

Burlington Planning Commission

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Burlington Planning Commission Long Range Planning Committee Special Meeting Notes

Thursday, February 18, 2016 @ noon
Dept. of Public Works, 645 Pine Street, Burlington

Present: J. Wallace-Brodeur, E. Lee, M. Tuttle, D. White, members of the public

1. Agenda

A quorum of the Committee was not present. Therefore, the Commission dispensed with the proposed agenda, which was to include approval of a regular meeting calendar for 2016. The Committee and members of the public present continued an informal discussion of the updated Economic Development section of the draft planBTV South End.

2. planBTV: South End Master Plan

M. Tuttle noted that based on conversation at the January 14 LRPC meeting, staff had made some minor tweaks to the first recommendation in the revised Economic Development section. This recommendation discusses a more fine-grained approach to land use policy to preserve and expand various uses within the Enterprise Zone.

The Commission and members of the public discussed this concept. Questions and comments included:

- Would this mean that we are going to create new use tables that permit and prohibit certain uses, or are we talking about setbacks, height, etc?
- Seems that there is too much focus on types of uses, rather than what the experience is like for pedestrians and people that work in and live near the district. For example, this doesn't talk about what the conflict is like for nearby residential areas, or where to promote new development versus preservation of existing. It seems that the arts hub area is an area for preservation, and the maker district is an area for growth.
- Form might be a better framework than use, so that the conversation shifts to one about the experience and how we address edges/integration of conflicting uses. However, use does need to be a part of the conversation to some degree.
- The idea of four subareas seems to be a leftover from earlier discussions about housing in the Enterprise Zone. Instead of subareas, we should talk about what will advance or

detract from the character of the district, and when X happens what is needed to support it.

- The description of the area around Flynn Avenue as an eclectic ecosystem is really the description of the whole Enterprise Zone. The only subareas are the parts of the South End that are zoned E-LM and the parts that are residential and not zoned E-LM.
- Perhaps for the next discussion, we consider a different way to discuss this issue, maybe with the full Planning Commission. We should table this item at our next meetings so that we can talk about other strategies in this section. We can come back to this item after we've put some more work into it.
- Hard to talk about this section without considering the mobility elements. Maybe talk about the plan's strategies in the context of the "on the ground" section to make it easier to see how all of these issues correspond.
- Can we also look back at the community's vision from the planning process to frame our discussion?
- Traffic generators, such as gas stations, detract from walkability and create traffic, which undermine the goals of the plan.

Further discussion on this topic was deferred to a future meeting.