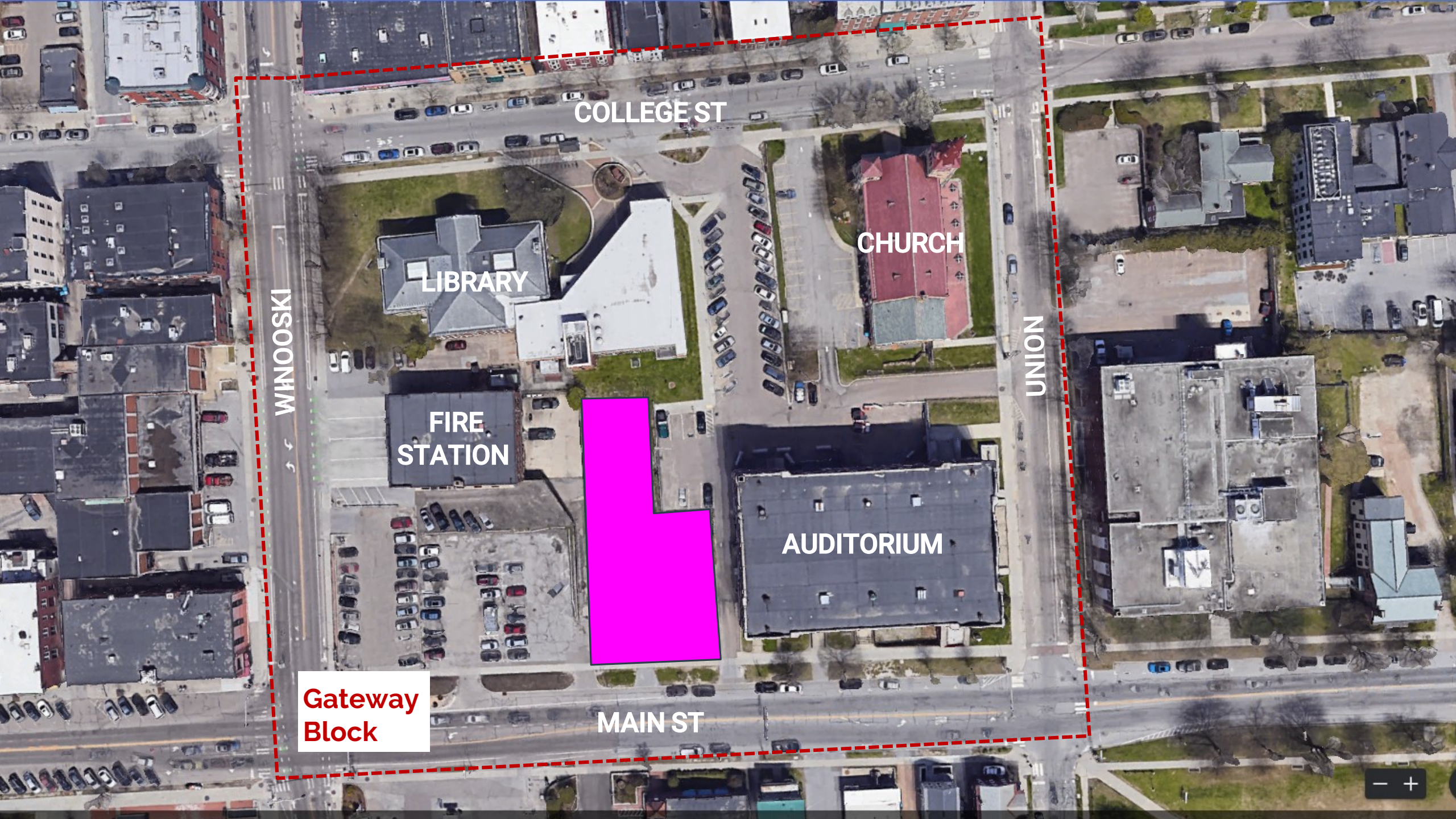


Gateway Block Redevelopment

November 6, 2023



COLLEGE ST

WINOSKI

LIBRARY

FIRE STATION

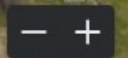
CHURCH

UNION

AUDITORIUM

Gateway Block

MAIN ST





WINOOSKI

**Gateway
Block**

COLLEGE ST

CHURCH

LIBRARY

AUDITORIUM

UNION

MAIN ST

2D

+

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Background - Memorial

1990s City began to struggle to keep up with repairs on the building; 1994 failed bond vote.

2016 Memorial Auditorium closed to ensure public safety

2018 Robust Public Process by CEDO leading to Adaptive Re-use plans for Memorial Auditorium as a “Community Hub”; 2019: RFP to find a Private Operator for Memorial Community Hub

2021 Failed Bond Vote that included Memorial Redevelopment

2022 Successful Bond brings \$1MM to Memorial Stabilization & Future Exploration

2022 Voters approve \$165MM in bonding for new BHS

2022 RFP for Redevelopment through Public/Private Partnership

2023 Selected Proposal (Babaroosa) withdraws proposal for financial feasibility reasons

2023 City facilitates strategic visioning exercise for Gateway Block Redevelopment



Previous Proposals for Redevelopment

- 1990s: New Public Safety Facility was proposed at Main/Winooski Parking Lot
- 2013: YMCA to Occupy Memorial Auditorium; balance of block to be Mixed-Use w/ Student Housing
- 2016: UVM Arena with Hotel
- 2018: Community Hub concept developed for Memorial Auditorium
- 2021: Gateway Block considered as site of new Burlington High School
- 2022: RFP for Redevelopment of Memorial Auditorium by a Private Entity through long-term lease-one housing, one "Meow Wolf" type art space



planBTV: Downtown & Waterfront



Aerial view of downtown Burlington circa 2010

planBTV: Downtown & Waterfront



planBTV: Downtown & Waterfront



What Now?

Action for this building and this block is required now to:

- Address ongoing cost and liability of Memorial Auditorium
- Chart direction for key capital activities in the downtown
- Activate underutilized properties
- Create public benefit
- Consider dormant City property to address chronic housing shortage

2018 Community Priorities

- Shows & Entertainment Space
- Civic & Community Meeting Space
- Farmer's Market Space
- Arts & Craft Show Space
- Youth Music Space / Youth-led Space



Key Priorities for the City

- Attractive and welcoming entrance to the downtown
- Mixed Income Housing
- Preservation of Veterans Memorials
- Inclusion of public space, including space dedicated to youth, with opportunity for input on programming from the City and Community
- Public Parking
- Grow the Grand List (increased property tax revenue)
- Long-term economic benefit for the community

Barriers to Previous Projects

- Ravine Sewer (crossing the Main/Winooski Parking Lot)
- Lack of control of the private land comprising the "hole in the donut"
- City's inability to finance the 2018 vision/City bond capacity limited due to BHS
- Cost of repairing and renovating Memorial Auditorium makes adaptive reuse financially infeasible without major public funding

Opportunity: Public-Private Partnership

- Ravine sewer will be relocated as part of Great Streets – Main Street
- Private investment to achieve public objectives
- Housing crisis requires creative approaches to City assets
- Growth of the grand list, and other City revenue streams to support City finances broadly
- Potential to advance broader block redevelopment as envisioned in planBTV

Opportunity: Public-Private Partnership with Eric Farrell and Joe Larkin

Local, experienced development/management team with:

- A proven track record;
- Site control of parcels in the center of Gateway Block;
- Vision for the Gateway Block that aligns with key City goals and comes from a love for Burlington;
- Long-record of securing major project financing.

Proposed Letter of Intent (LOI)

The City and the Developer agree to work diligently to execute a formal and binding Development Agreement on/before March 29, 2024, which lays out the foundation for:

- Roles, responsibilities & capacities of the parties
- Property valuation, ownership, redevelopment structures
- Development program priorities & mutual efforts to overcome potential barriers
- Logistics & interrelated details

Proposed Letter of Intent (LOI)

Roles, Responsibilities & Capacities of the parties

- Private Partner's ability to complete the project (financial and technical capacity)
- Role of the City in Design of the Redevelopment
- Identification of potential funding sources and financial benefits that may be available to the redevelopment through the public/private partnership

Property Valuation, Ownership, Redevelopment Structures

- What is the value of the property being conveyed?
- What is the anticipated value of the redevelopment including access to public space, public parking, increased tax revenue, increase in Rooms & Meals taxes?
- Will the property be sold or redeveloped under a long-term lease?
- Negotiation of Predevelopment Agreement including basis for Purchase / Lease price

Development Program Priorities & Mutual Efforts to overcome potential barriers

- Preservation of some portion of the historic fabric of Memorial Auditorium
- What is the Public Space to be included in the redevelopment? How will space for youth be incorporated?
- Number of anticipated new housing units and application of Inclusionary Zoning policy
- Potential constraints of existing zoning regulations, including Inclusionary Zoning
- Ability to change traffic circulation on South Union Street to support redevelopment

Logistics & Interrelated Details

- Project Timeline
- Timing and cost of relocating the Central Fire Station
- Other related capital priorities

Proposed Next Steps

