

**Cochecho Waterfront Development Advisory Committee  
January 24, 2005**

**Member Present:** Dana Lynch, Wendy Scribner, Art Corte, Frank Torr, Earle Goodwin, Jack Mettee, Jack Buckley

**Members Absent:** Dean Trefethen, Steve Brewer, Joyce El Kouarti

**Others:** Beth Thompson, Steve Bird, Steve Stancel, Doug DeDe, Pete Hamblett, Otis Perry, Bob Lewis, Norm Francesco

The meeting was called to order at 5:02 PM

**Item #1 Approval of the Minutes of January 11, 2005**

Frank Torr made the motion to approve the minutes of January 11, 2005

Jack Mettee seconded the motion.

Vote U/A

**Item #2 Michael Monte, Director of the Community and Economic Development, Burlington, VT**

Jack Mettee introduced Michael Monte, the Director of Community and Economic Development from Burlington, Vermont and reviewed his background and experience.

Mr. Monte discussed the 40 acres of urban reserve in Burlington and the public trust doctrine that states that filled land is owned by the people and is impressed with public use.

He reviewed the financial tools for the redevelopment of Burlington waterfront as follows:

- General obligation funds
- Revenue bonds
- Impact fees
- TIF
- Special assessment districts
- Private financing and foundations
- Private capital fundraising
- CDBG
- Section 108
- Fish & Wildlife
- EDI
- Federal Transit Authority
- Vermont Housing Conservation Trust

The tools they use to accomplish the redevelopment have been:

- Urban Renewal Authority
- Public Trust
- Zoning – height, mixed use, etc.
- Inclusionary zoning – 25% affordable
- Rails and trails
- Official map
- Citizen participation
- Surveys, public hearings
- Tabloids
- Public access television
- Interest groups
- Architects

In Burlington there are 100 +/- acres of public trust land with 70% being conservation land. They did create a TIF that is larger in size than the public trust land to include some areas of the downtown. The allowed uses in the public trust zoning include recreation, conservation, cultural, educational uses.

Burlington has renewal communities where businesses get wage credits to accelerate depreciation.

There are 7 miles of bike trails along the Burlington waterfront. Along this waterfront they have had festivals that have food and beer, jazz music, activities for children. These activities attract several thousand people but they have not included much parking on site. There are 6 to 7,000 spaces within a half mile of the site.

The entire project started in 1985 and it is still unfolding.

Doug Dede asked if the planning of the waterfront site considered the entire area and what affect did that have on the results. Mr. Monte stated that he brought the framework of the downtown into the waterfront edge and it became the seminal idea that allowed this growth. It was very important from the beginning to include the downtown into the redevelopment of their waterfront.

Burlington gave bonuses for building heights that gave public parking on evenings and weekends. The university also runs a free shuttle from the school to the waterfront. He reiterated that there are only a few hundred parking spaces on the site itself. It is alright to be overwhelmed with parking for the big events but parking should work for all the rest of the time.

Dana Lynch asked how the improvements were paid for, publicly or privately. The Burlington experience is that the public investment came first followed by the private investment. Mr. Monte feels that the public amenities and facilities brought the private development.

The Burlington Community Development Corporation (BCDC), a separate agency from the City, drafted all the development agreements. BCDC has the authority to do things that the City cannot.

There is a design committee that reviews all projects.

Jack Mettee asked how Mr. Monte felt about the value of selling or leasing the land. In Burlington, they do land leases. This allows the city to retain control over the use of the land. They have used certificates of participation (SOPs) which is similar to bond financing.

In their parking garage, parking is free for the first 2 hours and then the fees begin. The Burlington Public Works Department runs the garages.

Earle Goodwin asked how the development came about and did Burlington send out RFPs. Developers found Burlington and there was no need to send out any RFPs.

The City owns the moorings on the lake that are managed by the Parks and Recreation department. There is also a harbormaster. They also have transient slips that they charge a fee for.

Mr. Monte said that they are constantly reminding the public about the project, speaking about the successes and explaining why certain decisions were made.

The committee was warned about the housing and not letting it get in the way of other private development and open space. Once residents move into the area they started telling Burlington how to use its own land. There have been many struggles. He recommends doing that component last after all the other development has occurred.

### **Item #3        Updates from Charrette Subcommittee**

Wendy Scribner spoke about the recent meetings were the subcommittee worked on getting pictures to explain various aspects of the charrette. They are working on narrowing down the selection to include in the charrette.

### **Item #4        Discussion of City Council Workshop of January 19, 2005**

There was no discussion due to time constraints.

### **Item #5        Discussion about Subdivision for Site**

Steve Stancel stated that the department had more research to do on this matter.

### **Item #6        Discussion of Bridge**

There was no discussion due to time constraints.

**Item #7      Old/ New Business**

There was no discussion due to time constraints.

The meeting was adjourned a 6:40 pm