



BTV Neighborhood Code

Joint Planning Commission & City Council
Ordinance Committee

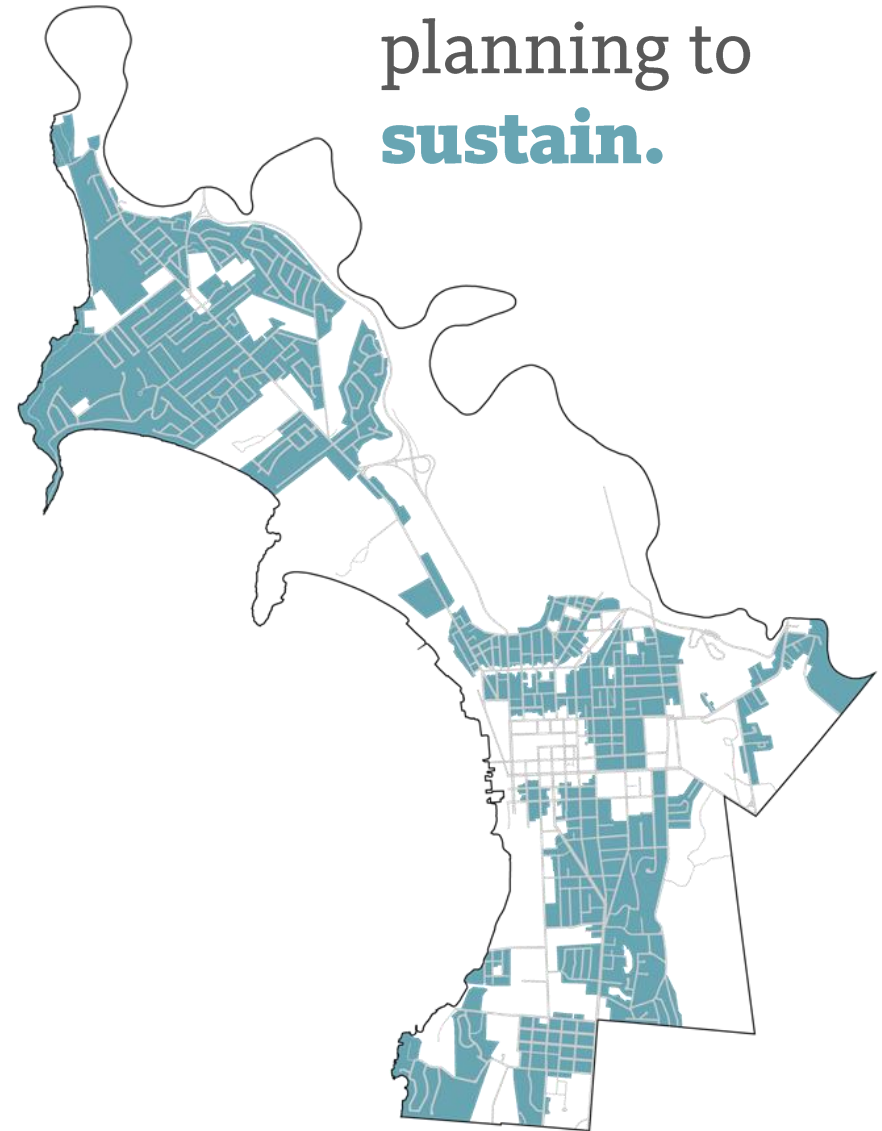
more homes **in all neighborhoods**

City's neighborhoods have **strong identities, unique patterns, and distinct architectural features.**

+

Opportunities to **evolve in incremental ways** to meet the needs of households and community, address housing challenges, increase resilience to climate emergency.

planning to
sustain.



Low, Medium & High
Density Neighborhoods

what is **Missing Middle Housing**?

Middle Housing: “House-scale buildings with multiple units in walkable neighborhoods”

– Opticos Design



btv **neighborhood code**

Project will build on strength of neighborhoods today, and identify new **opportunities for neighborhood-scale housing** city wide:

- Explore ways to **“re-legalize” historic neighborhood patterns**
- Identify **solutions to common zoning barriers** to small and “middle” housing types
- Find opportunities to build on neighborhoods' unique character through more **context sensitive zoning tools** for these areas
- Examine the **scale of development allowed in low density areas along major streets** served by transit



missing middle housing **in Burlington, VT**



why encourage **Missing Middle Housing**?



- More housing choices
- Blends with existing neighborhoods
- Requires less land
- More affordable homes
- Greater socioeconomic integration
- Multigenerational housing-age in place
- Expand the tax base, relieve pressure on property taxes

Joint Planning Commission & City Council Ordinance Committee

Proposed Scope

Committee Scope

- **Review & participate** in public and stakeholder input related the development of the draft ordinance
- Provide **feedback** to the staff and City's consultant on proposed middle housing typologies, and key standards to regulate these typologies.
- Discuss **other related zoning changes** to fully implement the proposed middle housing types, including recommending an approach where multiple options exist.
- Following a public hearing, aspire to **provide a recommendation** from the full Committee to City Council in lieu of a separate review process by the Council Ordinance Committee

Joint Planning Commission & City Council Ordinance Committee

Proposed Schedule

Introduce Concepts (Sept. – Oct.)

#1 Committee Kick-off

Staff will provide an **overview of the Neighborhood Code scope**, new **Act 47 requirements**, work done to-date, and a **summary of feedback** on the Code to-date.

#2 Presentation by City Consultant

Introduce proposed middle housing **typologies and locations** to allow; discuss design **influences** and relationship to city's assessment of current **barriers**. Receive committee feedback on proposals.

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Develop & Review Language (Oct. – Nov.)

#3 Review Draft Ordinance Language

Staff **introduce draft ordinance**, with **line-by-line walk through** focused on standards that relate to presentation in meeting 2. Staff & consultant **answer committee questions, discuss possible edits**.

#4 Review & Edit Draft Ordinance Language

Staff and consultant **share responses/edits** from meeting 3. Continue **line-by-line walk through** of other related amendments and discuss options for implementing middle housing types. Staff & consultant **answer committee questions, discuss possible edits**.

#5 Review & Edits to inform a Public Hearing*

Staff and consultants **share responses/edits** from meeting 4, and **discuss other public input** received during the Committee's process. Identify any further edits to **propose a draft ordinance for a formal public hearing**.

**While this will be the Planning Commission's hearing per statute, we aspire to have the full Committee's support for moving to this stage.*

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Adoption Process

(Dec. – Jan.)

#6 Public Hearing & Recommendation

Following a public hearing, **staff present summary** of other comments received and/or any recommended changes. Committee to **discuss/vote on any final edits**, and **consider recommendations/referral to Council**.

City Council Work Session

In early 2024, we anticipate that staff, and PC/CCOC Chairs will **present the Joint Committee recommendations** to Council to serve as the first reading and request Council's vote to **warn for Public Hearing**.

City Council Public Hearing + Adoption

Council **hold public hearing, discuss** proposed amendment and **consider action** on amendment.

BTV Neighborhood Code
Ongoing Engagement

Stakeholder Focus Groups

AARP Coffee Chats

NPA Presentations

Public Engagement Session

Additional Technical Assistance

Stakeholder Focus Groups
(Sept. – Oct.)

These focus groups will vet the technical aspects of the proposed ordinance changes with subject matter experts to flag any particular issues/opportunities for staff and the committee. These will include individuals with experience designing/building middle housing types, city departments (including permitting/trades/housing) and others.

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Additional Technical Assistance

AARP Coffee Chats
(Sept. – Oct.)

Staff and representatives from AARP-VT will be hosting a series of Coffee Chats— at locations in the New North End and South End on Sept. 19, Oct. 3 and Oct 25 to discuss the Neighborhood Code.

BTV Neighborhood Code

Ongoing Engagement

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AARP Coffee Chats

NPA Presentations

Public Engagement Session

Additional Technical Assistance

NPA Presentations (Oct. – Nov.)

Staff has begun outreach to schedule presentations to NPA's in October & November. Office of City Planning staff will present the Neighborhood Code's proposed changes, address residents' questions, and gather feedback.

BTV Neighborhood Code

Ongoing Engagement

Stakeholder Focus Groups

AARP Coffee Chats

NPA Presentations

Public Engagement Session

Additional Technical Assistance

Public Engagement Session (Nov. or Dec.)

Staff anticipates holding a public input session in November or December during the Committee's work to share updated proposals based on the Committee's feedback, and to collect final input before preparing a draft ordinance for public hearing. Staff will conduct this session, with the option for Committee members to attend. There will likely also be concurrent opportunities for online input.

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Additional Technical Assistance

Additional Technical Assistance

The department will also coordinate with AARP to complete additional technical assistance, including additional Fit Test with Opticos Design, to ensure the feasibility of the forthcoming zoning changes, and additional implementation feasibility with representatives from EcoNorthwest with experience developing middle housing codes.



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