MEMORANDUM

TO: City of Burlington Planning Commission Chair
    Town of Shelburne Planning Commission Chair
    Town of Colchester Planning Commission Chair
    Town of Williston Planning Commission Chair
    City of Winooski Planning Commission Chair
    Town of Essex Planning Commission Chair
    Village of Essex Junction Planning Commission Chair
    Charlie Baker, Chittenden County Regional Planning Commission
    VT Department of Housing and Community Development

FROM: Paul Conner, Director of Planning & Zoning

SUBJECT: Proposed Official Map Amendments; Public Hearing

DATE: March 17, 2022

Enclosed please find proposed amendments to the City of South Burlington’s Official Map, as well as a report from the Planning Commission, as required under Chapter 117. The Planning Commission will hold a public hearing on these amendments on Tuesday, April 12, 2022 at 7:00 pm in person and via Zoom.

Participation options:
- In Person: City Hall Auditorium, 180 Market Street
- Interactive Online: https://zoom.us/j/98114256459
- Telephone: (929) 205 6099, Meeting ID: 981 1425 6459

The proposed amendments are posted on the City’s website, www.sbvt.gov, and are shown below.

Feedback on the draft amendments is welcome, either at the hearing, or in writing in advance of the hearing date. Should you have any questions, feel free contact the Department of Planning & Zoning.
The following notations are hereby incorporated into the Official Map:

1. Blue circle #1 refers to the proposed realignment and reconstruction of Airport Parkway to facilitate circulation between Lime Kiln Road and the Airport.
2. Blue circle #2 refers to provision of a northbound on-ramp at Exit 13.
3. Blue circle #3 refers to creation of an appropriate internal roadway network for development of the O’Brien farm property and provision of between five and ten acres of public parkland within the property or an immediately adjacent area.
4. Blue circle #4 refers to development of Exit 12B at Hinesburg Road and a dead-end at Old Farm Road.
5. Blue circle #5, along with blue circle #4, refers to the development of an appropriate roadway network to service Exit 12B and facilitate connections to Williston Road, Kennedy Drive and Kimball Avenue.
6. Blue circle #6 refers to development of an internal roadway network linking Queen City Park Road with Fayette Drive through the Martin’s Foods and Southland properties.
7. Blue circle #7 refers to development of an appropriate roadway system between Hinesburg Road and Dorset Street through the Marceau and Chittenden properties.
8. Blue circle #8 refers to acquisition of right-of-way and completion of a reconfigured intersection at Spear Street and Swift Street.
9. Blue circle #9 refers to proposed recreation paths within 20’ planned City rights of way.
PROPOSED AMENDMENTS to the SOUTH BURLINGTON OFFICIAL MAP
Public Hearing Tuesday, April 12, 2022 at 7:00 pm

PLEASE TAKE NOTICE that the Planning Commission will hold a public hearing on Tuesday, April 12, 2022 at 7:00 PM to consider amendments to the Official Map. The amendments are proposed in the vicinity of I-89 Exit 14 / Williston Road. The hearing will be held in person and remotely via Zoom. Participation options:

Interactive Online: https://zoom.us/j/98114256459
Telephone (audio only): (929) 205 6099, Meeting ID: 981 1425 6459
In Person: City Hall Auditorium, 180 Market Street

The purpose of the hearing is to consider the following:

A. OM-22-01: Add bike/pedestrian connections between planned I-89 bike/pedestrian bridge and Dorset Street, Williston Road, and Quarry Hill Road

Copies of the proposed amendment are available for inspection at the Department of Planning & Zoning, City Hall, 180 Market Street, and on the city website at www.sbvt.gov.

Jessica Louisos, Planning Commission Chair
March 18, 2022
South Burlington Planning Commission
Proposed Official Map
Amendment & Adoption Report
Planning Commission Public Hearing April 12, 2022, 7:00 PM

In accordance with 24 V.S.A. §4441, the South Burlington Planning Commission has prepared the following report regarding the proposed amendments and adoption of the City’s Official Map.

Outline of the Proposed Overall Amendments

The South Burlington Planning Commission will hold a public hearing on Tuesday, April 12th at 7:00 pm, in person and via electronic platform, to consider the following amendments to the South Burlington Official Map:

A. OM-22-01: Add bike/pedestrian connections between planned I-89 bike/pedestrian bridge and Dorset Street, Williston Road, and Quarry Hill Road

Brief Description and Findings Concerning the Proposed Amendments

The proposed amendments have been considered by the Planning Commission for their consistency with the text, goals, and objectives of the City of South Burlington’s Comprehensive Plan, adopted February 1, 2016. For each of the amendments, the Commission has addressed the following as enumerated under 24 VSA 4441(c):

“…The report shall provide a brief explanation of the proposed bylaw, amendment, or repeal and shall include a statement of purpose as required for notice under section 4444 of this title, and shall include findings regarding how the proposal:

(1) Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing.
(2) Is compatible with the proposed future land uses and densities of the municipal plan.
(3) Carries out, as applicable, any specific proposals for any planned community facilities.”
A. OM-22-01: Add bike/pedestrian connections between planned I-89 bike/pedestrian bridge and Dorset Street, Williston Road, and Quarry Hill Road

Brief explanation of the proposed amendment:

On the east side of I-89, this amendment would establish a connection from the planned bicycle/pedestrian bridge across I-89, south of Exit 14, to Dorset Street and to Williston Road.

On the west side of I-89, this amendment would relocate the planned recreation path south of Exit 14, from within the I-89 right-of-way to adjacent private property. A 20’ recreation path easement has previously been provided by the involved landowners for portions of this area. In addition, the planned street connection from Quarry Hill Road to Williston Road is clarified to include a planned recreation path as a continuation of the path along Quarry Hill Road and the adjacent stub road.

(1) Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing.

The 2016 Comprehensive Plan includes several goals and policies that relate to transportation infrastructure in this area:

Maps & Analysis

Map 10, Planned Infrastructure Improvements, and Map 6, Planned Rec Lanes and Paths, shows a planned bicycle and pedestrian bridge crossing I-89 south of Exit 14. The project purpose is described as “To provide safe and efficient connectivity for walkers and cyclists between the City Center area and housing, University of Vermont, and City of Burlington on the west side of the Interstate” (p. 2-68).

The proposed improvements are also directly and indirectly supported by several objectives and strategies within the 2016 Comprehensive Plan:

Comprehensive Plan Goals:
- Develop a safe and efficient transportation system that supports pedestrian, bicycle, and transit options while accommodating the automobile;
- Promote conservation of identified important natural areas, open spaces, aquatic resources, air quality, arable land and other agricultural resources, historic sites and structures, and recreational assets;

Comprehensive Plan Objectives:
- Objective 18. Connect neighborhoods with one another via road segments and with commercial areas for local, slow speed circulation.
- Objective 20. Reduce the percentage of trips taken by single-occupancy vehicles in the City.
- Objective 47. Promote interconnectivity and integration of public facilities including schools and school facilities open to the public with surrounding neighborhoods, to include safe routes for children and neighborhood residents to walk and bicycle to school, a public library, recreation services, and other city services.
Comprehensive Plan Strategies:

- **Strategy 45.** Develop and build a city-wide sidewalk and recreation path plan that identifies and prioritizes gaps, to link various neighborhood and community focal points.

- **Strategy 103.** Regularly update the City’s Official Map to include the most up-to-date plans for streets, parks, recreation paths, other civic spaces and utility infrastructure, including public paths, greenways and civic spaces planned for public acquisition and development within the City Center. Pursue public acquisition of mapped facilities through public dedication, and as available funding allows.

- **Strategy 105.** Develop an efficient, convenient and attractive transportation and parking plan to serve the center area and fund and maintain public parking facilities and walking, biking, and transit amenities.

(2) *Is compatible with the proposed future land uses and densities of the municipal plan.*

The proposed facility will support the development of infrastructure to serve a compact, mixed use, higher density City Center area.

(3) *Carries out, as applicable, any specific proposals for any planned community facilities.*

The proposed facility will support the City’s plans to construct a bicycle/pedestrian bridge over I-89 that would serve and connect neighborhoods and mixed use areas to the east and west of the Interstate in the vicinity of Exit 14.