

Burlington Planning Commission

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Vacant, Youth Member



Burlington Planning Commission Long Range Planning Committee Special Meeting Agenda Thursday, April 21, 2016 at 5:30pm Public Works Meeting Room, 645 Pine Street

1. Agenda

2. planBTV: South End Plan

Planning staff will continue with the March 23, 2016 presentation on the draft planBTV South End's organizational framework, with a focus on the various South End experiences described in the plan. The Committee will:

- Provide input on the appropriateness of the description of the South End experiences so that this framework can be shared with Goody Clancy to update
- Discuss any other feedback on the Economic Development/Arts & Affordability elements so these edits can be shared with Goody Clancy to update

Based on this discussion, the Committee should also provide input on staff's suggestions for the number of additional meetings anticipated to review the remaining elements of the plan. The remaining elements for review include Mobility, Brownfields, Stormwater and Parks.

3. Draft Plan Public Input Strategy

The draft Public Input Strategy for the release of the Planning Commission's revisions to the planBTV South End has been updated to include a timeline. The Committee should discuss any additional thoughts on the timeframes and/or activities.

4. Announcements

5. Adjourn

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Planning Commission Revised Draft Plan Public Input Strategy- *DRAFT*

The Long Range Planning Committee (LRPC) is working on behalf of the Planning Commission to recommend edits to the draft planBTV South End (plan) to the full Commission, City staff and the consulting team. Ultimately, the Planning Commission will endorse a revised plan, and recommend its adoption by City Council. Additionally, the Commission and Council will consider an amendment to the Municipal Development Plan to incorporate the plan by reference. This strategy outlines the objectives, stakeholders, specific activities and outcomes for public engagement when the revised draft plan is released to the public.

Objectives

It is anticipated that a revised draft plan will be available for the community to review in late spring or early summer 2016. The Planning Commission will host public input sessions/activities for approximately 4-6 weeks before holding a Public Hearing on the revised draft plan. The Committee recommends the following objectives for a public input period following the release of the revised draft plan:

- INFORM the community about 1) the role of a long-range master plan as roadmap, and 2) how the plan has been revised to respond to community input.
- CONSULT with South End stakeholders to understand their perspectives on how the revised plan responds to concerns/ideas.
- EMPOWER South End stakeholders to get involved in activities that will lead to the implementation of the plan's recommendations. I.e. stop planning and start doing!

The purpose of planBTV South End is to establish a foundation and direction to guide public policy, projects, and public and private investments in the South End for many years. It can be looked at as a road map for the South End. The plan identifies where we want to go and provides general guidance on how to get there. However, it does not give us turn-by-turn directions. The ways in which South End stakeholders, community leaders, and individuals work together to identify and realize projects, policies and initiatives that will implement this plan will become our turn-by-turn directions.

By focusing on informing, and consulting we'll make sure South End stakeholders know what's currently on the map and affirm that the general direction we're heading is the right one—that the high-level, long-range vision for the South End is one we can collectively support. By focusing on empowering, we'll help to begin laying the groundwork for the specific actions—the turn-by-turn directions—to come to life, and for our stakeholders to realize their role in helping get us to our destination.

Stakeholders

There are many groups and individuals that have been involved in the process of creating this plan, as documented on the 'Get Involved' section of the www.Burlington.gov/planBTV/se website. General outreach should inform as many of these stakeholders as possible on the revised plan and how it has evolved throughout the planning process. Additionally, the following key stakeholders should be included in more targeted outreach/activities:

- Wards 5 & 6 NPA's
- South End artists, business owners, entrepreneurs (SEABA, BBA's South End Group, SEA)
- South End property owners

Outreach Activities

A tremendous amount of energy and ideas went into the planning process that informed the draft plan, and an equal amount of energy and discussion will have shaped the revised draft plan. The purpose of these activities will not be to revisit the planning process, but rather, to focus on how the draft plan has evolved in response to community input and to begin to make the transition from planning to doing. The Planning Commission should hold the following outreach activities to inform, consult and empower South End stakeholders about the revised plan.

Activity	Stakeholder	Objective	Purpose & Outcome
Presentation of Revised Plan (as a PC Meeting)	All South End stakeholders/community	INFORM	Present revised plan and answer questions
Online & Written Survey	All South End stakeholders/community	CONSULT	Survey on BTV:SE website, at all engagement activities to gauge general level of support for revised plan- few specific questions + open comments on plan
			Deliverable / Action:
			Staff to report on survey input at PC meetings during input period.
planBTV SE Social Media & Email List	All South End stakeholders/community	INFORM	Bi-weekly "Did you know" post/email about an aspect of plan, link to survey and notification about upcoming activities/meetings.
Stakeholder Meetings- Q&A & Discussion	Meets for each: arts, business, property owners	CONSULT/ EMPOWER	Brief presentation on revised plan; time for discussion about specific ways the plan responds to stakeholder concerns/ideas; discuss next steps

			Deliverable / Action:
			Staff provide summary from discussions; PC to consider whether additional plan revisions necessary based on meetings
Wards 5 & 6 NPA Meetings	South End neighborhood	INFORM/ CONSULT	Brief presentation on revised plan, Q&A, discuss next steps
			Deliverable / Action:
			Staff to report on NPA meetings at a PC meeting during input period.
Public Hearing (as a PC Meeting)	All South End stakeholders/community	CONSULT	PC to hold public hearing on the revised draft plan
			Deliverable / Action:
			Staff provide summary of input from hearing; PC consider whether additional plan revisions necessary
Implementation Workshop	Arts and business communities, property owners, City Depts, others noted in the plan that will have a role in advancing recommendations	EMPOWER	Organize break-out groups around plan's 'action' framework to brainstorm catalyst projects, policies, etc that individuals/ groups/ collaborative teams can begin working on to transition to "doing" the plan.
			Deliverable / Action:
			Prepare a summary of the ideas generated in the workshop to provide to stakeholders and include in PC's recommendation to Council for adoption of plan.

Timeline

A tentative timeline for these activities is attached. The public input activities outlined in this Strategy are included in the red section of the timeline under the header "Release Revised Draft Plan & Public Input." The timeline also outlines key milestones in the process, including the completion of the Long Range Committee's review of the draft plan, and steps that will need to be taken to move the plan towards acceptance.

TENTATIVE planBTV South End: Draft Plan Revisions & Adoption Schedule														Revised for LRPC discussion April 21, 2016									
Week of:	April				May					June					July				August				
	4-Apr	11-Apr	18-Apr	25-Apr	2-May	9-May	16-May	23-May	30-May	6-Jun	13-Jun	20-Jun	27-Jun		4-Jul	11-Jul	18-Jul	25-Jul	1-Aug	8-Aug	15-Aug	22-Aug	29-Aug
LRPC Discussion of updates to June 2015 draft														Goody Clancy Contract Complete & CCRPC Funding Ends									
Arts & Affordability/Economic Development Elements			21-Apr																				
Mobility Element				tbd	tbd		tbd																
Brownfields & Stormwater Elements					tbd	tbd																	
Parks Element						tbd	tbd																
LRPC Recommendations for Public Engagement & releasing revised draft			21-Apr																				
LRPC Update to Planning Commission						10-May																	
Good Clancy Development of Revised Draft																							
Send Goody Clancy Revised materials to incorporate into revised draft										if needed													
Delivery of Goody Clancy's Final Draft Plan									3-Jun	if needed			End Contract										
Release Revised Draft Plan & Public Input																							
Printing of Revised Draft, Posting to Web, LRPC present to Planning Commission										Special Mtg?													
Public Outreach Activities																							
Public Presentation of revised draft & PC Notify date of Public Hearing											In lieu of PC 6/14 mtg?												
Online & Written Comments on Draft																							
Social Media & Email Reminders																							
Wards 5 & 6 NPA Meetings											Ward 5-6/16					Ward 6-7/7							
Stakeholder Q&A Sessions (One Each: Arts, Business, Property Owners)													tbd		tbd		tbd						
Staff/LRPC report to PC on Stakeholder Activities & Discuss whether additional revisions necessary																		12-Jul					
Implementation Workshop																			tbd				
PC Public Hearing on Revised Draft Plan; Potential motion to forward to Council																		26-Jul					
Council Consideration for Adoption																				MET out			
PC & Council Worksession to prep for Adoption																					TBD-- Schedule beyond Aug 2016 not available		
Transmittal to Council & Council Review																			Aug 15 (only mtg in Aug)				
Council Public Hearing #1																					TBD-- Schedule beyond Aug 2016 not available		
Council Public Hearing #2 & Adoption																					TBD-- Schedule beyond Aug 2016 not available		

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Burlington Planning Commission Long Range Planning Committee Meeting Notes

**Thursday, April 21, 2016 at 5:30pm
Public Works Meeting Room, 645 Pine Street**

1. Announcements

Charles Norris-Brown read a prepared statement to the Committee regarding a proposal to hold a community forum on the creative economy, as well as a future opportunity to create an arts council to oversee BCA and better integrate artists into the planning and decisions around the arts community in Burlington. C. Norris-Brown also discussed artists' dissatisfaction with their role in planBTV South End process.

2. Draft Plan Public Input Strategy

Committee agrees with moving forward to complete the review of the current draft plan by the end of May. Will also set up an additional LRPC meeting for the purpose of inviting any final public comments on the current draft, so that they can be incorporated into the edits made by Goody Clancy. Look for a date at the end of May.

The Committee agreed to meet on May 2, May 11, May 17 and one other date to complete its discussion of the draft plan.

3. planBTV: South End Plan

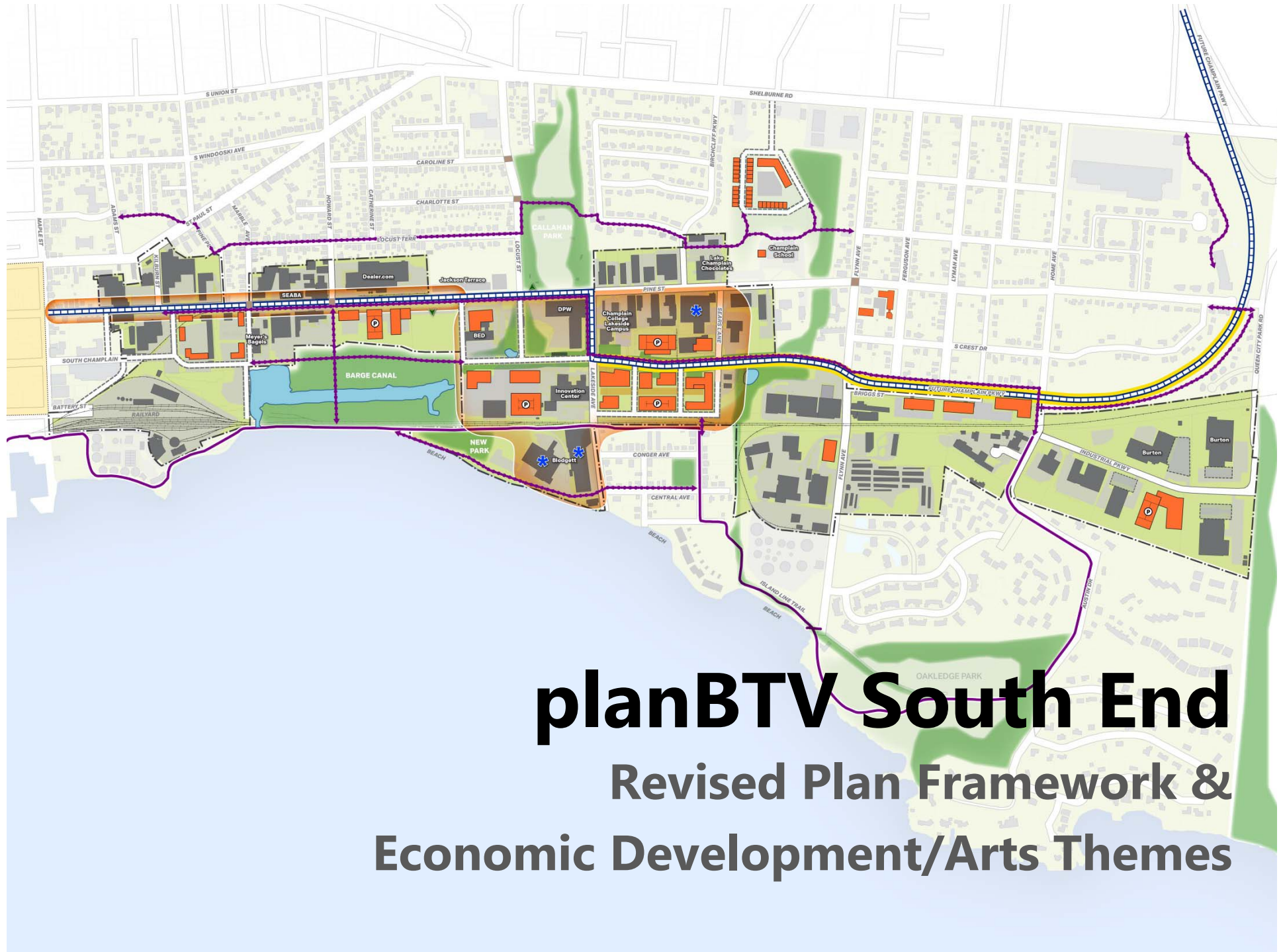
Staff completed a presentation from the March 23 meeting regarding the revised plan's framework. This included a discussion of the experiences of the South End as a mixed use neighborhood, and as an industrial area. Committee comments included:

- Should go farther than "encouraging" best management practices to protect Englesby Brook; should require cutting-edge solutions. Next big issue will be application of salt and guidelines for management of impacts on water sources. This will be addressed in more detail in the Stormwater element and should include the same aspirations for stormwater as previously discussed about energy and sustainability.
- South Cove neighborhood and other residential communities around Industrial Parkway need better connections to Red Rocks Park and other multimodal infrastructure. Need

to make distinction that there aren't necessarily a lot of destinations within the industrial area, but a place people walk through and around to get to other destinations, so it needs to be walkable. This infrastructure may not look like formal bike lanes on streets, but maybe more like off-road paths and trails. Do need a sidewalk at least on Industrial Avenue.

- What is future use of tank farm site? Do agree that it should be industrial/maker uses, maybe not residential as it is currently zoned. Leave draft plan note as is and discuss at next meeting if there are additional thoughts on this.

Staff also briefly revisited the Arts and Affordability and Economic Development sections of the plan to review how these had been updated. It was noted that the rewritten sections would be sent on to Goody Clancy to incorporate into revised draft.



Purpose & Goals for Discussion

- Finish discussion, gain consensus on **modified approach to the plan's framework**-other general plan comments *(30 minutes)*
- Brief refresher/discussion on content of the revised **Economic Development & Arts and Affordability elements** *(15 minutes)*
- Green light to **send to Goody Clancy** to incorporate in revised draft? *(5 minutes)*
- **Public Input Strategy &** follow up on **proposed schedule** for upcoming meetings *(15 minutes)*

“planBTV SE is about *preserving and enhancing* what makes the South End great.”

Revised planBTV: SE Framework

Framework should be action-oriented, with a focus on character/experiences:

**“planBTV SE is
about preserving
and enhancing
what makes the
South End great.”**

**SOUTH
END
CRAWL**

What about the South End
makes you smile?
...and why?

The Art

I Like that it is not
highend housing. There is
a focus on it being a
job center for Burlington.
Accessible for artists
Only open space for
expansion of manufacturing
I like the industrial
Characteristic of the area

ARTIST NATURE OF IT
CREATIVE INDUSTRIAL VIBE

old factory/industrial buildings
very well preserved and
adapted so well to a
diversity of new uses

How seamlessly/harmoniously
Industrial / residential / commercial
institutional / recreational, etc
seem to co-exist in this
neighborhood

Very innovative, lots of room
for startups, artists, etc.
Great neighborhoods for families

Revised planBTV: SE Framework

Framework should be action-oriented, with a focus on character/experiences:

Preserve & Enhance SE Character

Plan identifies actions that should be taken to **preserve and enhance** the South End's distinctive **characteristics/experiences** by:

- **Reinforcing** an arts hub
- **Expanding** the innovation district
- **Connecting** the neighborhood
- **Preserving** R&D and industry

Through specific strategies

Recommendations are organized in **7 themes** that address specific challenges and opportunities for the South End:



Economic Development



Arts & Affordability



Mobility



Parks & Connections



Stormwater



Brownfields



Housing

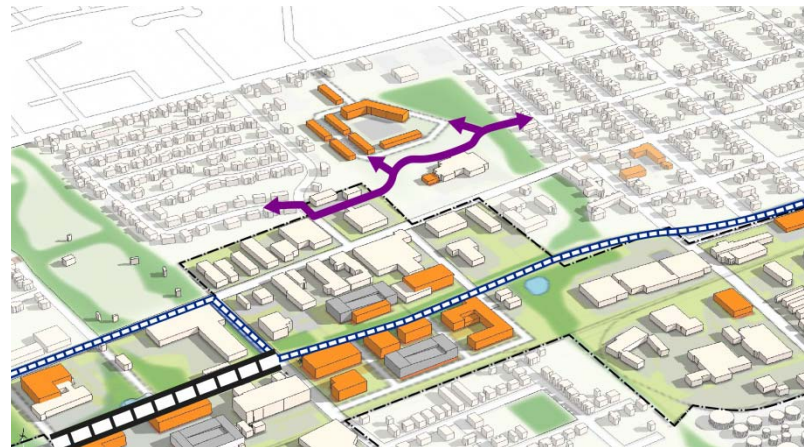
Reverse order of plan to describe character of the neighborhood & key actions to preserve and enhance...

...and include more cross-references to the 7 themes to show how these strategies impact these experiences.

Characteristics of Mixed Use Neighborhood

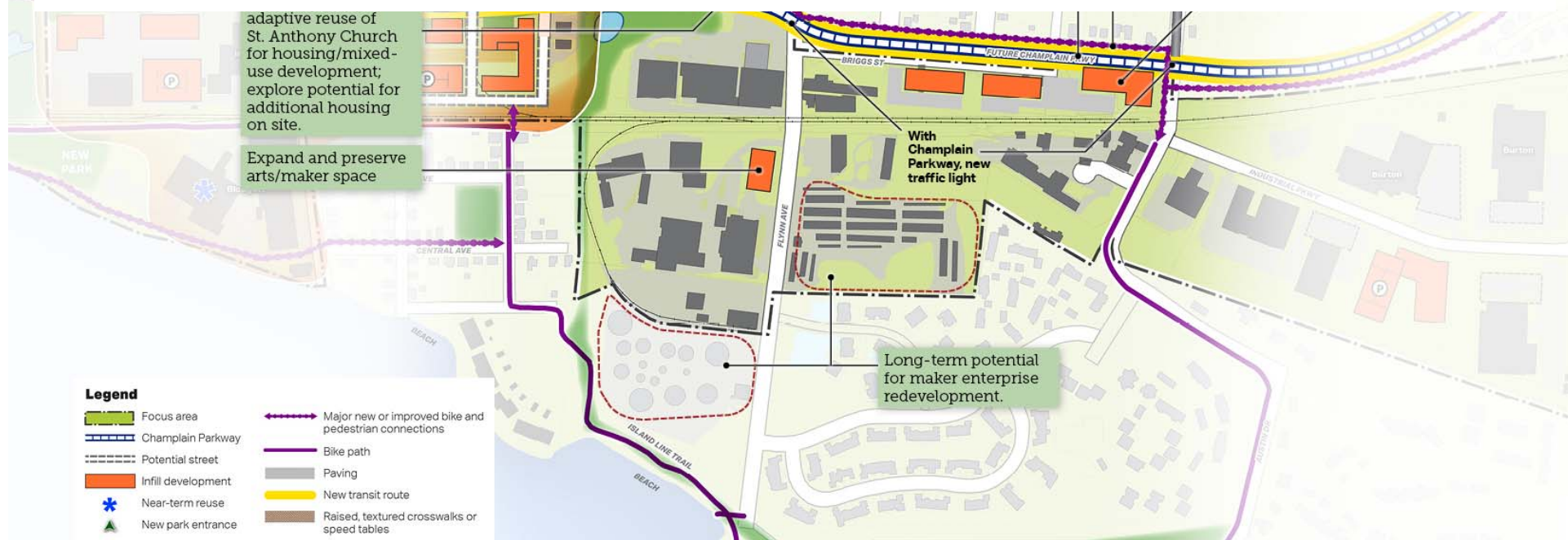
The Pine Street corridor is the “spine” of the South End, connecting residences, parks/schools, industry, art and businesses. Near its intersection with Flynn Avenue its character changes from one of an “arts destination” to more of a “neighborhood center.”

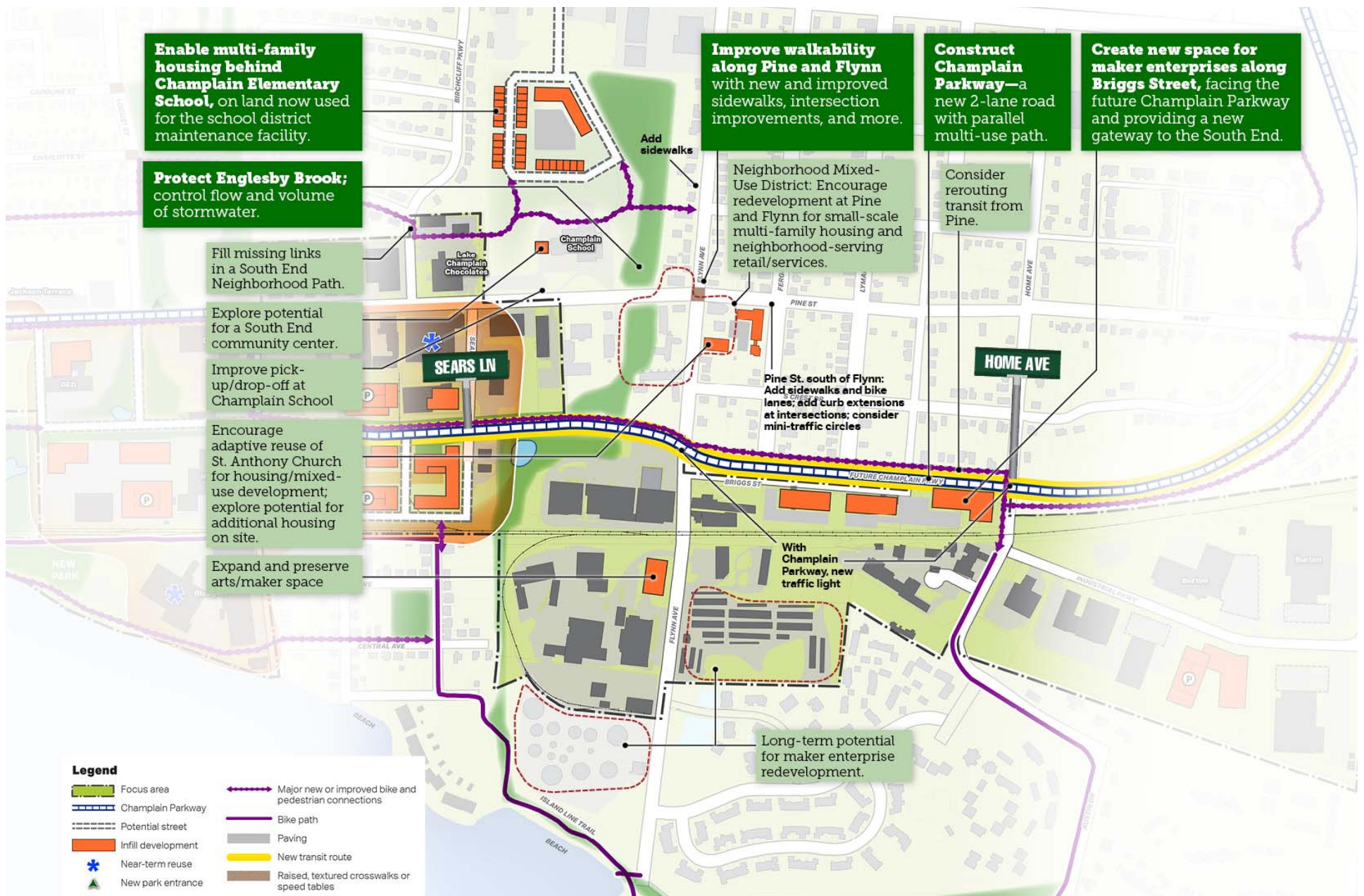
- This **stretch of Pine Street features many neighborhood supporting amenities**– parks, schools, a popular breakfast stop, a future grocery store– that make this **feel like a neighborhood center**.
- Several **buildings have been adapted**– such as the former Champlain Elementary to apartments– and more **opportunities exist for infill and redevelopment** to bring additional housing, community center and other neighborhood amenities.
- New/improved connections are **walkable and bikeable to connect the neighborhood** to Pine Street, the lake and parks, for **recreational purposes** and to make **transportation to school safer**.
- New buildings are oriented to **define Pine Street & Flynn Avenue**.





So, how do we *connect* the neighborhood?





Emphasis on "neighborhood center" character

Enable multi-family housing behind Champlain Elementary School, on land now used for the school district maintenance facility.

Protect Englesby Brook; control flow and volume of stormwater.

Fill missing links in a South End Neighborhood Path.

Explore potential for a South End community center.

Improve pick-up/drop-off at Champlain School

Encourage adaptive reuse of St. Anthony Church for housing/mixed-use development; explore potential for additional housing on site.

Expand and preserve arts/maker space

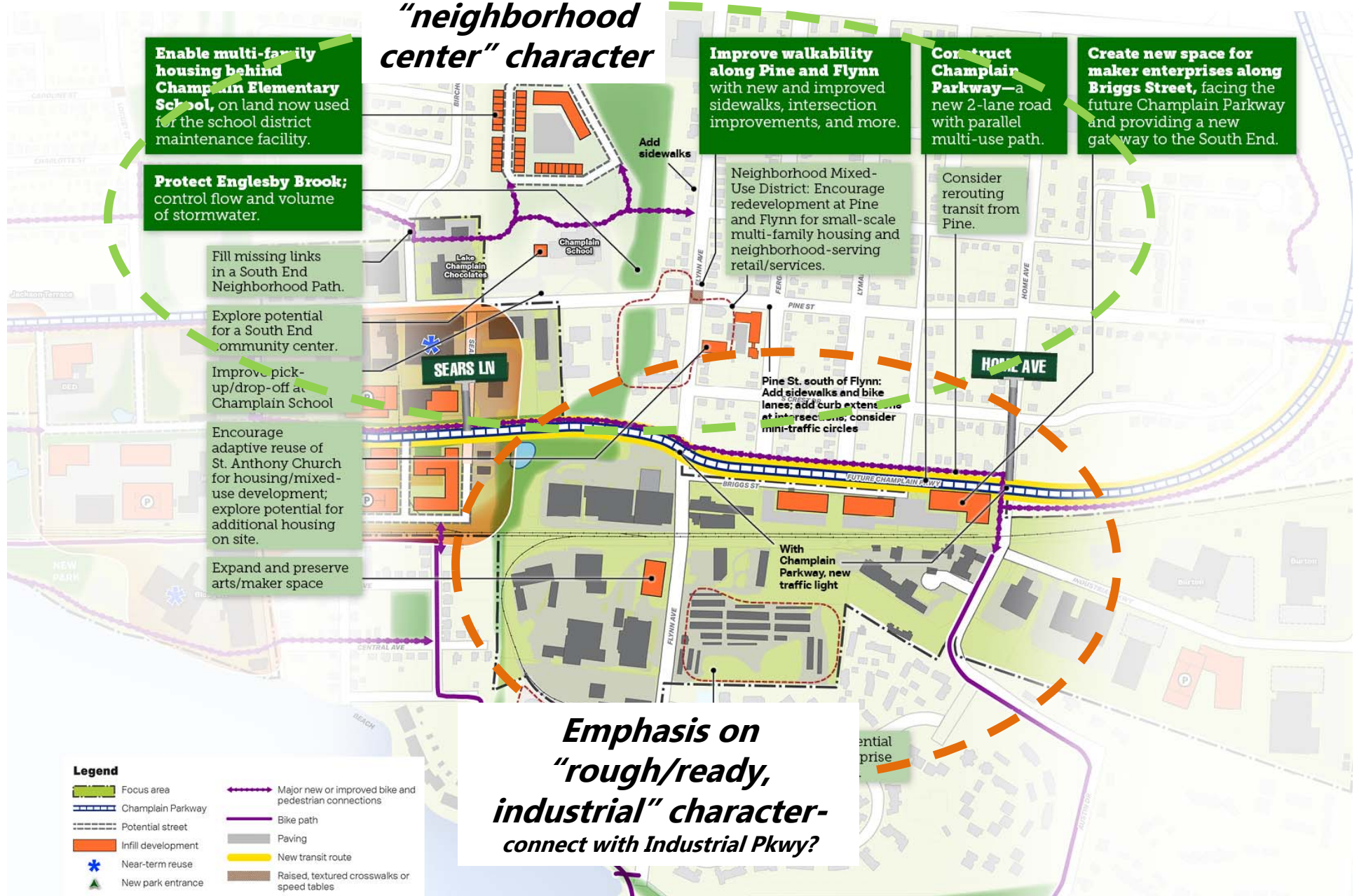
Improve walkability along Pine and Flynn with new and improved sidewalks, intersection improvements, and more.

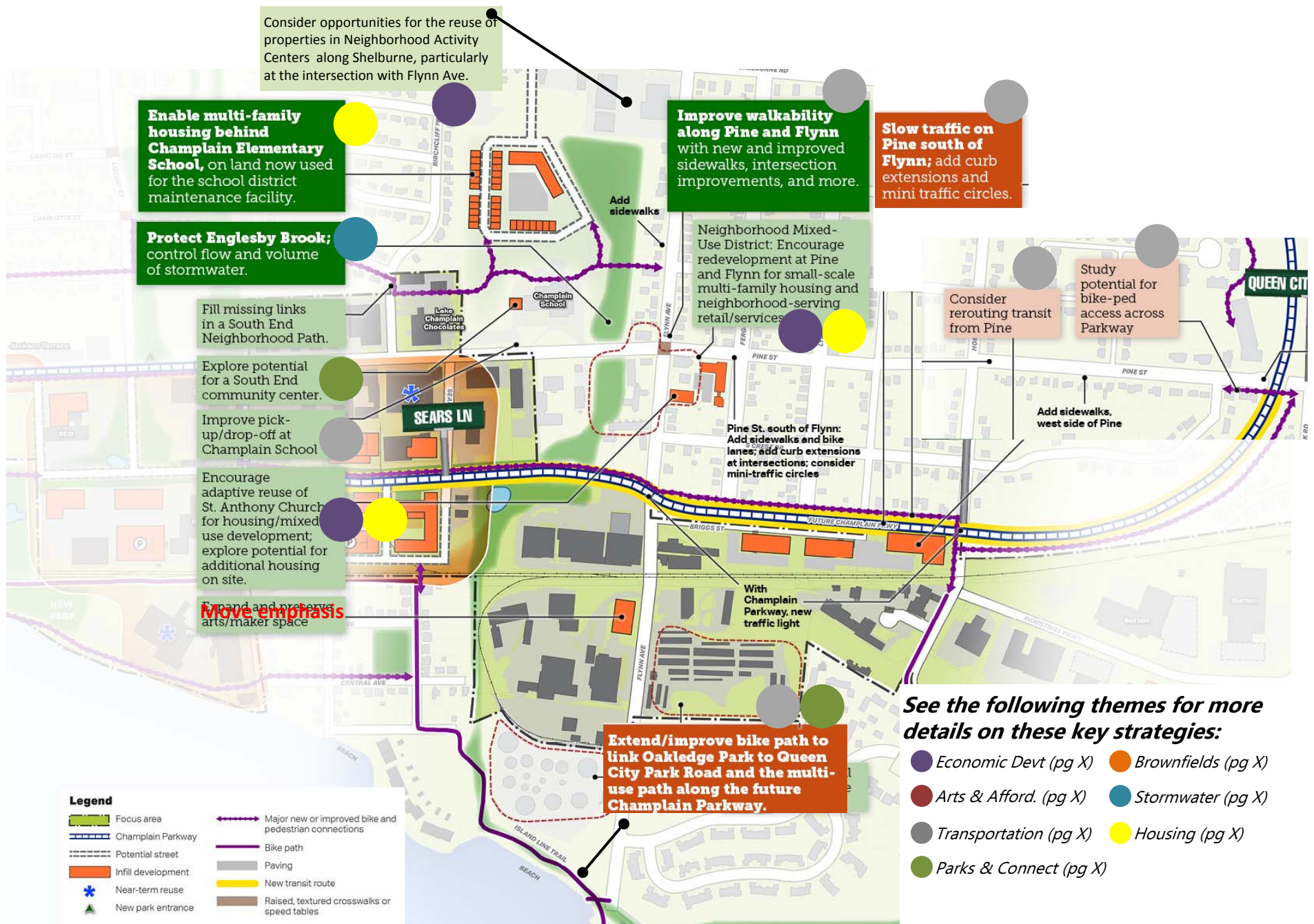
Neighborhood Mixed-Use District: Encourage redevelopment at Pine and Flynn for small-scale multi-family housing and neighborhood-serving retail/services.

Construct Champlain Parkway—a new 2-lane road with parallel multi-use path.

Consider rerouting transit from Pine.

Create new space for maker enterprises along Briggs Street, facing the future Champlain Parkway and providing a new gateway to the South End.





How do we *connect* the neighborhood?

By re-evaluating land use policy/zoning in and near the Enterprise Zone, how do we connect the neighborhood?

- **Guide urban design (NMU/NAC District):**
 - 2-4 story buildings, street-oriented uses on ground floor
 - Building form defines existing and new streets, parking in rear or structured
 - Façades utilize traditional and new materials
- **Density and scale** for new, **infill multi-family housing** development
 - Residential density that will compliment the neighborhood while allowing for housing growth
- **Review allowable uses in NMU/NAC**
 - Neighborhood-oriented retail and multi-family uses in along Pine Street & Flynn Ave
- **Stormwater best-management** practices on new/redeveloped sites
 - Lot coverage, pervious paving, green roofs or landscaping, requirements or incentives
 - Buffers from brook



Characteristics of an industrial area

As a remaining industrial and R&D area of the City, this part of the South End is a destination for businesses and employees because of the type of work that they do.

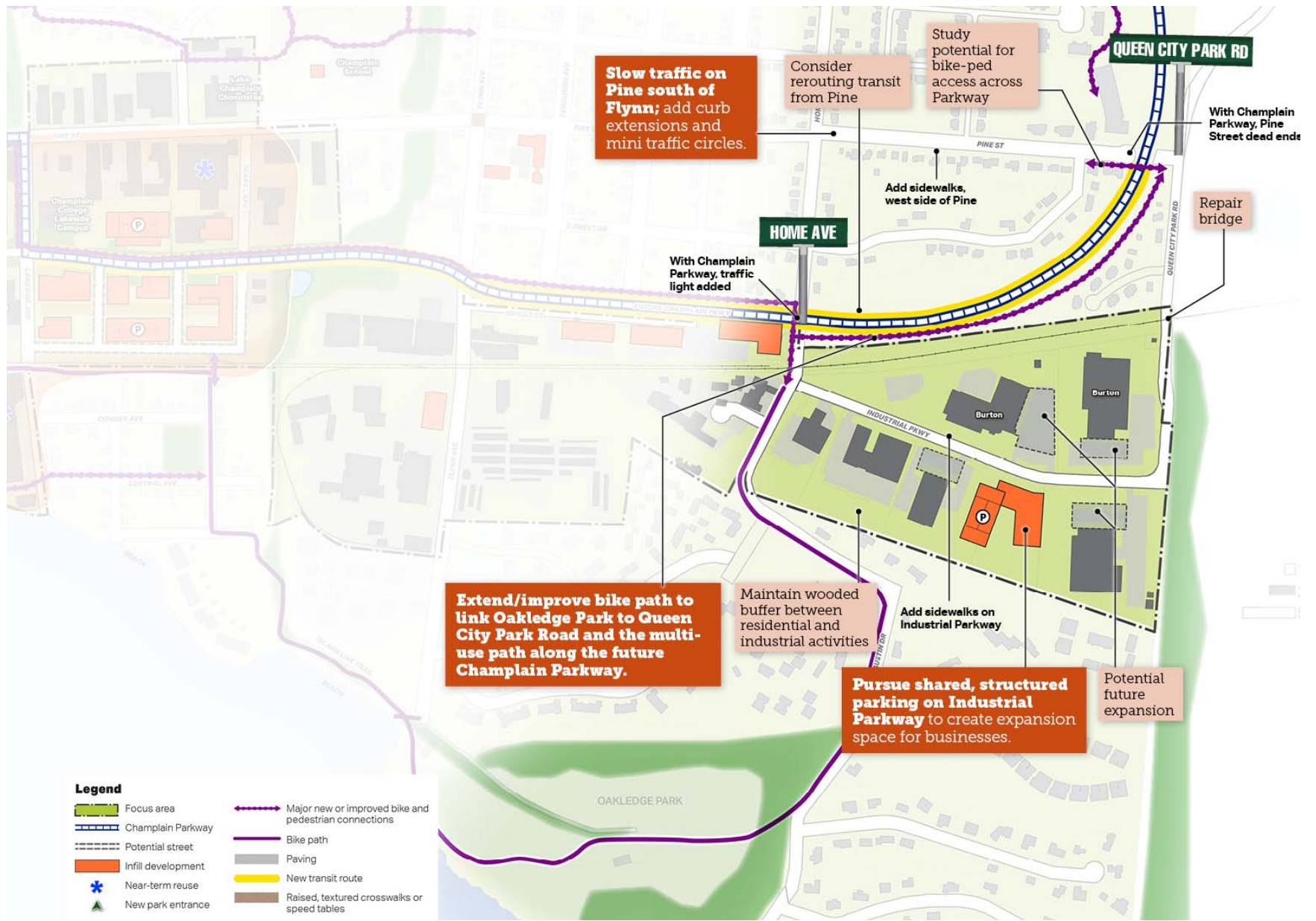
- An **enclave of large-footprint, more traditional research, warehousing, storage and industrial buildings** where small and mid-sized businesses produce, prototype, store and package their products; predominance of rough and rugged uses, or back-of-house companies
- **Buildings are set back from the street**, but improvements such as a shared parking structure, infill development on parking **lots incremental expansion of existing buildings** create additional room for companies to grow
- The area continues to be **served by vehicles and heavy trucks for business' needs**, but Champlain Parkway provides better connections to these businesses & relieves some traffic on nearby residential streets
- Area is accessible by bike, transit and on foot although there is **not a high concentration of walkable destinations; buffered from nearby residences**

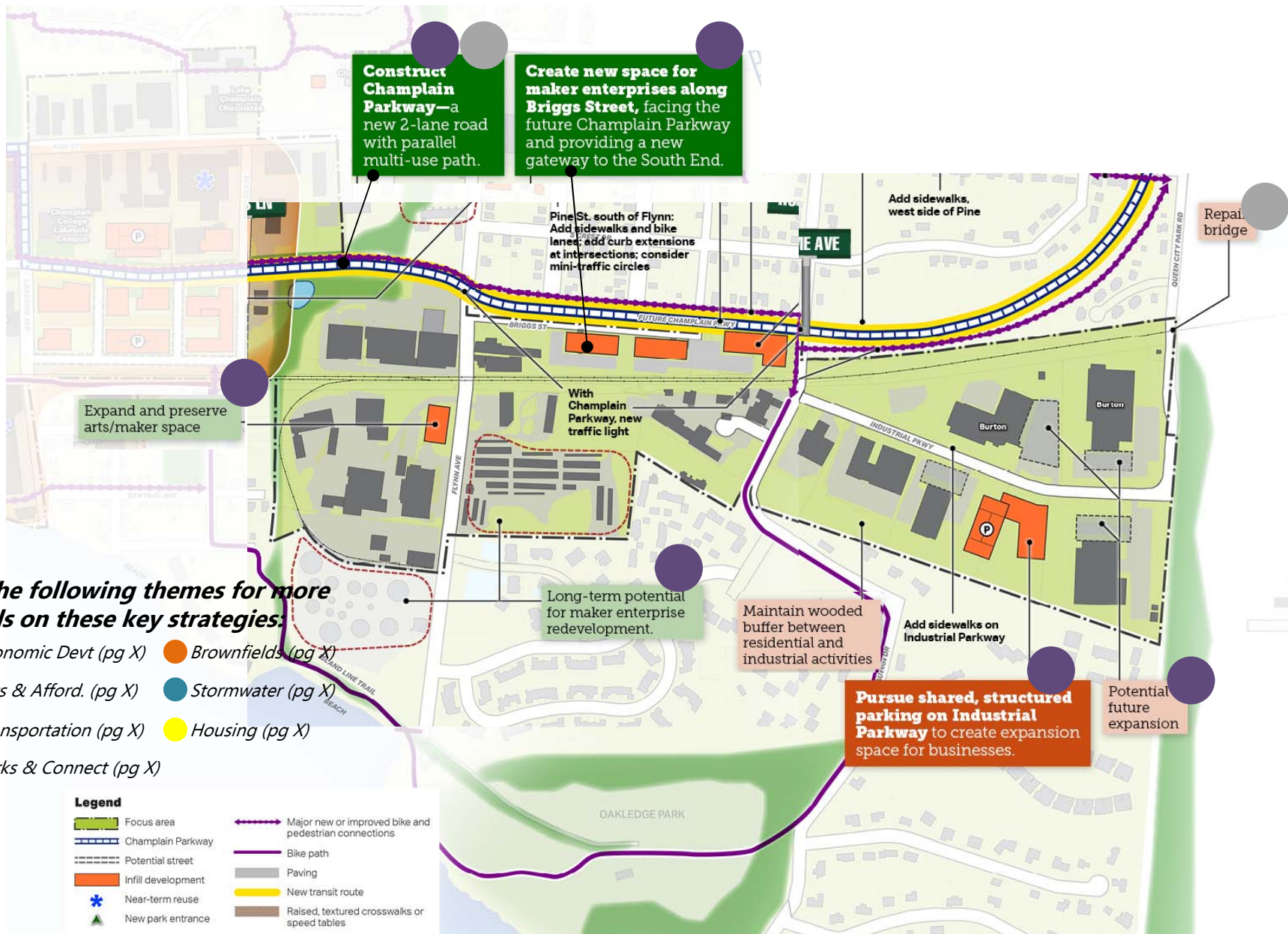




So, how do we *preserve* R&D and industry?







How do we *preserve* R&D & industry?

By re-evaluating land use policy/zoning in and near the Enterprise Zone, how do we preserve R&D and industry?

- **Guide urban design:**
 - 1-3 story buildings
 - Parking not along major streets, structured if possible,
 - Traditional and new materials
- **Larger minimum lot/building sizes** permitted to support industrial, R&D needs,
- **Stormwater best-management** practices on new/redeveloped sites
 - Lot coverage, pervious paving, green roofs or landscaping, requirements or incentives
- **Review allowable uses;** focus on R&D, light industrial, enterprise, arts/maker businesses with industrial focus
 - Arts/maker/industrial/warehousing/R&D uses in EZ along Flynn, Champlain Parkway, Industrial Parkway
 - **Performance standards to mitigate potential noise, smell, etc on nearby residences**
 - Prohibit or limit retail/office as standalone, except when wholesale/accessory to an enterprise function



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Stormwater



Brownfields



Housing

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...and include more cross-references to the 7 themes to show how these strategies impact these experiences.

What's next?

How do we move from PLANNING to DOING?

What's next?

How do we move from PLANNING to DOING?

- LRPC Complete review and comments on June 2015 draft and provide direction to staff/Goody Clancy on remaining edits to be made (By end of May)
 - May 2, 5:30pm: Mobility
 - May 11, 12:00pm: Stormwater/Brownfields
 - May 16, 5:30pm: Parks
- Goody Clancy to complete revisions and deliver their final product to City/Planning Commission (By end of June)
- Planning Commission review of revised draft and release to public; Public Input Strategy activities (June-July; can be flexible)
- Planning Commission & Council Consideration for adoption (Fall)