
Community and Economic Development Office

Peter Clavelle, Director

The Community & Economic Development Office (CEDO) is now four years old. These years have been both satisfying and challenging. Today, the City of Burlington is one of the most dynamic and vibrant small cities in the country.

Nearly 5,000 jobs have been created in the last five years—today Burlington has one of the lowest unemployment rates in the nation. Downtown Burlington continues to thrive and prosper — the Marketplace anchors a nationally heralded Central Business District. Significant progress is being made in realizing the vision of waterfront development that can be enjoyed and is accessible to all Burlington residents. Lakefront property is being acquired for public use, and the Bikepath is nearly complete. A long-time trend of families moving away from the City has been reversed. Today, the Old North End continues to experience a resurgence, and Pine Street is the healthiest small business district in the State. Our City's efforts to provide affordable housing and shelter the homeless are receiving international recognition. And barriers preventing women and working class youth from enjoying the better-paying jobs of our society are being removed.

Yet, all is not rosy. Numerous problems and issues confront Burlington in 1987 and will challenge us for years to come. The quality of jobs being created is an issue—many of the new jobs in our City (and our country) are lower-paying jobs in the service and retail sectors. The vitality of downtown Burlington will continue to be threatened by suburban sprawl and cow pasture development. Efforts to address an affordable housing crisis, particularly given rapidly diminishing federal funds, will become increasingly difficult. Attempts to balance public desires for parks



and generous open space with economically-feasible, private development on the waterfront will continue to provoke discussion. Neighborhood revitalization initiatives will require that we maintain our guard to prevent gentrification and the displacement of long-time residents. The delicate balance between economic growth and maintaining Burlington's unique qualities and natural beauty will continue to be difficult to achieve. What are the limits to growth?

CEDO is prepared, and in fact is excited, to have the opportunity to address—and hopefully resolve—these problems and issues. We will continue to do our best to prudently manage and effectively leverage the scarce resources available. Bold and creative proposals, and new initiatives, will be brought forth by CEDO. We look forward to the continued support and cooperation of the Mayor, Board of Aldermen, other City departments, and citizens of Burlington as we strive to meet these challenges.

Highlights in Waterfront Development

The State of Vermont and City have been involved in complex litigation which will influence the development of those portions of the waterfront consisting of "filled land." The Court heard both sides of the issue in early 1987 and in the Fall of '87 ruled that certain filled lands belonged to the Central Vermont Railway but must be developed according to the "public trust" doctrine where uses must be for the public. More litigation on this matter is likely.

The Waterfront Bike Path, with the exception of the "missing line" from the Barge Canal to Lakeside Avenue, is virtually complete. Construction of that segment is scheduled for the fall of 1987. Planning is underway to connect the pathway with other waterfront sites, including the pathway adjacent to Burlington's other waterfront, the Winooski River.

The City of Burlington has been pursuing the feasibility of developing a marina in downtown Burlington. Over the past year, a team of consultants reviewed a variety of sites to determine the best site for a publicly-owned and controlled marina. Perkin's Pier was selected as the best site.

The Burlington Electric Department (BED) has officially retired the Moran Generating Plant. Planning is underway by CEDO, BED, and the Planning Department on the possible adaptive reuse of the Moran Plant. The Board of Aldermen has unanimously supported that the Moran Plant be put to public uses. To this end, the City has been working closely with the Renaissance Committee, a group of citizens who are interested in developing a range of exciting new uses for the Moran Plant.

On Town Meeting Day, March 3, 1987, the citizens of the City of Burlington enthusiastically and overwhelmingly supported a \$2.9 million Bond issue for improvements to a variety of publicly-owned lands on the Waterfront:

Leddy Beach: Shoreline protection has been installed. The Leddy Beach Access road for small car-top boats and sailboards has been designed and will be completed in the Fall of 87.

Bike Path Improvements: A variety of improvements have been engineered and designed, including the complete reconstruction of the Astroline rail crossing; the widening of the Path between Leddy Beach and Starr Farm; the reconstruction of grades to 8 percent for accessibility for wheelchairs; the



Community boathouse will be completed in summer of '88.



creation of a small pocket park at the Mouth of the River; the establishment of new vehicle barriers; repaving at certain rail crossings; the installation of more efficient drainage methods and slope protection; additional signage and landscaping; and minor resurfacing along certain City streets. Work will be completed in the Fall of 1987.

Long-Range Planning: CEDO, in conjunction with the Planning and Public Works Departments, has initiated engineering and preliminary design for streets and infrastructure within the downtown waterfront area.

Perkin's Pier Bulkhead & Playground: Work has begun on design and specifications for new bulkheads. The Parks & Recreation Commission is presently reviewing appropriate playground structures for Perkin's Pier. In addition, the asphalt parking lot will be resurfaced, landscaping will be installed, and the boat launch will be improved this Fall.

Oakledge Park/Picnic Shelter: The design for the Bathhouse and parking area for Oakledge Park for access to Mobil Beach is complete. Work will begin in August 1987. The clean-up of Mobile Beach is complete. Design for a Picnic Shelter at the site of the water filtration plant has also begun.

Boardwalk: The creation of the Boardwalk at Perkin's Pier is affected by two factors: the construction at the Main Sewage Treatment Plant, and the feasibility of the installation of a Public Marina. Work on a boardwalk will not be initiated until these issues are resolved.

Roundhouse Point/College Street Point & The Community Boathouse: CEDO has been working diligently with other City Departments (Parks, Planning and Public Works) on the creation of a Community Boathouse. The initial location of the Boathouse was at Roundhouse Point. There was some concern by many of us that the water quality at Roundhouse Point must be significantly improved before the Boathouse would be located at that site. Because of this, planning and design has begun for the construction of a Boathouse on a Barge at College Street Point.

Housing Accomplishments

The City, working in concert with the Bank of Vermont, has developed a "Reverse Equity Loan Program" to help senior citizens pay their property taxes. This program enables elderly homeowners, living on fixed incomes of less than \$25,000 a year, to use the equity in their homes as a line of credit that may be drawn upon in paying all or part of their annual taxes to the City.

The Burlington Community Land Trust, since its beginning in 1984 with the financial and technical support of the City, has acquired, rehabilitated, and resold (with limited equity restrictions that preserve long-term affordability) 14 single-family houses. During the past year, the City has continued its support for the BCLT by providing \$50,450 in low-interest rehabilitation loans and a \$1,000,000 line of credit from its Pension Fund for future BCLT acquisitions. For the Fiscal Year 1988, a \$150,000 Community Development Block Grant (CDBG) was awarded to the Land Trust.

Northgate, a 336-unit rental complex containing nearly one-fourth of the City's entire supply of subsidized units, is threatened with the prospect of conversion to high-priced apartments or condominiums in the near future. Anticipating this threat, CEDO has begun working with a local task force of a dozen public and private agencies to develop a long-

range plan for preserving Northgate's affordable housing.

A former City-owned fire station at 120 North Champlain Street has been conveyed to the Burlington Community Land Trust for use as Burlington's first shelter for homeless families. This emergency shelter is being developed as a joint project of the BCLT, the Committee on Temporary Shelter, and the Women's Consortium for the Construction of Housing.

CEDO convened a "housing summit" in May to discuss the production and preservation of affordable housing in the Burlington area. Attended by 50 representatives from 20 different public and private organizations, this day-long conference highlighted the need for greater cooperation among housing groups, as well as the need for a regional strategy in addressing Burlington's housing problems.

The first phase of the South Meadow housing development has been completed. Of the 148 apartments to be constructed at this site (partially financed through a \$3.5 million

Housing Development Grant), over 100 units are now finished and occupied.

The Housing Initiatives Program rehabilitated 36 apartments and 12 single-family homes this year. Another 28 houses were painted under a program providing free paint to eligible homeowners. Accessibility grants were provided to 9 disabled homeowners for the construction of ramps and for modifications to bathrooms and entryways.

In November, 1986 a Charter change was approved that would have taxed windfall profits on apartment buildings resold within two years of acquisition. Unfortunately, the State Legislature refused to ratify this Charter change. Also, voters approved a new Burlington ordinance regulating the conversion of rental property to condominium or cooperative ownership. This ordinance gives tenants longer notice periods and a first right to purchase buildings that are about to be converted. It also charges condo developers an "impact fee" whenever rental units are converted and tenants are displaced.



CEDO staff: (front) Linda Siegel, Laura Weeks, Kathy Longe, Sheri Shusda and Denise Dubois; (back) Mike Monte, Martha Whitney, Betsy Rosenbluth, Bruce Seifer, Tom Dillon, Peter Clavelle and John Davis.

Economic Development

The City has received a \$1,660,000 Urban Development Action Grant (UDAG) to assist in the financing of a state-of-the-art downtown supermarket. At least two levels of parking will also be provided. The development will occur on the municipal parking lot adjacent to the Police Station on South Winooski Avenue. Construction is scheduled to begin in the spring of 1989. The project is a joint venture involving the City of Burlington, Northshore Development, Inc., and the Burlington Community Development Corporation.

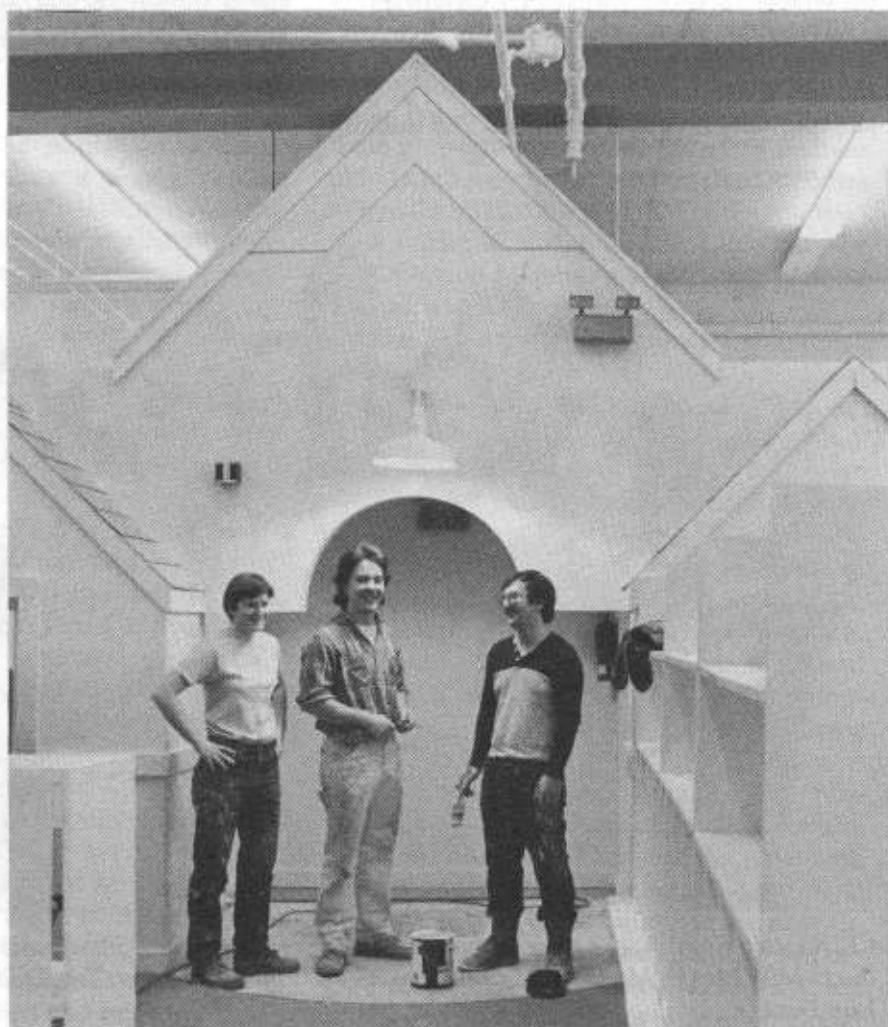
The City of Burlington has provided a \$25,000 challenge grant to the Chamber of Commerce to set up the Burlington Convention Bureau. The Chamber raised \$50,000 and hired a director to run this Bureau.

The Burlington Revolving Loan Program

(BRLP) was created four years ago to aid and support the City's small business sector. To date, fourteen small business loans have been made. As a result, about 115 jobs have been created or retained.

CEDO with the support of the Small Business Development Center, provides technical assistance to local businesses. More than 180 potential small business enterprises came through CEDO's doors last year asking for assistance. CEDO has also organized special seminars for the small business community in cooperation with the Church Street Center.

The development of new incubator space for small business is occurring with City assistance. Projects include the 294 North Winooski Avenue building and the former Lane Press building on the corner of Pine and Kilburn Streets. CEDO has assisted 4 incubators to develop in the last 3 years which are



now the home to 60 new businesses.

CEDO organized an all-day Business Incubator Workshop on Pine Street with the Agency of Development and Community Affairs. The purpose of the working was to teach developers how to develop and improve their incubators based on successful international, national and local incubators.

CEDO has been collaborating with the University of Vermont and the State to develop the Vermont Products innovation Network. A goal of this project is to create a full-service business incubator facility dedicated to products derived from Vermont agriculture and other natural resources.

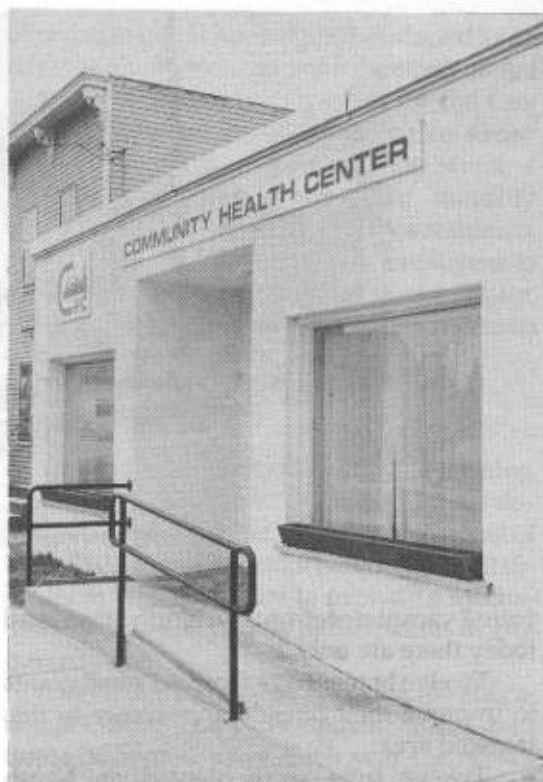
Mayor Sanders received an award from the U.S. Conference of Mayors, citing the Burlington Local Ownership Development Program as a model innovative effort to prevent poverty.

The Burlington Local Ownership Project is essentially designed to start-up locally-owned and controlled businesses and to pursue job creation strategies which target low and moderate income female heads of households and working class youth. Burlington is probably unique in the country in pursuing a strategy to promote locally-owned and controlled business development. CEDO is seriously working with two Burlington businesses interested in converting to an employee-owned structure.

CEDO's Women's Economic Opportunity Program led to the creation of - "STEP-UP For Women" - a non-traditional skilled trades training program. STEP-UP, which recently completed its first year in operation, is a program designed to place low-income women in non-traditional skilled trades employment. This year 22 women are employed or are enrolled in additional training programs as a result of the STEP-UP Program.

CEDO assisted in setting up a statewide non-profit energy services company called Vermont Energy Investment Corporation (VEIC). VEIC is assisting landlords and tenants who are lower income and own or live in smaller units of housing by identifying and installing cost effective energy efficiency improvements to their buildings.

A Parking Council was formed to act as a sounding board for parking issues and will



develop recommendations to improve parking supply and management. Members of the Parking Council include representatives of the Downtown Burlington Development Authority, the Marketplace, Burlington Square, downtown employees, Public Works, CEDO, Police Department and the Planning Department. A new 134-space parking lot was developed behind Penney's. A study was completed to improve signage for Burlington. The metered lot located next to the Police Station on South Winooski Avenue was converted to an attendant lot. Meters were added on-street as well.

Old North End

The successful Old North End Revitalization Program expanded in its fourth year to include North Winooski Avenue from North Street to Riverside Avenue, as well as North Street. This 5-year old program makes loans and grants for facade improvements of businesses and homes and has funded beautification projects.

-Eleven storefront facade improvement loans have been made. Four years ago there



were 8 vacant storefronts on North Street, and today there are only 2;

- Twelve homes have received small grants to improve their outside appearance in this targeted area;

- Twelve trees were planted on North Street;

- Twenty flower boxes were built by the Burlington Youth Employment Program and were sold to businesses;

- Garbage cans have been installed on North Street;

- Curb cuts have been installed on North Street;

- This year, 2 artists were contracted to create art for Wards 2 and 3; and

- Sidewalks and curbs have been cleaned by inmates from the Chittenden County Correctional Center.

Block Grant Awards

CEDO administers the Community Development Block Grant Program for the City of Burlington. The following programs and activities were funded for FY 1987:

- Advocacy for Senior Citizens/Champlain Valley Agency on Aging
- BYEP ONE House Painting Program/Burlington Youth Employment Program
- Burlington Tenant Resource Center/Chittenden Community Action/VII
- Burlington Mediation Project
- Burlington Women's Council

- Children's Program/Women Helping Battered Women

- Chittenden Emergency Food Shelf/Chittenden Community Action

- Housing Assistance Program/Chittenden Community Action

- Little League Baseball/Old North End Little League

- ONE Community Association

- Parent Aide-Family Educator/Visiting Nurse Association

- Project Self-Sufficiency/PSS Task Force

- Senior Citizens Food Program/Onion River Food Co-op

- Sexual Assault Support/Awareness/Women's Rape Crisis Center

- Sliding Fee Scale for Patients/Community Health Center

- Streetwork Project/Committee on Temporary Shelter

- Support Services/Weekday Mealsite/Interfaith Senior Center

- The CIT-"Y" Program/Task Force on After School Care

- Toward Independence/Childcare Resource & Referral

- Waystation Project/Committee on Temporary Shelter

- Chittenden County Senior Citizen Alliance

- BCLT Multi-Family Program/Burlington Community Land Trust

- E-Z Access/CEDO

- Environmental Upgrade Project/Burlington Housing Authority
- Hillside Terrace Park/Hillside Tenants/Ward 1 NPA
- Home Improvement Program/CEDO
- Housing Co-op - 62-65 No. Champlain Street/CEDO
- Neighborhood Projects - Ward 1/Ward 1 NPA
- Neighborhood Projects - Ward 3/Ward 3 NPA
- Old North End Revitalization/CEDO
- Police substation/New North End/Neighborhood Watch Group
- Project HOME/Cathedral Square Corporation
- Riverside Avenue Sidewalk Construction/Ward 1 NPA et al
- Schmanska Park Upgrade II/Ward 1 NPA
- Small Business Assistance Program/CEDO
- Wilson Hotel Restoration/Committee on Temporary Shelter
- Battery Park Improvements
- Johnson Street Streetworker
- Pine Street Sidewalk
- Job Training Program
- Waterfront
- Affirmative Action Program
- Neighborhood Projects (Wards 2, 4, 5, 6)
- Trees

A summary description of the services is available at CEDO

Johnson Street Project

The Alderman from Ward 3, with the support of CEDO, initiated an effort to improve the quality of life on Johnson Street. Johnson Street is a small narrow street with

very dense rental housing. What started as an effort to plant trees and pave the street ended with a comprehensive program for the residents of Johnson Street, including: a street-worker program for youth of the street; a neighborhood watch program; monthly meetings of Johnson Street and area residents, elected officials, and other city employees to discuss problems and solutions; and finally, the development of a plan with area residents to improve the street itself.

NPA's

Burlington's Neighborhood Planning Assemblies (NPA's) were created by resolution of the Board of Alderpersons in August of 1982. The general impetus behind their establishment was the desire to provide a mechanism to increase citizen participation in city government.

The NPA's have participated in the allocation of Community Development Block Grant funds in several ways. Each year the NPA's elect neighborhood representatives to sit on the CDBG Advisory Group which makes its recommendations to the Mayor. Additionally, the NPA's themselves have been given grants to allocate for neighborhood projects. Lastly, several of the NPA's are now directly requesting funds for specific neighborhood projects.

In total, CEDO has provided funding to the NPA's for approximately 50 neighborhood projects through over 65 grants.