



Wards 1 & 8

March 9, 2016

McClure Conference Room, UVM Medical Center

Agenda:

7.00 p.m.: Welcome & Introductions

7.05: City Council updates from Cllrs Bushor, Colburn and Roof.

7.20: Speak Out

7.30: Pam Mackenzie, Burlington YMCA, with an update on the "Y"'s acquisition of the Ethan Allen Club. This may include plans for parking and traffic flow in the area, especially on College St and Bradley St.

7.45: Lisa Kingsbury, UVM, with a brief overview of the Kalkin Building Addition project.

8.00: Form-Based Code: The City Council created a joint Committee with the Planning Commission to begin a detailed review of the proposed Form-Based Code for Downtown and the Waterfront areas. Committee Members Joan Shannon and Emily Lee will provide an update on "Form-Based Code: A new approach to zoning", and take our questions.

9.00pm.: Close

Free parking in the McClure Garage courtesy of UVM MC.



Wards 1 & 8

March 9, 2016

McClure Conference Room, UVM Medical Center

Presenter: Richard Hilliard Ward-Ward 1

Note Taker: Phet Keomanyvanh-CEDO

Meeting Start: 7:05

Welcome and Introductions

City Council updates from Sharon Foley Bushor, Ward 1 and Selene Colburn, East District

Councilor Bushor: Financing and ordinance.

Financing: 4.2 million budget surplus 4.2 million. Looking to fund sidewalks, curb side but hesitant to fund until there's a better understanding of other needs. For now, agree to fund 600K. At end of April to end of May there will be an open public presentation. Overall all City Departments are in good shape.

Ordinance: Passed Mobile Parks Housing ordinance passed. South End passed small grocery store 30k or less. Passed Mass Ordinance.

Selina Colburn: Public Safety, Neighborhood Vitalization. Public Safety. Meeting on 29th of March in Fletcher Free at 4:30pm. Community Development and revitalization mapped out strategy up until August. Next meeting at Miller Center 22 at 6pm. This meeting will look at Inclusionary Zoning (mandates a % of affordable housing in development) and some representative from University will talk about what accountability of students and campus and report back on some data. 21st March working with Parks and Recreation on policy about pesticides and other measure to encourage natural bee population growth.

Pam Mackenzie, Burlington YMCA

Pam Mackenzie: Currently developed design and presented at Neighbor Neighbor meeting about former Ethan Allan Club site. Still have to go through the public process. Still working with Architects. The new building design is 3 stories, 2 pools and also a community space.

Working with DPW to identify traffic flow and parking. Currently no parking is available. Surveyed members and 8% seek out YMCA as a designation. 90 employees and 14% use YMCA. Appeared in front of Zoning and Planning and requested a formal to revised proposal-looking to have 30-40 parking lots.

Largest child providers in State of VT with 15 locations. New location will have 10k sq. feet to expand infant and early care.

Down to 3 finalist for new YMCA CEO and by the first of May early June CEO will start

Lisa Kingsbury, UVM, with a brief overview of the Kalkin Building addition project.

Lisa Kingsbury: Presented design lay out of Kalkin Building addition. Still have a lot process ahead but want to inform NPAs and show design before going through bidding. Project has approved to add Master of Acct for Business.

Councilor Joan Shannon, South District and Emily Lee :Update on "Form-Based Code: A new approach to zoning"

Form Based Code: The City Council created a joint Committee with the Planning Commission to begin a detailed review of the proposed Form-Based for Downtown and the water. Creation a draft handbook in line with Plan BTV is in creation. A revision will be done and shared with the public as early as the next week. The handbook illustrates criteria of what's allowable and gives a broader arrangement-makes it more prescriptive for developers and takes out subjectivity and guessing of what they can and can't design. Then the public process will focus on the vision of what the neighborhoods want instead of specific on height details. Under current development there is less restriction then Form base Code.

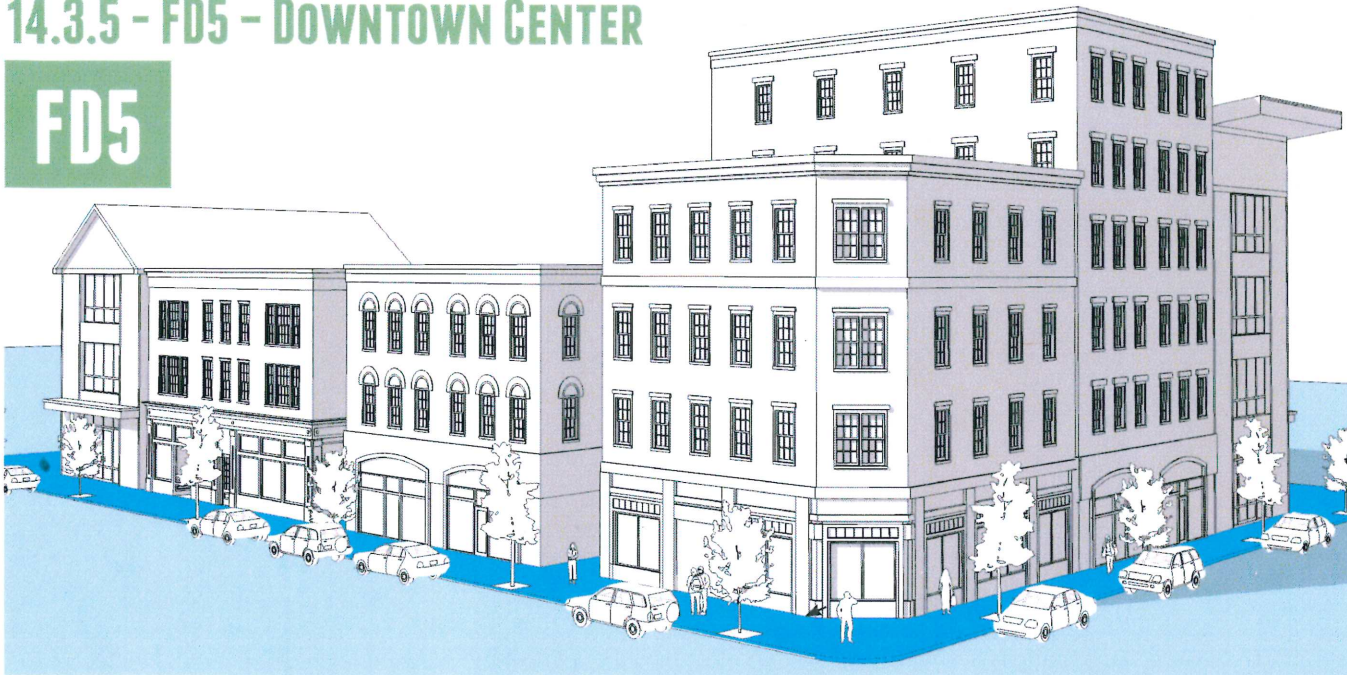
FD 4 was removed from the handbook because heavily residential. Each neighborhood's culture, needs and diversity differ. It will be difficult to pass Form Based Code if include residential. So focusing on FD 5 because downtown and all neighborhood feel that they have ownership and say to downtown development.

CCRPC is trying to evaluating permitting process and streamline residential process.

Meeting Adjourn: 9:03

14.3.5 - FD5 - DOWNTOWN CENTER

FD5



14.3.5-A- INTENT

To enhance the vibrant urban center with a variety of high density building types. Provide locally and regionally serving office, retail, service, hospitality, entertainment, Civic functions, as well as a wide variety of urban housing choices. This district also aims to reinforce the walkable nature of the urban core of the city.

Attached buildings

Small to large footprint

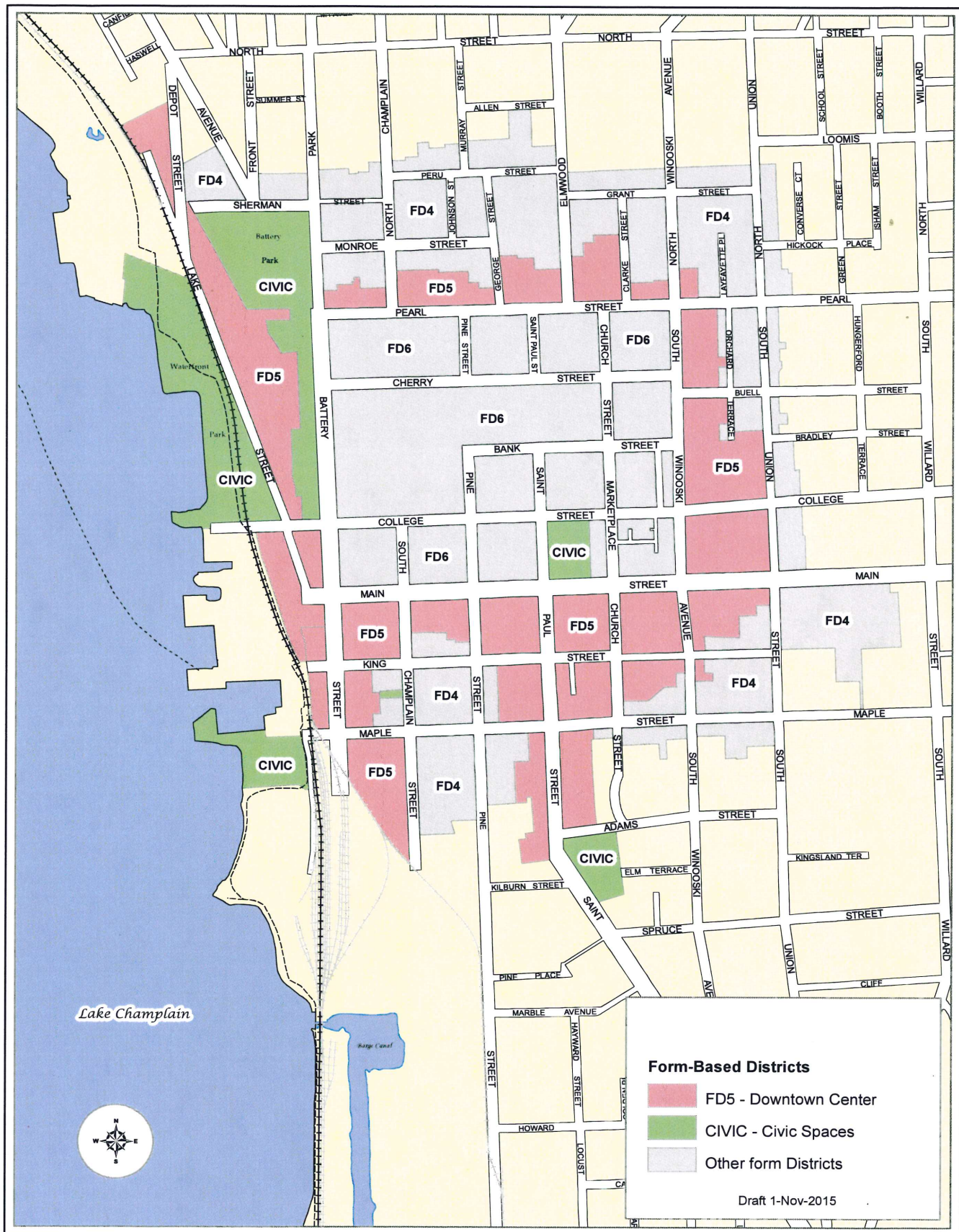
Building at the frontage line

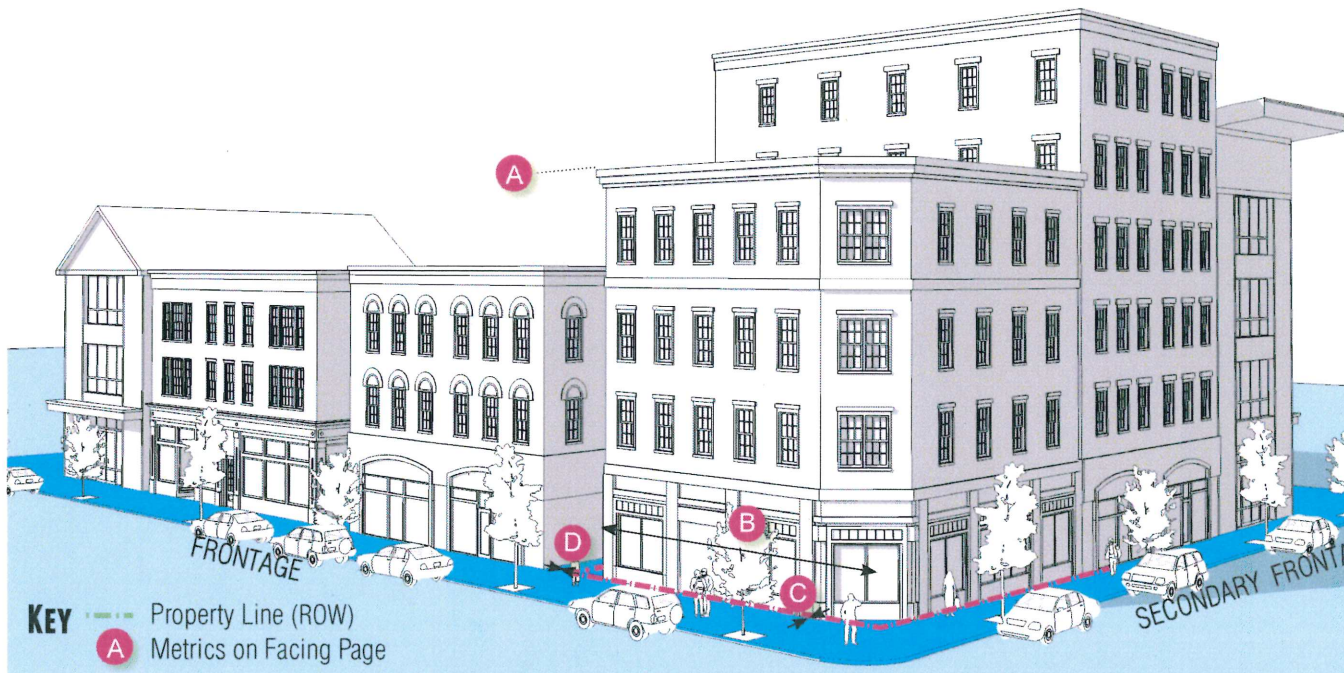
No side Setback

3 to 6 stories

Outbuildings not common

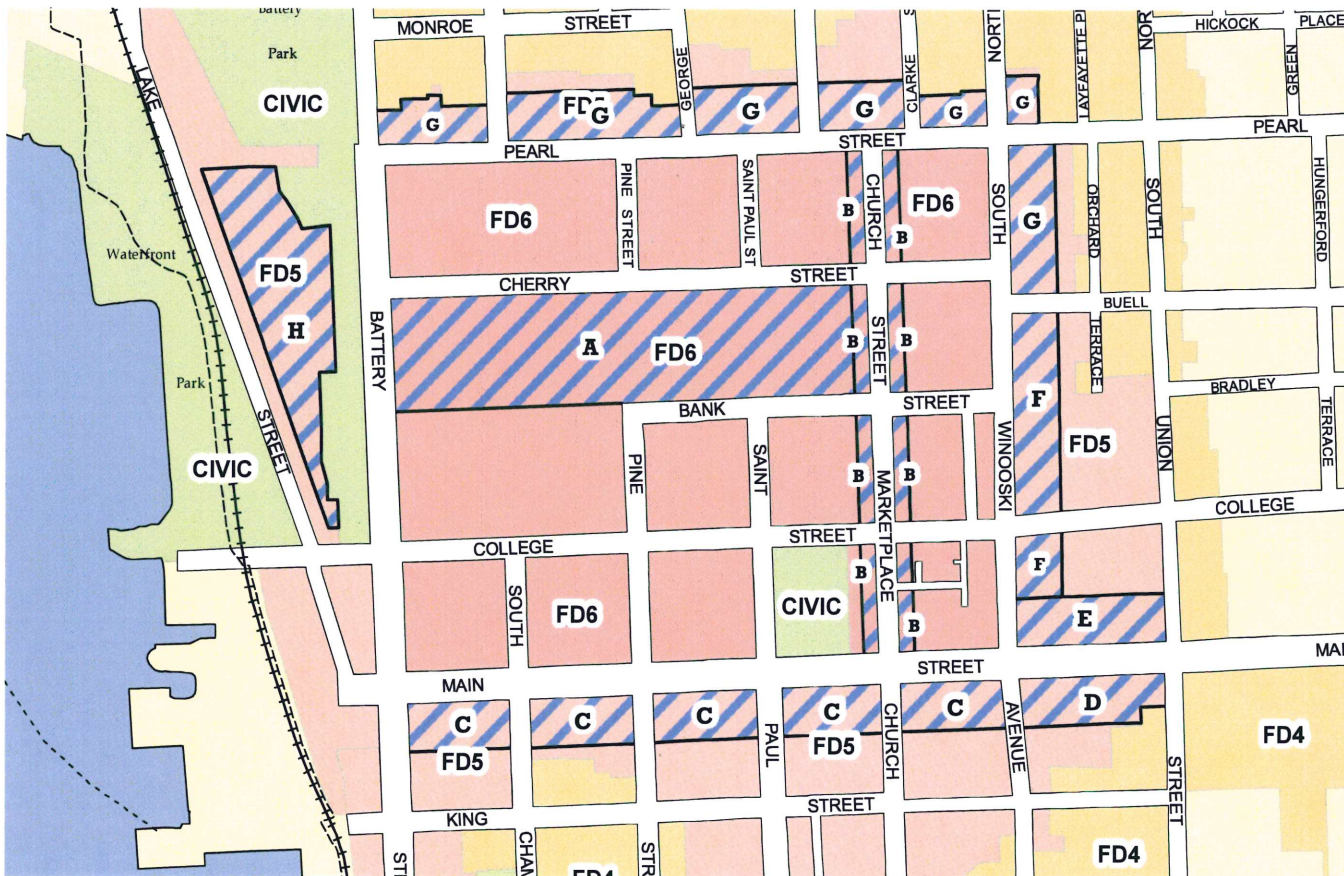






THE DIAGRAM ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY. METRICS SHOWN THEREON SHALL HAVE REGULATORY EFFECT.

MAP 2 - SPECIFIC HEIGHT AREAS (EXCERPT ONLY, see Section 14.2.6)



14.3.5-B- ALLOWED BUILDING TYPES

BUILDING TYPE	STANDARDS
Carriage House	Section 14.4.4
Duplex	Section 14.4.6
Rowhouses	Section 14.4.7
Multi-Family: Small	Section 14.4.8
Multi-Family: Large	Section 14.4.9
Work/Live	Section 14.4.10
Mixed-Use	Section 14.4.11
Perimeter	Section 14.4.12
Civic	Section 14.4.13

14.3.5-C- BUILDING FORM

Principal Building	<u>By Right:</u> 3 Stories min. 4 Stories max., not to exceed 45 feet¹	A
	<u>Subject to DRB Review:</u> 6-10 stories max., not to exceed 65-105' feet¹	
Outbuilding	2 Stories max. not to exceed 24 feet	
Backbuilding	1 Story max., not to exceed 15 feet	

¹ Subject to DRB Review per Sec. 14.6.5-d and Regulating Plan Special Requirements - Map 2 (See Section 14.2.6) as summarized:

A Building with a Principal Frontage in the area identified as:

- "C" may be increased to a maximum of 10 Stories not to exceed 105 feet to a depth of 150' from the Frontage Line.
- "D" may be increased to a maximum of 6 Stories not to exceed 65 feet to a depth of 150' from the Frontage Line.
- "E" may be increased to a maximum of 8 Stories not to exceed 85 feet to a depth of 150' from the Frontage Line.
- "F" may be increased to a maximum of 6 Stories not to exceed 65 feet to a depth of 150' from the Frontage Line.
- "G" may be increased to a maximum of 5 Stories not to exceed 55 feet to a depth of 150' from the Frontage Line.
- "H" may be incrementally increased beyond 50' from the Lake St. Frontage Line in order to establish a second Façade and Frontage along Battery Park Extension with the building having a presence of no more than 1 Story not to exceed 20 feet facing Battery Park Extension.

MISCELLANEOUS

The linear distance along the Frontage between ground floor entries shall be no more than 60'.

14.3.5-D- LOT OCCUPATION & BUILDING PLACEMENT

Block Perimeter	2,000 ft. max.
Pervious Area	10% min.
Frontage Buildout ¹	80% min. at Setback

¹The required Frontage Buildout may be satisfied by one or more of the following:

- a Building Façade;
- a Streetscreen or active public use or activity (such as outdoor cafes) occupying no more than the lessor of 20 feet or 20% of the Frontage; or,
- a Civic Space (see Sec. 14.6.13).

BUILDING DISPOSITION	STANDARDS
Sidyard	Section 14.6.3
Rearyard	Section 14.6.3

SETBACK (DISTANCE FROM ROW/LOT LINE)

<u>Front</u>	
Principal Building	0' min.; 6' max ¹ , and in no event less than 12' from the curb.
Outbuilding	In third Lot Layer
<u>Side</u>	
Principal Building	0' min. - 12' max. 5' min. along a shared FD boundary with FD4.
Outbuilding	0' min. or 3' min. on secondary frontage
<u>Rear</u>	
Principal Building	3' min. or 15' from rear Alley centerline.
Outbuilding	3' min. or 15' from rear Alley centerline

¹ The maximum front setback may be extended to 12' along Lake Street to accommodate outdoor seating as part of a Shopfront Frontage Type.

MISCELLANEOUS

Any development in the area west of Battery Street between and including Sherman to Maple streets extended shall also be subject to the provisions of Burlington CDO Sec. 4.2.2 Waterfront Official Map Established.

Fence materials shall not include barbed or razor wire. Chain link and wire fencing shall not be used along any Frontage Line. Woven cable fencing is allowed.

14.3.5-E- PARKING, LOADING & SERVICE

ON-SITE PARKING

On-site parking shall be provided per the requirements of Section 14.6.8 - Supplemental to Form Districts - Parking, Loading, Service and Driveway.

On-site bike parking shall be provided per the requirements of Section 14.6.9 - Supplemental to Form Districts - Parking, Loading, Service and Driveway, Bicycle Parking Standards.

LOCATION ON THE LOT

Parking Areas shall be located in the Third Lot Layer.

Garages shall be located in the Third Lot Layer, but may be located in the First or Second Lot Layer if located below-grade or above the first Story.

MISCELLANEOUS

At least one pedestrian route from all Parking Lots, Parking Areas, Garages and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a Building).

See also Sec. 14.6.8 and Sec. 14.6.12 for additional requirements pertaining to parking and site design.

14.3.5-F- ENCROACHMENTS - REQUIRED SETBACKS

ENCROACHMENT TYPE	FRONT	REAR
Steps to Building Entrance	A	A
Other Architectural Features	A - 3' max.	A - 3' max.
Landscaping	A	A
Fences or freestanding walls	-	A - 6' max. height
Driveways, Walkways	A	A
Utility Structures	-	A

KEY

Encroachment Allowed: A

Encroachment Not Allowed: -

14.3.6-G- ENCROACHMENTS - PUBLIC RIGHT-OF-WAY

(Along Primary and Secondary Frontages)

ENCROACHMENT TYPE	PUBLIC ROW
Frontage Type	
Shopfront: Awning and Canopy ¹	Allowed
Officefront: Awning and Canopy ¹	Allowed
Other Architectural Features - Minimum 10 ft above the Sidewalk	3' max.
Signs	Allowed ²

¹ Subject to Awning and Canopy standards in Section 14.6.11 (Supplemental to Form-Districts - Urban Design Standards).

² With the exception of Freestanding Signs, Signs may Encroach into the ROW subject to the limits set forth in Section 14.6.10 (Supplemental to Form Districts - Sign Standards).

14.3.5-H- SIGN TYPES

Maximum total number of Signs per Frontage	6
Maximum total number of Signs per Secondary	2

ALLOWED SIGN TYPES	STANDARD
Awning & Canopy Sign	14.6.10-C
Band	14.6.10-D
Blade	14.6.10-E
Freestanding ¹	14.6.10-F
Marquee	14.6.10-G
Nameplate	14.6.10-H
Outdoor Display Case	14.6.10-I
Wall	14.6.10-J
Window	14.6.10-K

¹ 14' height max.

MISCELLANEOUS

See Section 14.6.10 (Supplemental to Form Districts - Sign Standards) for specific requirements.

14.3.5-I- USE TYPE**FD5**

Uses not specifically listed in a use table, and that are not similar in nature and impact to a use that is listed, are not permitted.

RESIDENTIAL - GENERAL

Attached Dwellings	P
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RESIDENTIAL - SPECIAL

Assisted Living	P
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Boarding House ¹	P
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Community House (Sec. 14.6.7.d)	P
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Convalescent /Nursing Home	P
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Group Home	P
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SHORT-TERM ACCOMODATIONS

Bed and Breakfast ¹	P
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Historic Inn (Sec. 14.6.7.b)	P
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Hotel, Motel	P
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Shelter	P
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RETAIL - GENERAL

ATM	P
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Automobile and RV Sales and Rental ²	P
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Convenience Store	P
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Fuel Service Station ² (Sec. 14.6.7.c)	CU
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General Merchandise/Retail	P
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RETAIL - OUTDOOR

Boat Sales/Rentals	P
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Garden Supply Store	P
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Open Air Markets	P
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OFFICE & SERVICE**KEY**

Permitted Use	P
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Conditional Use	CU
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END NOTES

¹Must be owner-occupied.

²Exterior storage and display not permitted.

³Parking Structures shall be located behind a Perimeter Building (see Section 14.4.13).

14.3.5-I- USE TYPE**F**

Animal Grooming	P
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Beauty Salon/Barber Shop/Spa	P
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Car Wash	P
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Crisis Counseling Center (Sec. 14.6.7.g)	P
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Dry Cleaning Service	P
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Funeral Home	P
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Health Club/Studio	P
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Laundromat	P
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Mental Health Crisis Center	P
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Office – General	P
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Office – Medical	P
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Tailor Shop	P
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Vehicle/Boat Repair/Service ²	P
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HOSPITALITY/ ENTERTAINMENT/ RECREATION

Aquarium	P
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Art Gallery/Studio	P
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Bar, Tavern	P
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HOSPITALITY/ ENTERTAINMENT/ RECREATION

Aquarium	P
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Art Gallery/Studio	P
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Bar, Tavern	P
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Billiards, Bowling & Arcade	P
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Cafe	P
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Cinema	P
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Club, Membership	P
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Community Center	P
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Conference/Convention Center	P
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Museum	P
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Performing Arts Center	P
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Performing Arts Studio	P
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Recreational Facility - Indoor	P
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Restaurant	P
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Restaurant – Take Out	P
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14.3.5-I- USE TYPE**FD5**

MANUFACTURING/ PRODUCTION/ STORAGE	
Boat Storage ²	P
Dental Lab	P
Food Processing	P
Machine/Woodworking Shop ²	P
Manufacturing ²	P
Manufacturing - Tour Oriented ²	P
Medical Lab	P
Production Studio	P
Photography Lab	P
Printing Plant	P
Research Lab	P
Warehouse/Storage ²	P
Warehouse, Self-Storage ²	P
EDUCATION & DAY CARE	
Day Care - Adult	P
Daycare - All (Sec. 14.6.7.a)	P
School - Post-Secondary & Community College	P
School - Primary	P
School - Secondary	P
School, -Trade, or Professional	P
CIVIC	
Courthouse	P
Fire Station	P
Library	P
Park	P
Police Station	P
Post Office	P
Worship, Place of	P

14.3.5-I- USE TYPE**FD**

TRANSPORTATION & UTILITIES	
Recycling Center - Small ² (2,000 sf or less)	P
Public Transit Terminal	P
Operations Center -- Taxi/Bus ²	P
Parking Structure ³	P

KEY

Permitted Use	P
Conditional Use	CU

END NOTES

¹Must be owner-occupied.

² Exterior storage and display not permitted.

³ Parking Structures shall be located behind a Perimeter Building (see Section 14.4.13).



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 : 3/9/2016 Location: UVM MC

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

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|----|--------------------|----|
| 1 | Pam MacKenzie | 21 |
| 2 | Jim Barr | 22 |
| 3 | Keith Pillsbury | 23 |
| 4 | Richard Hollyard | 24 |
| 5 | Angie Ciappi-Sokol | 25 |
| 6 | Vin Crandall | 26 |
| 7 | Jean Knight | 27 |
| 8 | Lauren Ryatt | 28 |
| 9 | Charles Wickeman | 29 |
| 10 | Phil Lucdee BFD | 30 |
| 11 | Nick Deavitt BFD | 31 |
| 12 | Thomas Hoodman BFD | 32 |
| 13 | Caryn Long Ward 1 | 33 |
| 14 | Wm Kingsbury UVM | 34 |
| 15 | Sharon Bush | 35 |
| 16 | Selene Colburn | 36 |
| 17 | Anne Breña Ward 8 | 37 |
| 18 | Sandy Wynn | 38 |
| 19 | John McNamee Mpeg | 39 |
| 20 | Brian Tarran | 40 |