Susan and Robert Butani
31 Fletcher Place
Burlington, VT 05401

susan.butani@gmail.com
robert.butani@gmail.com

May 10, 2016

BURLINGTON PLANNING COMMISSION
FLETCHER PLACE REZONE to RESIDENTIAL MEDIUM

Good evening members of the Planning Commission. My name is Bob Butani. My wife Susan and I live at 31 Fletcher Place. We are here in support of the Planning and Zoning Staff's recommendation to rezone Fletcher Place to Residential Medium. We encourage the Planning Commission to adopt the Staff's recommendation. In addition, we urge the Planning Commission to retain the residential zone outline along the current use and property lines as initially drawn by the Planning and Zoning staff.

The history of Fletcher Place has been consistently residential for more than 100 years when Patti Hickok's great grandfather, George Armstrong, acquired the land. We understand that Mr. Armstrong constructed most of the six historic homes on Fletcher Place.

We have learned that prior to our coming to Fletcher Place, there was an effort to correct the zoning. The "Institutional" designation of Fletcher Place does not comport with its residential use nor does it align with similarly situated residential streets within the institutional zone.

While some denigrate our neighborhood, characterizing Fletcher Place as having its best days as a residential street behind it, we strongly disagree. We see Fletcher Place as flourishing. In particular, two houses represent this. They are #19 and #37 Fletcher Place. Until recently, #19 was a single family house that could be best described as an out of control party house. Today its owners, the Edwards, have transformed it into a triplex whose tenants include young working people who are a pleasure to have as neighbors.

The same is the case with #37. When the former owners the Whites, bought #37 Fletcher Place, it was a wreck inside. It, too, had been a heavy duty party house for years. Through great effort the Whites transformed the house into a beautiful home. The current owners the Metcalfes, have rented it to 4 young professionals who participate in our community get-togethers and have made their presence a real asset to Fletcher Place.

The Metcalfes are wonderful neighbors. Importantly, they are fully supportive of the Staff's recommendation to rezone Fletcher Place to its appropriate Residential Medium designation.

Rezoning Fletcher Place to Residential Medium will protect our block and will reflect its creation and historical use as a residential neighborhood with many good neighbors.

Mr. von Turkovich's proposed re-drawing of boundary lines for Fletcher Place is at best arbitrary and confusing. In fact, if one follows Mr. von Turkovich's drawn boundary line along the west side of Fletcher Place, it appears to cut right through the rear portion of his house at #27 Fletcher Place, apparently leaving at least 4 feet of that dwelling in the institutional zone. How does that make any sense?

Any line between zones should be clearly identifiable as it would be if drawn along property lines. Mr. von Turkovich's zoning proposal is illogical and inappropriate.

Along with our neighbors, we encourage the Planning Commission to support the Staff's rezoning recommendation along current property boundaries. This is a proper approach which flows logically and naturally. It is, also, easily identifiable.

Thank you.

Robert K. Butani Susan Butani

Meagan Tuttle

From: Scott Gustin
Sent: Tuesday, May 10, 2016 2:17 PM
To: Meagan Tuttle
Subject: FW: Fletcher Place re-zone

FYI.

Scott Gustin, AICP, CFM
Principal Planner & Asst. Administrative Officer Dept. of Planning & Zoning
149 Church Street
Burlington, VT 05401
(802) 865-7189

-----Original Message-----
From: Justin M [mailto:justdmet@gmail.com]
Sent: Tuesday, May 10, 2016 2:10 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>; Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Fletcher Place re-zone

Scott and Mary-
My wife and I own 37 Fetcher Place, and I'm emailing to convey our support for the re-zoning of Fletcher Place to residential medium. Bob Butani will be representing our support for this change at the planning commission meeting tonight.
Sincerely,
Justin Metcalfe

From:	David E. White
To:	Andy Montroll; bbaker@cdbesq.com; David E. White; Emily Lee (emily_lee@ml.com); Emily Lee (emilyannicklee@gmail.com); Harris Roen (roen@burlingtontelecom.net); Jennifer Wallace-Brodeur (jwb@burlingtontelecom.net); Lee Buffinton; Meagan Tuttle; Yves Bradley (ybradley@vermontrealestate.com)
Subject:	FW: Fletcher Place rezoning
Date:	Friday, May 06, 2016 8:31:30 AM

FYI

David E. White, AICP
Director of Planning & Zoning
City of Burlington, VT

*** **Please note** that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act*

From: Nan Reid [mailto:nanreid9@gmail.com]
Sent: Thursday, May 05, 2016 10:30 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: David E. White <DEWhite@burlingtonvt.gov>
Subject: Fletcher Place rezoning

To: City of Burlington Planning Commission

As you know, as small group of residents (3) on my street have petitioned the Planning Commission to rezone our neighborhood from Institutional Zoning to Residential Medium. This change, should it go through, would subject the land to the city's Buildable Area Calculation, and because the parcel I am selling to the von Turkovichs has steep slopes, it would not be allowed for density and lot coverage purposes.

My neighbors, Bob and Sue Butani, will be somewhat affected when the land behind their home is built on. The Hickocks, who live on the other side of the street, will be impacted very minimally ("view of the sunset"?). And the Owres, who live further down the street, adjoining my property, will not see the new development from their back yard at all, I believe.

It is the Butanis that are the drive behind this campaign to change the zoning of Fletcher Place. They have enjoyed the view and privacy of a large undeveloped lot behind their house for the 5 or 6 years they have owned their home. They must have known, though, when they bought their house that the lot behind it (owned by an 84 year old man) would someday very soon go to someone who would want to develop it. They are attempting to prolong and delay the process, since they cannot prevent it. They have told me this. A housing complex will be built there. At this point it is just a matter of size.

In contrast with the Butani's proposal to rezone all of our properties, there is another option on the table, and that is that the 1.3 acre parcel of wooded ravine (the property I am planning to sell to the von Turkovichs), the von Turkovich's back lot at 27 Fletcher Place and the property that UVM owns at 50 Fletcher Place be left as Institutional zoning and that just the other actual residences on Fletcher Place, including my house and yard (the parcel I would keep after a land sale) be rezoned to medium density residential. I believe this is a fair and logical option. When I consider my large wooded ravine, especially when I view it from an aerial map, the large "green space" seems like it fits more in an institutional zone. This amount of undeveloped land is not typical in residential neighborhoods. The steep slope woods is a valuable habitat for flora and fauna, but having the tax burden of this amount of undeveloped land on a home owner (myself) is not typical. I am wholeheartedly behind this option. I would prefer that the land I retain after selling the ravine land be re zoned residential.

Roughly 75% of my 1.5 acre property is bordered currently by institutions, UVM and Sisters of Mercy. One side of Fletcher Place is residential (mix of single and multi-family buildings) and the other side is half residential (mixed) and half institutional. Fletcher Place has been a partially institutional street since it was developed a century ago (unlike Nash Place, Latham Court and Thibault Parkway, which are entirely residential on both sides of the street). I can imagine this is why Fletcher Place was not included in the re-zoning that made Nash Place, etc. residential streets within the Institutional zone. Fletcher Place is entirely surrounded by large institutions, UVM, the hospital, Sisters of Mercy, and various medical buildings. It makes sense to me that if the acreage of my wooded ravine qualifies for density and lot coverage purposes for development that it should be in the IZ area. I trust that the city's exception for institutional zoning (allowing steep slope to be counted in density calculations) was made for good reason and that the City of

Burlington does not want to take up changing this ordinance just to please a small group of people at the expense of everyone else affected.

A development will go up behind the Butanis' house whether the property is subject to rezoning or not. It will be a matter of size, approximately 50 units vs.70. The von Turkovichs have offered to "give" the Butanis (by easement) a parcel of land that would extend their back yard (which is very small at the moment, they can even build a fence) and has proposed a design to the development that has all the buildings placed at the farthest point from the Fletcher Place properties. It seems the Butanis are not willing to negotiate though. Ironically, they could end up looking at a 30 foot building (albeit a 50 unit complex) just off their property line without the von Turkovich's generous considerations.

It has been pointed out to me that the city zones certain areas Institutional because they WANT the land developed. I think building residential buildings in close proximity to the hospital and UVM is an excellent use of the land as these institutions employ so many people who could take advantage of being able to walk to work. And while I would absolutely want the von Turkovichs to design their housing complex to be attractive and beautifully landscaped as to fit nicely into our mixed (institutional and residential) neighborhood, I do not think they should be required to scale it back if they are able to adhere to the current Institutional zoning regulations.

Thank you very much for considering my views.

I would like to request that this communication be shared with all of the members of the Planning Commission.

Sincerely,
Nan Reid

Meagan Tuttle

From: Carolyn Bates <cbates@burlingtontelecom.net>
Sent: Sunday, May 08, 2016 3:21 PM
To: YvesBradley; Bruce Baker; Lee Buffinton; Emily Lee; Andy Montroll; Harris Roen; Jennifer Wallace-Brodeur; Meagan Tuttle
Subject: St Paul and PINE ST design changes throughout the Mall design.

Dear Planning commission
I thought you would like to notice the descreptancies on how St Paul and Pine St become

"open STreets…"
and how the parking garage extends all the way to the windows on the 3-4-5 floors.

cb

NOTICE st Paul St JOGS.
from where it enters from south and where it exits to the north.

the orange on the building exterior on bank st represents where the parking garage will be.
Silly. These should be office spaces with windows.

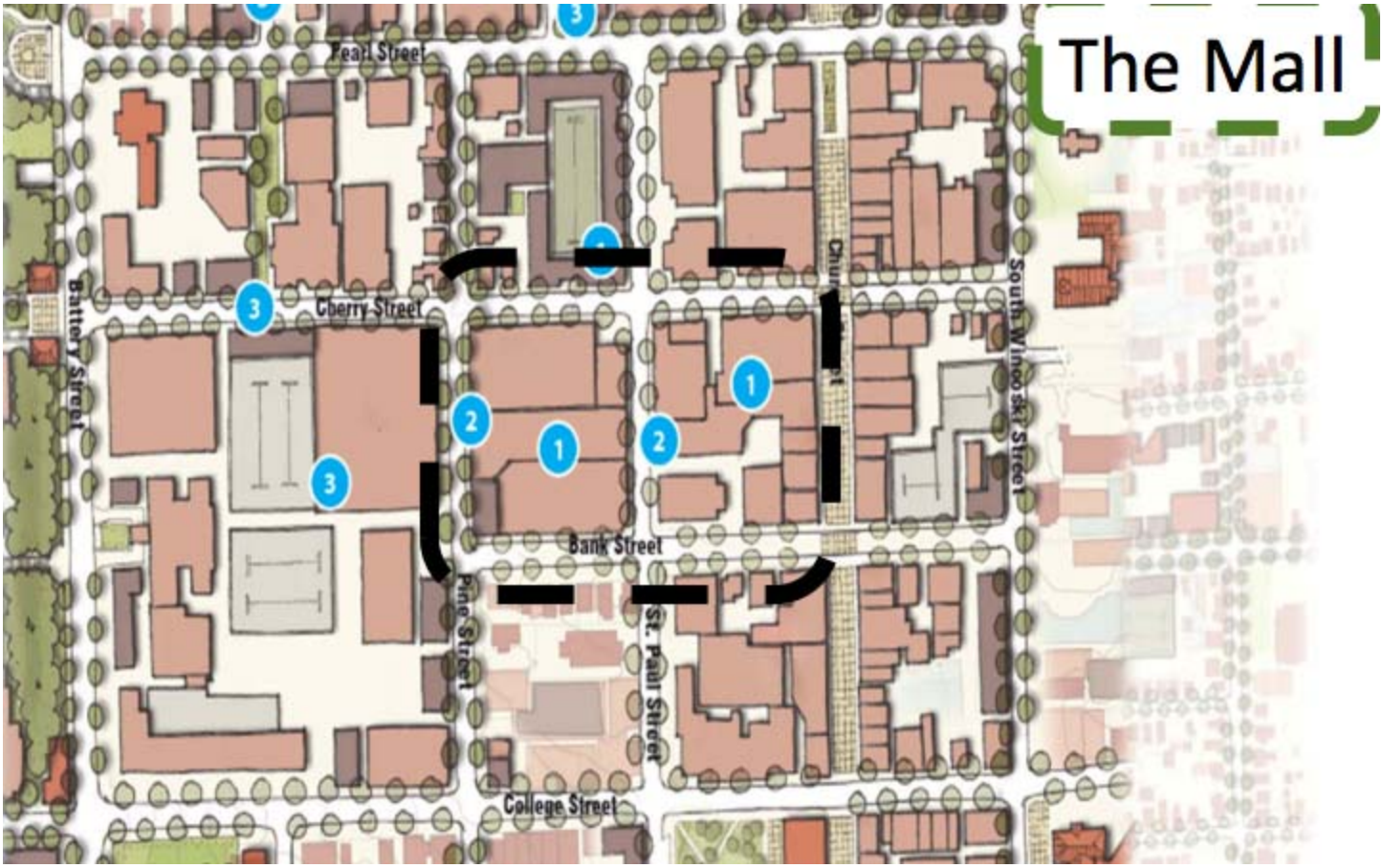
Notice the 948 parking spaces.all on one floor? but do note that the pine st arcade stops at the FreePress Bldg. on same illustration
Yet on the two illustrations cross sections the pine st arcade goes through this building,
and the street illustration of Pine St arcade looks like it will go on into the light at the end of the street.

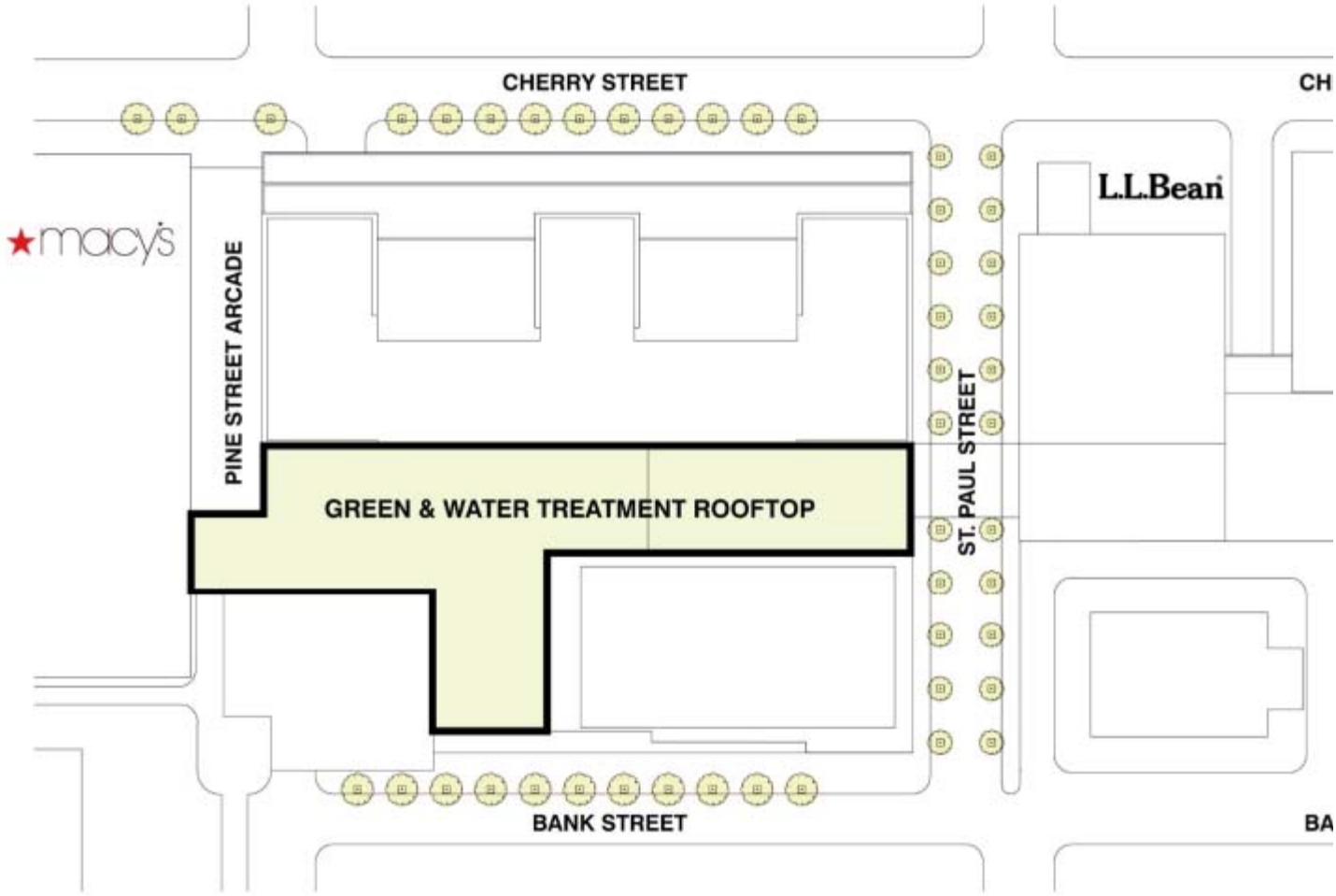
and the Pine St arcade has a water treatment roof top on the south end. so Pine St gets small in length as it goes up in floors.

See the first overall illustration.
It shows Pine St going all the way through ….

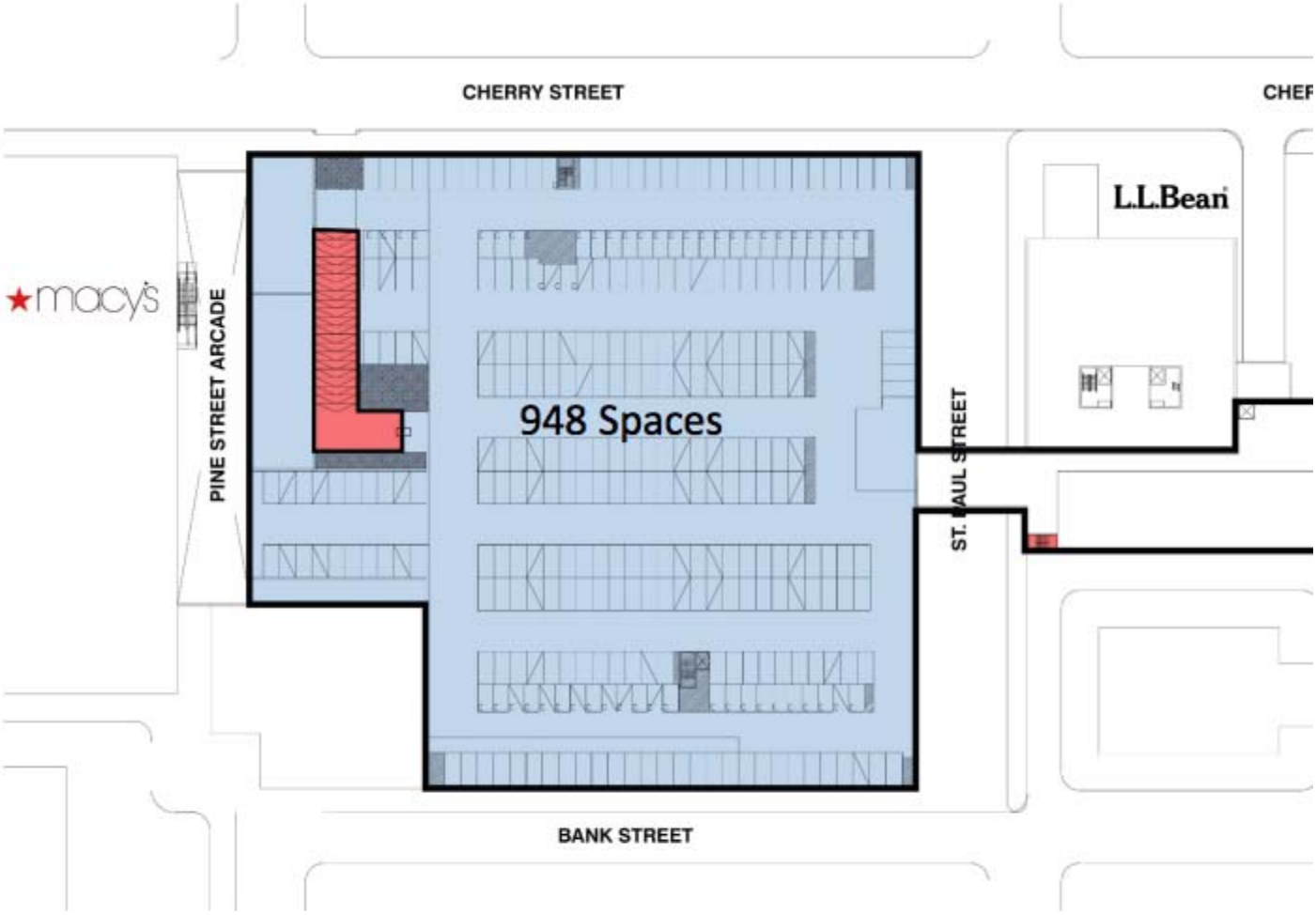
Hmmmm

cb


The Mall
Pearl Street
Cherry Street
Battery Street
Bank Street
Pine Street
St. Paul Street
College Street
South Winooski Street
3
3
3
2
1
2
1



WATER QUALITY



ABOVE GRADE PARKING FLOORS 2-4

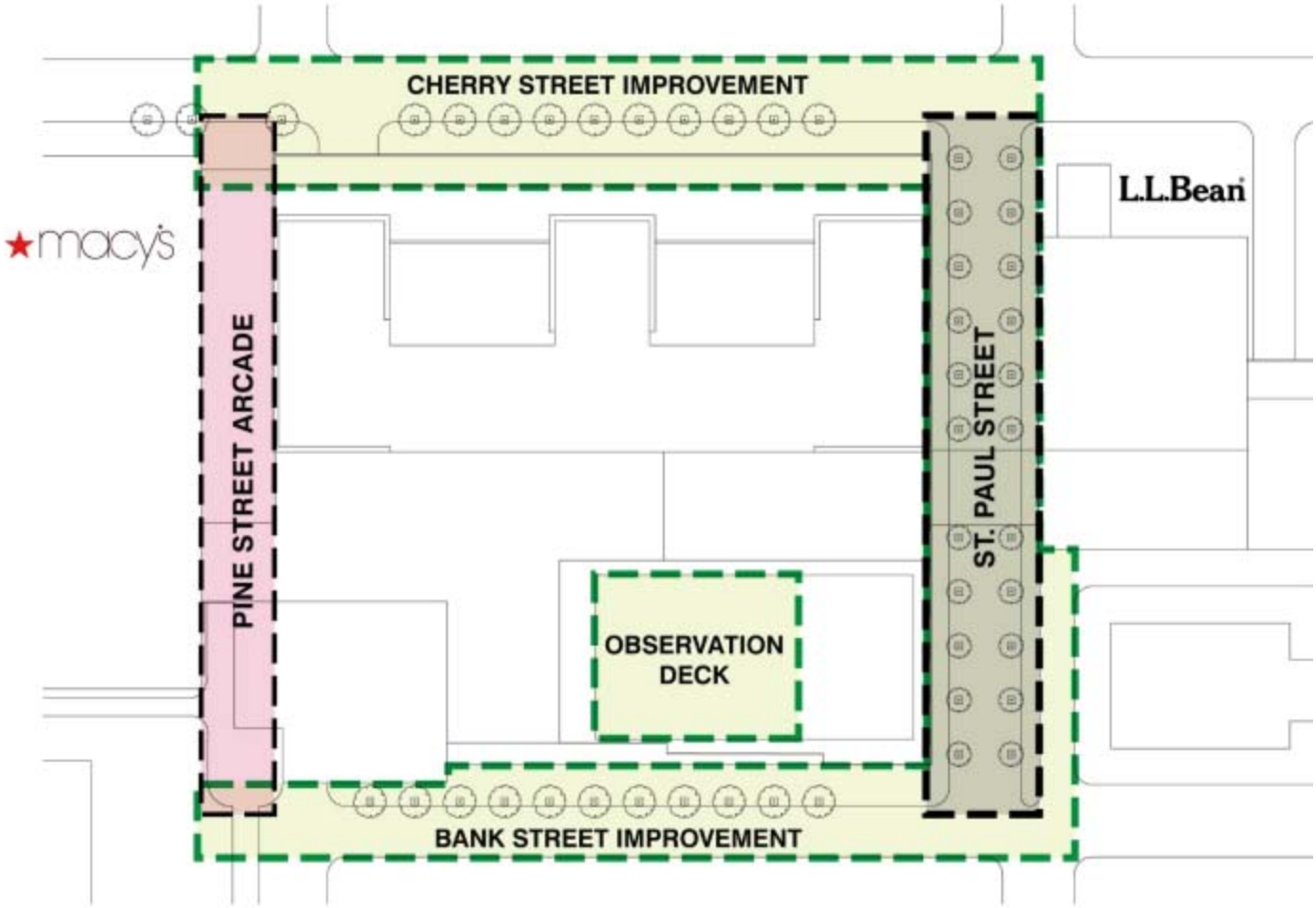
BANK STREET LOOKING EAST FROM PINE STREET

ST. PAUL STREET FROM BANK STREET

PINE STREET ARCADE

ST. PAUL STREET

BANK STREET AERIAL VIEW



PUBLIC AMENITIES

CONNECT STREETSCAPE IMPROVEMENTS AND NEW TRANSIT CENTER

ST. PAUL STREET FROM CHERRY STREET

Carolyn L. Bates Photography
Email: cbates@carolynbates.com
ADDRESS: PO Box 1205, Burlington, VT 05402
Phone: (802) 238-4213
Web: www carolynbates.com

Meagan Tuttle

From: Carolyn Bates <cbates@burlingtontelecom.net>
Sent: Sunday, May 08, 2016 2:44 PM
To: YvesBradley; Bruce Baker; Lee Buffinton; Emily Lee; Andy Montroll; Harris Roen; Jennifer Wallace-Brodeur; Meagan Tuttle
Subject: the TOO Tall MALL that will Gobble up Burlington
Attachments: bank st height 2newsm.pdf; ATT00001.htm; church st height 2-811.pdf; ATT00002.htm; mall-oine st -16aiP1410308-2a.jpeg; ATT00003.htm

to all

I sure hope that you will walk around town, and turn around and around and really try to imagine the real mass and height of this mall, that has no feasibility study and only two renters, after 18 months of it being on the drawing boards. This is a people friendly town, as BED explained in the recent No Ave News.

Will it still be when there is no longer any SUN on the streets?????

We have spent years going over well thought out plans about the height and mass. And as a city it was put at 105'
And now city council and the mayor are tripping over each other to thank the mall developer for wanting to build
something that is 160' tall. !!! Please Please do not repeat this act in your hopefully very wise and forward thinking Planning Commission.

Please please do NOT allow this to happen. If he goes away, so what! We can then get someone who is willing to work with our zoning codes. He is NOT the last and only HOPE for Burlington. We are doing just fine. It is his MALL that is outdated and horrible. Have you seen Bank St with its papered up windows and peeling paint on the entrance doors of the present day mall. This is how he is taking care of his property now. Do we really want him to stay around????

Furthermore, look at the real design of Pine St going underneath the FreePress Building. This is not replacing our open air former PineST. Is it??? And St Paul has to jog around LLBean, and it will have the loading dock on it too?
Otherwise where else will this go? It is not like our original St Paul. I sure like the idea of opening up our streets again, but this really cannot happen without a few buildings being removed, first. And $22 million TIF money we have to pay to the developer, and yet still not own the streets again???

Only 50 low income housing units that are all one bedroom (families need places to live, too!) and all right above the parking garage.

The parking garage extends to the windows! Silly. Windows should have housing, office and retain. Not parking garages. It is 3-4 floors big, too.

See illustrations below and at least wait until the feasibility study and model are complete. OK.

I would appreciate hearing your thoughts from each of you.

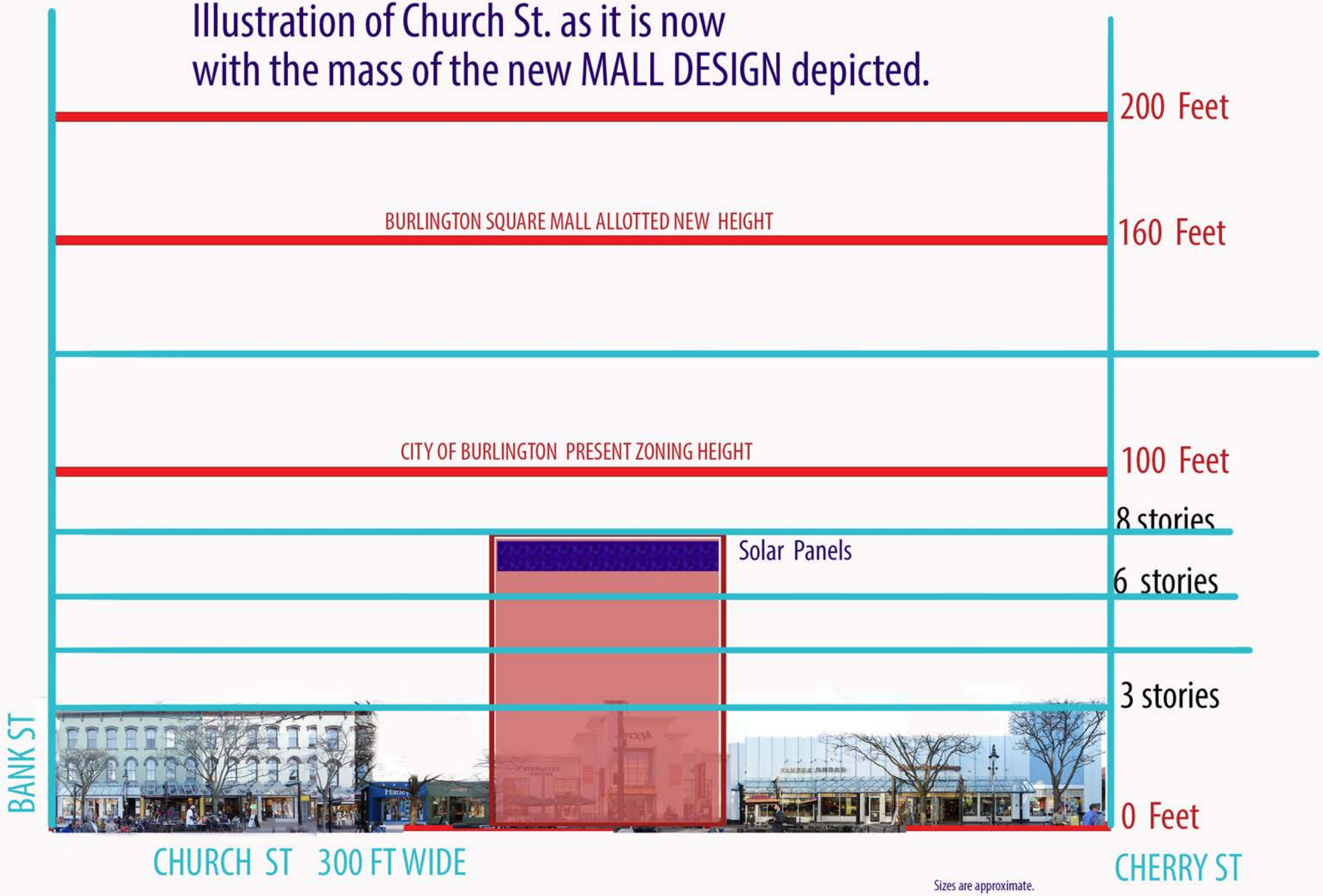
Thank you

Carolyn Bates
resident since 1973.
May 8, 2016

Illustration of BANK St. as it is now with the mass of the new MALL DESIGN depicted.

Sizes are approximate.

Illustration of Church St. as it is now with the mass of the new MALL DESIGN depicted.



Sizes are approximate.

NEW MALL
160 ft.
PINE ST

From: **Carolyn Bates** cbates@burlingtontelecom.net
Subject: Why do people travel to Church ST? I asked Trip Advisor.
Date: May 9, 2016 at 10:44 PM
To: Steven Goodkind bludriver@aol.com, Lynn lrmflowers@yahoo.com, Jennie Kristel jkristel61@hotmail.com, genese grill genesegrill1@gmail.com, Joanne Calhoun joannecalhoun63@gmail.com, Anne Brena anne.brena@gmail.com, Caryn Long carynlong@burlingtontelecom.net, Barbara Wynroth bwynroth@sover.net, Thomas DeSisto tdesisto@gmail.com, Mannie Lionni lml@05401.com, Cynthia Rubin alansuki@comcast.net, barbara heilman barbaraheilman@mac.com, Karla Ferrelli karla.ferrelli@gmail.com, John Bertelsen jo.bertel@gmail.com, Michael McCormick michaelbmccormick91@gmail.com, jmuratoriasaro@yahoo.com, Charles Simpson simpsocr@plattsburgh.edu, Charles Winkleman cwinklem@gmail.com, Lea Terhune leaterhune44@gmail.com, Tony Redington tonyrvt99@gmail.com, Eric Morrow emorrow2030@gmail.com, Carolyn Bates cbates@carolynbates.com, ibnaravilix@gmail.com, Diane.Gayer@uvm.edu diane.gayer@uvm.edu, Barbara Headrick vtdesign studio barbara.headrick@gmail.com, Ruby Perry evolution.ruby@gmail.com, wstuono@uvm.edu, bmcgrew@aol.com, Andrew Simon sanschagrins@gmail.com, fordham.monique@gmail.com, mjlong@burlingtontelecom.net, soverby@sover.net, raherendeen@yahoo.com, carpediem@burlingtontelecom.net, Michael Nedell michael@localvoretoday.com, ned ned123@riseup.net, Jen Berger jb4pax@yahoo.com, Amanda Hannaford amandahannaford@yahoo.com, Charlie Messing amusia@myfairpoint.net, Jay Vos jamespvos@gmail.com, Michelle Sayles msayles4230@gmail.com, C. W. Norris-Brown conewango@gmail.com, caroline Pocock carolinespocock@gmail.com, Amey Radcliffe ameyradcliffe@gmail.com, Bea A. Bookchin bbookchi@uvm.edu, Sandy Baird sbaird@burlington.edu, Richard Herendeen raherendeen@yahoo.com, Gloria Seidler glo4477@yahoo.com

---

Since some people want to muck about our marketplace

I thought we should see why people come here.
Everyone is WALKING THE PEDESTRIAN STREETS
and going to restaurants, shops, beer places along the way.
And LOVING THE STREET LIT UP SO WELL AT NIGHT like fairy land.

So everyone is paying attention ONLY to what they walk by.
There seems to be NO interest in going INSIDE anything but the small places right on the walking street.

So Charles, your idea of having more walking spaces is right in keeping with this mode
Tall Malls, seem to be of no significance, nor were there any wishes for one to be here.

The liked the quaint friendly atmosphere and sitting outside on the rocks (in the sun)

https://www.tripadvisor.com/Tourism-g57201-Burlington_Vermont-Vacations.html

I am a long time trip advisor
and I often look at places before I go to them and read what ordinary people, like me, say.

Most people gave 4-5 stars to Burlington. I looked at 8 recent pages of testimonials.
Here is what I found:
I also copied the lists I read, below. In case you want to tally each item. The several mentions in very recent ones about the homeless need to be addressed.

LOVE ABOUT CHURCH ST marketplace

funky
locals
shops
restaurants
one of a kind shops
great variety of shops and restaurants
walking/strolling with NO CARS was a big hit.
night lights a bit hit
street vendors
name brand sports stores
side street music
art galleries
rocks to sit on
outdoor cafes a bit hit
beer
historic
welcoming
close to bike trails and Lake Champlain
leisure to visit
tiny places
architecture
people watching
warm, friendly
shopping
eating
walking
sunshine
cobblestones
odd shops
coffee
fun events
lake champlain chocolates
keep vermont funky

keep vermont funky
street musicians and theater

mall
only 2-3 people said there was a mall, but NO mention of going into it except one, who said it was a sad place with a little place to eat

negative
pricey
parking meters
homeless

odd as there was no mention going to the flynn center

https://www.tripadvisor.com/Tourism-g57201-Burlington_Vermont-Vacations.html

Church Street Marketplace, with its early 1900s architecture, great restaurants, live entertainment, one-of-a-kind shops and well-known stores, is the focal point of the downtown area.

"A pleasant Vermont being place"
A cool happening place. Teaming with funk. A fine place to be and enjoy. Always a pleasure. Folk friendly but different somehow. Worth the trip!

farmers market

"Best downtown little city in the USA,"

Church St Marketplace has a 5 block walking street packed with outdoor cafes, music, street vendors, trees, rocks, flowers, and benches to sit on. Lots of restaurants, clothing stores, shoe stores, outdoor gear, locally made chocolates, theater, park, art galleries, office lofts, soaps, jewelry, kitchen supplies, and side street music. Hidden treasures.

And it is only a 4 block walk to Lake Champlain, bike trails, waterfront park, ECHO, and the Sailing Center. 11 mile bike walk along the lake is accessed right here.

Great to walk around"

Reviewed 5 days ago

NEW

A really nice avenue of shops and cafes with no car traffic. There were different people playing music and a lot of friendly dogs on the street as well. Perfect for a sunny day.

Visited April 2016

Visiting Burlington? Stop at Church Street Marketplace. Whether dining, shopping, or people watching - or all of the above - it is a quaint, terrific stop.

_____

We enjoyed the Church Street Marketplace quite a bit. It is a has a very nice and historic, yet welcoming feel to it. There are plenty of shops, and it's easy to spend half a day there! However, I did feel a little awkward about the amount of homeless people / loiterers in the area. There was also a police officer patrolling the area. I did not feel unsafe, just awkward.

Otherwise, this was a great place to shop, eat, and take in what Burlington is all about! Also, Keep Vermont Weird was our favorite store, as it is the tiniest store I've ever seen and they're all local. The woman running it was lovely! Highly recommend stopping in there.

_____

loved the whole area Church street smoke free and friendly many bars cafes places to eat hang out. many interesting shops..walk down the the lake.

_____

Try it all you'll understand. The decor, the storefronts, the buildings all of them are amazing for any kind of leisure visit. A day or two or even more, always lots of stuff going down there.

Visited January 2016

I have enjoyed walking on the Church Street Marketplace for many years. There are plenty of places to stop for a cup of coffee or a drink along the way or close by.

It's too bad that the shops along the street, with only a few exceptions, are too pricey to do more than go in and browse. But at least there's a good variety. (Home Port) On a nice sunny day, go and enjoy the street performers. Every year the acts get more imaginative.

What does get old are the constant presence of either panhandlers or just obnoxious

What does get old are the constant presence of either panhandlers or just obnoxious people hanging around on the rocks because they have nothing better to do. But even with all of that, it's a great place for alone time or a stroll with your honey or good friends at any time of the year.

Visited April 2016

_____

"No autos allowed"

Reviewed 1 week ago
A great place to walk and shop, although the shops are quite trendy-which equals pricey. We did get some good deals in Banana Republic, but for the most part it's fun to look. Great foodie stops and beer selections along the way. We liked the rock outcropping along the street for sitting or a good place to people watch. There were some pan handlers but they never approached anyone, try going to Asheville NC panhandler city USA. No one ever approached us for money, there is a police presence around and everyone seemed happy to be out on a beautiful spring day. It was accepted student weekend at the local university so the streets were bustling with people.
We were here visiting Burlington with our 23&21 year old sons for a birthday celebration, Trip Advisor should really implement a category to reflect traveling with older children and not just (young children) & (teens). I chose couples for the visit

Visited April 2016

_____May 2016
We enjoyed walking along market place the three days we were here Ate at several restaurants Nice atmosphere Allot of homeless

_____

"Great shopping"

Reviewed 2 weeks ago
Great shops. Lots of choices of both chains (North Face, Burton, Pier 1) and local awesome shops, galleries and restaurants. A hit with both tourists and locals

_____

"if you like watching"

Reviewed 2 weeks ago
people watching, drinking, shopping, smoke shops, fashon. freindly encounters, brick after brick of piled consumerism at it's best. you'll fit right in, everybody does.

_____

"Many unique shops, and eateries"

Reviewed 2 weeks ago
We always peruse Church Street with the many shops and eateries. So each trip we have certainly helped the economy of VT 😉

_____

“Amazing shops and atmosphere!”

Reviewed 2 weeks ago
Wonderful shopping street with boutique type shops of all kinds. The people are so warm and friendly in Burlington!

_____

Beautiful cobblestone street closed off to traffic. Nice way to spend a day shopping. And at night, it is lit up beautifully___
_____

Great place to people watch and enjoy a meal at anyone of the dining establishments on/off Church Street.

_____

Four blocks of sights, sounds,and smells! Oh and shopping too. Alot of high end stores but something should catch your wallet. We enjoyed a relaxing walk up and down the marketplace. There were some nice street performers also.

_____

Neat shops, fantastic people watching, Saturday is the best for a great stroll. Lots of bars and restaurants, Stop by for a favorite beer "Switchback" and you will be happy

____

Church street marketplace is a great place for a day trip. Lots of littles shops, restaurants, and fun events. Very unique and fun place to visit.

_____

“A weekend getaway favorite ”

Reviewed 3 weeks ago via mobile
We started going to VT regularly several years ago and it has become our favorite getaway spot. Church Street is a beautiful pedestrian only street home to numerous shops and restaurants as well as the Burlington mall. We usually begin in the morning at one end and down the other, meandring in and out of and each shop, stopping occasionally for a quick bite to eat or drink. Throughout the day and evening you will be treated to a variety of street performers and in spring and summer, live music. Many odd the shops are eclectic and local as well as a smattering of chains. The food is great, with every conceivable cuisine and dining option available. From Church Street got can wander the side streets of Burlington to discover more hidden gems as well as find your way to the shores of Lake Champlain. Wonderful place for families or a romantic weekend and any season, though we prefer spring through fall. At night the street is lit up and looks beautiful and that is especially true during the Christmas season. Regardless of time of day it is always full of people and if you enjoy people watching, while sitting outside on a summer day, listening to live music and drinking a top shelf local craft brew, the this is a place to go. BTW in July or August there is a blues festival with almost non stop music at multiple venues and every weekend from spring through fall there is a huge outdoor farmers market on the Commons selling an array of VT made goods and food. Really fun.

Visited March 2016

_____

"Overrated"

Reviewed 4 weeks ago via mobile
Nice centralized area of businesses w/no car traffic, but nothing great. Too many local homeless peeps hanging around, too.

_____

Our family loved Burlington. And it started with the Marketplace. You have good restaurants all around, shopping and Ben And Jerry's.

____

Visited May 2015
_____

"Awesome pedestrianized mall!"

Reviewed 4 weeks ago
Smack bang in the middle of town! A must for all tourists! Looks amazing at night when all the fairy lights are lit up!

Visited March 2016
_____

We kept finding ourselves heading back here for each meal while we were in town. The kids loved climbing on the large rocks that were placed throughout Church Street. Great shops. Beautiful lights at night. Enjoyed this part of town.

_____

Lovely"

Reviewed April 3, 2016 via mobile
Nothing better than a big Street dedicated to pedestrian traffic only. Very charming, clean and picaresque. Enjoyed shopping and browsing. Lots of variety available for both shopping and eating. Such a great place

Visited March 2016

_____

"Need outdoor stuff? This place has many brand names for you."

Reviewed March 29, 2016
Right in the heart of Burlington, this is like a miniature version of the Pearl St. Mall in Boulder CO. Uh-oh, did I slander the locals?! I hope not. Just to say, it's a mall on a smaller scale, which often is just fine. When we visited, between end of winter and early spring there were no flowers, no leaves, nothing! Just empty streets and college boys and girls. Still, this is an enjoyable pedestrian mall with

many types of stores and restaurants. Visit Lake Champlain chocolates (I'm not s spokesperson, just a happy customer for over 20 yrs buying mail order...so fun to see their retail store.

Visited March 2016

_____

Best place in town. Plenty of shops, restaurants, Bars... Great place to relax and actually mingle with locals. No cars allowed, which is good. reminds me of Fanuiel Hall in boston

Funky and fun! Church St. is the place to go for for taking a walk, shopping at both independent or chain stores and having your choice of many fine and diverse restaurants. Any time of year is the right one to visit this Burlington hot spot!

_____

Church Street Marketplace not only offers a range of dining options, many local and national stores, beautiful artwork, but gives you a real experience of the locals because all of us go there. Some go to drink coffee at several great coffee places - The Uncommon Grounds is a personal favorite, some go shop for locally made gifts, others prefer the street carts for food and gifts. Everyone enjoys the many entertainment options offered on a regular basis on the Street. It is the earliest example of a pedestrian shopping street in the country and should not be missed!

Visited March 2016

_____

"A Burlington Jewel"

Reviewed March 23, 2016

There are very few downtowns in the world that can beat the Church Street Marketplace **on a sunny day.**...it's just a wonderful public space with such an incredible variety of offerings. Localvore restaurants, local brewers, local coffee roasters, local shops mixed in with Starbucks, Old Navy and Macy's. An international crowd walks up and down, past many outdoor cafes, watering holes, and craftspeople. Musicians, clowns, acrobats, magicians -- you name it -- entertain up and down the pedestrian-only thoroughfare. A terrific place to people watch, meet friends, take out of town family...just a splendid gathering place in all.

Visited March 2016

_____

If you come to Burlington, You have to go to Church Street! Fun, one of a kind shops and restaurants. More interesting places on the side streets too!

____

it is a street filled with shops, restaurants, pubs. it is so nice to walk around with family and friends during weekends.

Visited March 2016

_____

Best place in Burlington to spend a day or afternoon walking, shopping, looking, eating. Beware the parking meters.

Visited March 2016

_____

Very cool part of downtown. It's shops along a pedestrian walkway and a **mall** as well, right in the middle of downtown. Close to the waterfront as well.

_____

"Fairly typical, nothing jaw dropping"

Reviewed March 15, 2016
There was nothing overly great about this area. Good mix of restaurants, bars, chain retail stores (GAP, Macy's, LLBean, etc) as well as some smaller local shops.

Visited March 2016

_____

It was nice to walk up and down Church Street. Each time we needed to walk into or through the town we always made sure Church St was part of the plan. If you're into people watching, want to grab a bite or a drink, or shopping, there's something there for you.

_____

They have some really awesome shops some that are just about everywhere and other specific to the state. Very calm and relaxing, nice people.

_____

"Great place!"

Reviewed March 11, 2016 via mobile
A really nice street, lots of thought has gone into this. A beautiful Church to look at the end of it and nice shops. music broadcast out to the street, good little restaurants, just a great place.

_____

Nice shopping and good location, we were able to walk to most everything we wanted during our stay. Wonderful to have a walking Street and not really have to worry about traffic!

_____

Loved how cars were blocked off, my toddler was able to wander the streets. Lots of interesting looking restaurants and stores.

_____

"Great place for a stroll !"

Reviewed March 8, 2016

We pulled into town in the evening and spotted this very well lit and beautifully decorated several blocks of pedestrian only shopping. The evening lighting is exceptional !

It was a perfect place to go for a stroll with my wife. All of the stores, coffee shops, history, water fountain designs, and architecture makes it a great place to visit. (and get out of your car !!!)

Visited March 2016

_____

We enjoyed the "street fair" atmosphere, variety of restaurants, retail and other establishments. Easy walking distance to the waterfront

_____

I don't know why I have never visited here, before this trip! It is a traffic free shopping experience! There are many different shops, to meet the tastes of different shoppers.

Visited February 2016

_____

Plenty of shops, bars, local restaurants to really make it a day spot in nice or fall weather. Just make sure to watch your meter for parking!

Visited April 2015

_____

A beautiful place to experience both during the day and at night when lit up with some of the most amazing decorative lights. The street is full of unique little shops, restaurants, bars, a **mall** and even entertainment on the street. A peaceful and relaxing place with lots of friendly people.

Visited April 2015

_____

Even though it was a cold day in February, this pedestrian street mall was a great place to visit. There were plenty of shops to duck into to get warm. There was a nice variety of types of stores. There was also a great selection of restaurants. The scenery was quaint and although we didn't walk there due to the weather, Lake Champlain is very close by.

Visited February 2016

_____

Church Stree Marketplace is a beautiful spot with lots of dining and shopping options. We loved it and Burlington.

Visited February 2016

_____

Specialty shops from athletic specialty stores to jewelry stores. If you can't find it here, you haven't looked hard enough. Can't forget the good eats and specialty sweets and coffees places. A place to enjoy for all ages!

Visited December 2015

Visited December 2015
_____

Had a great time on church street with all the shops and restaurants. Homeport favorite store. View at night is unbelievable Sucj a peaceful and relaxing place to be.
Visited February 2016

_____
Me and my wife go here a few times a year. We like to grab lunch somewhere and take a walk by the lake. The street vendors are interesting and the shops have anything you need from shoes to furniture!

Visited February 2016
_____
We visited Burlington, Vermont in February and spent some of our time walking the pedestrian open air mall called Church Street Marketplace. It was chock full of shops, bars and restaurants. At dusk the lights that were strung across the mall were lit and it was really quite pretty. Would recommend seeking this out when in Burlington.

Visited February 2016
_____

This is a must visit if in town. The street is full of shops, restaurants, bars, a mall and even entertainment on the street. There's something for everyone! We went during the holidays and it was absolutely stunning. And yes it's true, the street gets a little weird at dark. Nobody really bothered us though.

Visited November 2015

_____
A great pedestrian walkway with lots of local food, stores and fun. Visit the Keep Vermont Funky store to remind you of the attitude. Visited a kitchen store and finally found the perfect loose tea holder for brewing. Also went to a terrific yarn store with wonderful yarns. I try to buy yarn from every place I visit - weird - but knit them in to shawls for friends.

Visited June 2015
_____

MALL Never thought of Burlington as a city after living in much larger places and this pedestrian walk is considered the center of what there is. Enough shop variety to make it interesting but until they decide on the **Burlington Mall future (major high rise with offices, condos and shops or not) there's a blot on the landscape with empty stores and sad littl eating area downstairs**. Ample eating options from Paneras to haute cuisine. Saturday morning on market days during summer is at its best.

Visited February 2016

_____
This is an enjoyable place all around, good variety of shops and restaurants, many non-chain. Great people-watching, too.

Visited February 2016
_____

Reviewed February 3, 2016

Worth the trip to Burlington just in itself. From excellent restaurants and bars to the dumpling lady street vendor. Wine tasting store, oil store, funky consignment, tattoo parlors, head shop, candy store and outdoor exchange for all kinds of high end, great sales and great consignments. Every trip there you find something new - street performers,events, etc..

_____

This is a really nice place to walk around at night during the holiday season with all the Christmas lights. Lots of people, and stores, and restaurants.
Reviewed January 23, 2016

_____

January 20, 2016
You'll go here and you'll enjoy it. Whether or not you're there to shop you'll become engulfed by the greatness that is Burlington... the people, the places, the action! Don't forget to check it out at night in the colder months to see it lit up in all it's splendor.

_____

January 17, 2016
I came here with my boyfriend and it was a relatively relaxed area for a holiday Sunday. We went through the different shops: Outdoor Gear Exchange, the bookstore, and the Uncommon Trail coffee shop. It was a nice distraction for the morning and it was a great way to see the Burlington vibe.

_____

Reviewed January 14, 2016
If you are there in the non slushy months it is a fabulous stroll and where everything is celebrated from Mardi Gras to the World Cup championship. In 2004 people were climbing street signs and for New Years they climb the mountains of snow. It is a small city for sure and if you come during a college break it is a ghost town comparatively. The children playing leapfrog is a classic with a sandwich at the Red Onion and a white hot chocolate at Muddy waters. You wont be disappointed unless you dont like good food.

Visited August 2015
_____

Take a stroll summer or winter. In the summer you can stop at one of the many restaurants and eat out side and enjoy the views. In the winter it's a winter wonderland gull of lights topped off by a huge Christmas tree at the top of Church St

Visited December 2015

_____

Reviewed January 15, 2016
Quaint, New England design out door plaza with boutiques, cafes, bistros, pubs, something for everyone, students, families, couples and singles withing walking distance of Lake Champlain,

_____

Carolyn L. Bates Photography

Email: cbates@carolynbates.com

ADDRESS: PO Box 1205, Burlington, VT 05402

Phone: (802) 238-4213

Web: www carolynbates.com

Meagan Tuttle

From: Carolyn Bates <cbates@burlingtontelecom.net>
Sent: Tuesday, May 10, 2016 11:47 AM
To: YvesBradley; Bruce Baker; Lee Buffinton; Emily Lee; Andy Montroll; Harris Roen; Jennifer Wallace-Brodeur; Meagan Tuttle
Subject: Info on Don Sinex.

there are 12 vacancies in the mall and bank st side of the mall has doors with peeling paint and windows covered in white paper. Looks terrible to people walking by.
I do not like the way he is doing maintenance on the present mall. The windows could have cool photos in them of the new mall. And look exciting. Not like they do now.

There is only 1 vacancy on church st.

Here is his website from which I took the following notes:
http://www.devonwoodinvestors.com/

We are a private Investor/Operating Partner for opportunistic real estate debt and equity transactions in which it can add significant value for itself and its US and international investors.

Devonwood Investors, LLC was founded in 1997 as a private real estate development and investment firm. The firm has successfully continued to successfully pursue these activities in a wide variety of undervalued assets in both up and down markets.

Right now Church St Town Center Mall is his ONLY investment on the books
And there is NO other item or project listed in his website, or that I could find online that he has done since 1997 when he started his company

And he has only one person working with him: Mr. Nicholas J. Principe,
Director nprincipe@devonwoodinvestors.com

He has a law and business degree.
He worked with JMB Realty handling large projects similar to the town center here. It appears that he left on good terms and give him a reference.

Info from this website: http://www.prime-finance.com/prime_finance_recent_transactions.html
shows the purchase price

Burlington Town Center
$23,000,000
Five year floating rate First Mortgage loan

A 371,579 SF regional mall and 5-story office building located in Burlington, Vermont

From various notes:
Jeff Williams at Prime-Factor owns the mortgage on BTC
and he said they will loan Sinex $100 mil to improve BTC
They have quite a collection of loans to big places usually worth $10 mil. each, like wal-mart and hotels but nothing like BTC

In summation.
I do not like the fact that all the money comes from one place
I think it is rather ODD that his company has no information about any other real estate transactions since its formation since 1997
The mall is undervalued and under used. Therefore he stands to make a huge profit here. The money he makes will go OUT OF THE STATE It is not local money

He can and should make his design fit Burlington city codes and not demand that we change to fit his design.

And the buildings are massive in size. One city block long, 14 stories tall.

Thank you for reading.

Carolyn Bates
May 10, 2016

Carolyn L. Bates Photography
Email: cbates@carolynbates.com
ADDRESS: PO Box 1205, Burlington, VT 05402
Phone: (802) 238-4213
Web: www carolynbates.com

Meagan Tuttle

From: Jennie Kristel <jkristel61@hotmail.com>
Sent: Sunday, May 08, 2016 3:41 PM
To: ybradley@vermontrealestate.com; Bruce Baker; Lee Buffinton; Emily Lee; Andy Montroll; Harris Roen; Jennifer Wallace-Brodeur; Meagan Tuttle
Subject: The Mall Development

Dear All;

I have to say, I am stunned and dismayed at how quickly this mall is getting voted on and passed. WITHOUT any Feasibility studies or scaled model for the community to look at? Without a thorough and thoughtful city wide plan?

I agree that the mall needs an overhaul. It is in disastrous shape. It is outdated. It also needs better care. This is how he is taking care of his property now.

I find it hard to believe that the developers will stop at one box building. Or that the council thinks that one is all that will happen and be enough.

The plan is ugly. UGLY. Big boxes. I might as well be in any city USA. Is that what you really want for Burlington??Seriously? Every building that has gone up in the last five years has been one model of siding that is straight, boring and ugly. Metal sided and glass. It causes eye stress as ihas no beauty at all.

I sure hope that you will walk around town, and turn around and around and really try to imagine the real mass and height of this mall, that has no feasibility study and only two renters, after 18 months of it being on the drawing boards. This is(or used to be) on the top ten places to go as it was friendly, beautiful, and a large town rather than a city. I have been told by people who visited me this week, that Burlington would become just like everyother place and not as interesting. With a box building smack in the middle of town I agree with them. What about keeping with historical lines? What about having a human oriented building?

There have been THOUSANDS of housing units built in Burlington, South Burlington, and Winooski during the past decade alone. This has not alleviated the so-called "Housing Shortage", nor lowered rents.

Furthermore, residential housing in general has been shown to be money-loser to a town/city from a tax situation by several academic studies. The demand for services, infrastructure, sewer, traffic mitigation, pollution, etc. never lower the tax burden.

Will it still be when there is no longer any SUN on the streets? This box is HUGE! We already have issue with lack of sunlight in Burlington. This WILL make it worse.

We have spent years going over well thought out plans about the height and mass. And, in 2010, as a city it was put at 105'.

And now city council and the mayor are tripping over each other to thank the mall developer for wanting to build
something that is 160' tall. Please Please do not repeat this act in your hopefully very wise and forward thinking Planning Commission.

Furthermore, look at the real design of Pine St going underneath the FreePress Building. Will we need to pay a toll as it is owned by a eveloper? This won't really be public access will it.

And St Paul has to jog around LLBean, and it will have the loading dock on it too?
Otherwise where else will this go? It is so confusing. I sure like the idea of opening up our streets again, but this really cannot happen without a few buildings being removed, first. And $22 million TIF money we have to pay to the developer, and yet still not own the streets again???

Only 50 low income housing units that are all one bedroom (families need places to live, too!) and all right above the parking garage. As a mental health clinician, asking families to be in a one bedroom is a recipe for disaster. How real is this really?
Having lived on the Hill by Champlain, and seen what having students in that neighborhood was like and seeing Sinex say that 300 students would live in this building with mixed income.... Im not sure what to say to that. It seems highly improbable as a working model.

The parking garage extends to the windows! . Not parking garages. It is 3-4 floors big, too.

The idea to have a vote in August on the TIF of 22 million dollars is disheartening as well. on a vote that important that we as taxpayers would probably have to pay for Why wouldn't you wait until November when most people are likely to be here? I have to say this seems rather slimy as August is a month many vacation and are away.

Lastly- Why hasn't there been a conversation about using 22 million gone into improving our high school school which is woefully out of compliance with ADA and needing a overhaul?? 22 million would take care of an awful lot and would certainly help students and families from all backgrounds.

Please wait until the feasibility studies are done and a working model of what this will entail.
I look forward to hearing from you.

Jennie

Please be advised that the confidentiality of this communication cannot be guaranteed since it is transmitted electronically.

Jennie Kristel, MA, REAT, RMT APTT
JourneyWorks
1205 North Avenue
Burlington, Vermont 05408
802-860-6203
www.journeyworksvt.com
Registered Expressive Arts Therapist
Reiki Master /Teacher
Accredited Playback Theatre Practitioner/Teacher

"Be the Change that you want to see in the world"
Mahatma Gandhi

14 story, 160 foot high buildings were not envisioned by PlanBTV

To: Burlington Planning Commission
Planning Commission Meeting, May 10, 2016, 6:35pm public forum
From: Solveig Overby

I am here to ask you as you work on the zoning changes proposed by the Burlington Town Center redevelopment, to respect the decisions made by Burlington citizens as reflected in the often cited June 2013 PlanBTV document.

Contrary to representations heard frequently, PlanBTV adoped June 2013, does not contemplate downtown core development containing 14 story/160 foot tall buildings.

In fact, the "FD6 Downtown Core" district form-based code posted on Nov. 25, 2014, a year and some months after adoption of PlanBTV, specifies building heights with a minimum of 3 stories and a maximum of 10 stories. I have provided you with copies of pages 110-111 of plan BTV and the associated pages from the November 25, 2014 FD6 Downtown Core district document.

Prior to the May 2, City Council Meeting, I provided City Councilors with a photograph of an example of a twelve story/110 foot tall condominium building in a vibrant downtown core Washington, DC neighborhood. I have provided you with a new photo of that building and have provided you with the zoning regulations associated with it for your review.

I ask you to respect the will of the citizens of Burlington. PlanBTV did not contemplate downtown core development in Burlington containing 14 story/160 foot tall buildings.

Thank you.

770 HEIGHT OF BUILDINGS OR STRUCTURES (C)

770.1 Except as provided in this section and in Chapters 17 and 20 through 25 of this title, the height of a building or structure, not including a penthouse, in a Commercial District shall not exceed that set forth in the following table:

ZONE DISTRICT	MAXIMUM HEIGHT (Feet)	MAXIMUM HEIGHT (Stories)
C-1	40	3
C-2-A	50	No Limit
C-2-B,C-3-A	65	No Limit
C-3-B	70	6
C-2-B-1	75	No Limit
C-2-C,C-3-C	90	No Limit
C-4	110	No Limit
C-5(PAD)	130	No Limit

770.2 The height of buildings or structures specified in § 770.1 may be exceeded in the instances provided in §§ 770.3 through 770.9.

770.3 Spires, towers, domes, pinnacles or minarets serving as architectural embellishments, penthouses, ventilator shafts, antennas, chimneys, smokestacks, or fire sprinkler tanks may be erected to a height in excess of that which this sections otherwise authorizes. This section shall not be interpreted to bypass otherwise required special exception reviews.

770.4 In the C-4 District, a building or other structure may be erected to a height not exceeding one hundred thirty feet (130 ft.); provided, that the building or other structure shall face or abut a street not less than one hundred ten feet (110 ft.) wide between building lines.

770.5 In the C-5 (PAD) District, a building or other structure may be erected to a height not exceeding one hundred sixty feet (160 ft.); provided:

(a) The height of the building or structure shall be measured only from the Pennsylvania Avenue curb at the middle of the front of the building or other structure to the highest point of the roof or parapet exclusive of any structure on the roof; and

(b) That portion of the building or other structure that exceeds one hundred thirty-five feet (135 ft.) in height shall be set back a minimum of fifty feet (50 ft.) from the building line along Pennsylvania Avenue.

770.6 A penthouse may be erected to a height in excess of that which this section otherwise authorizes but shall not exceed the height, as measured from the surface of the roof upon which the penthouse is located, in the following table:

ZONE DISTRICT	MAXIMUM PENTHOUSE HEIGHT	MAXIMUM PENTHOUSE STORIES
C-1, C-2-A	12 ft. except 15 ft. for penthouse mechanical space	1; second story permitted for penthouse mechanical space
C-2-B, C-3-A	12 ft. except 18 ft. 6 in. for penthouse mechanical space	1; second story permitted for penthouse mechanical space
C-2-B-1, C-3-B	20 ft.	1; second story permitted for penthouse mechanical space
C-2-C; C-3-C; C-4; C-5	20 ft.	1 plus mezzanine; second story permitted for penthouse mechanical space

770.7 [REPEALED].

770.8 [REPEALED].

770.9 The height permitted for a building eligible for the additional density permitted pursuant to § 771.4 shall be that permitted by the Act to Regulate the Height of Buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452, as amended; D.C. Official Code §§ 6-601.01 to 6-601.09).

SOURCE: §§ 5201.1, 5201.2, and 5201.3 of the Zoning Regulations, effective May 12, 1958; as amended by Final Rulemaking published at 27 DCR 2226, 2227 (May 23, 1980); as amended by Final Rulemaking published at 33 DCR 3975, 3978 (July 4, 1986); as amended by Final Rulemaking published at 36 DCR 1509, 1523 (February 24, 1989); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8409-10 (October 20, 2000); as amended by Final Rulemaking published at 55 DCR 34 (January 4, 2008); as amended by Final Rulemaking published at 57 DCR 3492 (April 23, 2010); as amended by Final Rulemaking published at 62 DCR 5190 (April 24, 2015); as amended by Final Rulemaking published at 63 DCR 390 (January 8, 2016).

THE MALL

PlanBTV as adopted by City Council, June 10, 2013

EXISTING

The above rendering shows a view looking southeast of Burlington as it exists today, with the Burlington Town Center Mall in the center of the image. City Hall is in the top center of the rendering and Battery Street in the foreground. Currently Pine Street and St. Paul Street dead end at the mall, forcing traffic onto Battery Street and South Winooski Avenue. The mall superblock also makes it difficult for cyclists and pedestrians to navigate through this area.

POTENTIAL

Aerial photograph of Town Center Mall looking southeast, with City Hall Park in the distance.

PHOTO BY BRIAN DROURR PHOTOGRAPHY

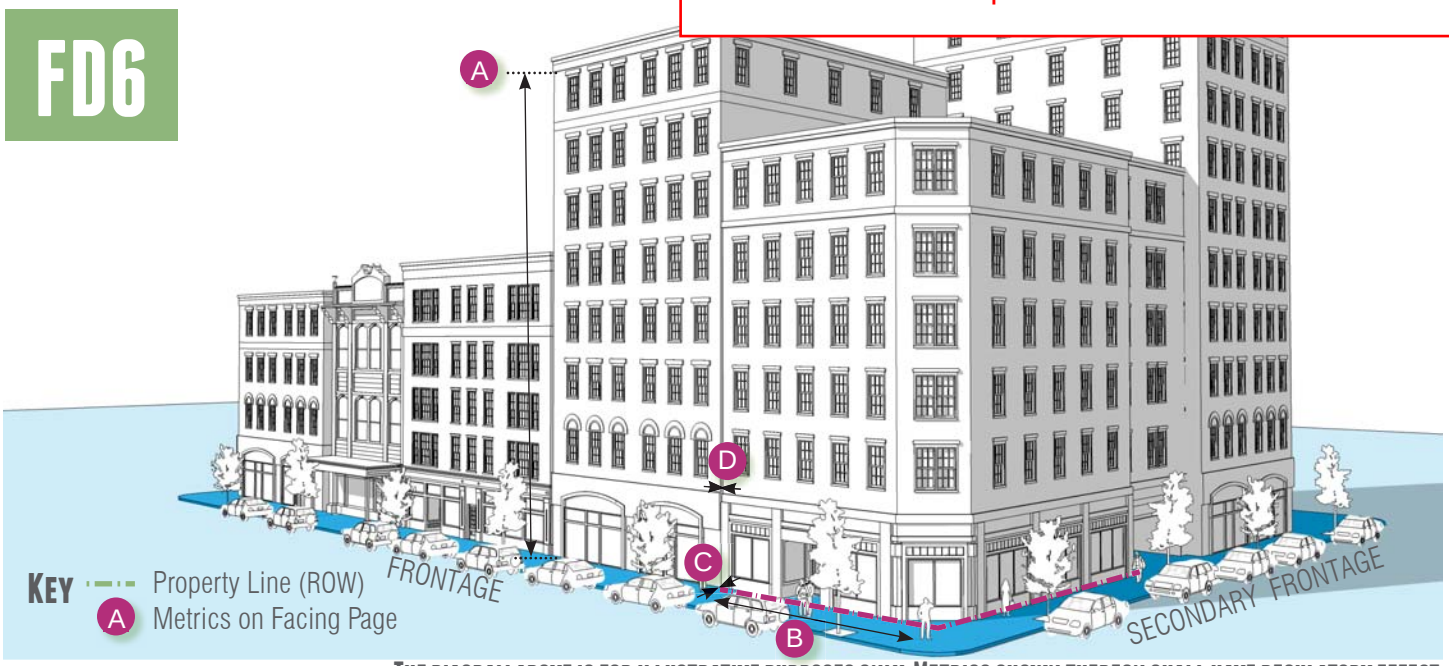
The illustrative plan for the mall area suggests reopening Pine Street and St. Paul Street, preferably as complete streets that would accommodate all modes of transportation and parking, repairing the street grid and relieving pressure from Battery Street and South Winooski. In lieu of the complete street option, the mall could be more surgically modified to allow for a plaza to pass through that would be open to pedestrian and bicycle traffic. Both alternatives would greatly enhance the connectivity within the City while also updating the mall to more actively interface with the City and benefit from the additional visibility.

The rendering also shows redevelopment and infill within the urban renewal area, which is an area of the City where the pedestrian realm could be greatly enhanced by filling in large gaps in the street wall.

Pages 46-49 from FBC Burlington 11-25-14 FINAL DRAFT
http://www.burlingtonvt.gov/sites/default/files/PZ/planBTV/Downtown_Plan/FBC%20Burlington%2011-25-14%20FINAL%20DRAFT.pdf

14.3.8 - FD6 - Downtown Core

FD6



The diagram above is for illustrative purposes only. Metrics shown thereon shall have regulatory effect.

14.3.8-A- Intent

To enhance the vitality of the urban core 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 10 stories
- Outbuildings not common

14.3.8-B- Allowed Building Types

Building Type	Standards
Rowhouses	Section 14.4.7
Multi-Family: Large	Section 14.4.9
Mixed-Use	Section 14.4.11
Perimeter	Section 14.4.12
Civic	Section 14.4.13

14.3.8-C- Building Form

Height		
Principal Building	3 Stories min. 10 Stories max. [1]	A
Outbuilding Backbuilding	2 Stories max. 1 Story max.	

[1] Subject to Regulating Plan Special Requirements - Map 2.

Miscellaneous

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

Any buildings wider than 150' must be designed to read as a series of two or more separate buildings.

Buildings with continuous Façades of 60' or greater in width shall be vertically articulated with projecting or recessed offsets not less than 4' deep, and at intervals of not greater than 50'

14.3.8-D- Lot Occupation & Building Placement

Block Perimeter	2,000 ft max.
Lot Coverage	100% max.
Frontage Buildout[1]	100% max. along Principal Frontage
	80% max. along Secondary Frontage

[1]In the absence of a Building Facade along any part of a Frontage Line, a Streetscreen shall be built on the same plane as the Facade. A Streetscreen shall be between 3.5 and 8 feet in height and may be no longer than 20 feet or 20% of the Frontage, whichever is less.

Building Disposition	Standards
Sideyard	Section 14.6.3
Rearyard	Section 14.6.3

14.3.8-D- Lot Occupation & Building Placement

Setback (Distance from ROW/Lot Line)		
Front Principal Building Outbuilding	 0' min.; 6' max. In third Lot Layer	C
Side Principal Building Outbuilding	 0' min. - 12' max. 0' min. or 3' min. on secondary frontage	D
Rear Principal Building Outbuilding	 0' min. or 15' from rear Alley centerline 0' min. or 15' from rear Alley centerline	

Miscellaneous

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.

14.3.8-E- Parking, Loading & Service

Required Spaces

No on-site parking is required.

See Section 14.6.8 - (Supplemental to Form Districts - Parking, Loading, Service and Driveways) for parking specific requirements and Section 14.6.9 for 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. Garages may be located in the second Lot Layer if located below-grade or above the first Story.

Miscellaneous

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

14.3.8-F- Encroachments - Required Setbacks

Encroachment Type	Rear
Steps to Building Entrance	A
Other Architectural Features	3' max.
Landscaping	A
Fences or freestanding walls	6' max. height
Driveways, Walkways	A
Utility Structures	A

Key

Encroachments Allowed:	A
Encroachments Not Allowed:	-

14.3.8-G- Encroachments - Public right-of-way

(Along Principal and Secondary Frontages)

Encroachment Type	Public ROW
Frontage Type	
Shopfront: Awning[1]	15' max.
Officefront: Awning[1]	15' max.
Other Architectural Features	3' max.
Signs	A[1]

[1] May Encroach into the ROW subject to the limits set forth in Section 14.6.10 (Supplemental to Form Districts - Sign Standards).

14.3.8-H- Signs

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

Allowed Sign Types	Standards
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

14.3.8-H- Signs

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.

14.3.8-I- Use Type — FD6

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 in the Form District.

Residential - General	
Multi-Family	P
Residential - Special	
Assisted Living	P
Boarding House[1]	P
Community House *(Sec.14.6.7.d)*	P
Convalescent /Nursing Home	P
Lodging	
Bed and Breakfast[1]	P
Historic Inn *(Sec.14.6.7.b)*	P
Hotel, Motel	P
Shelter	P
Retail - General	
ATM	P
Convenience Store	P
Fuel Service Station[2] *(Sec.14.6.7.c)*	P
General Merchandise/Retail	P
Auto/Boat/RV Sales/Rentals[3] *(Sec.14.6.7.c)*	P
Retail - Outdoor	
Open Air Markets	P
Office & Service	
Animal Grooming	P
Beauty Salon/Barber Shop/Spa	P

14.3.8-I- Use Type	FD6
Car Wash	P
Crisis Counseling Center *(Sec. 14.6.7.g)*	P
Office – General	P
Dry Cleaning Service	P
Funeral Home	P
Health Club/Studio	P
Laundromat	P
Mental Health Crisis Center	P
Office – Medical	P
Tailor Shop	P
HOSPITALITY/ ENTERTAINMENT/ RECREATION	
Aquarium	P
Art Gallery/Studio	P
Arts Incubator (Sec. 14.6.7.j)	P
Bar, Tavern	P
Billiards, Bowling & Arcade	P
Café	P
Cinema	P
Club, Membership	P
Community Center	P
Conference/Convention Center	P
Marina	P
Museum	P
Performing Arts Center	P
Performing Arts Studio	P
Recreational Facility - Indoor	P
Restaurant	P
Restaurant – Take Out	P
MANUFACTURING/ PRODUCTION/ STORAGE	
Dental Lab	P
Food Processing	P
Machine/Woodworking Shop	P
Manufacturing	P
Manufacturing - Tour Oriented	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
TRANSPORTATION & UTILITIES	
Recycling Center - Small [3] (2,000 sf or less)	P
Public Transit Terminal	P
Operations Center – Taxi/Bus [3]	P
Parking Structure [4]	P

Key

Permitted Use	P
Conditional Use	CU

END NOTES

[1] Must be owner-occupied.

[2] Automobile sales not permitted as an Accessory Use

[3] Exterior storage and display not permitted.

[4] Parking Structures shall be located behind a Perimeter Building (see Section 14.4.13).