



### Ward 6 Neighborhood Planning Assembly

Thursday, March 5, 2015 at 7:00 p.m. Greek Orthodox Church, 600 South Willard Street

*Facilitator: Ben Chason-Sokol; Minutes: Clare Wool;*

*Cookies: Julie Richards; Videographer: Kaylee Mumford or Jeremy Partyka*

- 6:45 Social time & cookies
- 7:00 Agenda overview and approval of February 2015 Minutes
- 7:05 Champlain College Update – John Caulo
- 7:15 UVM Central Campus Housing Project – Lisa Kingsbury
- 7:45 City Council Update – Karen Paul and Joan Shannon
- 8:00 School Board Update - Stephanie Seguino and Miriam Stoll
- 8:15 Residential Parking Study Update – Peter Keating
- 8:30 PlanBTV South End – Sandrine Thibault, Planning & Zoning
- 9:00 Members Items/Adjourn

#### **Ward 6 Steering Committee:**

Peter Keating, 922-7846,

[keating@burlingtontelecom.net](mailto:keating@burlingtontelecom.net)

Charles Simpson, 865-5110,

[Charles.simpson@plattsburg.edu](mailto:Charles.simpson@plattsburg.edu)

Julie Richards, [julie@juliecrichards.com](mailto:julie@juliecrichards.com)

Clare Wool, clare ([clarewool@me.com](mailto:clarewool@me.com))

Ben Chason-Sokol,

[Benjamin.chasonsokol@mymail.champlain.edu](mailto:Benjamin.chasonsokol@mymail.champlain.edu)

#### **Chittenden District 6-5:**

Johannah Donovan (D) 863-4634

[johannah.donovan@gmail.com](mailto:johannah.donovan@gmail.com)

Mary Sullivan (D) 862-6632

[marysull@yahoo.com](mailto:marysull@yahoo.com)

#### **Chittenden District 6-6:**

Barbara Rachelson (D) (802) 828-2228

[barbara.rachelson@gmail.com](mailto:barbara.rachelson@gmail.com)

#### **City Councilors:**

Karen Paul, 863-3817, [paulfin@sover.net](mailto:paulfin@sover.net)

Joan Shannon, [jshannon@burlingtonvt.gov](mailto:jshannon@burlingtonvt.gov)

#### **Board of School Commissioners:**

Stephanie Seguino, [sseguino@bsdvt.org](mailto:sseguino@bsdvt.org)

Miriam Stoll [mstoll@bsdvt.org](mailto:mstoll@bsdvt.org)

#### **State Representatives Chittenden District 6-3**

Curt McCormack (D) 318-2585

[curt.mccormack@gmail.com](mailto:curt.mccormack@gmail.com)

Jill Krowinski (D) 363-3907 [jkrowinski@leg.state.vt.us](mailto:jkrowinski@leg.state.vt.us)

#### **State Senators:**

Tim Ashe (D/P) 318-0903

[timashe@burlingtontelecom.net](mailto:timashe@burlingtontelecom.net)

Philip Baruth (D) 656-3298 [pbaruth@leg.state.vt.us](mailto:pbaruth@leg.state.vt.us)

Virginia “Ginny” Lyons (D) 863-6129

[vlyons@leg.state.vt.us](mailto:vlyons@leg.state.vt.us)

Michael Sirotkin (D) 999-4360 [msirotkin@leg.state.vt.us](mailto:msirotkin@leg.state.vt.us)

Diane Snelling (R) 482-4382 [dbsnelling@aol.com](mailto:dbsnelling@aol.com)

David Zuckerman (P/D) 598-1986 [davidz@together.net](mailto: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's strive for flexibility in planning before and during the meeting. Accordingly, the specifics of the agenda and the allocated times may change.



Ward 10 Meeting  
Date: 3/5/15  
Sign-in Sheet

| Name                  | Street          | Phone Number           | Email Address           | Volunteer? | Receive updates? |
|-----------------------|-----------------|------------------------|-------------------------|------------|------------------|
| Karen Freudenberger   | 376 S W. Waskie |                        |                         |            |                  |
| Mark Freudenberger    | S. W. Waskie    |                        |                         |            |                  |
| Mal Grob              | Sunny           |                        |                         |            |                  |
| Sandra Stine Robinson | Burleigh Rd     | 503.600.0000@yahoo.com |                         |            |                  |
| Mary Grotz            |                 |                        |                         |            |                  |
| Mary Grotz            |                 |                        |                         |            |                  |
| John Bl               | 50 West         |                        |                         |            |                  |
| John Canto            |                 |                        | j.canto@chaplain.az     |            |                  |
| Michelle Marx         | 10 Holt         |                        | michelle.marx@gmail.com |            |                  |



## Sign-in Sheet

| Name            | Street             | Phone Number | Email Address           | Volunteer? | Receive updates? |
|-----------------|--------------------|--------------|-------------------------|------------|------------------|
| Barbara Keith   | Summit St          | 862-1290     | barbara.Keith@gmail.com |            | Yes              |
| Armeny Mitchell | Summerview College |              | mitchell@summerview.edu |            |                  |
| Bob Leidy       | 11 Foxe Drive      | 653-4837     | bobleidy@yahoo.com      |            |                  |

Ward 6 Neighborhood Planning Assembly  
Minutes from Meeting on March 5, 2015

The meeting began at 7:05PM, with approximately (26) in attendance.

1. Ward 2/3 NPA Representative Tony Reddington spoke of an "Embrace the Roundabout" one day workshop in Burlington on Tuesday March 31, 2015.  
The roundabout is key to allowing the young generations not to own a car. Potentially (10) roundabouts could be identified for the City of Burlington with research done. What they learned last week was our Shelburne Road RTE 7 roundabout will be delayed for another year or two even though with 100% Federal funds. It was explained that they have short staff at Public Works. The morning of April 1<sup>st</sup> – the lead of this workshop will visit two intersections - one at Colchester/Riverside and North Winooski/Riverside. They will visit those sites where there were 2 fatal accidents and study/talk about how those traffic areas could be improved in the future.
2. John Caulo of Champlain College spoke of the permitting behind the Eagles Landing Champlain College housing development. There are a estimated 104 unit dwellings / 289 beds. Still need to get through a state Act 250 even though project is exempt the paperwork needs to be filed and submitted regardless.  
Currently Champlain is leasing 272 beds in Winooski and will continue to do so until this building is completed. The Center for Communications and Media broke ground a year ago and will be completed on Friday August 15<sup>th</sup> 2015 at 4:30pm.  
A resident from Tower Terrace spoke of the process that Champlain College should seek the input of citizens in their reviews of future design plans to the community.  
On another subject a community member neighbor to the college said there seems to be a lack of knowledge of the Champlain College event staff handling the public that come to the neighborhood and park illegally.  
Charles Simpson asked about the rationale to facilitate the approval of Eagles Landing 600 on the hill, 600 off the hill. Those students will not alleviate the housing crunch pressure because they are not currently living in Burlington. How does Champlain's housing action plan rationalize the development, as it is not freeing up the housing market in Burlington. John Caulo said it currently is because the college is spending money busing those students to apartment buildings in Winooski.
3. UVM's Lani Ravin with Campus Planning – They showed a PowerPoint presentation of the Campus Master Plan. The idea is that the First Year Student Housing will be (2) new buildings. One building will have 5 levels above a dining hall. There are (699) beds and (500) seat dinning facility. These two dorms are located in Ward 1. It is a developer financing ownership between Redstone Development and American Campus. It was presented to the Conservation Board and the Ward 1/8 NPA as a conceptual review and feedback. They can still make changes before they submit the formal application which will be the end of March.  
Demolition of Chittenden Buckham and Wills (CBW) will happen in summer 2015 and construction begins in Sept 2015 with occupancy in 2017. UVM will manage this

property by way of university RA's and building supervisors as these will house freshman students. There are (308) new beds for freshman. There is an agreement with the city that UVM needs to provide a certain percentage of housing to the overall student population. 1<sup>st</sup> & 2<sup>nd</sup> year students must be provided housing and we already exceed that. If we increase our enrollment we must provide housing. 60% is that number - UVM is actually at 62% currently. UVM enrollment has gone down last couple of years.

Eric Hoekstra with Redstone explained further that they are creating two interconnected building and the green mountain walkway in between the two buildings and that there is a dining hall with housing above it 5 floors and then 5 window bridges connecting the building to the other building. It will become the dining hub at the university. The other building is entirely residential with a fitness center and long term bike storage. The loading area for the dining hall and access is off of Carrigan Drive. The buildings will be red brick with a stone foundation base. The timeline for CBW demolition is not out yet but will be this summer. Every walkway on campus is also a bikeway.

They are coordinating construction with the hospital. All the UVM Stem buildings traffic and (2) new Redstone/American campus construction vehicles will access and enter via Main Street.

2,200 UVM undergrads are living in Burlington. UVM has a total of 9,970 undergrad students 62% who are on campus. The benefits UVM will communicate to Jr and Sr students is that utilities are included in a dorm and UVM offers a 9 month, vs. 12 month, lease.

Off campus rate for a bedroom is \$600. It was asked what the rate for UVM per bed in each dorm room is. They will report back to us. A traditional double is \$730 - \$800 a month.

In the interim, when old dorms are demolished UVM is housing students at Quarry Hill and the Sheraton. There are 5K beds on campus they will shift the older classmen to Quarry Hill and Sheraton and place the first year students into other on campus dorms.

4. Karen Paul spoke with Norm Blais and Joan Shannon, for the City Councilors' update.

Karen reported that 10 incumbents are returning to city hall and 2 new city councilors are new Ward 8 Adam Roof + Ward 3 Sara Giannoni

The new year starts in April but there was some great news: For the first time in 5 years the city received an upgrade to its credit rating!

It has been a long journey the last 5 years we are now rated B little A little A 2. The outlook for the city was moved from Neutral to Good

We now have the BT debt off the city books and we have a clean audit.

Norm Blais gave us his swan song. He thanked Karen Paul and feels much fulfilled to have helped Miro these past 3 years and a great chance to meet his neighbors and he is very glad he served!

Resident Neil Groberg made a motion to resolve to profusely acknowledge Norms hard work and dedication to Ward 6! Much gratitude to Norm and his past years of service.

Joan Shannon talked about Downtown form based code (FBC) work, explaining that at a past city council meeting they started out by talking about our tallest buildings being a little over 100 feet. The code committee is reviewing and taking inventory of the city's tallest buildings. They are 65 ft. by right, and a new proposal from Planning & Zoning staff state that there are places that it might be ok for taller buildings and some areas smaller.

They are looking for community feedback regarding this and feel free to contacting Joan Shannon. Form base code is under consideration in the area between Main and Pearl. Eagles landing is in the transition area. Decker towers is 101 feet high. We took the South End out of FBC discussion because we are working on Plan BTV South End. Peter Keating asked Norm about the Charter changes – we are having hearing later on the local control issue regarding gun controls.

Peter Keating gave an update to the city wide residential parking strategies. He handed out the RSG consultant recommendations handout and the 1-20 strategies. Neil Groberg feels that the consultants need to go back and supplement the report that shows the genesis of why residential parking was originally initiated. Some residents spoke about the fact that there have only been 2 meetings which seems very low engagement from the consultants on this. An attendee felt that there seems to be an agenda with the consultants that are pushing strategies through to the public without truly sitting down with the citizens/residents. Peter noted that comments can be given at: [ParkBurlington.com](http://ParkBurlington.com)

Sandrine Thibault of Planning & Zoning spoke about PLANBTV South End. The study area is from Maple Street all the way to Queen City Park. Shelburne Road and Union Street are included as well. An enterprise zone references the Pine Street Ave corridor all the way down to Burton on Industrial Ave.

A team of consultants pulled out key elements of studies that looked at real estate markets analysis, workers, demographic info, land uses throughout this area. Also considered were traffic analyses, pedestrians and parking, contaminated sites, brown fields, and storm water to improve the quality of the water that discharges into the lake. Public engagement started at the art hop in Sept. as well as a 3 day workshop re: all users of Pine Street with recommendations for future transportation in that area. A series of smaller meetings at Champlain school with small business and artists and Ward 5 NPA also took place. Then a 4 day workshop of about 300 people with 18 different events featuring overarching conversations and specific topic meeting discussions.

Planning & Zoning is taking input until early April. So far, great comments have been received and it's interesting to see how people are voting on different issues using the on-line web tool.

After public engagement, they will release a draft plan late April early May – followed by a 2 month comment period to digest and make changes, and have a final plan sometime in early summer. Then comes the approval and adoption process. Right now a focus area is that housing is not allowed in parts of the area. Allowances for housing in certain areas has been a central part of the discussion. Small business owners commented on the gentrification of the area. The main purpose of doing this research and the plan is to assure that artists can maintain their spaces as affordable. They are what makes this area very special. The big concern why PlanBTV South End was started was to keep

affordability in these places. Resident Diane Gayer spoke that the public voice is different from what gets crafted into the plan. For example the water front – keeping the last enterprise place alive in Burlington. It is more about an artist surviving in the south end. You lose faith in the process if constituents are not sufficiently heard. The specific example of the 3 maps on the wall – the consultants were supposed to have 3 different versions. There was no shift, they seem like the same versions just massaged into different areas. The notes were not representative of the SEABA conversations and business that were represented.

Sandrine responded that when we get to the end of this process the city council will not adopt a plan that the citizens do not want. Blodgett just left but why?

The city should be looking at the businesses and CEDO is talking with these businesses to see what their needs are and their square footage needs. How do you access the needs of the entire city with a focus only on this specific area? Is the South End part of the solution to the City's housing needs? Charles Simpson asked if PlanBTV South End is looking at all the options.

Our meeting ended at roughly 9pm.

Respectfully submitted, Clare Wool