

FROM MALL TO TALL: LESSONS FROM CITYPLACE BURLINGTON

white + burke
VERMONT
DEVELOPMENT
CONFERENCE



★ macy's

CHURCH STREET - 3.5M pedestrians annually



BATH & BODY WORKS

The Perfect Christmas
TODAY ONLY!

ALL SIGNATURE
PRODUCTS \$5
\$5

ULTIMATE
GIFTING EVENT
\$5

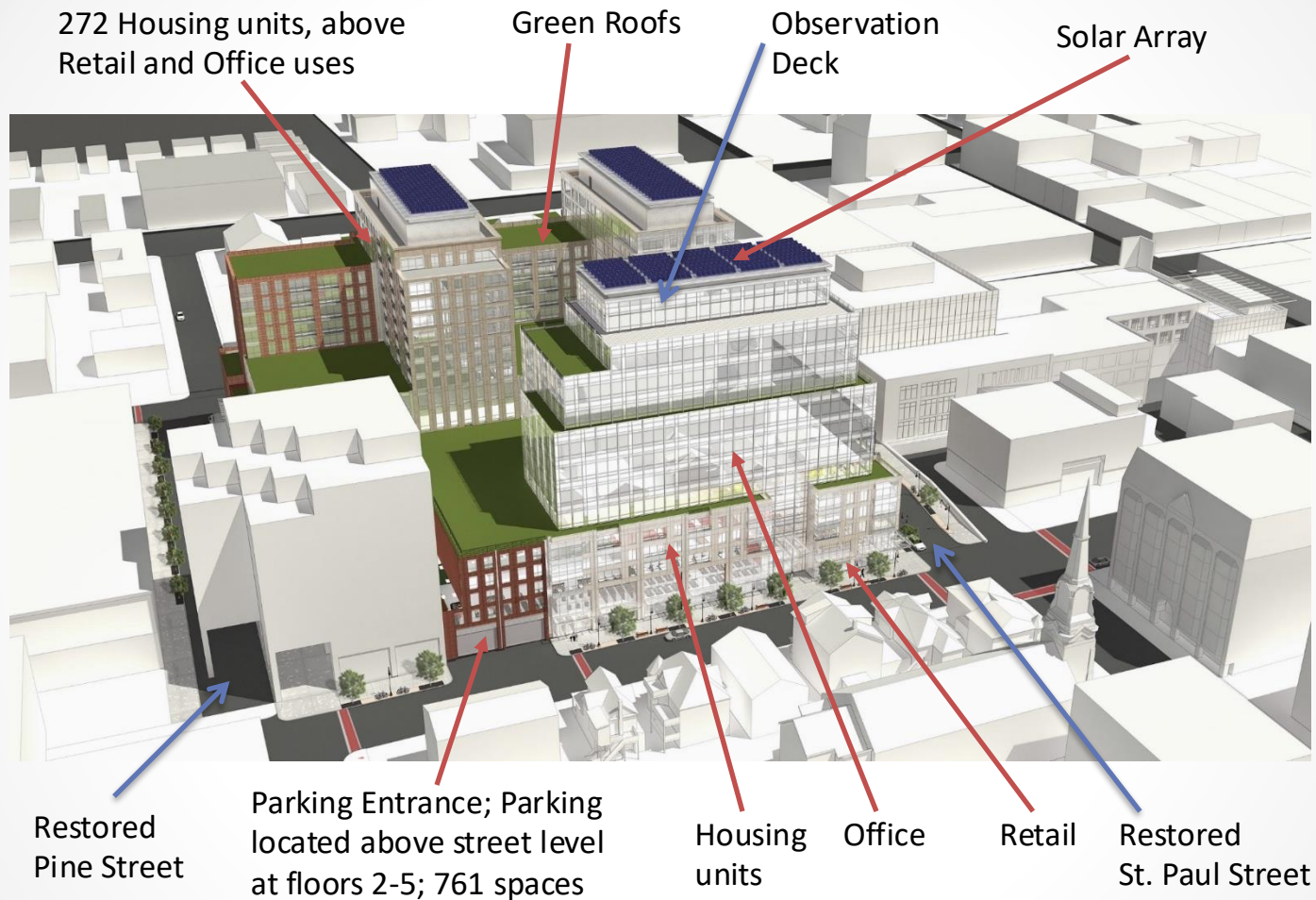
Church Street

PRO-SUN



VIEW OF CHERRY STREET PROMENADE LOOKING WEST FROM L.L. BEAN AND TRANSIT CENTER





PROPOSED PROJECT AERIAL VIEW BANK STREET



West Wing North Bldg
(not shown):
±155 **Hotel Rooms**

South Building, Top 4
floors: **53 Apartments**

South Building, Level
3-8: **161 Hotel Rooms**

North Building, Levels
2-11: **320 Apartments**

S Bldg, Level 2: **Hotel
Lobby, Restaurant, Bar**

N Bldg Street Level:
24,000sf Retail

S Bldg Street Level:
12,000sf Retail



1962 aerial photograph of Burlington urban renewal area before acquisition and



Lower Cherry Street, 1958

Cathedral of the Immaculate Conception

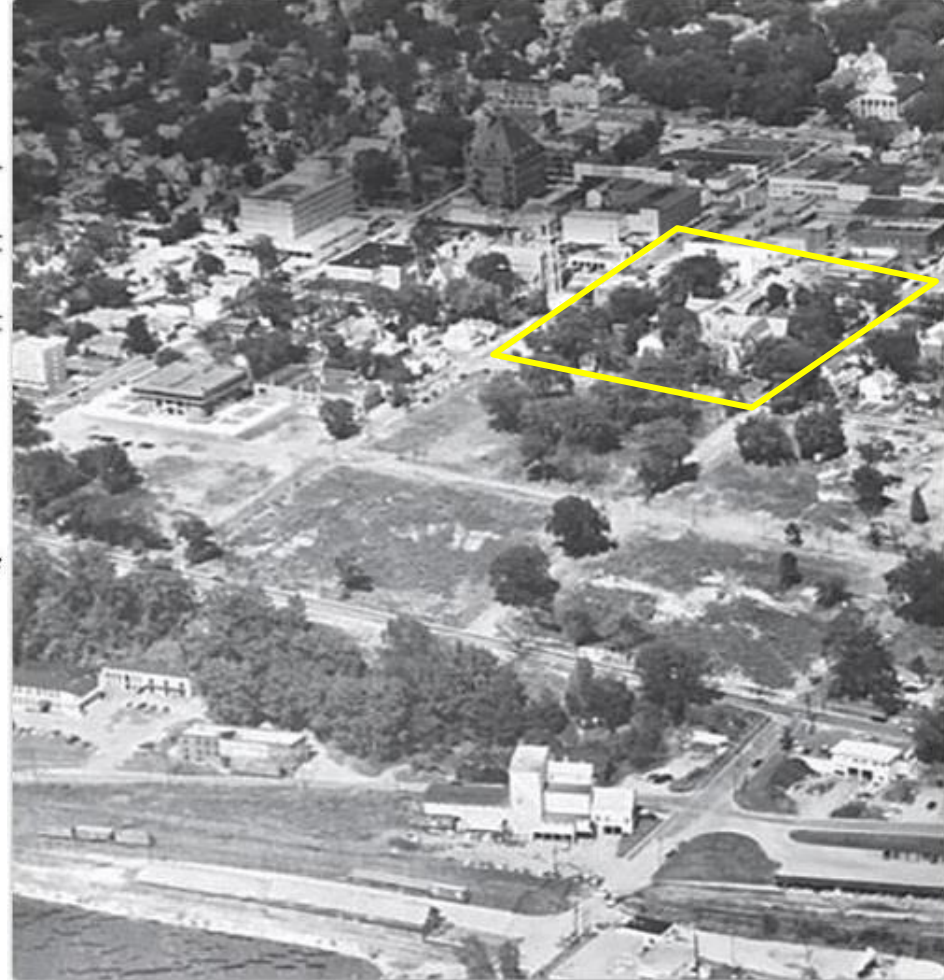




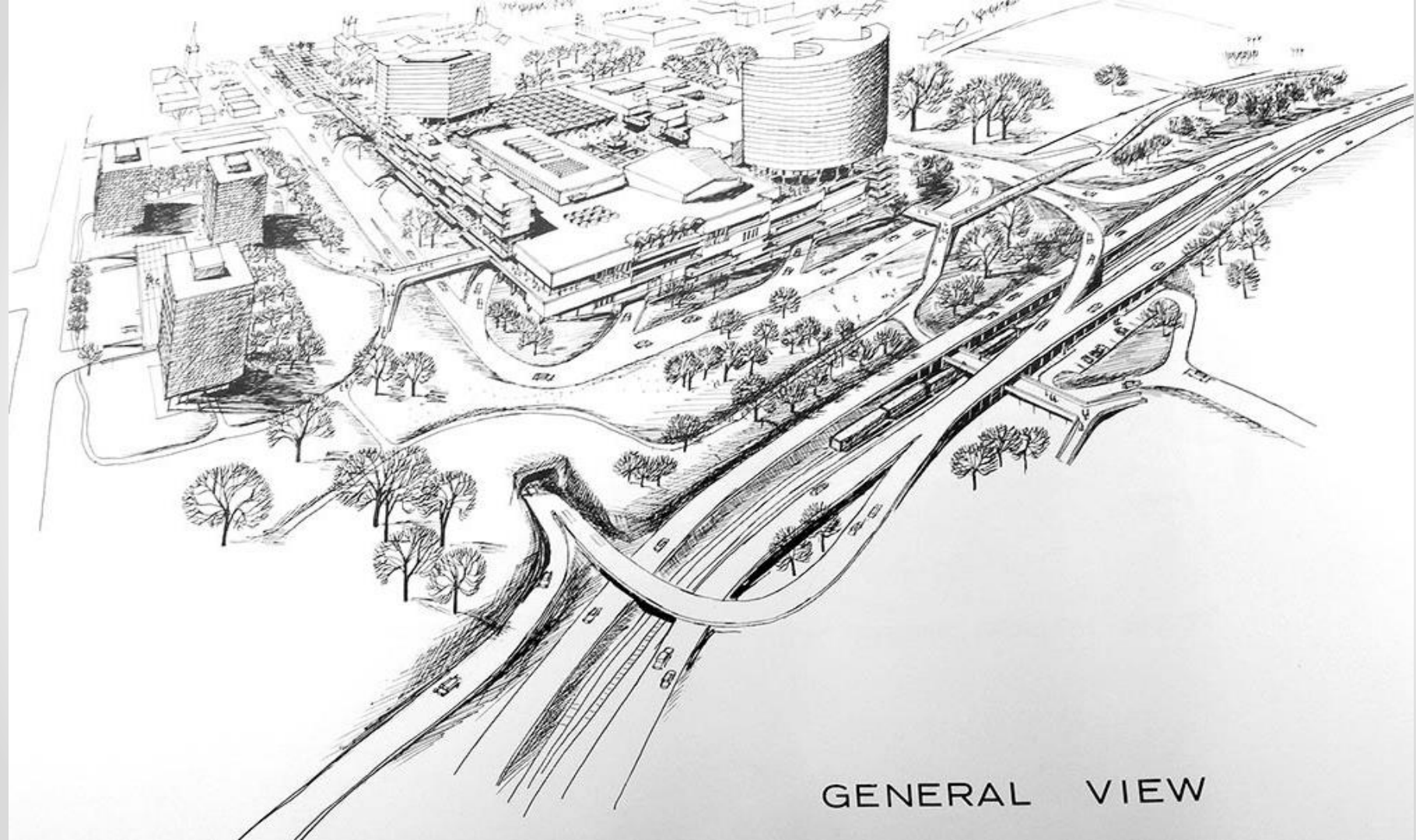
Sketch map by author of 1960s Burlington urban renewal area and adjacent study neighborhoods. File: Author's Sketch FedExScan2022-05-24_15.



Neighborhood demolition, 1966

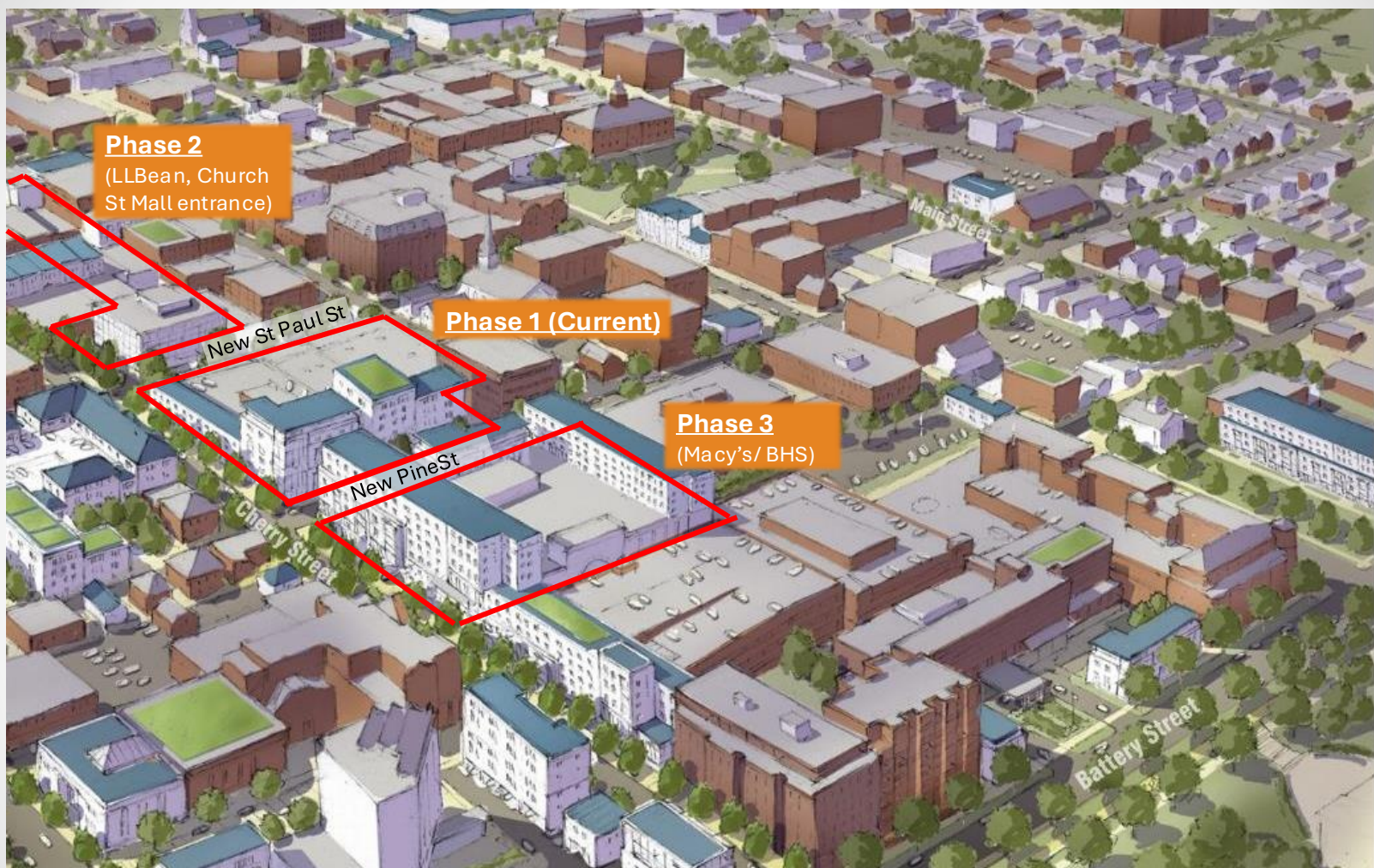


Aerial photograph of Burlington urban renewal area following clearance. The photograph shows the Costello Court House, the first replacement building under the project, 1968. Courtesy of Bob Blanchard; photographer unknown. File: Pho-



GENERAL VIEW





Phase 2

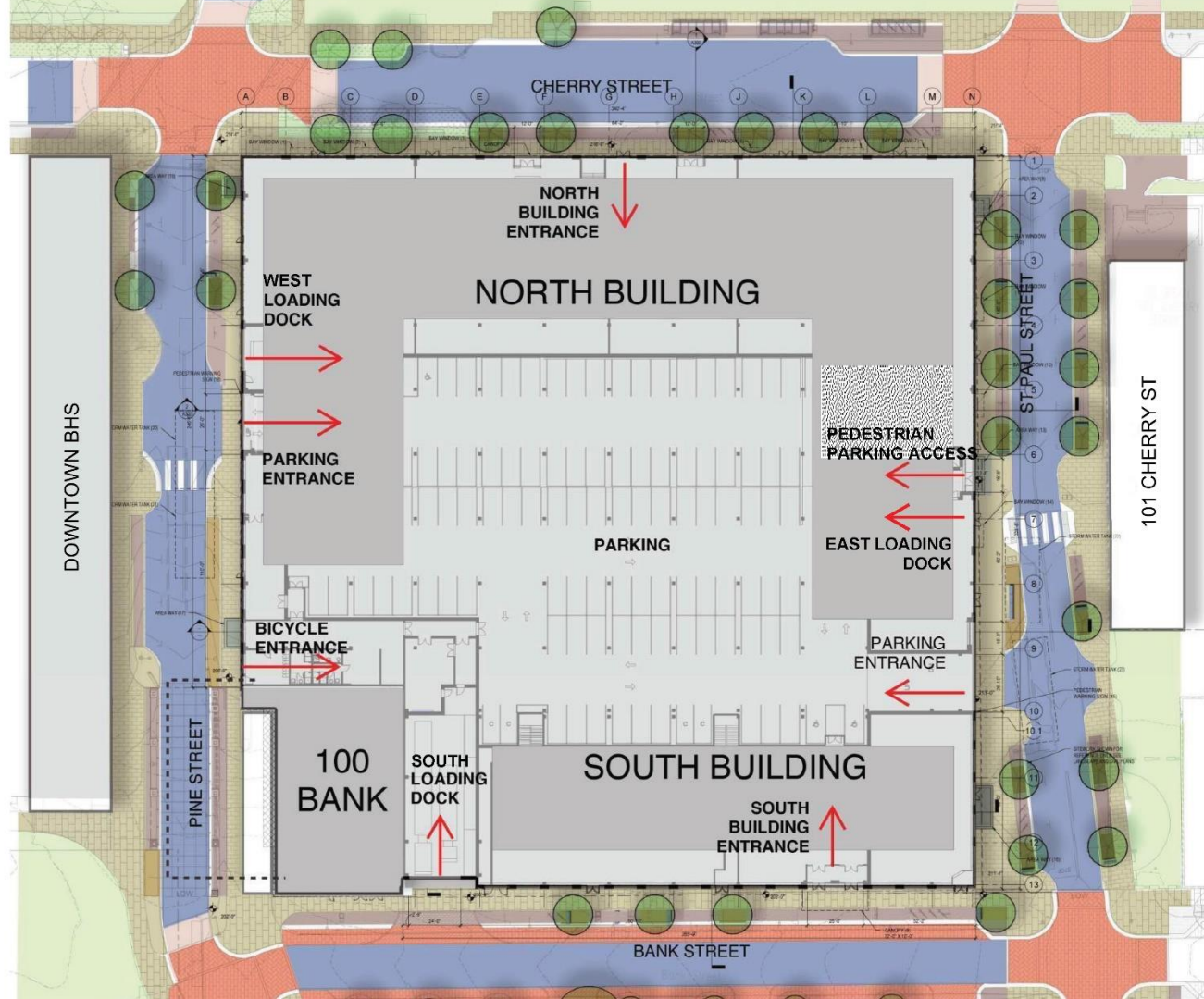
(LLBean, Church
St Mall entrance)

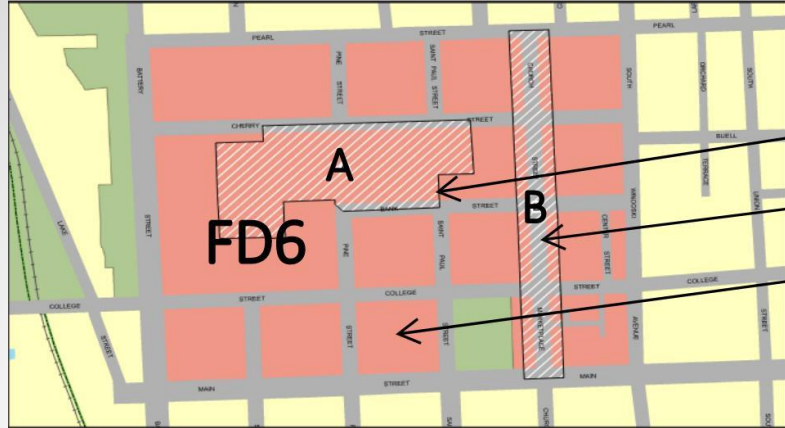
Phase 1 (Current)

Phase 3

(Macy's/ BHS)







THE DIAGRAM ABOVE IS AN EXCERPT OF REGULATING PLAN SPECIAL REQUIREMENTS - MAP 2 - SPECIFIC HEIGHT AREAS. (SEE SEC. 14.2.8)

Height: By right, 65' all FD6 areas; bonuses:

FD6A w/ DRB: Up to 14 stories/ 160' (175')

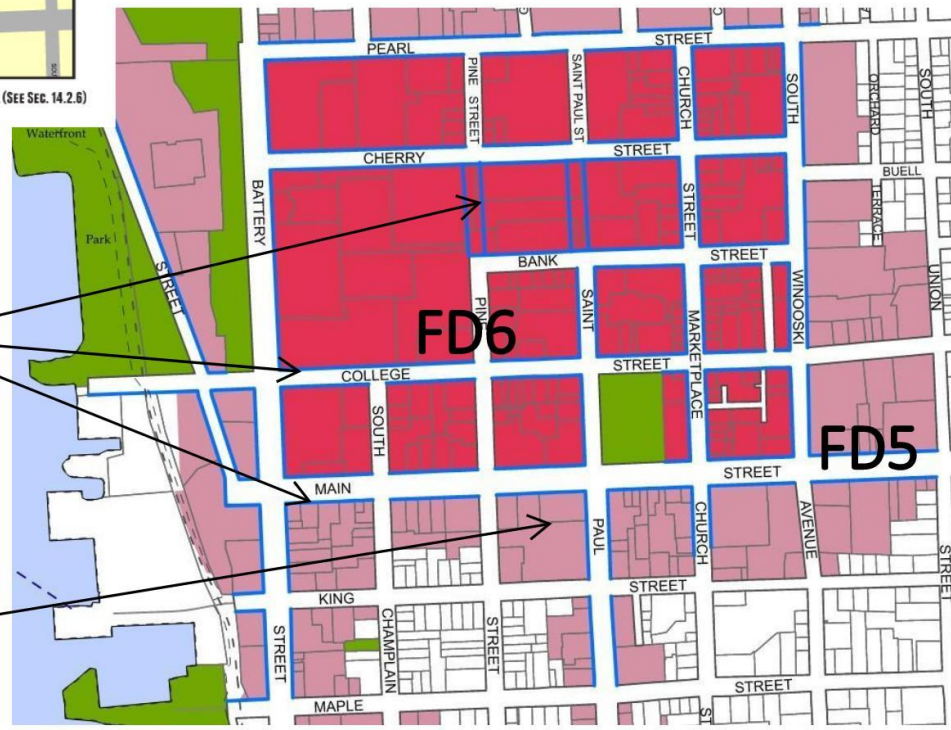
FD6B Church St special Step-back zone

FD6 w/ DRB: Up to 10 stories/ 105' (120')

Blue lines: Shopfront Typology Required

FD5: Varying height requirements, generally-

- Up to 65' by right/ 105' max along Main St
- Up to 45' by right/ 65-85' max in many areas
- Up to 35' by right/ 50-55' max Battery & Waterfront



14.5.13 - SHOPFRONT



The diagram and photographs are for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.5.13-A - DESCRIPTION

A Private Frontage where the Building Facade is aligned close to or at the Frontage Line with street-facing individual and/or shared entries that provide at-grade access directly onto the public Sidewalk. This type is commonly associated with retail, service, and/or hospitality uses; has substantial glazing on the Sidewalk level; and may include an Awning and/or Canopy that may Encroach into the First Lot Layer and over-lap the Sidewalk. To the extent there is a First Lot Layer, it is paved to join with the adjoining public Sidewalk and activated with outdoor shopping and/or restaurant seating.

14.5.13-B - BUILDING TYPES

Mixed Use Perimeter Building

14.5.13-C - STANDARDS

Distance between voids	4-ft max.	A
Principal Entrance level	At grade, unless used with a Lightwell & Landing or Terrace Frontage Type	B
Sill Height	3-ft max.	C
Ground floor Facade voids (rough opening for windows and doors)	70% min. between 3-ft and 10-ft above the sidewalk.	
Depth of recessed entries	6-ft max. from Facade	
Clear Path of Travel to a Principal Entrance	3-ft wide min.	



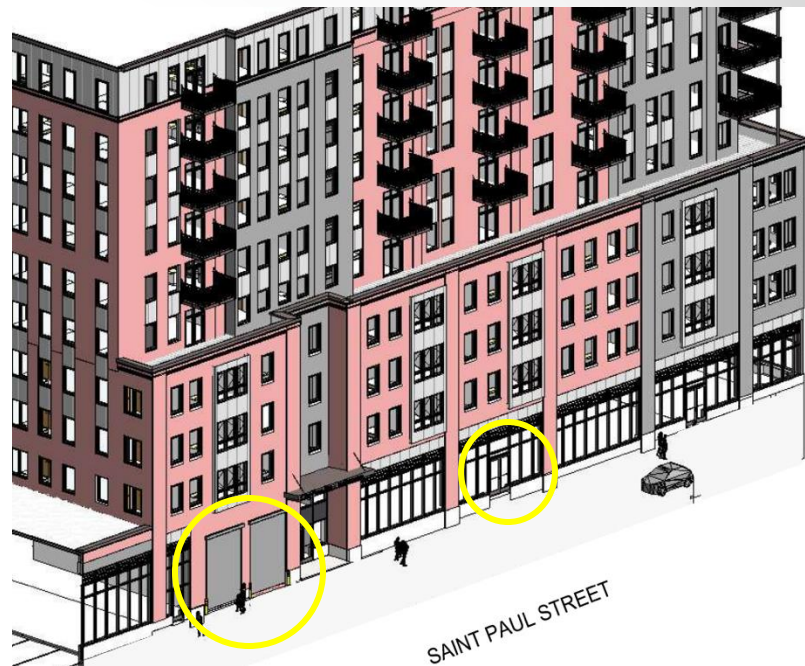
Windows cannot be made opaque by window treatments except for operable sunscreen devices within the conditioned space.

Shopfront doors, windows, awnings, signs, and lighting shall be designed as a unified whole.

Accordion-style doors/windows or other operable windows that allow the interior space to open to the street are encouraged.

External security shutters are not permitted.








Areas where a Shopfront Frontage Type is required are as depicted on Downtown and Waterfront District Regulating Plan - Map 3 - Shopfront Frontage Required opposite. Piers separating individual Shopfronts may not exceed 4-feet in width.



14.5.13-D - MISCELLANEOUS

Street-facing, street-level window area must remain unobstructed up to a minimum interior depth of 8-feet, with the exception of obstructions such as street-facing window signs or product displays that do not take up more than 25% of the total window area.

NORTH ELEVATION - MATERIALS LEGEND

MATERIAL	N. BUILDING AREA (Sq Ft)	% OF WHOLE
 PRIMARY MATERIAL 1A RED BRICK	12,660	39.7
 PRIMARY MATERIAL 1B BLACK BRICK	9,043	28.3
 PRIMARY MATERIAL 2 - CURTAINWALL GLAZING** (TRANSPARENT/ SPANDREL)	3,136	9.8
 SECONDARY MATERIAL 1 METAL PANEL	6,342	19.9
 PRIMARY MATERIAL 2 GRANITE	534	1.7
 PRIMARY MATERIAL 3 LIMESTONE OR PRECAST SILL	165	0.5
 LOUVERS, INTEGRATED IN CURTAINWALL*	*	*
TOTAL ELEVATION, EXCLUDING WINDOWS	31,908	100
TOTAL ELEVATION, INCLUDING WINDOWS**	41,962	**

NOTES:

* ARCHITECTURAL LOUVERS IN CURTAINWALL ARE TYPICALLY BACKED BY INSULATED METAL PANEL AND REMAIN UNCHANGED SINCE INITIAL PERMIT APPROVAL. AREA IS INCLUDED WITH METAL PANEL IN MATERIAL AREA CALCULATIONS

** EXCEPT FOR CURTAINWALL, GLAZING IS EXCLUDED FROM MATERIALS TAKEOFFS

QUANTITIES ARE ACCURATE FOR ZONING COMPLIANCE AND INCLUDE ONLY MATERIALS VISIBLE FROM THE STREET. THEY DO NOT INCLUDE WALL RETURNS OR PORTIONS OF WALLS HIDDEN BY PARAPETS OR OTHER WALLS AND SHOULD NOT BE USED BY THE CONTRACTOR.





freeman | french | freeman





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Thank You!

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