

Burlington Planning Commission

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

Burlington Planning Commission

Tuesday, September 13, 2022, 6:30 P.M.

Remote Meeting via Zoom

Minutes

Members Present	A. Montroll, E. Lee, M. Gaughan, A. Friend, J. Randall
Staff Present	M. Tuttle, C. Dillard
Public Attendance	K. Pillsbury, B. Headrick, S. Bushor

I. UVM Trinity Campus Site Visit

Action	
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II. Recess (6:00-6:30 P.M.)

III. Agenda

Call to Order	Time: 6:30pm
Agenda	No changes.

IV. Public Forum

Name(s)	Comment
K. Pillsbury	K. Pillsbury spoke to the number of undergraduate UVM students who do not live on campus. He projected that approximately 4,500 undergraduate students do not live on campus, which affects the affordability of housing in the surrounding neighborhoods. Students on his street pay up to \$800-\$900/room and that his neighbors are all 21 year olds. He argued this leaves out working people in Burlington. He asked the Commission to consider this when thinking about UVM's plan for Trinity Campus, which will house 400-500 students.
B. Headrick	B. Headrick spoke to UVM's sentiment in the JIPMP, which is that UVM would not raise enrollment numbers. UVM, however, has raised enrollment numbers and B. Headrick worries about these numbers in correlation with housing and the Trinity Campus plan. She asked the Commission to have skepticism over UVM's claim to limit enrollment numbers. She also spoke to four goals: meet the housing crisis, protect the environment, maintain a beautiful city, and UVM remain accountable for parking. B. Headrick asked the Commission to reject the current setback numbers, reject the idea of no surface parking lots, and include language on trees/hedges in the amendment.
S. Bushor	S. Bushor thanked the Commissioners for attending the Trinity Campus Site Visit. She explained the previous history with the Trinity Campus cottages in the back of the property. S. Bushor asked Michael Monte of Champlain Housing Trust to consider redeveloping the cottages into affordable housing. She also spoke to the setbacks and was concerned about moving earth and building 80 feet on top and

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	also building on top of the slope. She also spoke to this year's move-in days and the severe congestion on the streets.
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V. Chair's Report

A. Montroll	A. Montroll thanked M. Tuttle and UVM staff for making the Trinity Campus Site Visit possible.
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VI. Director's Report

M. Tuttle	<p>M. Tuttle reported on the City Council public hearings for the short-term rental amendment and parking and transportation demand management amendment. All of the pieces of the short-term rental amendment were adopted and are currently in effect. City Council held a discussion on the parking amendment, but delayed deliberation.</p> <p>M. Tuttle and Planning Department staff have begun work on the missing middle project. The department and AARP are hosting a walking tour of missing middle housing at 5pm on 9/22. A second tour will be offered in October.</p>
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VII. Proposed CDO Amendment: UVM Trinity Campus Zoning

Action: Commission Discussion		
Motion by: n/a	Second by: n/a	Vote: n/a
Type: n/a	Presented by: n/a	
<p>Commission Discussion:</p> <ul style="list-style-type: none"> J. Randall asked for clarification on the zoning amendment versus UVM's plan and asked whether UVM has provided data on dorm vacancies. A. Montroll answered that while UVM has submitted a site plan to put things in context, the Commission is just voting on the amendment. L. Kingsbury (from UVM) did not have exact vacancy numbers but offered, anecdotally, that dorms are full. The number of juniors and seniors on campus are very low. Planning staff will work with UVM to get more concrete data on vacancies and the grade distribution of on-campus students. M. Tuttle clarified that freshmen and sophomores are required to live on-campus. E. Lee asked UVM to speak to the move-in street congestion. L. Kingsbury said that UVM will need to accommodate for move-in days in their Trinity Campus plans. Other dorms' traffic are very carefully managed on these move-in days. M. Tuttle asked about the 115 setback from Colchester Avenue, the new 80 foot building height and how UVM determined these numbers. L. Kingsbury answered that the building height for Mann Hall was a determining factor in how tall other buildings on the site should be. M. Tuttle asked whether the newly announced UVM development in South Burlington affects this project. L. Kingsbury added that the projects are separate and does not affect Trinity Campus plans. 		

VIII. Proposed CDO Amendment: South End Innovation District Overlay

Action: Commissioner Discussion		
Motion by: n/a	Second by: n/a	Vote: n/a
Type: n/a	Presented by: C. Dillard	
<p>Commissioner Discussion</p> <ul style="list-style-type: none"> C. Dillard provided a brief summary of the presentation from the 08/23 Planning Commission meeting, highlighting the revised verbiage of the amendment. C. Dillard clarified that staff recommends that residential uses will be permitted only in new buildings. M. Gaughan offered that this might incentivize demolition of existing buildings, rather than repurposing existing buildings. A. Montroll stated that the Commission could revisit this 		

language farther down the line if this district experiences unintended consequences from the current language.

- Staff recommend that if the Commission considers hotels, then hotels should be limited to one per lot. Because the City owns a few of the large lots in this district, private developers would realistically only be able to create a maximum of three or four hotels. A. Montroll expressed uncertainty about permitting hotels in the district, especially when considering the small number of lots. M. Gaughan asked whether the language could allow hotel use if developers made the building mixed-use so there is some residential space or community space as well.
- C. Dillard provided an infographic on how floor area ratio (FAR) works and provided some site plan examples of what FAR 2.5 looks like. There is a building height maximum of eight stories, but this language limits the building's lot coverage depending on the number of stories. A. Friend offered that allowing up to eight stories might be good for density. A. Montroll added that building height is something the public could get used to, even if the South End does not have many tall buildings today. E. Lee offered that when a building is taller than six stories on a street, the experience could be disconnecting for pedestrians. She asked whether buildings taller than six stories could be limited to interior blocks.
- M. Gaughan asked whether staff considered building height bonuses. M. Tuttle explained that staff has not yet considered bonuses, but instead by-right exceptions to some of the limits. This is determined via administrative approval. The City have generally moved away from bonuses.
- C. Dillard asked the Commission to consider height regulation similar to the Downtown Form Code where building height is regulated street by street. Commissioners were generally favorable to the idea of limiting height for buildings closest to the street. M. Tuttle explained that the amendment could include language on setbacks and building heights to accomplish this. The State of Vermont is also closer to establishing the 2021 building code, which would increase the allowable height of mass timber buildings to nine stories, and eighteen stories in some cases.
- C. Dillard asked the Commission to consider whether standards in addition to Passive House be acceptable to exempt 7th and 8th floors from the 10,000 sf floorplate restriction.
- The current amendment is not prescriptive on building new streets. C. Dillard explained this allows for more flexibility as some of the site conditions are still unknown. One downside to this, however, is that no regulation on streets does not create sufficient block granularity consistent urban design best practices. C. Dillard provided maps on how a block perimeter or official map amendment could look in the South End. Exemptions for Champlain Parkway would need to be accounted for if the Commission decides to use either of these approaches. Commissioners were generally in favor of allowing multi-use paths in lieu of streets. A. Montroll encouraged Planning staff to keep in language that would set up connections to Champlain Parkway in the future. M. Gaughan asked if language could be added that incentivized developers to create new streets/paths.
- C. Dillard stated that Planning staff will bring more information on remediation to the next meeting. M. Tuttle added that there could be language to incentive developers to remediate certain lots by waiving some existing zoning standards.

IX. Commissioner Items

Action: n/a		
Motion by: n/a	Second by: n/a	Vote: n/a
Type: n/a	Presented by: n/a	
<ul style="list-style-type: none"> • Planning staff asked if the Commission would like to move their November meetings as one meeting is on Election Day and the other is the week of Thanksgiving. The Commissioners opted to have one November meeting on 11/15. • E. Lee asked Planning staff for an update on the former YMCA site. M. Tuttle explained that there may be search for a new owner and that the existing hotel proposal is languishing. She will follow up with S. Gustin in Permitting and Inspections for a more conclusive update. She also explained that B. Ward's team is working on approaches to combat graffiti across the city. The City currently hires a graffiti team to clean up as the graffiti occurs. E. Lee suggested that fencing be required along the roofline for the former YMCA building. A. Montroll offered that there is a vacant building ordinance that could address this issue. 		

X. Minutes and Communications

Action: Approve the minutes and accept the communications		
Motion by: J. Randall	Second by: A. Friend	Approved Unanimously
Minutes Approved: August 23 Communications Accepted: in the agenda packet and posted at https://www.burlingtonvt.gov/CityPlan/PC/Agendas		

XI. Adjourn

Adjournment	Time: 8:30pm	
Motion: E. Lee	Second: M. Gaughan	Vote: Approved Unanimously