

PRESERVING R&D AND INDUSTRY

The southern reaches of the Enterprise District is home to an enclave of large-footprint, more traditional research, warehousing, storage and industrial buildings where small and mid-sized businesses are hard at work. Companies along Flynn Avenue and Industrial Parkway are more rough and rugged, or back of house, and are busy prototyping, producing, packaging, shipping and storing their products.

Our Plan for the South End is about preserving an industrial area of the City because it is a destination for businesses and employees based on the type of work that they do. It is about recruiting new companies to fill industrial spaces as existing companies outgrow their footprint in the South End. And, it's about having space for businesses to grow by repurposing surface parking lots and expanding building footprints.

While the companies in the South End are not as noisy and dirty as they were once upon a time, businesses in this area need to be able to spread out, make some noise, and be accessible by heavy trucks. As industrial businesses in this area continue to thrive we'll maintain wooded buffers and find other ways to lessen impacts on nearby residential areas. And while there is not a high concentration of destinations in this area that people walk to, it is certainly a place that employees and nearby residents walk and bike through. The Champlain Parkway will help provide more direct vehicular connections to businesses on Flynn Avenue and Industrial Parkway, allowing opportunities for traffic calming on nearby neighborhood streets, and to make the area more accessible by people who walk and bike to other destinations—like Lake Champlain and the parks.



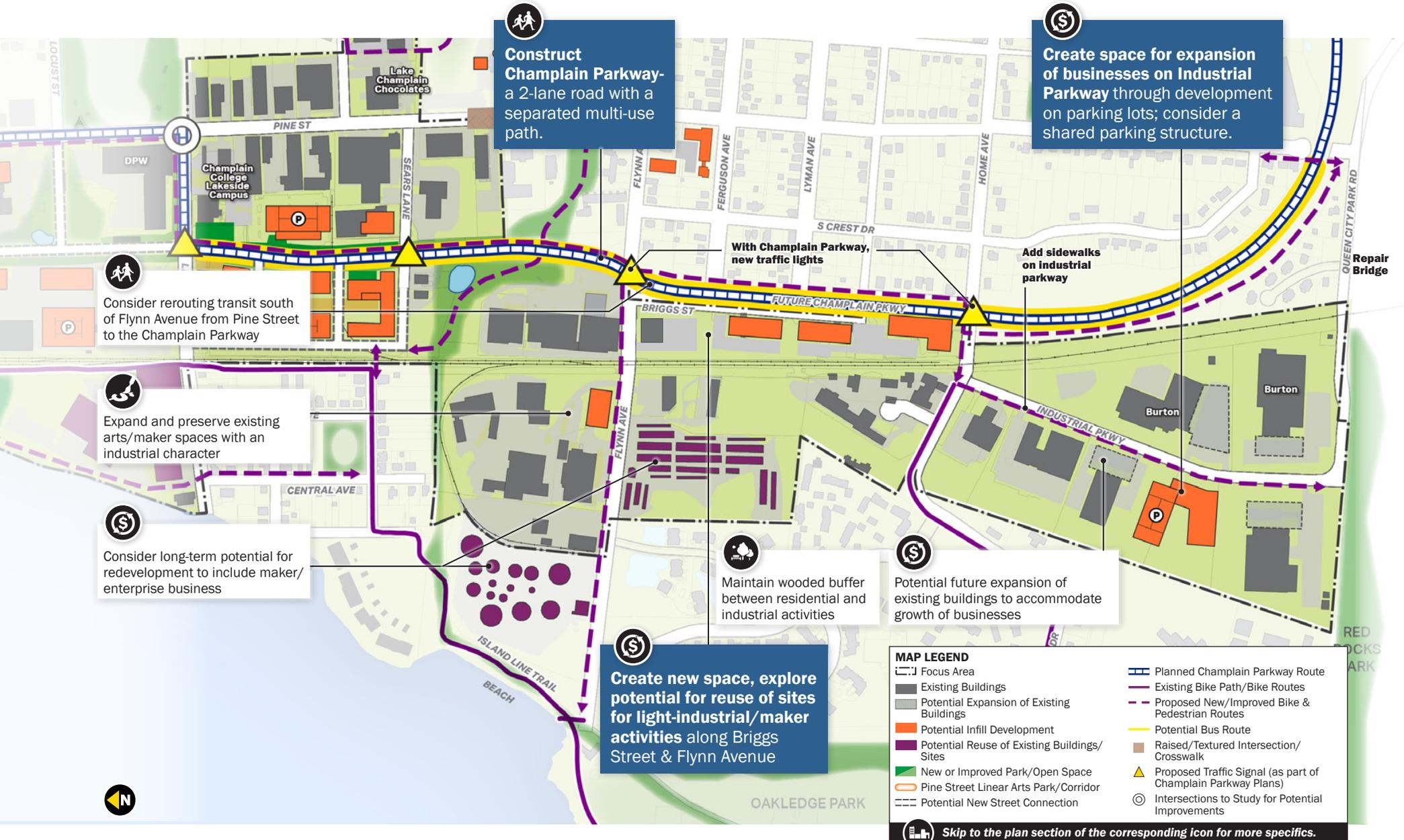
These urban design principles should guide property owners as they reimagine, reuse and expand sites in this area:

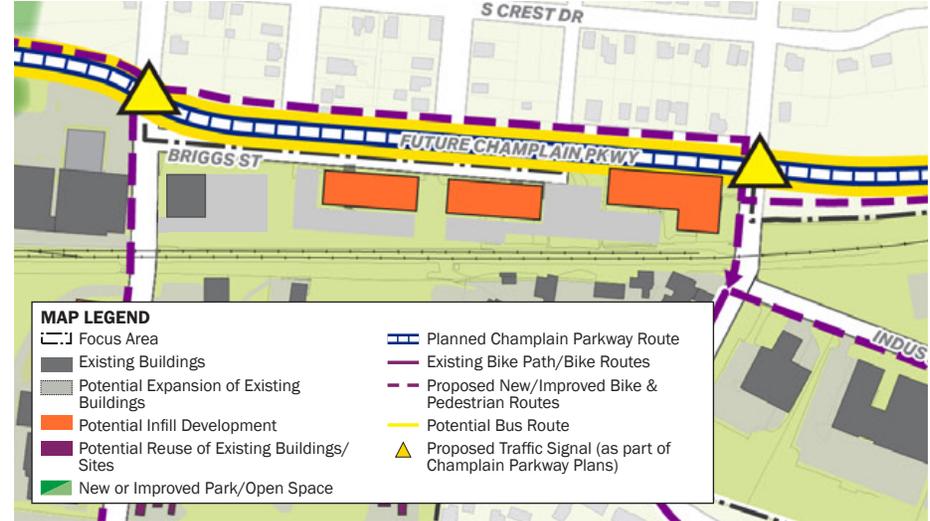
- Single or multi-story buildings (1-3 stories), larger minimum lot and building sizes permitted
- Utilize both traditional and new materials for buildings
- Structured parking where feasible, no parking lots along major streets

Uses in this area should be focused on supporting the needs of light industrial, R&D and industrial arts/maker businesses:

- Permit arts/maker/industrial/manufacturing/warehousing/ R&D
- Prohibit or limit retail and office uses as a standalone, except when wholesale or accessory to an enterprise function
- Consider performance standards to mitigate noise, smell, and/or traffic on nearby residences, and expand stormwater management

Key Strategies for Preserving R&D and Industry





Pursue shared, structured parking on Industrial Parkway to increase the amount of land available for expansion of industrial/research and development enterprises.

With a shared, structured parking facility, explore ways that existing R&D and industrial facilities can be expanded, or new, infill facilities can be integrated along Industrial Parkway.



Provide technical assistance to companies in the South End wishing to expand, and to new companies wishing to locate in the South End, filling the space of companies that have outgrown South End facilities.

Create new space in 1- to 2-story buildings for maker, industrial, or R&D enterprises along Briggs Street, facing the new Champlain Parkway, and providing a new gateway to the South End.



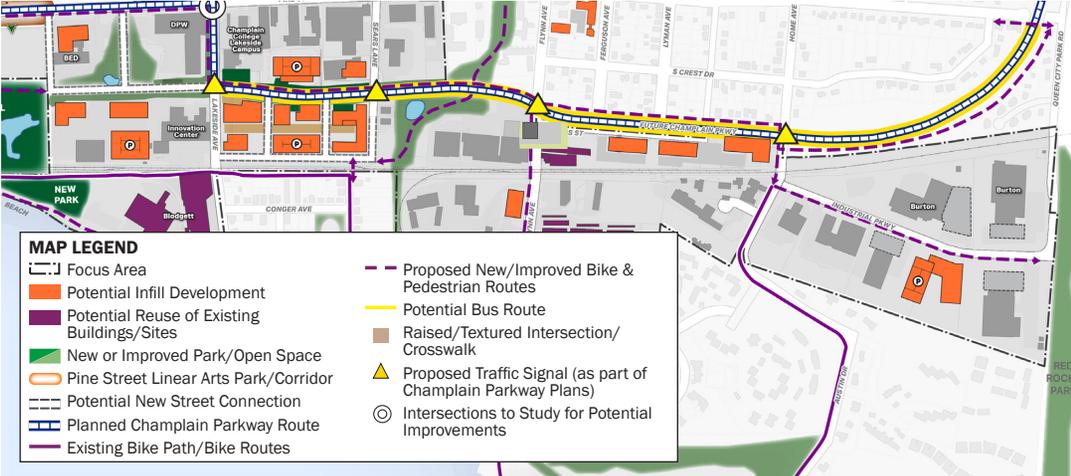
 Provide technical assistance to owners of large sites along Flynn Avenue, including the oil tank farm and mini storage site, which could be long-term sites for redevelopment. In particular, provide assistance for contamination clean-up efforts, which will pose a risk for any redevelopment of these sites.

PHOTO BY FRANCES GUBLER



 Encourage expanded buildings and infill industrial and R&D facilities to orient building fronts/customer entrances along major streets and sidewalks, with parking and loading to the rear or along secondary streets.

IMAGE COURTESY OF PLACEMAKERS BLOG



 Expand bike-ped connectivity for commuting and recreation. Extend/improve the bike path to link Oakledge Park to Queen City Park Road and the Champlain Parkway multi-use path. Provide continuous sidewalks to connect to businesses along Industrial Parkway between Home Avenue and Queen City Park Road.



 Utilize new and traditional materials on new and expanded industrial and R&D facilities, similar to other commercial building additions elsewhere in the South End.