neighborhoods—this part of the South End is an eclectic, evolving ecosystem. Nature, industry, artistry and community come together here, each an integral and dynamic part of the Flynn Ave area's whole. Over time, we'll work to ensure that this ecosystem is green and growing and connected: from a healthy Englesby Brook supported by robust stormwater management, to a fertile maker'hood environment with space to grow, to green streets, great parks, and thriving residential neighborhoods.

THE ECLECTIC ECOSYSTEM: FROM BROOKS TO BEACHES TO BREWERIES: SEARS LANE TO HOME AVENUE

Enable multi-family housing behind Champlain Elementary School, on land now used for the school district maintenance facility.

Protect Englesby Brook; control flow and volume of stormwater.

Fill missing links in a South End Neighborhood Path.

Explore potential for a South End community center.

Improve pick-up/drop-off at Champlain School

Encourage adaptive reuse of St. Anthony Church for housing/mixed-use development; explore potential for additional housing on site.

Expand and preserve arts/maker space

Improve walkability along Pine and Flynn with new and improved sidewalks, intersection improvements, and more.

Neighborhood Mixed-Use District: Encourage redevelopment at Pine and Flynn for small-scale multi-family housing and neighborhood-serving retail/services.

Pine St. south of Flynn: Add sidewalks and bike lanes; add curb extensions at intersections; consider mini-traffic circles

With Champlain Parkway, new traffic light

Long-term potential for maker enterprise redevelopment.

Construct Champlain Parkway—a new 2-lane road with parallel multi-use path.

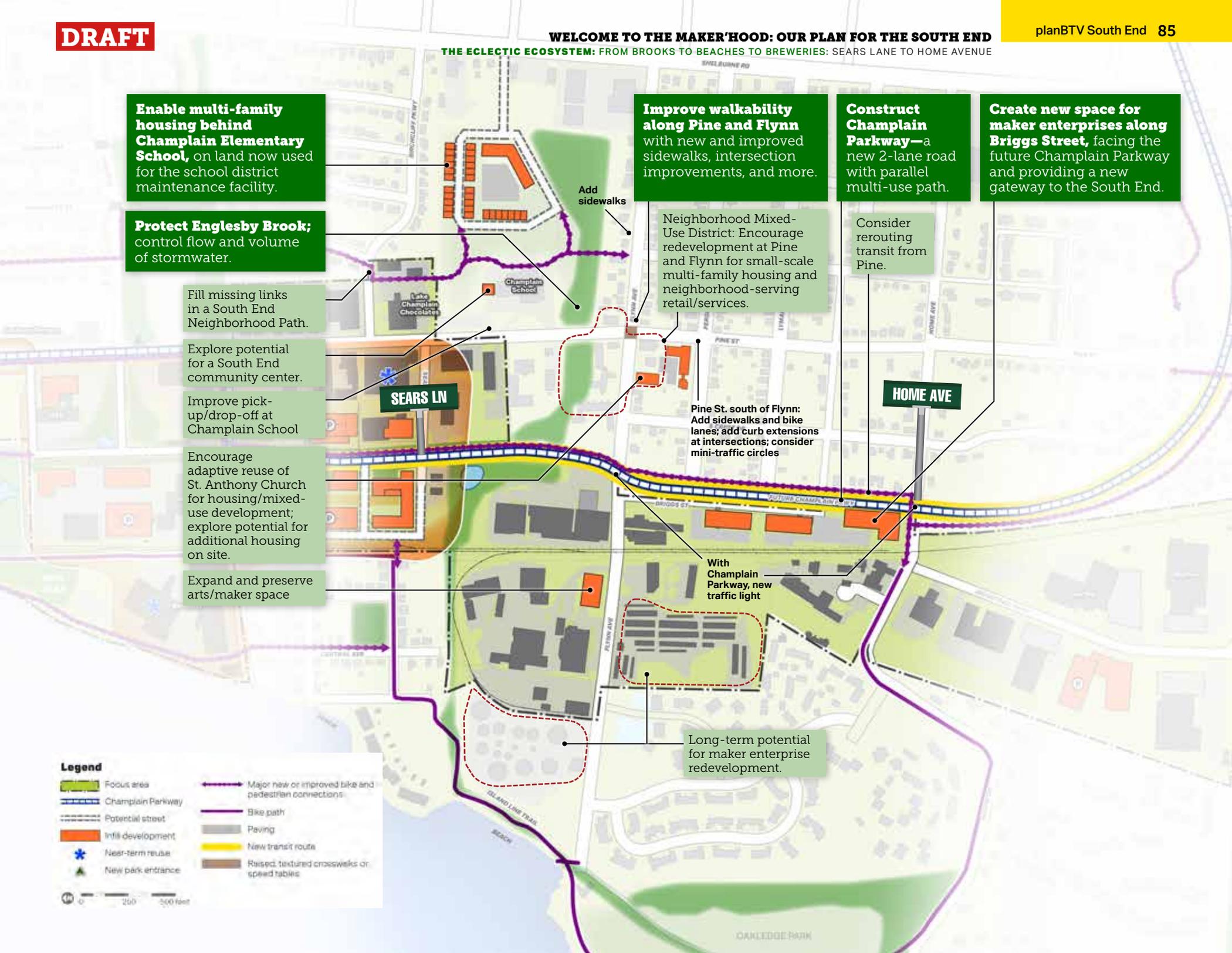
Consider rerouting transit from Pine.

Create new space for maker enterprises along Briggs Street, facing the future Champlain Parkway and providing a new gateway to the South End.

Legend

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

0 250 500 feet



KEY INGREDIENTS

- ✓ **Enable multi-family housing behind Champlain Elementary School**, on land now used for the school district maintenance facility.
- ✓ **Create new space for maker enterprises along Briggs Street**, facing the future Champlain Parkway and providing a new gateway to the South End.
- ✓ **Protect Englesby Brook**; control flow and volume of stormwater.
- ✓ **Construct Champlain Parkway**—a new 2-lane road with parallel multi-use path.
- ✓ **Improve walkability along Pine and Flynn** with new and improved sidewalks, intersection improvements, and more.

The Burlington School District maintenance facility, located behind Champlain Elementary School, could provide a site for new multi-family housing within the South End.



KEY INGREDIENT



Explore redevelopment of land behind Champlain School, now used for the school district's maintenance facility, for multi-family housing. Create 100 to 150 housing units in townhouses and apartment-style buildings up to 4 stories in height.



Work with the Burlington School District to find alternate location for the school district maintenance facility.

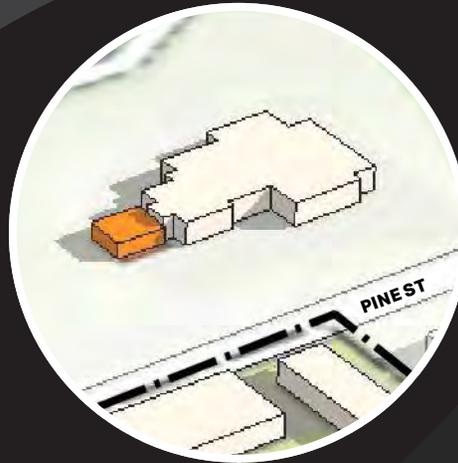
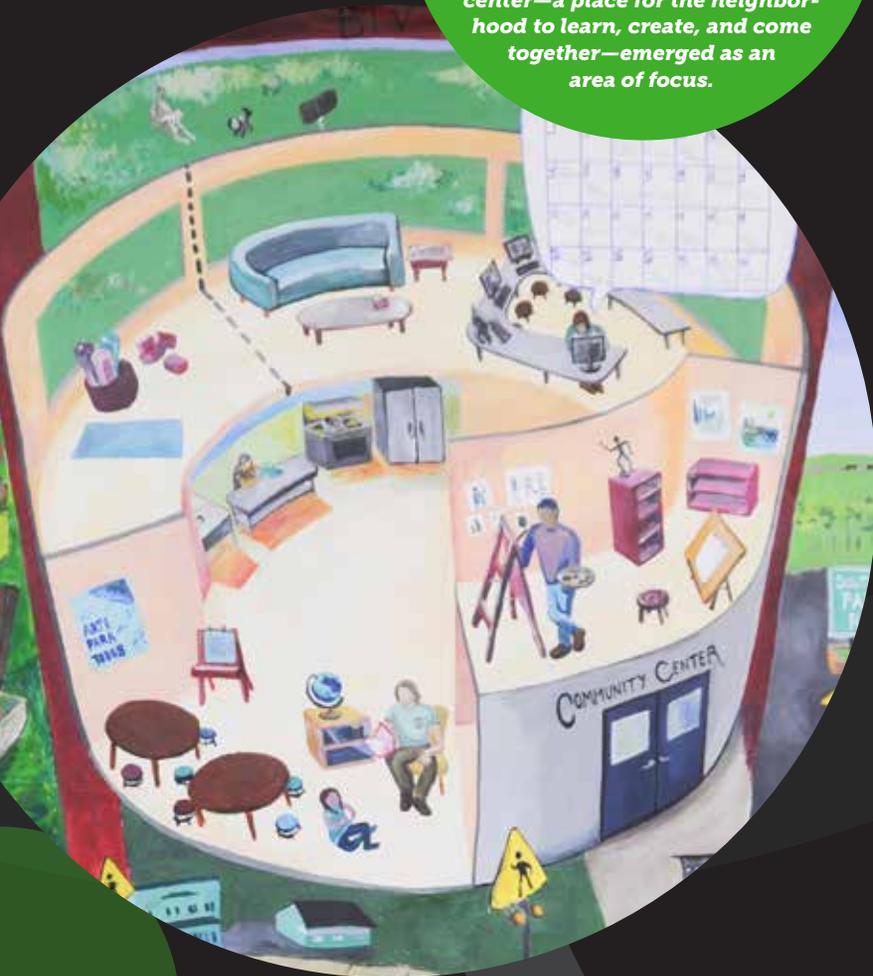


Department of Planning & Zoning, Burlington School District; Community & Economic Development Office

"Today, we see a really interesting and diverse mix of seemingly incompatible uses along this ½-mile stretch of Flynn Ave between Pine St and Oakledge that manage to co-exist naturally and harmoniously: residential, commercial, industrial, institutional (child care) and recreational, interspersed with natural, wooded areas and a railroad."

Architectural Historian Britta Tonn, during the planBTV South End Guided Photography Tour, an exploration of the South End's rich industrial heritage

As part of the planBTV South End artist-led community engagement initiative, local artists Michelle Sayles and Jen Berger interviewed lower-income residents about their concerns and aspirations for the neighborhood, and captured common themes in a hand-painted mural. A South End community center—a place for the neighborhood to learn, create, and come together—emerged as an area of focus.



Explore potential for a South End community center, potentially as an addition to Champlain School. A community center is desired by South Enders as a site for continuing education programs, workforce development, indoor recreation facilities, and more.



Continue to explore potential for a South End community center.



Parks, Recreation, & Waterfront Department, Burlington School District

KEY INGREDIENT



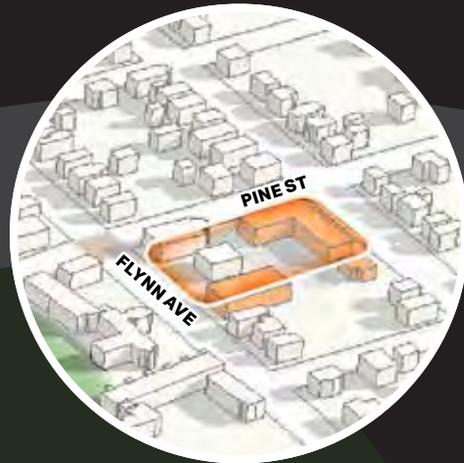
Create new space for maker, industrial or R&D enterprises along Briggs Street, facing the future Champlain Parkway and providing a new gateway to the South End. Approximately 100,000 GSF of new space in one- to two-story buildings could be created for commercial and industrial enterprises through redevelopment of existing buildings in an area that, with the Champlain Parkway, will soon be a gateway to the neighborhood. Limited on-site contamination presents medium risk to redevelopment; comply with deed restrictions and remediate as needed.



Provide technical assistance to property owners interested in redevelopment.



Community & Economic Development Office



Work by Diane Gayer and UVM students highlighted the importance Englesby Brook, and a resilient, sustainable, and connected South End.

KEY INGREDIENT



Expand studio space under non-profit or public ownership.

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, Community & Economic Development Office

Housing / mixed-use redevelopment of church site at Pine and Flynn.

This site is located within a Neighborhood Mixed-Use District, which allows for housing and neighborhood-oriented goods and services. Redevelopment/adaptive reuse of the site would provide an opportunity for multi-family housing outside of the Enterprise Zone.

Redevelopment should occur with sensitivity to the scale and pattern of surrounding residential neighborhoods.



Provide technical assistance to property owners interested in redevelopment.



Community & Economic Development Office

Long-term potential for redeveloping large sites along Flynn: oil tank farm and mini-storage site.

Over time, the oil tank farm and the mini-storage facility near the foot of Flynn Ave could be redeveloped, providing space for new maker enterprises. On-site contamination of tank farm presents high risk to redevelopment; remediate as needed.



Provide technical assistance to property owners interested in redevelopment.



Department of Planning & Zoning; Community & Economic Development Office

Protect water quality in Englesby Brook by slowing the flow and reducing the volume of stormwater.

Continue efforts to improve water quality in Englesby Brook, and ultimately the Lake. Strengthen stormwater management regulations for new development and redevelopment projects, and require public projects to meet stormwater reduction goals. Complete flow restoration plan for Englesby Brook (now underway).



Undertake an integrated planning process to prioritize which improvements to implement first.



Department of Public Works

Through planBTV South End, local artist Kevyn Cundiff created the South End Arts District Amazingly Marvelous Marble Run. Community members were invited to drop a marble through a fanciful maze of tubes, ladders, and more in exchange for their comments on what within the South End should be preserved and what should be changed. Comments were posted to a facebook page.



buildings. Owners vote! So the rents low frisky artists here is what South End (& BTV) its value - \$\$\$.

KEY INGREDIENT



"New Build" segment of the Champlain Parkway constructed as 2-lane road with biking/walking path.

New road will incorporate a parallel multi-use path, fencing and trees. New traffic lights will be provided at the Flynn Ave and Home Ave intersections.

The newly built segment of the Champlain Parkway, shown here looking north from the intersection with Home Ave, will incorporate trees, fencing and a multi-use path on one side of the street.

Consider rerouting transit along the future Champlain Parkway; provide bus stops at Flynn and Home.

Once the Champlain Parkway is constructed, consider shifting bus traffic from Pine to the Parkway between Queen City Park Road and Lakeside Ave; better serve the new Maker'hood Center and relieve traffic from residential areas along Pine Street.

Following the planBTV South End Active Living Workshop, the Walkable and Livable Communities Institute suggested improvements to Pine Street near the Champlain School, including narrower 10' travel lanes, bike lanes in both directions, and a landscaped median (ideally a bioswale) with a pedestrian crossing.

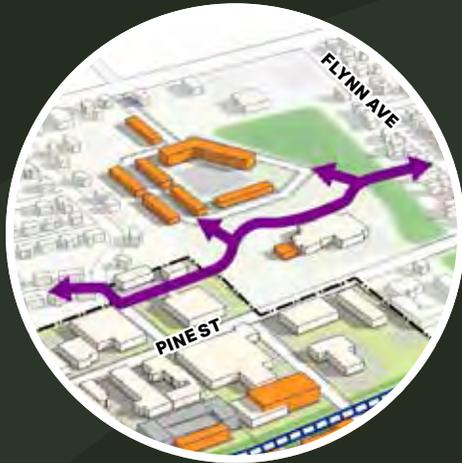
 
Construct the Champlain Parkway. VTrans, Department of Public Works

 
Construct the Champlain Parkway. Chittenden County Transportation Authority



IMAGE BY STANTEC

CREDIT IMAGE: WALKABLE AND LIVABLE COMMUNITIES INSTITUTE



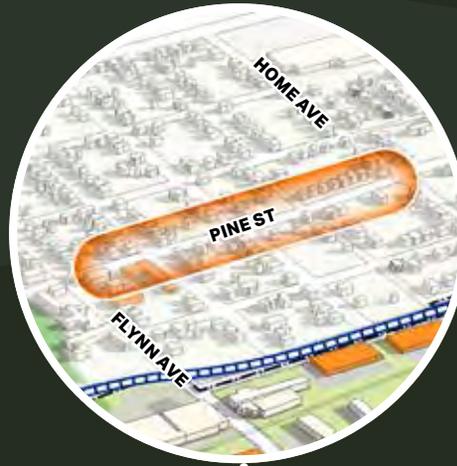
Establish a South End Neighborhood Path along neighborhood streets east of Pine Street, linking residential areas to Calahan Park, Champlain Elementary School, Edmunds Middle School, and other destinations. Complete the bike-ped route east of Pine Street linking residential areas to Champlain School; advance recommendations from the School Safe Routes to School study and extend this route to the serve neighborhoods south of Flynn. Between Sears Lane and Home Ave, construct boardwalk over Englesby Brook and surrounding wooded wetlands and extend path between residential properties to connect Champlain School to Flynn Avenue near Richardson Street.



Design and construct improvements.



Department of Public Works; reactivated Safe Routes to School Committee; landowners; Parks, Recreation & Waterfront department



Slow traffic and improve walk- and bike-ability on Pine Street at/around Champlain School and south of Flynn. Restripe Pine Street south of Flynn with bike lanes in place of on-street parking. Calm traffic and improve walkability through curb extensions; consider mini traffic circles. Add sidewalks on the west side of Pine, from Lyman to Queen City Park Road. Provide a raised/textured intersection at Pine and Flynn, slowing traffic and improving visibility for walkers and cyclists at the transition between residential and commercial areas of Pine Street. Improve pick-up/drop-off conditions at Champlain School.



Secure funding for design and construction of improvements.



Department of Public Works

"Extend the sidewalk on the north side of Flynn Ave from where it dead ends."

Community comment from the webtool

KEY INGREDIENT



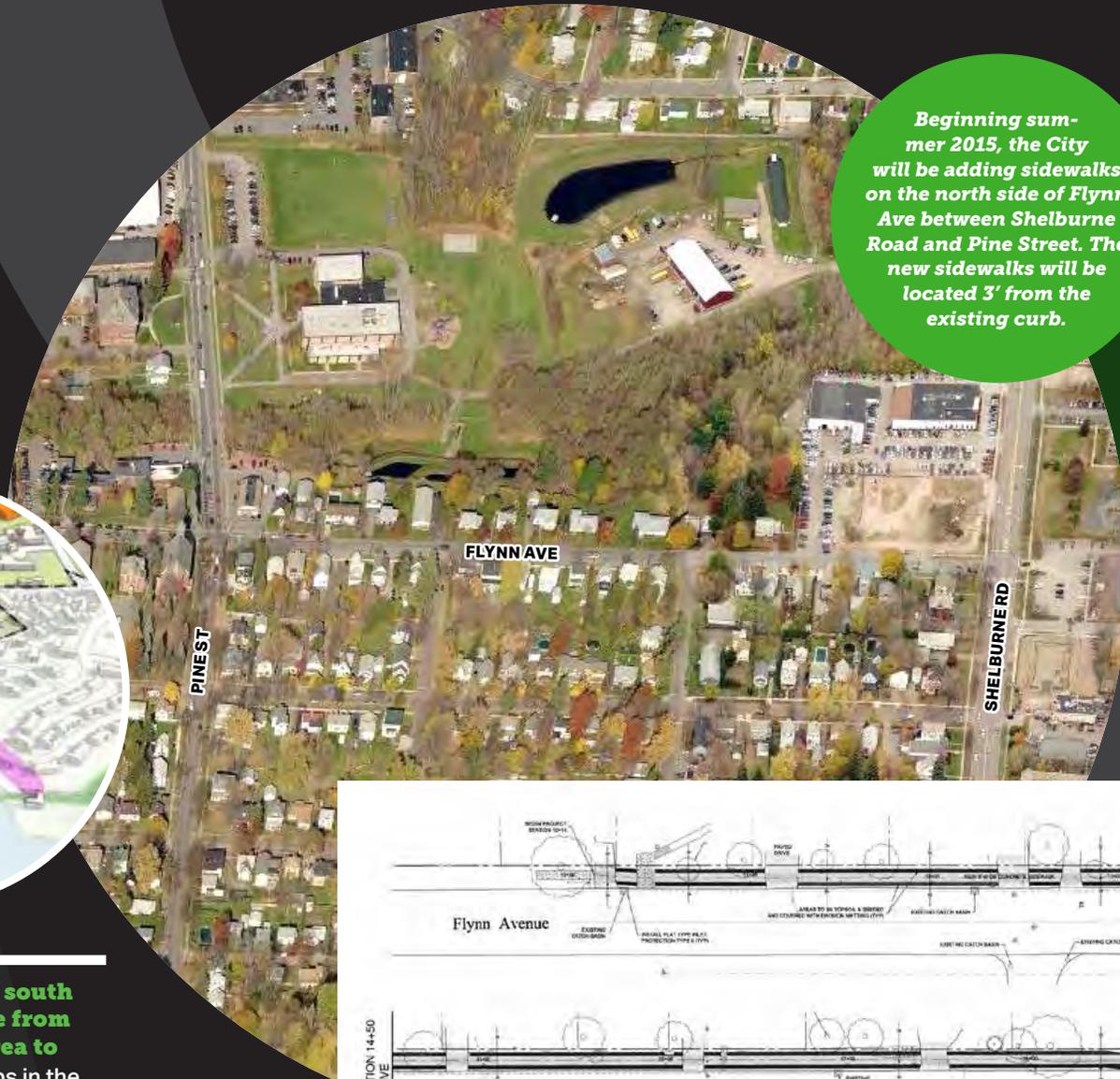
Add sidewalks on north side of Flynn Ave between Shelburne Road and Pine Street. Design of project is already underway.



Construct sidewalks (anticipated mid-summer/early fall 2015).



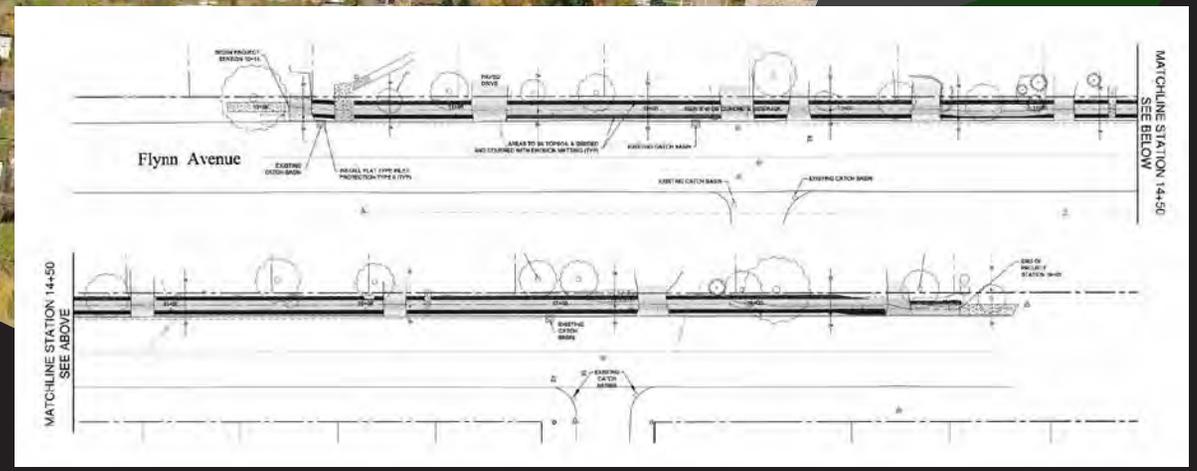
Department of Public Works



Beginning summer 2015, the City will be adding sidewalks on the north side of Flynn Ave between Shelburne Road and Pine Street. The new sidewalks will be located 3' from the existing curb.



Add sidewalks along south side of Flynn Avenue from the Briggs Street area to Oakledge Park. Fill gaps in the sidewalk network to improve walking conditions on this key street.



Design and construct sidewalks.



Department of Public Works