

# Welcome!

Getting to know Zoom

To start, use the chat feature to tell us your name and how you heard about this workshop.



A screenshot of a Zoom meeting interface. The main content area shows a presentation slide with a blue background. On the left is a stylized 'U' logo. In the center, a white box contains the text "Perkins Pier Re-imagining" with a small seagull icon below it. Below this box, the text "Public Workshop #1" is displayed. A small video thumbnail of a person is in the top right corner of the slide. To the right of the slide is a chat window titled "Chat" with the instruction "Add comments and your answers to our questions here!". Below the instruction are three input fields, each with a person icon on the left. At the bottom of the chat window, it says "We're recording!". At the bottom of the Zoom interface is a black toolbar with icons for "Audio Settings", "Chat" (circled in yellow), "Raise Hand", "Q&amp;A", and a red "Leave" button.

Have **zoom-related** questions, reach out to Diana!

Diana Wood  
(802) 730-6200 or  
[dwood@burlingtonvt.gov](mailto:dwood@burlingtonvt.gov)

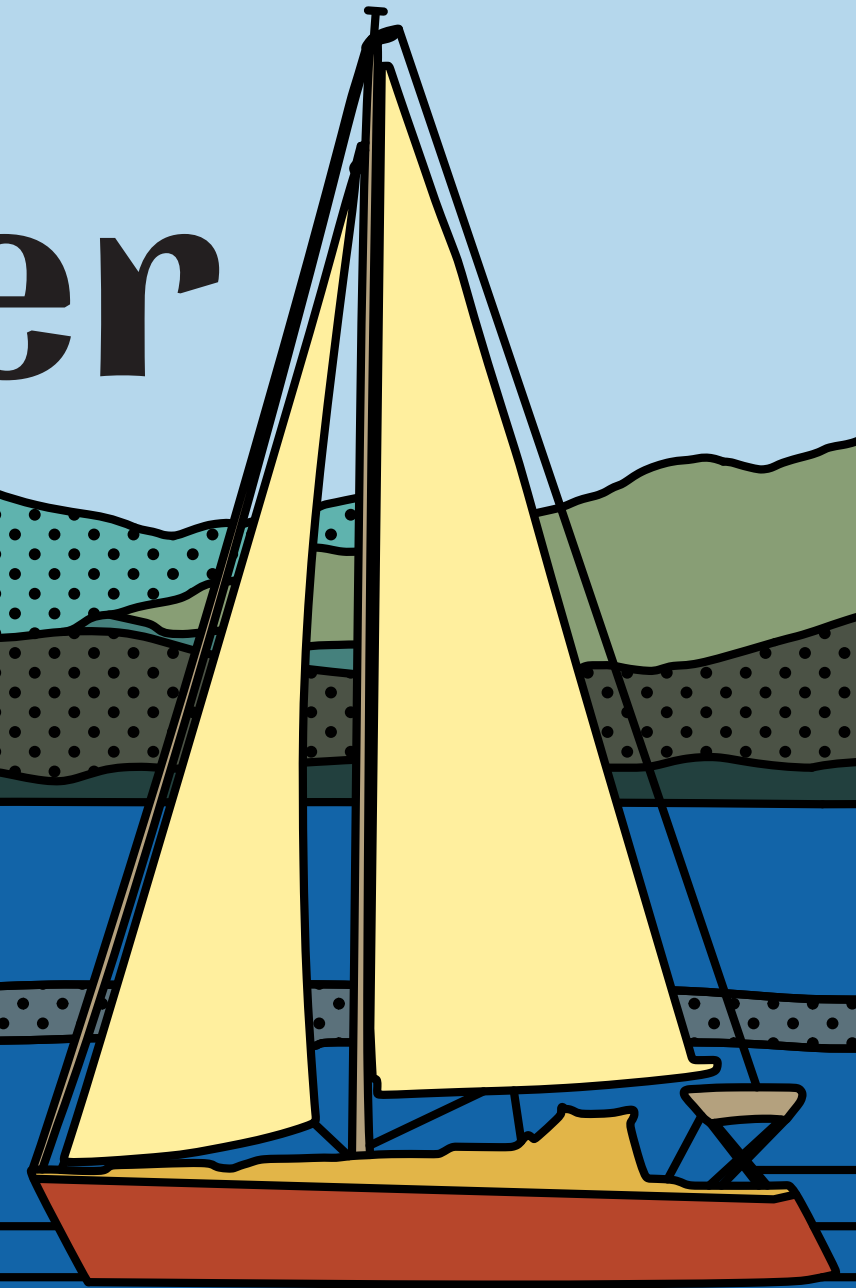
CINDI WIGHT | BPRW



# Perkins Pier

Public Workshop #1

March 16, 2021



# Workshop Agenda



1. Introductions

Poll #1/#2

2. City

3. Connections

Chat!

4. Site

5. Marina

Poll #3

6. Resiliency

7. Q & A

Poll #4

# Planning Team

## Agency Landscape + Planning

Landscape Architects

Urban Planners

Project Manager

## Moffatt + Nichol

Marina Experts

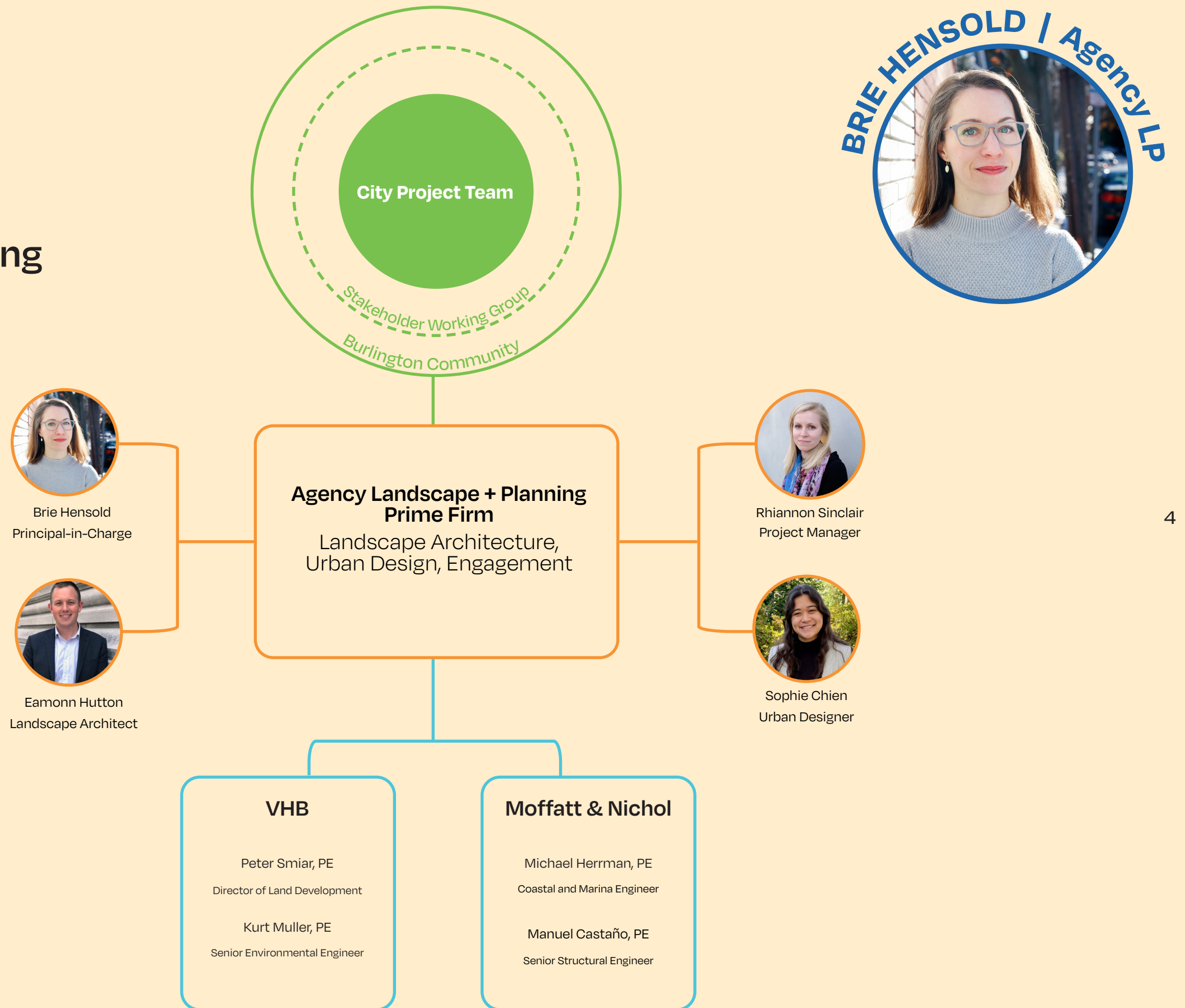
Coastal Engineers

## VHB

Environmental Engineers

Civil Engineers

Local Landscape Experts



The image shows a Zoom meeting interface with a teal background. On the left, there is a logo consisting of three concentric, stylized 'U' shapes. Below the logo, the text "Public" is partially visible. In the center, a white pop-up window titled "Poll" contains the text "Select your responses from this pop-up window!" and five horizontal bars representing poll options. To the right of the poll, the text "Pier" and "gining" is visible, with "op #1" below it. A small video thumbnail of a person is in the top right corner of the teal area. On the far right, a "Chat" section is titled "Chat" and contains the text "Add comments and your answers to our questions here!". Below this are three chat message placeholders, each with a person icon and a text box. At the bottom, a black control bar contains icons for "Mute", "Stop Video", "Participants" (with a '2' next to it), "Chat", "Share Screen" (highlighted in green), "Record", "Reactions", and a red "Leave" button.

# Poll Question #1

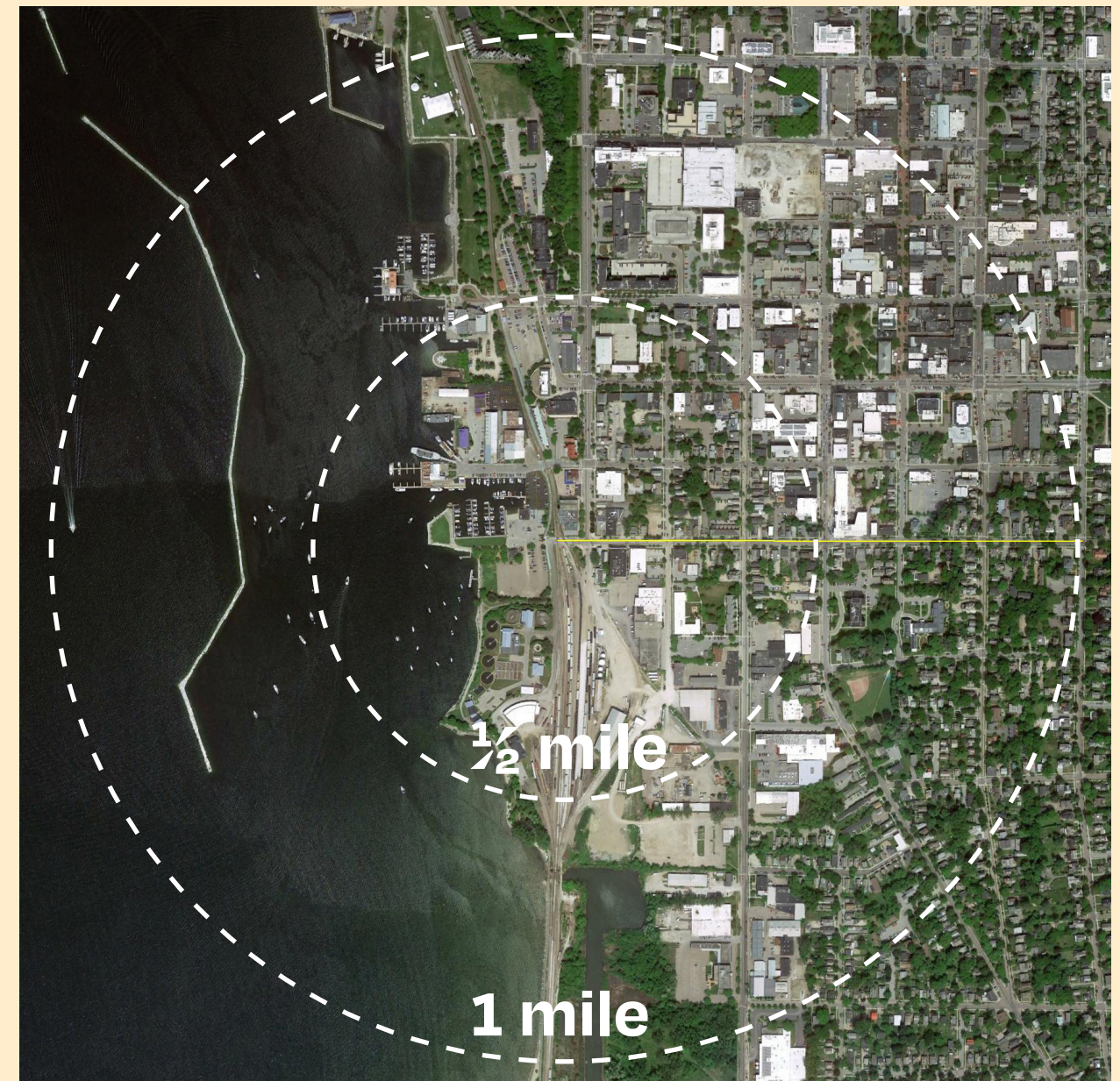
Tell us about yourself....how close do you live to Perkins Pier?

**A.** Within walking distance  
( $\frac{1}{2}$  mile away)

**B.** Within driving distance  
(1 mile away)

**C.** It's a hike, but I live within  
Burlington

**D.** Wicked far, I live outside of  
Burlington



## Poll Question #2

Tell us about you! If you do visit Perkins Pier, what is the **number one reason** you come?

**A. Play on the playground.**

**B. Use the marina/boat ramp.**

**C. Parking.**

**D. Bike/walk through or walk the dog.**

**E. View the waterfront.**

**F. Other...  
use the chatbox to tell us!**



## Project Goals

"A unified, water and land-side vision for the public park and marina, identifying amenities or partnerships that integrate economic development, enhance visitor experiences and residents' quality of life."

- Project RFP

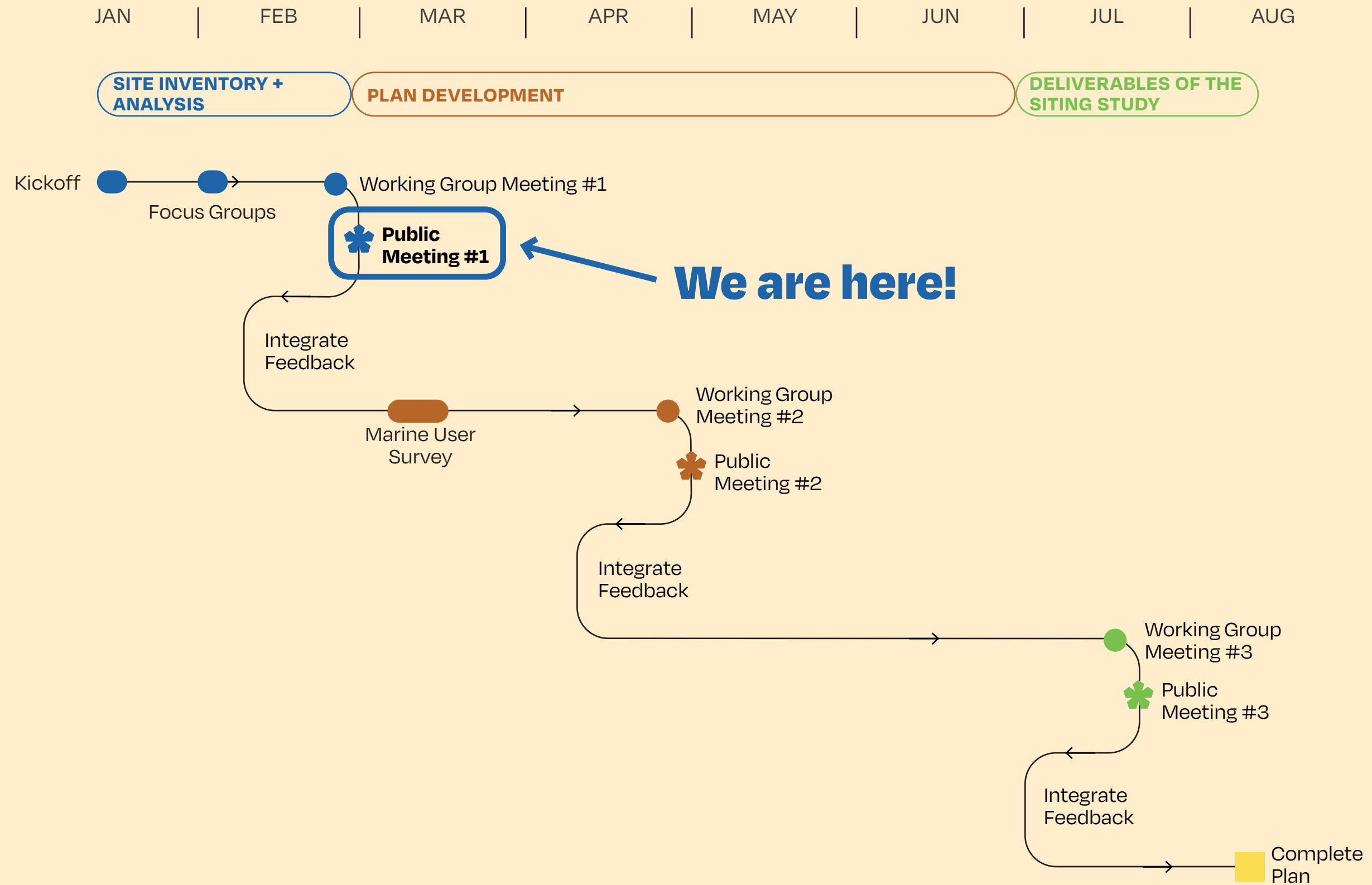
**Land + Water**

**Local + Visitor**

**Park + Marina**



# Project Schedule



# Outreach to Date


## SITE INVENTORY + ANALYSIS


 **Working Group Kick-off** | January 8th


 **Focus Groups** | February 16th - 19th

- Neighbors
- Staff
- Programming Partners
- Infrastructure
- Advocates

 **Public Meeting #1** | March 16th

 **Marina User Survey** | Ongoing

 **Public Meeting #2** | Upcoming - May

 **Public Meeting #3** | Upcoming - July

Aspirations

Feedback

# Values

Perkins Pier is a welcoming gateway to Lake Champlain.

-

Perkins Pier connects the surrounding communities to their waterfront and to each other.

-

Perkins Pier is designed and operated to be inclusive of neighborhood users, regardless of their background or abilities.

-

Perkins Pier is a place to learn about history culture and science!

# Analysis Themes



To understand the function and character of Perkins Pier, we need to look to the function and character of its **context**, its **connections**, and its **relationship to the water**.



# The City





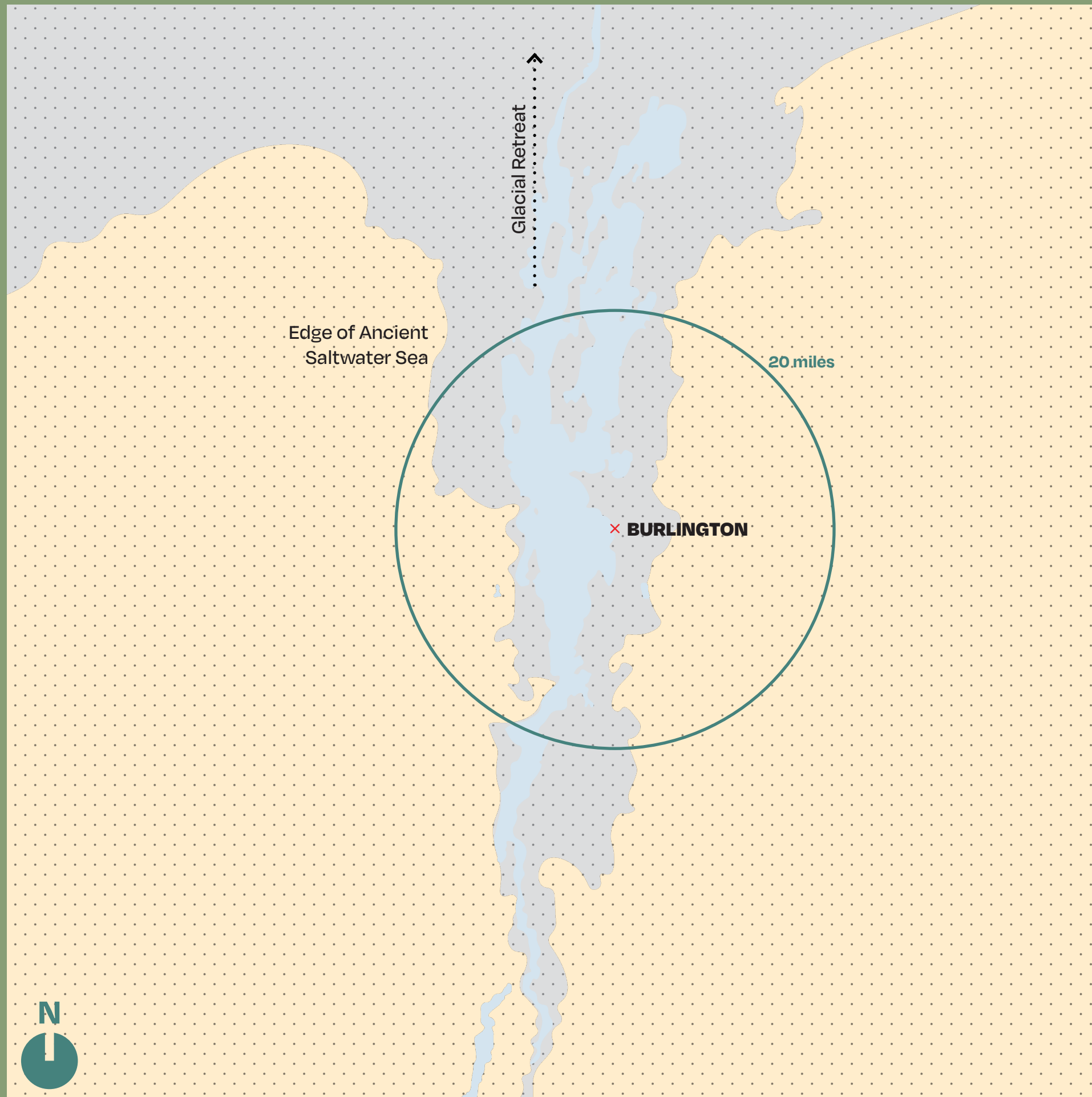
# Land & Water Acknowledgment

We honor and call this land and water by their original names: Missisquoi and Bitawbagok.

Missisquoi and Bitawbagok is home to the Abenaki; the original guardians of this territory.

We uplift, honor, and speak the traditional names of the land and people to remind this community and all other visitors, that these peoples did, and do still exist. Without their committed stewardship, we would not be enjoying this place today.

*Wliwni/Thank you.*



## Natural History

Burlington is nestled between Lake Champlain to the west, south of the mouth of the Winooski River and surrounded by hills on the east. The area is heavily forested by maple, birch, and beech trees and supports floodplain forests, bogs, and deltas of the surrounding water bodies.

# Precolonial Life Along the Lake

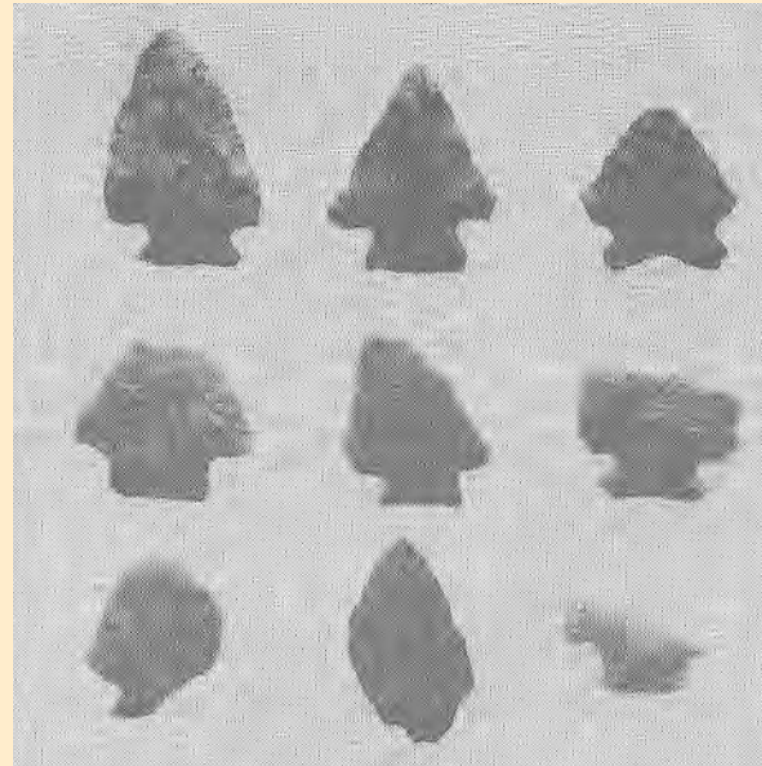


## Paleo-American

11,000 - 9,000 Years Ago

Hunting of elk, mammoths, and caribou through the Champlain Valley in tundra-like conditions, primarily migratory.

(Above: Stone Scrapers found in Addison County)

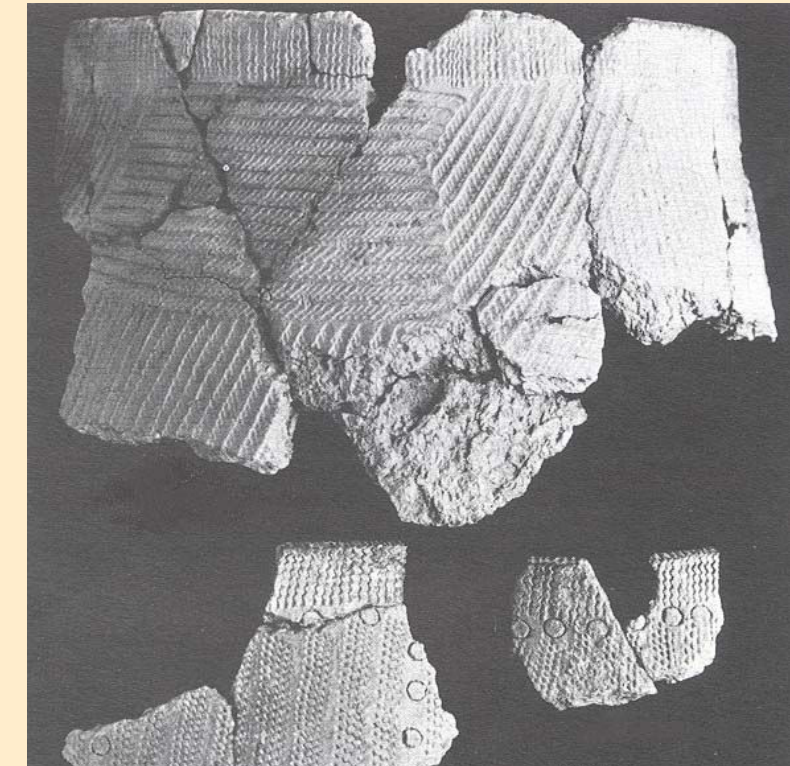


## Archaic

9,000 - 3,000 Years Ago

Climate warmed, forests returned and foraging, fishing, and small game hunting resulted in more sedentary lifeways.

(Above: Corner-notched points found in Swanton)



## Woodland

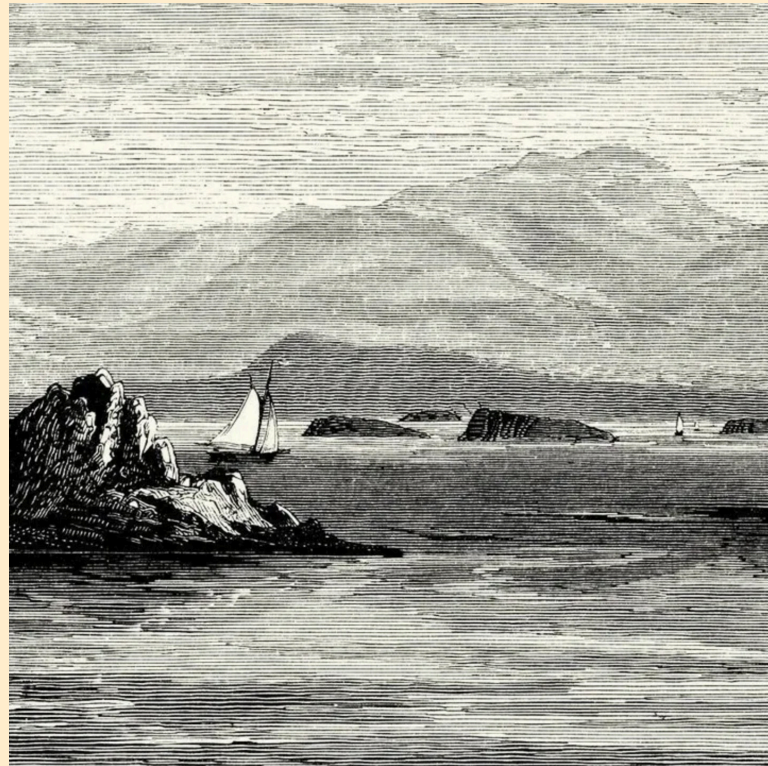
3,000 - 400 Years Ago

People became more river-oriented, providing opportunities for regional trade of tools and travel.

(Above: Ceramic Pieces found in Winooski)



# Colonial Settlement and City-Building



## The American Revolution

1775 - 1783

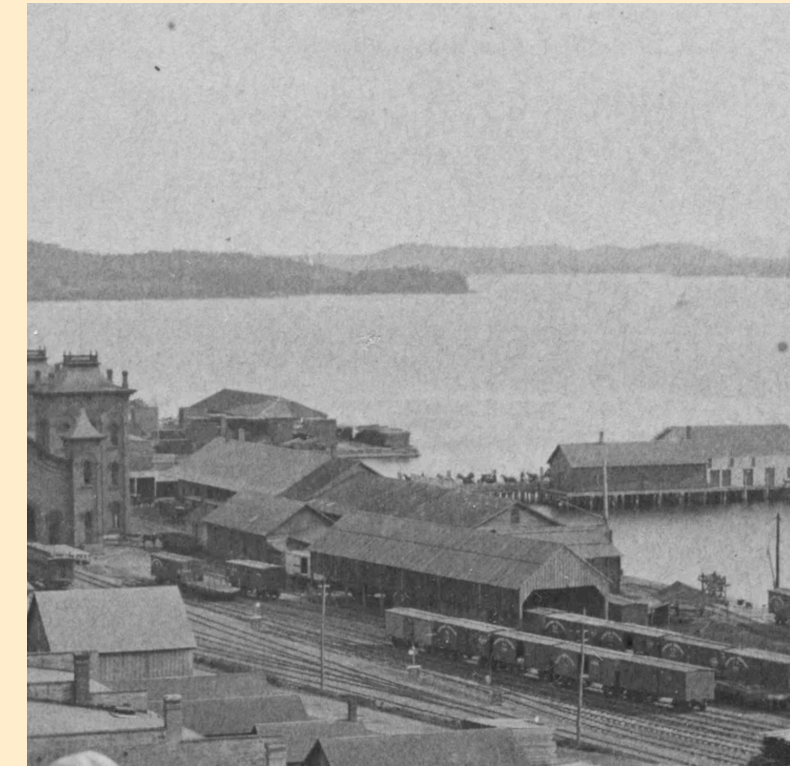
American Revolution in 1783 brought rapid white settlement to the Champlain Valley, and it quickly became a major trade route.



## The War of 1812

1812 - 1815

The War of 1812 brought hundreds of troops to the Burlington shore, and Battery Park served as a camp for the 11th U.S. Infantry Regiment.



## Industry

1800s - Today

Steam power, used by the Lake Champlain Transportation Company and rail lines, built in 1854 transported marble, lumber and ice as Burlington continued to be a central hub of the region.



## Community

Perkins Pier is a well-loved neighborhood park, meeting the recreational needs of the surrounding community, city-wide residents and many visitors.

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### Burlington (Citywide)

- Median Age 26.8  
(college town; VT = 42.9)
- 26.4% of people live below the poverty line
- Median household income is \$51,394 (VT = \$61,973)

# And so...

Lake Champlain's long history is inextricably linked with human life and movement. Future design, programming, and interpretation at Perkins Pier should educate users about this multifaceted and deep history.

"Provide education about the waterfront's history. This was the first dock into the lake!"



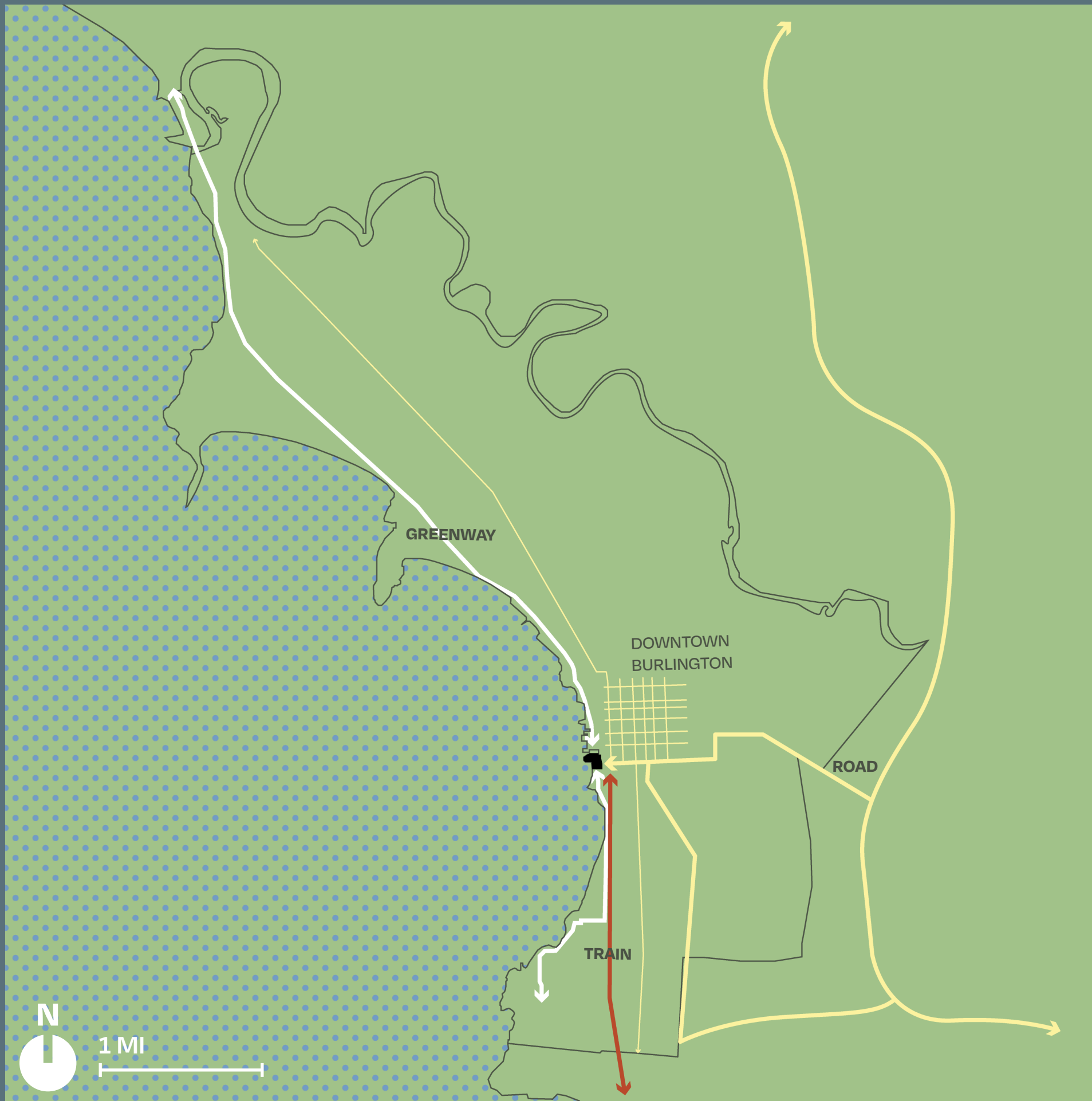
**Chat!**

**What's your favorite memory  
of Perkins Pier?**



# Connections

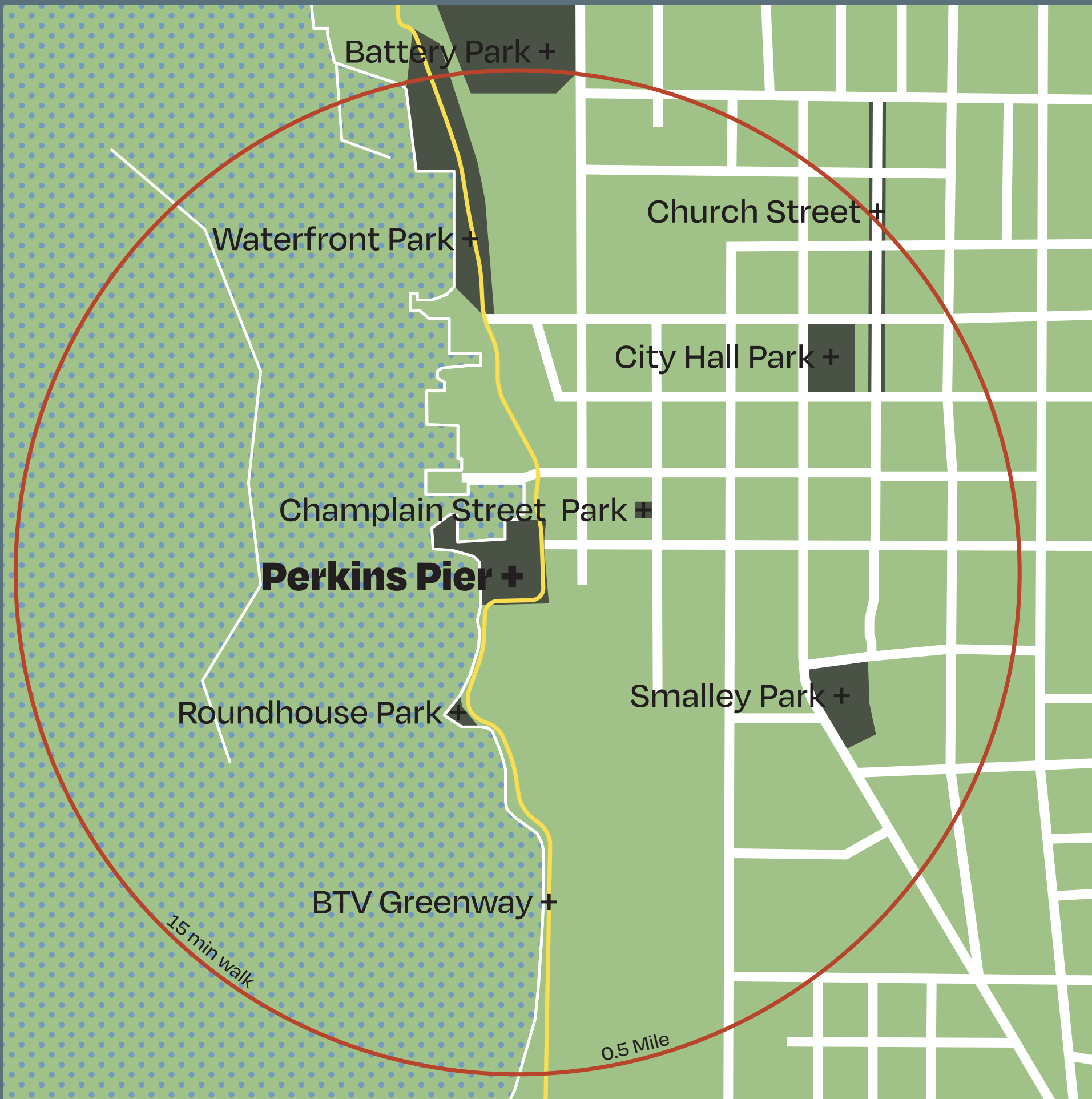




## City Connections

Arrival to Perkins Pier on land can occur by bike, car, train or by foot.

"Perkins Pier should be a gateway to Lake Champlain that is accessible to all"



## Access & Destinations

Perkins is known as a neighborhood pier, and is accessible on foot to many neighborhoods and anchor parks in Burlington, including South End, Downtown and Old North End.

"Perkins Pier is an affordable, blue-collar marina, enjoyed mostly by locals"



## Site Circulation

The main entry to the park is from the intersection of Maple Street and LaValley Lane. There are approximately 213 parking spaces. Many users and passers-by also access the site from the BTV Greenway.

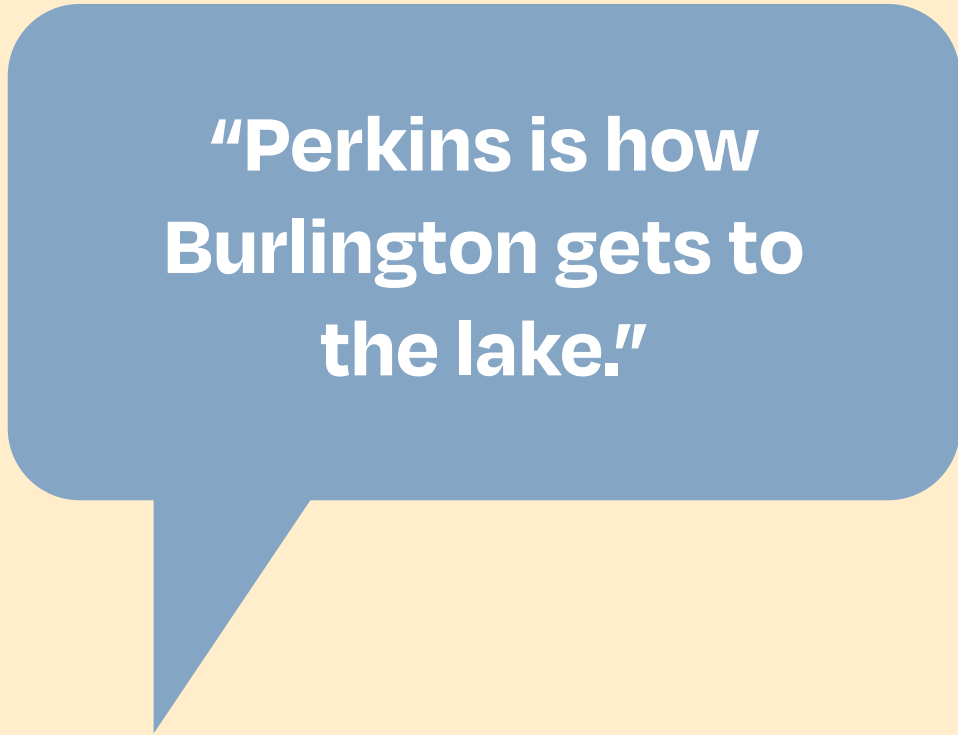
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"The Maple Street intersection causes multiple circulation challenges"



# And so...

Perkins Pier is at the crossroads of multiple local and regional mobility systems. This confluence positions the site as a major gateway to the lake and city. Future designs should address multi-modal opportunities, especially at Maple Street.



**"Perkins is how  
Burlington gets to  
the lake."**



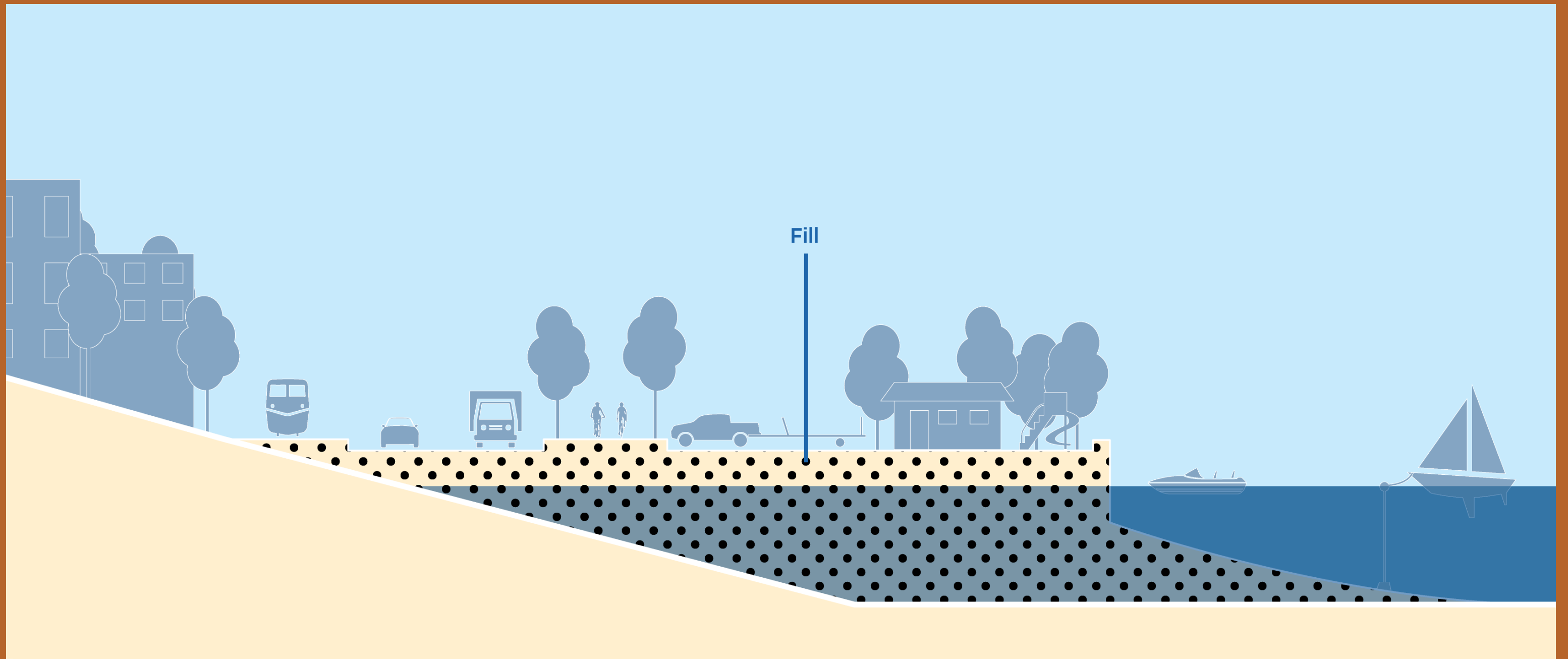
# Site





## Origin of Perkins Pier

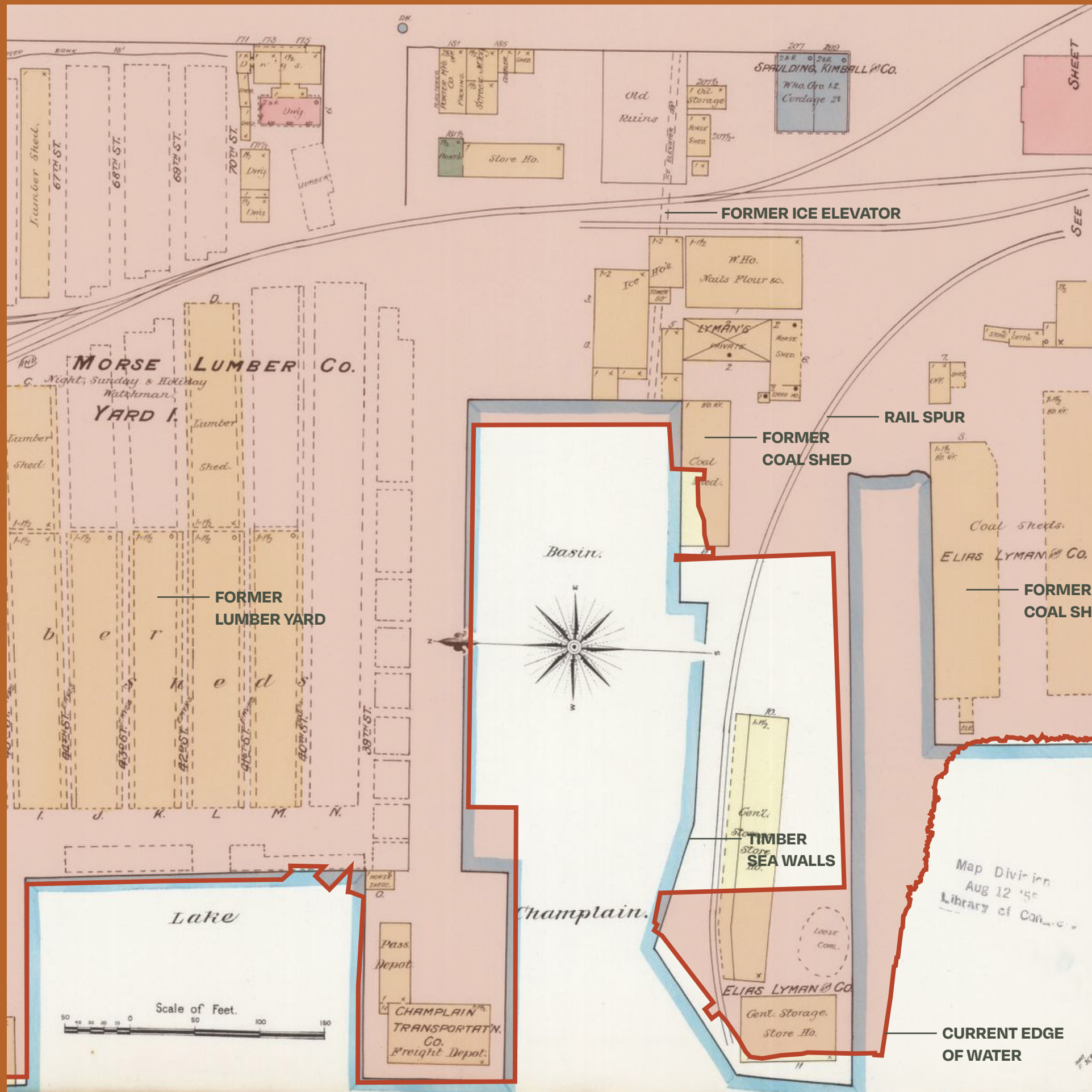
The foot of Maple Street, where Perkins Pier is now located, was known as the "Old South Wharf" or the "Salt Dock," and was built in 1810 to facilitate the removal of cargo.



Fill

## Historic Fill

The land under Perkins Pier is constructed ground, the fill is a mixture of sand, soil and whatever was available—construction debris, uphill fill and other material.



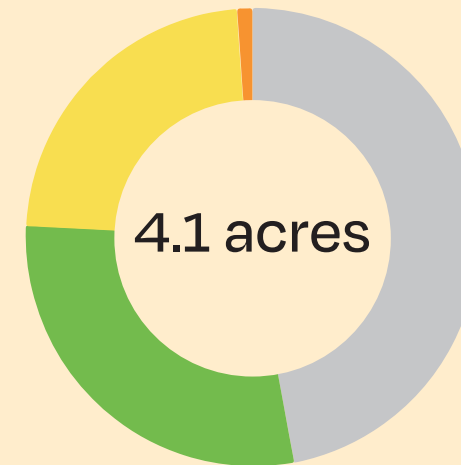
## Urban Soils

Historical industrial activity on the site included coal and oil storage, a grocery warehouse, boat storage and maintenance, cement storage, and a marine supply store.

"The park should be an educational asset for schools and community organizations"

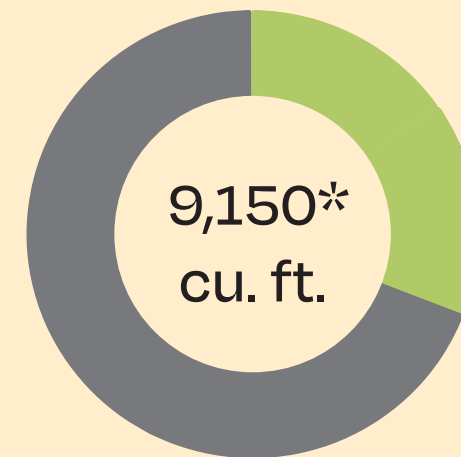


## The Site Today



### Land Use

47.1% Parking  
 28.7% Green Space  
 23.1% Hard Surface  
 1.1% Building



### Permeability

65% Impervious  
 35% Pervious

\* "First Inch" water quality volume

"The park should offer improved amenities for non-boating visitors."



## Park Amenities

Perkins Pier offers a few land side amenities, most beloved being the benches that line the shore.

- 14 Benches
- 3 Commemorative Plaques
- 2 Picnic Tables
- 2 Bathrooms

**WOODEN BULKHEAD**



**STEEL SHEET PILE**



**RIP-RAP BOULDERS**



**STONE BLOCK WALL**



## Water's Edge

Many systems protect the shore from erosion, and come with different costs and durability.

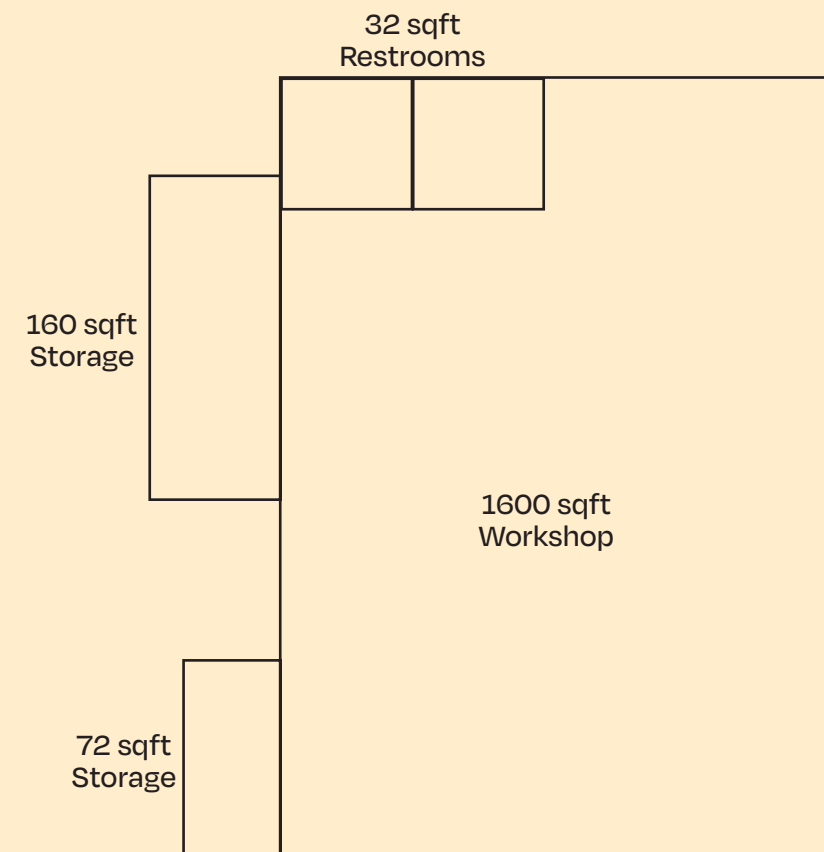






## The Lyman Building

Currently houses storage and workspace for BPRW. Only partially rehabilitated after 2011 flood damage.



# And so...

The site is in need of repairs to the amenities, waterfront edges, infrastructure and building. Urban soils will guide topography and stormwater strategies. Future designs should fundamentally rethink the arrangement and elevation of the site.



**"I am stoked to replace the playground!"**



# Marina

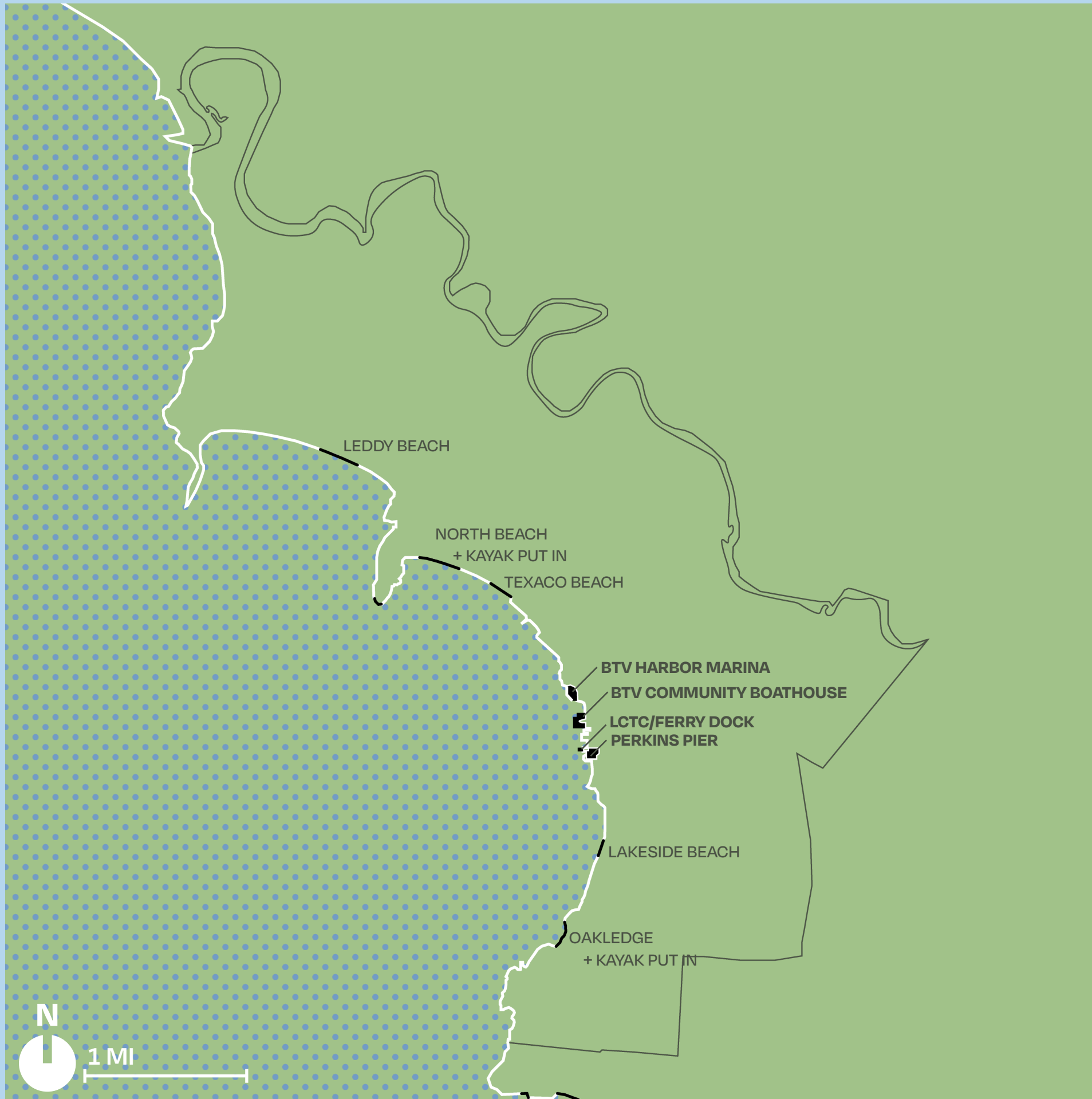




## Lake Destinations

Perkins Pier is a gateway to Lake Champlain, a regional resource that connects Vermont, New York and Quebec, Canada.

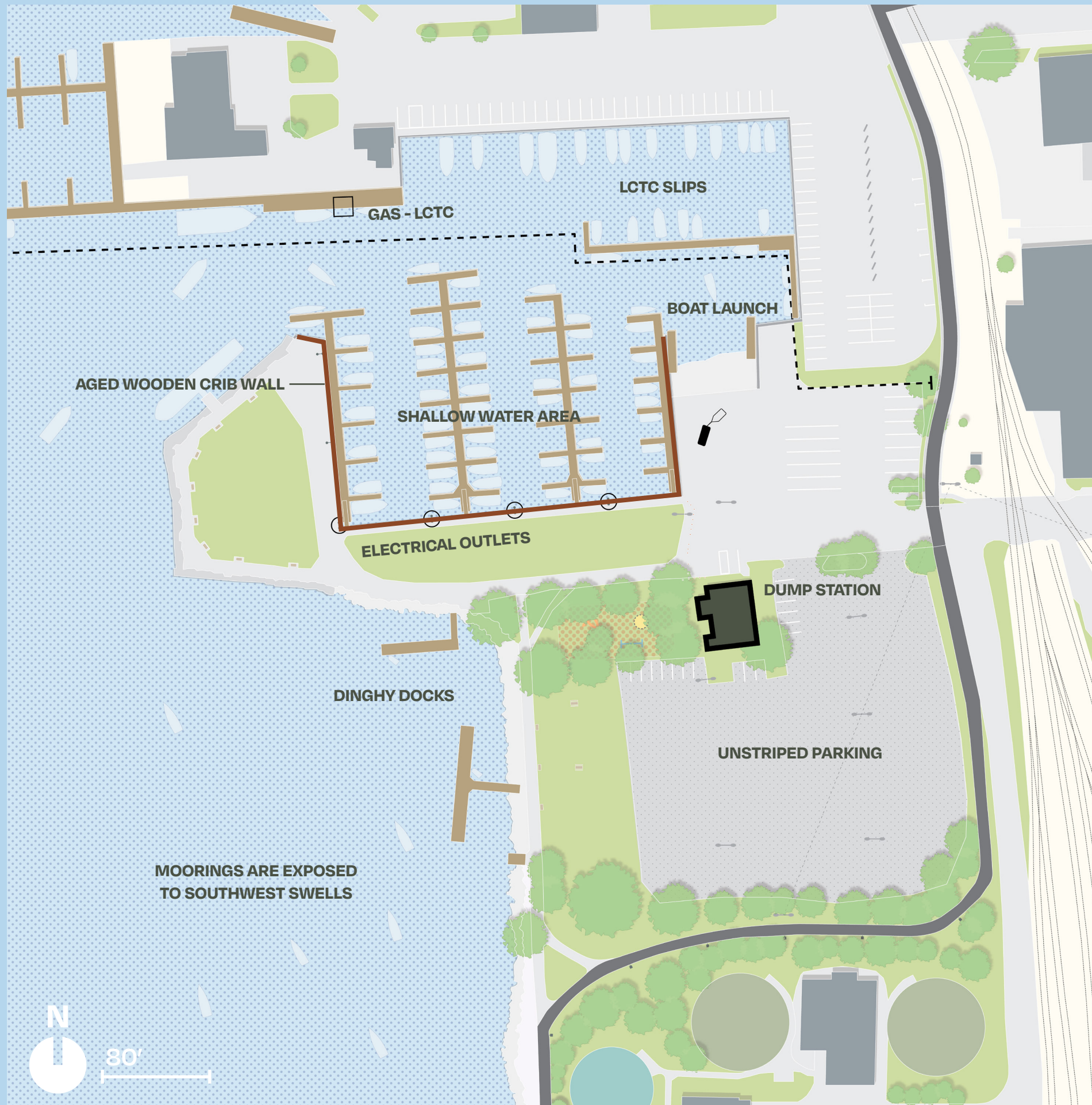




## Waterfront Access

Burlington is home to three marinas and several public beaches. Few beaches have personal watercraft access points, and none are walkable from downtown Burlington.

"The Marina should include opportunities for smaller crafts to access the water"



## The Marina Today

The Perkins Pier Marina offers multiple amenities for boaters, including:

- 83 Boat Slips
- 23 Moorings
- Two Dinghy Docks
- Public Boat Launch
- On-site Restrooms
- On-site Parking

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"The water can be very choppy due to exposure to the southwest"

# And so...

Lake Champlain offers high-quality and diverse boating experiences for locals and tourists alike. The Perkins Pier Marina requires some upgrades to better meet the needs of its users, who are predominantly blue-collar locals. Future designs should continue to prioritize this audience.

**“Lake Champlain is a boater’s heaven and a bit of hidden gem.”**

## Poll Question #3

What amenity do you most want to add or expand to Perkins Pier?

**A. Places for play.**

**B. Marina improvements.**

**C. Access to the water for small boats and swimmers.**

**D. Food and beverage.**

**E. Special events.**

**F. Other...  
use the chatbox to tell us!**

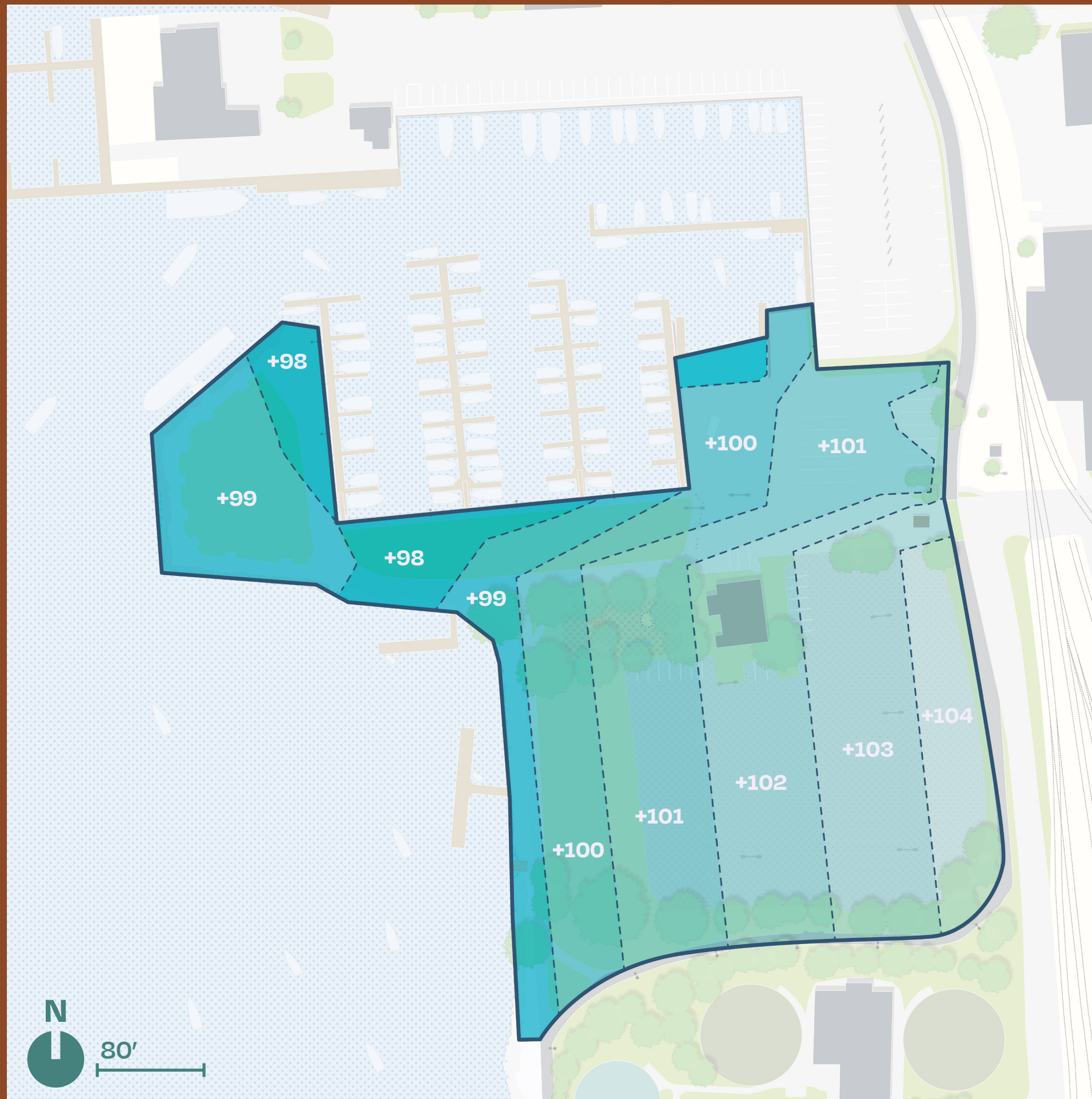




# Resiliency



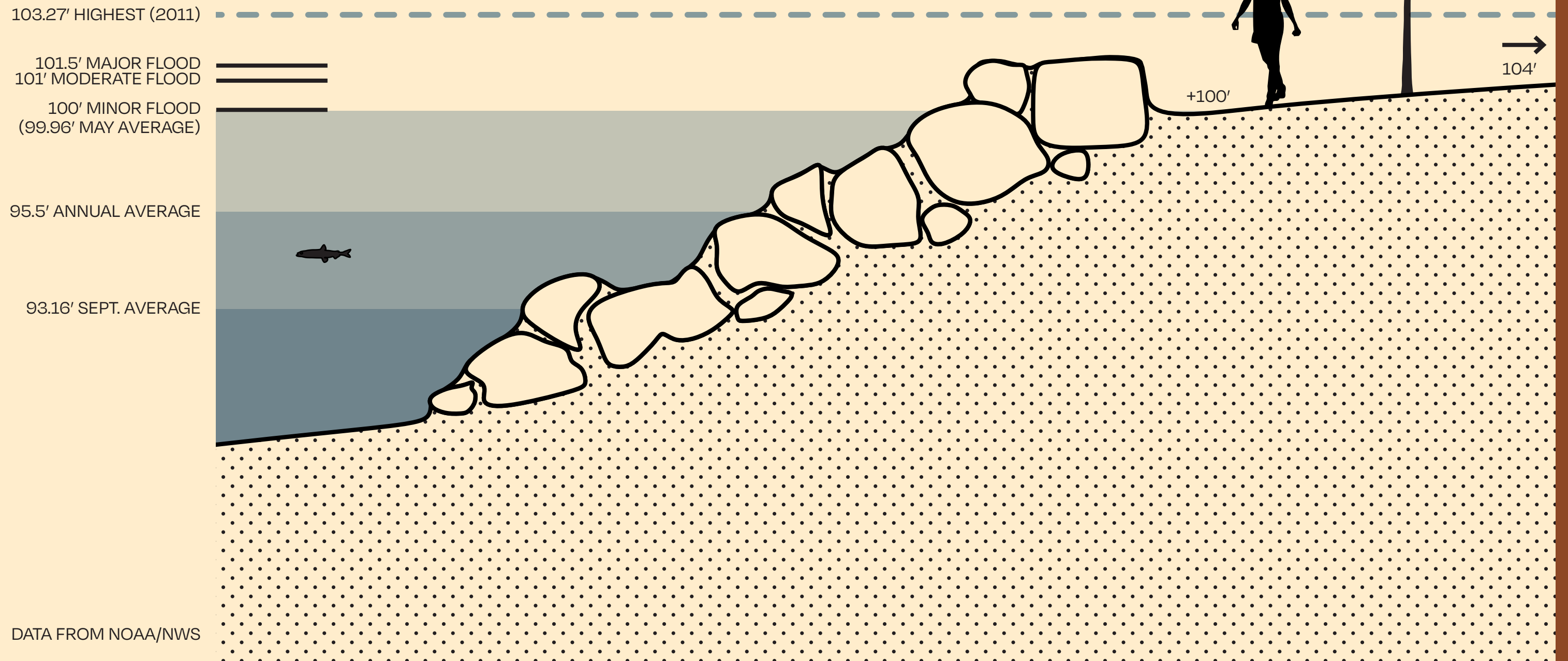




## Site Topography

Perkins Pier sits between the elevation +98 and +104. As a result, seasonal high water inundates parts of the site nearly every year and floods the entire site occasionally, most recently in 2011

# Water Levels



# And so...

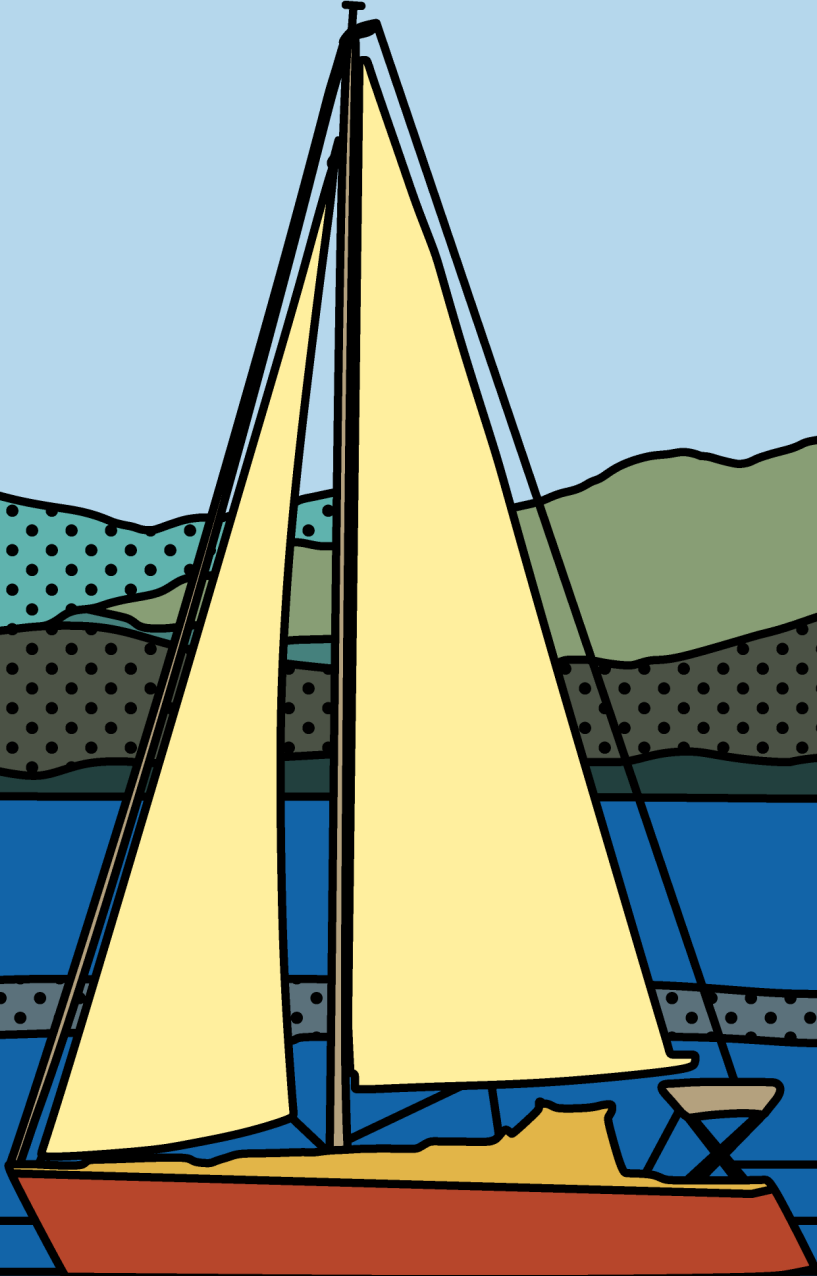
The low-lying site will continue to flood with increasing frequency in the future. Future designs should utilize flood-resilient construction and topography to extend the usability of the site and reduce post-flood cleanup and repairs.

**"Raising the ground opens up options for tree species that we can plant here."**

EAMONN HUTTON | Agency LP



Q+A



## Poll Question #4

Based on the values we shared at the beginning of the workshop, what should be the **number one priority of Perkins Pier?**

**A. Resilient to flooding and storms.**

**B. Connected to neighborhoods and downtown.**

**C. Affordable and accessible to all.**

**D. A place for learning.**

**E. A place for togetherness.**

**F. Other...  
use the chatbox to tell us!**



## Q & A

Use the Q & A function to ask us a question, or answer the following questions in the chat:

Did we miss anything important?  
Did you have an "aha moment?"

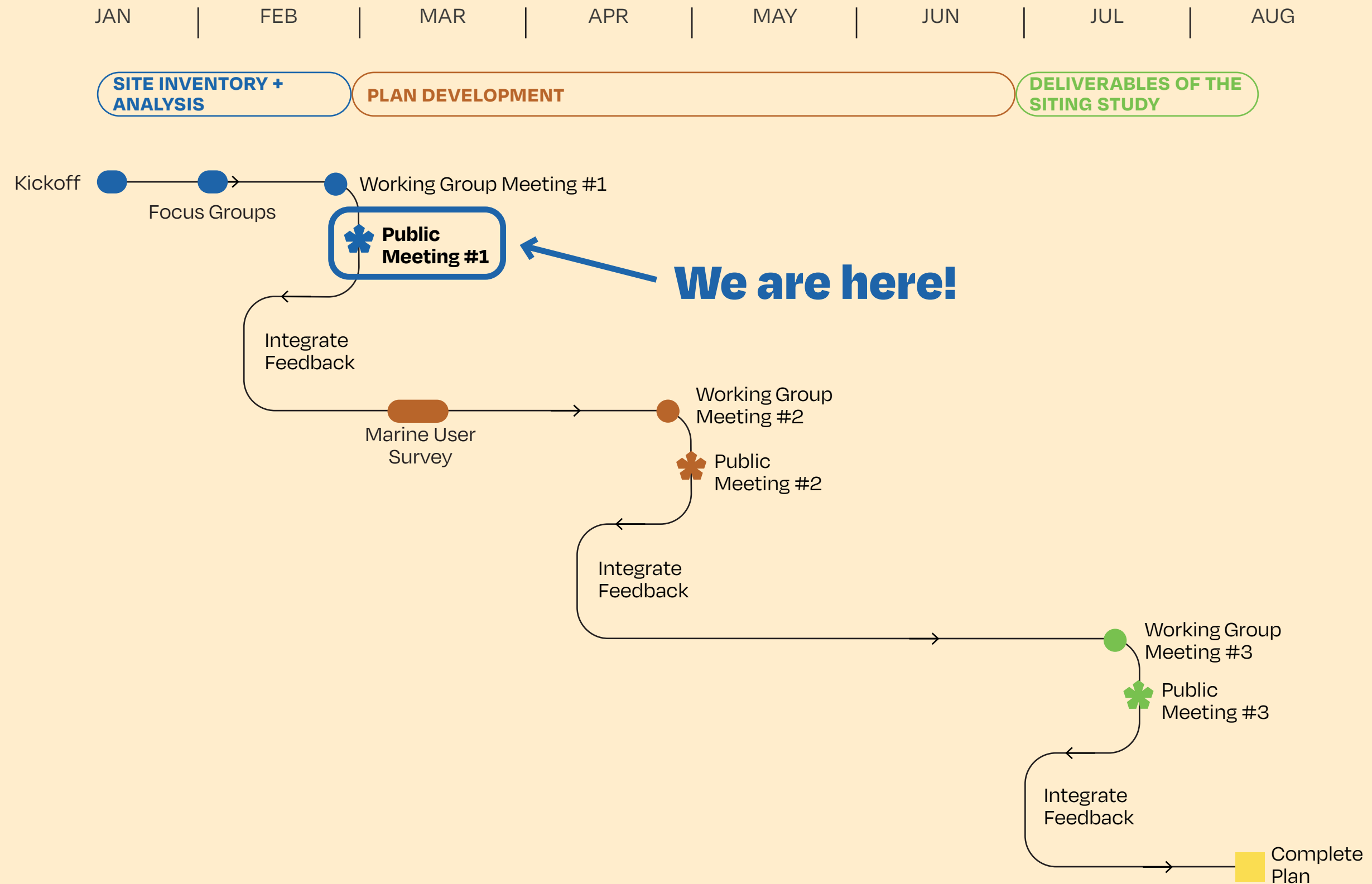
Looking ahead to the upcoming **design** phase, what changes would you like to propose for the Perkins Pier?

What **programming and activities** should be provided at Perkins Pier in the future?

**Anything else?**



# Project Schedule



# Thank you!

Have **project-related** questions?  
Reach out to Sophie!

Sophie Sauvé  
(802) 865-7248 or  
[ssauve@burlingtonvt.gov](mailto:ssauve@burlingtonvt.gov)

