

Burlington Planning Commission

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Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Michael Gaughan
Emily Lee

Burlington Planning Commission

Tuesday, July 12, 2022, 6:30 P.M.

Remote Meeting via Zoom

Minutes

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| Members Present | A. Montroll, A. Friend, E. Lee, M. Gaughan, Y. Bradley |
| Staff Present | M. Tuttle, C. Dillard, S. Morgan |
| Public Attendance | B. Headrick, S. Bushor, B. Butani |

I. Agenda

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| Call to Order | Time: 6:00pm |
| Agenda | No changes. |

II. Public Forum

| Name(s) | Comment |
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| B. Headrick | <p>B. Headrick spoke about the proposed UVM Trinity Campus amendment. She asked whether this proposed overlay would affect other parts of the Institutional District. She mentioned that if this overlay district for Trinity Campus affects other areas of Burlington, residents in those areas should be made aware.</p> <p>She also requested that UVM conduct a geotechnical study of the back portion of Trinity Campus to determine what type of development is appropriate.</p> <p>She raised a concern on whether the proposed Trinity Campus development will actually add beds since UVM has "doubled up" on dorms. UVM is also expected to receive more graduate students as it pursues an R1 designation.</p> <p>Another request was made to include a provision that would limit the number of off-campus students.</p> |
| S. Bushor | <p>S. Bushor sent an additional communication to the Planning Commission regarding the 6/23 public meeting on UVM Trinity Campus.</p> <p>She also voiced a concern on the Steep Slopes ordinance now with the City Council Ordinance Committee, particularly that it does not go far enough.</p> |
| B. Butani | <p>B. Butani characterized UVM's efforts on Trinity Campus as avoiding student housing issues. He asked that UVM provide a plan on how they are going to address the number of off-campus students.</p> |

III. Chair's Report

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| A. Montroll | As the City enters a new fiscal year, there is a need to discuss reorganization. This item will be on the next agenda. |
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IV. Director's Report

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| M. Tuttle | <p>This is the first meeting of the new fiscal year and the first meeting without Commissioner Brynne Martin, who left the Commission at the end of June.</p> <p>The Clerks and Treasurer's Office is advertising for Brynne's replacement.</p> <p>A new fiscal year reorganization is an opportunity to nominate Commissioners to various positions and committees.</p> |
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V. Proposed CDO Amendment: Trinity Campus Zoning

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| Action: Commission Discussion | | |
| Motion by: n/a | Second by: n/a | Vote: n/a |
| Type: n/a | Presented by: M. Tuttle and C. Dillard | |
| <p>Introduction:</p> <ul style="list-style-type: none"> • M. Tuttle presented an update on the Housing Action Plan. There is a new BTV Housing Dashboard that displays key metrics for the housing market, like new housing units and median house price. The Housing Action Plan also details other initiatives to tackle housing, which can be found on the Planning website. • The Ward 1/8 NPA meetings have been successful in garnering public input on Trinity Campus. Shared goals between UVM and the City include increased beds for undergrads and graduate students, improved walking and biking paths, enhanced campus community and minimized parking. • A majority of those who attended the June 23 public meeting indicated that additional student beds is a 1st or 2nd priority. The public did voice concerns about anticipated enrollment at UVM and had larger questions about campus plans at UVM. There were some reservations regarding building height and setbacks on Colchester Avenue. There were mixed reactions, but generally more interest, in commercial use on Trinity Campus. There was general support for minimal parking. • Key topics include balance between height and setback, and, balance between residence halls, parking, and open space. <p>Commissioner discussion:</p> <ul style="list-style-type: none"> • There was clarification regarding the setback. The property line for Trinity Campus is 15 ft. from the edge of the sidewalk. In total, the setback would be about 40 ft. from the edge of the setback. A Commissioner spoke to the fact that UVM is limited with space and reasonable accommodations should be made regarding the setback. • M. Gaughan noted that Trinity Campus is about 1 mile to City Market and 2/3 of a mile to the Campus Center. Commercial use on the campus would alleviate car/parking activity. • A request was made for a Housing Management Plan, similar to a Parking Management Plan. • A. Montroll asked for more transparency about the setback, i.e. the measurement be made from a more obvious place, like the curb. • E. Lee expressed reservations of increasing the setback as it could limit where buildings can go and noted that the Campus will have open space and already has a wooded area. • There was some consensus that cafes, small grocery stores, etc. did not have to be limited to existing buildings. • There was some consensus that DRB review may not be necessary for smaller development projects, given that the Commission is already indicating that development is appropriate in this neighborhood. • E. Lee commented that little to no parking should be offered. | | |

- A. Friend asked for a more tangible commitment from UVM to address their student housing shortage.
- A. Montroll spoke to the capacity of the City to assist with changes in student preferences, i.e. the current and historic preference to live off-campus. He also commented that graduate students should be included in the discussion.

VI. Housing Initiatives Update

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| Action: Commission Discussion | | |
| Motion by: n/a | Second by: n/a | Vote: n/a |
| Type: n/a | Presented by: C. Dillard | |
| Introduction: | | |
| <ul style="list-style-type: none"> • C. Dillard updated the Commission on the South End Innovation District. The Key Question is how large surface parking lots can be re-envisioned. • The potential Innovation District no longer includes the Dealer.com lot and adjacent apartment buildings. • The idea of the Innovation District comes from the 2019 planBTV: South End. Currently, there is one large ELM district and there is a proposed concept of 3-6 sub-districts: arts district, innovation district, light manufacturing district, enterprise-railyard, enterprise-Pine street, Enterprise-Flynn avenue. • Key Discussion points included boundaries, form code, housing (primary vs. supportive use, new buildings vs. retrofitting existing buildings), and office space. • The working intent of the district is that it is vibrant, urban, allows for a mix of uses, creates new homes, and limits emissions. • There have been at least 12 public engagement and stakeholder meetings on this topic. • NPA meetings garnered interest or concern surrounding the topics of the Barge Canal, the Champlain Parkway, potential inequities in housing creation, and the South End Multimodal Center Feasibility Study. • The late June/early July public meetings were centered on four themes: land use, district scale, public realm, district boundary. • Hospitality use and car-priority streets stood out as <i>unpopular</i> among members of the public. A mix of 4/6/8 stories and mid-size apartment buildings were popular. • A draft Zoning Amendment will be presented to the Planning Commission in late July or early August. | | |
| Commissioner discussion: | | |
| <ul style="list-style-type: none"> • Y. Bradley spoke to an increased desire in commercial space in the South End; however, it may not be necessary to have a large amount of retail spaces. | | |

VII. Minutes and Communications

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| Action: Approve the minutes and accept the communications | | |
| Motion by: A. Friend | Second by: E. Lee | Approved Unanimously |
| Minutes Approved for 6/28 meeting with an edit to clarify M. Gaughan’s comment about being supportive of permanent affordable housing. | | |
| Communications Accepted: in the agenda packet and posted at https://www.burlingtonvt.gov/CityPlan/PC/Agendas | | |

Tuesday, June 14, 2022

VIII. Adjourn

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| Adjournment | Time: 7:40pm | |
| Motion: E. Lee | Second: M. Gaughan | Vote: Approved Unanimously |