

Burlington Planning Commission

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7144 (TTY)

www.burlingtonvt.gov/pz

*Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur
vacant, Youth Member*



Burlington Planning Commission **Tuesday, December 13, 2016, 6:30 P.M.** **Conference Room 12, City Hall, 149 Church Street** **AGENDA**

*Note: times given are
approximate unless
otherwise noted.*

I. Agenda

II. Public Forum - Time Certain 6:30 p.m.

The Public Forum is an opportunity for any member of the public to address the Commission on any relevant issue.

III. Report of the Chair

IV. Report of the Director

V. 2017 Meeting Calendar (5 min)

The Commission will review and approve the schedule of proposed dates for regular meetings for 2017. A draft schedule is provided in the agenda on page 3.

VI. Presentation: Great Streets Initiative (30 min)

The Great Streets Initiative includes the development of standards for downtown public improvements, a concept plan for Main Street (from Union to Battery) and St. Paul Street (from Main to Maple), and revised concept plans for City Hall Park. The Commission will receive a presentation on the concept plans for Main Street and City Hall Park, and provide the project managers with input. A memo from the project managers is available in the agenda packet on pages 4-13. More information about the Great Streets Initiative is available at www.greatstreetsbtv.com

VII. Presentation: CLC Plan for City Hall Park (15 min)

Members of the Coalition for a Livable City have requested an opportunity to present an alternative concept plan for City Hall Park. An image shared by the CLC is available in the agenda packet on page 14.

VIII. Proposed CDO Amendment ZA-17-09 Major Impact Review (15 min)

This amendment was originally sent to the City Council by the Commission as *ZA-16-01 Major Impact Review*, which expired before the City Council was able to take action. Council's Ordinance Committee has unanimously recommended a number of changes version of the ordinance sent by the Planning Commission; this version is being transmitted back to the Planning Commission as *ZA-17-09 Major Impact Review*. In order to advance this amendment, the Commission should review the changes made by the Ordinance Committee, and will be required to warn and hold a public hearing before sending it back to the City Council. Materials related to this item are included in the agenda packet on pages 15-19.

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Dept. of Planning & Zoning are encouraged to contact the Dept. at least 72 hours in advance so that proper accommodations can be arranged. For information, call 865-7188 (865-7144 TTY). Written comments may be directed to the Planning Commission at 149 Church Street, Burlington, VT 05401.

IX. Regional Energy Plan Mapping (10 min)

The Commission will review comments from the LRPC regarding local constraints for renewable energy generation, and consider forwarding the comments on for consideration by the CCRPC in the development of the Regional Energy plan. A draft memo containing the LRPC's comments are included in the agenda on pages 20-22.

X. Committee Reports

XI. Commissioner Items

XII. Minutes & Communications

The Commission will review and approve the minutes of the November 9, 2016 meeting, enclosed on pages 23-25.

XIII. Adjourn

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December 13, 2016
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PLANNING COMMISSION

January - December 2017
Regularly Scheduled Meetings

Date	Day	Time	Location
January 10, 2017	Tuesday	6.30pm	Conference Room 12
January 24, 2017	Tuesday	6.30pm	Conference Room 12
January 31, 2017	Tuesday	5:00pm	Joint Boards/Fletcher Room, Fletcher Library
February 15, 2017	Wednesday	6.30pm	Conference Room 12
March 14, 2017	Tuesday	6.30pm	Conference Room 12
March 28, 2017	Tuesday	6.30pm	Conference Room 12
April 11, 2017	Tuesday	6.30pm	Conference Room 12
April 25, 2017	Tuesday	6.30pm	Conference Room 12
May 10, 2017	Wednesday	6.30pm	Conference Room 12
May 23, 2017	Tuesday	6.30pm	Conference Room 12
June 13, 2017	Tuesday	6.30pm	Conference Room 12
June 27, 2017	Tuesday	6.30pm	Conference Room 12
July 11, 2017	Tuesday	6.30pm	Conference Room 12
July 25, 2017	Tuesday	6.30pm	Conference Room 12
August 8, 2017	Tuesday	6.30pm	Conference Room 12
August 22, 2017	Tuesday	6.30pm	Conference Room 12
September 12, 2017	Tuesday	6.30pm	Conference Room 12
September 26, 2017	Tuesday	6.30pm	Conference Room 12
October 11, 2017	Wednesday	6.30pm	Conference Room 12
October 24, 2017	Tuesday	6.30pm	Conference Room 12
November 14, 2017	Tuesday	6.30pm	Conference Room 12
November 28, 2017	Tuesday	6.30pm	Conference Room 12
December 13, 2017	Wednesday	6.30pm	Conference Room 12

 COMMUNITY & ECONOMIC DEVELOPMENT OFFICE 149 CHURCH STREET • ROOM 32 • CITY HALL • BURLINGTON, VT 05401 (802) 865-7144 • (802) 865-7024 (FAX) www.burlingtonvt.gov/cedo		
Noelle MacKay Director, Community & Economic Development Office	Chapin Spencer Director, Public Works Norman J. Baldwin, P.E. Asst. Director Public Works	David E White, AICP Director, Planning & Zoning Department

MEMO

TO: Burlington Planning Commission

FROM: Kirsten Merriman Shapiro, Senior Policy and Project Specialist, CEDO
Laura K. Wheelock P.E., Public Works Engineer
Meagan E Tuttle, AICP, Principal Planner, Planning and Zoning

RE: Great Streets Initiative – November 2016 Concept Plans for Main Street & City Hall Park

CC: David White, Director, Planning & Zoning

DATE: December 5, 2016

The Great Streets Initiative is a culmination of many years of planning and project development, including the public vote in March of 2015 to use the City's downtown TIF district to make new investments in the downtown public infrastructure, to ensure that Burlington residents have a downtown that is a vibrant, walkable and sustainable urban center. Through this initiative, we'll advance several key projects envisioned by plans such as *Imagine City Hall Park*, *planBTV Downtown & Waterfront*, the *2011 Transportation Plan*, and the City's first *planBTV Walk/Bike*.

The Great Streets Initiative premise is to work with citizens, stakeholders and officials of Burlington on these three separate projects:

1. **Downtown Street Standards:** This project will create a palette of urban elements and standard dimensions that will lead to downtown streets that are beautiful, practical, affordable, sustainable, and appropriate for downtown Burlington from Pearl to Maple and Union to Battery.
2. **Main Street / St. Paul Street Plans:** This project will apply those standards in a concept plan for the redesign of six blocks of Main Street from Union to Battery, and two segments of St. Paul Street from Main to Maple. This effort will culminate in the construction of two key segments of Main Street between Pine and Church.
3. **City Hall Park Plans:** This project continues the effort to reconstruct the only public park in downtown Burlington. The Great Streets Initiative advances the schematic designs from the 2011-2012 [Imagine City Hall Park](#) engagement process, and will culminate in the much anticipated reconstruction of the park.

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Update

The Great Streets Initiative launched in July 2016, with public presentations in September and November. The September presentation discussed conditions and goals regarding downtown's built environment that have been synthesized from myriad plans and the consulting team's analysis, and solicited the community's feedback on elements that should be considered both for the Main Street concept plan and the standards for all of downtown Burlington. The November presentation included preliminary concept plans for the six blocks of Main Street and for City Hall Park. Video recordings and PDF downloads of the presentations from September and November are available at www.greatstreetsbtv.com

It is anticipated that the current phase of work will conclude in early 2017; this phase includes 25% plans for Main Street / St. Paul Street, 25% plans for City Hall Park, and 100% development of the Downtown Street Standards. We anticipate that these projects will proceed into the next phase in spring 2017, which will be to develop 100% construction documents for the first two blocks of Main Street (Church to Pine) and for City Hall Park, and for construction to begin on these separate projects in spring 2018.

Input on Concept Plans

The City is currently soliciting feedback on these plans from the public, through December 9, on the Great Streets website listed above. Additionally, the City is seeking input and endorsements from the following Boards and Commissions:

- December 6, 5:30pm, Parks Commission (City Hall Park & Main Street Plans)
- December 7, 5pm, Transportation, Energy & Utilities Committee (Main Street Plan)
- December 13, 3pm, Design Advisory Board (City Hall Park Plan)
- December 13, 4pm, Parks, Arts and Culture Committee (City Hall Park & Main Street Plans)
- December 13, 6:30pm, Planning Commission (City Hall Park & Main Street Plans)
- December 20, 4pm, Accessibility Committee (City Hall Park & Main Street Plans)
- December 20, 5pm, Development Review Board (City Hall Park Plans)
- December 21, 6:30pm, Public Works Commission (Main Street Plan)

During the upcoming Planning Commission meeting, the Great Streets Initiative's project managers will present the concept plans for City Hall Park and Main Street as well as a summary of public and stakeholder input received to-date. The Planning Commission is requested to endorse the concept plans, and provide any other input to the project management team that will be helpful in guiding refinements to the plan per the schedule above.

If you have additional questions about the Great Streets Initiative or any of the individual efforts included in this phase of work, please feel free to contact any of the project managers directly:

Laura Wheelock, lwheelock@burlingtonvt.gov or 802-540-0397
Kirsten Merriman Shapiro, kmerriman@burlingtonvt.gov or 802-865-7284
Meagan Tuttle, mtuttle@burlingtonvt.gov or 802-865-7193

Thank you.

Main Street Concept Plan
What Burlingtonians have said they'd like to see on the street

PRIVATE><..... **PUBLIC**>.....



Retail
Frontage



Clear
Walkway



Tree Belt /
Furnishings



Bike Path &
Buffer



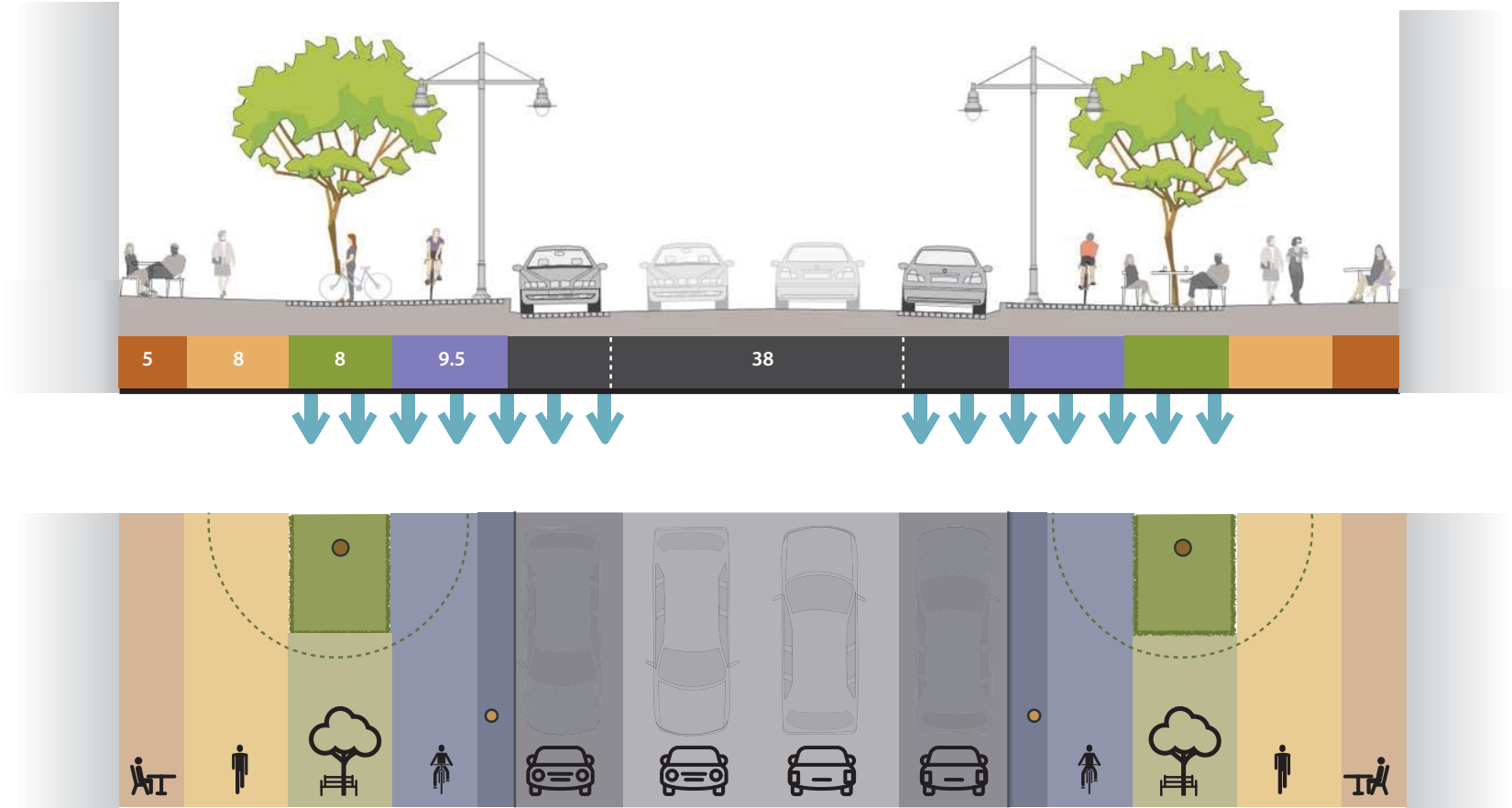
Stormwater /
Rain Gardens



Parking /
Roadway

Main Street Concept Plan
Improving the Public Right-of-Way

Proposed Street
Parallel Parking 2 Sides



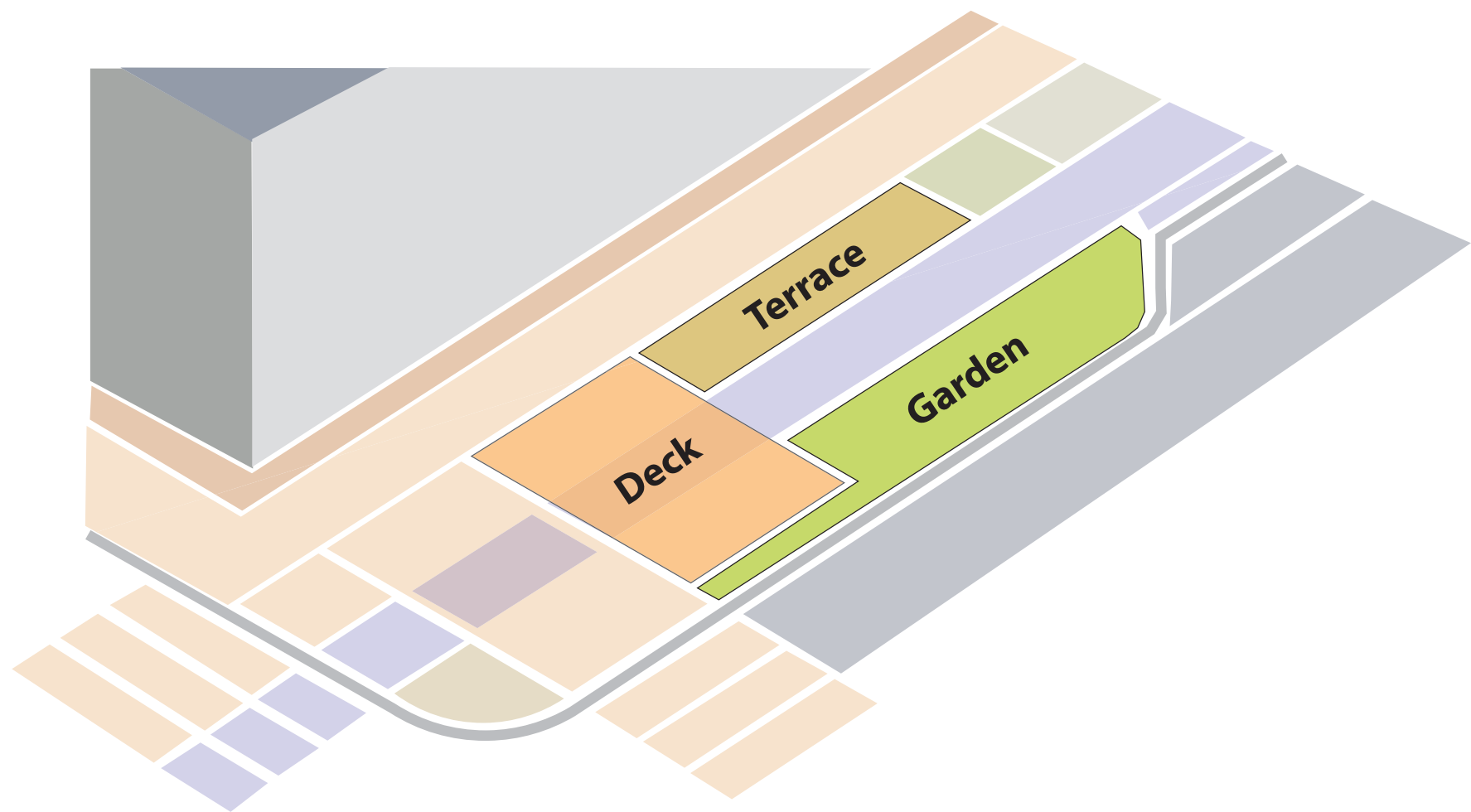
Great Streets BTV

Main Street Concept Plan - Nov. 14, 2016

Main Street Concept Plan
Overview of proposed Main Street concept



Main Street Concept Plan
Intersections



Main Street Concept Plan
Intersections

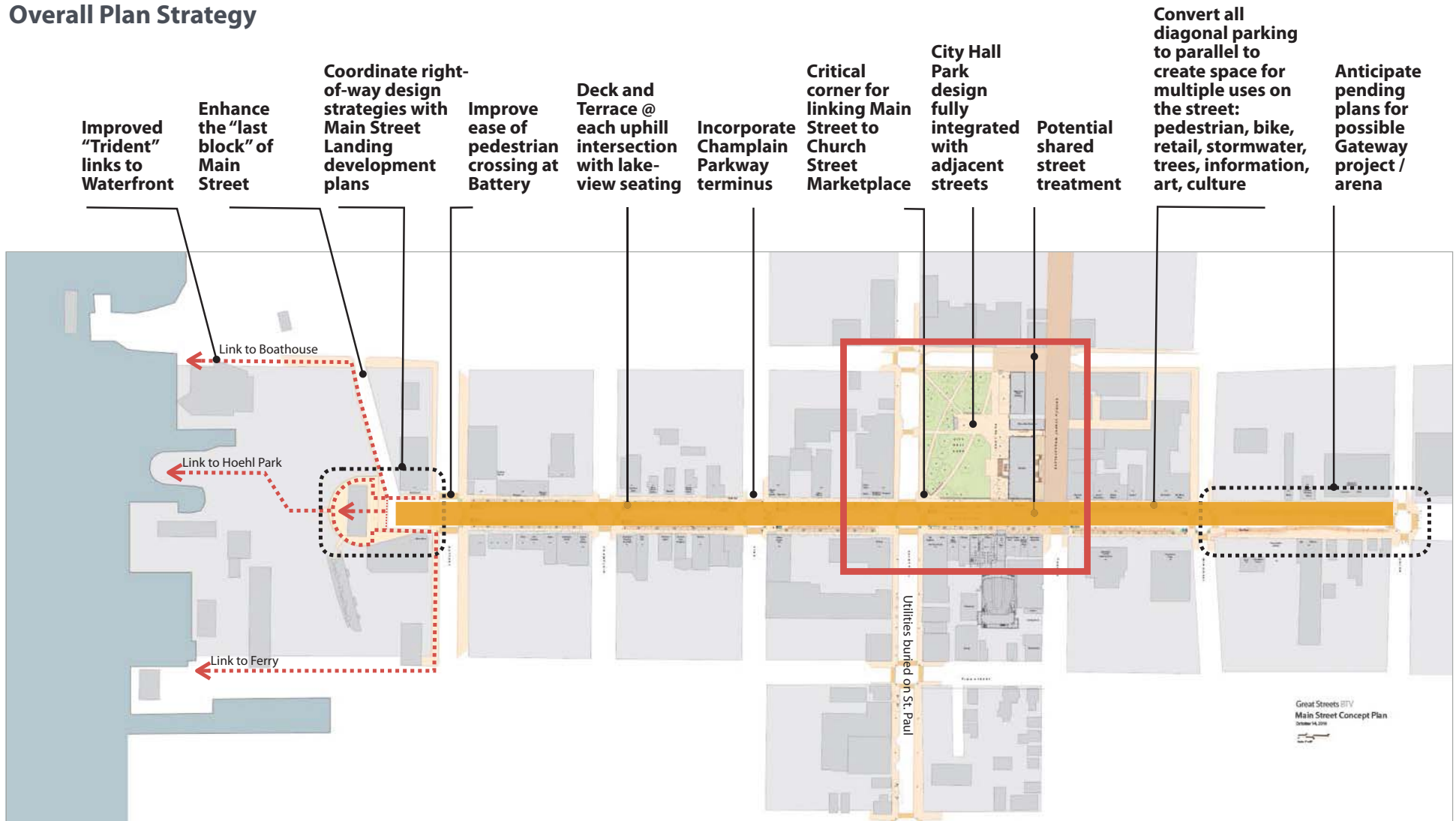


Great Streets BTV

Main Street Concept Plan - Nov. 14, 2016

suisman
URBAN DESIGN

Main Street Concept Plan Overall Plan Strategy



Great Streets BTV

Main Street Concept Plan - Nov. 14, 2016

suisman
URBAN DESIGN

Main Street Concept Plan
Proposed: The South Edge of City Hall Park



Great Streets BTV

Main Street Concept Plan - Nov. 14, 2016

suisman

2016 City Hall Park Concept Design

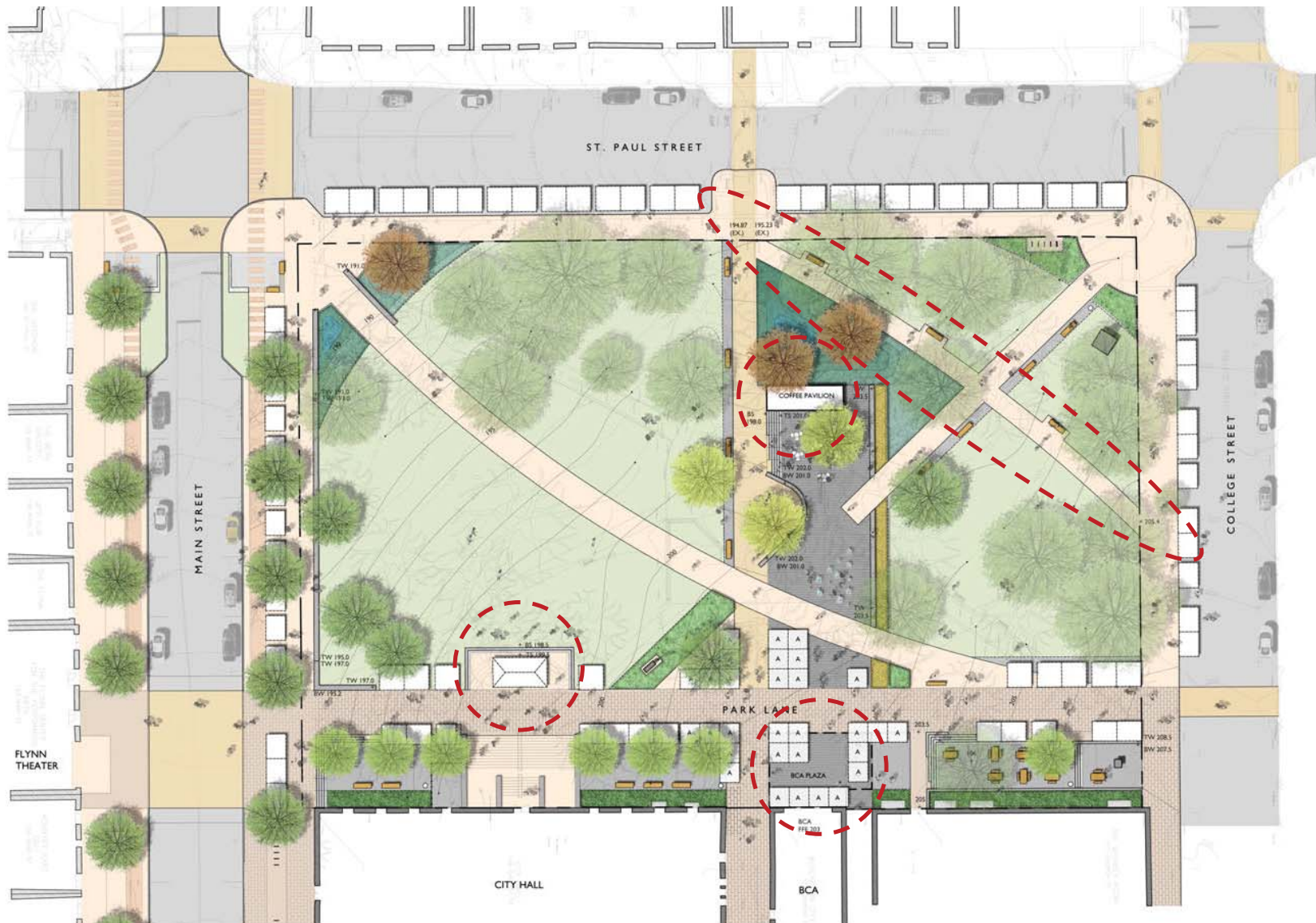
Program Discussion

Performance space

Mid block pathway

Pavilion

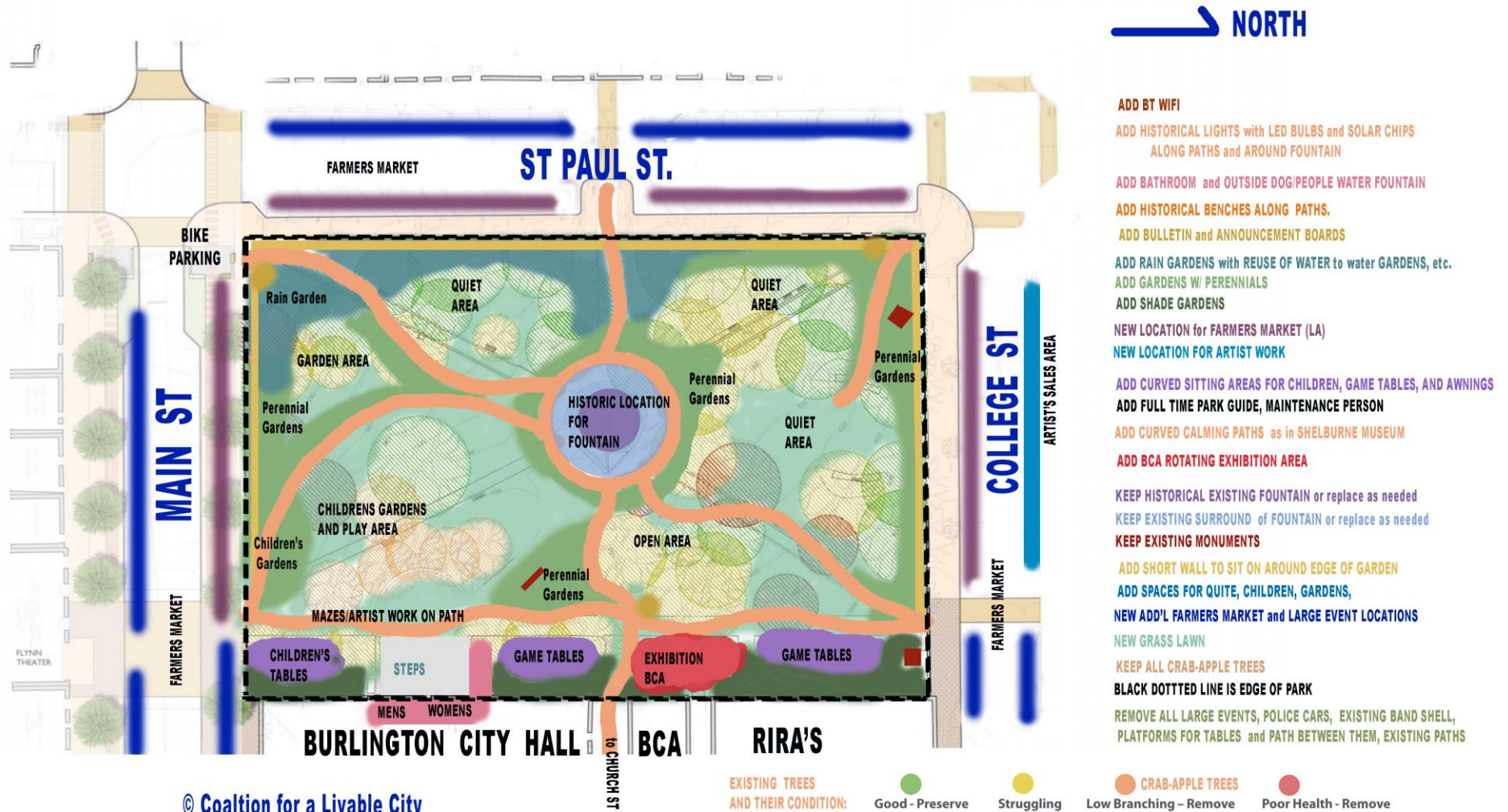
Bathrooms



In 1983, City Hall Park Historic District, Burlington, VT was created by the National Park Service at the request of Mayor Bernie Sanders.

Our vision of a beautiful sanctuary, sympathetic to the historic rendition of Burlington City Hall Park, upgraded to today's standards

USING IDEAS FROM: HISTORICAL CITY HALL PARK, TODAY'S EXISTING PARK, NEW DESIGN from WAGNER HODGSON (LA), KEEPING CITY HALL PARK HISTORIC, COALITION FOR A LIVABLE CITY



© Coalition for a Livable City
Facebook: Keep City Hall Park Historic

Department of Planning and Zoning

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Burlington Planning Commission Report Municipal Bylaw Amendment

ZA-17-09 Thresholds for Major Impact Review

This report is submitted in accordance with the provisions of 24 V.S.A. §4441(c).

Explanation of the proposed bylaw, amendment, or repeal and statement of purpose:

The purpose of this proposed amendment is to create varying thresholds that trigger Major Impact Review based on the location of the proposed development project rather than the current one-size-fits-all approach. This proposal creates five groups based on similar types of zoning districts. Different thresholds for each group are based on the proposed scale of the project relative to the intent of the zoning district and its capacity to accommodate new development.

Conformity with and furtherance of the goals and policies contained in the municipal development plan, including the availability of safe and affordable housing:

This proposed amendment to the Comprehensive Development Ordinance (CDO) directly supports and helps to implement portions of the City's Municipal Development Plan by working to ensure that the development review process itself is fair and efficient. Further, ensuring the development review process is as efficient and effective as possible is a contributing factor in supporting the availability of safe and affordable housing throughout the city.

Compatibility with the proposed future land uses and densities of the municipal development plan:

This proposed amendment does not impact future land uses and densities of the Municipal Development Plan.

Implementation of specific proposals for planned community facilities:

This proposed amendment does not implement a plan for community facilities.

Burlington Comprehensive Development Ordinance

PROPOSED: ZA-17-09 –Major Impact Review

As recommended by Planning Staff

Changes shown (underline to be added, strike-out to be deleted) are proposed changes to the Burlington Comprehensive Development Ordinance.

Commented [DEW1]: Originally this was ZA-16-01 which expired before the Council could take final action. This version is as unanimously approved by the City Council Ordinance Committee.

Purpose: The purpose of this proposed amendment is to make clear the distinction between the scope and purpose of Conditional Use vs Major Impact Review, and to create varying thresholds that trigger Major Impact Review based on the location of the proposed development project. Instead of the current one-size-fits-all approach, this proposal creates five groups based on similar types of zoning districts. Different thresholds for each group are based on the proposed scale of the project relative to the intent of the zoning district and its capacity to accommodate new development.

PART 5. CONDITIONAL USE AND MAJOR IMPACT REVIEW

Sec. 3.5.1 Purpose

These ~~conditional use~~ regulations are enacted to provide for a more detailed consideration of development proposals which may present a greater impact on the community, based on either the nature of the proposed use and/or the overall scale of the proposed development, in order to ensure that

~~Additionally, it is the intent of these regulations through the creation of a major impact review:~~

~~To ensure that projects of major significance or impact receive a comprehensive review under established criteria; and,~~

~~To ensure that the anticipated impact of such developments on the city's natural, and physical character, and fiscal resources and city services and infrastructure are adequate to accommodate~~ mitigated the impact of such developments, both individually and cumulatively.

Commented [DEW2]: Necessary to clarify the difference and distinction between CU and MI generally and not conflict with other language that follows.

Sec. 3.5.2 Applicability

(a) Conditional Use Review:

unchanged

(b) Major Impact Review:

~~In addition,~~ Major Impact Review shall be required for the approval of all development involving any one or more of the following:

Commented [DEW3]: Conditional Use Review and Major Impact Review are two different things and serve two different purposes – use vs development scale.

	Zoning Districts				
	<u>Downtown Mixed Use</u>	<u>Neighborhood Mixed Use, Institutional, Enterprise,</u>	<u>Residential-Medium Density, Residential – High Density</u>	<u>Residential-Low Density</u>	<u>RCO-A, RCO-C, RCO-RG, UR</u>
<u>Dwelling Units</u>	<u>Creation of fifty (50) or more dwelling units</u>	<u>Creation of twenty-five (25) or more dwelling units</u>	<u>Creation of five ten (105) or more dwelling units or the creation through adaptive reuse, substantial rehabilitation or conversion of ten (10) or more dwelling units;</u>	<u>Creation of five (5) or more dwelling units</u>	<u>NA</u>
<u>Land Subdivision</u>	<u>NA</u>	<u>NA</u>	<u>Creation of five ten (105) or more lots;</u>	<u>Creation of five (5) or more lots</u>	<u>NA</u>
<u>Non-residential or Mixed Use Development</u>	<u>A development footprint¹ of fifty thousand (50,000) s.f. or more, or the creation of one hundred thousand (100,000) s.f. or more of gross floor area.</u>	<u>A development footprint¹ of twenty thousand (20,000) s.f. or more, or the creation of forty thousand (40,000) s.f. or more of gross floor area.</u>	<u>A development footprint¹ of eight thousand (8,000) s.f. or more, or the construction or substantial rehabilitation of fifteen thousand (15,000) s.f. or more of gross floor area of non-residential developmen</u>	<u>A development footprint¹ of five thousand (5,000) s.f. or more, or the creation of ten thousand (10,000) s.f. or more of gross floor area.</u>	<u>Creation of five thousand (5,000) s.f. or more of gross floor area²</u>

¹ Development Footprint: total area of impervious coverage – buildings and parking.

² Farm structures are exempt per 10 VSA 6001.

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Commented [DEW4]: Added based on Council Ordinance Committee comments

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Commented [DEW6]: consistent with Act 250

Commented [DEW5]: Added based on Council Ordinance Committee comments

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Commented [DEW7]: Thresholds must bear some relationship to the types of impact being evaluated and the context of the proposed location

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Commented [DEW9]: Added based on Council Ordinance Committee comments and slightly less than the current threshold

Commented [DEW8]: added based on Council Ordinance Committee comments

Land disturbance		one acre or more;	
Site improvements involving		fifty (50) or more parking spaces;	
Natural Areas	Site improvements and land development on parcels that contain designated wetlands as regulated pursuant to Article 4, or natural areas of state or local significance as identified in the municipal development plan;		
Brownfields	Site improvements and land development on parcels seeking a waiver under Article 5, Part 4, Sec. 5.4.9 – Brownfields; or		
Cumulative Impact;		Multiple projects by the same applicant or responsible party within any consecutive twelve (12) month period on the same property or on a property within 1000 feet of the subject property that in the aggregate equal or exceed the above criteria.	

8. In addition, Major Impact Review shall also be required for multiple projects undertaken by the same applicant or responsible party within any consecutive twelve (12) month period on the same property or on adjacent property within 1000 feet of the subject property that in the aggregate equal or exceed the above criteria.

Sec. 3.5.3 Exemptions

Neither Conditional Use and nor Major Impact Review shall not apply be required for to applications involving one or more of the following:

- Temporary structures that do not otherwise involve a conditional use;
- Substantial rehabilitation that does not expand the floor area of an existing building or the structural capacity of existing development;

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Commented [DEW11]: inherent to non-residential development triggers and not by itself a major impact

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Commented [DEW15]: added to not conflict with other language above.

- (c) Projects that do not result in a change of use or increased parking demand; ~~and~~,
- (d) Subsurface site improvements including but not limited to underground utility lines and subsurface drainage ways; ~~and~~,
- (d)(e) Projects where the scope and authority of municipal regulation is limited by statute pursuant to 24 VSA 4413.

Commented [DEW16]: Makes clear that local review is limited for certain types of uses and activities such as schools, churches, hospitals and other public facilities

Sec. 3.2.1 Pre-Application Conferences

(d) Pre-Application Neighborhood Meeting:

A Pre-Application Public Neighborhood Meeting shall be required for all development involving the construction of five (5) or more dwelling units and/or fifteen ten thousand (150,000) s.f. or more of gross floor area of non-residential development projects requiring review under Major Impact (Sec. 3.5.2 (b)) in order to allow neighbors to become aware of potential development projects at an early stage of a development's conceptual design and for applicants to take into consideration neighborhood comments and concerns. Procedures and requirements regarding matters including but not limited to scheduling, location, public notice, and documentation shall be set forth by the department of planning and zoning.

Commented [DEW17]: Separated from association with Major Impact projects generally but consistent with lowest threshold for Major Impact Review

Department of Planning and Zoning

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Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Assistant Planner
Anita Wade, Zoning Clerk
Lynn Bresford, Temporary Staff Assistant



TO: Melanie Needle, Senior Planner, CCRPC
FROM: Meagan Tuttle, Comprehensive Planner
DATE: December 8, 2016
RE: Burlington Planning Commission Input on Regional Energy Plan Mapping

The Planning Commission and its Long Range Planning Committee discussed the draft wind and solar energy generation maps for Burlington and have provided the following comments for consideration by the CCRPC's Long Range Planning Energy Sub-Committee.

It is understood that the purpose of the energy mapping exercise is to identify suitable and preferred locations for siting of new energy generation facilities to meet future demand. The process for creating the draft maps which indicate prime and base energy generation areas in Burlington is a great start, but seems to overlook significant limiting conditions on the ground today—particularly, existing development within the downtown core. The Planning Commission is supportive of and enthusiastic about increasing local renewable energy generation, but feels that this analysis should more carefully consider on-the-ground conditions, the nuances of local land use policies, and the ability to implement renewable energy infrastructure at a variety of scales.

The Planning Commission and Planning Department offer the following comments on the draft maps:

- The "prime areas" for both wind and solar energy generation are, primarily, the most densely developed urban core and adjacent historic neighborhoods. While the wind analysis does differentiate between commercial and residential scale resources, the solar analysis considered only ground-mounted resources. This limitation creates a policy conflict with locally-adopted land use plans; local, state and federally designated historic districts and sites; and downtown Burlington's role as a regional growth center in the ECOS Plan and a Designated Downtown by the state of Vermont.
- On a related note, the Regional Planning Commissions and the State are encouraged to consider whether regional growth centers identified in regional plans, or designated through the state downtown, village center, growth center or neighborhood development programs, should also be considered a priority area for renewable energy generation. Much like protected lands and priority natural communities, these areas have been identified through careful planning and certification as having significant value to communities and the state as a whole, and could be considered as a base constraint in this analysis.
- The analysis for wind generation indicates that a significant portion of Burlington is suitable for residential-scale wind. While this level of analysis likely relied on regional wind suitability data,

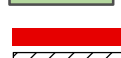
urbanized areas can present challenges to the consistent wind speed and direction necessary for this resource to be a feasible/economical option.

- To this end, when the following features overlap with areas suitable for energy generation, they should be removed from the “prime areas” and be indicated simply within “base areas,” particularly when considering suitability for ground-mounted solar:
 - Downtown and neighborhood mixed use, Institutional Core Campus Overlays, and enterprise zoning districts (D, DT, DW, DW-PT, BST, MNU, NAC, NAC-RC, and NAC-CR, I-CC, E-LM, E-Ag)
 - Designated and eligible historic districts
 - Designated Downtown & Neighborhood Development districts
 - City-owned parks and Centennial Woods (except Landfill Park & Urban Reserve, noted below)
 - Remove future easements, streets and visual corridors as indicated by the City’s Downtown & Waterfront Core Official Map from both a primary and base renewable energy generation areas
- Add the following parts of the City to “base” areas on the draft maps, regardless of Level 2 Constraints that may exist on these sites:
 - Landfill Park – solar and/or wind map based on suitability
 - The Pine Street Barge Canal site – solar and/or wind map based on suitability
 - The area zoned Urban Reserve – solar map
 - Episcopal Diocese property, zoned RCO-C, on Lone Rock Point – solar map
 - Burlington Country Club property – solar and/or wind map based on suitability
- There is significant potential capacity for renewable energy generation in Burlington, as long as we are realistic about the most appropriate ways to realize that capacity. The narrative that accompanies these maps should emphasize that in many cases, particularly in denser urban environments, rooftop mounted (or other building-mounted technology) solar facilities could be more appropriate and efficient, and are encouraged as a tool to meet future energy demands.
- Consider different naming conventions for these maps to better communicate these maps to the public. For example, rather than “base” and “prime” areas, consider “may be suitable” and “most suitable”.

The attached maps outline the features discussed for addition or removal from the draft maps. Thank you for the opportunity to provide input on the draft energy generation maps. The Planning Commission looks forward to opportunities to provide input on other elements of the Regional Energy Plan as they are available.

DRAFT Regional Energy Mapping Local Constraints Map- BTV

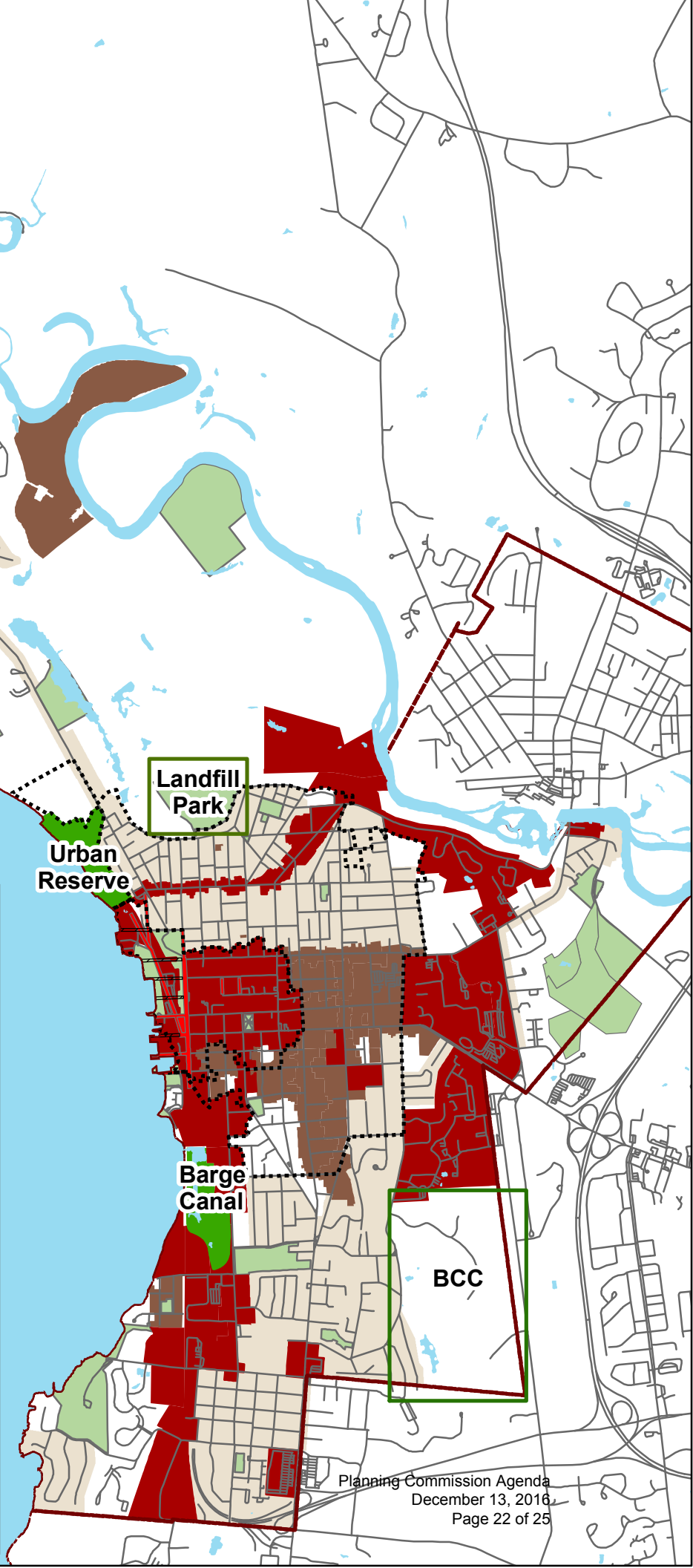
Remove from "Prime" Areas

-  VT Designated Downtown/Neighborhood development districts
-  Mixed Use, Institutional Core Campus & Enterprise Zoning Districts
-  Historic Districts
-  Historic Neighborhoods (Eligible for Listing)
-  City Parks & Centennial Woods Zoning Overlay
-  Official Map Features & View Corridors

Add to "Base" Areas



Map prepared by the Dept of Planning & Zoning
for discussion by the Planning Commission
12-07-2016



Burlington Planning Commission

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*Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur
vacant, Youth Member*



Burlington Planning Commission Wednesday, November 9, 2016, 6:30 PM DRAFT Minutes

Present: A. Montroll, A. Friend, H. Roen, J. Wallace-Brodeur, Y. Bradley

Absent: E. Lee

Staff: D. White, M. Tuttle, L. Brelsford

I. Agenda

The chair called the meeting to order at 6:37 pm. The communication regarding the Flynn Avenue solar project should be added as item 9a, time permitting.

II. Public Forum

No speakers.

III. Report of the Chair

Following the discussion at the last meeting, discovered a map of all parks on Lake Champlain; it is a start and should be more widely available.

IV. Report of the Director

D. White reported the passage of all six ballot items during the November 8 election. NAC-Cambrian Rise will be before Council for Public Hearing on November 28. November 14 at Main Street Landing Future of VT Rail Forum. Great Streets presentation November 16 at 7pm in Contois.

V. Public Hearing ZA-17-05: Permit Conversion of Former Single-Family Use Back to Single-Family Use

Chair opened the hearing at 6:41 pm.

Liam Murphy: Purchased property at 75 Orchard Terrace that was permitted as a boarding house, had many hurdles to reconvert to a single-family home for personal residence.

J Wallace-Brodeur- This amendment is a good idea, should move forward.

Y Bradley: No brainer. Commission has become more nimble, willing to address problems through policy; come ask for help.

A Montroll: Changes to footnote: New single family dwellings are not permitted; however, a single-family dwelling may be used as or reverted to a single-family use regardless of its present use only if the building was originally designed and constructed for that use.

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The commission unanimously approved a motion by Y Bradley, seconded by J Wallace-Brodeur, to send this amendment to Council with recommendation, and approve the municipal bylaw amendment report.

The chair closed the hearing at 6:58pm.

VI. Public Hearing ZA-17-06: Rezone 168 Elmwood to NMU

The chair opened the hearing at 7:03pm.

Rodney Myers: 168 Elmwood has always been mixed use., not sure why it was rezoned residential.

A Montroll: This makes sense, seems to have been an error during a previous zoning rewrite.

The commission unanimously approved a motion by Y Bradley, seconded by H Roen, to send the amendment to Council with recommendation, and approve the municipal bylaw amendment report.

The chair closed the hearing at 7:05pm.

VII. Public Hearing ZA-17-07: Commissioner Terms

The chair opened the hearing at 7:09 pm.

There were no members of the public that wished to comment on this item.

The commission unanimously approved a motion by H Roen, seconded by A Friend, to send the amendment to Council with recommendation, and approve the municipal bylaw amendment report.

The chair closed the public hearing at 7:09 pm.

VIII. Presentation: Regional Energy Plan (CCRPC)

Melanie Needle gave a presentation on goals of Chittenden County Regional Planning Commission's Regional Energy Plan and maps of priority areas for renewable energy generation. Maps currently include constraints identified by the state, which include sensitive wetlands, other environmental features. Municipalities should identify additional cultural, land use constraints and identify priority areas for renewable energy development.

A Montroll: How does Burlington's 100% renewable portfolio contribute to the calculations of local energy generation for this plan?

M Needle: Can look into this question. Another question awaiting information from the state is whether or not designated village and downtowns can be exempted from generation. Can be no more restrictive regarding energy generation than development in general.

H Roen: This should be reviewed by the Long Range Planning Committee.

IX. Proposed ZA-17-08: Food and Beverage Processing

M Tuttle: To respond to the commission's input about needing flexibility, clarifying accessory uses and not using production limits as a proxy to limit operational impacts, staff looked at all of the food and beverage related uses in the current ordinance. Proposing a single definition for Food and Beverage Processing, as a conditional use in the downtown, neighborhood activity center and enterprise districts, permitted in E-LM, and with a square foot limit in some districts.

A Montroll: Appreciate the simplicity, but need to clarify the definition so that restaurants do not fit.

H Roen suggested the following wording: "...excluding restaurants except as an accessory use."

Y Bradley recommends revisiting wording and approving at next meeting.

IX a. Proposed Flynn Avenue Solar Project

D White: Received a communication from VWSD, LLC for a proposed solar panel installation on tops of storage units at 199 Flynn Ave. Planning Commission has the opportunity to comment if it wishes or invite the applicants in to provide additional information.

A Montroll: This is a good use for space currently used for storage units. No need for applicant to come in.

X. Committee Reports

Executive Committee: November 22nd meeting is cancelled.

Ordinance Committee: Discussed Green Roofs and potential lot coverage incentives.

Long Range Committee: Will schedule a meeting to discuss the draft Energy Generation Maps.

XI. Commissioner Items

No items to report.

XII. Minutes & Communications

The Commission unanimously approved a motion by H. Roen, seconded by A. Friend, to approve the minutes of the October 25, 2016 meeting and a communication from VWSD regarding a solar installation.

XIII. Adjourn

The commission unanimously approved a motion by A. Friend, seconded by J. Wallace-Brodeur to adjourn at 8:13pm.

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Burlington Planning Commission Tuesday, December 13, 2016, 6:30 P.M. Conference Room 12, City Hall, 149 Church Street Minutes

*Note: times given are
approximate unless
otherwise noted.*

Present: A. Montroll, B. Baker, Y. Bradley, A. Friend, E. Lee, H. Roen, J. Wallace-Brodeur
Staff: D. White, M. Tuttle, L. Brelsford

I. Agenda

Called to order at 6:33 p.m. No changes made to agenda.

II. Public Forum

No members of public spoke.

III. Report of the Chair

No report offered.

IV. Report of the Director

Cambrian Rise plans were submitted on November 23, 2016. We anticipate an application soon for Burlington Town Centre. We are wrapping up the Great Streets and Park presentations.

V. 2017 Meeting Calendar

The joint meeting scheduled for January 31, 2017 has been cancelled; special meeting to be called in March. Otherwise calendar was unchanged from agenda packet.

The Commission unanimously approved a motion by J. Wallace-Brodeur, second by A. Friend, to accept the 2017 meeting calendar without the January 31 meeting.

VI. Presentation: Great Streets Initiative 6:39 p.m.

M. Tuttle gave Great Streets Initiative presentation which included plans for Main Street and City Hall Park.

E. Lee asked about public restrooms in City Hall Park.

M. Tuttle replied that restrooms would be located on perimeter of park. A type of restroom "Portland Loo" is a possibility. Also trailer type portable restrooms called "Crowd Pleasers" for larger events would be an option.

H. Roen commented that he is pleased about the improvements to soil and park. He questions need for coffee kiosk as there are many coffee shops nearby. Likes the sweeping walkway and the large expanse of green area.

J. Wallace-Brodeur noted differences in amount of green space presented in 2012 vs. 2016 plans.

A. Montroll: City Hall Park has had many incarnations over the decades. It is likely these changes will be changed again in 30 years. How likely is implementation of the Main Street changes?

M. Tuttle: There is currently TIF funding for the section of Main St from Church St. to Pine St.

A. Montroll: Where would the fountain (circa 1901) currently in park be re-located?

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D. White: Not sure.

B. Baker: How to address public safety, particularly at night?

M. Tuttle: Increased lighting throughout park, perhaps incorporated into fountain.

D. White: The coffee kiosk would offer a set of "eyes" on the park as well. It would be a constant presence and draw people to the park. Also, increased open space offers safety through visual transparency. Having a large open space for children to play also deters certain behavior.

J. Wallace-Brodeur: What about the platform structure at the bottom of the stairs?

M. Tuttle: That is a flexible performance space, the stairs can act as seating if performances are facing City Hall, or facing towards the open green space.

J. Wallace-Brodeur: I like the play space, we should keep fountain clean enough for children to play in. I also question the viability of a coffee kiosk.

Y. Bradley: The kiosk and fountain offer focal points to draw people to the park. Kids need a large green space for playing. The back steps to City Hall could curve around on sides to eliminate dead space.

A. Friend: I don't find City Hall park scary.

E. Lee: What about RiRa's renting out space in the park?

D. White: This isn't incorporated in the current plan.

A. Montroll: Ben & Jerry's were unable to have seating in park due to language in the park deed.

M. Tuttle: Licensing vs. leasing issues will allow for food carts and a kiosk like the one on Church St.

E. Lee: The decking used along Main Street should be made of sustainable materials, not Ipe.

J. Wallace-Brodeur: What about parking meters?

M. Tuttle: The parking meters will be between bike lane and street to act as buffer for cars opening their doors without hitting bicyclists. Single meters (instead of parking kiosks) are preferred.

VII. Presentation: CLC Plan for City Hall Park

Carolyn Bates gave a presentation regarding City Hall Park.

Barbara McGrew: Supports keeping fountain. Doesn't like more open space. Need more police.

Lynn Martin: This should be a sanctuary in the city. Funding must provide good maintenance.

Charlie Messing: Bathrooms are of the utmost importance. Also more eyes on the park.

A. Montroll: Who approves the final plans?

D. White: DRB will approve plan for Park after a few interim steps.

M. Tuttle: We are still gathering public feedback and then will refine concept plan, possibly by February. City Council and DPW will have to approve the changes to Main Street.

VIII. Proposed CDO Amendment ZA-17-09 Major Impact Review

David White discussed changes to this amendment that were made by the City Council Ordinance Committee. The amendment has expired due to being more than one year since it was sent to Council by the Commission. If still interested in considering, need to reintroduce it through the process.

The Commission unanimously approved a motion by B Baker, second by Y Bradley, to warn the proposed amendment for public hearing and approve the Municipal Bylaw Amendment Report.

IX. Regional Energy Plan Mapping

H Roen: Committee met and discussed that this exercise is more oriented to rural municipalities. Map and notes provided in memo drafted by M Tuttle recognizes urban character and recommends moving these comments forward.

J. Wallace-Brodeur: Memo is a good summarization of the LRPC's conversation. Glad we're committed to solar energy generation, but need to recognize opportunities.

M. Tuttle: Memo recognizes ground mounted solar panels are too restrictive for city, and that roof-top panels are more appropriate.

The Commission unanimously approved a motion by H Roen, second by J Wallace-Brodeur, to send the memo and map to the CCRPC for consideration.

X. Committee Reports 8:06 p.m.

A Friend: Ordinance Committee looking at green roofs and lot coverage percentages – considered how to treat at grade, partial grade, above grade roofs. Sending a recommendation to the Commission.

XI. Commissioner Items

No items.

XII. Minutes & Communications

The Commission unanimously approved a motion by H Roen, second by J Wallace-Brodeur, to accept the minutes of November 9, 2016 meeting and a communication.

XIII. Adjourn

The commission unanimously approved a motion by A Friend, second by B. Baker, to adjourn the meeting at 8:08pm.



Andy Montroll, Chair

Signed: January 17, 2016



Submitted by: Lynn Brelsford