December Housing Action Plan

Establishes a goal for Burlington’s share of the regional Building Homes Together campaign’s target of 5,000 new housing units in next 5 years:

• Support the creation of 1,250 new homes, including 312 (25%) permanently affordable by end of 2026

• Support the creation of 78 new homes for formerly homeless residents (25% of the permanently affordable goal) through partnership with affordable housing developers
December Housing Action Plan

This plan included a number of strategies related to the goal to end chronic homelessness:

• Invest at least $5 million of ARPA funds:
  • $3 million has been designated to initiatives to end homelessness
  • $1-2 million additional to build new permanently affordable housing invested through partners

• Fully fund Housing Trust Fund to voter-approved levels in FY2023

• Create a Special Assistant to End Homelessness position in CEDO, single point of accountability for expanded community efforts

• New investments to strengthen the Chittenden County Coordinated Entry team’s progress towards “functional zero” with a comprehensive, real-time data effort

• Invest in approx. 30 shelter pods and related infrastructure to create a new low-barrier facility for 2022 (CEDO)
December Housing Action Plan

Items that have been on Planning Dept. & Commission’s work plan are a big part of this plan and complement to these specific efforts:

• New on-campus UVM student housing opportunities through zoning changes for UVM’s Trinity Campus

• Consider housing opportunities as part of the creation of an Innovation District in a portion of the South End Enterprise Zone

• Expand opportunities for new homes in every neighborhood in ways that reflect the character of these parts of the city through “missing middle” zoning reforms
**Relationship to planBTV**

*planBTV* identifies the Trinity Campus and Colchester Avenue Corridor in Institutional and Major Thoroughfare growth areas.

Online Future Land Use Map: [https://burlingtonvt.maps.arcgis.com/apps/MapSeries/index.html?appid=338ab1215f9c4526b79cc6596fcc9674](https://burlingtonvt.maps.arcgis.com/apps/MapSeries/index.html?appid=338ab1215f9c4526b79cc6596fcc9674)
Goals for Trinity Campus Rezone

• Facilitate the greatest number of student beds as can be responsibly developed
• Mix of uses that provides neighborhood commercial amenities, and creates a vibrant residential community to attract interest from a range of students
• Reorganize buildings and open spaces to activate campus public space, synergy with City’s planned walking & biking improvements on Colchester Avenue
• Minimize parking on the campus, ensure adequate bike facilities
• If new parking created, focus on structured parking that may also provide community benefit

• *UVM’s request also included goals to:*
  • Build new undergraduate residence halls, as well as graduate apartments
  • Upgrade some of the existing residence halls on the Campus and expand dining hall
  • Enhance sense of community on the campus
Background on Campus Overlays

What are Institutional Core Campus Overlays?

• Apply to portions of the Institutional Zoning district
• Differ based on the purpose and role of the part of campus
• Include varied standards for height, density, setbacks, lot coverage, etc.
• Range from enabling the most intense development (in UVM Core Campus & UVMMC) to providing lower intensity development and neighborhood transitions
Background on Campus Overlays

Significant portion of Trinity Campus in overlay:

- Trinity Campus Overlay created in 2001 following closure of the college; UVM acquired campus in 2003
- Provide future neighborhood/community serving mixed-use & collegiate use of the campus without further intrusion into surrounding neighborhoods
- Overlay does not apply to The Cottages, 50 Fletcher Place, Ira Allen School, or BSD Admin Office
- Despite some discussion in 2009, largely the same provisions since the overlay was first created
Trinity Overlay - Existing Standards

- **Building Height**: 35 ft or tallest existing structure (55 ft max)
- **Lot Coverage**: 40%
- **Density**: 20 units/acre
- **Setbacks**: special 115’ setback from Colchester Ave (200 sq.ft. bldg. max)
- **Parking**: no new surface parking, otherwise part of JIPMP
- **Uses**: Allows for mix of uses, but non-residential only permitted if in bldg. built before 2002; otherwise conditional use
- **Process**: development greater than 15,000 sq.ft. requires Major Impact Review
UVM Requested Zoning Changes

Infill Concept & renderings for Trinity Campus courtesy of UVM February presentation
UVM Requested Zoning Changes

In February, UVM presented request to modify zoning provisions:

- **Height:**
  - 45’ within the setback from Colchester Ave
  - 80’ beyond (i.e. Mann Hall to north)

- **Lot Coverage:**
  - increase to 60%

- **Setbacks:**
  - 25’ setback for buildings 45’ or less
  - allow buildings closer than 115’ from Colchester Ave
Relationship to Pending CDO’s

There are two pending amendments that have a relationship to development at Trinity Campus:

Pending ZA-22-04: Steep Slopes Overlay
- Buffer including and 50’ upland of steep slopes
- Require geotechnical analysis of development suitability
- Back of Trinity Campus along ravine, goal to move development from sensitive areas
- Slope considerations + buffer from Colchester Ave reduces potential buildable area

Pending ZA-22-07: Maximum Parking & TDM
- Eliminate minimum parking requirements city-wide
- Maintains Parking Management Plan as a requirement for major institutions
- Requires approval of a Plan as a prerequisite to issuance of a zoning permit or certificate of occupancy
- Makes clear that failure to submit Annual Report is a zoning violation
- Minor changes to clearly identify which data to include in both the 5-Year Plan & Annual updates
Additional Considerations

Shared goals for Campus infill may be further limited by some of standards in the Trinity Overlay:

- Other Campus Overlays do not apply a density limit to enable institutions to maximize their anticipated growth within their campus areas.
  - *Trinity Zoning maintains the base Institutional Zone density limit—should this be modified?*

- Limited range of non-residential uses limited to existing buildings, or conditional use.
  - *Should the Overlay zone enable these uses within new developments planned for the campus?*

- In Neighborhood Mixed Use & Institutional zones, Major Impact threshold is 20,000 sq.ft. footprint or 40,000 sq.ft. gross area
  - *Should the threshold for Major Impact just on Trinity Campus remain at 15,000 sq.ft.?*
Additional Considerations

Goals for campus infill impacted by some of the permitting limitations in the Trinity Overlay:

• Continued interest in overall growth plans for the Institutions, and how specific zoning request fits into this overall vision.

• Is there a role for a campus master plan requirement that acts as a complement to Parking Management Plan process?
Additional Considerations

• Trinity Overlay as a pilot for other sub-area master plans:
  • A conceptual plan for part of campus that links anticipated developments and Joint Institutional Parking Management Plan process in a holistic vision
  • Provide community advanced notice of development plans for major institutions/portions of institutions’ campuses
  • Give guidelines and standards on which institutions can rely for future long-term planning and development (i.e. how does this site relate to the questions on the previous slide)
  • Allow the City and institutions to anticipate and plan for public/capital/programmatic needs, potential future impacts that can be mitigated in advance
    • Focus on location and capacity of planned improvements- both residential and non-residential
    • Provide a complement and linkage to JIPMP information/process