

## Meagan Tuttle

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**From:** genesegrill <genesegrill1@gmail.com>  
**Sent:** Tuesday, January 12, 2016 1:22 PM  
**To:** Meagan Tuttle; SEA-Talk; saveopenspaceburlington; Bruce Seifer; Amey Radcliffe; Ibnar Avilix; C. W. Norris-Brown; Jen Berger; steve conant; Amanda Hannaford; John Murray; Lea Terhune; Charles Simpson; Barbara Headrick; barbara McGrew; Paul Schnable; Ruby Perry; Steve Goodkind; TONY Redington; Mannie Lionni; Diane Elliott Gayer  
**Subject:** Re: planBTV South End: Economic Devt. & Arts/Affordability  
**Attachments:** Econ Dev & Arts Affordability\_revised text & plan notes.pdf  
**Categories:** BTV South End

Thank you, Meagan, for sending along the attached revised Plan BTV section on arts and affordability for comment. I do have a few issues with the new document (surprise, surprise), as follows:

1. The discussion of the transformation of traditional industrial/manufacturing uses over the years is misleading, and seems to ignore the many traditional industries (like Edlund Co.) who are still operating in the area and providing many many good jobs. While there has been change, we need to remember that these older industries are still here (the draft plan tends to speak of them as if they have long ago moved on). And their interests must be taken into consideration. The jobs that they provide are probably far more important to our city than the trendy brew pubs that are popping up in the neighborhood. We learned from speaking with many business owners that they were being pushed out by the rising rents due to competing non-traditional uses such as high end office space. We might consider tightening regulations to allow for only maker/manufacturing uses in the zone. There is, also, a manufacturing renaissance happening in the country, due to the high cost of overseas and national transport. This is a good time to be incentivizing local manufacturing, not replacing it with restaurants and offices!
2. In the discussion of housing there is no distinction made between what is described as a desire for housing in the South End and desire for housing in the Enterprise District. We had to learn over the past year to be VERY careful about making this distinction. The language of the plan should also be very clear about that. There is, as far as we have ascertained, no meaningful

desire for housing in the Enterprise District, while there may be interest in it in the larger South End. While the third bullet on p. 2 does well in delineating the problem with putting housing in the ED, the main point in the heading is that workforce housing is desired in the South End. Is it? And should this be conflated with a desire in the ED? The businesses we spoke with (over 40) all said they did not want housing for their workers in the ED. This needs to be clarified! Furthermore, the suggestion that living in the ED would provide a high quality of life, ignores the problems of placing housing in industrial zones, already discussed.

3. Is there really a "strong demand" among ED workers for places to socialize, eat, and work out near their work place? Where is this statement coming from? Church street is a 10 minute walk from the ED. That could be some small exercise for someone who wanted to get a drink after work, without the fee of a health club!

4. I am so glad you are advocating thinking regionally with the Shelburne Road corridor. Finally! Also, the idea of improving workforce training is something that many people have been advancing over the last year. There are great opportunities for this: training schools, internship opportunities in traditional and newer manufacturing, and a collaboration between artists and industry. Let's do more with this for sure.

5. One thing missing here is a discussion of the possibility and benefit of tightening regulations in the ED. Instead we read over and over in PlanBTV about the benefits of deregulation (removing obstacles to development). Many people have spoken repeatedly about the need to study the possibility of tightening zoning in the ED to foster and protect its unique character, its energy as economic engine, etc. Grants could be researched to fund the creation of community centers, collaborative art centers and training schools that support and serve the community. This could be a priority or action item for the Plan.

Please make my comments part of the official record.

All the best,

-Genese Grill,  
South End Alliance

On Tue, Jan 12, 2016 at 12:12 PM, Meagan Tuttle <[mtuttle@burlingtonvt.gov](mailto:mtuttle@burlingtonvt.gov)> wrote:

Apologies, missed the attachment.

**Meagan E Tuttle, AICP**

Comprehensive Planner

City of Burlington, VT

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*\*\*Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.*

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**From:** Meagan Tuttle  
**Sent:** Tuesday, January 12, 2016 11:45 AM  
**To:** Meagan Tuttle  
**Subject:** RE: planBTV South End: Housing

Hello and Happy New Year!

The Planning Commission and it's Long Range Planning Committee are continuing their work to revise planBTV South End. The LRPC will meet at **SEABA this Thursday, Jan. 14**, and at the **Dept. of Public Works (645 Pine Street) on Jan 28** to discuss the Economic Development and Arts & Affordability sections of the plan. Both meetings are at noon.

Please see attached a document which contains DRAFT revisions to these two important sections of the plan. Pages 1-10 include only text, which is intended to replace the current text of these sections of the plan. The later part of the document includes excerpts of the plan, with purple call-out boxes to highlight where the text is to be inserted. These documents refer to the DRAFT Arts & Affordability Toolkit, [which is available on the planBTV website](#). (*Updates to this Toolkit will be forthcoming.*)

I invite you to also look over the revisions. After reviewing, please feel free to do any of the following:

- Attend the LRPC meetings on Jan 14 or Jan 28 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

Thank you,

Meagan

**Meagan E Tuttle, AICP**

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**From:** Meagan Tuttle

**Sent:** Friday, November 20, 2015 4:10 PM

**To:** Doreen Kraft; Sara Katz; Peter Owens; Diana Colangelo; Todd Rawlings; Kirsten Merriman Shapiro; Brian Lowe; Lee Krohn; [gals@gothamcitygraphics.com](mailto:gals@gothamcitygraphics.com); [conewango@gmail.com](mailto:conewango@gmail.com); 'Maggie Standley'; 'Ibnar Avilix'; [genesegrill1@gmail.com](mailto:genesegrill1@gmail.com); [director@seaba.com](mailto:director@seaba.com); [echurchill@ccrpcvt.org](mailto:echurchill@ccrpcvt.org); Andy Montroll; Bruce Baker; David E. White; Emily Lee (gmail); Emily Lee (Work); Harris Roen; Jennifer Wallace-Brodeur ([jwb@burlingtontelecom.net](mailto:jwb@burlingtontelecom.net)); Lee Buffinton; Meagan Tuttle; Yves Bradley

**Cc:** David E. White

**Subject:** planBTV South End: Housing

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**

Principal Planner for Comprehensive Planning

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Genese Grill, PhD

<http://genesegrill.blogspot.com>

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<http://researchsharingviapaper.blogspot.com>

<http://southendalliance.org>