

Department of Permitting and Inspections

Zoning Division

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MEMORANDUM

To: Planning Commission Ordinance Committee

From: Mary O'Neil, AICP, Principal Planner

Date: August 6, 2020

RE: Recommended Adaptive Reuse Definition

At the July 2, 2020 PCOC meeting, Principal Planner Mary O'Neil outlined the disparity between the definition of *Adaptive Reuse* in current redevelopment/historic preservation practice and the definition within the Comprehensive Development Ordinance. Reference is made to that illustrated explanation. As the critical component of that definition, requiring that the rehabilitation and reuse of a building be something different than that for which it was constructed may make a difference in accessing federal funding or application of federal standards, it is recommended that the following revisions be made to the definition of *Adaptive Reuse* within Article 13:

Comprehensive Development Ordinance

Article 13 Definition: (existing)

Adaptive Reuse

For the purposes of this ordinance, adaptive reuse shall refer to the rehabilitation of a building or site listed or eligible for listing in the United States Department of the Interior's National Register of Historic Places or the Vermont State Register of Historic Places where alterations do not radically change, obscure, or destroy character-defining spaces, materials, features or finishes.

Article 13 Definition: (recommended)

Adaptive Reuse

~~*For the purposes of this ordinance, adaptive reuse shall refer to*~~ *The rehabilitation and reuse of a building or site listed or eligible for listing in the United States Department of the Interior's National Register of Historic Places or the Vermont State Register of Historic Places for a purpose other than that for which it was built or for which it was designed where alterations do not radically change, obscure, or destroy character-defining spaces, materials, features or finishes.*