



Ward 5 Neighborhood Planning Assembly

Agenda

Wednesday, September 9, 7:00 – 9:00 pm
DPW Conference Room, 645 Pine Street

7:00 - 7:05 - Introductions and Welcome

7:05 - 7:30 - Pat Burns, Expansion Manager, City Market Co-Op South End Proposal

7:30 - 8:00 - David White, Planning + Zoning, PlanBTV-South End Presentation & Questions

8:00 - 8:30 - South End Alliance, Position Statement/Presentation on PlanBTV-SE & Questions

8:30 - 8:50 - Open Questions and Moderated Discussion on PlanBTV-SE

8:50 - 9:00 - NPA Related Open Forum and Closing



Neighborhood Planning Assembly Minutes

NPA:
(choose one)

Wards	Wards	Wards	Ward	Ward
1 & 8	2 & 3	4 & 7	5	6

Date of Assembly : **9 / 9 / 2015**

Start Time: (Commence): **7:05 PM**

Location: **DPW Building, Pine St.**

Finish Time: (Adjourn): **9:10 PM**

Notetaker: **Nate Orshan**

Steering Committee Members in Attendance:

Alec Bauer
Bill Keogh
Hans Manske
Abby Mattera
Elisa Nelson
Nate Orshan

Discussion Topics and Action Items:

(1) Construction Plans - Chapin Spencer, Director, Department of Public Works

Announced that the City Council has approved construction plans for the intersection at Pine and Lakeside streets.

(2) City Market CoOp South End Proposal - Pat Burns, Project Manager for Store Expansion; John Tashiro, General Manager

Presented initial plans for new grocery store on Flynn Ave. Said that they're beginning to seek input from the community and will return in late Winter for more input.

(3) PlanBTV-SE Presentation & Questions - David White, Planning + Zoning (P+Z)

Presented current draft plan of proposed zoning changes in the South End, stressing that the plans are "aspirational". Said that P+Z is taking public comments through October 1, after which the Planning Commission will create another draft of the plan, followed by another period of comments. Then the final, revised draft will be forwarded to the City Council with a recommendation.

(4) Position Statement/Presentation on PlanBTV-SE & Questions

(a) Genese Grill, South End Alliance (SAE)

Presented position of SAE, stating that, while it is in favor of housing in other parts of the South End, City, and neighboring regions, it opposes zoning changes that would allow housing development in the Enterprise Zone. Said that the SAE is asking City to create new committee of diverse stakeholders to better assess the PlanBTV recommendations.

(b) Amey Radcliffe, SAE

Reported on attending previous evening's Planning Commission meeting. Advocated for increasing the amount of affordable housing units mandated for new housing development (currently at 15%).

(c) Charles Norris-Brown, SAE and Vermont Community Alliance for Public Transportation

Advocated for better public transportation and for zoning to focus on industry and the creative economy.

(5) Open Questions and Moderated Discussion on PlanBTV-SE

Many attendees voiced opposition to "rushing into" policy changes that would allow housing development in the Enterprise Zone and exacerbate the potentially-negative effects of gentrification.

Charlie Messing showed pictures of the historic South End and advocated to put PlanBTV on hold and get more input.

Councilor Joan Shannon emphasized that adopting PlanBTV would not be the same as changing the zoning. Announced that she and Councilor Chip Mason (also in attendance) would be willing to put a resolution forward at the next City Council meeting to remove from PlanBTV-SE the recommendation for new housing in the Enterprise Zone.

(6) NPA Related Open Forum and Closing

Two Birchcliff-neighborhood residents complained that a recent request from Zero Gravity on Pine St. to begin offering indoor and outdoor entertainment was inappropriate due to the business' proximity to the residential neighborhood.

No action items.

Motion to adjourn adopted at 9:10 PM.