

# South Burlington Planning & Zoning

## CityPlan 2024 Community Conversations

### Housing & Shelter

Wednesday, March 15, 2023

[THESE NOTES REFLECT SUMMARIZED COMMENTS OF THE PUBLIC AT THE COMMUNITY CONVERSATION, NOT ANY COMMITMENT BY THE CITY TO ANY PARTICULAR POLICY POSITION; THEY ARE NOT VERBATIM QUOTES AND HAVE NOT BEEN EDITED]

37 Attendees

#### **Inclusive, Fair Just:**

How would you provide more housing:

- resources. City should incent more housing. Increase Housing Trust Fund and Lower Impact Fees for Permanently affordable housing.
- Our system is intuitively for profit; don't really have co-operative housing
- Appreciate the sentiment. I just don't see it in action currently. It's not where my tenants live or where I work. F35s. Tenants are disproportionately new americans, BIPOC, and this (F35s) is what they live with and it's not inclusive, it's not just. Plan is opportunity to be clear to do everything we can to eliminate F35s; scourge of the Airport
- Taking a look at the zoning to streamline to encourage infill and adapative re-use and to make it as quick as possible because everyone I think can agree. Also, from Color of Law, consider how areas that have more open land is not being exclusive
- When I think about Fair, Just, Equitable, I think about zoning, our existing plans, conserved lands, and how we got there, and unintended impacts and consequences. Because of the way we have zoned our land we have essentially red-lined lower-income people to live only in certain parts of the city where it's marginally affordable. Through those zoning and other planning actions, we've made it completely unaffordable.
- Live in 4-story building with no back yard. Fixing to lose our playground. Starting to see the problems of the buildings coming around. Can't use school playground when school's out program is, public can't use the playground, and can't get to the other park without crossing a creek.
- I'm a senior citizen, and I'm among the people in the building where kids are running up and down hallways because they don't have anywhere to go. I live in hell because they have no outlet. I have to move, but I'm not looking forward to being homeless again. I have been. Seniors are mistreated in this town. I cycle everywhere; the children need something
- I live on Lime Kiln Road. I want you to know that when you start talking about what the community is going to build here, if we don't get any hep with those F35s, it's not helping. I'm sick of them for every child in the Chamberlin neighborhood. I'm tired of not hearing enough accountability about the F35s. I agree, elders should be treated better; the disabled should be treated better; our children should be treated better.
- Re-write of zoning was done 1-2 years ago. I was really disappointed with the low density. Once you've identified where it's ok to build, it's ok to increase the density. In terms of fairness and justice; along Shelburne Road if we're going to see the development there we also need to see the city services there: transit, parks & recreation, a city center. Had an opportunity at Hannaford - could have been a community center but will be a tesla dealership

- For those who talked about F35. First there is the 44 acres of land that was taken from housing, it's publicly owned. Second there are 3000 homes that are negatively affected by F35s. That area is so intense, it's painful to be outside. The City has the authority; there is a state law that allows the municipality to regulate all vehicles. Federal has delegated to State to organize the training of the Guard
- Parks, recreation, playgrounds. Distance residents have to go to access greenspace.

#### **Human-Focused:**

- Timing of dumpsters being picked up - 5 am. With it being residential and business, they can come in that early in the morning.
- demographics of city is changing, from single family to multi. Our municipal structure needs to be assessed as to what our city government can do. How much more of a budget can we afford to provide the services we need. We have a very lean budget. I think there is room to invest in services that aren't provided. engage citizens in identifying the needed services. If we're hearing that there's a service not being provided, maybe it's because it hasn't existed and should.
- State has \$250 million to invest in a prison. I think it's not a good use of money to invest in a new prison when there's so much homelessness
- When we think about children, we need to think about safe streets, so a kid can run across a street to visit a friend, or to get to school
- there are a great number of people who want to live here, who can't live here because they can't find housing. People want to be close to our resources. Elders want to stay here but they can't.
- I remember rezoning task force; want to make sure the Plan is clear that the 44 acres aren't rezoned.
- I agree we should put more resources to housing. Open Space has had a penny, paths have had a penny; I'm not saying that's the path you need to go down, but the allocation of our resources is our statement of values. I hear there is interest in having the remainder of the ARPA funds being used to meet climate goals. I'm supportive of the climate agenda, but I think we also need to invest equal importance into the housing agenda, and finding a way to allocate our resources accordingly. Plan is opportunity to be a catalyst for action. Talk is cheap. One way we can do that is to prepare for the people who want to come here. We live in a great place, but there's a whole lot more we can do.
- In prior comment, to build some of the open spaces in some of these high density areas, that land is already built, and so we may need to buy the land in order to create the parks.
- We need a charter change. We're 23,000 people and will soon be 26,000. We need more geographic representation distributed by population. Representation.
- I wanted to ask about something I just heard. One of the things that the public at large shared with City Center: to have a central green. Somewhere along the lines, that's been dropped.
- more livable neighborhoods with small parks throughout.
- one of the statistics we should be embarrassed about is that 51% of our land is set aside even though we're so close to needs. Comp Plan can't just be an update; it need to be rethought. I'm on the economic development committee. Employers are saying that they can't hire because they can't find housing. That and child care. City needs to direct resources to this. We need to rethink zoning in the SEQ. Refocus. And housing and child care are regional; need to look regionally.
- some of our new residents would also like to have gardens. When we have affordable housing, think about including really good quality land.

- Second. Where we're at, it's really hard to grow food.
- Economic viability of VT, Chittenden County, South Burlington. Here we have major employers that are growing. These are clean and green industries that we want. Those kinds of employers need access to qualified employees. Was at Legislature recently and co-founder of OnLogic was testifying that they've lost prospective employees. It's not complications; we need much more supply.
- When we look at the Comprehensive Plan in any community, we really need to be looking at climate change as #1. Can we rebuild out transportation so that people can cycle everywhere. See parking areas torn up to put back trees and places for people to be.
- Wheeler Nature Park is under threat; asking that 2024 Plan not revisit the 2016 Plan with respect to that property with respect to that property until Act 250 is resolved.

#### **Climate Resilient:**

- Take approach in the Plan that commits to providing transit where we have housing, and THEN extending services and housing later.
- Need to prioritize housing. It's not an either or with climate. We're in a housing and a climate crisis. Need to do both. I fully agree with the City's move on heating, but it's being done at a time when housing prices are increasing and education impact fees. I think we need to start prioritizing what we're trying to do. It's not an either or. Albrecht: Some of this is a tactical thing. Discrete examples. Protecting river corridors, large blocks, all fine. But then to limit the densities in the areas that are ok to build, that doesn't make sense. It's really weird that we're enshrining low density. Not only limited density in the areas that are allowed to build, but punitive. If you believe that density and services are good for my neighborhood, then it's good for your neighborhood too. Commercial in residential neighborhoods. Micro-pockets.
- Providing Two maps. Vtrans. Where people commute from and where people work. People that live out in Fletcher and driving to UVM. It's absurd
- A great way add housing is to get rid of F35s and pursue building housing.
- I think it's important that we recall that were part of a region. We need housing close to jobs. Public transportation follows density. Need to have the housing that will entice the bus.

#### **Opportunity Oriented**

- Regional presence. Only issue that I have with prior question, is would someone who lives in Fletcher want to live in South Burlington?

#### **Thoughts on infill in single family homes:**

- If things are done on good faith, infill is fine; but need to make equal investments: eg: no community center on Shelburne Road. City moved mountains to get Tesla in but it took 3-4 years on dog park. When I see city priorities reflect neighborhood needs, I'll support infill.
- would be nice to see housing in many different parts of the city and not just all in one spot.
- Was very concerned about 51% of land being open space and only available for building. TDR program is really weird. Allow the density you want.
- Infill: I'm glad to have natural resource lands. What I'd say for infill, is it would have to be done in a way that would be mindful of topography and wet. Infill is going to take that careful discussion. Climate resiliency could galvanize people to be ok with infill in their backyards.
- Critical words are caution and balance. Not so carefully that in 10 years we're still having this discussion, but enough so that we are thinking about climate and housing. See if we can find that middle place where everyone has to give

