

Burlington Planning Commission

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www.burlingtonvt.gov/pz

Andy Montroll, Chair
Bruce Baker, Vice Chair
Yves Bradley
Alex Friend
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PUBLIC HEARING NOTICE

Burlington Municipal Development Plan **MDP-19-01 2019 update to planBTV**

Pursuant to 24 V.S.A. §4384, 4387 and §4432, notice is hereby given of a public hearing by the Burlington Planning Commission to hear comments on proposed amendments to and re-adoption of the City of Burlington's Municipal Development Plan, referred to as planBTV: Comprehensive Plan, and adoption by reference therein of: *planBTV: South End Master Plan*, *planBTV: Walk/Bike Master Plan*, *Burlington Annex to the Chittenden County All Hazards Mitigation Plan*, *CCRPC Burlington Energy Data Guide*, *CCRPC Burlington Population and Employment Projections*, *Sustainable Infrastructure Capital Plan*, *Brownfields Area Wide Plan*, *Downtown Parking & Transportation Management Plan*, *Housing Action Plan*, and *Parks, Recreation and Waterfront Master Plan*.

The public hearing will take place on **Wednesday, December 5, 2018 beginning at 7:00 pm** in Contois Auditorium, City Hall, 149 Church Street, Burlington, VT.

Statement of purpose:

The city's municipal development plan, known as *planBTV: Comprehensive Plan*, outlines Burlington's goals and objectives for the future and is the city's principal guide directing land use policy and decision-making. It defines the policies, programs, and actions necessary to attain these objectives and provides a reliable basis for public and private investments. Additionally, it is the foundation for additional plans and studies which are incorporated and adopted by their reference in *planBTV: Comprehensive Plan*. Further, all city plans and programs which affect land use and development, including the *Burlington Comprehensive Development Ordinance*, impact fees, and capital improvement plan must be in conformance with the policies and directives found in *planBTV: Comprehensive Plan*.

The purpose of the 2019 update is to update more clearly communicate the long-standing land use policies contained within the plan, update the strategies that the city will employ to advance these policies, and to adopt by reference plans which further articulate these policies with regard to certain locations of the city or specific resource or system needs. These include plans which will be adopted by reference for the first time, as indicated by those plan titles listed above, as well as plans which have previously been adopted by their reference.

Geographic areas affected:

planBTV: Comprehensive Plan is applicable to all areas within the City of Burlington. Additionally, many of the plans adopted by reference pertain to the entire city. *planBTV: South End Master Plan* pertains to the South End of Burlington, with a particular focus on the South End Enterprise Zoning District, as does the *Brownfields Area Wide Plan*. The *Downtown Parking & Transportation Management Plan* pertains to downtown Burlington.

List of section headings affected:

The 2019 update to planBTV is a comprehensive update of all sections of the plan. The update amends and replaces all chapters, appendices, maps, and references. Additionally, the plan has been restructured. Instead of including chapters for each of the discreet planning topics that a comprehensive plan addresses, the plan is organized around two elements: Our Plan for Action, which outlines Burlington's land use policies and actions organized by four themes, and Our Future Land Use, which presents the land use plan organized by three general land use characteristics.

The full text of the draft 2019 *planBTV: Comprehensive Plan* and the proposed amendment is available for review at the Department of Planning and Zoning, City Hall, 149 Church Street, Burlington Monday through Friday 8:00 a.m. to 4:30 p.m. or on the department's website at www.burlingtonvt.gov/planbtv.

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Burlington Planning Commission Special Meeting Wednesday, December 5, 2018, 6:30 P.M. Contois Auditorium, City Hall, 149 Church Street AGENDA

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

I. Agenda

II. Presentation of draft 2019 update to planBTV

III. Public Hearing: Proposed MDP-19-01 2019 update to planBTV

The Commission will hold a public hearing on a proposed update and re-adoption of the Burlington Municipal Development Plan, known as planBTV: Comprehensive Plan, which includes a number of plans adopted and incorporated by reference, including the draft planBTV: South End Master Plan. This public hearing will include an opportunity for group discussion focused on plan topics of interest to the groups, followed by a time for formal public comment.

The draft 2019 update to planBTV can be found online at: www.burlingtonvt.gov/planbtv

IV. Adjourn

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.

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Burlington Planning Commission

Wednesday, December 5, 2018, 6:30 P.M.

Contois Auditorium, City Hall, 149 Church Street

Minutes

Members Present	A Montroll, A Friend, H Roen, J Wallace-Brodeur
Members Absent	B Baker, Y Bradley, E Lee
Staff Present	M Tuttle, D White, S Draper, N Miller

I. Agenda

Call to Order	Time: 6:36pm
Agenda	Approved As Is

II. Presentation of draft 2019 update to planBTV

Action: No Action Required		
Motion by:	Second by:	Vote:
Type: Presentation	Presented by: M Tuttle	
Discussion/Notes: • A brief overview of the draft update was presented to give participants an idea of how the new plan is organized into two sections, <i>Our Plan for Action</i>, and <i>Our Future Land Use</i>. • The first half, <i>Our Plan for Action</i>, is divided into four themes of how Burlington is a Distinctive, Dynamic, Inclusive, and Connected city. These four themes each have an overview of what it's about, a vision statement, why it's important, and lastly policies and actions. • The second half, <i>Our Future Land Use</i>, identifies the different parts of the city that we intend to Conserve, Sustain, and Grow based on long-standing land use policies of the city. • The draft update is based on both an evaluation of what has been done over time and what the community identified as important actions to achieve in the next 10+ years.		

III. Public Hearing: Proposed MDP-19-01 2019 update to planBTV

Action:		
Motion by:	Second by:	Vote:
Type: Group activity/discussion	Presented by: M Tuttle	
The chair opened the public hearing at 7:03pm. The hearing included two parts: group discussions around the draft plan’s goals, and an open public comment period time.		
Group Discussion Notes: Commissioners and attendees split up into 4 group discussions. Groups were asked to discuss what comes to mind when they think of Burlington being a Distinctive, Dynamic, Inclusive, and Connected city; to rank the policies they felt were most important; and to list reasons why they felt that particular policy was important to them. Summary of comments includes:		

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Draft planBTV Update Public Hearing Group & Written Feedback

DISTINCTIVE:

- Are we reaching all demographics of the city?
- Renewable, sustainable
- How to align projects w/ goals – 3 years
- How to hold projects accountable to goals?
- Legacy of Bernie is distinctive
- Preserve leadership of BTV and public cooperative ownership
- Coop Telecom
- Competitive neutrality
- UVM expansion takes away from living, artificially raises rent
- More pull back on UVM
- Colleges need to be more open to the public
- Distinctive feature is small businesses
- Nurturing local business and entrepreneurship

DYNAMIC:

- Move away from fossil fuels but need to avoid big hydro
- Net Zero in framework for development
- Why is there a premium on growth?
- What kind of growth is in the question?
- Focus on character
- Focus on retrofit (reuse) not new development
- Are the projections for students accurate?

INCLUSIVE

- Citizen involvement in their section
- Citizen engagement must be valued
- Government process isn't set up for meaningful citizen engagement
- How to engage neighborhoods, how to talk to everyone in neighborhood
- Engagement has to be meaningful
- Learn lessons for residents

CONNECTED

- Bus service needs to run more frequently to incentivize more people to ride bus

What's missing:

- Schools as drivers as some of this as community centers to serve neighborhoods
- Need a lot of funding
- Permitting process is inefficient and goes against goals trying to implement

Other topics/comments:

- How do we stick to the goals of this plan and what is in the plan?
- AFFD housing- really important- not in different buildings—have market rate and subsidized together. People in subsidized afraid to speak up about problems they're having
- Public endowment – create some mechanism for socially driven investment by business or residents of the city

- Invite each other to be generous
- Polluted sites- how to manage/use for renewable energy
- UVM student growth accounts for city's growth
- UVM Trinity for student housing then reuse housing for affordable housing
- Truly shared public spaces that aren't exclusive to individual neighborhoods
- Integrating spaces that bring people together
- Lake and foundation related to quality of life and identity
- "Wow location" with lake and mountains
- Make inclusionary/affordable housing beautiful
- Accessibility of waterfront and focus on waterfront
- Climate change is very important- the economy doesn't always speak for natural resources, and need to prioritize these, while recognizing Burlington can do it alone.
- Seizing the chance to make city hiring practices more inclusive
- Policy #14 should acknowledge "the support services necessary to support the economy" as part of the goal statement, otherwise the action items seem incongruent.
- Need off-street parking, no on-street parking so that roads can be used all for biking

Written Individual Comments:

"My experience is that planBTV will be used to justify whatever the city admin wants to do. Nothing in the last iteration of planBTV supported the zoning change for 14-story buildings even though the city said it did. The descriptive language in this latest draft is often turgid, vague. Lofty ideas about presentation of environment, preservation of uniqueness, character, and scale are at odds with several items that call for growth by increasing "predictability" for developers and "streamlining" of regulations. Schemes like form based code architecture are better suited to produce soviet-style cheap uniformity rather than architecture which "expands public art and place making within the built environment."

"Regarding planBTV South End, love the embrace of the mixed use direction that is happening but a little concerned that the plan splits the district into 3 sections that will have different rules. Let's keep the rules consistent for the entire E-LM zone, especially the Industrial Parkway area... don't break this out with more restrictive zoning vs the rest of the E—LM zone."

"More trees, especially if any have to be removed. Replace with more in each case. 20 more lights in city hall park, public restrooms, fix sidewalks!"

"UVM should keep at least 80% of under grad students on campus. Infill development should be complimentary or enhancing neighborhoods, not degrade them. Brownfield development even if it has to be subsidized should be incentivized, green fields are way overdeveloped. Citizen/community engagement is encouraged but The public is only listened to if it is consistent with the Mayor/City Council majority objective. Otherwise public expertise and opinion is routinely ignored. Advocate for County Executive so that each town/city might work together and not be in competition."

"Every community needs to grow and manage growth in a coordinated way. Love the added bike lanes/accessibility- keep it coming. The bump outs with flower boxes and posts can work but also not. Open to change these? Thinking the intersection at the top of Loomis. Make sure financially the city is protected as we develop new stuff if things go wrong."

Other Questions and Comments:

What is the timeline from now until this plan is adopted?

- After the Planning Commission Public Hearing, there will be several more workshops and events, similar to this one, for members of the public to comment and ask questions about the update to the plan. City Council will also be holding two public hearings before the plan is adopted.

Will there be a summary of this public hearing made available for public view?

- A summary of the feedback from this public hearing will be shared with the Planning Commission at the meeting, Tuesday, December 11th. They will discuss any edits that should be made, and ways to incorporate the feedback received.

How has UVM been involved and consulted with the new update to the plan?

- Staff has met with the institutions in the City to discuss any major plans for the coming years. There is not a substantial amount of new development in the plans as of now. Conversations regarding the Trinity Campus have been reflected in this update.

Is there a timeline for updating the Impact Fee Study? When was the most recent Study done?

- There is not a specific or definite timeline for updating either of those. The last Impact Fee Study was done in the 1990's.

One member of the public made the observation there are not many members of Ward 3 at the meeting, or attending other meetings to learn more about the plan. They would like to see more attendance at these meetings.

Another member of the public made a comment that the plan is not just #planBTV.

The chair closed the public hearing at 8:38pm.

IV. Adjourn

Adjournment	Time: 8:39pm
	Adjourned without objection



Signed: January 14, 2019

Andy Montroll, Chair



Shaleigh Draper, Planning and Zoning Clerk