

## Burlington Planning Commission

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## PUBLIC HEARING NOTICE

### ***Burlington Comprehensive Development Ordinance*** **ZA-16-10 Waivers from Parking Requirements/Parking Management Plans**

Pursuant to 24 V.S.A. §4441 and §4444, notice is hereby given of a public hearing by the Burlington Planning Commission to hear comments on the following proposed amendments to the City of Burlington's *Comprehensive Development Ordinance* (CDO). The public hearing will take place on **Tuesday, April 26, 2016** beginning at **7:00pm** in Room #12, on the ground floor of Burlington City Hall, 149 Church Street, Burlington VT.

Pursuant to the requirements of 24 V.S.A. §4444(b):

**Statement of purpose:** This amendment is proposed to the Burlington CDO as follows:

- **ZA-16-10: Waivers from Parking Requirements/Parking Management Plans:** The purpose of this proposed amendment is allow the Development Review Board (DRB) to approve up to a 90% waiver of required parking for non-residential uses in all zoning districts within the City, except for the adaptive reuse of a historic building pursuant to Sec.5.4.8 and for retail uses in mixed use zoning districts. In both of these cases, the DRB may approve up to a 100% waiver of required parking, which are currently permitted in the existing ordinance. No changes have been made to the requirements for providing parking management plans.

**Geographic areas affected:** the proposed amendments are applicable to the following areas in the City of Burlington:

- All zoning districts within the City of Burlington

**List of section headings affected:**

- Sec. 8.1.15 Waivers from Parking Requirements/Parking Management Plans

**The full text** of the *Burlington Comprehensive Development Ordinance* and the proposed amendment is available for review at the Department of Planning and Zoning, City Hall, 149 Church Street, Burlington Monday through Friday 8:00 a.m. to 4:30 p.m. or on the department's website at [www.burlingtonvt.gov/pz](http://www.burlingtonvt.gov/pz).

## Department of Planning and Zoning

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*Anita Wade, Zoning Clerk*  
*Elsie Tillotson, Department Secretary*



**TO:** Planning Commission  
**FROM:** Scott Gustin  
**DATE:** April 26, 2016  
**RE:** Waivers from Parking Requirements/Parking Management Plans

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At its March 22, 2016 meeting, the Planning Commission approved this zoning amendment for public hearing. The amendment revises the 50% limit for parking waivers under Sec. 8.1.15 of the CDO. Presently, the limit is 50% for almost all situations. Adaptive reuse of historic buildings and ground-floor retail uses may receive up to 100% parking waiver. As proposed, the waiver limit for non-residential uses would be increased to 90%. No changes to the parking management plan standards required for a parking waiver are proposed. An applicant must demonstrate to the satisfaction of the Development Review Board that actual parking demand will be a certain percentage of the standard parking requirement, whether it's 80%, 50%, or 20%.

This amendment would be broadly applicable but is being spurred by the YMCA's relocation to 298 College Street. The present site at 266 College Street is within the downtown transition zone and the concurrent downtown parking district. The existing facility is about 50,000 sf with 20 parking spaces (8 onsite and 12 offsite). The parking standard is 1 parking space per 1,000 sf (50 spaces total). While very close to its existing location, the new site is located in the high density residential zone and the related neighborhood parking district. The parking requirement jumps to 3 spaces per 1,000 sf. The proposed 100,000+ sf facility would require some 300 parking spaces. Actual and anticipated parking demand is nowhere near that number.

The amendment as proposed could provide a parking solution for the YMCA but also for other non-residential projects that can demonstrate parking demand of less than 50%. It steers away from additional complexity and case-specific provisions in the CDO and affords greater opportunity for businesses to provide parking in line with actual parking demands.

Proposed CDO language is below. New language is underlined red and deleted language is ~~crossed-out~~.

### **ARTICLE 8: PARKING**

#### **PART 1: GENERAL REQUIREMENTS**

##### **Sec. 8.1.1 – 8.1.14 as written.**

##### **Sec. 8.1.15 Waivers from Parking Requirements/ Parking Management Plans**

The total number of parking spaces required pursuant to this Article may be reduced to the extent that the applicant can demonstrate that the proposed development can be adequately served by a more efficient approach that more effectively satisfies the intent of this Article and the goals of the municipal development plan to reduce dependence on the single-passenger automobile.

Any waiver granted for a residential use shall not exceed fifty percent (50%) of the required number of parking spaces except for the adaptive reuse of a historic building pursuant to Sec. 5.4.8 which may be waived by as much as one hundred percent (100%). Any waiver granted for a non-residential use may be ~~and ground floor retail uses in any Mixed Use district which may be waived by as much as one hundred~~ ninety percent (90%) except that a waiver for ground floor retail uses in any Mixed Use district may be as much as one hundred percent (100%). Waivers shall only be granted by the DRB, or by the administrative officer pursuant to the provisions of Sec. 3.2.7 (a)7.

In order to be considered for a waiver, the applicant shall submit a Parking Management Plan that specifies why the parking requirements of Sec. 8.1.8 are not applicable or appropriate for the proposed development, and proposes an alternative that more effectively meets the intent of this Article. A Parking Management Plan shall include, but not be limited to:

- (a) A calculation of the parking spaces required pursuant to Table 8.1.8-1.
- (b) A narrative that outlines how the proposed parking management plan addresses the specific needs of the proposed development, and more effectively satisfies the intent of this Article and the goals of the Municipal Development Plan.
- (c) An analysis of the anticipated parking demand for the proposed development. Such an analysis shall include, but is not limited to:
  1. Information specifying the proposed number of employees, customers, visitors, clients, shifts, and deliveries;
  2. Anticipated parking demand by time of day and/or demand by use;
  3. Anticipated parking utilizing shared spaces or dual use based on a shared parking analysis utilizing current industry publications;
  4. Availability and frequency of public transit service within a distance of 800-feet.
  5. A reduction in vehicle ownership in connection with housing occupancy, ownership, or type; and,
  6. Any other information established by the administrative officer as may be necessary to understand the current and project parking demand.
- (d) Such a plan shall identify strategies that the applicant will use to reduce or manage the demand for parking into the future which may include but are not limited to:
  1. A telecommuting program;
  2. Participation in a Transportation Management Association including methods to increase the use of mass transit, car pool, van pool, or non-auto modes of travel;
  3. Implementation of a car-share program;
  4. Development or use of a system using offsite parking and/or shuttles; and,
  5. Implementation of public transit subscriptions for employees.

Prior to any approval by the DRB pursuant to this section, the means by which the parking management plan will be guaranteed and enforceable over the long term, such as a contract, easement, or other means, and whether the city should be a party to the management contract or easement, shall be made acceptable to the city attorney.