



Joint Worksession with Planning Commission and City Council

Re: planBTV Downtown Code, Monday, April 17, 2017, 6:00 pm - 7:00 pm, Contois Auditorium, City Hall

4/17/2017

MINUTES SUBJECT TO CORRECTION BY BURLINGTON CITY COUNCIL. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE CITY COUNCIL.

BURLINGTON CITY COUNCIL

JOINT WORK SESSION WITH PLANNING COMMISSION

CONTOIS AUDITORIUM, CITY HALL

BURLINGTON, VERMONT

MINUTES OF MEETING

April 17, 2017

MEMBERS PRESENT: Jane Knodell (Council President) – Central District

David Hartnett – North District

Joan Shannon – South District

Richard Deane – East District

Sharon Foley Bushor – Ward 1

Max Tracy – Ward 2

Sara Moore - Ward 3

Kurt Wright – Ward 4

William “Chip” Mason – Ward 5

Karen Paul – Ward 6

Tom Ayres – Ward 7

Adam Roof – Ward 8

ADMINISTRATION: Miro Weinberger, Mayor

Bob Rusten, CAO

Eileen Blackwell, City Attorney

Rich Goodwin, DFO

Jennifer Kaulius, Mayor’s Office



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Brian Lowe, Mayor's Office

Katie Vane, Mayor's Office

Amy Bovee, C/T Office

Lori Olberg, C/T Office

Chapin Spencer, DPW

Noelle MacKay, CEDO

Jesse Bridges, Parks & Rec

David White, Planning & Zoning

OTHERS PRESENT: Andy Montrol, Planning Commission Chair

Ron Ruloff

Jason van Driesche, Local Motion

Eric Brotz

Rick Sharp

Wayne Senville

Robin Lloyd

Mary Manghis

Glenn Eames

Monika Ivancic

Liam Griffin

Jon Adams-Kollitz

Emma Allen

Candice Holbrook

Max Madalinsky

Dan Cahill

RJ Lalumiere

Daniel Goltzman

Erika Reif

Janet Carscadden



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Connor Smith

Lola Houston

1.0 CALL TO ORDER and AGENDA

City Council President Knodell opened the joint work session with the Planning Commission at 6 PM on April 17, 2017.

2.0 DISCUSSION: Form Based Code

2.01 PlanBTV Downtown Code

Andy Montrol, Chair of the Burlington Planning Commission, gave background on the joint committee working on form based code for the downtown based on PlanBTV and the recommendation to maintain the joint committee to resolve and refine any outstanding issues. Council President Knodell summarized the process would be to have the joint committee continue to be used as the ordinance committee on the Planning Commission and City Council sides once referred to the respective bodies.

Planning Director, David White, gave an overview of the principle objections and next steps with PlanBTV Downtown Code. The following was noted:

- PlanBTV is the adopted city policy and master plan of future land use and development of the core of the downtown. In the plan document there is reference to facilitating infill and allowing more diverse unit/building types, and simplifying the public approval process with the creation of a form based code.
- The plan is in fulfillment of specific direction from City Council.
- The plan is fundamentally about implementing the vision and facilitating infill development and redevelopment where opportunity exists, modernizing the regulations to see the development that is wanted downtown, and making the process more predictable.
- The master plan emphasizes concentrating diverse and dense mixed uses in the core of the city in a way that is respectful of Burlington's character and creates opportunity for new infill and re/development and focuses on the pedestrian experience. The city wants to make sure new development fits within the existing context of places that work best in the downtown and makes the best and most productive use of underdeveloped sites.
- The standards in the code are objective and prescriptive so it is clear as to what is expected. This provides predictability in the development process. The applicant and the community know what needs to be done exactly to get a permit. There is transparency.
- PlanBTV Downtown Code has a form district (zoning district) and each district has generic building types that are allowed. Each building type has a frontage type associated with it. There is a common set of character standards in each district and building and frontage type plus a set of generic standards that apply across all development code dealing with parking, landscaping, and site design standards.
- There are two form districts (zoning maps) in the downtown: Downtown Core FD6 (same as the existing downtown district) and Downtown Center FD5 (includes the transition district and waterfront).
- PlanBTV Downtown Code does not include the Public Trust District on the waterfront or residential areas on the



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outside of downtown. Civic spaces (parks) are included.

- Existing development limits in the current zoning regulations are maintained. The regulating plan identifies the form districts and has a map regulating building height where the height limit is different than allowed in the form district. Store fronts as frontage types are required in the downtown area. Form guides the function.
- There are avenues where standards of the code can be relieved or varied to allow for flexibility when needed, but mainly the code is prescriptive with little room for interpretation so most projects can be reviewed administratively. Certain projects will need DRB review (conditional use, major impact review, relief from the standard).
- The joint committee has met 30 times and completed two drafts of form based code. Numerous public meetings were held. A presentation was heard from a national expert on form based code. Next steps include the joint committee making final changes and referring the code to the Planning Commission. The Planning Commission will hold public hearings and take action then refer the code to City Council. City Council will have two readings and hold public hearings before adoption.
- The draft code is online. Comments and questions should be forwarded to the joint committee.

Councilor Bushor urged having a tighter timeline for the next part of the process. Councilor Bushor also urged paying attention to the design standards because there will not be the level of review with form based code and there is much old architecture with detail in the downtown. Allowed variations in the process are a concern.

Councilor Bushor asked how the public will be made aware of development under form based code. Director White said projects creating greater than five units or 10,000 s.f. of mixed use development are required to have a pre-application neighborhood meeting. In addition there are public notice requirements in the review process.

Councilor Bushor asked if the building heights are the same as adopted by PlanBTV and suggested showing what exists today and what has changed. Director White said PlanBTV talks about ranges of buildings and different scales. The current zoning is very specific as to heights in the downtown. Andy Montrol added the joint committee tried to keep height and other items under form based code as similar as possible to existing zoning. Form based code is a new, more precise way to do the same development. Many of the design review standards are built into form based code to provide more precisely what the community is looking for based on PlanBTV and leaving less to the discretion of the DRB. The goal of form based code is to be more precise and match what is in PlanBTV.

Councilor Tracy stressed ensuring the public is fully cognizant of what is in the form based code and suggested holding additional public events. Andy Montrol pointed out there will be more public engagement at the Planning Commission and City Council levels.

Mayor Weinberger thanked the joint committee for the perseverance and meticulous attention which has put the city in a position to finish with some focused effort over the next months. The Administration agrees there should be another public event to communicate the purpose of the change and to give people opportunity to comment.

3.0 ADJOURNMENT



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With no further business and without objection the joint meeting ended at 6:53 PM.

RScty: MERiordan