TO: Burlington Planning Commission
FROM: Meagan Tuttle, AICP, Director
DATE: March 7, 2022
RE: Proposed Amendment ZA-22-06 Transitional Shelter

Overview & Background
In the December 2021, Mayor Weinberger announced the "10 Point Housing Action Plan" to serve as a roadmap with two main goals: to double the rate of housing production within the city over the next 5 years, and end chronic homelessness in Burlington. The action plan includes a number of financial investments, resources expansion, and zoning policy changes to achieve these goals.

The proposed amendment corresponds to a several of the initiatives included in the action plan, and comes at the request of the Community & Economic Development Office. As a result of the Covid-19 pandemic, there has been a significant increase in the number of people experiencing homelessness in Burlington. It is anticipated that there will be a further increase in the number of people without access to shelter when and if the state’s general assistance emergency housing program restricts eligibility for and access to hotel rooms for people experiencing homelessness in the spring of this year. CEDO has identified a need to increase the City's low- and no-barrier shelter capacity, which is an important tool for filling gaps in the Coordinated Entry/Continuum of Care system.

The action plan includes an initiative to invest in approximately 30 shelter pods and related infrastructure to create a new low-barrier facility for 2022. These pods are envisioned to be similar to Seattle, WA Tiny House Villages, and other models that have been used successfully in other cities as a bridge to permanent housing, and as a cost- and time-effective way to provide shelter for the most vulnerable in the very near term. Unlike traditional emergency shelters, these models include a collection of temporary facilities to provide safe, durable shelter for a limited time. These facilities include individual shelters pods ranging from 60-120 sq ft. with heat and electricity, but not plumbing, and space for sleeping and storing personal items; shared bathroom facilities in the form of either existing on-site facilities or portable or custom modules; and on-site services for property management and coordinated services for guests.

While a zoning amendment was not initially included in the action plan for this initiative, CEDO’s work to implement this concept has identified a number of limitations to the existing Emergency Shelter standards. This amendment is modeled from zoning policies that enabled Seattle’s Tiny House Villages, by establishing permitting and regulatory tiers for emergency shelters based on the permanence of the facilities and the duration of their operation. CEDO continues to work to identify details for the location and management of such a shelter site, including the standards for service provision and operation as noted in the proposed amendment below.

Proposed Amendment

<table>
<thead>
<tr>
<th>Amendment Type</th>
<th>Text Amendment</th>
<th>Map Amendment</th>
<th>Text &amp; Map Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose Statement</td>
<td>To amend the definition of and standards for Emergency Shelters to allow for managed temporary shelter facilities as an additional form of shelter for people experiencing homelessness.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact the City Planning department or 711 if you are hearing or speech impaired.
Proposed Amendments

The following amendments to the Burlington Comprehensive Development Ordinance are included in this proposal:

1. Amend definition of Emergency Shelter to accommodate interim facilities

Amends definition of Emergency Shelter to accommodate interim facilities. Updates the definition to include a broader range of potential facility types, and remove references to standards that are duplicative of Sec. 5.4.13.

2. Create two tiers for emergency facilities within Sec. 5.4.13 Emergency Shelter and specifies that interim shelter facilities are permitted in most districts

Establishes standards for Interim Facilities in Sec. 5.4.13, which are intended to be temporary shelter facilities operating with fewer regulatory standards, but for a maximum of 5 years with an annual renewal required. Maintains existing Emergency Shelter standards from Sec. 5.4.13 as standards for Permanent Facilities. Additionally, amends footnotes applicable to Emergency Shelters in Appendix A - Use Table to refer to interim facility provisions in Sec. 5.4.13.

3. Authorizes the administrative officer to review applications for Interim Facilities

As temporary facilities, limited to operation on City-owned property or in coordination with the City, and with fewer applicable standards to review, Interim Emergency Shelters are included in Sec. 3.2.7 (a), which authorizes the administrative officer to certain COA Level II applications.

"Begin proposed amendments""

Section 13.1.2 Definitions

Emergency Shelter: A managed overnight shelter, structure, or an interim arrangement of temporary facilities including tents, modular “pods,” vehicles, and the like, for sleeping and other supportive services for homeless persons that is limited to temporary occupancy, typically 180 consecutive nights or less, by a homeless person experiencing homelessness. Provide shelter only overnight.

Sec. 5.4.13 Emergency Shelters

Emergency shelters shall be subject to the following:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Interim Facilities</th>
<th>Permanent Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Permitted Use in all zoning districts except UR, DW-PT, RCO-C and RCO-A. Must be property owned or controlled by the City of Burlington, or on private property with an operating agreement with the City of Burlington for an interim shelter. Permitted for up to one year, may be renewed annually. Duration beyond 5 years must meet requirements of a permanent facility.</td>
<td>Conditional Use in districts which permit housing uses generally (See Appendix A).</td>
</tr>
</tbody>
</table>

Commented [MT1]: This is captured in 5.4.13. does not need to be duplicated in the definition.

Commented [MT2]: This new table seeks to make a distinction between interim/temporary shelters and permanent shelter facilities. The standards that are in the “Permanent Facilities” captures and makes no changes to the standards for Emergency Shelters currently included in Sec 5.4.13. Only the standards in the “Interim Facilities” column are new.
<table>
<thead>
<tr>
<th>Use</th>
<th>May be the primary use of a property, or it may be accessory to another primary use on a property.</th>
</tr>
</thead>
</table>
| Site Standards | • Minimum site area of 5,000 sq ft  
• Screening shall be installed along all site boundaries, including those fronting on a public street  
• Exempt from Article 8 standards  
• All dimensional standards for the underlying zoning per requirements of Article 4 shall be applicable  
• Design review standards of Article 6 as applicable |
| Density | • Limited to fifty (50) guests  
• Within residential zones, per the residential density limits of Article 4. For the purposes of density calculations, every four (4) beds shall count as one (1) dwelling unit  
• Within neighborhood mixed use zones, limited to fifty (50) beds  
• Within FD5 and FD6, no density limit |
| Occupancy | Overnight stays by any individual are limited to 180 consecutive days. An extension of up to 60 days may be provided if no alternative housing is available. |
| Management | There shall be onsite management by qualified adults during all hours of operation with at least 1 management person for every 25 beds/persons.  
Prior to application, CEDO must approve an operations plan |

In addition to conditional use standards where applicable, proposals for all new emergency shelters shall comply with the following requirements:

(a). All dimensional standards for the underlying zoning per the requirements of Art. 4 shall be applicable.

(b). Density within the residential zones shall be per the residential density standards of Article 4. For the purposes of density calculation for emergency shelters, every four (4) beds shall count as one (1) dwelling unit.

(c). Density within the neighborhood mixed use zones shall be limited to fifty (50) beds, and there is no density limit in the downtown or downtown transition zones.

(d). Overnight stays by any individual are limited to 180 consecutive days. An extension of up to 60 days may be provided if no alternative housing is available.

(e). There shall be onsite management by qualified adults during all hours of operation with at least 1 management person for every 25 beds/person.

(f). An emergency shelter may be the primary use of a property, or it may be accessory to another primary use on a property.
Sec. 3.2.7 Administrative Review and Approval

Pursuant to the provisions of 24 V.S.A. Section 4464(c), this section provides for the administrative review and approval of new development and amendments to previously approved development

(a) Administrative Authority:

The administrative officer is hereby authorized to undertake the review and approval of those applicable applications subject to the planBTV: Downtown Code under Sec. 14.7.1 e) i and all of the following types of applications:

1. Basic;
2. Awning;
3. Fence;
4. Sign;
5. COA Level I; and,

In addition, the administrative officer is hereby authorized to undertake the review and approval of certain COA Level II applications subject to the following thresholds and conditions:

7. Granting of parking waivers for up to ten spaces in the NMU zones where there is a change of use from one non-residential use to another wholly within an existing building;
8. Waivers for residential parking in tandem situations where there is one space behind one other, usually in a driveway;
9. Additions to single family houses in a design control district located 200-feet or more from the lakeshore and that are 50% or less of the existing gross floor area of the principal structure;
10. Simple renovations in design control districts such as door and window changes, re-roofing, enclosing porches, adding a shed or garage, and additions no greater than 500 square feet in size that otherwise comply with all applicable dimensional standards of Art. 4 and the development review criteria of Art. 6;
11. Compliance with conditions of approval as specified in a written decision of the DRB; and,
12. Minor amendments to development applications previously approved by the DRB where the proposed amendment otherwise qualifies for administrative review as a COA Level I application or under the planBTV: Downtown Code under Sec. 14.7.1 e) i and will not substantively alter any findings of fact or DRB decision and related conditions of approval.

Emergency Shelters - Interim Facilities, where all provisions of Sec. 6.4.13 are met.

"End proposed amendments"

Relationship to planBTV

This following discussion of conformance with the goals and policies of planBTV is prepared in accordance with the provisions of 24 V.S.A. §4441(c).

<table>
<thead>
<tr>
<th>Theme</th>
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<tr>
<td>Land Use</td>
<td>Conserve</td>
<td>Sustain</td>
<td>Grow</td>
<td></td>
</tr>
</tbody>
</table>

"End proposed amendments"
Compatibility with Proposed Future Land Use & Density
In limited cases, the proposal enables interim emergency shelters where permanent shelters would otherwise not be permitted. This amendment is intended to provide for a flexible, a temporary solution to expanding available low and no barrier beds within the emergency shelter system to address acute shortages.

Impact on Safe & Affordable Housing
planBTV Comprehensive Plan identifies the need to strengthen the city’s approach to homelessness, including by providing more short-term and emergency housing opportunities, while also expanding access to permanent housing and wrap-around services. This proposal provides flexibility for interim shelters to be utilized when the community experiences demand for shelter that is beyond the capacity in other shelter facilities. While not a replacement for permanent affordable housing, these shelters may act as a bridge to other forms of housing.

Planned Community Facilities
This amendment facilitates the implementation of a proposed shelter pod community identified as an emergency shelter solution in the Mayor’s 2021 Housing Plan.

Process Overview
The following chart summarizes the current stage in the zoning amendment process, and identifies any recommended actions:

<table>
<thead>
<tr>
<th>Planning Commission Process</th>
<th>City Council Process</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft Amendment prepared by: Staff, upon request of CEDO</td>
<td>First Read &amp; Referral to Ordinance Cmte</td>
</tr>
<tr>
<td>Presentation to &amp; discussion by Commission 3/8/22</td>
<td>Ordinance Cmte discussion</td>
</tr>
<tr>
<td>Approve for Public Hearing</td>
<td>Ordinance Cmte recommend</td>
</tr>
<tr>
<td>Public Hearing</td>
<td>Second Read &amp; Public Hearing</td>
</tr>
<tr>
<td>Approved &amp; forwarded to Council</td>
<td>Council Approval &amp; Adoption</td>
</tr>
</tbody>
</table>
1. Residential uses are not permitted except only as an accessory use to an agricultural use.
2. Duplexes may be constructed on lots which meet the minimum lot size specified in Table 4.4.5-1.
3. Duplexes shall only be allowed as a result of a conversion of an existing single family home. New duplexes are prohibited.
4. No more than 5 rooms permitted to be let in any district where bed and breakfast is a conditional use. No more than 3 rooms permitted to be let in the RL district.
5. An existing fraternity, sorority, or other institutional use may be converted to dormitory use subject to conditional use approval by the DRB.
6. Must be owner-occupied.
7. Must be located on a major street.
8. Daycare centers and preschools in the RCO zones shall only be allowed when a small museum is the principal use.
9. Automobile sales not permitted other than as a separate principal use subject to obtaining a separate zoning permit.
10. Exterior storage and display not permitted.
11. All repairs must be contained within an enclosed structure.
12. No fuel pumps shall be allowed other than as a separate principal use subject to obtaining a separate zoning permit.
13. Permitted hours of operation 5:30 a.m. to 11:00 p.m.
14. Such uses not to exceed ten thousand (10,000) square feet per establishment.
15. Excludes storage of uncured hides, explosives, and oil and gas products.
16. See Sec 4.4.1(d) 2 for more explicit language regarding permitted and conditional uses in the Downtown Waterfront – Public Trust District.
17. Allowed only as an accessory use.
18. A permitted use in the Shelburne Rd Plaza and Ethan Allen Shopping Center.
19. (Reserved).
20. Accepted agricultural and silvicultural practices, including the construction of farm structures, as those practices are defined by the secretary of agriculture, food and markets or the commissioner of forests, parks and recreation, respectively, under 10 VSA §1021(f) and 1259(f) and 6 VSA §4810 are exempt from regulation under local zoning.
21. See Sec. 4.4.7 (c) for specific allowances and restrictions regarding uses in the Urban Reserve District.
22. See Sec. 4.4.5 (d) 6 for specific allowances and restrictions regarding Neighborhood Commercial Uses in Residential districts.
23. Allowed only on properties with frontage on Pine Street.
24. Such uses shall not exceed 4,000 square feet in size.
25. Dormitories are only allowed on properties contiguous to a school existing as of January 1, 2010.
26. The mixed uses shall be limited to those that are either permitted, conditional, or pre-existing nonconforming in the zoning district.
27. This use is permitted or conditionally permitted on lots south of Home Avenue only when one or more Industrial or Art Production use(s) exists on the lot, and when the combined gross floor area of all uses with this footnote does not exceed 49% of the Gross Floor Area on the lot.
28. Grocery Stores up to but not to exceed 31,000 square feet may be permitted subject to conditional use approval by the DRB in that portion of the Enterprise-Light Manufacturing District between Flynn and Home Avenue.
29. Must be fully enclosed within a building.
30. New single detached dwellings are not permitted. However, a pre-existing single detached dwelling may be re-converted to a single family use regardless of its present use if the building was originally designed and constructed for that purpose.
31. Emergency Shelter- Interim Facility permitted subject to Interim Facility standards in Sec. 5.4.13. For districts in which Emergency Shelter is permitted subject to conditional use, Emergency Shelter- Permanent Facility is subject to approval by the DRB according to use special use standards of Sec. 5.4.13 Emergency Shelters
32. Performing Arts Centers in the ELM zone shall be limited to properties with frontage on Pine Street up to 5,000 square feet in size, and to properties with frontage on Industrial Parkway up to 15,000 square feet in size. Performing Arts Centers may contain accessory space for preparation and serving food and beverages, including alcohol, provided this accessory space comprises less than 50% of the entire establishment.

**Legend:**

<table>
<thead>
<tr>
<th>Y</th>
<th>CU</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Use in this district</td>
<td>Conditional Use in this district</td>
<td>Use not permitted in this district</td>
</tr>
</tbody>
</table>

**Abbreviation Zoning District:**

<table>
<thead>
<tr>
<th>RCO – A</th>
<th>RCO – C</th>
<th>RCO – R</th>
<th>RM/W</th>
<th>RH</th>
<th>DW-PT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Low Density</td>
<td>Residential Low Density</td>
<td>Residential Commercial</td>
<td>Residential Medium Density, Waterfront Residential Medium Density</td>
<td>Residential High Density</td>
<td>Downtown Waterfront Public Trust</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NMU</th>
<th>NAC</th>
<th>NAC-CR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Mixed Use</td>
<td>Neighborhood Activity Center</td>
<td>Neighborhood Mixed Use</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>E- AE</th>
<th>E-LM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enterprise – Agricultural Processing and Energy</td>
<td>Enterprise – Light Manufacturing</td>
</tr>
</tbody>
</table>

**Proposed amendments for discussion 3/7/2022**

**For permitted and conditional uses within the Downtown and Waterfront Form Districts, refer to Article 14.**

**Proposed ZA-22-06: Appendix A-Use Table**

<table>
<thead>
<tr>
<th>RESIDENTIAL SPECIAL USES</th>
<th>Urban Reserve</th>
<th>Recreational, Conservation &amp; Open Space</th>
<th>Institutional</th>
<th>Residential</th>
<th>Downtown Mixed Use</th>
<th>Neighborhood Mixed Use</th>
<th>Enterprise</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Shelter</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>E- AE</td>
</tr>
</tbody>
</table>
TO: Burlington Planning Commission  
FROM: Meagan Tuttle, AICP, Director  
DATE: March 7, 2022  
RE: Proposed CDO Amendment ZA-22-05: Burlington High School Zoning

Overview & Background
For nearly 30 years, the site of Burlington High School (BHS) has operated as a non-conforming use, in a non-conforming building, on a non-conforming site. The campus on Institute Road is located in the RCO-RC zoning district, as it has been since the 1973 zoning rewrite. However, where previous zoning ordinances allowed public and semi-public buildings within the RCO districts, the 1994 zoning rewrite introduced a Use Table which identified schools as an unpermitted use in this district. Despite these limitations, the site’s non-conforming status and some limitations on local zoning for schools in state statute have allowed the school to function and serve the community in this location.

Planning for the high school campus has been under way for about a decade. BHS has been operating in an interim location downtown since March 2021. In late 2021, the BSD School Board selected the “Institute Road – North” site from a list of potential redevelopment sites, and the District has indicated its intent to reopen a school at this site by 2025.

While Institute Road has been the site of the high school for 50 years, the District’s preliminary site assessments and concept planning have indicated that the current non-conformities and statutory exemptions that the site enjoys will limit the development a modern high school and technical center going forward: solutions to resolve these conflicts are imperative. The proposed amendments seek recognize and embrace how the campus has served the community and enable it to evolve to meet the needs of the next generation of Burlington students. This is achieved by allowing the high school as a permitted use at this location and by establishing site-based standards for its development.

Proposed Amendment

<table>
<thead>
<tr>
<th>Amendment Type</th>
<th>Text Amendment</th>
<th>Map Amendment</th>
<th>Text &amp; Map Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose Statement</td>
<td>The purpose of this amendment is to rezone the Burlington High School site on Institute Road from RCO-RC to Institutional and to establish a Burlington High School Campus Overlay zone which allows public schools as a permitted use and identifies development provisions for the campus.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Amendments</td>
<td>The following amendments to the Burlington Comprehensive Development Ordinance are included in this proposal:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• <strong>Rezone the BHS Campus at 52 Institute Road from RCO-RC to Institutional and apply new overlay district “Burlington High School”</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Update maps 4.3.1-1 Base Zoning Districts, 4.4.6-1 Recreation Conservation Open Space Districts, 4.4.4-1 Institutional Districts, and 4.5.2-1 Institutional Core Campus Overlays to</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
rezone the property that spans both sides of Institute Road. Establish the Burlington High School Overlay district for these properties.

- **Establish allowable uses and dimensional standards for development for the new “Burlington High School” overlay district**

  Establish a new Sec. 4.5.2(h) and new Map 4.5.2-8 for this site, which articulates site-specific standards for lot coverage, setbacks, building height, permitted and conditional uses, and other standards for development of the site that accommodate a modern high school facility and related functions and activities.

[Begin proposed text amendments]

Deleted language is crossed out and new language is underlined in red.

### Sec. 4.4.4 Institutional District

#### (a) Purpose:

The **Institutional District (I)** as illustrated in Map 4.4.4-1 allows for an increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city’s major public and higher education and health care institutions within their respective institutional missions. New development is intended to be sensitive the historic development pattern of the existing campuses as well as the surrounding residential neighborhoods.

This district is intended to support broad range of related uses reflecting the resident institution’s roles as either regional educational, health care, cultural and research centers or municipal educational facilities. Buildings should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sensitive transitions between adjacent lower scale residential and open space areas and larger scale institutional development should be provided. Sites should be designed to be pedestrian friendly and encourage walking between buildings. Where parking is provided onsite, it is intended to be hidden behind, to the side, within, or underneath structures.

#### (b) Dimensional Standards and Density:

The density and intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

<table>
<thead>
<tr>
<th>Districts</th>
<th>Max. Intensity</th>
<th>Max. Lot Coverage</th>
<th>Building Setbacks</th>
<th>Max. Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional</td>
<td>20 du/acre (24 du/acre with inclusionary req.)</td>
<td>40% (48% with inclusionary req.)</td>
<td>Minimum 15-feet, 10% of lot width, Min 5-ft, Max required: 20-feet, 25% of lot depth, Min 20-feet, Max required: 75-feet</td>
<td>35'</td>
</tr>
</tbody>
</table>

1 – Measurement of and exceptions to coverage, setback and height standards are found in Art 5.
Permitted and Conditional Uses:
The principal land uses that may be permitted or conditionally permitted pursuant to the requirements of Article 3, within the Institutional district shall be as defined in Appendix A – Use Table and as modified by provisions of the Institutional Core Campus Overlays in Sec. 4.5.2 where applicable.

Sec. 4.5.2 Institutional Core Campus Overlay Districts

(a) Purpose. As written

(b) Areas Covered.
The Institutional Core Campus Overlays as delineated on Map 4.5.2-1, and are further described as follows:

1 to 5: as written

6. Burlington High School Campus (BHS) is intended to provide for increased development scale and intensity than would typically be found in the adjoining and underlying districts to facilitate the long-term use of this site as the city’s public high school, and a hub of educational and athletic uses and other district services. Buildings are designed with architectural detailing to provide visual interest and create an enjoyable human-scale experience, both within its internal circulation and in relation to the surrounding neighborhood, with parking intended to be located behind, to the side, within or underneath structures particularly with respect to frontage along North Avenue. Development should reflect the district’s core educational values in both design and quality.

(c) – (g) As written

(h) District Specific Regulations: Burlington High School Campus (BHS)

1. Lot Coverage
Maximum lot coverage shall be applied to the aggregate of all lots located within the ICC-BHS District. Lot coverage shall not exceed 60%.

2. Setbacks
A minimum 20 ft. front yard setback shall be applicable along North Avenue, and a 20 ft. minimum front yard setback along Institute Road. A minimum side setback of 10 ft. and minimum rear setback of 20 ft. shall apply only along the perimeter of the ICC-BHS District.

3. Building Height
Building height shall be measured under the provisions of Art. 5. Building height Within the ICC-BHS shall not exceed:
- 60 ft. for buildings or portions of buildings within 20 ft. from the property line along North Avenue
- 80 ft. for buildings or portions of buildings more than 20 ft. from the property line along North Avenue

2 – The calculation of the front yard setback shall be a percentage of lot width and depth or as defined and described in Art 5.
3 – Maximum allowable lot coverage, setbacks and building height in portions of this district may be modified by the provisions of the Institutional Core Campus Overlays in Sec. 4.5.2 where applicable.
4. Uses

Within the ICC-BHS, only the following uses shall be permitted:

<table>
<thead>
<tr>
<th>Permitted Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automobile Body Shop</td>
</tr>
<tr>
<td>Automobile/Vehicle Repair</td>
</tr>
<tr>
<td>Café</td>
</tr>
<tr>
<td>Community Center</td>
</tr>
<tr>
<td>Community Garden</td>
</tr>
<tr>
<td>Conference Center</td>
</tr>
<tr>
<td>Composting</td>
</tr>
<tr>
<td>Daycare (See Sec. 5.4.1)</td>
</tr>
<tr>
<td>Fire Station</td>
</tr>
<tr>
<td>Health Club</td>
</tr>
<tr>
<td>Library</td>
</tr>
<tr>
<td>Museum Small</td>
</tr>
<tr>
<td>Museum Large</td>
</tr>
</tbody>
</table>

**Commented [MT2]:** Map outlines the boundaries of the proposed ICC-BHS. Need to update to illustrate building height setbacks from North Avenue.

**Commented [MT3]:** This is a modified range of uses that is generally more limited than the underlying Institutional Zone.

Considerations here include allowing for any potential future consolidation of district services at this site, as well as flexibility for potential expansion/redevelopment of the portion of the property where the existing school buildings are located - after demolition and remediation occurs.

These are generally public/civic uses and those that may be complementary to BHS/BTC.

Note that this modifies the underlying I district, by removing residential and special residential uses.

[End proposed text amendments]
Relationship to planBTV
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Compatibility with Proposed Future Land Use & Density
The proposed amendment recognizes and embraces the scope and scale of the Burlington High School facilities on Institute Road, and will enable much needed redevelopment of a new high school on this site along with other associated and complimentary uses. This site is not only the home of the BHS campus since the 1960’s, but also sits on North Avenue which is identified in planBTV, the City Municipal Development Plan, as a “Major Thoroughfare.” North Avenue provides important connectivity between the city’s New North End neighborhoods and the Downtown, and the plan identifies opportunities for transit-supportive mixed-use development.

Impact on Safe & Affordable Housing
The proposed amendment has no impact on housing safety and affordability; there is no housing currently located on these properties.

Planned Community Facilities
The proposed amendment has an important impact on the ability of the Burlington School District to be able to redevelop a new high school on the current BHS Campus. Burlington High School’s campus on Institute Road is currently located in a RCO-RC zoning district, and the existing site contains many nonconformities which presents significant challenges to the reconfiguration of a school in this location. With the recent decision by the Burlington School Board to select the “Institute Road – North” site from a list of potential redevelopment sites, the need to resolve this zoning conflict is imperative.

Process Overview
The following chart summarizes the current stage in the zoning amendment process, and identifies any recommended actions:

<table>
<thead>
<tr>
<th>Planning Commission Process</th>
<th>Draft Amendment prepared by: Staff, with BSD input</th>
<th>Presentation to &amp; discussion by Commission 3/8/22</th>
<th>Approved for Public Hearing</th>
<th>Public Hearing</th>
<th>Approved &amp; forwarded to Council</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Continue discussion</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Council Process</td>
<td>First Read &amp; Referral to Ordinance Cmte</td>
<td>Ordinance Cmte discussion</td>
<td>Ordinance Cmte recommendation</td>
<td>Second Read &amp; Public Hearing</td>
<td>Approval &amp; Adoption Rejected</td>
</tr>
</tbody>
</table>
Base Zoning Districts

- Downtown Core (FD6)
- Downtown Center (FD5)
- Downtown Waterfront - Public Trust (DW-PT)
- Neighborhood Mixed Use (NMU)
- Neighborhood Activity Center - Cambrian Rise (NAC-CR)
- Civic Spaces
- Enterprise - Agricultural Processing and Energy (E-AE)
- Enterprise - Light Manufacturing (E-LM)
- Enterprise - Agricultural Processing and Energy Institutional (I)
- Neighborhood Activity Center (NAC)
- Residential - High Density (RH)
- Residential - Medium Density (RM)
- Waterfront Residential - Medium Density (RM-W)
- Residential - Low Density (RL)
- Waterfront Residential - Low Density (RL-W)
- Urban Reserve (UR)
- RCO - Agriculture
- RCO - Recreation/Greenspace (RCO-RG)
- RCO - Conservation (RCO-C)

Change RCO to I
Institutional Base Districts

Institutional Core Campus Overlay Districts

- Champlain College
- UVM Central Campus
- UVM Medical Center
- UVM South of Main Street
- ICC-UVMT
- Proposed: ICC- BHS Campus