

Meagan Tuttle

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Sent: Friday, November 20, 2015 10:36 PM
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Subject: Re: planBTV South End: Housing

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 In Taste of Home section: can you remove the outdated language about it being difficult to make the argument against allowing any housing in the ED.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

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