



RIDE YOUR BIKE BUILDING A

South End Innovation District
Burlington Vermont



SECORD



South End Coordinated Redevelopment (SECORD) is a public-private partnership between the City of Burlington (City), Champlain College (College), and Ride Your Bike (RYB), the creators of Hula, to transform 13-acres of surface parking lots in South End of Burlington into a **sustainable, walkable, mixed-income neighborhood.**

Mixed-Income Housing

1,200–1,400 units,
20% affordable

Mobility

Car-light,
walkable/bikeable

Infrastructure

Utility + Champlain
Parkway improvements

Community & Commercial Space

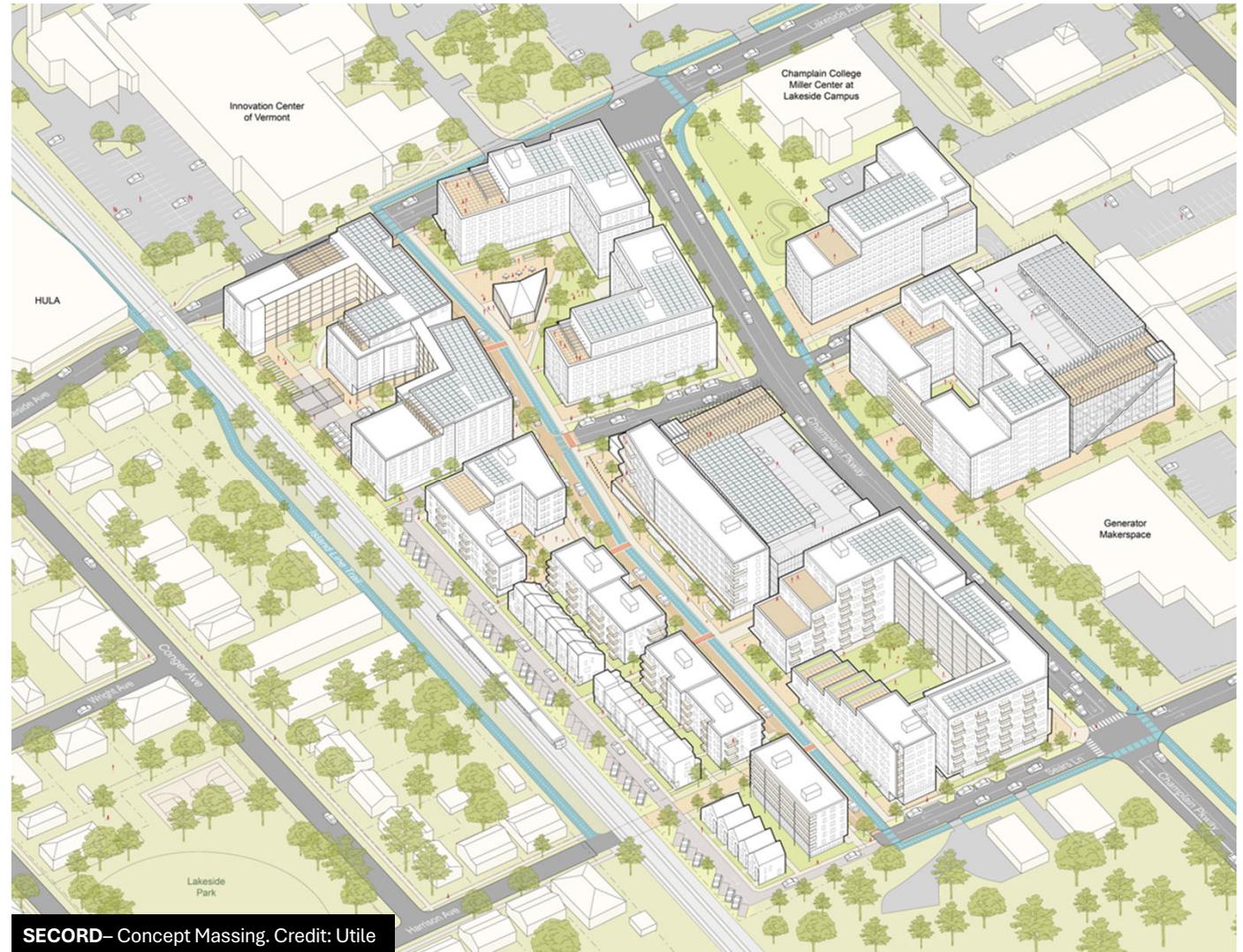
Neighborhood retail,
community space

Sustainability

Net zero, mass timber
geothermal

Lake Clean-Up

Divert untreated overflow
from Lake Champlain



SECORD— Concept Massing. Credit: Utile

RYB BUILDING A (PHASE 1)



204 residential rental units

Unit Mix:

51 Studios (25%), 121 1BRs (59%),
and 32 2BRs (16%)

Proposed Income Mix:

137 units (67%) market rate
67 units (33%) affordable below 80% AMI

Community Space:

7,650 sf of makerspace, health + wellness,
and neighborhood retail

Housing Infrastructure:

Includes first segments of Innovation Lane
and Cross Street, wastewater, stormwater,
water, electric, and infrastructure.

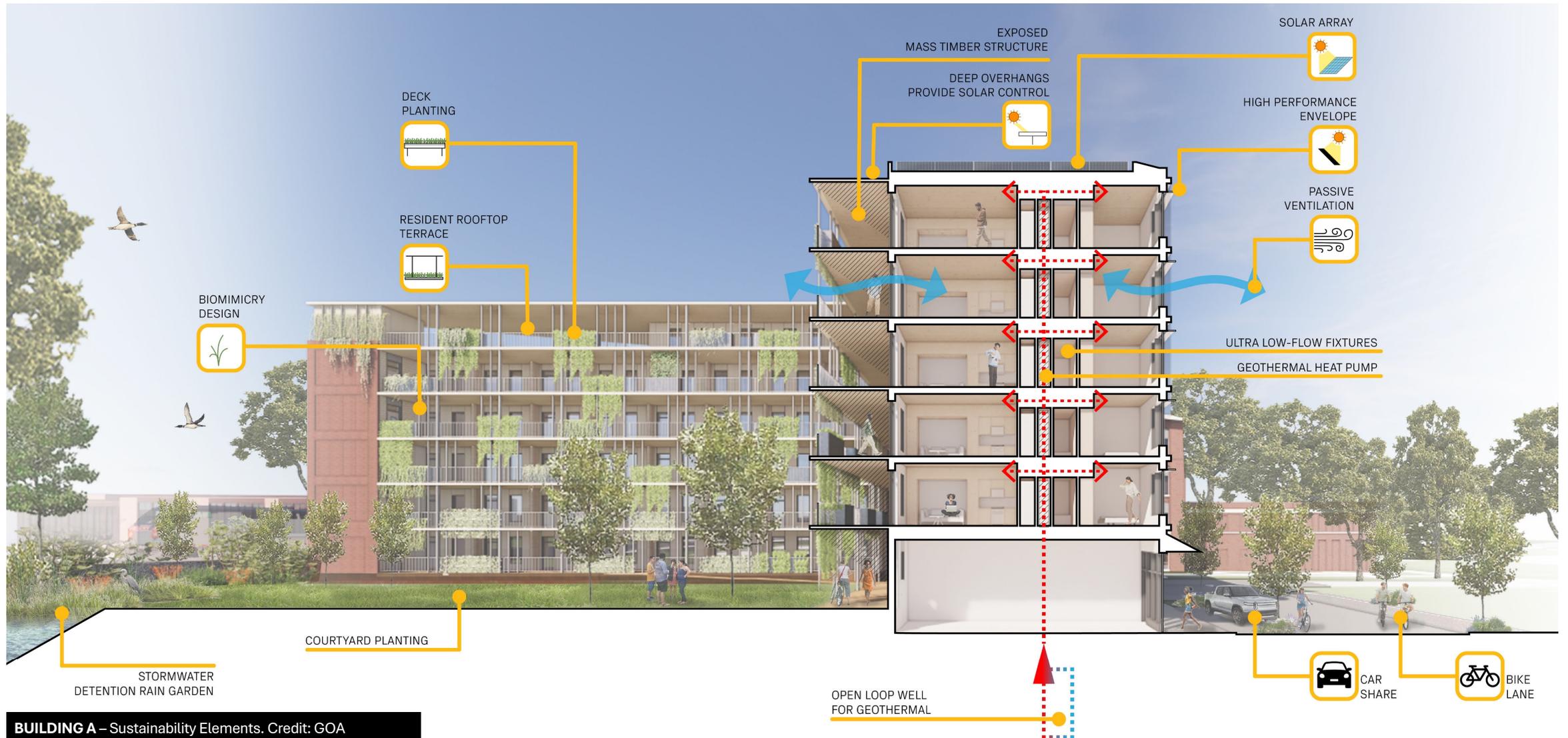
Schedule:

Construction Start	September 2026
Residents Move-In	May 2028



BUILDING A – Street level along Innovation Lane. Credit: GOA

SUSTAINABILITY



BUILDING A – Sustainability Elements. Credit: GOA

FUNDING SOURCES



Federal Sources:

- 4% Low Income Housing Tax Credits
- Geothermal + Solar Investment Tax Credits
- US Forestry Service Mass Timber Grant

State Sources:

- CHIP Education Tax Increment
- 10% in Vermont Loan
- VHCB Loan
- VHFA Loan
- State Rental Tax Credits

City Sources:

- CHIP Municipal Tax Increment
- Burlington Housing Trust Fund
- Burlington Electric Incentives
- Other Waivers and Incentives (TBD)

Private Sources:

- Tax-Exempt Construction Loan
- Tax-Exempt Permanent Loan
- Developer & Investor Equity



BUILDING A – Community Courtyard. Credit: GOA

THANK YOU

