

Burlington Planning Commission

Tuesday, March 24, 2026, 6:30 PM

Remote & Virtual Meeting via Zoom

In person option available:

Bushor Conference Room (Room 102), 1st Floor of City Hall, 149 Church St.

To Join the Meeting on a Computer

Link: <https://zoom.us/j/97941883790?pwd=bGZBNzNyV1liL3p5NkhIL2dqUFIzdz09>

Passcode: 658929

To Join the Meeting on a Phone

Number: +1 646 931 3860 US Meeting ID: 979 4188 3790

1. Agenda

2. Public Forum

Subject	2.1. Members of the public may speak during Public Forum either in person or remotely. In-person attendees will be given the opportunity to speak first, followed by online attendees. <u>Speaker comments are limited to three minutes.</u> Please note that whether members of the public can speak at other times during the meeting is the discretion of the Chair.
Meeting	March 24, 2026 - Planning Commission Agenda - Tuesday, March 24, 2026, 6:30 PM, Burlington Planning Commission
Category	2. Public Forum
Department	Planning
Type	

3. Chair's Report

4. Director's Report

5. planBTV 2050 Update

Subject	5.1. Interface and staff will present an update on planBTV 2050, including key takeaways from the February site visit, the project's community engagement approach, and an overview of the schedule.
Meeting	March 24, 2026 - Planning Commission Agenda - Tuesday, March 24, 2026, 6:30 PM, Burlington Planning Commission
Category	5. planBTV 2050 Update
Department	Planning
Type	

Recommended Action

6. Office of City Planning Workplan

Subject	6.1. Staff will present the Department's workplan for the coming year and facilitate a discussion with the Commission.
Meeting	March 24, 2026 - Planning Commission Agenda - Tuesday, March 24, 2026, 6:30 PM, Burlington Planning Commission
Category	6. Office of City Planning Workplan
Department	Planning
Type	
Recommended Action	

7. Commissioner Items

8. Adopt Minutes & Communications

Subject	8.1. If you are interested in submitting your comments in writing instead of speaking during the meeting, you may do so by 5pm the day before a meeting, they will be forwarded to the Commissioners ahead of the meeting.
Meeting	March 24, 2026 - Planning Commission Agenda - Tuesday, March 24, 2026, 6:30 PM, Burlington Planning Commission
Category	8. Adopt Minutes & Communications
Department	Planning
Type	

9. Adjournment

Burlington in 2025: Assessment of Existing Conditions

The City of Burlington has experienced significant change since the adoption of its last comprehensive plan update in 2019, although many of the goals and themes in [planBTV](#) remain salient. Of particular note are the impacts of COVID-19 on population, employment, housing, and travel patterns, many of which have endured through 2025 and shaped current needs and challenges in Burlington. A deepened crisis of housing availability and affordability has burdened residents across income levels and contributed to a growing population of unhoused people. People experiencing homelessness, mental health, and substance abuse challenges have become a central component of public and political discourse, as residents and business owners increasingly cite public safety as a major concern. Environmental trends and issues driven by climate change have also continued to intensify.

Burlington is now planning for ambitious housing growth in the coming decades to comply with new state policies and regional targets, requiring a rethinking of the City’s land use and transportation priorities. At the same time, the City must balance critical climate resilience and environmental protection priorities, foster economic opportunities that complement growth needs and mitigate federal funding uncertainties, and collaborate with an extremely engaged constituency, ensuring Burlington remains a vibrant and welcoming place where people want and are able to live, work, learn, and recreate.

This assessment provides an overview of existing conditions in Burlington, with a particular focus on significant changes and emerging areas of concern since 2019. The first four main sections of this assessment correspond to conditions relating to each of the four plan elements that will comprise the unified planBTV: 2050 Comprehensive Plan.

The data included and referenced in this assessment is listed by section in a Data Reference appendix.

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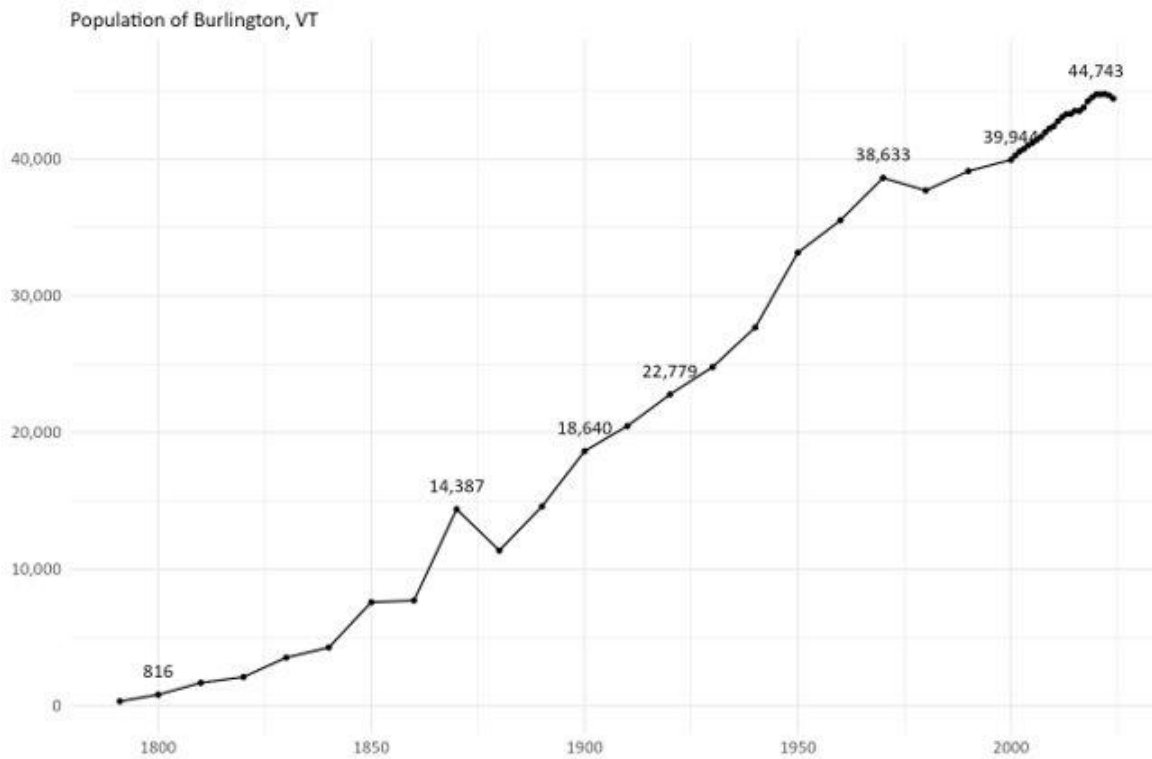
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1 Municipal Plan Elements Assessment

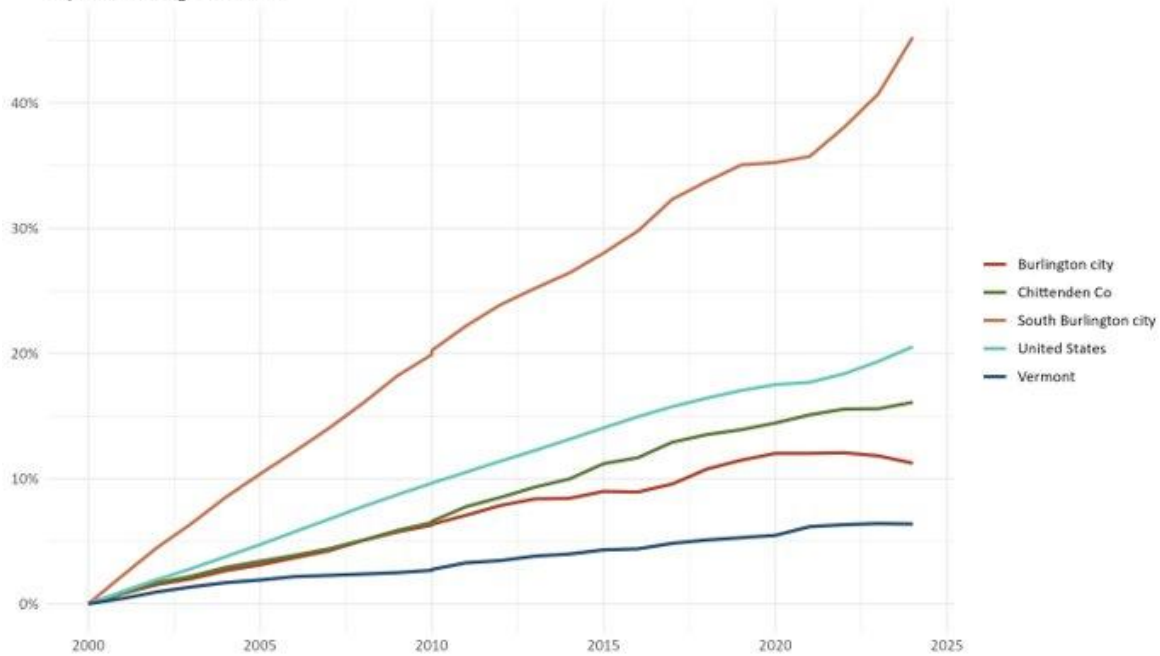
1.1 Demographics

Population

Burlington is a small city of 44,743. Its population has grown slightly since 2000—up 4.7% from 2010, but down 0.7% from 2020. Burlington’s growth over the past 25 years is approximately in line with other small cities and slower than the US as a whole. Compared to other municipalities in Chittenden County, however, Burlington is growing much more slowly.



Population Change Since 2000

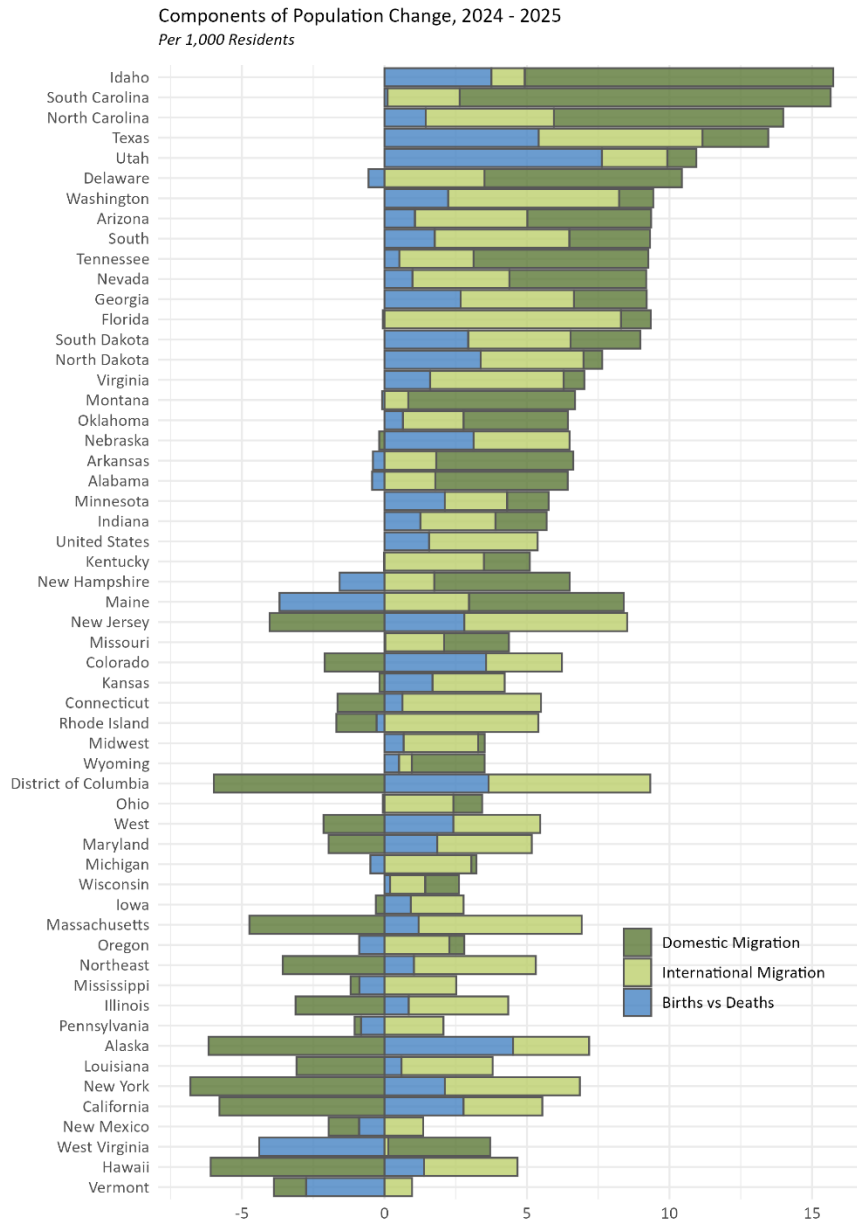


Burlington Pop % of Chittenden County

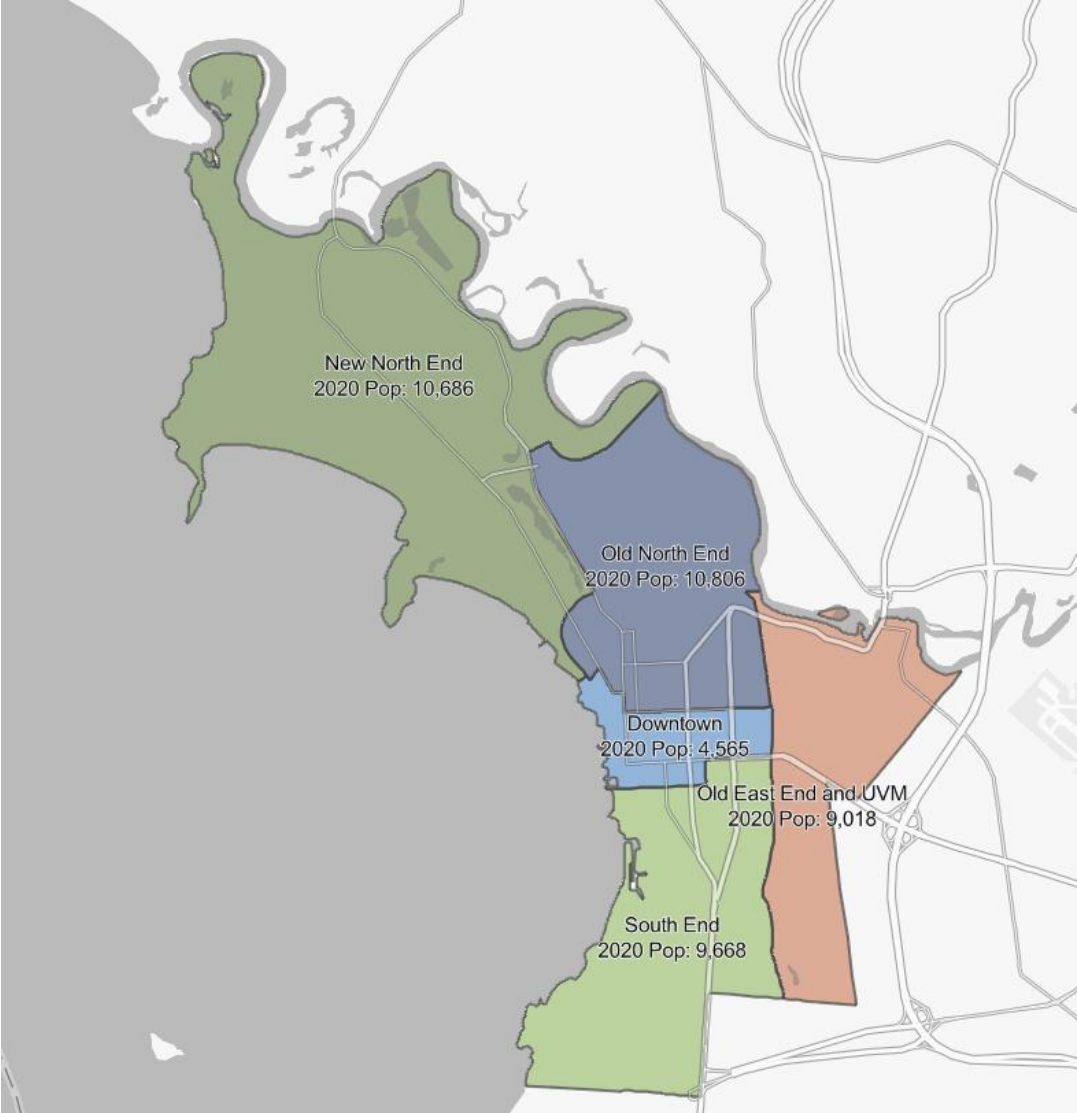


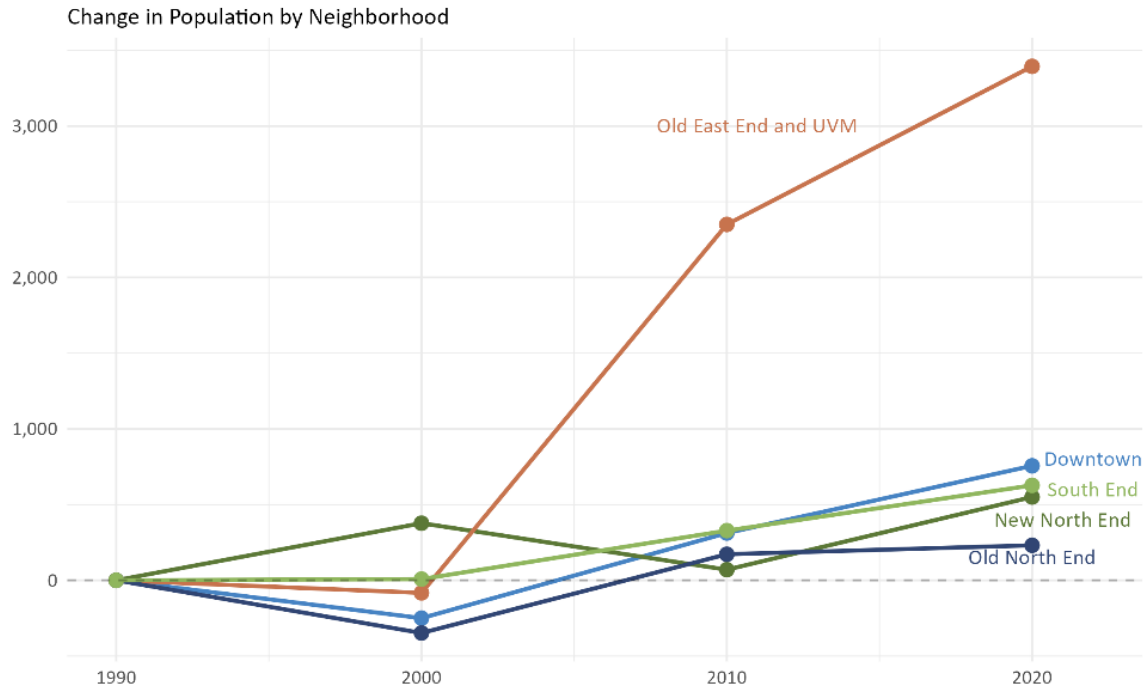
Statewide, Vermont’s population is declining. According to 2025 Census state population estimates, Vermont is the only state in the country that experienced a net loss in domestic migration as well as a decline in internal population growth between 2024 and 2025, although the state did see a small amount of positive international migration. While Vermont’s neighbors

also saw domestic out-migration (MA and NY) or death rates exceeding birth rates (NH and ME) over the past year, Vermont is unique in having experienced both trends.



The City’s population is relatively evenly distributed throughout five main neighborhoods, with the exception of the downtown neighborhood which is geographically much smaller. Between 2010 and 2020, the New North End, South End, and Downtown neighborhoods experienced moderate growth. The Old North End neighborhood population remained relatively flat. Between 2000 and 2020, the East End (Old East End and UVM) saw the highest growth rates, adding more than 3000 residents during that 20-year period.

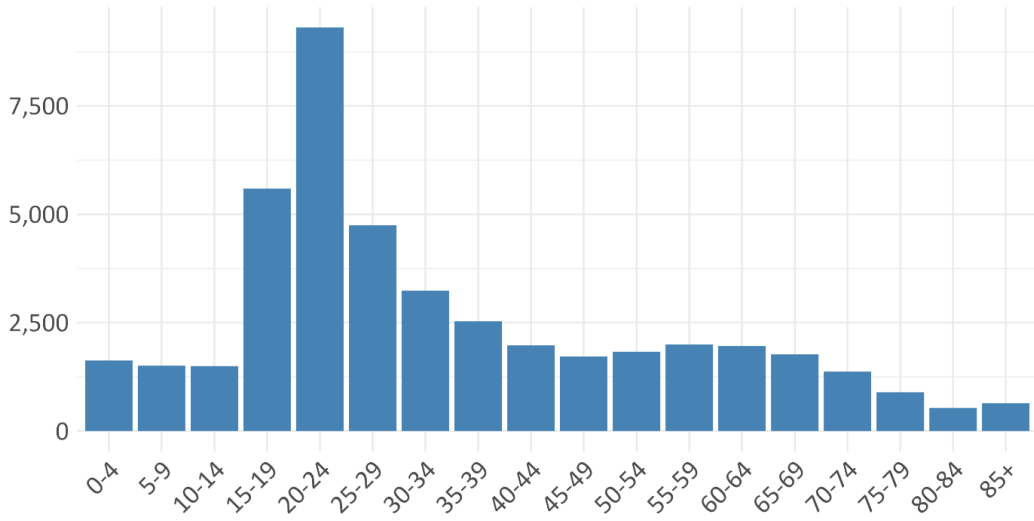




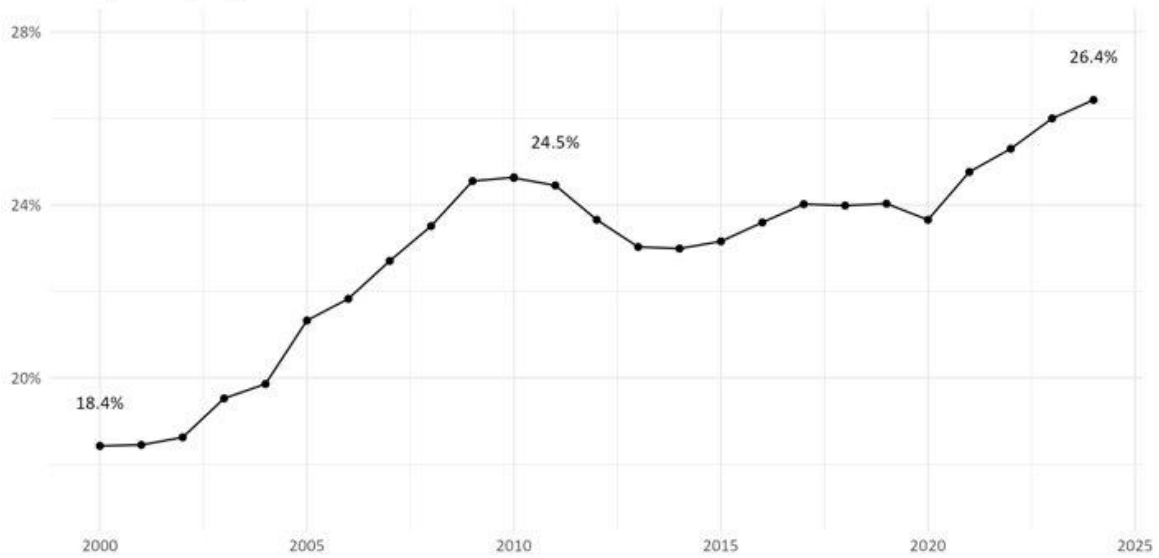
Age

Burlington is a young city (median age 27.8) compared to both the state and country, primarily due to the large student population. As undergraduate enrollment at UVM has risen to 11,595—an 11% increase—since 2010 (while remaining relatively flat at Champlain College), the student population has grown to 26.4% of the Burlington population. Excluding students, a rough estimate of Burlington’s median age is between 35-39, slightly younger than the statewide median of around 43. However, the city is also getting older. There are more older people, over the age of 65, living in Burlington—a 31% increase since 2010—while the number of children has remained the about same and birth rates have declined.

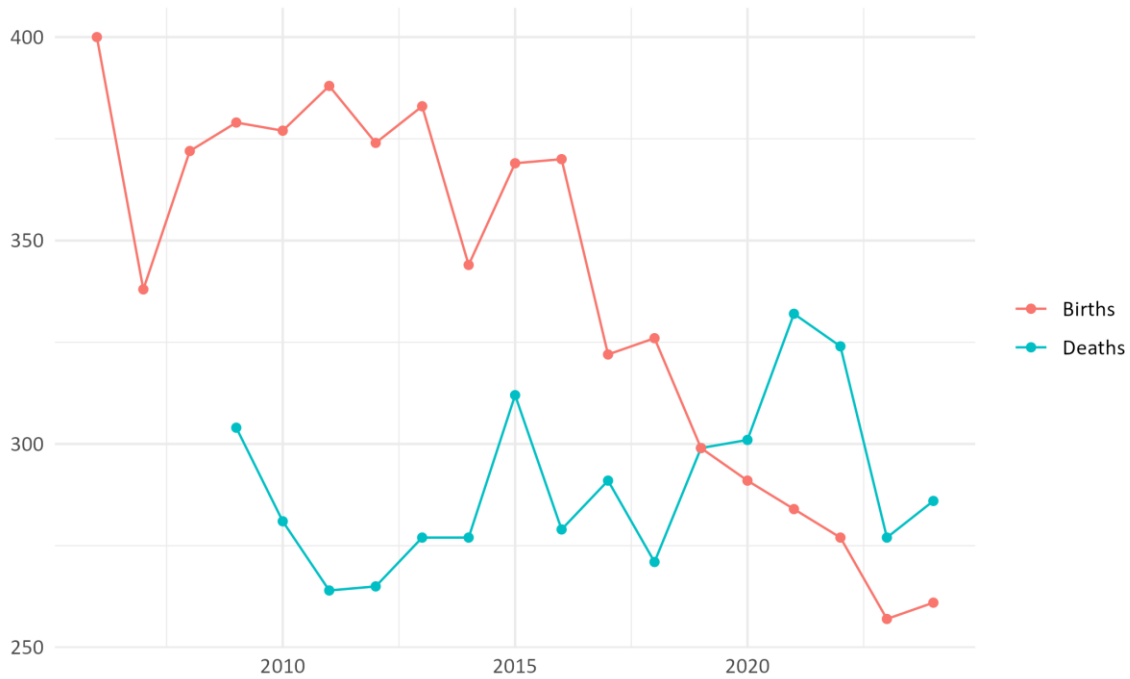
Burlington, VT Population by Age Group (2020)



UVM Undergraduate Enrollment
As a % of the Burlington population



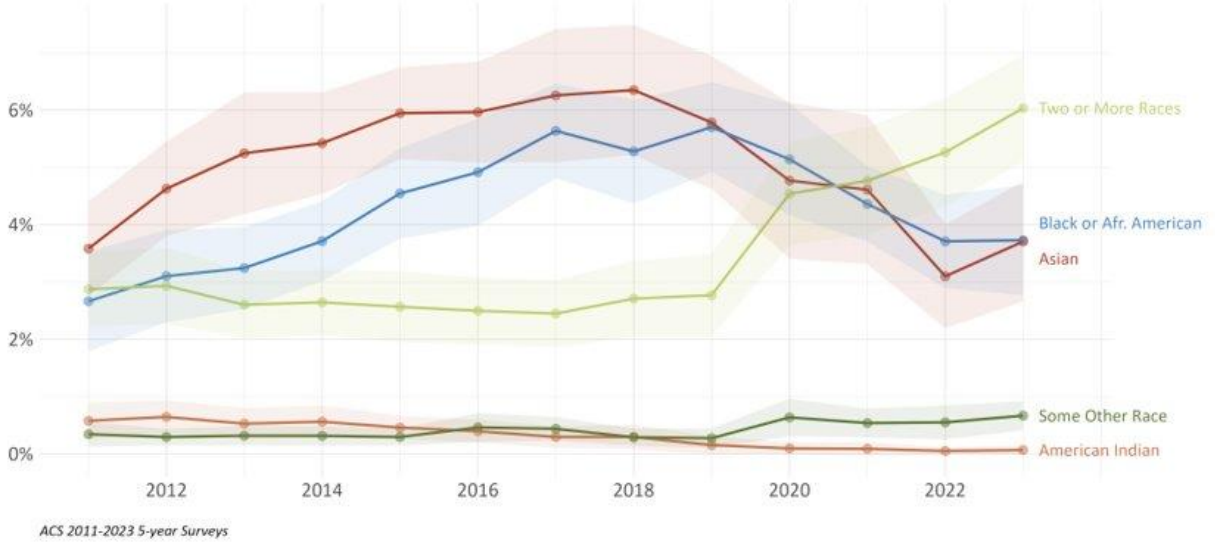
Births and Deaths by Year
Burlington VT



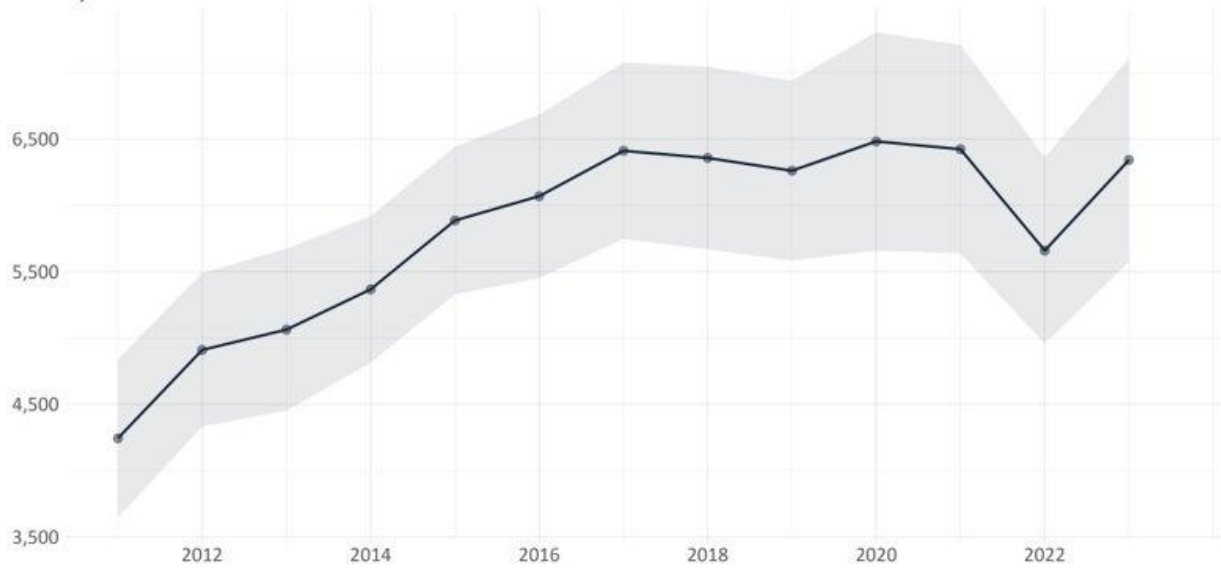
Race and Ethnicity

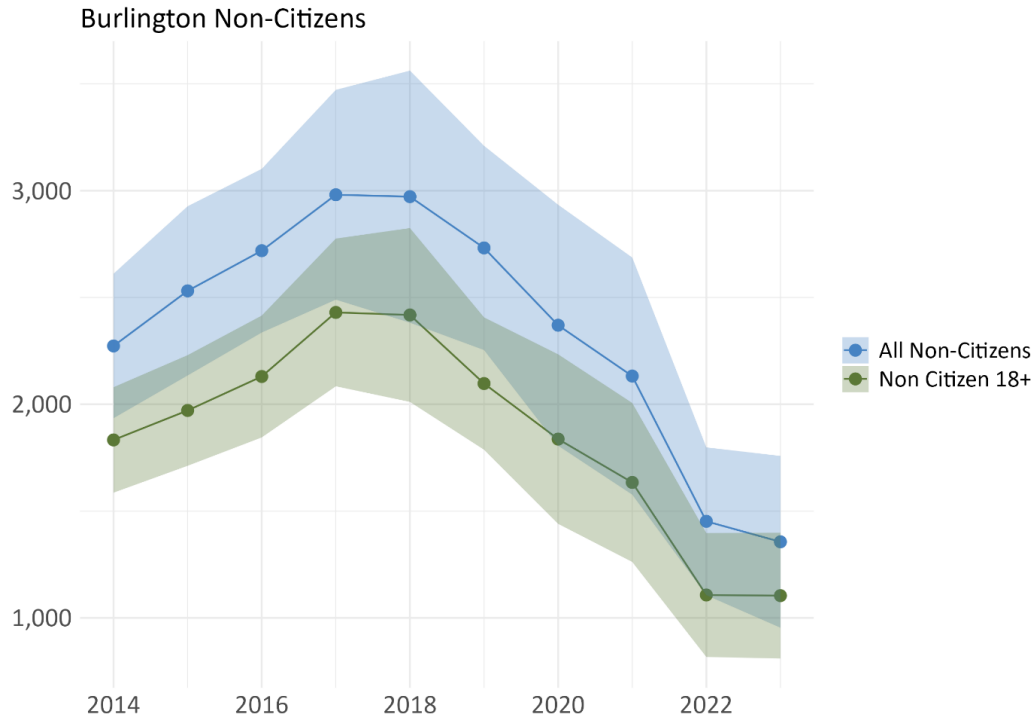
While the city of Burlington has become slightly more diverse since 2010, it remains overwhelmingly white (at currently 82% of the population, down 5% since 2010). The most notable change has been in the number of people who identify with two or more races (6.2%), which more than doubled between 2010 and 2020. This shift is due in part to actual demographic change, as well as the Census Bureau's improved question design and processing of responses, which made it easier for people to identify with multiple racial backgrounds. Burlington saw a peak in the number of non-U.S. citizens residing in the City in 2017 and 2018, potentially due to increased immigration during these years, with a subsequent decline.

Burlington Population, by Race, 2011-2023



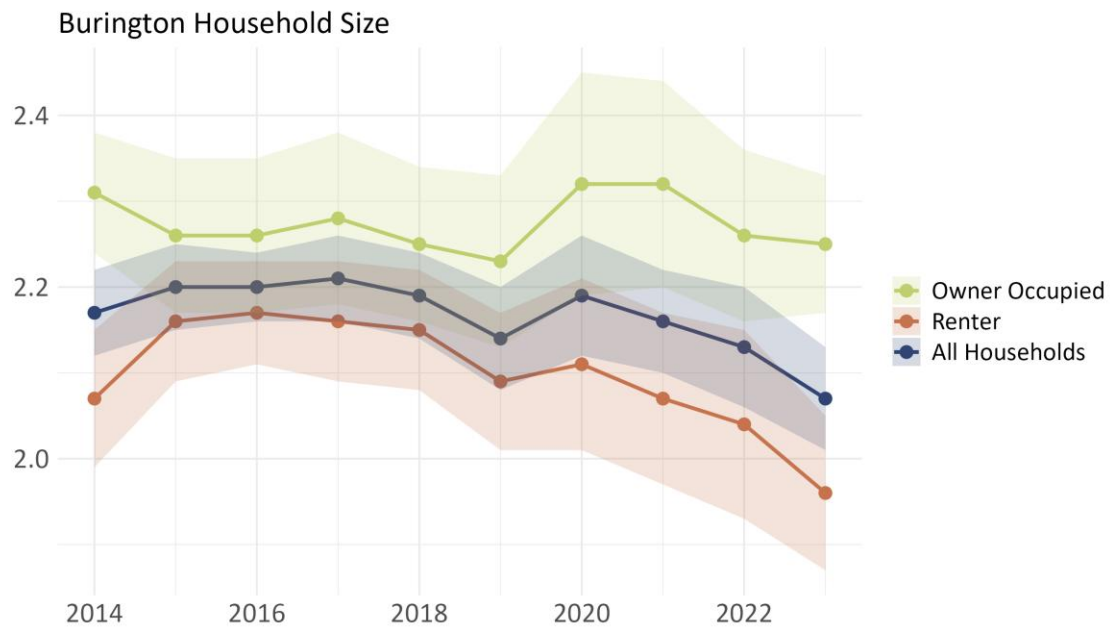
Burlington BIPOC Population, 2011-2023
5 year ACS Estimates





As estimated by the ACS, 5 year survey ending in year plotted.
Tables: B05001 & B05003

Burlington’s average household size has slightly decreased over the past decade, despite a small increase in 2020. Owner-occupied households have seen the least decrease and remain larger on average than renter households.



ACS 5 year survey, Table B25010

1.2 Economic Conditions (see [section 4](#))

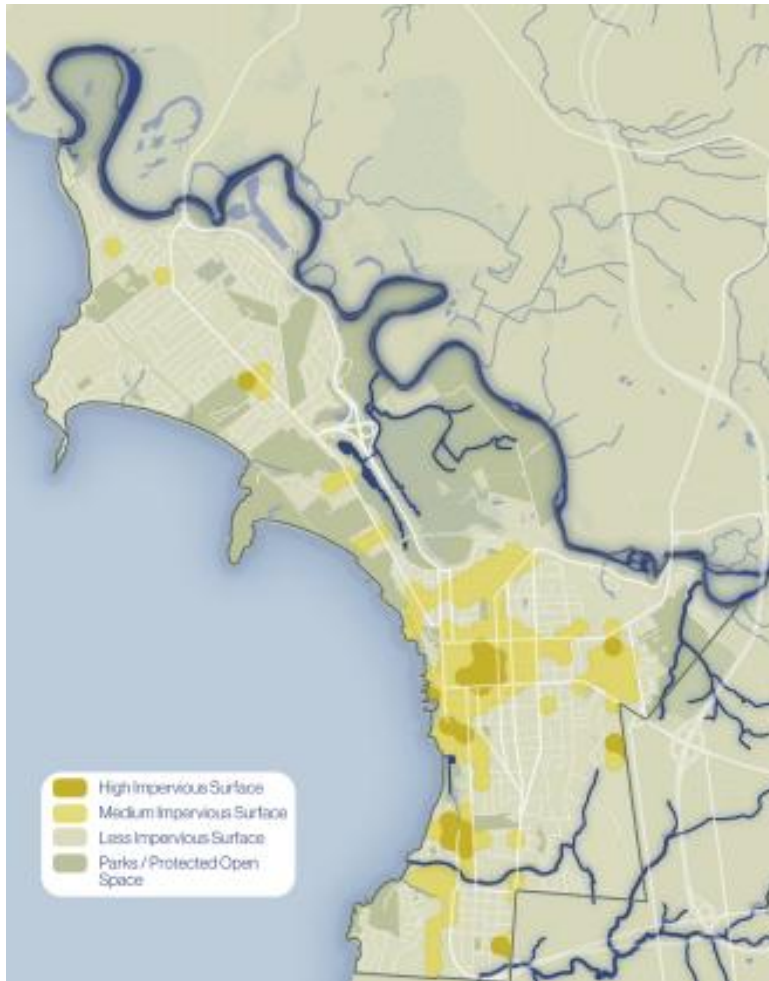
1.3 Natural Resources and Physical Conditions

Burlington is a city rich in natural resources, from its 12 miles of Lake Champlain shoreline to its abundant protected and conserved natural areas and open space comprising nearly half of the City's land area. These natural areas include both public and private open spaces, protected habitats, natural communities (6 major forest and wetland types), agriculture, natural resources, and geological features. They provide critical ecosystem services, bolster Burlington's resilience to climate change and extreme weather events, and provide access to recreational and agricultural opportunities for residents. Recognizing the resources and value this land provides, the 2019 Comprehensive Plan identified these parts of the community as areas the City plans to conserve in the long term. Much of Burlington's open space and buffer zones around natural areas are already protected under special districts or overlays in the Comprehensive Development Ordinance. However, Burlington also faces many competing land use challenges and needs that must be balanced with conservation.

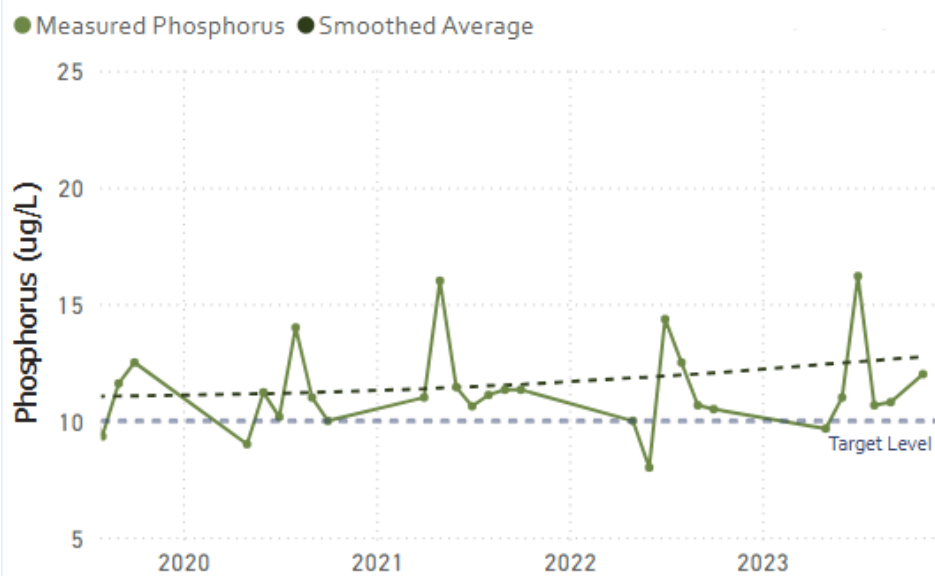


Burlington's new [Open Space Plan](#) discusses the City's ecological assets, conditions, threats, and opportunities in more detail, and recommends better conserving, managing, and connecting natural resources. In particular, the Open Space Plan recommends that *planBTV: 2050* explore strategies for land acquisition for conservation, improve multimodal access to the Intervale and non-vehicular access to nature experiences throughout the city in general, and plan to address environmental, public safety, and accessibility issues related to the presence of people experiencing homelessness sheltering in City-owned open spaces. However, Burlington's recent and short-term financial outlook is not conducive to supporting extensive land acquisition for conservation, and the City faces many other competing demands for land use and investment, including to address the housing crisis.

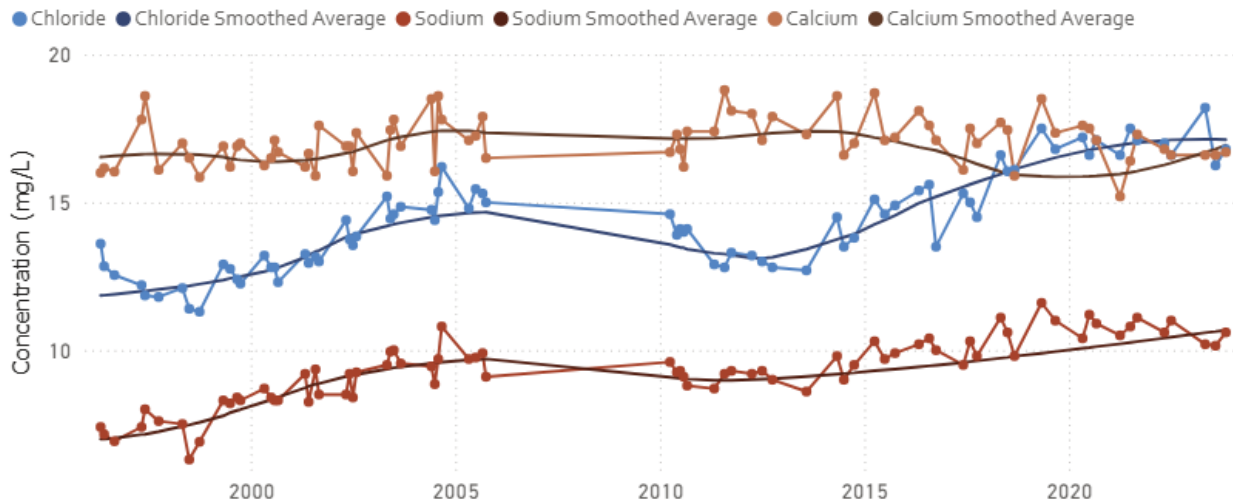
Burlington's natural resources are also vulnerable to flooding, natural hazards, and pollution (see the Flood Resilience and Hazard Mitigation sections of this assessment for more detail). A particular concern is stormwater and impervious surface runoff, which impact Burlington's coastal waters and waterfront ecology as well as the health of other wetland and floodplain areas; most of the City's stormwater drains directly into the lake or into the Winooski River. In Lake Champlain, average phosphorus levels and concentrations of salts have increased each year since 2020, mostly related to runoff from roadways, other impervious surfaces, and other developed and agricultural lands throughout the region ([BTVStat](#)).



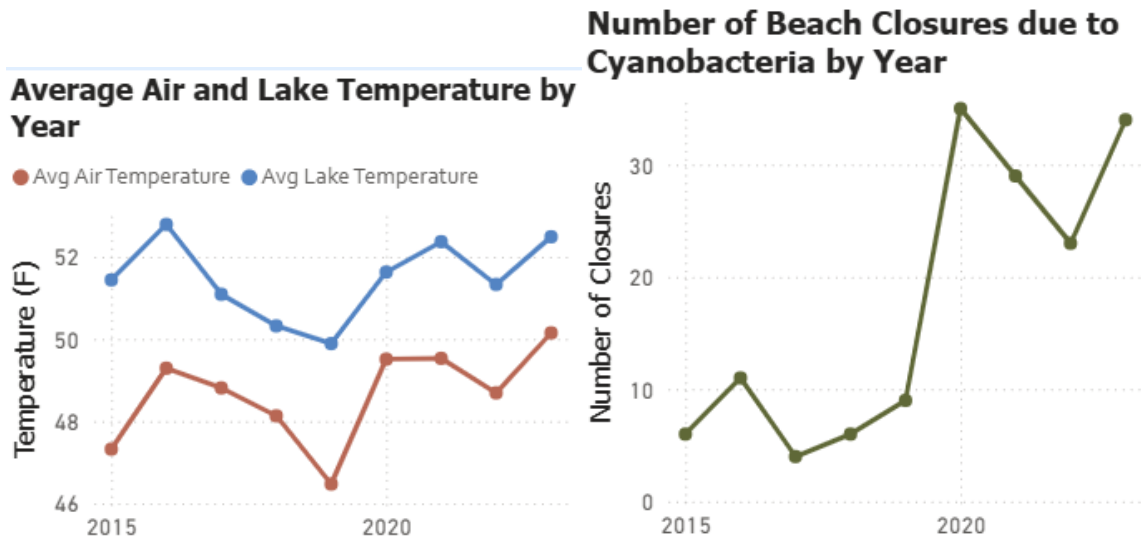
Phosphorus Concentration by Year and Month in Burlington Bay



Salts Concentration in Burlington Bay by Year and Month

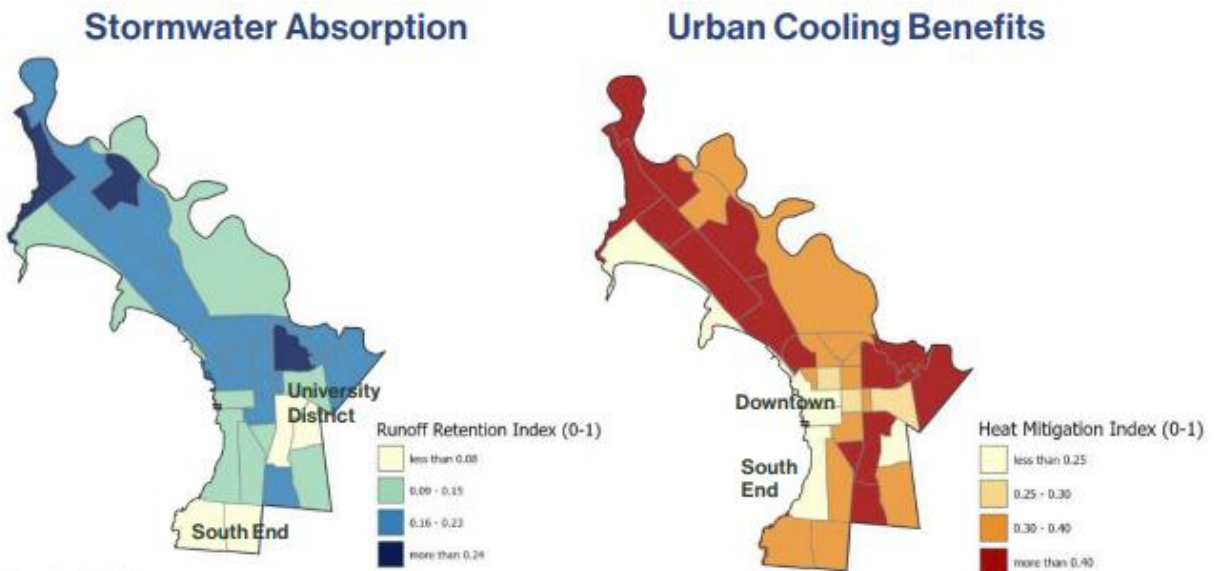
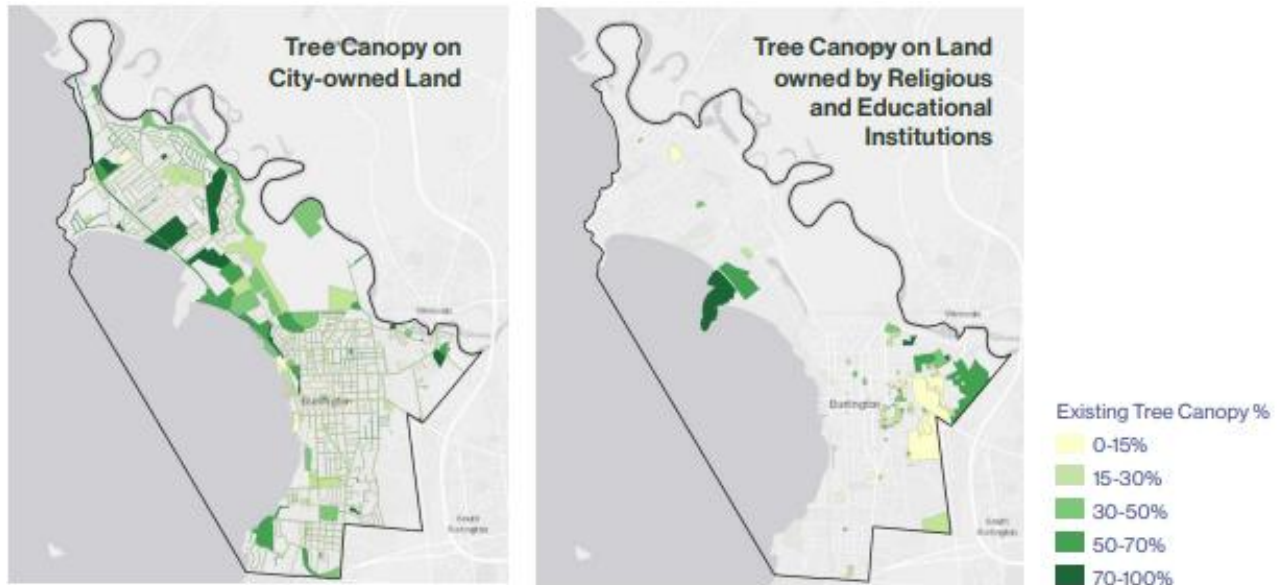


High average temperatures contribute to warming waters in Lake Champlain, which can also lead to the proliferation of toxic cyanobacteria along the lakefront and harm other aquatic species and ecosystem functions. Since 2019 the number of annual beach closures due to cyanobacteria blooms has increased dramatically.



Conversely, critical natural resources such as urban forests and protected open spaces are among the most important tools in mitigating the impacts of stormwater, runoff, and other hazards associated with climate change, such as extreme heat. Trees and forest cover, in particular, play a key role in capturing and filtering stormwater, and they also help mitigate rising temperatures by providing cooling shade coverage. An assessment of Burlington’s urban tree canopy by the UVM Spatial Analysis Lab for the Open Space Plan found that Burlington has 40% tree canopy coverage, representing 2,630 acres and having decreased slightly (by 1.6%, or a net loss of 109 acres) over the past decade. Tree canopy (and coverage gained and lost over

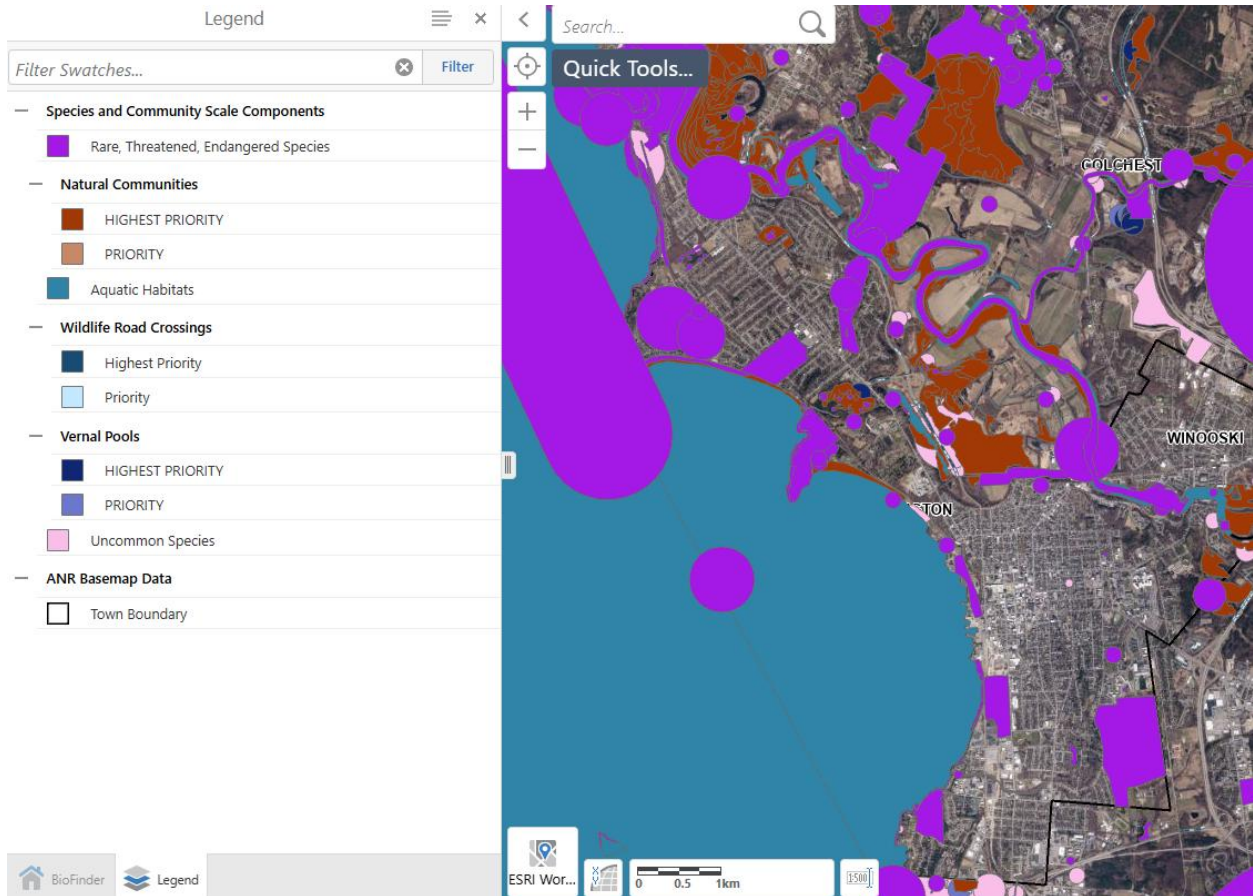
the past decade) is unevenly distributed throughout the city, however, with the majority on residential parcels.



Maps by UVM

Burlington has many other important physical conditions and natural characteristics that underpin the City’s ecological health. In addition to urban forests, wetlands also play an important role in stormwater absorption. Rich floodplain soils support local agriculture, particularly in the Intervale, as well as small-scale community gardens and agricultural initiatives throughout the city. Varied elevation throughout Burlington provides scenic and distinctive landscapes, and development is restricted on steep slopes to avoid erosion and degradation. Open space and conserved land, specific natural communities, and the City’s wetland and aquatic ecosystems provide critical environments and core habitat areas for a wide

variety of species, including several rare, threatened, and endangered species, which can be found across Burlington (VT [Biofinder](#)).



1.4 Transportation (see [section 2](#))

1.5 Utilities, Facilities, and Services (also see section 3)

Burlington is served by a wide variety of educational, medical, public safety, and recreational services and amenities, many of which are discussed in more detail in other sections of this assessment.

Education

[The Burlington School District](#) operates four elementary schools, two elementary-level magnet schools, two middle schools, and the Burlington High School. Additionally, the District operates programs for early education and pre-K in six sites across the city, an alternative high school program, an after school/summer learning program, the Burlington Technical Center vocational programs, and Parent University.

In addition to Burlington's public schools, several private schools also operate in the city. These include Rock Point School, a non-traditional boarding and day high school; Mater Christi School

and Christ the King School, Catholic high and middle schools, respectively; and the Baird School, operated by the Howard Center, which provides special education and therapeutic treatment to elementary and middle school-aged students. There are 60 licensed childcare facilities in Burlington (as of November 2023), ranging from infant through school-age providers and including both private providers and public early education and afterschool programs.

Higher education institutions in Burlington include the University of Vermont (UVM), a public undergraduate, graduate, and research university on a 460-acre campus; Champlain College, a private undergraduate and graduate college on a 27-acre campus; and the UVM Medical Center's Main Campus and affiliate medical services, an academic medical center serving as a community hospital, emergency room, and a regional referral center for residents throughout Vermont and northern New York.

Public Safety and Emergency Services

The Burlington Police Department (BPD) includes 59 sworn officers (as of January 2026, with two new hires anticipated) who operate across five geographic areas of the city. Officers have responded to an average of 27,755 incidents (individual units of police activity, not necessarily crimes or arrests) annually since 2019, although the total incident count for 2025 (34,799) is the highest since 2019, following steep declines in 2020 and 2021. BPD also includes and supports several community and social services-focused initiatives. More information about BPD and data on policing trends can be found in the Community Safety section of this assessment.

The Burlington Fire Department (BFD), a paid professional fire department, operates fire suppression and emergency medical services via five fire stations throughout the city, one ladder company, one shift commander, and three staffed ambulances. BFD has responded to an average of 9,611 calls annually since 2019, although aside from a drop in 2020 annual responses have increased each year during this time period and 2025 represents the highest number of annual responses in the past decade. The majority of BFD responses are consistently related to medical calls and incidents. More data on trends in medical responses can be found in the Public Health section of this assessment. BFD also includes a Fire Marshal whose office is responsible for ensuring emergency service access and fire code compliance during the planning phase of all new construction in Burlington.

In addition to the City's departments, UVM also hosts a sworn police agency, a Fire Marshal, and a student-staffed ambulance service. These entities provide safety education and emergency services on campus and coordinate with City operations. UVM's ambulance service responds to an average of 2,000 calls annually (per [UVM Rescue](#)).

Parks and Recreation

Burlington contains approximately 737 combined acres of parkland, urban wilds, multiuse paths, beaches, and cemeteries, used by the public as well as for passive conservation purposes (BPRW—BTV Data Hub). The Burlington Parks, Recreation, & Waterfront Department (BPRW) manages many additional types of park and recreational facilities, including community centers, waterfront facilities, community gardens, trails, and more, and provides programming for residents of all ages throughout the year. A detailed 2023 map of parks facilities including park land, the Burlington Greenway, trails, cemeteries, dog parks, skating rinks, game courts, beaches, docks, and community gardens, as well as amenities including bathrooms, playgrounds, public grills, lighting, little free libraries, and mooring sites can be found on Burlington’s [Data Hub](#). More information about BPRW and its facilities and services can be found in [Section 3](#), the Parks, Recreation, and Waterfront Assessment section of this assessment.

Library and City Arts Services and Programs

The Fletcher Free Library is, like many public libraries, more than a place where books are loaned out. It is Burlington largest cost barrier-free indoor public space. The Library celebrated its 150th year in 2024, with a main branch in Downtown and one satellite branch in the New North End. In 2024, FFL received 161,864 visits. Additional data includes the following:

- 261 Early Learner and Youth Programs with 5627 participants
- 401 Youth Outreach Programs and Visits with 6434 participants
- 98 Teen Programs with 336 participants
- 27 Teen Outreach Programs with 266 participants
- 185 Adult Programs with 1480 participants
- 6,918 New North End Branch Library Visits
- 34,954 Digital Resources borrowed

The Library is currently undertaking a renovation of its historic 1904 Carnegie building and is engaged in a capital campaign to implement a significant modernization effort for the remaining structures.

Burlington City Arts (BCA) operates a year-round exhibition space downtown as well as a studio space in the South End which hosts art classes, camps, and open studio hours. BCA also produces and supports City festivals, events, art markets, exhibitions and installations, and civic and cultural programming throughout the year.

In addition to City services and programming, public-private partnerships and private entities also support many additional facilities in Burlington, including recreational facilities and programming, arts venues, and community and educational spaces and events.

Utilities

Burlington relies on Lake Champlain for drinking water and to receive treated wastewater, with several facilities throughout the city processing this water. A water treatment facility on the northern waterfront, the Main Street Reservoir, and two water towers as well as over 100 miles of distribution pipes comprise the City's drinking water system. The wastewater system consists of three treatment plants (Main Plant on the southern waterfront, East Plant on Riverside Avenue, and North Plant at the northern end of North Avenue) as well as 25 public pumping stations and nearly 100 miles of sanitary and combined sewer lines. Both the drinking water and wastewater systems have capacity to support tens of thousands of additional residents, and are not considered to be limiting factors in Burlington's growth.

Burlington's storm sewer system serves most of the city with over 50 miles of separate storm sewer and over 100 separate stormwater outfalls. In addition, the City has been building capacity for additional stormwater treatment and mitigation strategies with a focus on green stormwater infrastructure. A detailed interactive map of the sewer and stormwater collection system can be found on the [BTV Data Hub](#). Additional details about the subwatersheds in Burlington into which stormwater throughout the city drains can be found in Water Resources' [Subwatershed Map](#).

City Government

Burlington maintains [financial dashboards](#) with information on revenue and expenses, as well as specific details about the [General Fund](#). The City is experiencing a substantial budget gap for the second year in a row, driven by increasing health insurance costs and ongoing expenses related to lapsed COVID-era funding.

- *Staffing*
- *Tax base*

1.6 Energy

Burlington envisions becoming a Net Zero Energy city by 2030. This will require eliminating fossil fuel usage across the electric, thermal, and ground transportation sectors by strategically electrifying, managing demand, realizing efficiency gains, and expanding local renewable generation while increasing system resilience, as outlined by the Burlington Electric Department (BED), the City's municipal electric utility. Burlington's [2019 Net Zero Energy Roadmap](#) laid the groundwork for advancing this vision, with a [2025 update](#) providing additional context. This vision is aligned with the state's energy and climate goals. Over the past few years, BED has been working to implement the roadmap while measuring progress.

During CY 2024, 100% of BED’s own electricity use and retail sales were provided by renewable energy sources, the majority being from hydroelectric. BED owns several generation facilities, including the McNeil Generating Station, a wood-burning facility located in the Intervale; the Winooski One Hydro Plant, a hydroelectric generating station on the Winooski River; and several solar arrays; as well as a backup gas turbine which is rarely operated and not used to meet customer load needs. BED also holds several additional contracts for hydro, wind, and solar power, and exchanges Renewable Energy Credits under a state system to certify its renewable energy sourcing and mitigate consumer electricity costs, contributing to a mixed [renewable energy portfolio](#). Maps of the existing siting of solar, wind, and other energy generation facilities, as well as opportunities and constraints for additional renewable energy siting (all of which are required to be included in the Municipal Plan) are included in [CCRPC’s 2025 Burlington Energy Data Guide](#).

Most non-renewable energy use in Burlington is consumed by heating and transportation. By 2019 assessments, institutional buildings—mainly including municipal government, UVM and UVM Medical Center, Champlain College, and the Burlington International Airport—consume the largest share of fossil fuel energy in Burlington (42%), followed by residential buildings (32%) with the remaining 26% used by residential light-duty vehicles and Green Mountain Transit buses serving Burlington. 75% of total electricity use in the City is drawn by commercial buildings. Burlington has a high share of old (pre-1950) residential building stock as well as many historic downtown commercial buildings, and most homes and businesses use natural gas for space heating, water heating, and cooking, which presents particular challenges for energy efficiency renovations. Burlington’s average annual residential energy use was 4,918 KWH in 2023, representing a slight decrease over previous years ([CCRPC](#)).

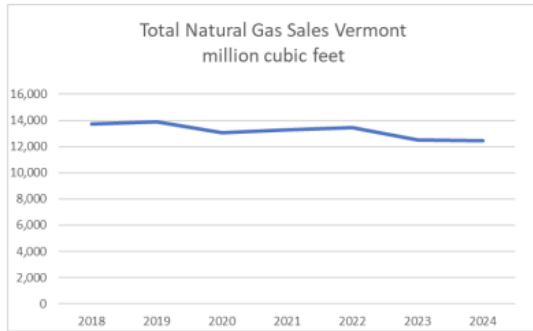
Table A4. Annual Electricity Use (KWH)

Sector	2021	2022	2023
Commercial & Industrial	228,879,649	231,642,606	228,508,007
Residential	88,737,058	88,512,595	87,141,435
Total	317,616,707	320,155,201	315,649,442
Count of Residential Premises	17,478	17,575	17,718
Average Residential Usage	5,077	5,036	4,918
Source: Efficiency Vermont, 2024 RPC Report Produced			

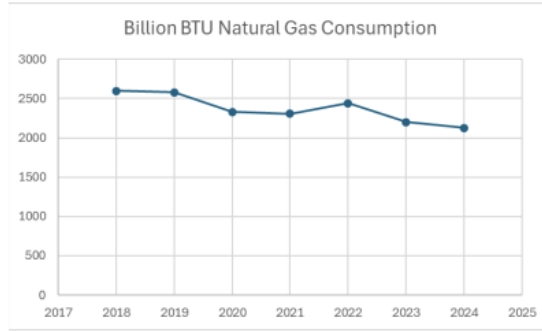
Although fossil fuel use and GHG emissions in Burlington experienced a mild rebound over 2020 pandemic levels, both have decreased over the past three years. As of 2024, Burlington's GHG emissions from the ground transportation and thermal/buildings sectors were down 19% relative to a 2018 baseline, and slightly lower than the previous year’s emissions. In

comparison, projections at the state and national levels for emissions from these sectors are flat. Natural gas consumption has also declined since 2018.

Vermont Natural Gas Sales
(not weather normalized)
9.4% reduction 2018-2024



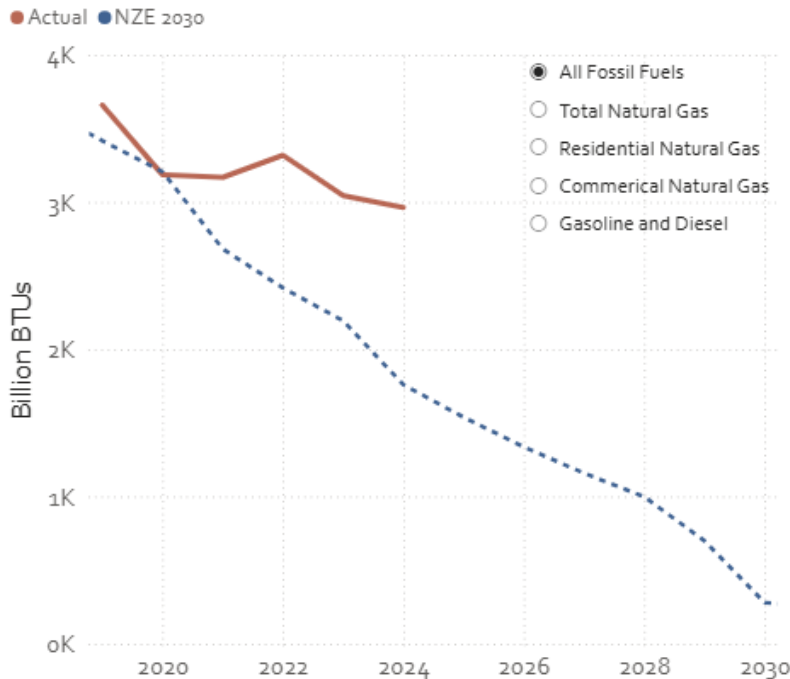
Burlington Natural Gas Consumption (including RNG)
(not weather normalized)
18.1% reduction 2018-2024



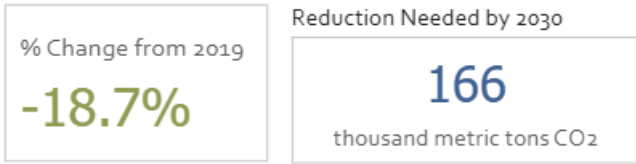
The figures below compare roadmap 2030 targets to [data](#) through 2024. Both fossil fuel energy consumption and GHG emissions must decrease much more rapidly over the next several years to meet the City’s 2030 Net Zero targets.

<p>% Change from 2019</p> <p>-19.0%</p>	<p>Reduction Needed by 2030</p> <p>2,685</p> <p>billion btu</p>
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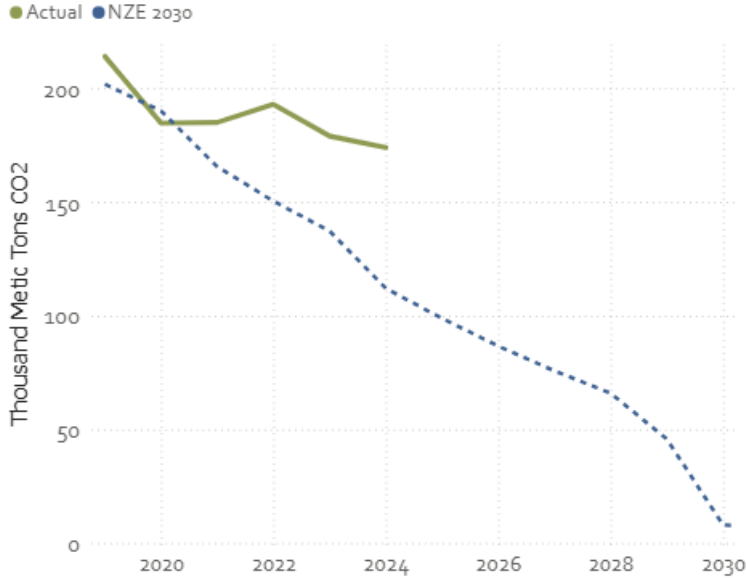
Fossil Fuel Energy Consumption (billion btu)



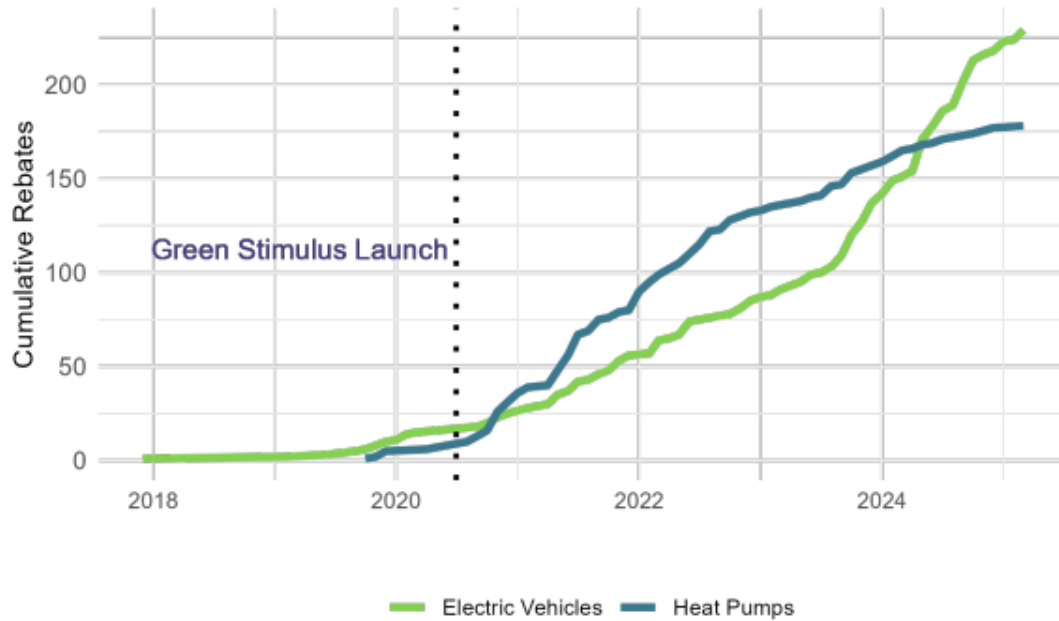
Emissions



Greenhouse Gas Emissions (thousand metric tons CO₂)



BED offers a range of incentives and rebates to encourage reductions in fossil fuel consumption and adoption of energy efficient vehicles, heating systems, and appliances, with these programs expected to continue growing—with a particular emphasis on affordability—in the coming years. Resident uptake since 2019 has increased, with BED issuing over 4000 total rebates to date (over a quarter for heat pumps).



1.7 Historic and Cultural Resources

Burlington’s distinctive identity and character draws from its many archeological, historic, and culturally unique sites, areas, and structures, and the City’s tradition of protecting and celebrating its history and heritage. Today, Burlington faces the challenge of balancing and integrating the preservation of its rich history and enduring historic and cultural resources with the City’s critical current and future housing, growth, and climate resilience needs. An update to Burlington’s historic preservation plan, *preserveBTV*, is currently underway and is expected to produce recommendations that will inform comprehensive planning and zoning updates.

Humans have settled in the Champlain valley for thousands of years, and much of Vermont—including the City of Burlington—occupies the historic territory of Abenaki tribes who left rich archaeological legacies throughout the region. As European colonists settled in the area, Burlington’s location along the eastern shore of Lake Champlain less than 50 miles south of the Canadian border proved strategically significant, particularly during the Revolutionary War and in commerce and trade with Canada in the subsequent decades. One of the key figures in the Revolutionary War and founding of Vermont, Ethan Allen, settled in Burlington and his legacy remains a central component of the City’s historic and cultural identity. The City saw significant growth throughout the 19th and early 20th centuries as the lumber industry and subsequently the petroleum industry boomed along Burlington’s harbor, and a substantial number of the historic and architectural structures developed throughout the city during this time have been preserved, contributing to a rich and unique urban design in many areas throughout the city.

Burlington began to intentionally preserve historic resources in the early 1970s under state and national frameworks. The City also began to develop the Church Street Marketplace during this time (continuing through the mid 1990s) as a revitalization of a historic section of the City's downtown area, eventually becoming a fully pedestrianized public space and commercial hub that remains central to Burlington's cultural character. Subsequent decades saw new land surveying efforts, the designation of additional districts and resources, and the codification of historic preservation practices and policies in the City's zoning code and plans. Today, Burlington has 16 officially designated historic districts and numerous resources listed on the National Register of Historic Places. Nearly 2500 buildings in Burlington are listed on the State Register of Historic Places as having statewide significance. Burlington is a designated Certified Local Government community, enabling access to technical assistance and funding as well as supporting local, state, and federal coordination to advance historic preservation goals. More detail on listed historic places can be found in the [preserveBTV - GIS Data Inventory](#).

Among Burlington's numerous archaeological and historical resources, key sites of interest include four shipwrecks in Burlington Bay—including the only known remains of a horse-powered ferry—as well as the Ethan Allen Homestead, numerous well-preserved structures from the late 1800s and early 1900s, and historic cemeteries and burial grounds. In terms of cultural resources, Burlington is home to a science and nature museum (the ECHO Leahy Center for Lake Champlain), abundant natural history specimen collections available for public viewing at UVM, public libraries and civic and community spaces that regularly host historic and cultural programming, and many art galleries and art-focused spaces. In recent years, the City and its residents have also developed additional spaces, resources, and programming focused on BIPOC communities and racial equity, inclusion, and belonging. Collectively, these varied historic and cultural resources draw tourism, provide value to Burlington residents, and contribute to the City's distinct culture and ethos.

1.8 Housing

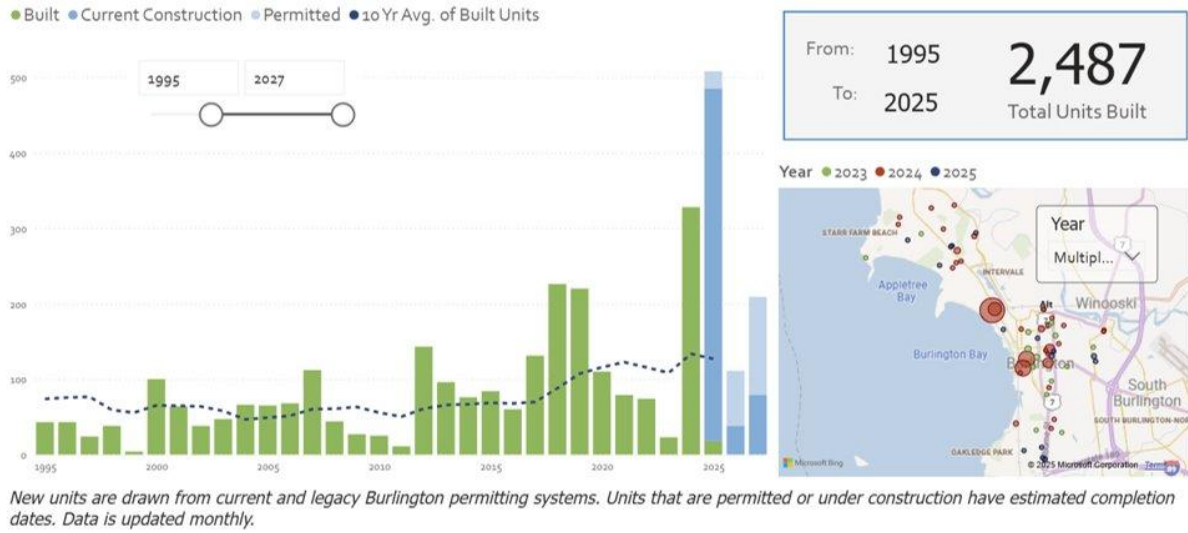
Housing is one of the most pressing concerns for Burlington today, as the City faces a crisis of both availability and affordability. Growing local housing needs have far outpaced new development, compounding challenges across income levels and contributing to increasing economic vulnerability and a growing population of residents experiencing or at risk of homelessness. Burlington has taken many steps to address the housing crisis over the past several years, including development ordinance updates (discussed further in the land use section of this assessment), affordable housing partnerships, and other initiatives undertaken through the previous administration's housing action plan. Costs (for land, materials, labor, and regulatory compliance) remain a key barrier to housing development in Burlington, however,

and the City’s and the region’s ambitious new housing goals only intensify the existing crisis. The current administration recently released a three-pillared [housing strategy](#) to address this crisis that prioritizes reforming Burlington’s outdated Inclusionary Zoning regulations and the Housing Trust Fund; unlocking the potential of recent zoning reforms through the Neighborhood Code to encourage neighborhood-scale infill development (see more about Neighborhood Code in the Land Use section of this assessment); and leveraging public-private partnerships and City land and assets.

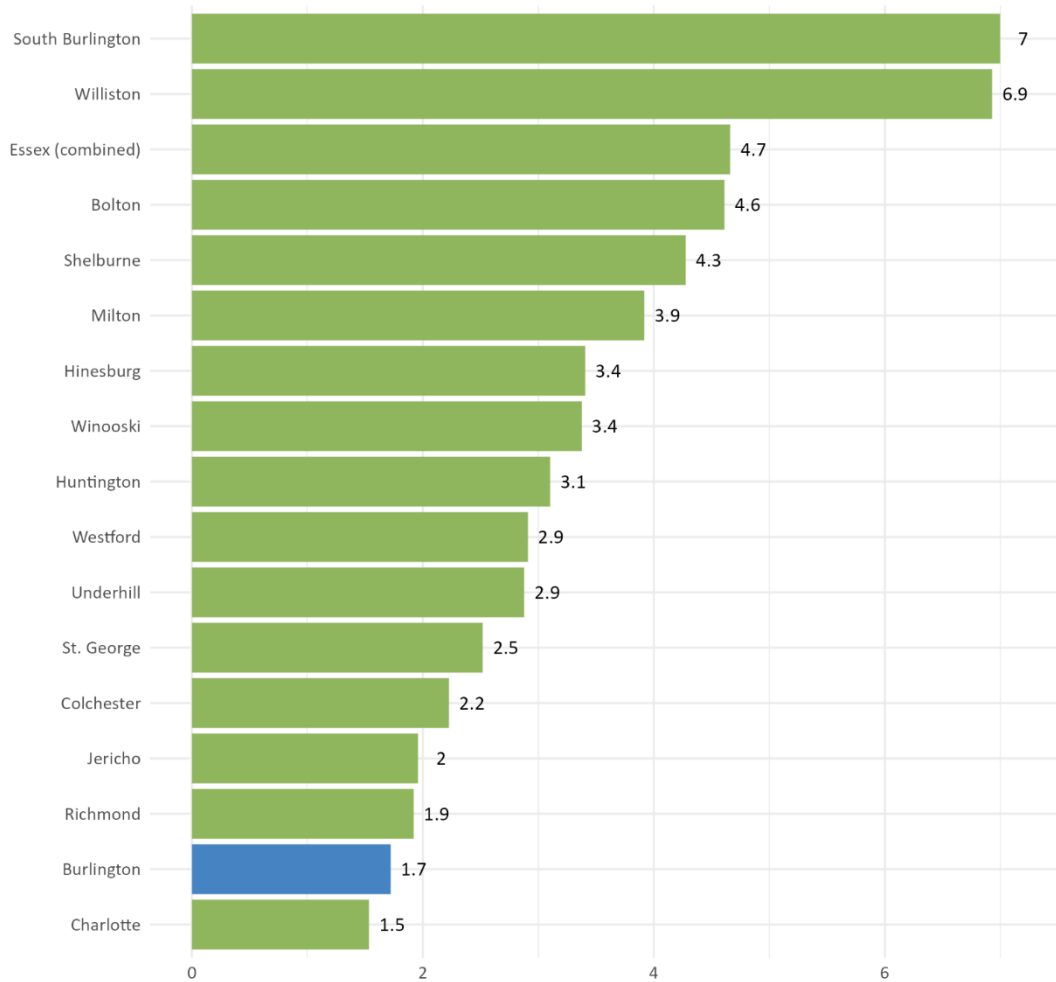
Growth

Over the past decade the number of housing units in Burlington has grown by 8%, or about 1,300 units city wide. Compared to other cities and towns in Chittenden County, Burlington is building new housing much more slowly. However, housing targets set over the past two years by the state (via Act 47/the HOME Act and Act 181) recommend that Burlington double its historic rate of housing production to alleviate the current housing crisis. According to [regional targets distributed by CCRPC](#) (revised in September of 2025) and the state’s requirement to include mid-range housing targets in local comprehensive plans, Burlington must add nearly 2,000 new housing units by 2030 and nearly 7,000 by 2050, increasing the City’s total number of housing units by at least 38% over the next 25 years.

Municipality	Existing Housing Units (2023)*	2030 Housing Target			2050 Housing Target					
		Low	Mid	High	Low	Low %	Mid	Mid %	High	High %
BOLTON	550	27	33	39	59	11%	118	21%	177	32%
BUEL'S GORE	12	1	1	1	1	11%	3	21%	4	32%
BURLINGTON	18,245	1,614	1,972	2,330	3,490	19%	6,986	38%	10,482	57%
CHARLOTTE	1,643	82	100	118	176	11%	353	21%	530	32%
COLCHESTER	7,673	295	450	544	639	8%	1,593	21%	2,447	32%
ESSEX	4,889	567	687	803	1,226	25%	2,432	50%	3,614	74%
ESSEX JUNCTION	4,955	707	864	1,021	1,529	31%	3,062	62%	4,594	93%
HINESBURG	2,071	157	181	204	339	16%	640	31%	918	44%
HUNTINGTON	876	43	53	63	94	11%	188	21%	282	32%
JERICO	2,014	121	126	148	262	13%	448	22%	668	33%
MILTON	4,515	310	354	439	671	15%	1,255	28%	1,974	44%
RICHMOND	1,729	96	102	120	207	12%	360	21%	539	31%
SHELBURNE	3,529	357	436	503	771	22%	1,545	44%	2,263	64%
SOUTH BURLINGTON	9,921	1,752	2,141	2,529	3,788	38%	7,583	76%	11,378	115%
ST. GEORGE	314	16	19	22	34	11%	67	21%	101	32%
UNDERHILL	1,313	65	80	94	141	11%	282	21%	423	32%
WESTFORD	899	45	55	64	96	11%	193	21%	290	32%
WILLISTON	4,725	738	892	1,052	1,596	34%	3,161	67%	4,733	100%
WINOOSKI	3,665	307	375	443	663	18%	1,327	36%	1,991	54%
County Total	73,538	7,301	8,919	10,537	15,783	21%	31,595	43%	47,407	64%

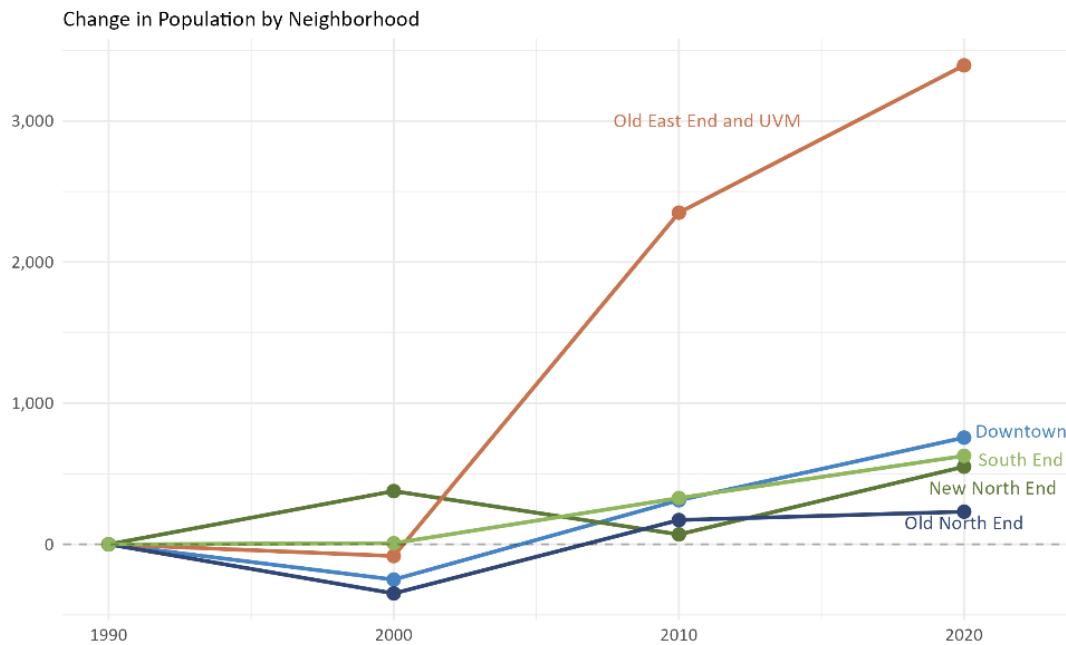
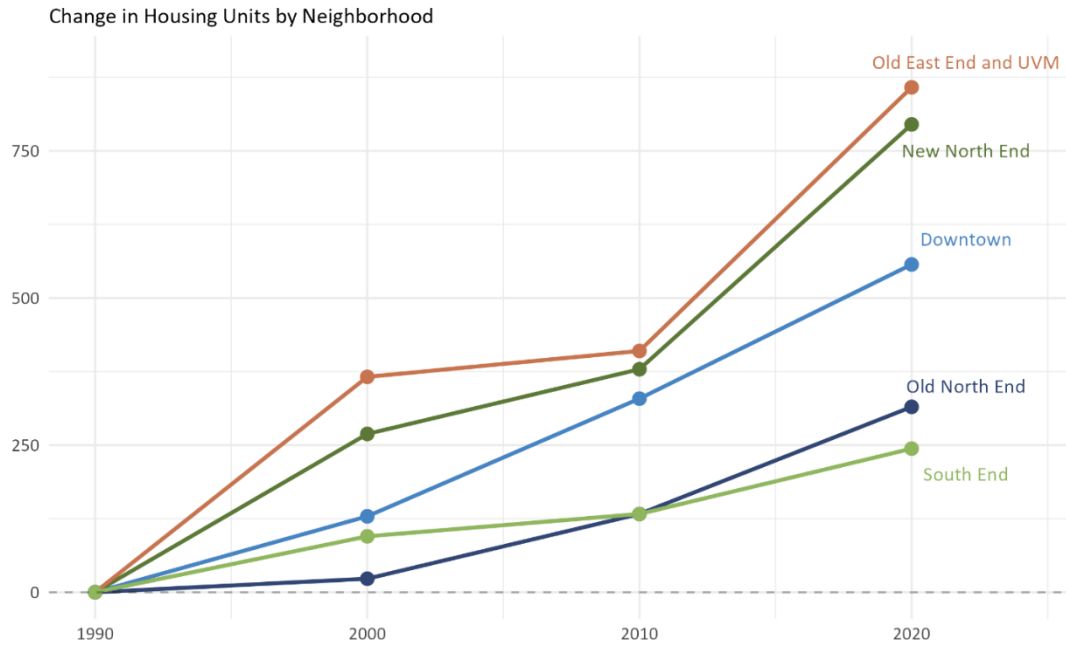


Homes Built 2000-2023
Yearly Average, Per 1,000 Residents



While housing units have been built across the city, with the Old East End/UVM and New North End neighborhoods seeing the highest rates of growth, Burlington’s population growth has

been highly concentrated in the area encompassing the Old East End, Hill Section, and UVM campus. Much of this growth is likely due to the increase in UVM's undergraduate enrollment over the last two decades.



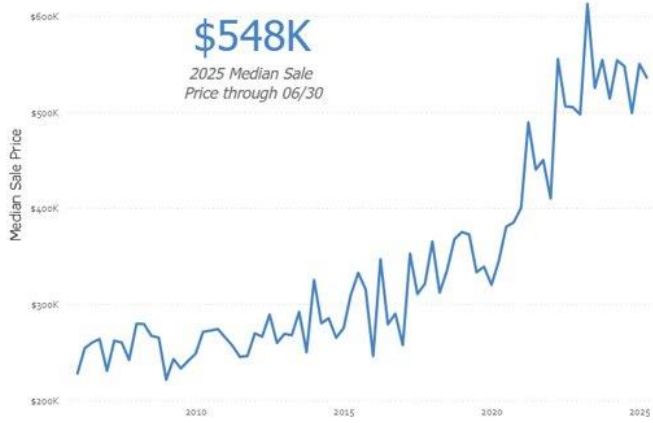
Cost

The median price for a house or condo in Burlington (\$515,000) is more than double the cost in 2010; adjusting for inflation, prices have grown 41%. Rents have also increased, although

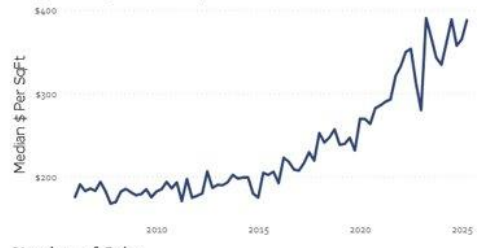
different data sources paint slightly different pictures about average costs and rates of increase, making it difficult to accurately assess trends. For example, Zillow data show a slowing in growth over the past two years while Allen, Brooks, and Minor data show continued increases. Across these data sources, however, rental prices for all unit sizes have increased by more than 50% in the last decade.

Vacancy rates in Burlington are low, and track closely with the regional average for Chittenden County. Vermont's average rental vacancy rate is one of the country's lowest and has been below the range considered to be a healthy market (3-5%) for several years. In Chittenden County and Burlington, although still lower than national and northeast averages and under the healthy market range, vacancy rates have been trending more positively in the past few years.

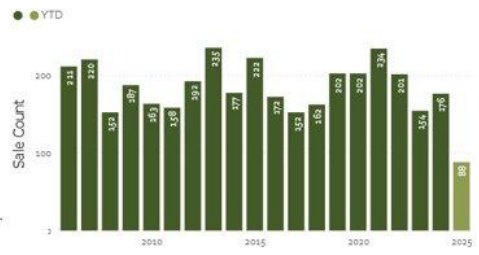
Single Family Median Price by Quarter



Single Family Price Per SqFt

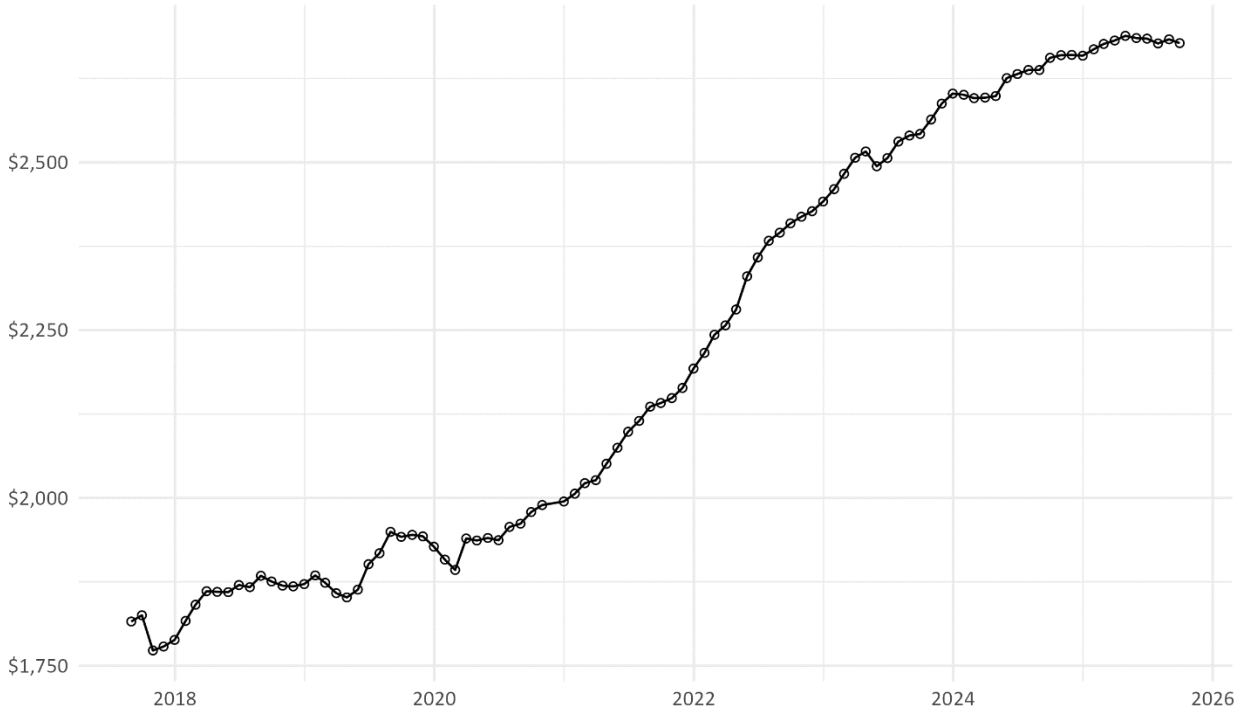


Number of Sales



Data Source: City Property Data, Valid or Undetermined sales. Price per Square Foot based on total finished area. Updated through June 30, 2025

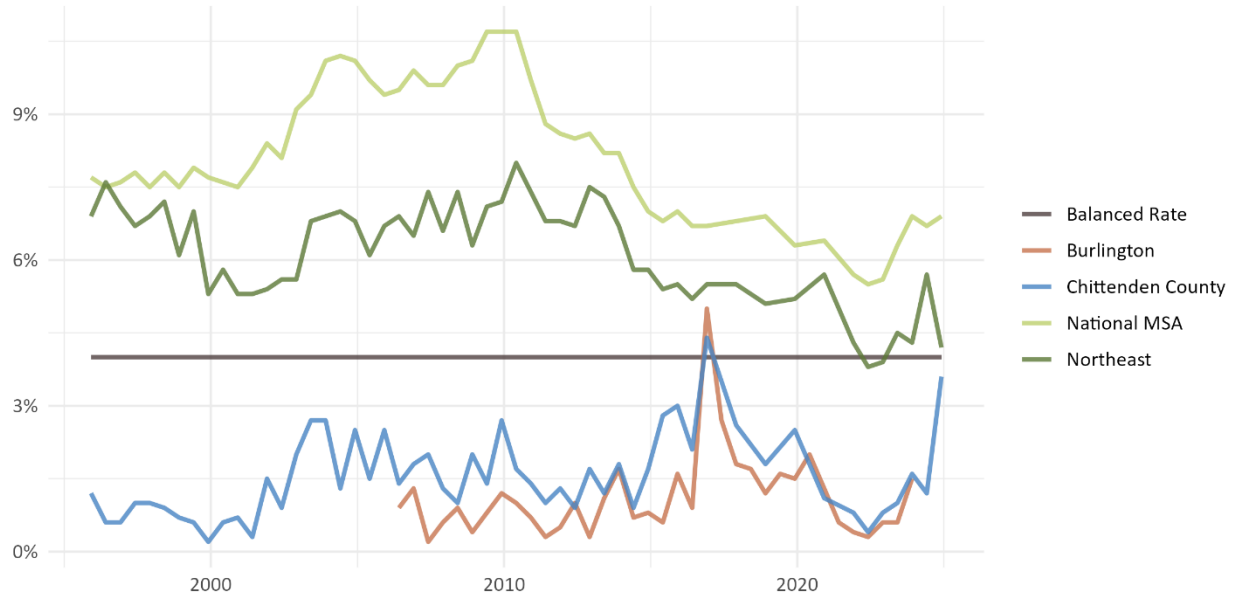
Zillow Observed Rent Index: Burlington, VT



Average Rent by Bedrooms
Source: Allen, Brooks and Minor



Vacancy Rate

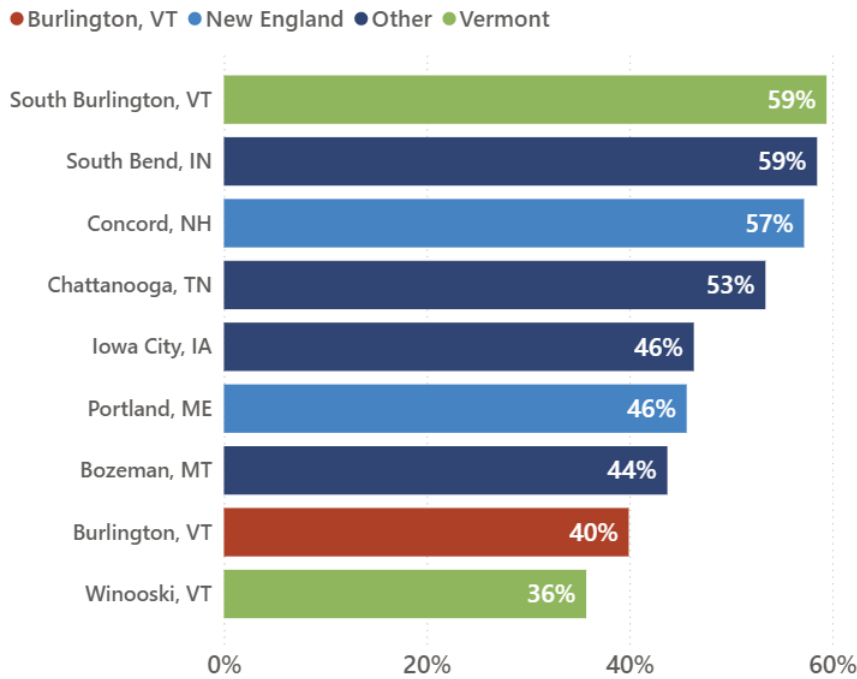


Source: Allen, Brooks & Minor, Housing Vacancy Survey

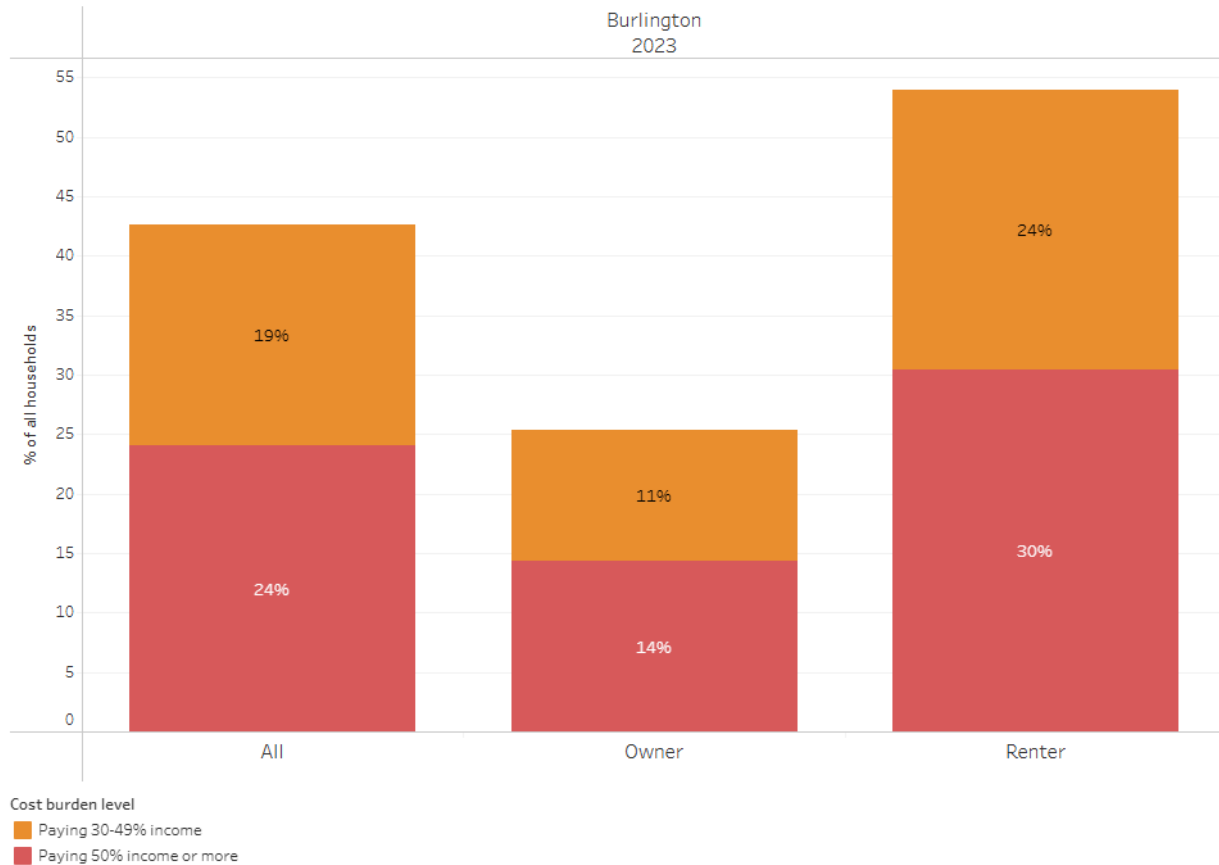
40% of Burlington’s population resides in owner-occupied housing, with 60% renting. Burlington's has a slightly larger share of renters than other small cities but is fairly comparable

overall. In 2023, the [Vermont Housing Finance Agency](#) estimated that 43% of all Burlington households were cost-burdened or severely cost-burdened, spending more than 30% or 50%, respectively, of their incomes on rent. This issue is much more acute for renters than homeowners, with over half of Burlington’s renter households considered cost-burdened or severely cost-burdened.

Percent of Population in Owner-Occupied Housing



2017-2022 Year American Community Survey (ACS), [Table B25003: Tenure](#), Table B25007: Tenure by Age



- More on specific needs? Key locations?
- *from data plan (DHCD manual):*
 - *Low income housing needs / affordable housing*
 - *Housing stock – type, age, condition*
 - *Locations wrt. Services*

1.9 Flood Resilience

Burlington's entire western boundary is defined by the shoreline of Lake Champlain, and a significant part of the City's land lies in the floodplain of the Winooski River. Most of this floodplain land is protected open space, including conserved wetlands. Resilience to flooding is an important concern for Burlington, both in terms of the vulnerability of open and agricultural land in the floodplain and in the interactions between floodwaters and coastal ecology—such as stormwater drainage and impervious surface runoff into the lake.

While the lakefront is not fully conserved, the City's zoning code has a lakeshore buffer focused on retaining and strengthening vegetation along the lakeshore to improve resilience. Lake flooding is a less frequent concern than riverine flooding, but the City has seen notable and

damaging lake flooding events in the past two decades, including major flooding and wave action in 2011 which resulted in significant property damage. Burlington worked with a team of UVM students in 2021 to create a [Shoreline Management Guide](#) to formalize best practices in managing the City's various types of lakefront and shoreland for resilience and environmental health.

Many other flood-related challenges exist, such as mitigating aggressively proliferating introduced plant species that emerge through or are exacerbated by flooding. The City's recent [Open Space Plan](#) outlines many key challenges and opportunities associated with protected wetland and floodplains, as well as nature-based strategies that can help mitigate flood impacts. The continued preservation of natural areas and the use of green infrastructure can also help mitigate the severity and impact of flooding.



Burlington's zoning code also seeks to encourage and improve flood resilience by establishing buffer zones along the City's shoreland, maintaining protected conservation, recreation, and agricultural land in the Winooski River floodplain, and reviewing flood zone development. Burlington participates in FEMA's National Flood Insurance Program, which helps insure

communities from direct losses caused by flooding and requires floodplain management and resilience regulations—in Burlington, these are the City’s Special Flood Hazard Area standards that govern flood zone land uses and require review and approval of most new development.

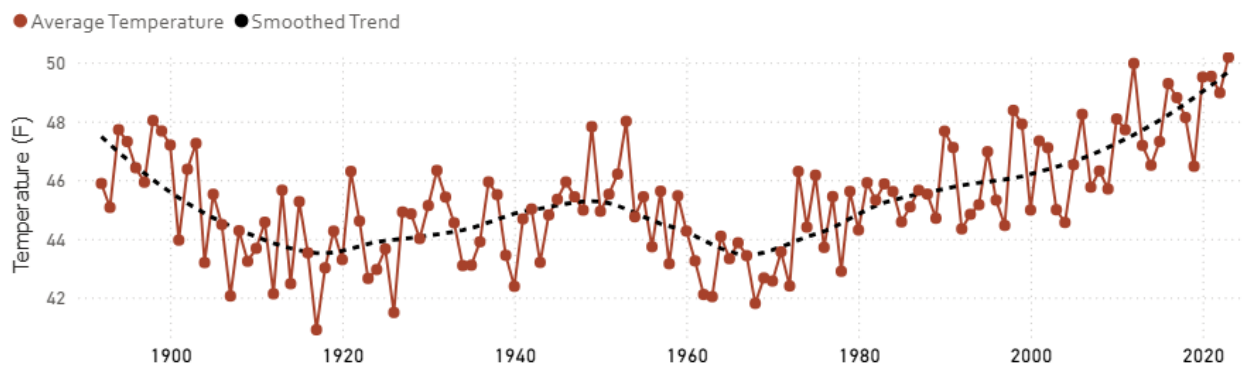
The Natural Resource Protection Overlay District also regulates development in flood and other hazard areas to avoid and mitigate environmental harm and improve flood and hazard resilience. Since 2021, Burlington has received 23 zoning applications for development requiring review under the Special Flood Hazard Area standards, many of which relate to seawalls, and 46 applications requiring review under shoreland standards. The City has also done several hazard mitigation grant buyouts of property in the flood zone in recent years.

- # & type of properties/total residential in flood zones?

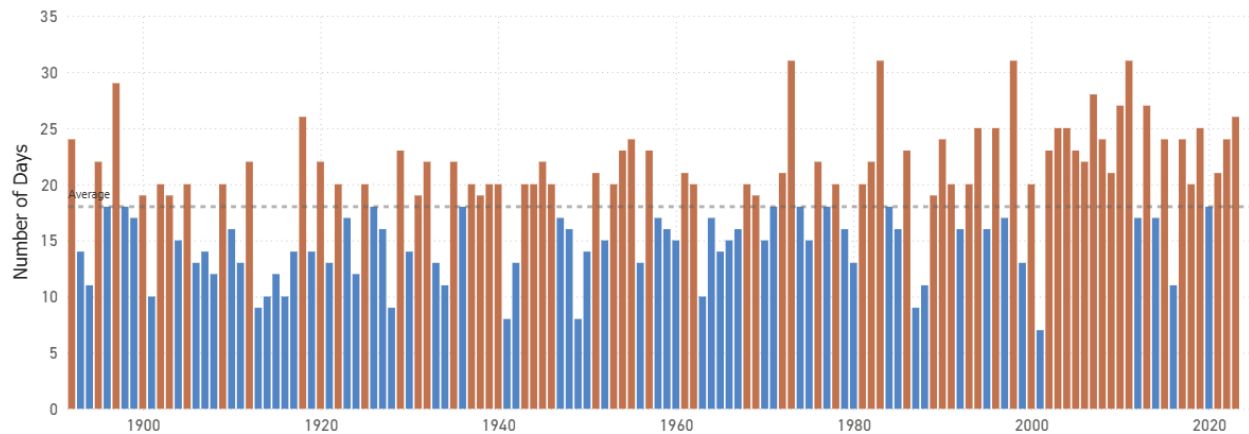
1.10 Hazard Mitigation

Natural hazards are a critical threat for Burlington. The City (and broader region) faces significant threats from climate change, as average annual air and water temperatures have risen and extreme weather and temperature events occur more frequently. These cause myriad downstream impacts to public and environmental health. The hazards discussed in Burlington’s 2019 Comprehensive Plan have remained salient and in some cases have intensified, with annual average temperatures continuing to rise and extreme weather and precipitation events (primarily severe rainstorms and severe winter storms) continuing to occur frequently. More detailed climatological and environmental trends can be found on [BTVStat](#).

Average Temperature



Total Days with Extreme Precipitation



Frequent extreme precipitation events also cause higher levels of stormwater runoff, which have contributed to rising concentrations of salts in Lake Champlain. Data on existing conditions related to impervious surfaces, stormwater, and environmental impacts can be found in the Natural Resources and Physical Conditions section of this assessment. Extreme precipitation also exacerbates landslide risk along several steep slopes in Burlington. The City’s zoning code limits new development on areas designated as steep slopes, in some areas such as Riverside Avenue, several existing homes are at risk of being damaged by landslides.

Burlington is working across sectors to address these climate hazards including through improved stormwater mitigation, prioritization of green infrastructure and protected natural areas and resources, advancement of net zero and mode shift objectives, public education and outreach, and exploration of other nature-based solutions and waterfront management practices. These strategies also intersect with those discussed in the Flood Resilience section above, as flooding itself is a key hazard for Burlington.

In addition to climate-related concerns, other critical high-risk hazards the City considers include wildfire, disease (including large-scale infections disease outbreaks such as COVID-19, as well as mosquito- and tick-borne diseases whose spread and severity are exacerbated by climate change impacts), and invasive species, such as the Emerald Ash Borer, which was first confirmed in the City in 2024 and is expected to cause the eventual loss of all ash trees. Additional hazards considered in long-range planning include those related to technology and industry (such as utility failures and hazardous material spills) and societal and economic hazards. Detailed consideration of and mitigation and response strategies for these and other types of hazards for Burlington and the region can be found in the Chittenden County 2022 [All-Hazards Mitigation Plan](#) and associated [Burlington Annex](#).

1.11 Land Use

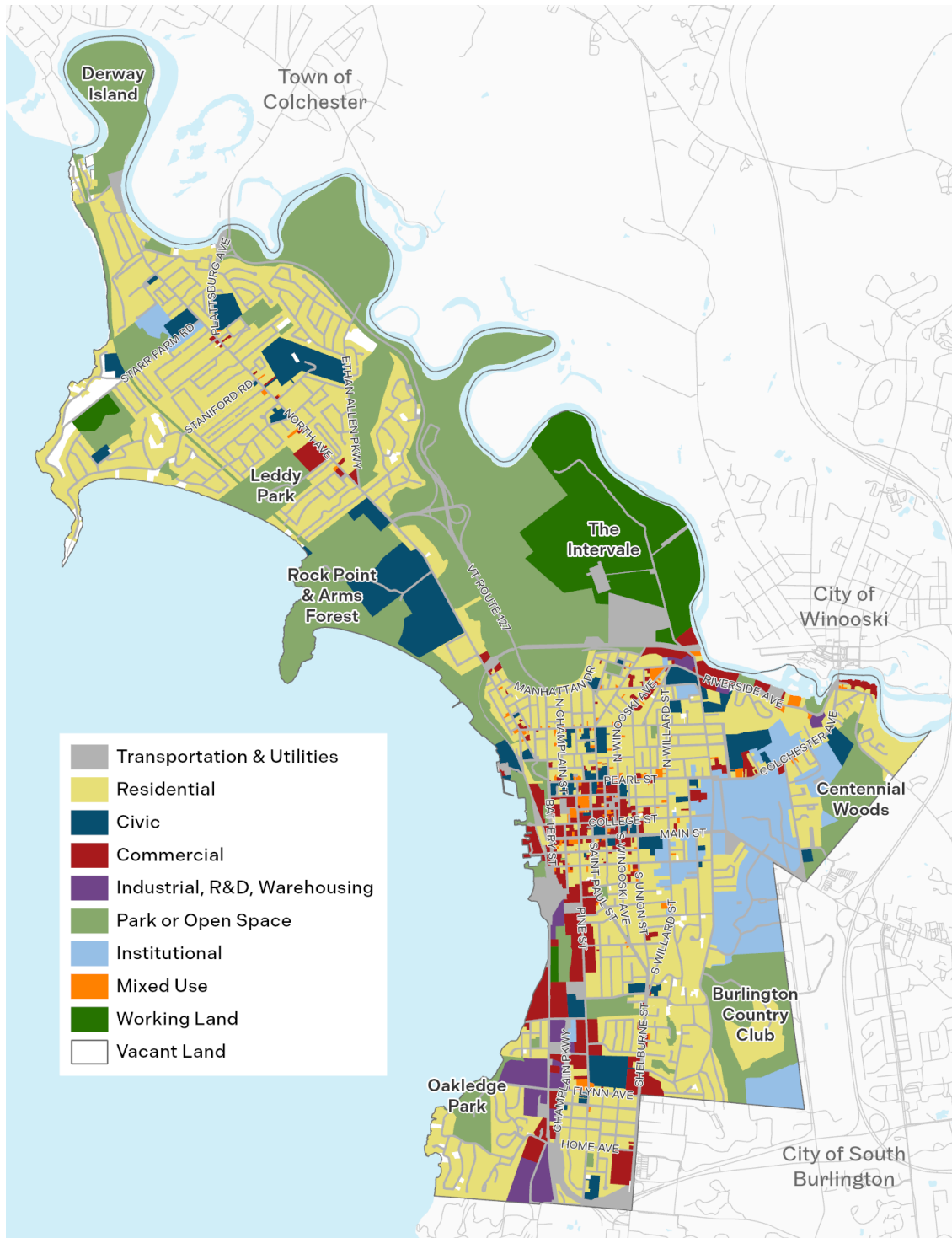
Current Land Use

Burlington's total land area is 6,457 acres, or 10.3 square miles. Lake Champlain and the Winooski river comprise the majority of the City's boundary. The City's land is covered by a wide range of uses, including substantial open space and natural areas, as well as large educational and medical institutions; about one third of the City's land is tax-exempt, including land owned by the public, educational and religious institutions, and nonprofits. 37% of Burlington's land area is residential (of all types).

Burlington's [Open Space Plan](#) (2025) outlines the City's abundant natural resources and land dedicated to open space and recreation, habitat conservation, agriculture, and natural community resources—collectively covering nearly half of all land area. Much of this land use is also critical to Burlington's climate resilience, as the City faces increasing flooding and stormwater management demands.

Because of Burlington's geographic boundaries, open and recreational land area, and mature residential settlement, only a small portion of mostly residential of land is considered "vacant." However, much of Burlington's existing residential and commercial land use could accommodate infill and higher density development. Burlington's recently adopted (2024) [Neighborhood Code](#) provided a new comprehensive zoning framework aimed at enabling more "missing middle" housing types across the City to allow for higher density and encourage more neighborhood-scale multifamily development.

Other examples of recent plans and actions addressing land use and residential growth include [planBTV: NNE](#) (currently being finalized), where areas of the New North End—including City owned land—have already been identified as having a higher propensity for gentle infill or redevelopment to support new neighborhood-scale housing as well as multimodal connectivity, community amenities, and commerce. In the South End, the City recently created a new 80-acre zoning overlay district (the South End Innovation District) within the existing Enterprise-Light Manufacturing district to allow for residential development, paving the way for the District's first [planned redevelopment](#) of approximately 13 acres of underutilized land owned by the City, Champlain College, and a local company (Ride Your Bike, LLC) into a new sustainable, walkable, mixed-income neighborhood with more than 1,000 new homes.



Zoning Amendments

Burlington’s zoning is regulated by the [Comprehensive Development Ordinance \(CDO\)](#), and all of Burlington’s zoning districts and overlays may be viewed on an interactive [Zoning Map](#). The City has made several notable amendments to the CDO over the past decade, while other proposed zoning code changes have not been approved; these changes and proposals are

discussed below. Following the adoption of planBTV: 2050, Burlington plans to undertake a comprehensive rewrite of the CDO.

BTV Neighborhood Code

Similar to other cities across the US, Burlington has recently reformed its historically restrictive residential zoning standards in the CDO to enable more neighborhood-scale housing types citywide. The “Neighborhood Code”, which refers to the three amendment packages that facilitated this reform, have made the following key changes to the City’s Residential Zoning Standards:

- Modified and streamlined residential zoning districts and boundaries to more closely align with existing neighborhood development patterns.
- Created the Residential Corridor (RC) district, which allows greater flexibility for housing types and intensity along transportation corridors identified in the City’s 2019 Comprehensive Plan. *The 2019 Comprehensive Plan did not directly call for the Residential Corridor District, but it was established based on feedback received during the Neighborhood Code’s extensive public engagement process. Both residents and policymakers are interested in expanding this district, but Planning staff recommend waiting to make any additional changes until after planBTV 2050’s completion.*
- Replaced traditional density standards with massing standards, including the number of units per building, updated lot coverage, standardization of rear setbacks, maximum building footprints, and building height.
- Allowed two free-standing structures in the Residential – Low and Residential – Medium districts with up to four units per building. Essentially, all residential parcels are entitled up to eight units, pending ability to comply with dimensional standards (setback, lot coverage, etc.).
- Allowed for Neighborhood Commercial Uses (such as cafes, bars, laundromats, small groceries, etc.) to be permitted in the Residential Corridor district.
- Established standards for specific project types and uses in Residential Districts, including Rowhouses and Pocket Neighborhoods.
- Created more flexibility for Planned Unit Developments to support larger neighborhood-scale multi-family infill on larger sites within residential areas.

A report outlining the rationale for the Neighborhood Code is [available online](#), and includes a brief history of Burlington’s Residential Zoning.

South End Innovation District

The South End Innovation District Overlay, adopted in July 2023, is intended to facilitate the redevelopment of a core area of the South End neighborhood’s Enterprise-Light Manufacturing

(E-LM) district. The vision for this overlay is based in [planBTV: South End](#) and calls for transforming the area's surface parking lots and contaminated and underutilized sites into an accessible, mixed-use hub of economic activity that draws on both the South End's legacy of manufacturing and arts as well as its burgeoning office and innovation sector. The overlay enables the creation of a wide range of commercial uses, while prioritizing those arts, manufacturing, and office uses that define the character of the South End today. It also permits the creation of new housing. The overlay includes provisions for the scale and massing of new buildings to guide the redevelopment of large sites, and seeks to create an accessible and sustainable urban district.

The SEID overlay covers roughly 14 vacant underutilized parcels on the west side of Pine Street between Howard Street and Sears Lane, including the City-owned 68 Sears Lane parcel.

Following the adoption of the SEID, the City entered into a Memorandum of Understanding (MOU) with the owners of land neighboring City-owned property located at 68 Sears Lane. The purpose of the MOU is to facilitate a conceptual design and development framework for the coordinated redevelopment of the parcels by applying the proposed regulations of SEID, resulting in a vibrant, sustainable, and accessible mixed-use neighborhood in the heart of the district. The MOU outlines a collaborative and efficient planning process for multiple independently owned sites, with the goal of informing a potential Development Agreement in the future. The City-owned parcel considered in the MOU is the undeveloped land at 68 Sears Lane. The other parties to the MOU, are [Champlain College](#), the owner of 175 Lakeside Avenue, and Ride Your Bike, LLC, the owner of 125 Lakeside Avenue. (Ride Your Bike, LLC refers to the same developer as the nearby [Hula Lakeside](#)).

This development is currently known by its working name – SECORD (South End Coordinated Redevelopment). Ride Your Bike, LLC has partnered with New York-based developer Jonathon Rose Companies to develop the project's first phase, the application for which has been submitted. This phase includes 204 units and non-residential ground floor uses in two connected single-loaded exterior corridor buildings constructed of mass timber. The project has received substantial financial support from the City and State. A second component of phase 1 is in design right now and will include approximately 50 affordable homes of various sizes, along with a ground floor childcare facility. Phase 2 will likely commence via a procurement process in late 2026 and will likely include all or a portion of the City's property at 68 Sears Lane.

[Inclusionary Zoning](#)

The City of Burlington has had a mandatory inclusionary zoning ordinance since the 1990s, which can be found in [Article 9](#) of the CDO. Updates to this policy are managed by the Planning Office, as a zoning amendment, in collaboration with CEDO and DPI. CEDO acts as the program

administrator for initial certification and ongoing monitoring. The IZ ordinance was most recently updated in 2023, with a more substantial reform adopted in 2019.

Since mid-2023, CEDO & Planning have been discussing a packet of amendments that relate to the current construction cost challenges in our market and elsewhere, and ways to provide some flexibility without undermining the overall purpose/intent of the ordinance. The goals of the of the upcoming IZ amendment are as follows:

- Modernize Inclusionary Zoning in acknowledgement of current, seemingly structural challenges in development and construction;
- Reform Payment-in-Lieu to help bolster the Housing Trust Fund; and,
- Support the City's broad housing strategy to create affordable homes in neighborhoods, public-private partnerships and on city-owned land.

The amendment will go before a joint committee of the Planning Commission and City Council Ordinance Committee beginning in March, with anticipated adoption in late summer.

Institution Amendments

Over the last few years, there have been a few zoning amendments that proposed to address the friction that exists between the Institutions' off-campus student populations and the City's chronic housing shortage. The 2019 Comprehensive Plan identified the institutions' campuses and the major thoroughfares that function as the city's eastern gateways as special growth areas. planBTV also stated that these areas are an essential focus for the growth of the institutions within their campuses, particularly to create new and additional housing options for students.

The Burlington Comprehensive Development Ordinance (CDO) includes five Institutional Core Campus Overlay Districts, which apply to sub-areas of the Institutional zoning district. These overlay districts are intended to provide for growth within the core of the institutions' campuses, by allowing an increased development intensity than would typically be found in the underlying zoning district and providing transitions between sections of campus and the surrounding neighborhoods.

University of Vermont Trinity Campus (Timed Out)

As part of the former mayoral administration's 2021 "10 Point Housing Plan", a major zoning amendment was proposed to facilitate "opening new on-campus University of Vermont student housing opportunities by rezoning the former Trinity Campus to reduce UVM's pressure on the housing market."

Reviewing the applicability of the Trinity Campus overlay zoning district for this part of UVM's campus has been discussed periodically in recent years. The 2019 Comprehensive Plan

identified this area of campus as being important to help “better balance on-campus housing opportunities between the north and south of the core academic areas of campus.”

The UVM Trinity Campus (ICC-UVMT) overlay zone applies to a parcel on UVM’s campus along Colchester Avenue on the north side of the intersection of Colchester and East Avenues. The parcel is currently home to a number of UVM residence halls such as McCauley and Mercy Halls, as well as other uses for the institution. UVM intended to create additional graduate and undergraduate beds in the vicinity of these existing residence halls, and had identified a number of limitations under the current ICC-UVMT overlay zone.

The requested zoning changes included allowing buildings within the existing Colchester Avenue Buffer, and increasing allowable height and lot coverage. In reviewing the existing ICC-UVMT standards, staff identified four additional areas to update: density limits, allowance for non-residential uses, major impact threshold, and context on campus planning within this area of campus. The amendment addressed both UVM and the department’s recommended changes. Though this amendment was approved and referred to the City Council by the Planning Commission in December 2023, it was tabled by the Council.

University of Vermont MOU-related requests

A 2023 process to update a housing and land use MOU between the City and the University of Vermont failed as both parties were unable to agree to proposed terms related to sharing of housing and enrollment data, along with commitments to rezone portions of the UVM campus to facilitate additional student housing and academic facilities. As both UVM and the City are under new administrations, negotiations regarding this MOU will begin in late February, 2026. The 2023 MOU called for UVM to share data on enrollment growth projections, as well as make commitments to build additional student housing on campus. For its part, the City was asked to commit to a zoning amendment process to allow for greater intensity development on two UVM-owned parcels. The 2025 amendment will likely include similar requests from both the City and UVM, along with additional topics related to transportation, parks and other community facilities. The MOU is distinct from a separate agreement on a Fee for Service that UVM pays to the City for accessing municipal services (e.g. fire, police, parks, etc).

Champlain College Bed Counts

This amendment, requested by Champlain College, eliminated Maximum Residential Beds standards in Section 4.5.2(g) 4 of the CDO in order to facilitate on-campus residential conversion and the development of additional housing for Champlain college students. Following discussion and a public hearing by the Planning Commission, this amendment was adopted by the City Council in March 2025.

Urban Reserve

The Urban Reserve is a 45-acre parcel currently regulated by a unique zoning district intended to temporarily preserve the area and, “reserve the right of future generations to determine the most appropriate combination of development and conservation that should occur at the site through a comprehensive and participatory planning process.” The Community Sailing Center, a non-profit dedicated to access, education and recreation on Lake Champlain, has proposed an amendment to the Urban Reserve zoning district to allow for small boat storage to be an allowed use. The amendment has not been drafted, as there are numerous non-zoning barriers to the proposal. As of February, 2026, the City is committed to assisting the CSC with identifying an area for this use, but has not yet committed to a zoning amendment.

Maximum Parking & TDM

The purpose of this amendment was to replace minimum on-site parking requirements with maximum on-site parking limits and establish tiers for transportation demand management requirements citywide. The amendment also addressed a number of related standards that pertain to the provision and maintenance of parking for specific uses and situations. The amendment was adopted by City Council and became effective February 2023.

Emergency Shelters (Timed Out)

Burlington adopted emergency shelter standards into its Comprehensive Development Ordinance (CDO) in December 2017. The standards included a definition, permitted and conditional use designations in the use table, and special use criteria. In July 2023, Act 47 (otherwise known as the HOME Act) was passed into law. Among other things, the act established standards for emergency shelters that came into effect on September 1, 2023. The statutory standards include a new definition of emergency shelter and add emergency shelters to the list of uses subject to limited municipal review under 24 VSA, Sec. 4413. This section substantially limits municipal zoning review of emergency shelters and renders moot much of the City’s CDO standards pertaining to them. A zoning amendment was proposed in 2025 that would have brought Burlington into compliance with Act 47, but allowing, as-of-right, emergency shelters in at least one district. The amendment also proposed to make the use conditionally allowed in other districts. Ultimately, the state legislature determined that additional work was needed and thus the amendment stalled until it officially timed out. However, state law preempts any local restrictions on emergency shelters.

Following the adoption of Act 47, the Office of City Planning worked with the Planning Commission and City Council Ordinance Committee to craft an amendment to the City’s CDO, aligning emergency shelter provisions with state law.

Additional Relevant Amendments:

Performing Arts Centers

This minor amendment increased the allowable footprint of Performing Arts Centers in a portion of the Enterprise-Light Manufacturing District and was made at the request of Higher Ground, a South Burlington-based music venue that intends to relocate to Burlington.

Future Land Use

As mentioned in the Housing section of this assessment, Burlington is also planning for compliance with new state housing policies and planning frameworks, including via a [Draft Future Land Use \(FLU\) Map](#) developed in coordination with CCRPC and intended to help plan for growth and enable more efficient housing development via regulatory designations that are compatible with state regulations. Much of Burlington's existing non-conservation land is designated as Planned Growth Area in the FLU map, enabling continued development in existing mixed-use neighborhoods and adjacent land that already has supportive planning, zoning, and infrastructure. The downtown area and South End Innovation District are designated Downtown Centers, with the highest existing and enabled mix of uses.

1.12 Regional Context

Burlington is Vermont's largest city and plays a critical role as an economic and cultural hub for Chittenden County, which is also the state's most populous county. As such, the City's challenges and opportunities, particularly with regard to the housing crisis, are deeply intertwined with regional economic and demographic trends and the broader state and federal forces impacting Chittenden County. Vermont has been experiencing long-term housing supply and affordability issues related to slow rates of new development, seasonal homeownership, and an aging population, among other factors. These issues were exacerbated by a significant influx of new residents during and after the pandemic, contributing to price increases causing severe household cost burdens as well as a large increase in the number of Vermonters experiencing homelessness (more details on this statewide and regional context, as well as data sources, can be found in [Appendix 1](#) to the 2025-29 VT Housing Needs Assessment).

In Chittenden County and in Burlington, these trends are felt acutely; the county contains 31% of the state's rental housing stock with the majority of Burlington residents renting homes, and in 2025 nearly a third of the state's total estimated population of people experiencing homelessness were located in Chittenden County, many in Burlington where services and resources are concentrated. More detail on the City's housing trends and homelessness crisis can also be found in the Housing and Public Health sections of this assessment, respectively. As these issues are not limited to Burlington and are driven by broader forces, strategies and solutions require tools and resources both within and beyond the City and region.

Another key challenge impacting Burlington and Chittenden County and requiring regional and inter-municipal collaboration is public transit. Green Mountain Transit (GMT), the region's transit agency, has faced acute funding challenges over the past several years leading to substantial service reductions. A lack of funding and insufficient or unreliable transit service poses a significant threat to the advancement of Burlington's and the region's ambitious housing goals, as well as climate resilience, emissions, economic development, and access and connectivity objectives. In 2025, GMT, in collaboration with the State and several other Vermont transit agencies, began a process to shed its non-urban routes, which is intended to bring financial security to the agency. However, GMT continues to face structural challenges related to federal funding inconsistencies and will likely continue to face budget shortages and service reductions. More information about public transit can be found in the Transportation Conditions appendix of this assessment.

Municipal planning in neighboring cities and towns

Chittenden County residents and visitors experience life across and beyond municipal boundaries; Burlington is impacted by plans and projects being developed in neighboring cities and towns, and vice versa. Over a third of people working in Burlington reside in a different

municipality, and 60% of Chittenden County residents report working and residing in different towns per [VHFA analysis](#). Ongoing coordination between Burlington and its three neighbors, South Burlington, Winooski, and Colchester on mobility and other border topics is essential. Coordination between the region's four cities, Burlington, South Burlington, Winooski, and Essex Junction is also particularly important as the region prepares to meet its 2050 housing targets (discussed further in the Housing and Land Use sections of this assessment), as these cities will need to collectively develop the majority of the region's new housing. These four cities are also currently collaborating with CCRPC on a project to assess and address barriers to the development of infill housing.

Two of Burlington's neighbors, Winooski and Colchester, are updating their municipal plans on the same timeline as Burlington. This offers opportunities to find areas of overlap and collaboration, particularly along municipal borders and through public engagement. Housing availability and affordability are expected to be key topics for engagement in all three cities.

The Winooski River forms the border between Burlington and Winooski, with the Main Street Bridge forming the primary connection between the two cities (from downtown Winooski to Burlington's Old East End). The 1929 bridge carries approximately 25,000 vehicles per day and is nearing the end of its service life. In addition to addressing the poor condition of the bridge, the state's [planned reconstruction project](#) will address broader traffic safety concerns and add pedestrian and bicycle accommodations. Public engagement to date has highlighted resident concerns in both cities about impacts to traffic, access for people walking and biking, and to nearby residences and businesses associated with the construction project, which is expected to begin in 2027.

Additional engagement conducted by Winooski during other planning efforts and in preparation for their Comprehensive Plan update has also highlighted broader public support for improved walking and biking connections between the two cities, particularly to connect open and recreational spaces on both sides of the river. [Winooski's 2024 Walk Bike Plan](#) identified a walking/biking connection between Memorial Park in Winooski and Burlington's Intervale Center as a priority project and recommended a scoping study to explore possibilities.

The Winooski River also forms the border between Burlington and Colchester, in Burlington's New North End and with North Avenue serving as a primary connector between the communities. Engagement in the New North End and the development of planBTV: NNE found that many Colchester residents utilize the commercial corridor and amenities along North Avenue for routine shopping trips and other needs. Colchester's planned housing development in early stages of their Comprehensive Plan update is more limited than Burlington and surrounding cities, as the town currently lacks wastewater and utilities to enable more development in many of its neighborhoods, including those that abut Burlington. Even so,

housing remains a major issue for Colchester and will be central to their upcoming planning process.

South Burlington and Burlington share a long border and significant connective infrastructure, including busy travel corridors (primarily Route 2/Main St and Route 7/Shelburne Road). The completion of the [Champlain Parkway](#) in summer 2026 will open additional multimodal connections between the cities and to important destinations in each, including Oakledge and Red Rocks parks, and is expected to expand access and reduce congestion in Burlington's South End. Other mobility-focused projects the two cities are collaborating on include traffic signal coordination on Shelburne Road and around Queen City Park Road, and a scoping study for the entire Main Street corridor from Burlington into South Burlington, including the continued planning of a pending active transportation connection over I-89. This study is underway, led by Burlington and CCRPC, and will identify several complementary preferred alternatives for various sections of the corridor.

In terms of land use, South Burlington's most recent [Comprehensive Plan](#) update, adopted in early 2024, focuses strongly on climate resilience as a guiding principle. As this plan is implemented and additional planning related to state housing targets and future land use planning proceeds, South Burlington has been encouraging dense development of its City Center area as well as infill along the Routes 2 and 7 corridors and throughout the city, including via updates to its zoning code. South Burlington's planned land use and housing development priorities are generally compatible with Burlington's, and the cities continue to coordinate on infill development strategies and other topics.

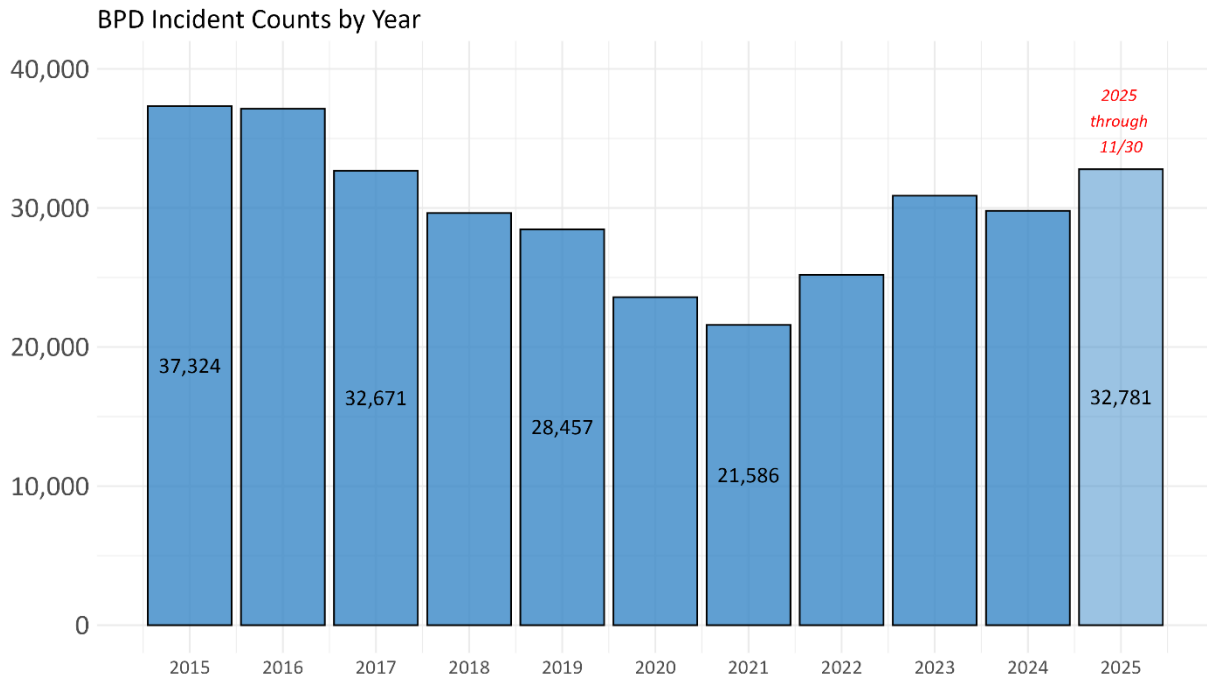
Regional planning impacting Burlington

CCRPC is also in the process of developing the 2026 ECOS Regional Plan, with a [draft](#) recently submitted for preliminary review. A key component of this plan focuses on developing future land use maps and housing targets as required by State Acts 47 and 181, supporting Burlington and other Chittenden County municipalities in comprehensive planning to meet state housing targets. Recently updated targets by municipality from CCRPC are referenced in the Housing section of this assessment. CCRPC also forecasts the county's 2050 population to grow by 14% from 2015 levels, with a 25% increase in households and a 35% increase in employment during the same time period.

1.13 Community Safety

Public safety is a major issue for Burlington residents and has become an increasingly central topic in public discourse since 2019. Perceptions of unsafe conditions particularly in the downtown area and concern from both residents and businesses related to a significant

population of unhoused people and prevalent drug use have been intensifying in recent years, creating political flashpoints. Total annual police incidents (individual recorded units of police activity, not necessarily crimes) hit striking lows in 2020 and 2021 after several years of steady decline, but in recent years have increased to pre-2020 levels. Incidents recorded in 2025 to date have slightly surpassed the previous two years.

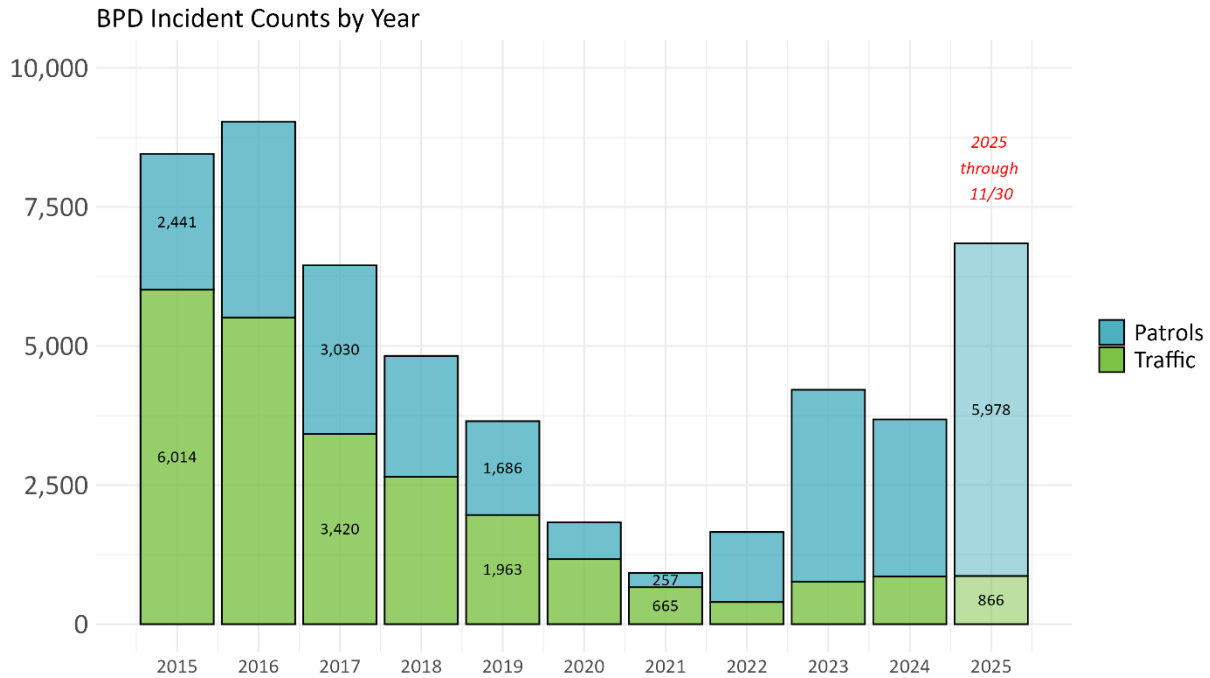


Source: Valcour
Data 1/1/15 - 11/30/25

In 2020, the nationwide racial justice movement and analyses of racial disparities in Burlington policing led to a City Council [resolution](#) decreasing the maximum number of uniformed BPD officers by 30% through attrition and establishing several other community- and equity-focused public safety interventions, including alternate responder (non-police public safety personnel) positions and social work programs. This policy sparked significant officer attrition, beyond the 30% target, and contributed to the 2021 decline in recorded incidents as BPD cited insufficient capacity to staff patrols and respond to calls. While Burlington has successfully diversified its public safety response through these 2020 policy measures and recently begun to build back its officer count, the initial attrition on the police force and ongoing recruitment challenges have continued to impact department morale, policing patterns, and the public discourse.

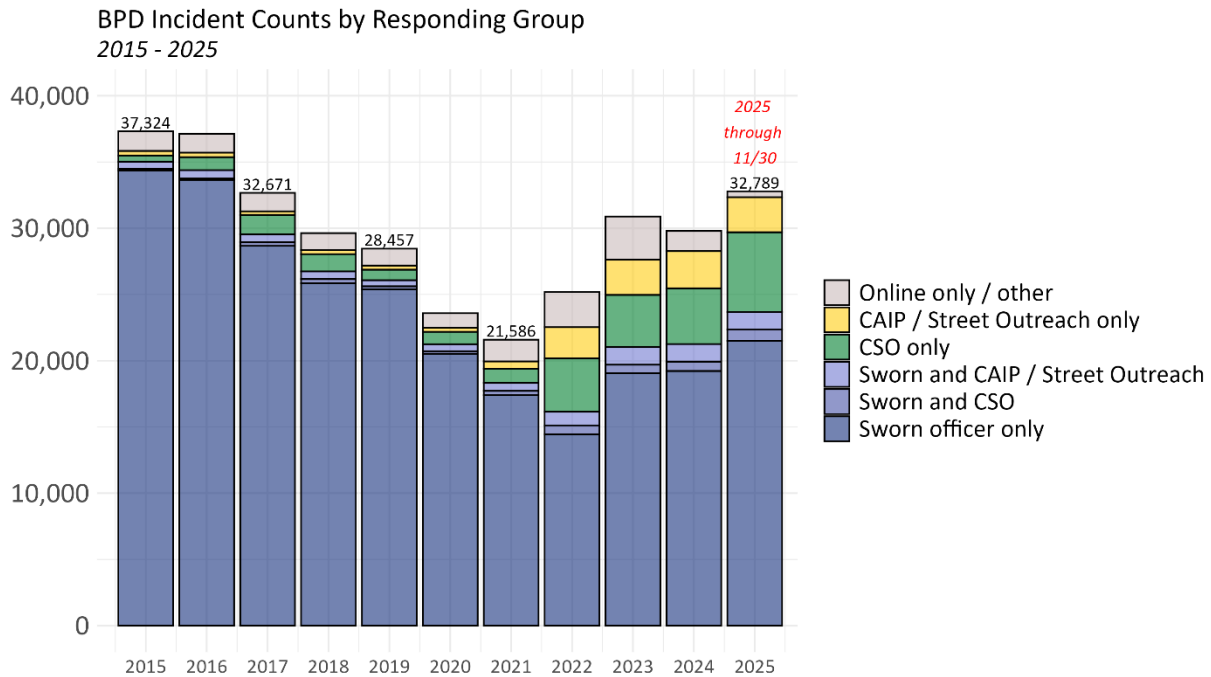
One impact of the BDP force reduction was a reduction in responses. In particular, proactive incidents such as foot patrols and traffic stops, which had already been declining for several years, hit extreme lows from 2020-2022. BPD foot patrols have increased more recently, while traffic enforcement has remained low. In the spring and summer of 2025, BPD placed a

renewed emphasis on foot patrols, with officers establishing a stronger presence especially in the downtown area. In addition, a new data methodology was implemented for officers to direct patrols to certain locations known or suspected to have criminal activity. These directed patrols to specific locations are now logged as discrete incidents, which may result in some inflation of total incident counts in comparison to previous years in which patrols were tracked differently, although more officers conducting more patrols overall in 2025 also contributed to the steep increase in patrol incident counts over the previous several years.



Source: Valcour
Data 1/1/15 - 11/30/25

Another change in 2020 was the expansion of a Community Service Officer team of non-sworn, nonunion, unarmed officers to respond to minor incidents and support administrative tasks. Additionally, an umbrella of social work, domestic violence, and victim service support providers—collectively known as Crisis, Advocacy, and Intervention Programs (CAIP)—was expanded, and most prominently comprises a team of Community Support Liaisons. These staff are focused on social work and case management, particularly with regard to people experiencing homelessness, mental health, and substance use issues. CAIP works alongside a Street Outreach team run by the Howard Center, which also responds directly to many health-related calls in the downtown area. In 2024 the Howard Center Street Outreach staff reported nearly 4,000 contacts with 720 unique individuals; the vast majority of primary presenting concerns were mental health-related.



Source: Valcour
Data 1/1/15 - 11/30/25

Additionally, the City has broadened its legal response to minor offenses and violations in 2025 through the City Circle program, which aims to refer people accused of such violations to a restorative justice-focused community engagement program in lieu of a court summons. More recently, Governor Scott also established an “accountability court” aimed at addressing a backlog of repeat offender cases in Chittenden County.

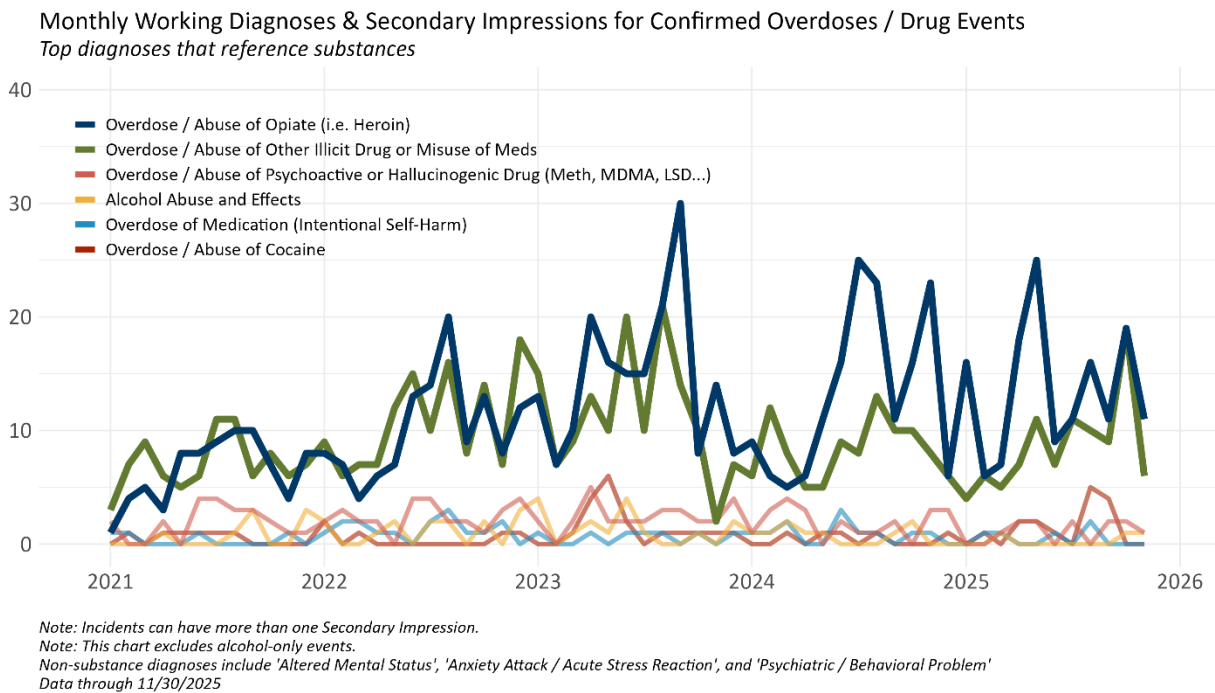
1.14 Public Health

Key public health concerns for Burlington in 2025 include the complex and interrelated crises of homelessness and mental health and substance use. Beyond the public safety concerns discussed in the previous section of this assessment, the homelessness crisis poses significant public health concerns in terms of the impacts of unhoused people sheltering in public spaces—including the accumulation of human waste and drug paraphernalia in these spaces—as well as in terms of the health and wellbeing of individuals experiencing homelessness. These concerns become particularly acute in the winter months, as unsheltered individuals face dangerous and sometimes deadly temperature and weather conditions. Burlington lacks adequate shelter beds to accommodate existing needs, and also lacks sufficient social services resources to support individuals who are also struggling with mental health and substance issues. Of the latter,

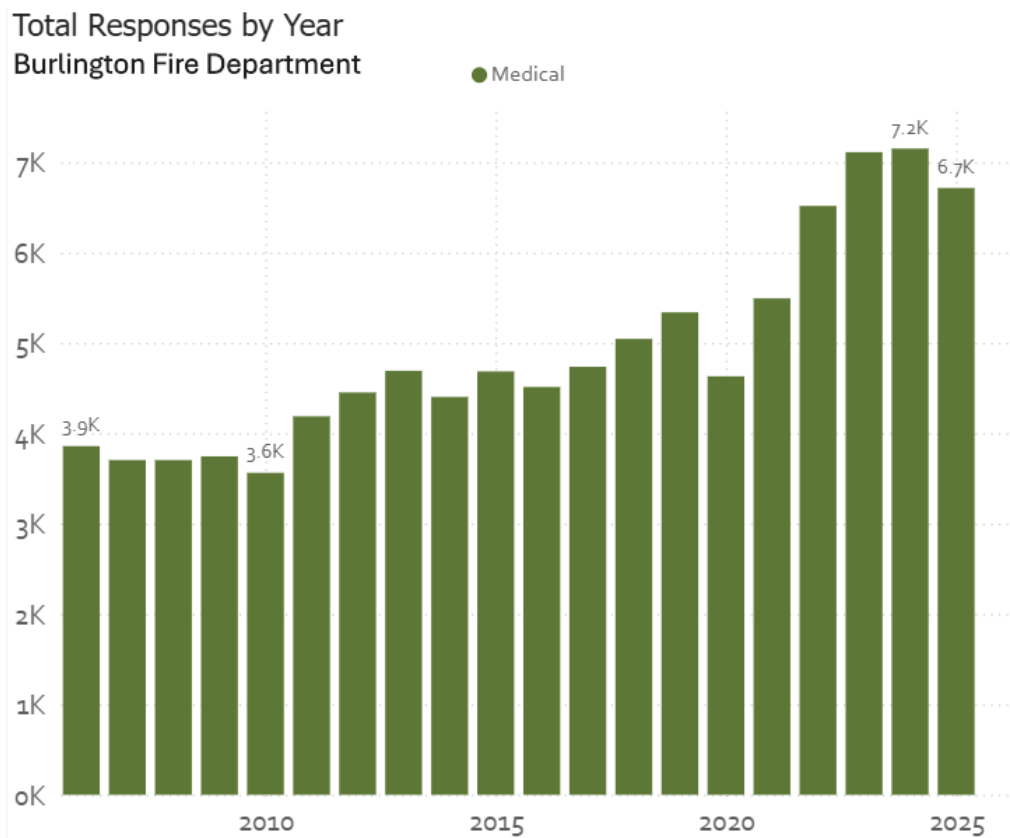
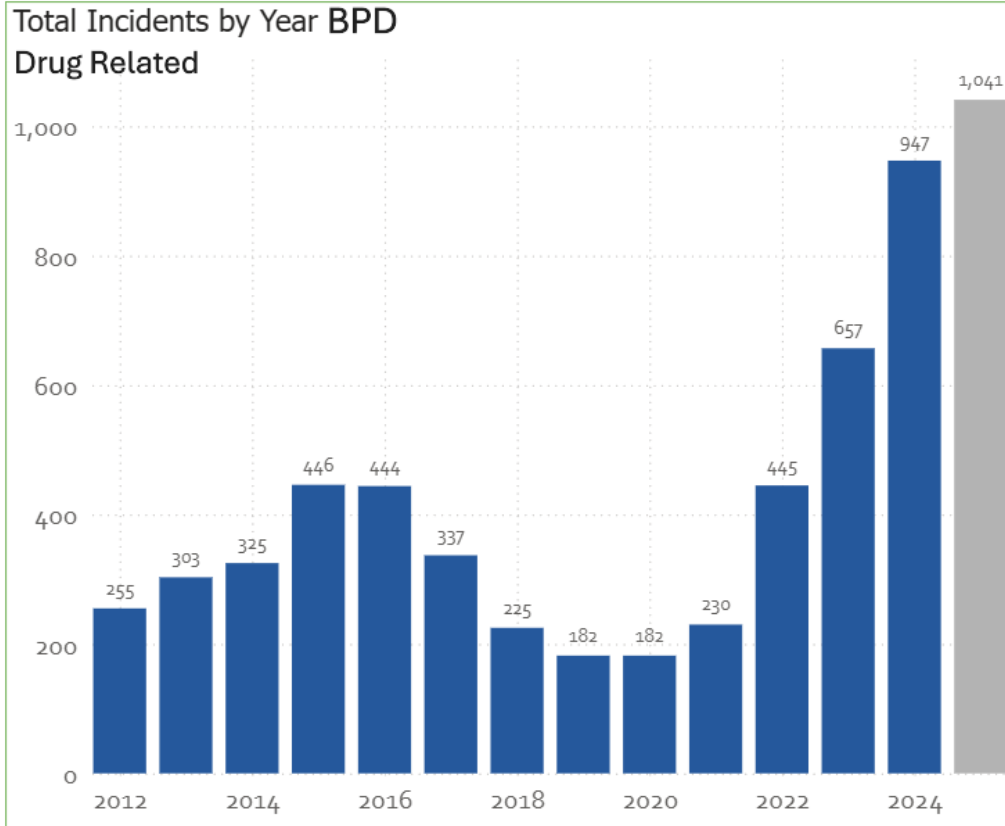
opioid use is the leading cause of both police and emergency medical services drug-related incidents and responses.

Substance Abuse and the Opioid Crisis

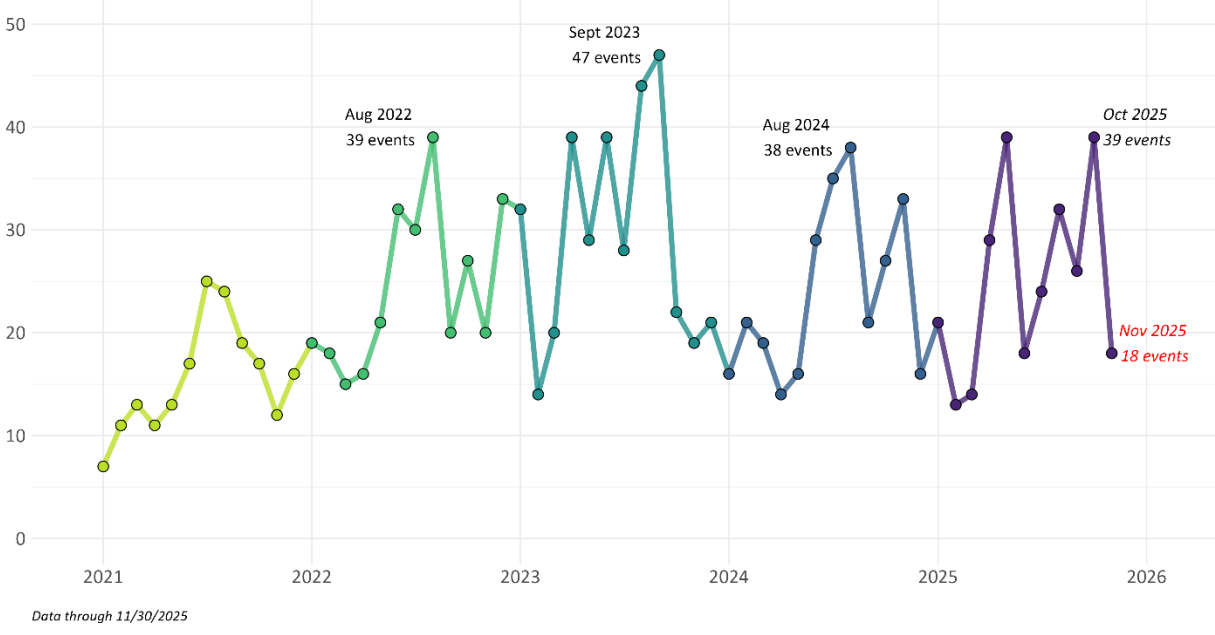
The national opioid crisis has severely impacted Vermont and has become a predominant local public health issue in Burlington over the past decade. BPD responses to incidents involving drugs have increased substantially over the past five years, with a significant spike in incidents involving opioids (which have increased significantly compared to other substances since 2020 and account for the majority of drug incident responses), although following a 2023 peak, responses have declined slightly. Drug response data also must be understood within the broader context of policing trends in Burlington; in the past several years as policing and substance use issues have loomed larger in the public and political discourse, more calls about drugs and varied rates and types of response may not necessarily reflect an overall increase in drug use.



Data show that BPD has been responding to an increasing number of drug-related incidents over the past five years. The Burlington Fire Department (BFD) has also seen a rise in the number of confirmed drug-related medical responses (those in which a responder on scene indicates diagnoses of overdose, drug abuse, or poisoning) over the past decade, with a spike in 2023 following several years of increase.

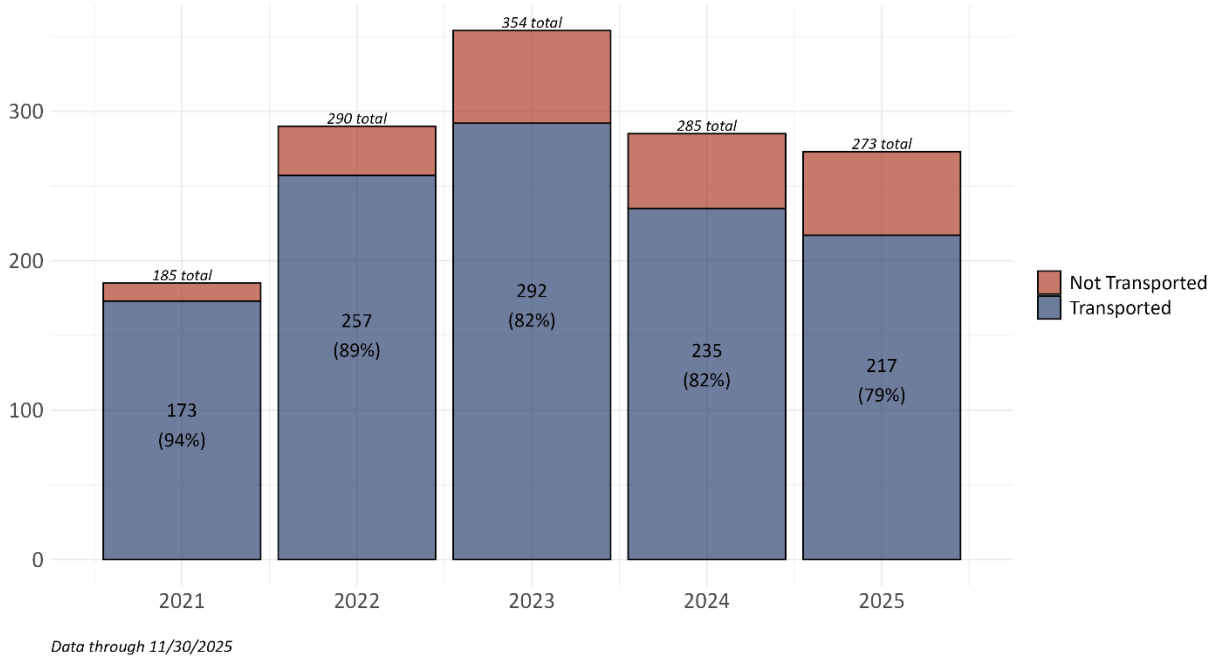


Confirmed Drug Events / Overdoses by Month
Siren incidents with a Working Diagnosis or Secondary Impression that contains 'Overdose/Drug Abuse' or 'Poisoning'



In the past two years, BFD EMS has responded to between 10 and 40 confirmed drug events per month, or nearly 300 per year. Over the past three years around 80% of these have resulted in a transport to the hospital.

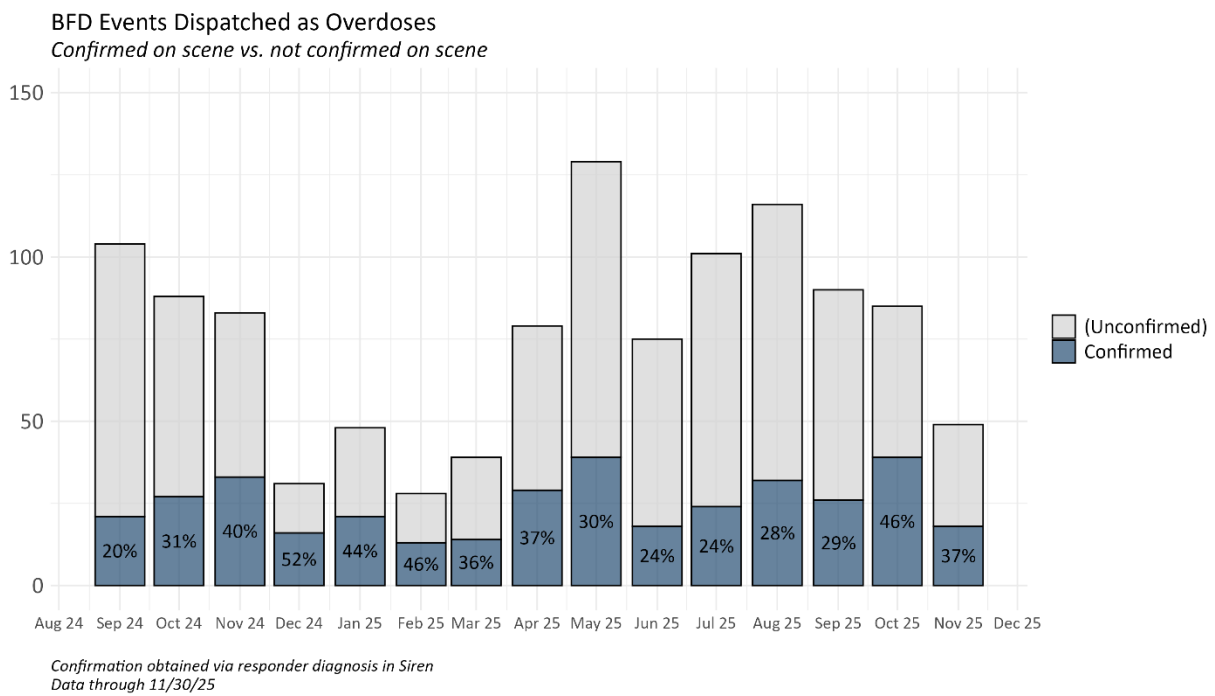
Transports for Confirmed Overdoses/Drug Events



Since September 2024, BFD has also been collecting data on the total number of events with a dispatch reason of “overdose,” even if the response does not result in a confirmed diagnosis—

typically because the person for whom EMS was dispatched was no longer at the scene when responders arrived. An average of about 35% of dispatched overdose responses were actually confirmed overdoses in the months since this data collection began. Additional public health data related to the opioid crisis and medical responses can be found on [BTVStat](#).

While data show a continuous increase in police responses to drug-related incidents over the past five years, medical responses tracked by BFD indicate that drug events, while frequent, seem to have declined slightly after a 2023 peak. This may indicate an increasing level of public concern about (or visibility of) drug use, and not necessarily a corresponding increase in the severity of the opioid crisis in recent years.



The impacts of the opioid crisis are certainly severe in Burlington, however. These are intertwined with the public safety issues discussed in the previous section of this assessment, as well as with Burlington’s housing crisis, which contributes to financial insecurity, social vulnerability, and homelessness. Overdose responses are concentrated in the downtown area where residents and business owners also increasingly reported public health and safety issues related to unhoused people as well as found needles and other drug use-related impacts between 2020 and 2023.

In response to this crisis, in addition to the CAIP discussed in the Public Safety section, Burlington has also launched other new initiatives in recent years such as the Situation Table, which is a collaboration between city and county public safety and public health staff and service providers to connect people experiencing substance issues with support and resources.

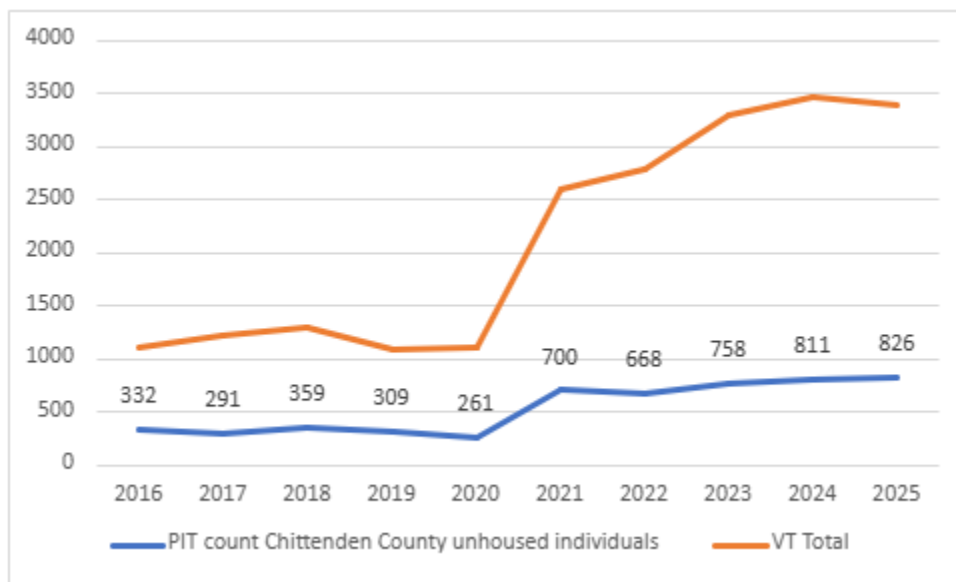
Several other service providers focused on substance use and addiction recovery as well as mental health needs more generally also operate in Burlington, including the Turning Point Center and the Howard Center, which partners directly with the City on street outreach and response. In FY24 the Howard Center supported 9,760 individuals enrolled as clients and estimates supporting thousands of others through community and street outreach and their recovery and crisis programs (an estimated 19,000 total, including clients and non-clients).

In 2024, the Vermont adopted Act 178, calling for an Overdose Prevention Center (OPC) pilot program in Burlington and its Department of Health issued OPC Operating Guidelines. The City is currently advancing this initiative and is partnered with Vermonters for Criminal Justice Reform (VCJR) as the operator. [The City’s Overdose Prevention Center Implementation webpage](#) provides more information.

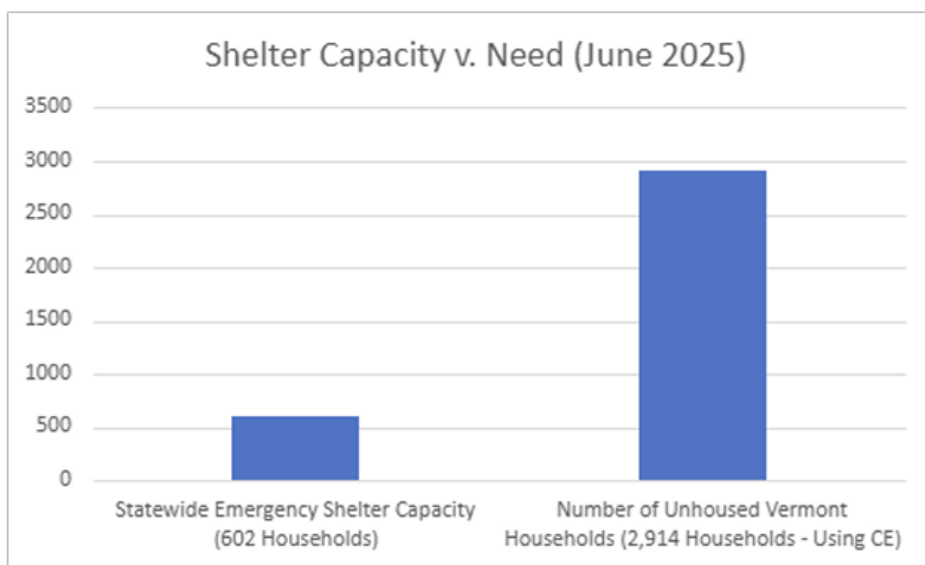
Even as Burlington diversifies its public safety response to focus on harm reduction and community health and well-being, however, the City faces a pervasive lack of available services and resources to adequately address the opioid crisis.

Homelessness

Similarly, Burlington—like the county and the state—lacks adequate support services and facilities to address the homelessness crisis, amplifying public health risks for those living unhoused and other city residents. The [2025 Vermont Point-in-Time \(PIT\) Count](#) (an annual winter nighttime assessment of people experiencing homelessness throughout the state) recorded an over 200% increase in the number of unhoused Vermonters since 2020, with the [proportion of unsheltered homelessness also increasing](#). Nearly one third of Vermont’s unhoused individuals counted in 2025 were in Chittenden County, many in Burlington where resources and services are concentrated.



The Housing and Homelessness Alliance of Vermont also considers unsheltered PIT count numbers to be an undercount due to timing: during the winter people experiencing homelessness seek alternative shelter, often in places or under conditions that make them less likely to be included in the PIT count; Burlington also opened an extreme cold weather shelter during the 2025 PIT count which temporarily sheltered many individuals that would otherwise have been counted as unsheltered. HHAV estimates that statewide shelter needs are over four times higher than existing emergency shelter capacity. Data collected by the Chittenden County Homeless Alliance at one daytime drop-in meal site found that 257 people reported sleeping unsheltered in January 2025, nearly as many unsheltered people as the entire state recorded during the PIT count itself. The 2026 PIT data will be available at the end of February, 2026.



Additionally, an increasing share of unhoused Vermonters also struggle with mental health and substance use, which often compound challenges securing shelter. 32% of unhoused people recorded in the count reported a serious mental illness in 2025 and 19% reported substance use issues, both proportions increasing over the previous year. Chittenden County recorded 826 unhoused residents in 2025, with an increasing share of older adults, and found that Black residents are more than 6 times as likely to be experiencing homelessness as white residents. The state also tightened regulations on emergency shelters in the summer and fall of 2024, with funding reductions, new maximum night stay and eligibility requirements on a previously lower-barrier statewide motel shelter program that has exacerbated emergency shelter capacity constraints amidst growing needs.

Key shelter and homeless services in Burlington include the Elmwood Community Shelter operated by the Champlain Housing Trust; services operated by the Committee on Temporary Shelter (COTS) including the Family Center shelters (which can accommodate 15 families and provides family and youth programming), Waystation (an emergency overnight shelter with 56

beds), and Daystation (an adult daytime drop-in center that provides meals and resources) as well as several apartment buildings offering both longer-term transitional, permanent supportive, and permanent affordable housing; and the Spectrum Youth and Family Services which operates an 8-bed shelter, a 10-bed emergency shelter, a daytime drop-in center that provides meals and resources, transitional and supportive housing programs, and resources to youth experiencing homelessness. The Champlain Valley Office of Economic Opportunity (CVOEO), a key homelessness action and anti-poverty institution and City partner, also operates several services in Burlington: Champlain Place, a low-barrier emergency shelter with 30-35 year-round beds and an additional 30 beds during the winter months as well as provided meals and resources; the Community Resource Center, a daytime warming center also providing meals and resources; and an emergency short-term cold weather shelter at the Robert Miller Community & Recreation Center that operates in partnership with the City during dangerously cold weather events; as well as a suite of additional housing advocacy and economic support programs. Several other providers in Burlington offer programming, services, and resources to individuals and families experiencing homelessness or struggling with mental health and substance abuse challenges, including higher-barrier shelters and temporary housing programs. There are also several community service and mutual aid organizations focused on supporting people experiencing homelessness in Burlington.

These shelters, services, and programs are consistently in high demand and often overburdened. The Community Resource Center provided meals and services to an average of 131 people each day in 2024, recording over 30,000 visits and over 2,500 individuals served throughout the year. Spectrum's youth drop-in center served 152 youth in 2024, and its overnight shelters served 53 young people experiencing homelessness. COTS emergency shelters housed 36 families and 159 additional individuals in 2025, with 1,784 individuals visiting the Daystation drop-in center. Champlain Place served 89 unhoused people and provided nearly 9,000 nights of shelter in 2024, and had a waitlist of 62 individuals seeking shelter in fall 2025. CVOEO's [2025 Community Needs Assessment](#) found that housing access, affordability, and related support were the most urgent needs—and the most challenging issues—facing Chittenden County residents. Additionally, substance use, mental health, and access to health care were all found to be of serious concern for CVOEO service users, underscoring the compounding nature of public health concerns related to poverty and homelessness.

The exact number of emergency shelter beds in Burlington and in Chittenden County, like the exact number of individuals experiencing homelessness, is difficult to definitively count; in 2024 an [estimated 223 beds existed in the county](#) (around 160 of these in Burlington serving a combination of individuals, families, and youth), with at least 826 individuals experiencing homelessness in the County at the time of the PIT count in 2025. Even with a conservative

estimate of unhoused people in the county, the need for shelter is at least around four times greater than the amount of beds available (this ratio is similar to the HHAV's statewide estimate of shelter capacity need).

The Chittenden County Homeless Alliance, the HUD-recognized Continuum of Care (CoC) for the region (of which CVOEO and many other service providers and Burlington institutions are a part), also operates the federally-mandated Coordinated Entry system. Through this system, service providers monitor, streamline, and prioritize housing and assistance to people experiencing homelessness and those at risk of homelessness, and CE data is often cited as a more accurate assessment of homelessness than the PIT count, although advocates consider even CE numbers to be an underestimate as they only track people currently connected to services and exclude those sheltering from domestic violence. Chittenden County Coordinated Entry data from 2025 tracked 1,036 unhoused individuals in the system, with over half reporting having a serious mental illness, and nearly all reporting having a chronic health disorder, a developmental disability, a physical disability, or a combination of these conditions. Only 19 individuals exited the Chittenden County CE system into positive housing destinations in 2025, reflecting the acute lack of permanent affordable and supportive housing available in the region.

2 Transportation Assessment

Burlington's most recent comprehensive transportation plan, [Moving Forward Together](#), was adopted in 2011. Since then, Burlington has experienced significant growth, demographic shifts, and evolving transportation needs. The City's plans for new development to meet its 2050 housing targets demand considerable multimodal transportation planning to ensure infrastructure and services keep pace with changing neighborhoods and residential patterns. At the same time, public transit challenges have intensified in recent years, inequities of access and mobility barriers persist, commuting trends have changed alongside post-pandemic work patterns, and Burlington's commitment to reducing GHG emissions requires broad electrification and mode shift actions.

Burlington is home to major regional institutions such as the University of Vermont and the UVM Medical Center, which together employ thousands of daily commuters. The downtown core, anchored by Church Street marketplace, serves as a major destination for commerce, dining, and events. Burlington houses a robust small business ecosystem and several additional large and regional employers. A range of transportation options are available for these destinations and people who live, work, study, and recreate in Burlington, and active transportation mode use is higher than national and state averages. The same comparison is

true of public transit use, but financial instability at GMT has already resulted in significant service reductions, particularly to connections between Burlington and less densely populated parts of Chittenden County, which threaten the long-term viability of transit use particularly in light of the anticipated growth in travel demand related to new housing development. Significant barriers and gaps in the transportation network exist for some communities, and driving is still the most popular mode, with single-occupancy vehicle trips accounting for nearly half of all commute trips in Burlington.

These conditions underscore the need for a comprehensive update to Burlington’s transportation planning and the importance of developing holistic mobility policies and strategies in conjunction with housing, land use, environmental, and economic priorities. Of particular focus for Burlington’s long-range transportation planning are Travel Demand Management strategies recommended by a [2024 TDM Action Plan](#), sustainable transit service and funding strategies, EV adoption and VMT reduction, and the expansion of a safe, connected, accessible, and all-season active transportation network.

A detailed assessment of existing transportation conditions and data can be found in the **Transportation Assessment Appendix** to this assessment. Additional transportation information can be found in an Appendix A, Literature and Relevant Documents Review Appendix to the Transportation Assessment Appendix.

Outline

This outline reflects the organization and content of the Transportation Assessment Appendix. Asterisks denote assessments and analyses completed by City staff per the planBTV: 2050 RFQ, and italicized text denotes additional analysis completed by City staff and included in the Transportation Assessment Appendix. Grey highlights denote analyses the consultant team is expected to complete.

1. *Introduction*
2. *Existing transportation-related plans (see Appendix A/Literature and Relevant Documents Review Appendix)*
3. Network inventory and accessibility*
4. Roadway function and condition* and roadway maintenance*
5. Transit route maps and schedules*
6. Freight corridors and truck routes*
7. Parking and curbside management*
8. EV Charging infrastructure
9. Access to major destinations

10. Travel time disparities for underserved communities

11. Affordability and cost of commuting

12. Modal service coverage and service gaps

- Usage and performance data
- Vehicle volumes*
- Transit ridership and performance
- Mode share
- *Crash analysis*

13. Travel behavior and demand

- Origins and destinations
- city-wide traffic model
- travel time reliability
- VMT, GHG emissions and particulate pollution

3 Parks, Recreation and Waterfront Assessment

Below is an outline of content included in the Parks, Recreation, and Waterfront Assessment (being completed separately).

3.1 History of Burlington Parks, Recreation and Waterfront

Waterfront

Community gardens

Parks

3.2 Classification and Inventory

Burlington Parks by Type

Analysis of performance and past investments

3.3 Programming and events assessment

3.4 Level of service

3.5 Access analysis

10-minute walk analysis

5/10-minute bicycle analysis

Universal access analysis

Each of the above access analyses to assess:

- *BPRW parks*
- *Public beaches and lake access points*
- *Shared use paths and trails*
- *Hiking/walking trails*
- *Cemeteries*
- *BPRW facilities*

National and local trends analysis

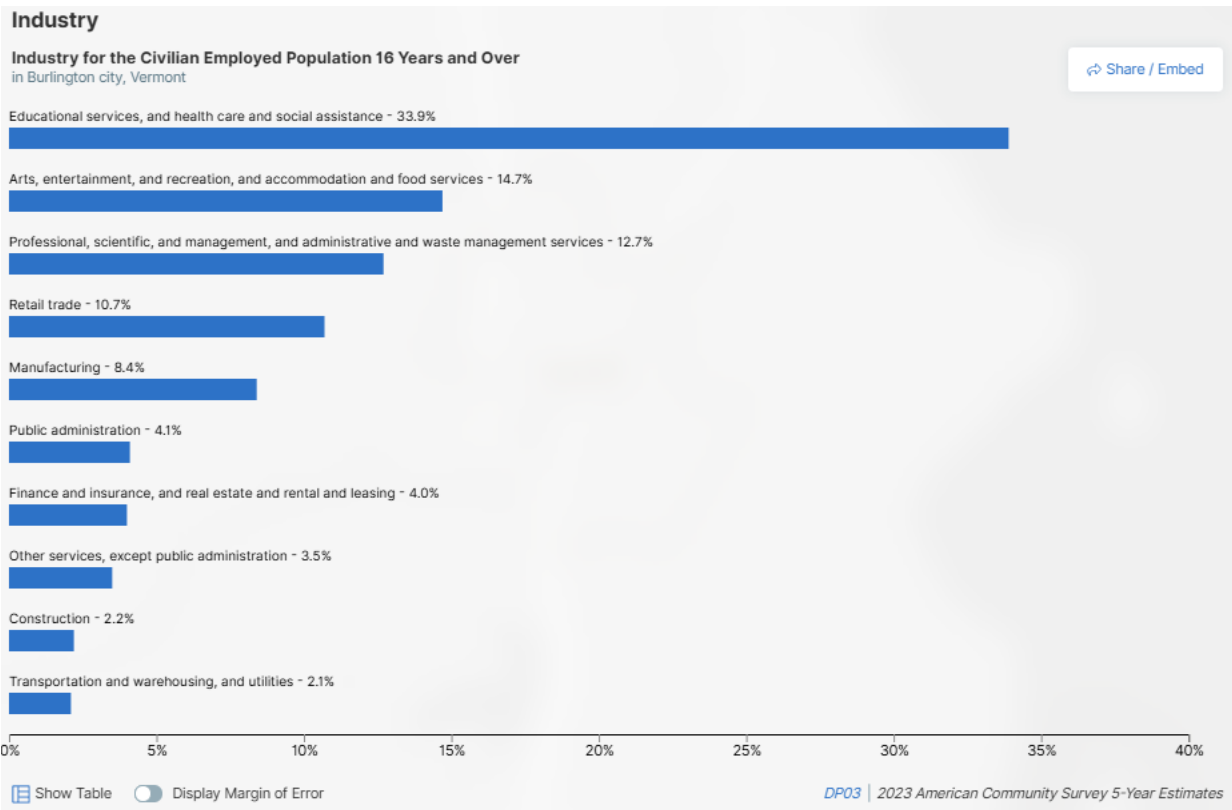
Community partnerships

Economic impact & revenue generation analysis

4 Economic Assessment and Market Analysis

4.1 Industries

The largest industries in Burlington and the greater Burlington area were determined based on employment data from the [U.S. Census Bureau](#). These industries are healthcare and education services which account for 34% of jobs within the city. Within these two industries, the University of Vermont (UVM) Medical Center, and the university itself, dominate. Together these institutions employ and serve many thousands of people from the region and beyond. While located outside Burlington, in Essex, the manufacturing sector, represented by important employer Global Foundries, is the third largest industry in the area.



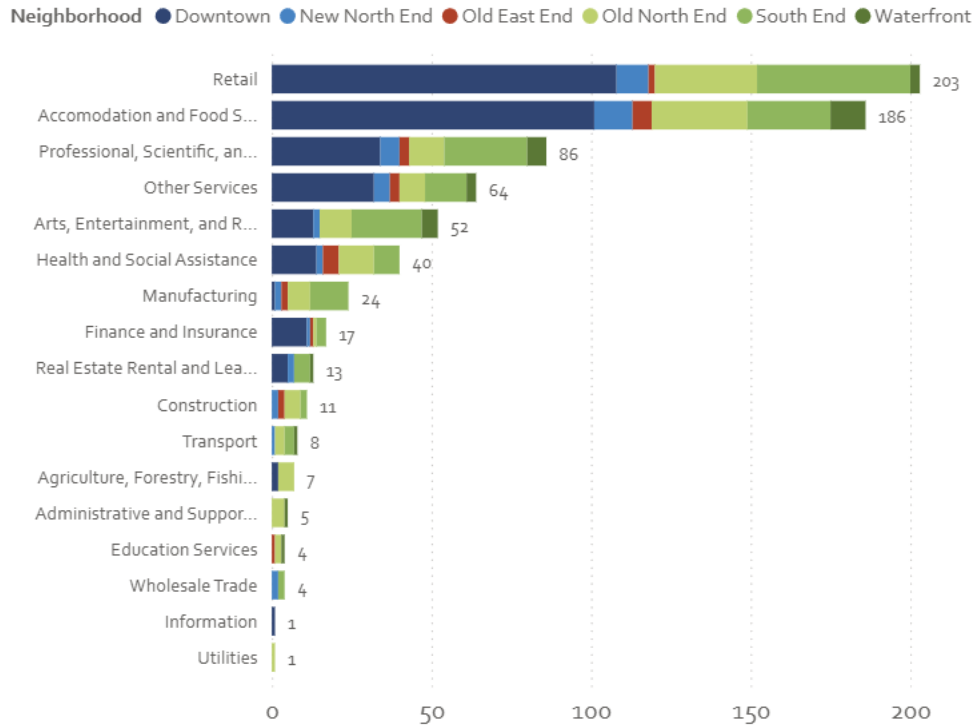
The strength of the medical and manufacturing industries in Burlington have in recent years contributed to the creation and growth of several complementary sectors. One of the sectors that has seen growth is health technology. In Burlington’s collaborative workspaces, there are currently at least eight health tech startups. Meanwhile, UVM recently opened a state-of-the-art biolab innovation center right outside Burlington that will further accelerate health tech entrepreneurship.

Likewise, the Burlington area has become a hub for the manufacturing sector with large companies like Dynapower and OnLogic located just outside the city and smaller tech startups popping up in Burlington’s collaborative workspaces. The manufacturing sector that is seeing the most growth is the aerospace sector lead by Beta Technologies which just went public and is now valued at \$7.4 billion.

4.2 Burlington Business Landscape

While health care and education may be the largest industries in Burlington based on annual revenue and number of employees, in terms of number of individual businesses, accommodation and food service and retail businesses reign supreme. Together these two industries account for 54% of all businesses in the city and are concentrated within Burlington’s downtown. Of Burlington’s over 700 businesses, approximately 89% are locally owned, a point of pride for residents.

Businesses by Industry



In 2024 there was a combined \$516 million in sales within these industries. Besides 2020, this is the lowest sales have been in the city for the past 6 years. To date, 2025 sales are projected to be even lower.

Burlington sales 2019-2025



Sales Volume

Meals, rooms and sales tax data, via the Vermont Department of Taxes.

Q2 2025 Compared to Q2 2024

-6.5%

2025 Sales 2024 Sales

\$230M \$244M

2025 vs 2024

-5.9%

Comparisons to 2025 calculated through June

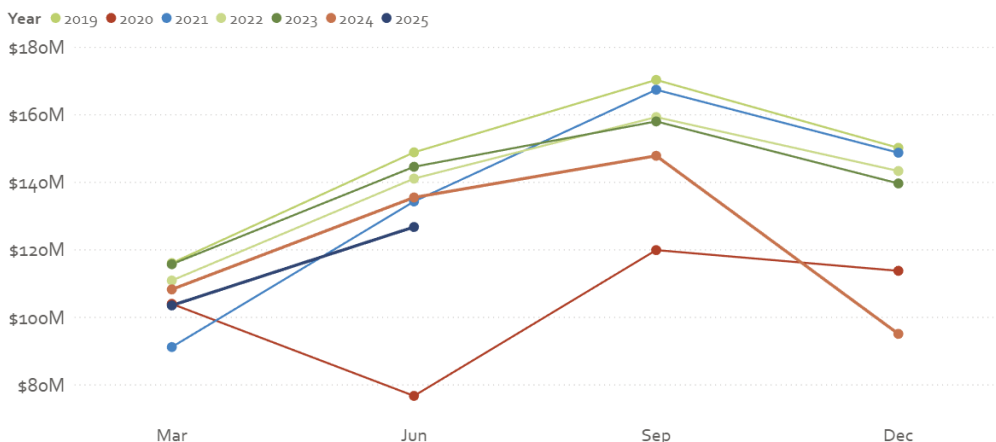
Burlington

All VT Towns

- Category
- Alcohol
 - Lodging
 - Meals
 - Retail

- Period
- 2017
 - 2018
 - 2019
 - 2020
 - 2021
 - 2022
- Multiple selecti... ^

Burlington Sales Volume for Meals, Alcohol, Lodging, Retail



Retail sales exclude non-taxable goods including food and clothing. For more detailed definitions and other information, please visit the [Vermont Department of Taxes](#).

Small businesses in Burlington, particularly those in the food service industry, struggle to find affordable commercial space, and are challenged to find and retain employees. Commercial rents for retail space have been increasing, with about a 14% increase in the central business district (Church Street Marketplace) and an approximately 60% increase in the premium suburban areas (downtown outside of Church Street) between 2020 and 2024 according to Allen, Brooks, and Minor. Office space remains plentiful however: over 300,000 square feet were sitting vacant as of December 2025.

Retail Rent Rate Summaries (per square feet)

Property Class	2020	2024
Central Business District	\$25-\$35	\$20-\$40
Premium Suburban	\$20-\$25	\$20-\$40
Above Average Suburban	\$14-\$20	\$15-\$20

Despite high costs, businesses in Burlington benefit from many potential sources of assistance. City staff provide direct technical assistance to any entrepreneur doing business in Burlington and manage a social media presence, Love Burlington, that celebrates and markets Burlington businesses and their events. The city also has a 0% revolving loan program designed for Burlington businesses that cannot access traditional forms of capital.

In addition to city support, Burlington businesses can also access free support from Mercy Connections and low-income entrepreneurs may also do so from the Champlain Valley Office of

Economic Opportunity (CVOEO). Both of these institutions have offices in the South End of Burlington close to downtown. Businesses can also work with mentors through national organizations such as SCORE and the Vermont Small Business Development Center (SBDC).

There also exists a wealth of financing options for Burlington small businesses beyond the city-run loan program. The Vermont Community Loan Fund has several low-barrier loan products for BIPOC, farm, or childcare businesses and Community Capital of Vermont provides non-sector specific low-barrier business loans as well.

4.3 Workforce Trends & Jobs

As noted above, the largest employers in Burlington are in the medical and education sectors, comprising UVM and the UVM Medical Center in particular. These sector employers account for over 13,000 jobs.

According to the Greater Burlington Industrial Corporation (GBIC), the top job postings and skill gaps in 2024 focused largely on the medical and human services needs in Chittenden County. Registered nurses, medical and health services managers, and social and human services assistants were all in the top 4 postings with retail sales managers coming in next. Specifically, personal care assistants or home health workers have been listed at the top of the statewide short-term occupational projections for 2024-2026. VT Department of Labor states that over 7,400 home health and PCA positions were filled in 2022, with projected annual growth of 2.6% through 2032.

The largest industries include: education (both elementary and secondary schools and institutions of higher education); medical offices and hospitals; semiconductor and related manufacturing; and full service restaurants rounding out the top 5. In accordance with these trends, UVM, UVM Medical Center, and Global Foundries lead with the most job postings in the last 5 years.

The trades are also a focus of the state and municipal level work. Construction continues but does feel constraints due to the limited workforce. Weatherization technicians are often in need as the state and City have goals of preparing Vermont's historic building stock for the future with goals of NetZero by 2030/2050. By the end of 2024, the state has weatherized just over 1,200 homes with a goal of reaching 120,000 by 2030. Production would have to increase to about 20,000/year to reach that goal.

Compared to the rest of the state Burlington employees are more likely to have a college education, with 33% of residents attaining a bachelor's degree. However, this does not result in high employment rates or high wages. Burlington's unemployment rate of 4.1% is almost twice as high as the state's rate of 2.5%, and Burlington's median income of \$59,331 is much lower

than the Vermont median of \$81,211 or the national median of \$77,719. Because of this, Burlington has a high poverty rate with 23.6% of residents living in poverty compared to the state rate of 9.7%. These figures are in large part likely due to the high population of college students.

Burlington and Chittenden County's workforce age demographics are also noteworthy. GBIC reports that about 35,500 workers are millennials, while over 49,000 workers are approaching retirement age. This gap will have ongoing implications for Burlington's workforce capacity and the community's ability to meet labor needs.

4.4 Cost of Living

The low median income of Burlington residents, coupled with the rising costs for goods, services, and housing has resulted in a crisis of affordability. MIT's living wage calculator estimates that an individual must make \$25.33 hourly (\$52,689/year) in the Burlington area to meet all their living costs while the City of Burlington livable wage ordinance states that a livable wage for employees that do not receive health insurance through their employer is \$22.11/hour. Nearly 40% of Burlington households are making less than the livable wage according to the MIT figure.

4.5 Neighborhood Economic Assessments

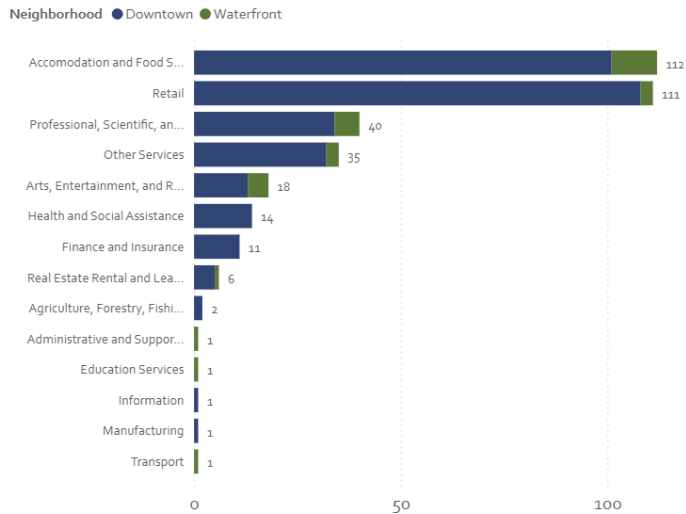
Downtown & Waterfront

The downtown and waterfront neighborhood comprises census tracts 41 and 10. This neighborhood has a population of 4,836, of which 64% of residents are employed. However, despite the downtown being one of the most expensive neighborhoods to live in Burlington, the median income is only \$47,733 and about 20% of the population is below the poverty level. This is largely due to the fact the census tract 41 contains a lot of student housing, with students being less likely to be employed to or to have high paying jobs. Overall, residents of the neighborhood do not have high purchasing power.

The downtown and waterfront neighborhood has over 300 businesses, making it the most business dense area of Burlington. From doctor's offices to grocery stores, the downtown offers access to all goods and services for Burlington's residents. However, businesses primarily fall into the accommodation, food service, or retail industries—which is unsurprising given that Burlington's hotels are concentrated in this area and the Church Street Marketplace, Vermont most trafficked pedestrian mall, includes numerous shops and restaurants. Businesses in this neighborhood tend to target tourism and visitors from outside Burlington, and their goods and services tend to be at a higher price point than other neighborhoods.

Downtown & Waterfront Businesses

Businesses by Industry



Old North End and Old East End

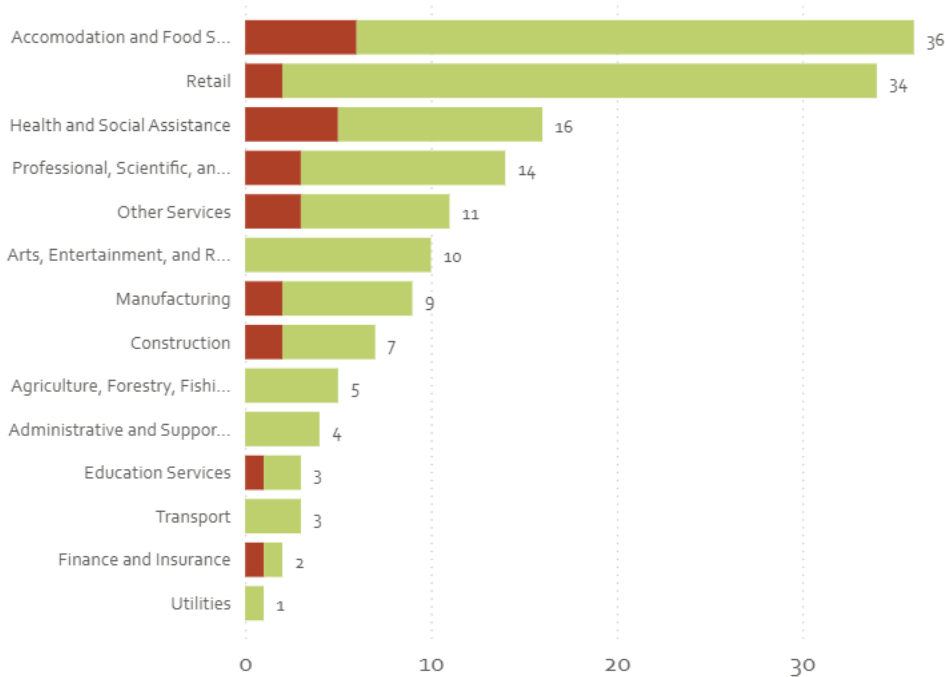
The Old North End and Old East End neighborhoods are comprised of census tracts 42, 3, and 6. These neighborhoods, particularly the Old North End, are the most densely populated in Burlington as well as the most diverse, with 13,417 residents. These neighborhoods are also the most disadvantaged, with 30% of residents living under the poverty line with an average median income of \$57,396. However, it should be noted that these neighborhoods, while the poorest, also have the highest levels of employment compared to other Burlington neighborhoods, at 69%.

The Old North End and Old East End are primarily residential neighborhoods with residents who are more likely to rent and less likely to own their homes (only between 10 and 26% of residents in these neighborhoods are homeowners) and who do not have high purchasing power. An estimated about 14% of households in these neighborhoods do not own a car, meaning it is imperative that goods and services are within walking distance or accessible by public transportation. The Old North End and Old East End contain 155 businesses, most of which are in the Old North End, again primarily in the food service and retail industries. Health services and grocery stores are easily accessible within the neighborhood, but residents need to travel to get affordable goods and services, such as hair salons.

Old North End & Old East End Businesses

Businesses by Industry

Neighborhood ● Old East End ● Old North End



South End

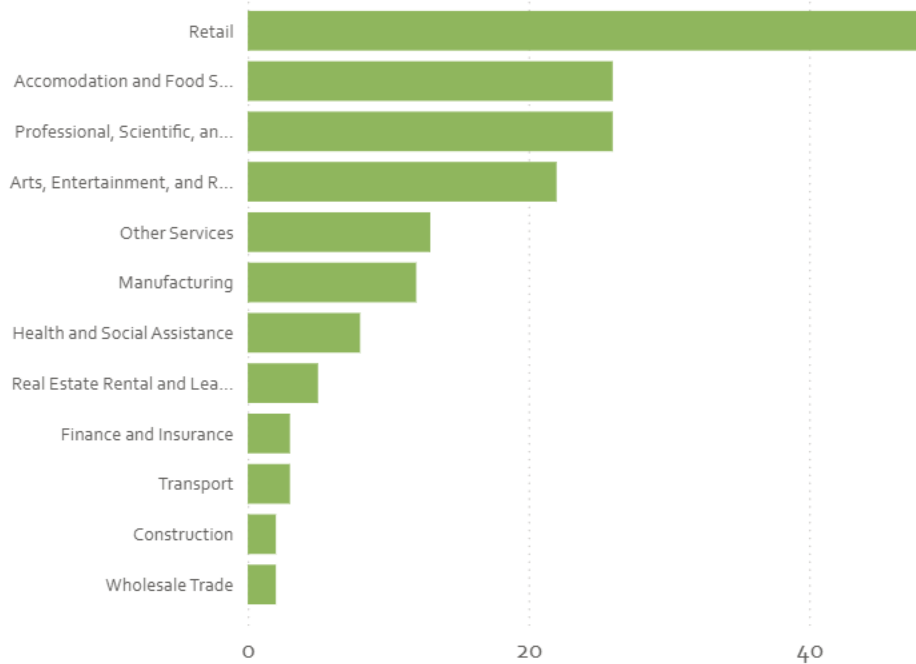
The South End neighborhood of Burlington comprises census tracts 8, 39,11, and 9 with a total population of 8,779. These census tracts include most of the University of Vermont and Champlain College, which impacts demographics and contributes to a lower average employment rate of 60% in comparison to other neighborhoods. The median income of \$81,580 is quite high, however 22% of residents live below the poverty level which is primarily reflective of the student population that is less likely to have any income. South End residents are more likely to own their home and have a car when compared to the downtown, waterfront, Old North End, and Old East End neighborhoods. These indicators point to a higher purchasing power for the South End.

The South End has about 170 businesses, dominated by retail, but due to zoning regulations this neighborhood also contains most, if not all, of Burlington’s manufacturing, including food manufacturing and breweries. The South End is also home to some of the city’s largest employers, Rhino Foods and Cox automotive.

South End Businesses

Businesses by Industry

Neighborhood ● South End



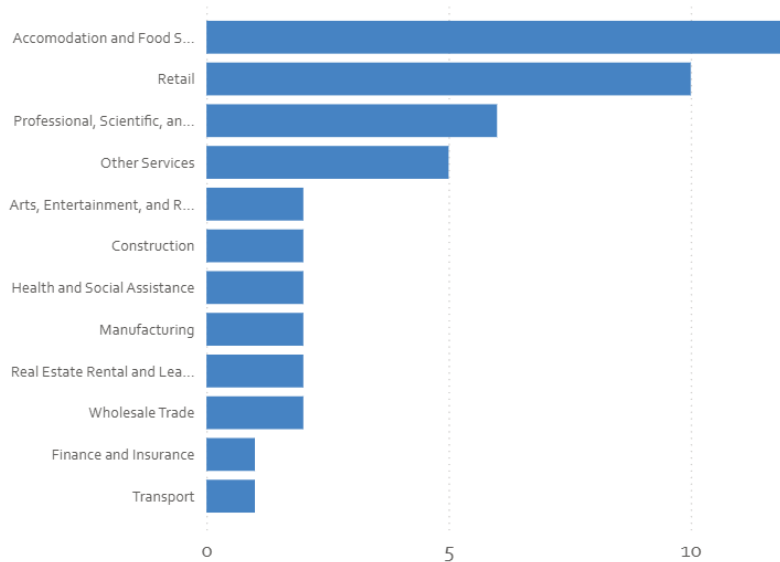
New North End

The New North End, or census tracts 1 and 2, is the City's least dense neighborhood but has a population of 10,151. This neighborhood is the wealthiest in Burlington, with a median income of \$96,897 and only 8% of residents living below the poverty line. This neighborhood also has one of the higher rates of employment at 65%, and the highest rate of homeownership. Residents are also more likely to own a car and to be over 65 years old. This neighborhood demonstrates the greatest purchasing power, yet it only has 47 businesses, the lowest number of businesses per capita when compared to the rest of Burlington. Most of these businesses are restaurants, however the neighborhood does contain medical offices and a grocery store.

New North End Businesses

Businesses by Industry

Neighborhood ● New North End



4.6 Tourism

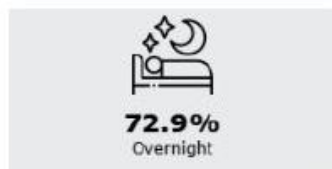
In 2024, the Church Street Marketplace, the heart of Burlington's downtown, received over 1.5 million visitors, while for the first part of 2025 (January through May) the Marketplace saw almost 350,000 visitors. For the same period in 2025, the Burlington downtown saw 1.4 million unique visitors, indicating that while Church Street foot traffic may be representative of overall visitation to Burlington, it does not account for all of it. These numbers do not account for Canadian visitors. The Burlington Business Association estimates that Canadian visitors make up [25-30% of Burlington's visitors](#), which could mean that the total number of visitors to Church Street in 2024 was likely more than 2 million.

Beyond the large percentage of Canadian visitors, most people coming to Burlington come from surrounding towns in Chittenden County. The peak times for these trips into Burlington are from noon through the afternoon with most visits lasting over two hours. Visitors to Burlington overwhelmingly identify as white (84%) and are highly educated. Burlington visitors are also categorized as "loyal," as more than 70% have visited more than once. The age groups that are most heavily represented in Burlington visitors are those under 18 and those over 65, which is reflective of the large student populations in the city as well as Vermont's aging population.

Burlington's hotels primarily host visitors from out of state, with Massachusetts and New York consistently being the top origins for hotel guests. Overall, the average occupancy rate for 2025 January through September was 71.2%, which is an almost 12% decrease from the same period in 2024. As shown below from the September 2025 data, guests typically spend on average 1.5 days in Burlington and over half of guests are repeat guests. It is important to note that these numbers slightly lower than data from September 2024.

Visitor Insights September 2024

Start Date: End Date: Trip Type: Weekend/Weekday Trips:



Top Visitor Origin States

% share of total



Top Visitor Origin MSAs

% share of total



In terms of revenue, [Chittenden County made 1 billion from tourism in 2023](#), accounting for a quarter of what the state made that year from visitors. As Burlington meals, rooms, and alcohol sales accounted for 35% of all meals and rooms sales in Chittenden County in 2024, it is estimated that Burlington accounted for 350 million of the dollars made from tourism in the country in 2023.

- *Tourism data from Airport*

4.7 Airport, Air Travel, and Boating Travel

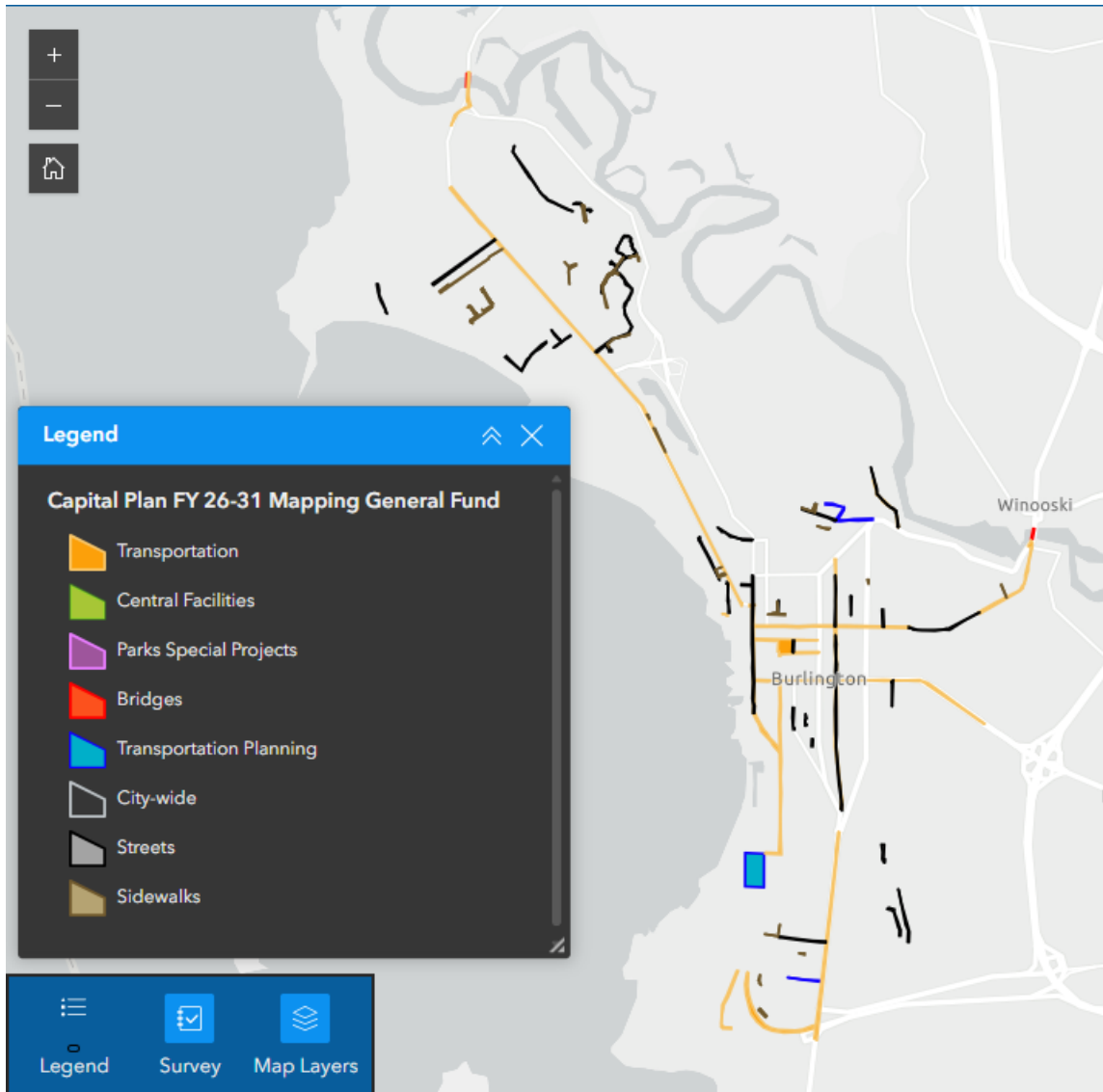
5 Planned Development, Growth, Impacts to Transportation and Parks Infrastructure and Programming

[placeholder for link to interactive map]

5.1 Ongoing and Planned Transportation Projects

The map below depicts ongoing and planned transportation projects (including bridges, streets, sidewalks, general transportation projects, and transportation planning projects) in the FYs

2026-2031 Burlington General Fund Capital Plan. An interactive map with information on specific projects and project costs can be found on the [General Fund Capital Plan dashboard](#).

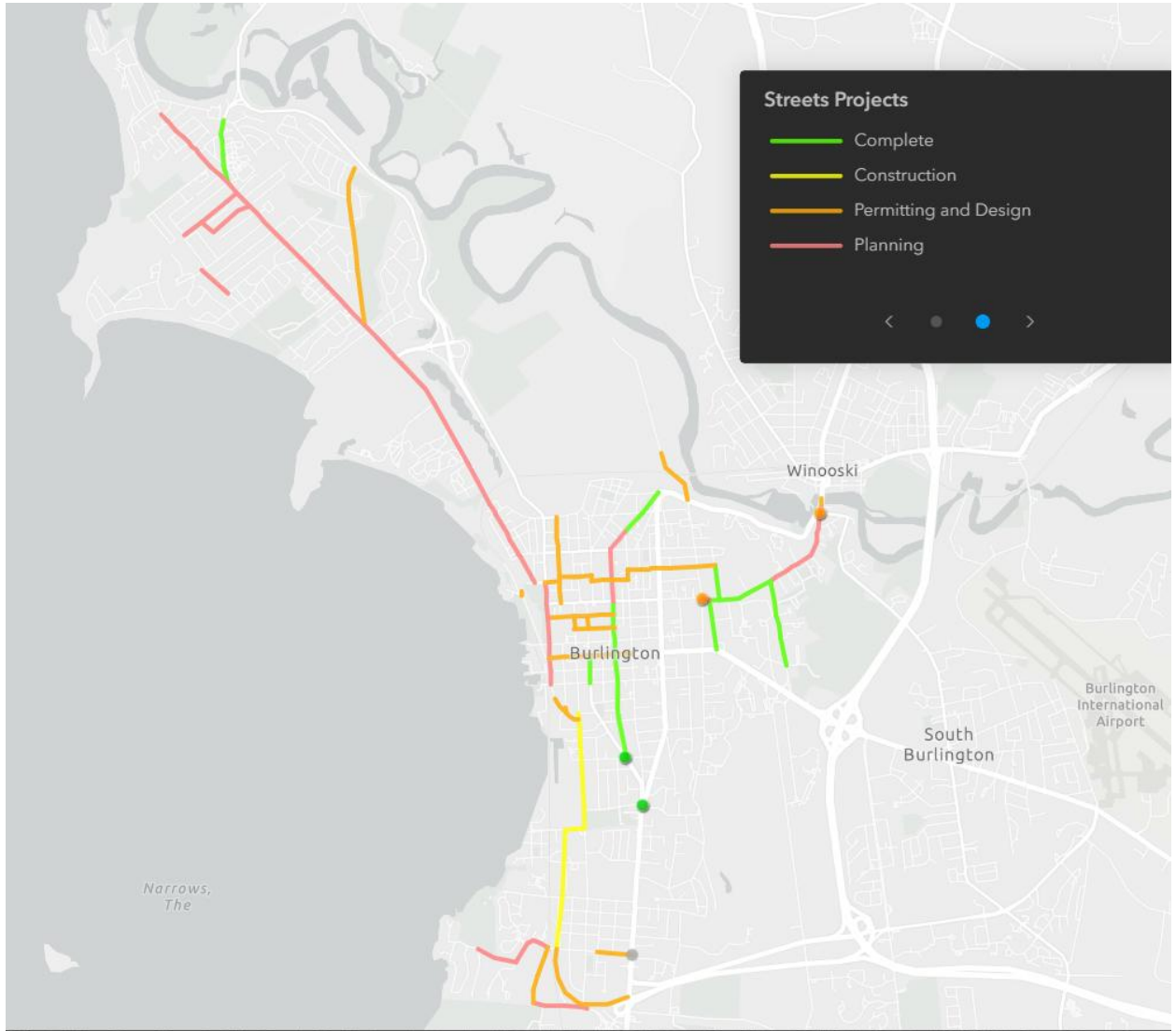


Intersection Projects

- Complete
- Permitting and Design
- Planning
- Other

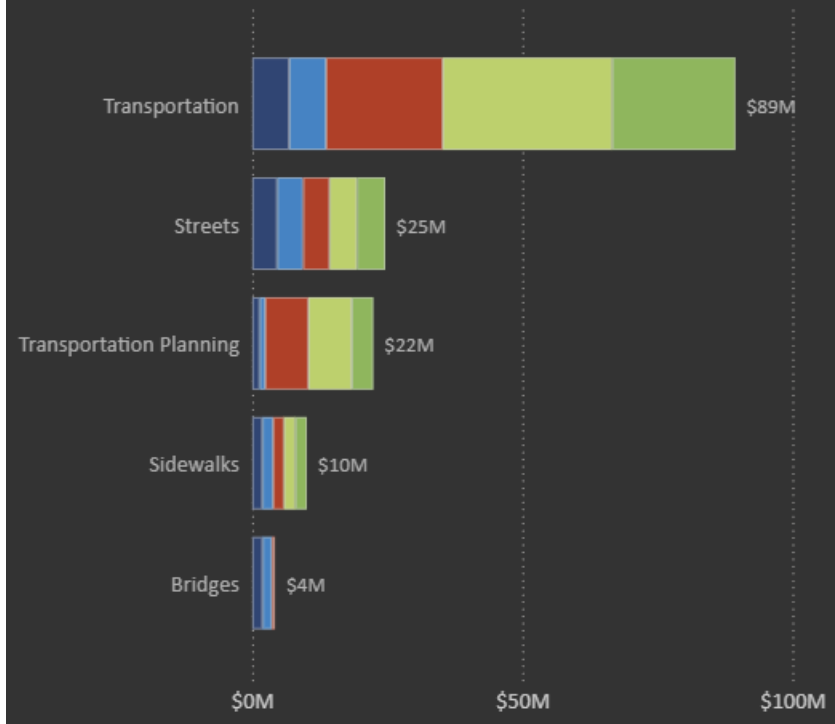
Streets Projects

- Complete
- Construction
- Permitting and Design
- Planning



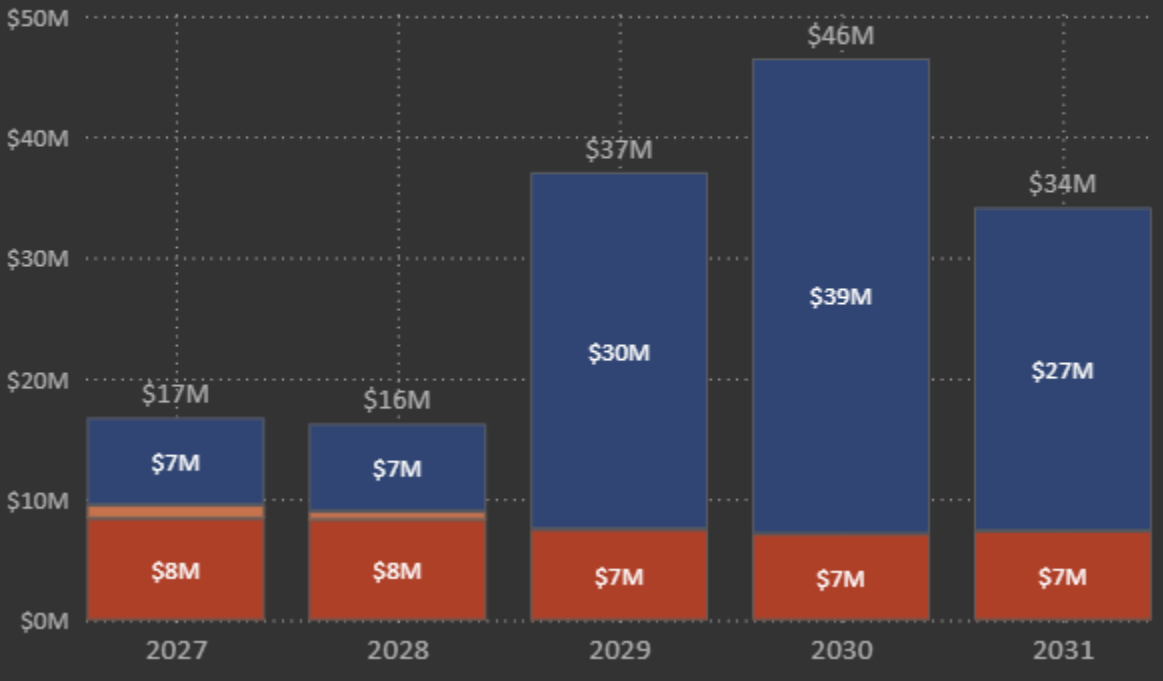
Capital Need By Project

Fiscal Year 2027 2028 2029 2030 2031



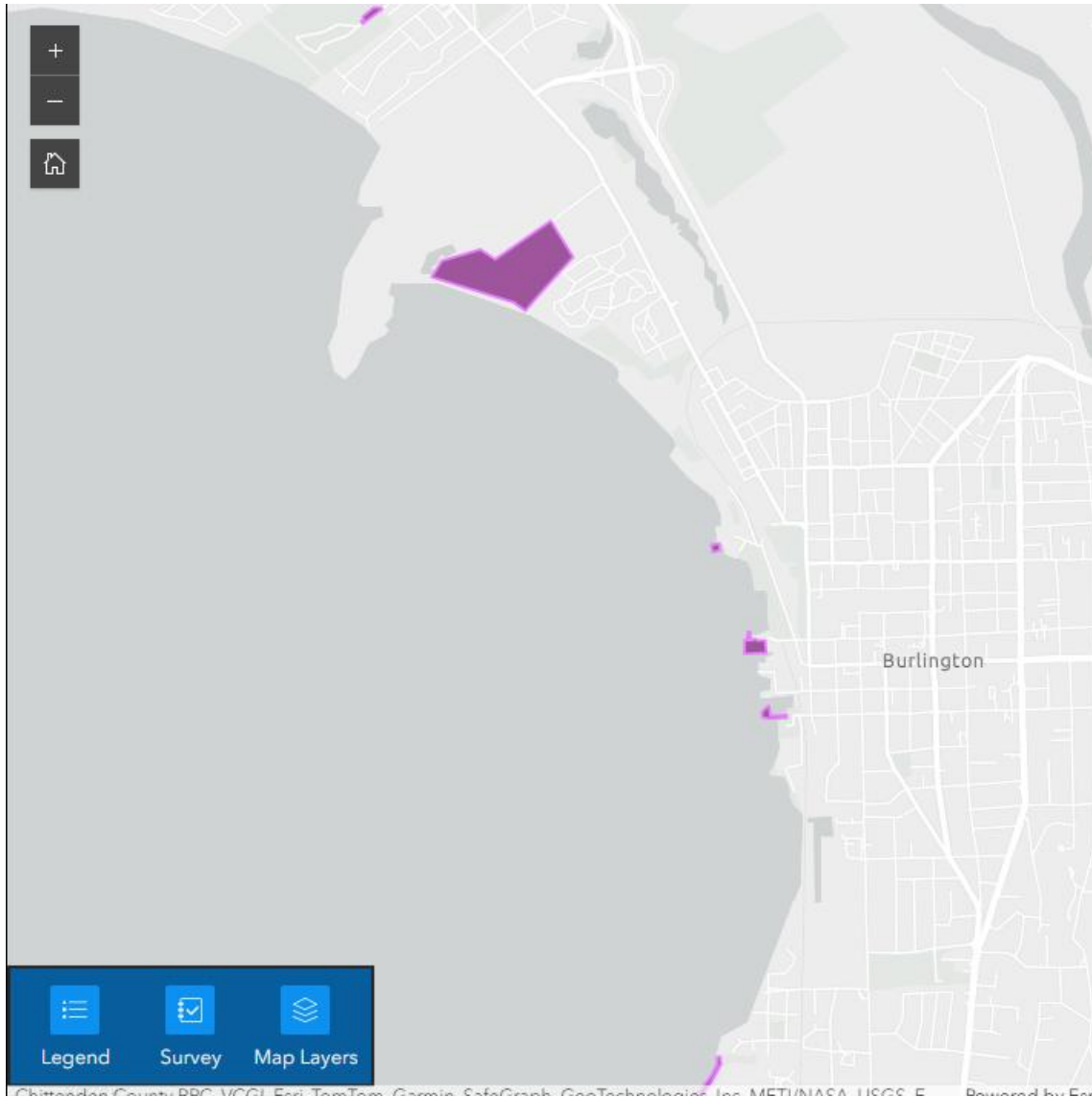
Capital Needs by Priority Transportation (transportation projects, streets, sidewalks, bridges, planning)

Priority Critical Deferred Maintenance New



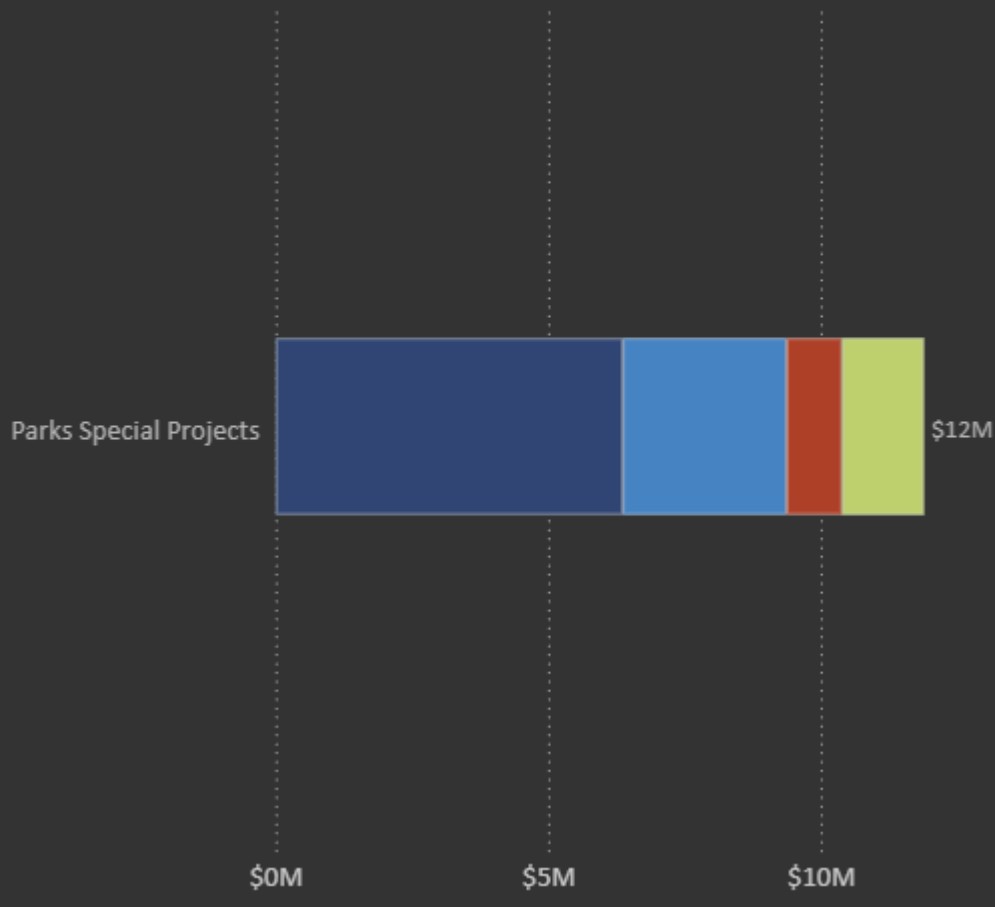
5.2 Ongoing and Planned Parks Projects

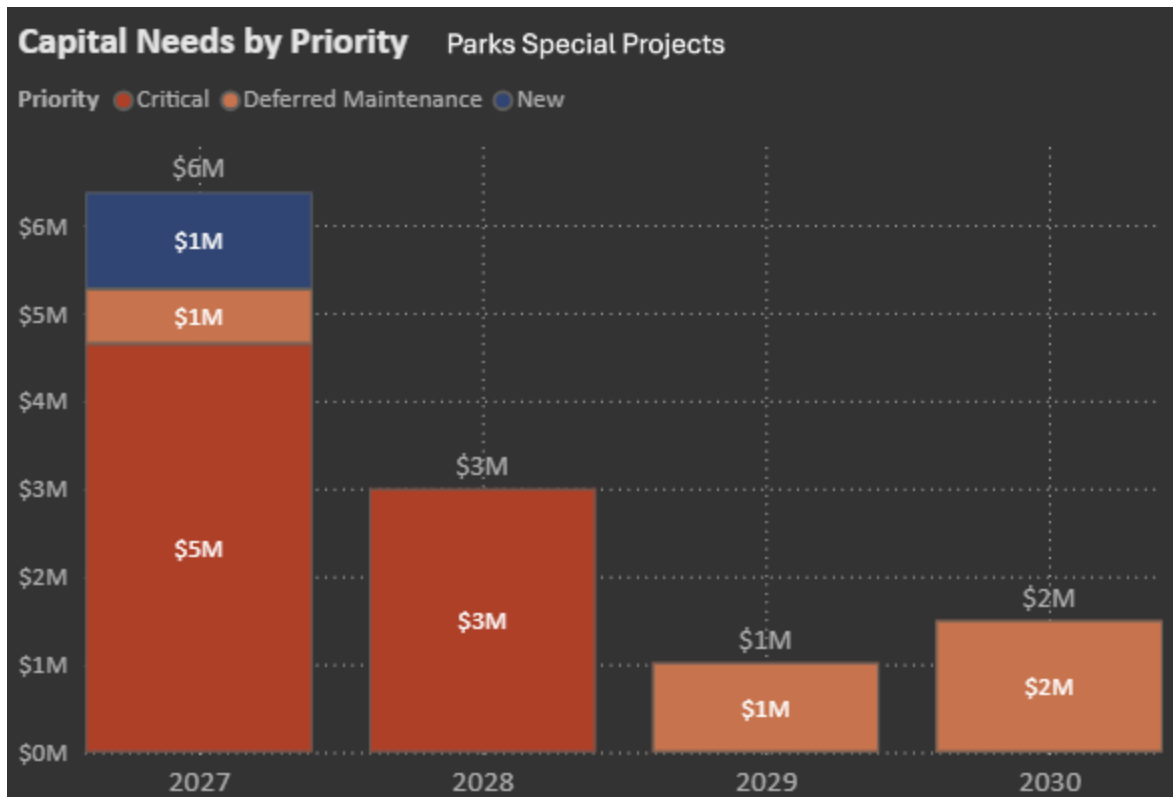
The map below depicts ongoing and planned BPRW projects in the FYs 2026-2031 Burlington General Fund Capital Plan. An interactive map with information on specific projects and project costs can be found on the [General Fund Capital Plan dashboard](#).



Capital Need By Project

Fiscal Year ● 2027 ● 2028 ● 2029 ● 2030 ● 2031





5.3 Ongoing BPRW Facility Projects

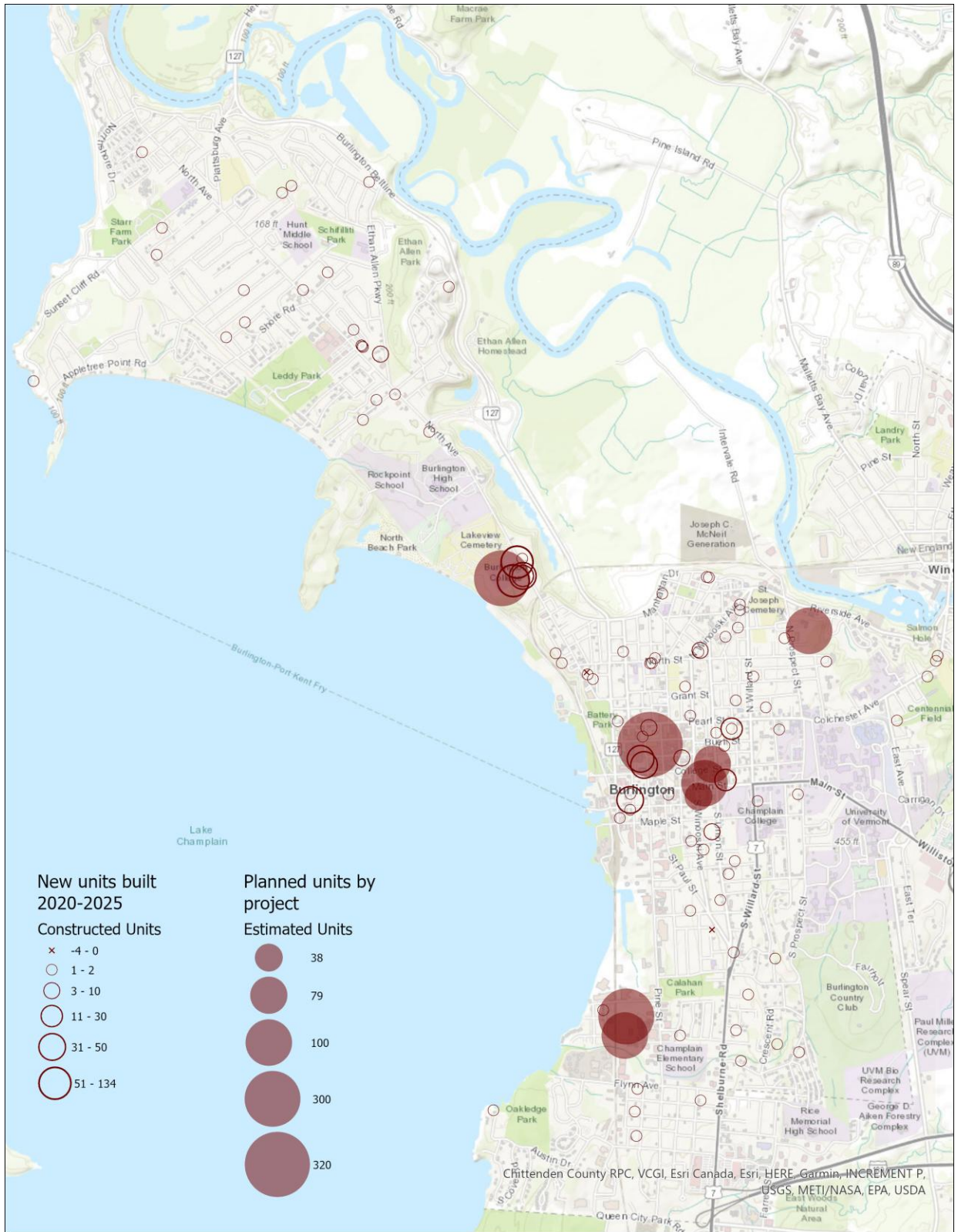
5.4 Current and Future Land Uses

See [land use](#) section of this assessment.

5.5 Current and Planned Developments

[interactive map]

The map below depicts recent and planned changes in Burlington’s housing stock from 2020 through 2030. Some of the planned developments are nearing construction, while others are planned closer to 2030 and their outcome is less certain.



5.6 Future Revenue Generation



planBTV 2050 Update

Planning Commission
Tuesday, March 24, 2026

Agenda

Key Takeaways from Trip

Primary Issues & Areas of Focus for planBTV 2050

Community Engagement Approach

Goals & Values

Survey

First Public Open House

Where We're Headed

Overview of Schedule

Milestones Leading to First Public Open House (April 30)

A few **high-level takeaways** from our time in Burlington last month...

Much more synthesis and analysis to follow, but this will be our focus for **planBTV 2050**.

It goes without saying, **Burlington is cool.**



An aerial photograph of a city in winter. The foreground shows a waterfront area with a large building on a pier and a marina with several boats. The middle ground is filled with dense residential and commercial buildings. In the background, there are snow-capped mountains under a clear sky. The text is overlaid on the image in white boxes with black text.

Residents **love** the city...

its **community,**

its **wilderness** and **access to nature,**

its **independent spirit,**

its **small town feel** with **big city amenities.**

*“We are a fabulous city, with great people
and a damn good quality of life.”*

People are worried that some of what they love most about the city **may be at risk.**



We heard about **housing affordability**, the future of **Downtown**, **struggling businesses**, **threats to community assets**, and uncertainty about the **ability to sustain** the high quality of life and City services residents expect.

The City's **current fiscal crisis** overshadowed conversations throughout our first visit.



“We think we can punch above our weight, but day in and day out, that’s a strain.”

As did conversations about **housing...**

the **overwhelming need**

for more housing,

more types of housing, and

housing at different price points,

the **State's mandate to build 7,000** new units,

the **tensions** between growth and preservation,

conservation and development, and

need versus fear of change.

planBTV 2050 will need to consider **how and where** Burlington grows, as well as how to maintain the City's **quality of life...**



Quality of life includes **how people move through** Burlington...

there's **incredible support for multi-modal** options,

amidst **growing concern about traffic and public transit.**



“We need strong transportation that runs a little ahead or in parallel with housing [development].”

A modern office interior with large palm trees, blue leather armchairs, and people working. The space is bright and open-plan, with a mix of natural and artificial light. People are seen in various states of activity, some sitting at tables, others standing and talking. The overall atmosphere is professional yet relaxed.

It includes **where people work** in Burlington...

but also impacts to the **tax base,**

and the **first ever economic development strategy** for Burlington.

"Burlington is great at starting companies, but there's no place for them to grow."

A person wearing a blue jacket and a cap is riding a mountain bike through a forest. The ground is covered with large, mossy tree roots and fallen leaves. The trees have yellow and orange autumn foliage. The scene is brightly lit, suggesting a sunny day.

It includes **what people do in their free time**,
where they go to feel close - or far - from others...

not just **residents and students**,
but also **tourists and visitors**,

not just **shopping & dining**,
but on the **lake** and in the **parks**
and **recreation facilities**.

It includes **how people meet their basic needs** in Burlington, for goods and services, healthcare...

But also how the City defines and budgets for its **critical services and facilities.**



It includes **feelings of public safety and health** in Burlington...

in **Downtown and the Church Street Marketplace,**

in the **parks and natural lands,**

in the current **political climate,**

and in our **changing climate.**



*"Burlington has classic big city problems,
but we are not a big city."*



Forward-looking, community-driven policies and actions are **core to Burlington's identity.**

planBTV 2050 will help crystalize what that looks like for this generation.

"We were the first City in the country to source 100% of our electricity from renewable

Implementation and action are just as important as **vision and values.**

planBTV 2050 will drive investment aligned with the community's priorities and needs.





To that end, we'll need to connect with **all corners of the community in planBTV 2050...**

power-players like the University of Vermont and the Medical Center, as well as the **small business ecosystem,**

dedicated **City staff, elected officials,**

long-term residents, newcomers, and New Americans,

all ages, all abilities.

planBTV 2050 Community Engagement

planBTV 2050 Community Engagement Approach

GUIDING PRINCIPLES



Intention & Respect

We respect the time and perspectives of each other and the community. We foster a kind and welcoming environment.



Accessible & Inclusive

Our content and delivery are tailored to the needs of the stakeholders that we are engaging. Our communication and engagement reaches a broad range of stakeholders.



Fun & Innovative

We are not afraid to try new things, make mistakes, reflect, and pivot in our approach. Our outreach is engaging and fresh.



Collaborative & Holistic

Our engagement is seamless and doesn't create distinctions between the plan elements. We frequently engage with all City departments to create a shared understanding of the plan.



Clear & Direct

Our visuals and language are easy to understand. The intent behind our engagement is clear to the participants. There is a strong connection between the input we hear and outcomes in the plan.

planBTV 2050 Community Engagement Approach



planBTV 2050 Community Engagement Approach

GOALS & OBJECTIVES

1. Inform

- Share clear, transparent, and engaging information throughout the planning process
- Provide accessible and translated materials relevant to community needs

2. Consult

- Gather feedback from a wide range of stakeholders and communities
- Use varied methods and tools to provide opportunities that meet different needs/contexts

3. Involve

- Directly involve key stakeholders and communities, ensure their input is fully considered
- Synthesize input effectively, document how it is used, share this back with those we engage

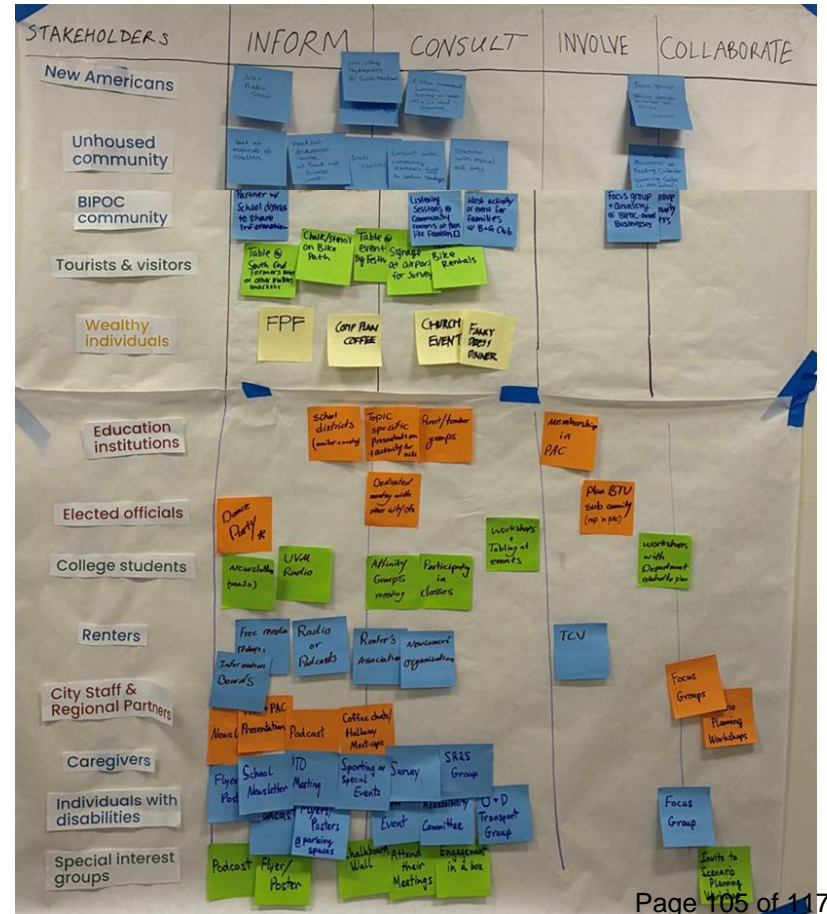
4. Collaborate

- Co-create processes for partnership and collaboration with key stakeholders
- Collaborate on implementation framework, with stakeholder input meaningfully informing key outcomes

planBTV 2050 Community Engagement Approach

STAKEHOLDERS & ACTIVITIES

- Meet people where they are
- Cast a wide net
- Right-size strategies with engagement goals, plan phases
- With broader strategies, particular focus on stakeholders who are typically harder to reach, less empowered in planning processes



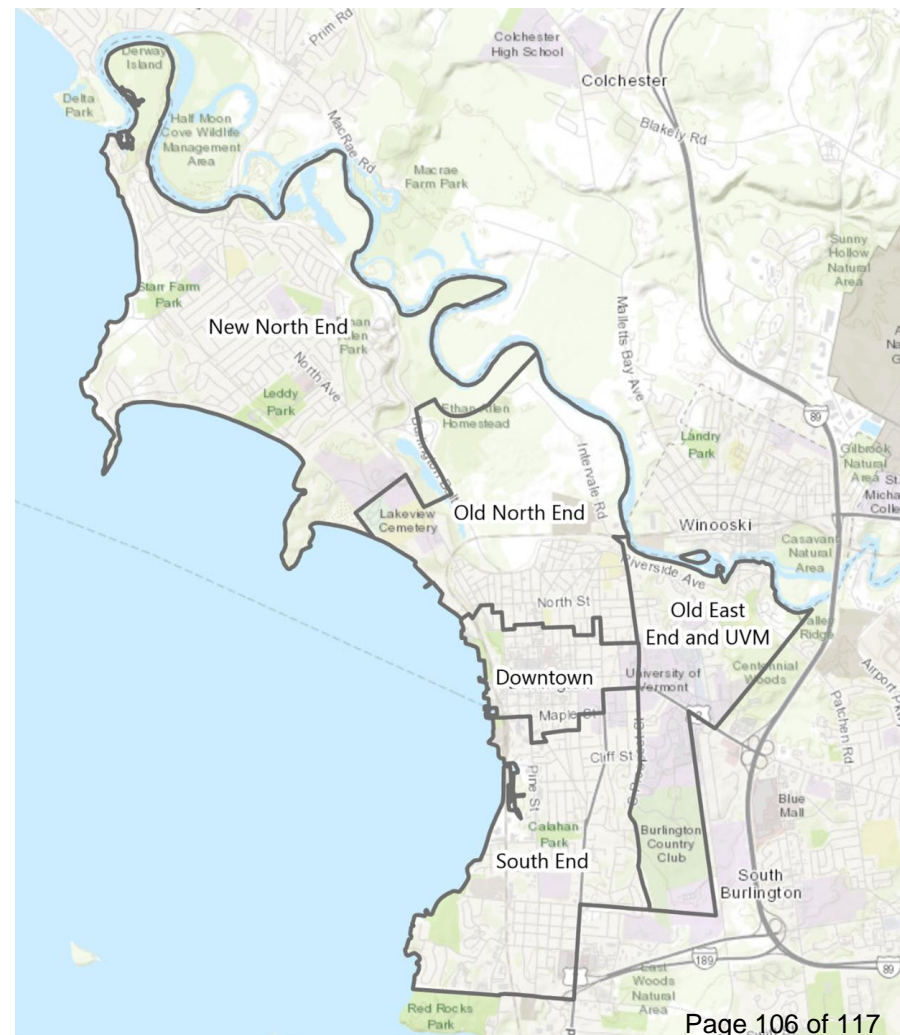
planBTV 2050 Survey

STATISTICALLY-VALID SURVEY

- Mail-in
- 400 responses
- Cross-tabulate by demographics & geographies

PUBLIC SURVEY

- Same questions
- Available to all online
- Dollars set aside to incentivize participation and engage **Trusted Community Voices** as partner



planBTV 2050 Survey Approach

TYPES OF QUESTIONS

- Multiple choice questions, primarily
- Rate the importance of various items, then select the most important to you
- Select your preferences among options

QUESTION TOPICS

- Top strengths of the city among a list of options
- Top issues the Burlington community should aim to address among a list of options
- Types of businesses the City needs more of among a list of options
- Types of housing the City needs more of
- Top climate issues
- Travel modes respondents use, why, plus barriers to walking, cycling, and using transit
- Transportation investment priorities
- Recreation programming needs
- Parks capital investment needs
- Demographics

planBTV 2050 **First Public Event**

PLEASE SAVE THE DATE!

Thursday, April 30, 2026 from 3:30pm - 7:30pm

Location to be confirmed



planBTV 2050 First Public Event

SERIES OF INTERACTIVE STATIONS + LOOPING PRESENTATION

Preview of activities & slide narrative at next PAC Meeting

Plan branding in progress; outreach / advertising to follow - ideas welcome!



planBTV 2050 First Public Event, welcome mat

SMALL GROUP WALK-THROUGHS? MOBILE MEETING MATERIALS?

How best to welcome participation from harder to reach groups?

Plan ahead for translation/interpretation - 8 languages covered by TCVs

Arabic, French, Myanmar/Burmese, Nepali, Somali, Swahili, Spanish, Vietnamese



WELCOME!
BIENVENUE!
SEJA BEM-VINDO!

For instructions in **FRENCH**, look for the **BLUE** sheets of paper.

For instructions in **PORTUGUESE**, look for the **ORANGE** sheets of paper.

Para instruções em **FRANCÊS**, procure as folhas de papel **AZUL**.

Para instruções em **PORTUGUÊS**, procure as folhas de papel **COR-DE-LARANJA**.

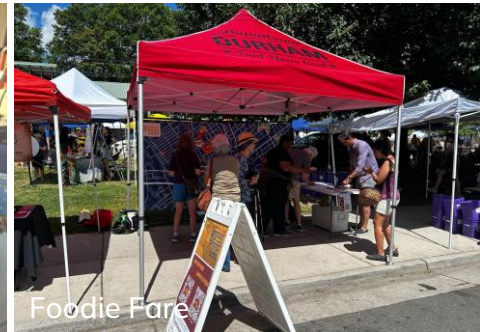
Pour les instructions en **FRANÇAIS**, recherchez les feuilles de papier **BLEU**.

Pour obtenir des instructions en **PORTUGAIS**, recherchez les feuilles de papier **ORANGE**.

planBTV 2050 Pop-ups on Campus and elsewhere?

STUDY BREAK with planBTV?

Big portable map for use throughout project?
planBTV 2050 swag?



Looking Ahead: Meeting Forecast Leading Up to April 30th Open House

ALL HANDS

Client/Consultant Team

Thurs, March 19

- Finalize Survey
- Finalize Logo, Initial Outreach

Thurs, April 2

- Preview of PAC #3 Presentation

Thurs, April 16

- Open House & Trip 2 Logistics

Tues, March 24: Planning Commission

- Community Engagement Plan Update (Survey, Open House)
- Sharing existing conditions data (in segments)

Wed, April 8: PAC Meeting #3

- Review Open House Content (existing conditions data / activities)
- Update on Outreach to Generate Buzz

Thurs, April 30: OPEN HOUSE!

With regular updates for other Commissions (DPW, Parks, TEUC, etc.)

Thank you!

OFFICE OF CITY PLANNING
 WORK PLAN
 03.24.2026



PLANS AND STUDIES



ZONING AMENDMENTS



Burlington Planning Commission

149 Church Street
Burlington, VT 05401

www.burlingtonvt.gov/cityplanning

Andy Montroll, Chair
Michael Gaughan, Vice Chair
Alexander Friend
Erhard Mahnke
Erin Malone
Ryan Nick
Julia Randall

Burlington Planning Commission

Tuesday, March 10, 2026, 6:30 P.M.

Hybrid Meeting via Zoom and in City Hall's Bushor Conference Room

Draft Minutes

Commissioners Present:

- Andy Montroll
- Michael Gaughan
- Ryan Nick
- Erin Malone
- Alexander Friend
- Julia Randall

City Staff Present:

- Sarah Morgan, Principal Planner
- Stella Jordan, Senior Planner

Public Attendance: Sharon Bushor, Kirsten Merriman Shapiro

1. Agenda

Call to Order: 6:30pm

Changes to Agenda: None.

2. Public Forum

Sharon Bushor:

Expressed support for the proposed ZA-26-03 draft amendment, and discussed the importance of providing transportation access for residents of affordable housing buildings, as well as the consideration of equity implications in incentivizing the separation of affordable units in standalone buildings. Discussed the advancement of inclusionary zoning policy and the engagement of local experts. Discussed the value and benefit of the planBTV: 2050 Existing Conditions Assessment data (posted), and expressed disagreement with a portion of the Natural Resources and Physical Conditions section of the Assessment that described the need to balance City financial, housing, and conservation needs, stating that housing and open space should not be put in opposition.

3. Chair's Report

A. Montroll did not share a Chair's Report.

4. Director's Report

- S. Morgan shared an update on Burlington's draft Future Land Use (FLU) map, which as part of the Chittenden County Regional Planning Commission's (CCRPC) regional FLU map included in the CCRPC ECOS Plan is advancing through a CCRPC Board and Land Use Review Board review process. S. Morgan noted that updates to Burlington's FLU map have been made in accordance with the Commission's previous discussion of the map at the February 10, 2026 Planning Commission meeting.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

- S. Morgan shared an update on ZA-26-02 Downtown Fences, which was discussed by the City Council Ordinance Committee on March 6, 2026. A consensus was not reached during that discussion and ongoing discussion of the draft amendment is anticipated.

5. ZA-26-03 TDM Exemptions for Affordable Housing

Staff presented an overview of ZA-26-03 TDM Exemptions for Affordable Housing, a draft amendment proposing updates on the application of Transportation Demand Management (TDM) regulations to affordable housing developments and a clarified definition of affordable projects in relation to TDM requirements. This amendment was requested by the City Council Ordinance Committee on February 6, 2026, discussed by the Ordinance Committee on March 6, 2026, and recommended to the Planning Commission for review. [See recording for full discussion](#) (Timestamp 00:12:02).

Discussion Notes:

- Commissioners and staff discussed the process of this amendment and the role of the Planning Commission; Commissioners expressed concern about the unusual review process. Staff shared City Attorney confirmation that the process is permissible. The Planning Commission will not be holding its own Public Hearing for ZA-26-03 as the draft amendment advances through City Council in parallel.
- Commissioners heard comment from K. Merriman Shapiro of Champlain Housing Trust, who shared additional background and context on the affordable housing buildings being developed in the Cambrian Rise project.
- M. Gaughan stated that this amendment seems consistent with the original intent of the language regarding affordable projects in the TDM ordinance, but inquired about cost of compliance with full TDM requirements and expressed concern about offering exemptions and providing fewer transportation options to residents of affordable buildings.
- Staff discussed that this topic will also be explored in upcoming large-scale TDM and Inclusionary Zoning amendments.
- J. Randall expressed concern about changing incentives for affordable housing development and potential implications for GMT transit planning.
- Commissioners discussed the balance and competing priorities of TDM exemptions for affordable housing, and expressed agreement that while this amendment clarifies the original intent of the TDM ordinance, this balance of priorities is a topic the Planning Commission looks forward to exploring in much greater depth in the upcoming broader TDM amendment.

6. Updates related to ZA-26-04: Inclusionary Zoning & Joint Committee

Staff provided an update on the proposed process and key components for developing the draft ZA-26-04 Inclusionary Zoning amendment, which includes joint meetings of the Planning Commission and the City Council Ordinance Committee. [See recording for full discussion](#) (Timestamp 00:41:08).

- A. Friend and E. Malone expressed concern for the number of proposed joint meetings, suggesting more frequent discussion may be valuable.
- Commissioners and staff discussed learnings from the Neighborhood Code development process and other Joint Committee processes.
- S. Morgan discussed the cadence of meetings and opportunities to explore additional touchpoints with the City Council Ordinance Committee.
- M. Gaughan requested that staff share relevant research and information about Inclusionary Zoning with Commissioners to prepare for these discussions.

7. Planning Project Updates: New North End & Historic Preservation

Staff provided updates on two ongoing planning projects: planBTV: New North End and preserveBTV. [See recording for full discussion](#) (Timestamp 00:52:15).

Discussion Notes:

- Commissioners and S. Morgan discussed the process for Commission review of planBTV: NNE as it is finalized. Commissioners expressed a preference for section-by-section review of plan content.

8. planBTV 2050: Existing Conditions

Staff presented findings from Demographics, Housing, and Land Use sections of the planBTV: 2050 Existing Conditions Assessment (posted). Staff and Commissioners discussed these data and analyses, and additional analyses that are anticipated. [See recording for full discussion](#) (Timestamp 00:58:56).

9. Commissioner Items

E. Malone: Shared about the planBTV: 2050 PAC kickoff meeting that was held on February 11.

10. Adopt Minutes and Accept Communications

Action: Review and approve the January 13, 2025 Planning Commission meeting minutes and review and accept any communications

Motion by: A. Friend

Seconded by: R. Nick

Vote: Unanimous

Notes or Corrections: N/A

11. Adjournment

Action: Motion to Adjourn

Time of Adjournment: 8:17 pm

Motion by: R. Nick

Seconded by: A. Friend

Vote: Unanimous