

Burlington Planning Commission

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Joint Planning Commission and City Council Form-Based Code Committee

REGULAR MEETING
Wednesday, April 1, 2015 - 5:30 P.M.
Room 12, City Hall, 149 Church Street

Meeting Notes

I. Agenda

II. Overview of tonight's meeting

III. Public Forum

Please make new draft available online.

IV. Future Meeting Dates

Wednesdays are good but not 1st and 3rd. Not 18 to 25th of April.

V. Downtown Form-Based Code Review

D. White – Staff proposes to remove the Special District as well out of the code since it is also in the South End. Explained what changes have been made since the committee last met for FD6.

J. Shannon – Is there a change to the outbuildings and back buildings and what are they?

D. White – Back buildings are not typical in FD6 so they have been removed but outbuildings could happen with rowhouses.

J. Wallace-Brodeur – Under the intent, let's adjust – 3 to 11 stories.

J. Shannon – Looking at Map 3 there are only a couple of blocks on Pine and S. Champlain where shopfronts are not mandatory?

D. White – Correct. There are a few more places where they are not required.

J. Shannon – It is confusing to include rowhouses and mixed-use here.

J. Wallace-Brodeur – Buildings that are only housing can only be built where shopfronts are not required?

D. White – Correct, the first floor would otherwise be a shopfront and likely some other type of uses.

J. Shannon – Seems like we should allow multi-family small in case there are very small lots where nothing else could be build.

M. Tracy – What happens on a corner lot if on Main St there is a required shopfront but not on Pine St.

D. White – They could wrap the shopfront around to the Pine Street if they choose to. It's allowed just not mandatory.

J. Shannon - Work/Live - why do we want to define this as 2 stories?

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D. White – Work/Live is a single unit, could probably be 3 stories high.

A. Montroll – We should change the sketch of the mixed-use building to make it bigger. The condo at the corner of Battery and College are great to walk by and there is no need to have a shopfront there, it is still pleasant to walk by. He doesn't agree with the requirement for shopfronts on this many locations.

J. Shannon – Agree that it's great to walk by, likes the setback there but we should be mindful that on those connecting corridors, one of the reason why that connection is not as good, is because there is no interaction with the pedestrian in many place. Having the private use on the ground floor dampens the connection.

J. Wallace-Brodeur – We should be thinking about the connectivity that we are trying to develop on those corridors. The weakest link is that lower part of College St, the experience is very different. Strengthening those links is important.

J. Shannon – The setback should be allowed, the main problem is the uses that are not active, it gets dark and lonely to walk there at night.

J. Wallace-Brodeur – It's a place to pass by and not stop to interact.

D. White – If others don't resonate with this, happy to drop it.

E. Morrow – What doesn't help with that building is that it's gated too, which makes it feel even more

J. Shannon – One issue is the setback. She doesn't agree that residential use on the ground floor works. It is really important to have the shopfronts on the corners of College, Main, Cherry and Pearl streets.

J. Wallace-Brodeur – Would café siting be allowed with shopfronts?

D. White – Yes, absolutely. We have two very strong destinations with waterfront and church St and the dead space between there is in part due to the lack of activity and continuity of uses and activity.

J. Shannon – Allow small multi-family in FD6. Just remove the maximum height limit for multi-family small type.

D. White – Explained the proposed façade articulation, stepbacks and tall building standards.

J. Wallace-Brodeur – Hard to conceptualize these concepts.

C. Mason – Should add standard that adds something to limit the width of the towers to begin with.

A. Montroll – This would be incorporated in urban design guidelines and would apply to all form districts.

J. Shannon – Why is 80 feet the magic number? Is it only within my own property?

M. Tracy – Can we table this and have some graphics to visualize this?

J. Wallace-Brodeur – If this is above the by right approval, it would go through major impact review?

D. White – Yes, these taller buildings could be going through major impact review.

J. Wallace-Brodeur – Could we talk about whether the sequencing of the conversation is going?

A. Montroll – Perhaps once we are done with FD6, we can talk about admin review.

VI. **Public Forum** – (15 min)

E. Morrow – The administrative session be moved up in the process as it affects the rest of the code. Façade articulation (base, middle and top) is speaking to building style and without understanding the admin review process, then it's hard to know how that would work. What the role of DAB is? He is still unclear on that. Impact on glazing requirements and how that impacts the energy code requirements. He would like to see more precedent on glazing. 14' minimum first floor is a lot, should be lower.

D. Gayer – Going back to planBTV, it no longer fits like that this simplifies the process. Where does the major impact trigger happen? It feels like it's getting more complicated and less about a process of facilitating development.

B. Goblik – Variations on the façade – how could someone do something different? Has there been change in the by right approval of staff. How do DRB and DAB work with this code? Flexibility would be nice for the building design.

Adjourn