

## Burlington Planning Commission

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# Joint Planning Commission and City Council Form-Based Code Committee

## REGULAR MEETING

**Tuesday, December 8, 2014 - 6:30 P.M.**

Conference Room #12, Ground Floor, City Hall, 149 Church Street

## MEETING NOTES

### I. Agenda

J. Shannon – Amend to add 1.5 Overview of the meeting tonight. Add 3.5 public forum after the presentation and discussion.

**1.5 Overview from Staff** – Tonight we will finish the Form Districts discussion. The first few meetings are meant to get the committee familiar with the code and in depth discussions may come later in the next several meetings.

### II. Public Forum – (15 min)

S. Rubin – 40 college street – Who are/were the form-based consultants? Who was invited in the focus groups? How does it relate to planBTV? So far, she has not seen much mention about the amount of greenery, green roofs.

B. Goblik – He is concerned and confused about the process on planBTV South End and Downtown. Input now, trying to understand what role he has in shaping planBTV South End and why is there a part of the South End in the FBC? planBTV SE, how does the schedule compare with planBTV-Downtown & Waterfront?

### III. Downtown Form-Based Code Review

D. White – Discussed the remaining four form districts that were not discussed at the previous meeting.

J. Shannon – Add comparison of zoning districts at the top of the table.

J. Wallace-Brodeur – The frontage buildout is a minimum, correct?

D. White – Yes, and it can be dealt with via a building or streetscreen.

J. Shannon – Can you remind us that massing differentiation is and vertical offsets?

D. White – Massing differentiation is that if a building is longer than 150 ft, it must look like two or more separate buildings. Vertical offsets are breaks in the façade of the building.

J. Shannon – In the form districts we list which building types are allowed. Where is the information on building types?

D. White – Section 14.4 regulates building types, and then Section 14.5 regulates frontages types that can accompany a building type. We will discuss building types at the next meeting.

A. Montroll – In the Special District, isn't this where we are hoping to have more development with the Railyard Enterprise District study?

M. Tracy – If uses change in the south end area of the FBC, it would be great to catch up with the pressure of the changes that have been happening down there.

D. White – The FBC can be changed over time the same way the current CDO can be changed to respond to the market forces and specific needs that might happen there.

### **PARKING for each Form Districts**

D. White – Explained parking requirements for each form districts. He explained the difference between parking areas and parking lots as well as between parking garages and parking structures. He talked about parking requirements in each districts and where parking can be provided on the site.

J. Shannon – How do we find out how much parking is required in FD4 or FD5-AI, where there is a requirement?

D. White – The Form District refers you to Section 14.6.8 where requirements are located.

J. Shannon – So the parking between Arts Riot and Great Harvest would not be allowed?

D. White – It would not be allowed in front of the building façade but next to the building is ok.

M. Tracy – Given the costs of structured parking, and the understanding that people might start to have less cars, there is a large section on bike parking in the code. Can you speak to that?

D. White – What is in the code now is what we have in the CDO, but Local Motion is looking at that section to improve it and propose some changes.

M. Tracy – Is car sharing an element that is contemplated in the code?

D. White – If we don't require parking then it doesn't really have relation to that. But where parking is required then we could look at something like that.

### **3.5 Second Public Forum**

Dave Ackerman – How does the height change affect development? With parking, the categories are just one page long, but in the current code it's very long.

D. White – We tried to simplify the uses list, especially with parking demand. We are aggregating the uses. Height requirement is now in stories to allow building height to vary depending on the type of use that is in the building, i.e.: residential versus commercial require different height of floor to floor.

W. Senville – Do height bonuses apply? No. S. Rubin asked great questions, can answers be put on the website.

B. Hellman – Worked on the planBTV document in the past. How are the two documents meshing? This is the tool to how we want the downtown to develop? Discrepancy of height in the table, 12 or 10? Are there any architects that have rendered the city and what it will look like?

S. Rubin – Love to underscore the need to see the 3D model of the downtown. Will views of properties up the hill be taken into consideration?

B. McGrew – In the AI district, surprised to see how residential is limited, she would think that it would be very desirable.

B. Goblik – 3D rendering of some of the major corridors with additions of stories from street view. Charts are really helpful, please add on the website. Setbacks in FD4 – some reduction in setbacks would mean encroaching on other buildings and properties. Railyard Enterprise Study, when will that be in? We ought to pay attention to the form of the railroad area along Pine Street. St-Paul street, looks like a big changes from the current zoning.

D. White – Next meeting – get into building and frontage types and then discussion can begin on merits of the requirements.

**IV. Adjourn**