



Ward 6 Neighborhood Planning Assembly

Thursday, May 5, 2016 at 7:00 p.m. Aiken Hall, Morgan Room, Champlain College

Facilitator: Peter Keating; Minutes: Charles Simpson/CEDO Staff; Treats: Julie Richards/Caroline Saba;

Videographers: Jeremy Partyka, Matt McArdle, Champlain College

- 6:45 Social time & cookies
- 7:00 Agenda overview and approval of April 7, 2016 Minutes
- 7:05 Champlain College Update – John Caulo and Sandy Yusen
- 7:15 UVM Update – Lisa Kingsbury
- 7:25 Form Based Code/proposed changes to City Zoning – Dave White, Director of Planning & Zoning
- 7:40 City Council Update – Karen Paul and Joan Shannon
- 8:00 Burlington College Property Update – Jesse Bridges, Director Burlington Parks and Andy Simon, Save Open Space - Burlington
- 8:20 School Board Update - Stephanie Seguino and Miriam Stoll
- 8:40 Annual Election of Steering Committee Members
- 8:45 Members Items/Open forum
- 9:00 Adjourn

Ward 6 Steering Committee:

Peter Keating, 922-7846,

keating@burlingtontelecom.net

Charles Simpson, 865-5110,

Charles.simpson@plattsburg.edu

Julie Richards, julie@juliecrichards.com

Clare Wool, (clarewool@me.com)

Caroline Saba caroline.saba@gmail.com

City Councilors:

Karen Paul, 863-3817, paulfin@sover.net

Joan Shannon, jshannon@burlingtonvt.gov

Board of School Commissioners:

Stephanie Seguino, sseguino@bsdvt.org

Miriam Stoll mstoll@bsdvt.org

State Representatives Chittenden District 6-3

Curt McCormack (D) 318-2585

curt.mccormack@gmail.com

Jill Krowinski (D) 363-3907 jkrowinski@leg.state.vt.us

Chittenden District 6-5:

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Mary Sullivan (D) 862-6632

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Chittenden District 6-6:

Barbara Rachelson (D) (802) 828-2228

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Michael Sirotkin (D) 999-4360 msirotkin@leg.state.vt.us

Diane Snelling (R) 482-4382 dbsnelling@aol.com

David Zuckerman (P/D) 598-1986 davidz@together.net

For information on accessibility, alternate forms of the agenda, including something on the agenda, etc., of the Ward 6 Neighborhood Planning Assembly, contact any of the Steering Committee members listed above. The Ward 6 NPA strives for flexibility in planning before and during the meeting. Accordingly, the specifics of the agenda and the allocated times may change.

moveMountains
The Campaign for The University of Vermont

February 10, 2016

Kathleen Ryan
274 Maple Street
Burlington, VT 05401

Dear Kathleen,

Thank you for your January 22nd letter regarding landscaping for the Alumni House project. I understand that as a design professional you bring insight and expertise to your personal assessment of our plan, and I appreciate your feedback. However, this project has already been through multiple levels of internal UVM and neighborhood review processes, as well as all of the necessary design review and permitting requirements of the City of Burlington. As we are now well into construction on the house, at this point in the process we are unable to grant your request to start anew with the landscape design.

I understand from your letter and your comments at the Ward 6 Neighborhood Planning Assembly meetings that one of your main concerns is around the amount of student input into the design process. As an educational institution, the University of Vermont believes deeply that this type of experiential learning is invaluable to our students and provides them with experiences that will help guide them in their careers. Consider the mission of the University of Vermont:

To create, evaluate, share, and apply knowledge and to prepare students to be accountable leaders who will bring to their work dedication to the global community, a grasp of complexity, effective problem-solving and communication skills, and an enduring commitment to learning and ethical conduct.

We believe the involvement of students in the design process for the Alumni House is entirely consistent with our educational mission and we are pleased with the outcome of the project.

Additionally, the curriculum-based landscape design was vetted by UVM staff and our professional contractors, approved by the City through all of the normal permitting processes, and endorsed by the UVM Foundation and UVM Alumni Association Boards of Directors. As with any project of this scope, while there may be minor changes to the proposed planting schedule due to maintenance, climate, hardiness, growth rate and placement, sustainability, and local sourcing of high-quality nursery stock, the general design will remain intact and will be implemented this summer.

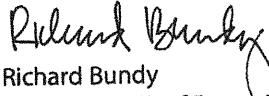


The University of Vermont Foundation

411 Main Street, Burlington, VT 05401 802-656-2010 foundation@uvm.edu

Overall, UVM, the UVM Alumni Association, and the UVM Foundation are pleased with the landscape design, and we are very proud that this project has afforded our students with such a robust experiential learning opportunity.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard Bundy".

Richard Bundy
President & Chief Executive Officer
UVM Foundation

O. Richard Bundy, III
President and CEO
UVM Foundation
411 Main Street
Burlington, VT 05401

January 22, 2016

cc.
Alan Ryea
Howard Lincoln
Penrose Z Jackson
J. Brooks Buxton
Mildred A. Reardon
Karen Nystrom Meyer
Brian Boardman

Dear Mr. Bundy,

We the undersigned are a group of immediate neighbors, members of the community, landscape architects and design professionals who are concerned about the proposed planting plan to be installed at the site of the Alumnae House.

It was a very positive step for the Alumnae Board to purchase the historic Edward Wells building that had been so long neglected as a fraternity house. We applaud the efforts of the Alumnae Board to restore the building and bring it back to its historic authenticity, detailing and remarkable features of historic architecture. Your work brings that original architectural value back to the university and the broader Burlington and regional community.

In completing the restoration we note that the Board employed the services of experienced and noted professionals such as Millbrook Building and Remodeling, Liszt Historical Restoration, and Lawrence Ribbecke Studios, among others. Their professional skills were essential to complete the restoration successfully.

But what about the landscape that serves as the setting and companion to this important building positioned at the prominent corner site of Summit and Maple Street? The building restoration started with a wholesale removal of plantings, which was a shock to many. Neighbors and interested people were assured when told that a landscape plan would be prepared that would be an improvement over the aging, dying and invasive trees and plants that had been removed.

The proposed planting plan, which we have been told was developed as a student endeavor, is well meaning but unsuitable. This approach fails to match the care taken with the building and fails to bring the needed professional skills to the landscape. The historic landscape could be researched, documented and brought forward with effective consideration of current and future needs, including ongoing maintenance.

Many in the neighborhood believed, as has been the UVM's practice in the past, when new buildings are built, a professional design firm would be hired to create a well designed planting plan that would complement the historic building, using the right selection of plants, appropriate for an historic site. We trusted that a professional would address the need to effectively screen homes of adjoining neighbors, screen parking from pedestrian and street traffic, plant for storm water infiltration and most importantly create a landscape the reflects the high standard

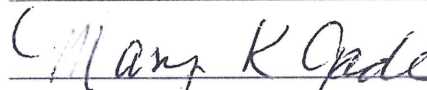
set with the renovation of the building and one that visiting alumnae would be proud of and others using the property would admire.

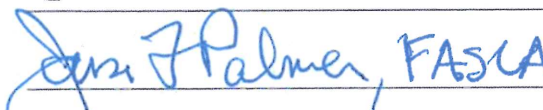
While we believe it is admirable to support UVM students in the plant sciences, the skills of undergraduates, with minimal horticultural knowledge or landscape design training and experience is not sufficient for this important project. The setting of Alumnae House, the building in which the Board has invested so much time, effort and expertise deserves an equal level of professional thought and design. The proposed planting plan will not complement but distract from the restored Edward Wells House. As well as the issues listed on the following page, concerns include the lack of any relationship to the spaces, views and character of the historic building and its early landscape, the choice and density of plantings and the maintenance burden of installing the proposed design.

We urge the Alumnae Board to reconsider the planting plan of the Alumnae House. Representatives of the undersigned would be pleased to meet with representatives of the Alumnae Board to discuss this topic further.

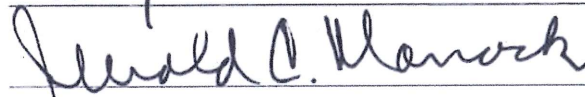
Sincerely,


Kathleen Ryan kr.la@burlingtontelecom.net 802 863 4091


Jane C. Brown ASLA - RLA


T. Bayle, Emerita FASLA.

Mary Ellen Manock



Diane Gayer, AIA

Mary Twitchell

Some specific issues with the plan are:

- Research needs to be undertaken, seeking early images of the building and identifying the historic landscape treatment. Such a study would inform an appropriate landscape design that supports the integrity of the restored historic building
- Many plants specified on the plan are not appropriate due to the:
 - Vermont climate and plant hardiness.
 - Plant's requirements for sun and shade
 - Mature size of the plant and space provided
 - Historic landscape of the site and the surrounding neighborhood.
 - High maintenance requirements
- The row of closely spaced pear trees on Summit Street will block the Alumnae House from view rather than frame the view of that facade.
- Although many large shade trees were cut down from the property (see graphic below) only two new shade trees are indicated; American elm, a disease prone tree (no disease resistant variety is indicated). The two elm trees are arbitrarily located, together, on one side of an entry drive.
- The four large evergreens, screening the neighboring properties, are planted too closely and will lose lower branches as they mature and no longer creating an effective screen. Poor choice of screening vegetation.
- No pedestrian level screening is provided for the enlarged parking area on the Maple Street side of the property.
- The many small perennial plants indicated as ground cover will require extensive maintenance or will need to be replaced.
- 237 Hydrangeas shown on the plant list as perennials are shrubs growing 3 ft. wide x 3 ft high, which will cover approximately 2,637 square feet. It appears this amount of growing space has not been provided.
- Many of these hydrangea plants dieback in the fall and will be difficult to maintain.
- Many of the less hardy plants indicated will not survive in the long run and need to be replaced.
- Many symbols indicating proposed trees are not labeled or shown on the plant list.
- Many plants on plant list indicate plant species but not variety, which is essential to indicate size and hardiness.

In summary, the plan is not reflective of professional level work in all ways but most importantly in the level of design needed for such an important site.

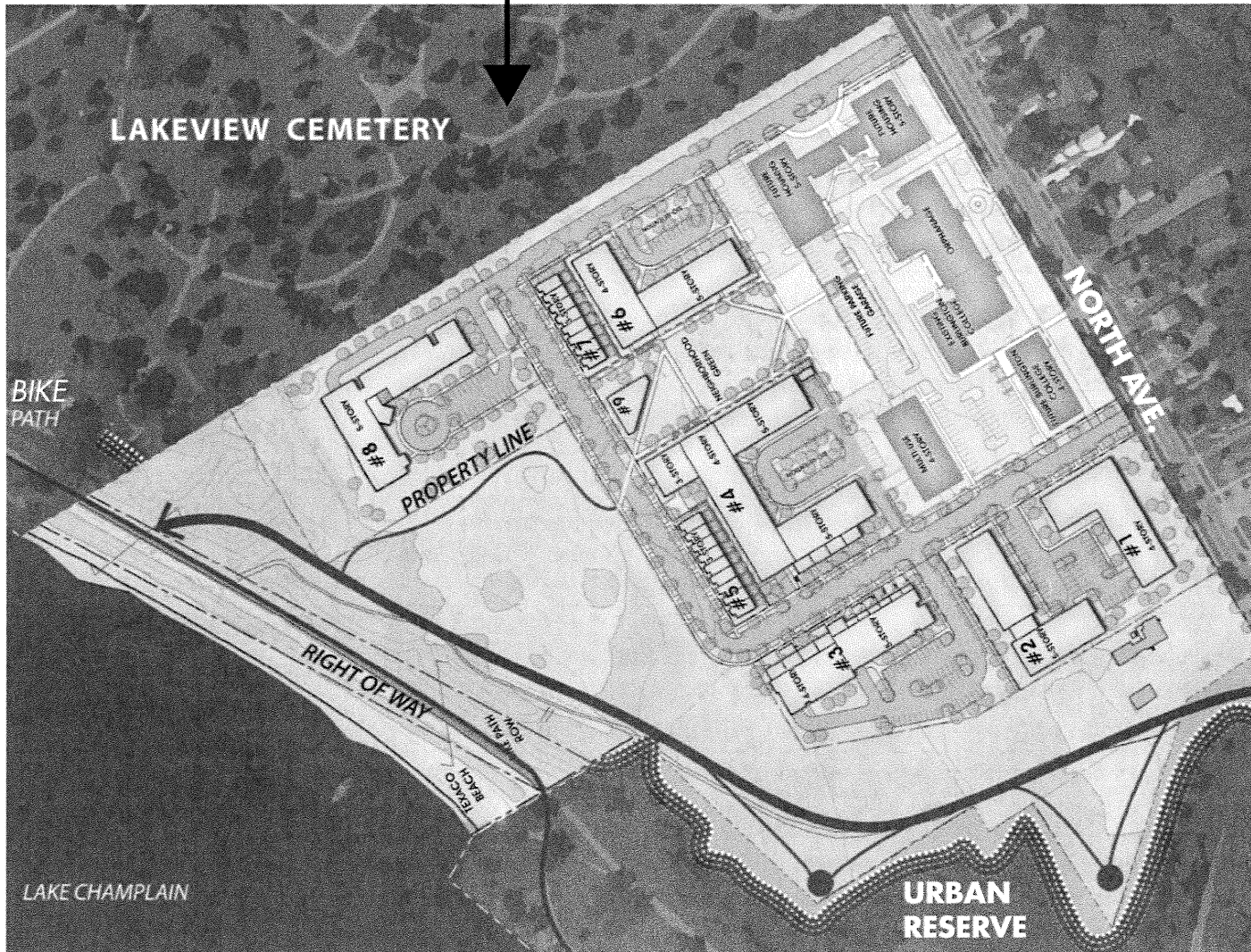


Trees and large shrubs that were removed from Alumnae House Site

WHAT'S WRONG WITH THIS PICTURE?

DEVELOPMENT PLAN

Burlington College/Diococese land



The current plans for developing the former Burlington College land on North Avenue include 770 units of high-rise housing and 12 acres of public park. Why doesn't this work?

A study of the proposed plan exposes serious concerns in many areas including the neighborhood environment, infrastructure, traffic, use of public funds and a process skewed toward developers and away from public process.

[Read the back to learn more](#)

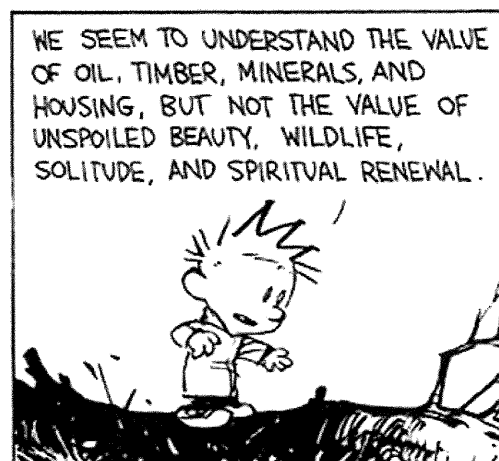
Why this plan does not work:

- **Destruction of animal & plant habitat, reduction of public open space.** The waterfront "park", squeezed in behind a huge housing development, eliminates wildlife corridors, cuts off native plant communities and effectively reduces green space from 30 to 12 acres.
- **Adding to the burden on Lake Champlain.** Paving, construction, additional cars and trucks will increase the storm water run-off and pollution problems that already pose a major threat to the lake.
- **Congestion on the North Avenue corridor.** The development will add an estimated 1155 new vehicles to the currently crowded traffic corridor, especially during rush hours.
- **Impact on already-stretched city infrastructure.** City tax revenues from the new development will be more than offset by costly demands on schools, water & sewer, police and fire departments
- **Public money for a private park?** With 1500+ people packed into 5-story towers, the new park will be overshadowed. Should the city's limited Conservation Legacy Fund be used to "greenwash" this development? And how much of the open space offered by this plan is unbuildable anyway?
- **Height and density zoning changes.** Proposed plans require major zoning changes on building height and housing density. Should we change the character of the neighborhood in the interest of profit?
- **New affordable housing does not require the wholesale destruction of green space.** A region-wide strategy is needed to provide low-cost housing without building on significant parcels like the BC land.
- **More public process needed.** The "public input" process for this major development so far has been inadequate and skewed in favor of the developers' plans. North End residents and the whole city community need to be actively involved in determining the fate of this important land.



**Save
Open
Space
Burlington**

For more information:
saveopenspaceburlington.org
or email SOBPTV@gmail.com



Cartoon by Bill Watterson

NO
to profit-driven
plans for the
BC/Diocese

YES
to public open
space and
affordable
housing

**The current plan
for the Burlington
College land
represent a "no"
for profit-driven
development.**



CHAMPLAIN COLLEGE

WHAT'S HAPPENING AT CHAMPLAIN COLLEGE – MAY 2016

CHAMPLAIN COLLEGE END-OF-SEMESTER EVENTS

- Exam Week: May 2 – May 6
- Residence Halls Close at 12:00 noon for all Non-Graduating Students: Saturday, May 7
- Undergraduate Commencement: May 14, 10:00 AM, Edmunds Field
- Residence Halls Close at 12:00 noon for Graduating Students: May 15
- Master's Hooding and Commencement: May 20, 10:00 AM, Argosy Gym, IDX Student Life Center

CHAMPLAIN COLLEGE EVENTS

Here are a few campus events that are open to our extended community:

Senior Game Show

CCM Gallery

Exhibition: now through Friday, May 6

MFA Thesis Show

CCM Gallery

Exhibition: Monday, May 9 – May 23

Opening Reception: Monday, May 9, 5:00 – 7:00 PM

Champlain College Art Gallery, Center for Communication and Creative Media (CCM), 2nd Floor
375 Maple Street at South Willard Street

Free and open to the public

Hours: Thursday-Saturday, 10:00 AM-3:00 PM through May 23

Note: Gallery will be changing to summer hours with the next show opening at the end of June.

Alumni Awards Ceremony & BBQ

Thursday, May 26

Awards Ceremony: Morgan Room, 5:00 – 5:30 PM

BBQ: Perry Hall, 5:30 – 7:30 PM

COMMUNITY RELATIONS CONTACT:

Sandy Yusen

Director, Communications and External Relations

syusen@champlain.edu or community@champlain.edu

O: 802-865-5727

C: 802-233-6759



Ward 6 Neighborhood Planning Assembly
Thursday, May 5, 2016 at 7:00 p.m. Aiken Hall, Morgan Room, Champlain College
Meeting Minutes
Draft

Steering Committee members in attendance:

Charles Simpson, Peter Keating, Caroline Saba, Julie Richards, Clare Wool

Start time: 7:09pm

Agenda overview and approval of April 7, 2016 Minutes

April 7th minutes approved

Champlain College Update: John Caulo and Sandy Yusen

Rozendaal Courtyard project approved to put down carpet landscaping to improve usage. Project will be completed during summer break - start May 14th finish by 8/12.

Off campus housing report; Eagle Landing extension of one year to complete design. Start some construction in fall and finish project July or August 2018.

College has signed letter of intent with downtown mall developer to house upper classman students. When they get to an agreement they will have discussion of value of student bed cost. Right now no discussion of RAs but they do have a code of conduct for students living on campus and off campus to uphold.

College has recently hired architect to build Information Technology and Science (ITS) building. For financing they will fundraise instead of going to the bank. Don't have a timeline or a budget yet. Still doing preliminary research.

Champlain Events; see attachments

UVM Update-Lisa Kingsbury

Last week of class; graduation on May 12

Summer Move Out Project (SMOP) is a collaborative event with the City and Champlain College to allow off campus students to unload unwanted (but still usable) household goods. Students bring clothing, books, household items, furniture, and non-perishable food items down to this annual community event. Leftovers will be donated to local charities and reuse stores. SMOP will take place Wednesday May 25th 11am - 3pm on lower Buell Street and Loomis Street in Burlington.

UVM is in the final stages of a campus wide plan for active transportation, working with CCRPC and the City.

Alumnae House landscaping concern and response. See attachment.

Form Based Code: David White and Emily Lee, Joan Shannon, Andy Montroll

Form Based Code came out of planBTV which was 3 year process to lay out a public vision for Burlington's Downtown and Waterfront. One of the recommendations out of planBTV is move into Form Based Code. This looks at design, mass and height. Goal is to keep to planBTV as our city evolves. In the current zoning process there is a lot of subjectivity in Development Review Board (DRB) process. Form Based Code makes development much more predictable.

David White, Director of Planning and Zoning will be going to all the NPAs to get more public feedback before final vote. Master plan for downtown of planBTV vision is focused on economic vitality and being walkable. They are making sure that zoning regulations reflect this. See Form Based Code on Planning and Zoning website

<https://www.burlingtonvt.gov/planBTV/FBC>

FBC requirements consider:

Types of building allowed in that area. Low density vs high density. The types of building mix uses. The frontage of each building.

Within each district there are different allowable heights.

Currently there are bonus if the developer can build parking.

Form based would allow a developer to pass through the DRB unless they want to go beyond the prescribed height.

Within downtown they want an increase in activity. Form based identifies where to have shops that promote this. PlanBTV vision was to open up St. Paul and Pine Street (the Town Center mall developer said they can do this).

Parking is not supposed to be in the front but in the back. Form based is getting away from big garages but hidden away underground, in the back, and above. Vision is to limit single passenger cars and move more toward promoting different modes of transportation. The Great Streets initiative which will define how wide sidewalks should be, as well as accommodate bike facilities. This project will have consultant hired in a couple of weeks.

The design of the mall will need to change to conform to Form based code. The mall proposal is 160 feet high. This project is still in pre-agreement and the height still under review.

The Form Based Code and mall redevelopment are a separate process. The developer for the mall is going through another current zoning process.

City Council update-Joan Shannon

The Mall pre-development agreement was approved-Monday 10-1 vote.

Pre-Agreement includes mixed uses, is 160 feet high, includes affordable housing, retail, cinema (maybe) up to 80 units of Champlain College student housing. Champlain College lease will help with financing the development. Still a lot of process ahead. Also after 15 years the City can relook at the agreement to see if things are still working.

The mayor was given \$100k from developer to look at project from outside of the developer's staff. Next step is for planning commission to look at zoning. It can take two month review and a 3D model will also be done.

Burlington College Property Update-Jesse Bridges and Andy Simon

City council approved development agreement in December to acquire 12 acres for \$2 million. \$500k is from the City's Conservation fund. The VT Land Trust contributes a \$1.5 million loan. Waiting to hear back about \$500k funding from State Conservation Fund. Zoning changes relate to moving building height allowances next to lake closer to North Avenue. The project still needs to go through the DRB process and ACT 250. Champlain Housing Trust and Eric Ferrell looking to develop 160 units of affordable house and senior housing.

This summer the bike path is being realigned in urban reserve and a park at the end that will be ADA accessible. An ecological restoration project partnering with the Rubenstein School planted over 500 trees on the site. The community garden on site will be expanded.

Andy Simon works with Save Open Space – Burlington (SOS-B) and worked with Jesse and supports the Community Garden and public space. The problem is the housing which will be the largest housing development in the City at 700units. SOS-B has ecological concerns because they feel it's the wrong location and will have storm water impacts on the lake. See attachment.

School Board update-Stephanie Seguino and Miriam Stoll

In the past there was a lack of leadership and financial planning which Superintendent Yaw Obeng is building. Moving to implement proficiency based learning and Superintendent has put together a team to resolve scheduling issues. Superintendent is using data to inform scheduling and has put a lot of work and focus on supporting students that have been left behind.

There has been a shift about decision making. Decisions will be based on data and not the pressure from a few. In the past the district was influenced by the loudest voice in the room which was not representative of the whole student body.

Superintendent has matched principals based on their leadership and skills to different schools to be more effective. This is new way of looking at seeing the whole district and not just individual schools as islands.

The Superintendent is not shifting away from public input but is looking at where the public input can be most helpful such as when hiring a new principal. Public input will be at the beginning to inform the Superintendent on what skills and leadership to look for in a candidate and at the end of the year evaluation about the principal. This type of public input process is more appropriate and has not been done before. We are moving away from how decisions are made because Superintendent Obeng is ultimately responsible for Principals and should have the power to decide. Parents can be helpful but are not experts in PBIS and Proficiency based Learning.

Annual Election of Steering Committee Members

Ward 6 Steering Committee Members elected

Charles Simpson, Peter Keating, Caroline Saba, Clare Wool

Meeting Adjourn: 9:10pm

Minutes submitted by Phet Keomanyvanh-CEDO Community Engagement Specialist-
Public Engagement



Neighborhood Planning Assembly Attendees

NPA (choose one)	Wards 1 & 8	Wards 2 & 3	Wards 4 & 7	Ward 5	Ward 6
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Date of Assembly : 5-5-2016 Location: Champlain College

Please return to your convenor, Phet Keomanyvanh,
or email to cedofd@burlingtonvt.gov

1 Gregory Dooman

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2 Jim Barr

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3 Lisa Kingsbury

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4 Patrick Cashman

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5 Steve Bontcher

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6 Harold Halges

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7 Deane Geyer

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8 Andy Montrell

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9 Sue Burton

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10 SANDY YUSEN

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11 Greg EplerWood

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12 Jacob Shapiro

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13 ANDY SIMON

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