

WINOOSKI DOWNTOWN DEVELOPMENT MASTER PLAN

CITY OF WINOOSKI

WINOOSKI COMMUNITY DEVELOPMENT CORPORATION

TRUAX CULLINS & PARTNERS ARCHITECTS
209 BATTERY STREET
BURLINGTON, VT 05401

CIVIL ENGINEERING ASSOCIATES
95 FALLS ROAD
SHELburnE, VERMONT 05482

KREBS & LANSING CONSULTING ENGINEERS
10 MAIN STREET
COLCHESTER, VERMONT 05446

GREATWOOD MANAGEMENT
29 APPLE HILL ROAD
CALAIS, VERMONT 05648

RESOURCE SYSTEMS GROUP
76 OLCOTT DRIVE
WILDER, VERMONT 05088

HOGAN CONSULTING
153 TRACY DRIVE
BURLINGTON, VERMONT 05401

LANGROCK, SPERRY & WOOL-ATTORNEYS
275 COLLEGE STREET
BURLINGTON, VERMONT 05401

DATE: FEBRUARY 2002

SCALE:

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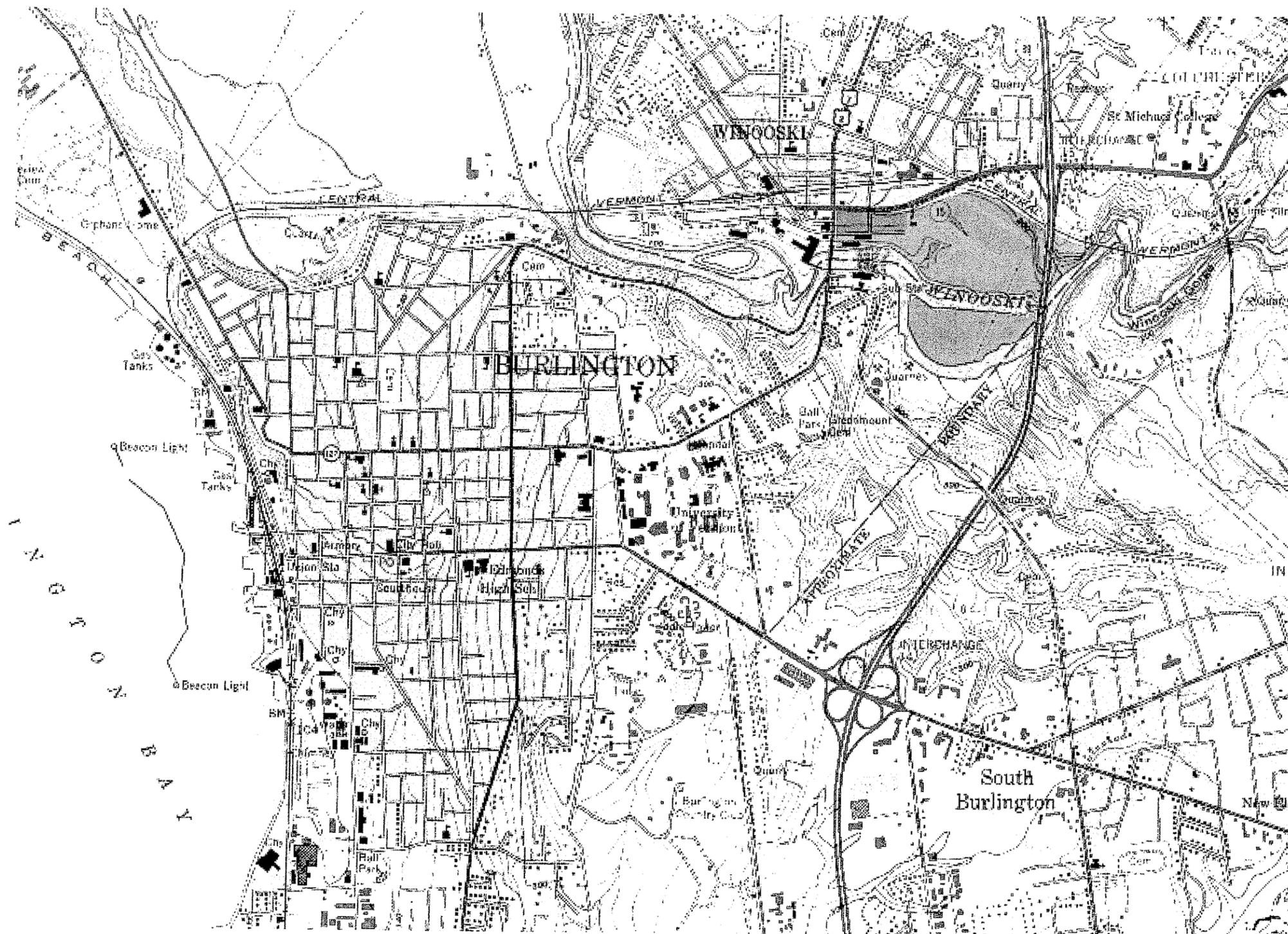
Design Guidelines: *Development*

Height Restrictions

Introduction

These Development Area Design Guidelines are designed to address Act 250. The text, taken together with the volumetric building envelopes and proposed density program, provide a blueprint for building within the Development Area. These guidelines provide for a traditional urban streetscape that is sensitive to the rich heritage of the Winooski Falls.

These guidelines are not intended to supplant the ordinances, codes, or statutes of the City of Winooski or other regulatory agencies having jurisdiction over the district.



Development Program

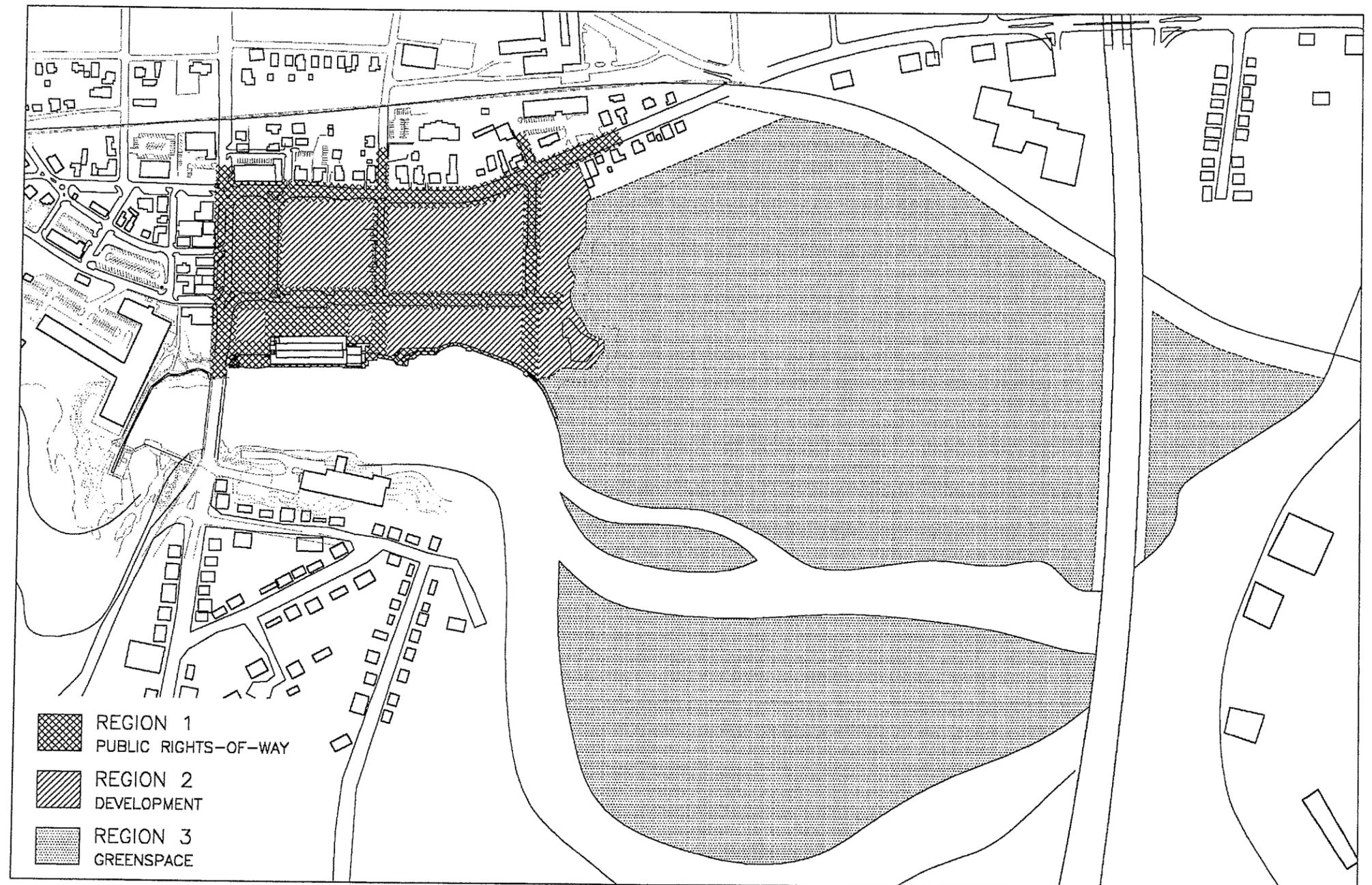
Overall Intent

- Revitalize Downtown Winooski as a place to live, work, and play.
- Recreate a traditional urban environment, with focus on pedestrian-friendly design.
- Maintain public rights-of-way along all points of the riverfront.
- Use much-needed housing to catalyze the creation of basic service retail for *all* residents, not just those in the downtown area.
- Create buildings built for long term use.

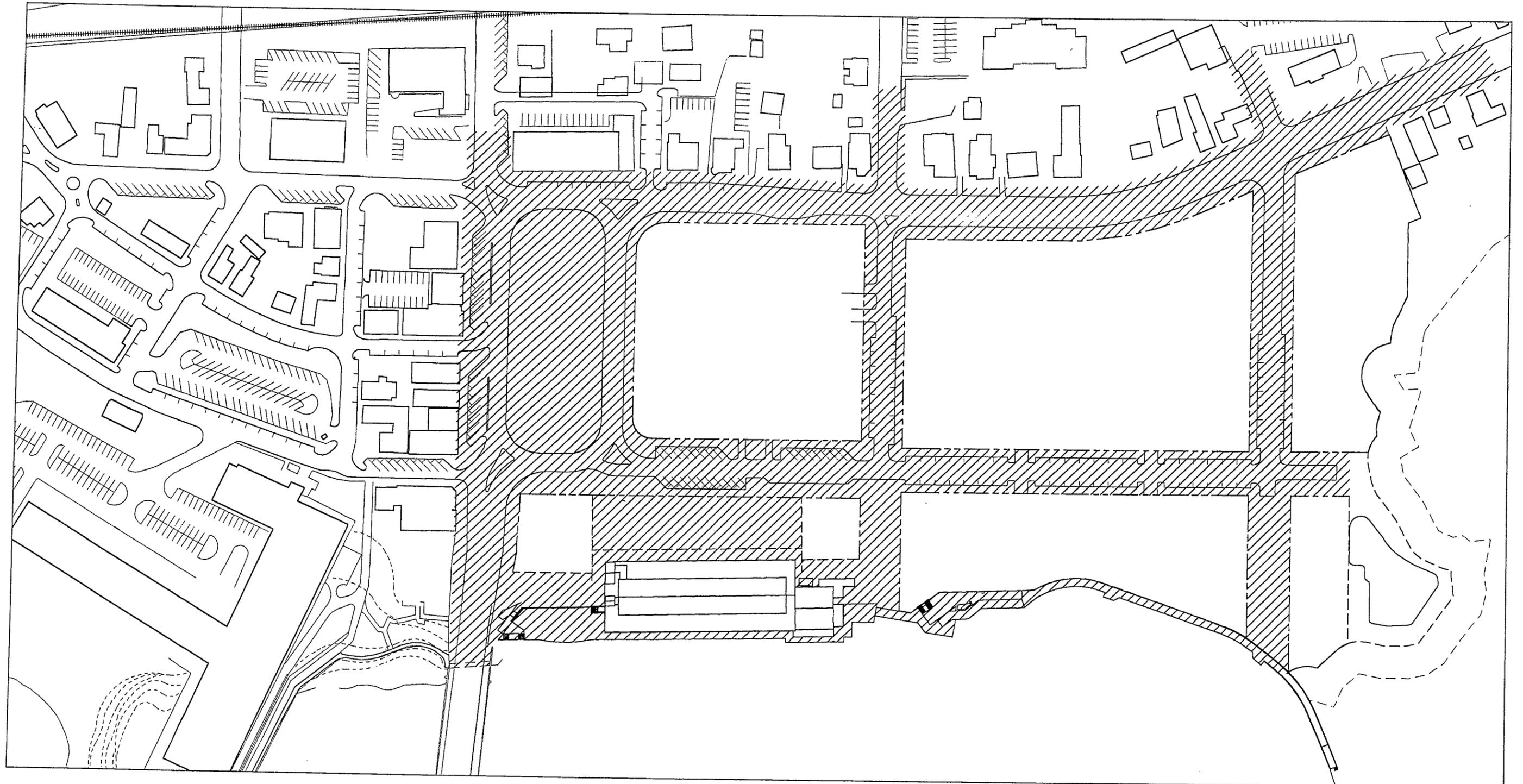
Proposed New Uses in Development Area (Maximum Allowed Density by Use)

General Office	250,000 gross sf
General Retail/Restaurants	92,000 gross sf
Fitness Center	15,000 gross sf
Twelve-Screen Cinema	50,000 gross sf
Hotel	250 rooms
Municipal/ Government Center	43,000 gross sf
Housing	800 units total
Parking	3,100 spaces

Repositioning of Champlain Mill 165,000 gross sf
 REMOVE: Strip Center Retail -50,000 gross sf



Design Guidelines: *Public Rights of Way*



Design Guidelines: *Public Rights of Way*

Intent

- Create a vibrant urban streetscape within the Development Area by establishing a traditional street grid that accommodates pedestrians, bicycles, vehicular traffic, and service vehicles.
- Maximize traditional on-street angled parking within the Development Area to spur local retail.
- Create a lively populated streetscape with well-lit, easily maintained spaces.
- Create view corridors to the Winooski River.

Public Utilities

- All utilities shall be located underground

Materials

- Sidewalk and plaza materials should be attractive yet durable, respecting the high maintenance demands of Vermont climate (e.g. choose styled concrete over brick pavers, etc.)
- All granite curbs

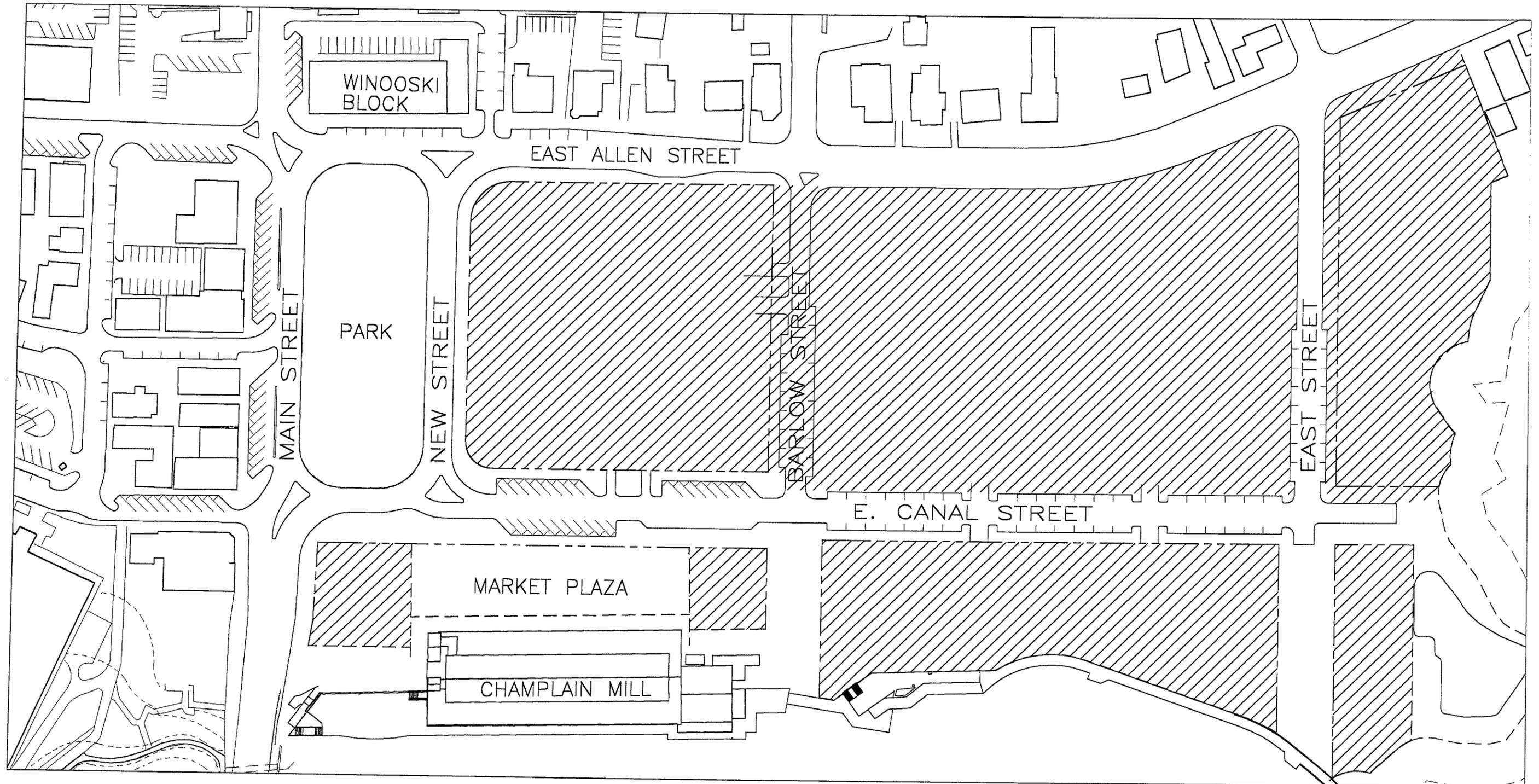
Lighting and Signage

- Landscape lighting may be used to highlight landscape elements, building entries, and other important architectural elements but must not present a hazard to motorists or be uncomfortable for residents and pedestrians.
- All exterior lighting shall be subject to an overall lighting plan.

Landscaping and Amenities

- Street trees must be included as a functional part of the landscape. As such, they shall not follow arbitrary spacing patterns to the detriment of storefronts and street function but will be placed individually to fit their context.
- Street furniture, such as benches, trash receptacles, mailboxes, informational kiosks and signage will encourage accessibility to the public while not obstructing pedestrian and vehicular circulation.

Design Guidelines: *Development*



Design Guidelines: *Development*

Intent

- Recreate the core downtown area as the local hub of activity.
- Allow high-density, mixed-use development as a catalyst for maximum sustained growth.
- Focus the built environment within the development area to ensure the vast majority of the site remains an open space resource for all Winooski residents.
- Develop buildings that contribute to a sustainable built environment, both in terms of land use and energy and resource conservation.
- Maintain public view corridors to all significant visual elements within the urban environment, especially the Winooski River
- Preserve the visual dominance and public importance of the Champlain Mill
- Relate appropriately to the Winooski Block
- Establish city streetscape along East Canal, Main and East Allen Streets, by creating retail/commercial street level frontage along full length of commercial streets.
- Provide screened parking in sufficient for all functions within the sector.
- Sheets 1 and 2 outline the horizontal and vertical building envelopes within which all built space and proposed uses must exist.

Building Design

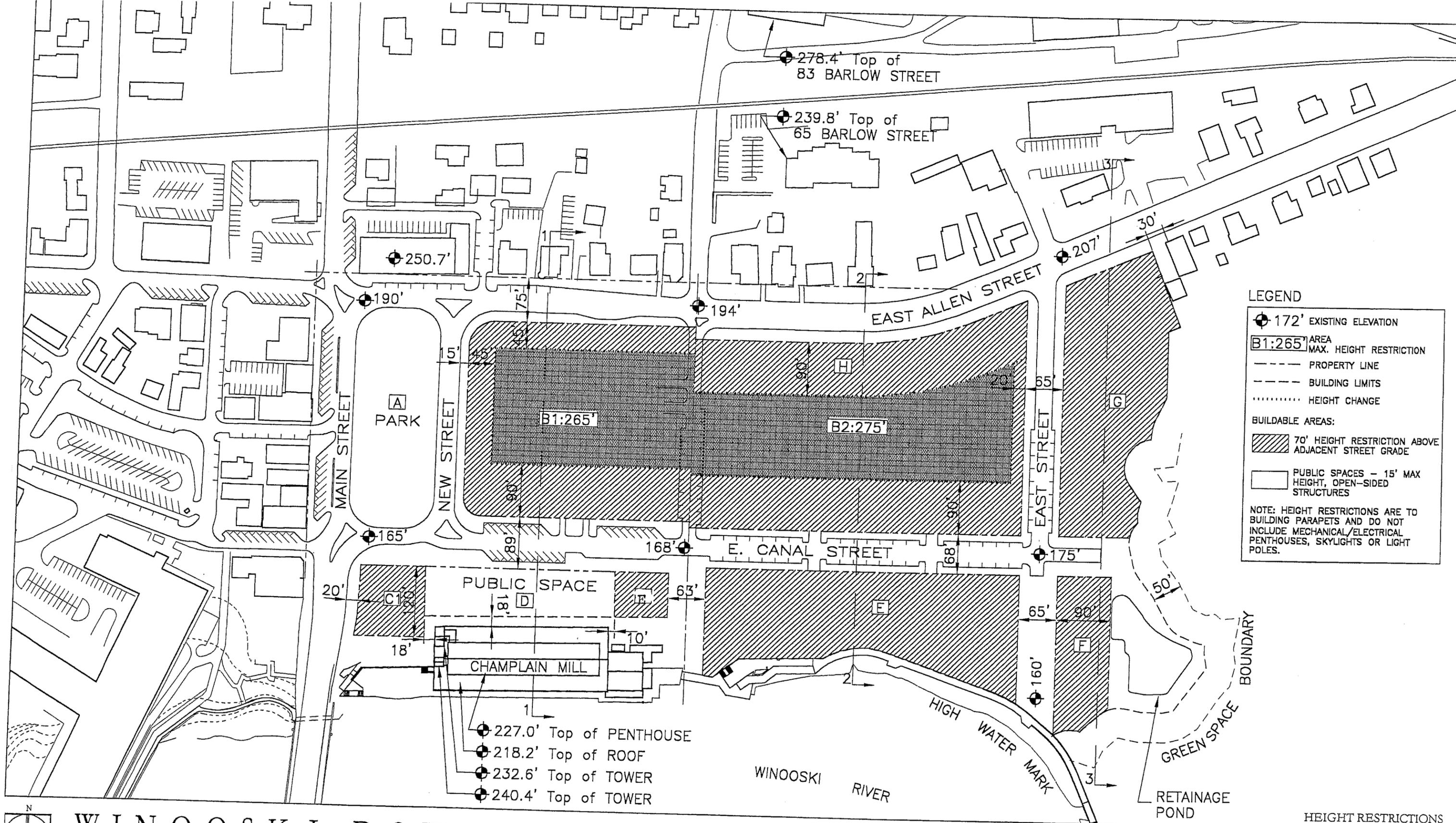
- *Massing/Setbacks*: Building mass at the streetscape shall not exceed that of the existing cornerstone building within the street fabric: the Winooski Block. Encourage building forms that respect the character of existing structures in mass and materials.
- *Materials* - Exterior materials are to be fireproof, and blend with or complement the materials of the Winooski Block and the Champlain Mill. Materials that are durable and are designed to last long term (i.e. 100+ years).
- *Entry*: Buildings should incorporate pedestrian-scaled entrances. Doors, windows, and other features should be designed to respond to the size of the human body and not give the appearance of anonymity or overwhelm the buildings users.
- *Services*: Mechanical equipment, utility vaults, and trash receptacles shall be screened from view from adjacent streets and public spaces. Screening, as part of a building, shall be architecturally integrated with the building with respect to materials, color, shape and size.
- *Window awnings & canopies* are encouraged to create a vibrant street atmosphere.

Parking Structures

- Shall have only that frontage on public streets that is required to maintain their orderly function. Architecturally finished front façades which are complementary to surrounding buildings will be required where visible from primary rights-of-way.
- Shall provide well-defined pedestrian walkways through parking areas and from public sidewalks into the site. Well-defined walkways use pavers, changes in color, texture, and composition of paving materials and vertical plantings such as trees and shrubs.

Public Access to the River

- All public rights of way shall incorporate efficient access to riverfront public space into their design.

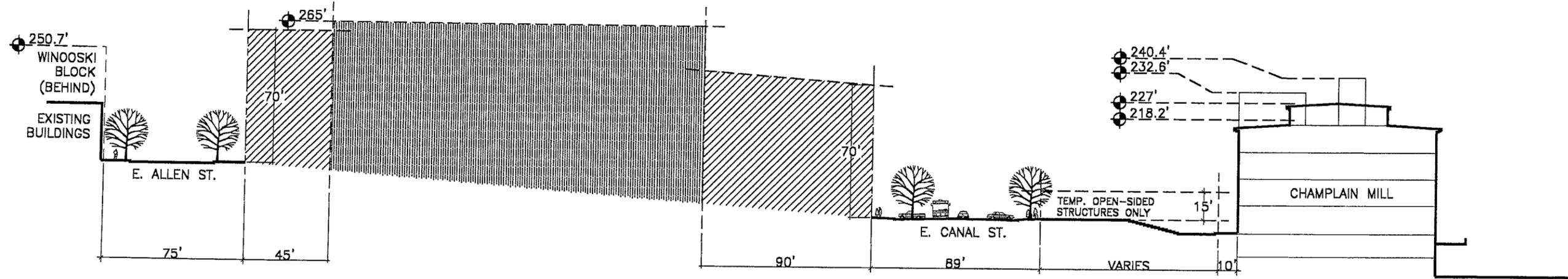


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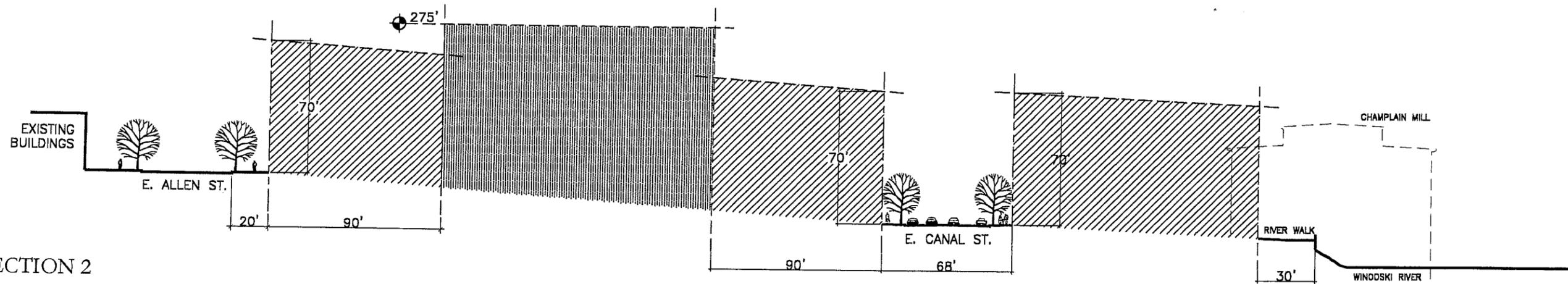
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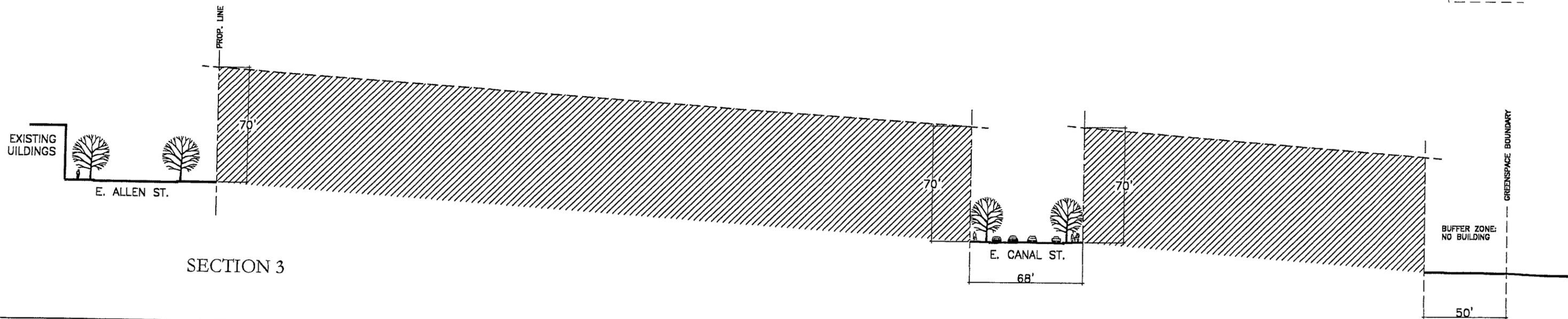
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SECTION 1



SECTION 2



SECTION 3



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