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Subject: Comments regarding zoning amendments for Trinity Campus

[WARNING]: This email was sent from someone outside of the City of Burlington.

Planning Commissioners,

Please, I ask that you consider the following comments in the context of potential zoning amendments for UVM's Trinity Campus.

1. Please have the zoning amendments specifically state that they apply only to the Trinity Campus and not to other parts of the university campus. Setbacks and height allowances along Colchester Avenue may be adverse for other parts of the UVM Campus. For example, the Redstone Campus is a designated historic area and in a residential historic district. Setbacks, heights and uses need to consider the nearby environment.
2. In the Uses section, the list of allowable uses should allow University Dining Halls (more than one so there is some dining choice). Students will want to have convenience and a choice of different dining halls on the Trinity Campus. If that's not available, they will not want to live on the Trinity Campus and will choose to live off-campus.

Example: Cornell University's west campus is only 10 acres but houses about 2000 students. The buildings are designed to provide suite style units. The west campus also includes 5 dining halls and a high quality/spacious fitness center. This is a very popular choice for student housing.

3. The setback from the sidewalk for all Trinity Campus buildings and parking should be at least seventy (70) feet and preferably 115 feet. Reasons:

(A) People will be living in these buildings. They need quiet for sleeping and clean air for their health. To create a desirable place to live, the building front (and all parking) needs to be set back at least 70 feet from Colchester Road (Highway 7) in order to reduce the residents' exposure to noise and vehicle exhaust fumes.

- (B) Pedestrians will not have an enjoyable experience if they feel crowded because of too little open space between the residential buildings and a very busy 4 lane highway. The Trinity Campus will not be an appealing place to live or walk to/from if there isn't a feeling of lush open and green space between the buildings/sidewalk/street. The goal is to make Trinity a very appealing place to live so that students will choose to live there instead of off-campus.
4. Taller buildings are fine but they should be located deeper within the lot and not within 115 feet of the sidewalk. The tall buildings should not be easily visible along the streetscape.
 5. On page 32 of UVM VP Cate's PDF is a diagram showing the proposed setback. If you look at the size of the person in the distance who is walking towards the buildings, you can tell that the buildings are about 200 feet from the sidewalk. This UVM pictogram is not accurately representing a 45 foot setback.
 6. To create a more appealing and safer pedestrian experience, and to change a very ugly Colchester Avenue/ Trinity Campus streetscape into an attractive streetscape, the greenbelt needs to be widened to 15 or 20 feet (like on Mansfield Avenue), the sidewalk needs to be widened to 15 feet because there will be a lot more pedestrian traffic and the current 5-foot wide sidewalk and its proximity to the street does not encourage walking. The Trinity Campus building setback needs to use these wider sidewalk and greenbelt measurements.
 7. A row of trees that will grow very tall needs to be planted in the greenbelt. A row of like trees need to be planted on the north side of the sidewalk (the front edge of the Trinity Campus). This will create a green canopy over the sidewalk and a green barrier (safety and aesthetics) between the pedestrians and the two lanes of westbound traffic on Colchester Avenue. A five foot hedge should be planted behind the trees that line the north side of the sidewalk. Please include some greenery requirements for the Trinity Campus.
 8. All of the existing buildings on the Trinity Campus should be torn down - - they are old and in poor condition, have asbestos and other chemical exposure issues, and house people in antiquated and unappealing ways. The existing buildings should be replaced with new suite style residential halls that are attractive and students will want to live in. Keeping the existing buildings and attaching new buildings to them or building around them is limiting the quality and appeal of what can be achieved on Trinity's 20 acres.
 9. The proposed 450 new beds is just barely enough to make UVM in compliance with its current student population size. (UVM currently houses only 58% on campus. See an analysis I sent to you earlier.) If UVM adds only 450 beds, it will not be satisfying its commitment to house at least 60% of its students on campus because the Fall 2022

class is even larger than this year's freshman class. As a city we need UVM to house more than 60% of its students on campus because UVM's student population size is growing each year in order to bring in more tuition dollars and reduce the UVM budget deficits. The Planning Commission should have UVM for a plan that houses 2000 to 4000 students on these 20 acres at the Trinity Campus before giving UVM any zoning amendments to allow for just 450 new beds. UVM should also share all of its tentative housing plans with the City and public before any concessions are granted for the Trinity Campus.

10. Please google Cornell University's west campus housing for an excellent example of what could be achieved.

Thank you for considering these suggestions.

Barbara

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