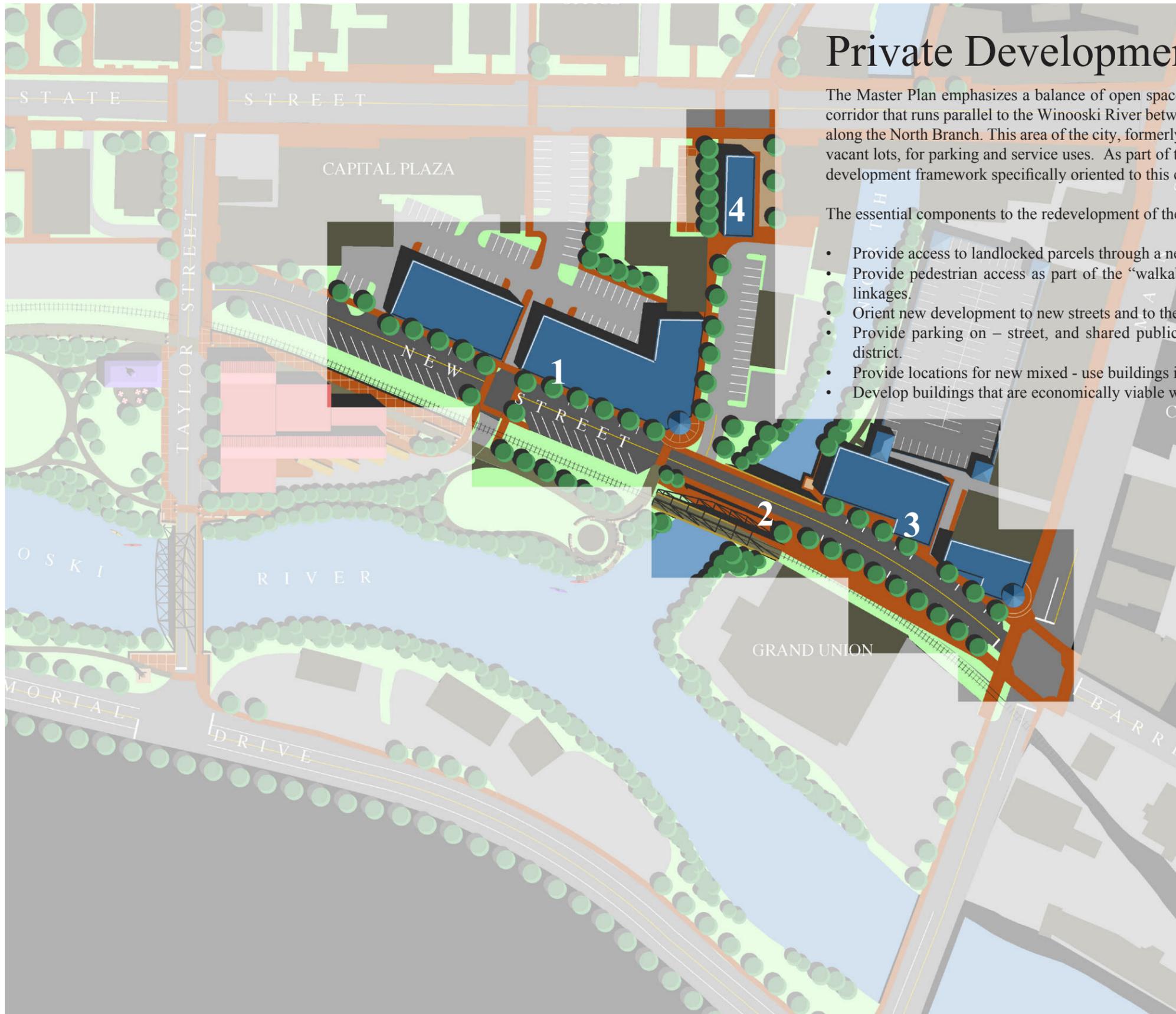


Private Development

The Master Plan emphasizes a balance of open space and new development. Most of this occurs along a corridor that runs parallel to the Winooski River between Taylor Street and Main Street and turns upstream along the North Branch. This area of the city, formerly an industrial zone, is now a series of open, generally vacant lots, for parking and service uses. As part of the city's longtime desire to revitalize the riverfront a development framework specifically oriented to this corridor has been recommended.

The essential components to the redevelopment of the riverfront are to:

- Provide access to landlocked parcels through a new street connection.
- Provide pedestrian access as part of the "walkable" downtown with sidewalks and other pedestrian linkages.
- Orient new development to new streets and to the rivers.
- Provide parking on - street, and shared public parking to serve a whole riverfront revitalization district.
- Provide locations for new mixed - use buildings in an urban setting facing streets and sidewalks.
- Develop buildings that are economically viable while still compatible to the street's character.



Implementation of this plan will rely on a public/private partnership because current city development policies may preclude some development options that are beneficial:

- Setbacks will need to be reviewed so that buildings can be located curbside, consistent with the current urban fabric. Service and pedestrian alleys must be addressed in a similar fashion.
- Landscape requirements should favor an overall streetscape design rather than a parcel by parcel approach.
- Design review guidelines should encourage new construction to follow consistent guidelines for materials and scale, while still maintaining visual interesting and diversity.
- Buildings will need to be designed with parking underneath.

New Private Development: (key to the plan)

1. Frontage along the new street between Taylor and the North Branch provides locations for new buildings with programs of uses that include mixed-use for retail floor, offices and residential on the upper floors.
2. Continuance of the new street across the North Branch allows circulation from Main Street to Taylor Street and to the back lots behind State Street. Development of the new street requires the acquisition and removal of the former VT League of Cities and Towns building and M&M Beverage. Owners of both buildings indicated a willingness to sell contingent upon an agreed upon price.
3. Between the eastern bank of the North Branch and Main Street, there are several new building opportunities:
 - a free standing building near the river that could be developed in conjunction with a parking garage in the back lot behind Main Street,
 - a second facing Main, the new street, and the Barre Street intersection.
4. A building facing State Street and the end of Elm Street has been a long - standing potential. This building would include an alley to provide access to back - lot parking. Use of the alley could be for both pedestrians and vehicles until the new street was developed, and then pedestrian - only afterwards.

Parking integration: parking demand for the individual parcels will need to be creatively managed. It is possible that individual parcels will not be able to accommodate on - site parking requirements. In that case either off - site parking should be allowed elsewhere, or a public parking fee paid by the developers to allocate parking in newly developed parking structures.



New Private Development at Barre and Main Streets