

Relationship to Other Plans

The impacts, both positive and negative, associated with growth and development knows no boundaries. It is incumbent on every community to look beyond its borders, and evaluate the potential regional impacts associated with changing land use patterns. Individual developments must be compatible with adjacent neighborhoods, and so too must the plans of communities and regions. This portion of this Plan briefly examines its compatibility with similar plans in adjacent communities and that of the region.

Compatibility with Adjacent Municipalities

Burlington shares boundaries with three communities: the cities of South Burlington and Winooski, and the Town of Colchester. The Winooski River separates Burlington from Colchester and Winooski. Only with South Burlington, do land uses abut directly.

CITY OF SOUTH BURLINGTON

The table below presents a comparison of actual zoning districts ~~proposed land uses~~ along the border shared between Burlington and South Burlington. For the most part, land uses are compatible. In two instances, one in each community, residential uses abut non-residential use. This is the result of historical growth and land use patterns, and must be addressed on a case-by-case basis through proper site planning to mitigate any possible adverse impacts.

Boundary/Location	ZONE	
	So. Burlington	Burlington
<u>Lake Champlain - Route 7</u>		
Lakeshore-Central Ave.	Recreation	Residential (RL- W)
Central Ave.-Railroad	Residential MD <u>Queen City Park</u>	Industrial <u>Enterprise Light-Manufacturing</u>
Railroad-Pine St.	Commercial <u>1</u> - <u>Residential 15</u>	Residential (RL)
Pine St.-Route 7	Commercial <u>1</u> - <u>Residential 15</u>	Commercial/ Residential (RL) <u>Recreational (RCO-RG)</u>
<u>Route 7</u>		
I-189-Home Ave.	Commercial <u>1</u> - <u>Residential 15</u>	Commercial/ Residential (RL) <u>Recreational (RCO-RG) and Neighborhood Activity (NAC)</u>
Home Ave.-Proctor Ave.	Commercial <u>1</u> - <u>Residential 15</u>	Residential (RM)

Boundary/Location	ZONE	
<i>continued</i>	So. Burlington	Burlington

Route 7-Spear Street

Route 7-S. Prospect St.	Residential 4MD	Residential (RL M)
S. Prospect-Spear St.	Residential/OS Instituti onal - Agricultural South	Open-Space Recreation (RCO- RG)/ Institutional (IUC)

Spear Street

I-189- Quarry Hill Route 2	Residential/OS Institutio nal-Agricultural South Residential 4 Institutional- Agricultural North	Open-Space Recreation (RCO- RG)/ Institutional (IUC)
Quarry Hill Rd.- Route 2	Residential MD	Institutional (UC)

Route 2-Patchen Road

Rte. 2-Cent. Woods	Commercial 1 - Residential 12	Institutional (IUC)
Cent. Woods-Grove St.	Conservation/OS Institut ional-Agricultural North	Conservation Recreation (RCO- RG)
Grove Street-Winooski River _____	Residential MD4	Residential (RL)

~~MD = Medium Density~~ _____ ~~LD = Low Density~~
~~OS = Open Space~~ _____ ~~UC = University Campus~~

SOURCE: So. Burlington Planning Department

Two areas of particular interest to the City of Burlington are the gateways into the city between Williston Rd. and I-89, and between Shelburne Rd. and I-189. Burlington will continue to monitor proposed developments in these areas for their potential impact on traffic congestion into and out of the city, and their visual relationship to the city’s gateways. For more on the treatment of Burlington’s Gateways, see the *Built Environment Section*.

CITY OF WINOOSKI

The Winooski River forms the boundary between Burlington, and the City of Winooski, and Town of Colchester. All three communities call for shoreline protection of these fragile areas in their respective land use policies.

Winooski and Burlington share the Winooski River Bridge (US Rt. 7) as a gateway. The Winooski Plan proposes ~~sd~~ strengthening the City’s central commercial area adjacent to this gateway, which has happened gradually in the last few years. ~~and~~ Burlington ~~supports~~ created a small mixed

commercial zone at Mill Street, ~~to allow reciprocity with the Winooski downtown area, surrounded by low density residential on Grove and Chase Streets.~~ These uses are generally complementary. For more on the treatment of this gateway and the Grove Street neighborhood, see the *Land Use Section*.

TOWN OF COLCHESTER

The Colchester Plan states:

"Warners Corner Planning Area serves as a gateway to the town from the City of Burlington and is appropriate for providing concentrated commercial services and high density residential occupancy. The development of this area mirrors the development patterns of the north end of Burlington."

The New North End is the most suburban section of Burlington ~~with limited access to services. While, and~~ adjacent "concentrated commercial services and high density residential" land uses ~~might are~~ not necessarily ~~be~~ compatible, ~~the presence of the Warners Corner provides a great opportunity for New North End residents to access services close to home. In fact, Yet~~ the river and Route 127 act as a buffer to minimize potential disharmony ~~in land uses~~. Colchester and Burlington must ~~continue to~~ work together to insure an adequate traffic circulation and transportation program to prevent congestion.

SHARED RESOURCES AND ISSUES

Compatibility refers to more than adjacent land uses; it also includes the use of, and impacts upon shared resources, such as the lake and river, air, transportation systems, and regional facilities.

Transportation

Burlington shares two major arterial entrances with South Burlington, and one each with Winooski and Colchester. A tremendous amount of traffic flows through these communities traveling in and out of Burlington. This Plan suggests strategies to reduce the number of these trips to ease congestion in all communities and parking problems in Burlington.

Many communities are developing innovative approaches to traffic management. The South Burlington Transportation Management Association is one such strategy designed to ease congestion along US Route 7. Colchester and Winooski may also want to explore similar strategies to limit new trips. All four communities must work cooperatively to address congestion at our borders, and in support of expanded public transportation options throughout the region.

Burlington International Airport

Owned by Burlington, but located in South Burlington, Burlington International Airport (~~BIA~~) serves as an important transportation hub and economic resource for northern Vermont and northeastern New York. However, continued growth of the airport may pose additional impacts on neighborhoods in South Burlington, Winooski and to some extent Williston. Airport officials are encouraged to work closely with South Burlington and Winooski representatives to minimize disturbance. Similarly, communities surrounding the airport must ensure future development is both compatible and located safely outside federally designated operational limits.

Water Quality

Burlington’s plan identifies measures to protect the quality of Lake Champlain and the Winooski River. Colchester’s plan mandates protection and improvement of water quality in Mallets Bay, and further suggests shoreline protection to prevent pollution and erosion. South Burlington, too, wants to maintain and protect the water quality of Lake Champlain as well as rivers and streams. Winooski calls for improved water quality in the lower Winooski River.

Urban stormwater runoff is the largest threat to water quality in this country. As Burlington, and our neighboring communities continue to grow, consideration should be given to joint efforts to monitor and address stormwater management.

Housing

Presently Burlington provides approximately 85% of the subsidized affordable housing for low-income people in Chittenden County, with Winooski providing most of the rest. South Burlington and Colchester propose creating affordable housing in their municipalities. This is a goal compatible with Burlington’s plan and should be aggressively pursued. All communities in the region must make take measures to address their fair-share housing responsibilities.

Compatibility with the **ECOS** Regional Plan

Largely, the **Regional-ECOS** Plan articulates a strong and visionary future for Chittenden County. The Plan emphasizes future development that fulfills the concept of “growth centers” at both the regional and local scale. In doing so, it recognizes the importance of mixed-use development, higher densities, walkable communities, sharing responsibilities for affordable housing, protecting open space, and planning for future infrastructure to name only a few.

The ECOS plan vision

The ECOS plan articulated vision is as follows: “Our vision is that Chittenden County be a healthy, inclusive and prosperous community”. Burlington’s community vision is presented in the chapter: Our Community Vision: A Sustainable Burlington, and reflects the wishes and aspirations of those who have participated in the process over the year.

ECOS and planBTV Broad Goals

The ECOS plan presents a set of goals that related very closely to the goals articulated in planBTV. The table below presents the ECOS broad goals and lists which sections of planBTV include similar goals for Burlington. No contradictions have been found in analyzing regionals and local overarching goals for the future.

ECOS plan	planBTV Chapters & Supporting Plans
1. Natural Systems – Design and maintain a strategically planned and managed green infrastructure network composed of natural lands, working landscapes, and open spaces that conserve ecosystem values and functions, and provide associated benefits to our community.	Land Use Chapter Natural Environment Chapter Energy Chapter Supporting Documents Open Space Protection Plan, 2000 and 2013 update Climate Action Plan (to be adopted in 2013)
2. Social Community – Promote the skills,	Education Chapter

resources, and assurances needed for all community members to participate in the workforce and in their family, civic and cultural lives, within and among their neighborhoods, and in the larger community.

Community Facilities and Services Chapter

3. Economic Infrastructure – Build the region’s capacity for shared and sustainable improvements in the economic wellbeing of the community through support of both local and globally competitive initiatives.

Economic Development Plan

Supporting Documents

planBTV-Downtown & Waterfront Plan, 2013

4. Built Environment - Make public and private investments in the built environment to minimize environmental impact, maximize financial efficiency, optimize social equity and benefits, and improve public health.

Land Use Chapter

Built Environment Chapter

Housing Chapter

Transportation Chapter

Energy Chapter

Supporting Documents

planBTV-Downtown & Waterfront Plan, 2013

Climate Action Plan (to be adopted in 2013)

1. Land Use:

The Regional Plan presents a hierarchy of progressively larger scale and more intense mixed-use development in the creation and designation of “planning areas.” The creation of these “planning areas” provides a very important framework to focus a wide range of objectives and policies governing future land development. However, as presented they do not reflect some of the more important differences in land use patterns and intensities envisioned across the region. By example:

- The “Metropolitan I” areas are too extensive and decentralized in order to effectively support the concentrated development pattern envisioned. Metropolitan I Areas must clear in their intent and purpose, and given their regional significance should reflect the highest (not just high) priority for infrastructure and public transportation investments.
- The “Metropolitan II” Areas are also very expansive, and it is extremely unlikely that they can effectively encourage the concentrated development pattern envisioned. The CCRPC is faced with a very difficult challenge in this regard given the need to recognize both what already exists, in addition to the desired development pattern of these areas.
- Rural Areas are vast and encompasses a wide variety of development types and intensities. Again, we encourage the CCRPC to consider dividing it into two—creating a category for “conservation and recreational areas” that are distinct from rural residential and highlight large areas of open space serving agricultural, forestry, recreational or land conservation roles.

As noted above, the planning areas provide a framework for focusing a wide range of objectives and policies governing future land development. As such, very clear criteria that govern future

public investments (such as expansion or extension of water or wastewater capacity) within or adjacent to this area is necessary. The CCRPC also needs to develop clear and measurable growth objectives, and specific and direct policy statements that will effectively guide future development and investment into this framework.

2. Transportation:

The Regional Plan importantly emphasizes the “land use-transportation nexus” and the need for careful planning for transportation infrastructure. It is necessary however for the land use plan to clearly define the priority — transportation infrastructure is developed to serve and support land development, not the other way around.

Despite laudable goals, priorities and innovative non-highway investments, over 70% of the new investments proposed in the preferred alternative are dedicated to new highway construction. Many of these new investments do not appear to support a concentrated land use pattern thus creating a substantial disconnect between many of the proposed investments — particularly highway-related infrastructure — and the vision. The current Metropolitan Transportation Plan appears to have neglected to consider which combination of transportation investments resulted in the best overall performance of the desired land use and development pattern.

3. Affordable Housing:

The CCRPC has recently adopted housing targets for each community that treat all communities equally with regard to providing future housing, and at long last recognizes that all of the region’s communities have a responsibility of providing their fair share. However, we note that it assumes that the current situation is equitable, and does not take into account the current imbalance in how housing — and particularly affordable housing — is current provided.

Conclusion

Burlington’s plan is largely compatible with those of its neighboring communities and the region. Nevertheless, as long as municipalities must continue to rely on local property tax as their primary means of revenue generation, it will be impossible to adequately address issues of growth distribution within Chittenden County and fulfill the goals of Act 200.