

Meagan Tuttle

From: Charles Simpson <simpsocr@plattsburgh.edu>
Sent: Sunday, November 22, 2015 7:14 PM
To: genese grill
Cc: Meagan Tuttle; SEA-Talk; saveopenspaceburlington; abbilmo@yahoo.com; beaukwin@yahoo.com; carolyn@whirledtree.org; carpediem@burlingtontelecom.net; cmclaughlin214@yahoo.com; consuelac@msm.com; johanne@ybba.com; josh-mcdonald@comcast.net; Katherine Taylor-McBroom; labossa1@hotmail.com; lida@lidawinfield.com; mjladesigns@gmail.com; rfeldmanvt@gmail.com; salmv145@gmail.com; walkerwrks@aol.com; wassuck@gmail.com; Aaron Grossman; Alexander James Dostie; Alexandra Halkin; Andrew Chardain; Andrew Russell; astein@sover.net; beth robinson; bobby hackney; Bren@flynn-dog; Bruce Seifer; Bryan Parmelee; Christina Erickson; christopher shar; Christy Mitchell; Clark Derbes; Danielle Patterson; Dylan Giambatista; Edward Burke; Ellen Goodrich; Evzen Holas; Guy Derry; Jared Maher; Jason Cook; Jason Pappas; Jean Cannon; Jessica Workman; Jewels Sparks; John Brickels; john marius; Katie Grauer; liz@shophelamp.com; Lydia Littwin; Madeline Mclennon; Mary Heinrich Aloji; Matthew Penney; Moe O'Hara; Patrick Tracy; reggie; Robert Chamberlin; Ron Hernandez; Ronald Wanamaker; Scottie Raymond; Stephanie Bush; Stephen Sharon; Steve Williams; studio@timothygrannis.com; Wylie Garcia; "Audrey Rose"; "Carrie Clabargh"; "Nancy Tomczak"; steve conant; Doreen Kraft; Sara Katz; Peter Owens; Diana Colangelo; Todd Rawlings; Kirsten Merriman Shapiro; Brian Lowe; Lee Krohn; gals@gothamcitygraphics.com; conewango@gmail.com; Maggie Standley; Ibnar Avilix; director@seaba.com; echurchill@ccrpcvt.org; Andy Montroll; Bruce Baker; David E. White; Emily Lee (gmail); Emily Lee (Work); Harris Roen; Jennifer Wallace-Brodeur (jwb@burlingtontelecom.net); Lee Buffinton; Yves Bradley
Subject: Re: [SOS-B] Re: planBTV South End: Housing

Thank you Meagan Tuttle for drafting these proposed changes to the South End plan and thank you Genese Grill for sharing Tuttle's comments as well as her own.

Here's my comments on the revision of the Housing Section:

First, is it restful to read text separated from the razzmatazz of graphics and images. How much shorter and less costly would the South End booklet have been had it followed a text-based model with index?

Second, the section on housing makes clear that opening up the Enterprise District to residential development has motivated the South End study. Now that Tuttle has indicated that that premise has been discarded, at least for the moment--"at this time."--there is an opportunity to reorient the recommendations toward enhancing the entrepreneurial and cultural economies of the area. Given that local, organic food production has emerged as a growth sector of the state's economy and that the market is centered in Chittenden County, the study might urge the location of a meat and vegetable processing facility in the South End available to many smaller producers and organized as a non-profit cooperative. Given the location of a new City Market with an ekes of 2 acres on their plot, an adjacent Flynn Avenue location seems the obvious choice. Second, given that Burlington is counting on a vibrant cultural economy with cultural innovators already clustered in the Enterprise Zone, it seems an obvious move to recommend that the huge city-owned lot on Pine Street formerly housing DPW be transformed into an arts and artisan facility with cooperatively shared and appropriately designed facilities for dance, music, woodworking, and sculpture. Such a facility should include instructional space, retail space for art products, performance space, and practice/rehearsal areas. Let the consultants challenge city officials to put

their money where their rhetoric is: that is, to use city-owned space to incubate the culture that Burlington City Arts celebrates.

Thank you,
Charle Simpson, Ward 6

On Fri, Nov 20, 2015 at 10:38 PM, genese grill <genese grill1@gmail.com> wrote:

Here is the attachment sent by Meagan Tuttle of the revisions to Plan BTV South End's section on housing.

On Fri, Nov 20, 2015 at 10:36 PM, genese grill <genese grill1@gmail.com> wrote:

Thanks for sending this draft revision of Plan BTV's section on housing in the ED. It is a relief to read and really, finally, reflects the really hard-won conversations of the last few months. Thank you, thank you, thank you. As you probably can expect, I have a few comments/suggestions/questions:

1. Can we take out the word "currently" in paragraph two in the phrase "currently prohibits housing". It suggests that this prohibition is precarious and subject to change.
2. In the section on causes of the housing problem the mention of regulations and parking costs reads as justification for cutting important public review processes and eliminating regulations that protect our health, our neighborhood character, and so on. While I am sure developers would build faster and more if we continued to deregulate more, this would not necessarily be good. The argument for deregulation in Plan BTV Downtown/Waterfront led to Form Based Code and can be read as a justification for eliminating public review in exchange for getting the housing we need. Can't we hold out for a higher standard?
3. Bullet two (about providing housing for the middle) is much appreciated!
4. Add to cures: improve multi-modal transportation (bus/train/park and ride) combined with a regional eye to benefiting from housing possibilities in South Burlington and other nearby and outlying areas. The discussion about housing will be enriched by a discussion of regional possibilities and

transportation innovations. Urban infill is not the only answer to climate change! The people want park and rides, trains, and buses!

5. In Taste of Home section: can you remove the outdated language about it being difficult to make the argument against allowing any housing in the ED. It contradicts the fact that you then go on and make that argument a moment later.

6. The passage that says, "the conversation about new housing in this area should continue" must be qualified: it must be a conversation that takes into consideration the dangers of allowing housing discussed above.

7. When you talk about re-zoning areas adjacent to the ED, does that mean outside of the boundary line or inside it? I know that there are a few sites (that automotive shop on St. Paul, that are technically within the ED, but really more in a residential area, that might be rezoned, but I wouldn't want to see language that would encourage more spot zoning of areas that are at the edge of the ED but still central to its functioning. Can the language about adjacent areas and rezoning be made clearer to a lay person?

8. Can you say something somewhere (perhaps when you talk about changes ((good and bad)) to the neighborhood as a result of development) about the need for sensitive and responsible handling of toxic soils in the area along the waterfront?

I will send this out to our email list and hope that you get some more detailed responses from interested parties.

Yours,

Genese Grill

South End Alliance

On Fri, Nov 20, 2015 at 4:10 PM, Meagan Tuttle <mtuttle@burlingtonvt.gov> wrote:

Hi All—

As you're likely aware, the Planning Commission dedicated the majority of its last two meetings to a discussion of how the draft plan BTV South End's strategies for housing can be revised. With direction from the Commission, and dedicated South End stakeholders, staff has taken a stab at revising the text for the housing element of the plan, which is attached. This text has been sent to the Long Range Planning Committee, who will

meet on Monday, November 23, 2015 at 12pm in the Planning & Zoning Conference room, to review and discuss.

I invite you to also look over the revisions, which are suggested to replace the text from pages 22-23 and 56-59 of the draft plan, which is available online [here](#). After reviewing, please feel free to:

- Attend the LRPC meeting on Monday to participate in the discussion
- Send your thoughts on the revisions to me or to a Planning Commissioner
- Share with others you think may be interested in reviewing the suggested edits

The Planning Commission will continue to review the draft plan element-by-element during its upcoming meetings. Once we've obtained some direction from the full Commission on how to update, the LRPC will work through the specifics. Please note that the next elements for PC discussion will be economic development and arts & affordability on November 24 at 6:30pm in CR 12.

Thank you,

Meagan

Meagan E Tuttle, AICP

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Genese Grill, PhD

<http://genesegrill.blogspot.com>

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