An Enduring Coalition

A municipal path to greater equity + affordability
“Locally-constructed barriers to new housing development include beneficial environmental protections or well-intentioned permitting processes or historic preservation rules, but also laws plainly designed to exclude multifamily or affordable housing. Local policies acting as barriers to housing supply include land use restrictions that make developable land much more costly than it is inherently, zoning restrictions, off-street parking requirements, arbitrary or antiquated preservation regulations, residential conversion restrictions, and unnecessarily slow permitting processes.”

White House Housing Development Toolkit, September 2016
Obama Administration
“Reforming land use controls is so difficult, because they are generated at such a low level of government....Most localities like the rules that they have, so there is little chance of regulatory reform from either the top down or the bottom up.

The right strategy is to start in the middle. States do have the ability to rewrite local land use powers, and state leaders are more likely to perceive the downsides of over regulating new construction.”

-Ed Glaeser
Other transformations have proved less successful, such as the 1970's combination of six blocks into a single “superblock.”
Plan BTV calls for restoring two of the six blocks to their place in the grid.
Burlington Town Center
Public Space Improvements

The 1970's superblock and associated Town Center project created a "great wall" across downtown.
In the Town Center project, the existing mall will be demolished (in two phases).
This will restore north-south pedestrian connections to the Old North End that have been lost for many years.
Burlington Town Center
Public Space Improvements

Diagram of streetscape enhancements on the eight segments
(Street tree location and spacing are schematic; actual spacing and location will vary block to block based on specific conditions)
View 1: Looking south from Transit Center at Cherry and St. Paul Streets

EXISTING
From Cherry Street, the existing mall blocks access to St. Paul Street (Baptist Church spire visible beyond.)
Burlington Town Center
Public Space Improvements

View 1:
Looking south from at Cherry and St. Pa

PROPOSED
The Town Center project will allowing unobstructed view direct access to City Hall Park streetscape enhancements al

Streetscape shown is schematic only. Actual design will be guided by the new downtown streetscape standards. The intent is to create “complete streets” that accommodate the needs of all users of all abilities — streets for vehicles, bicycles, pedestrians, and ADA accessibility.

note: street rises to connect east and west arcades at grade

9.1.2016
Burlington Town Center
Public Space Improvements

View 3:
Looking north along Pine Street
at the corner of Bank Street

EXISTING
Pine Street currently is blocked at Bank Street.
Burlington Town Center
Public Space Improvements

View 3:
Looking north along Pine Street
at the corner of Bank Street

PROPOSED

The Town Center project will reconstruct the mid-block access to shops and to Macy’s; the street will push the building to reach Cherry Street. The project includes:

- Streetscape shown is schematic only; actual design will be guided by the new downtown streetscape standards. The intent is to create “complete streets” that accommodate the needs of all users of all abilities — streets for vehicles, bicycles, pedestrians, and ADA accessibility.

note: this pathway would require at least partial closure of existing garage ramp
Special City Election Ballot: November 8, 2016

QUESTION #3
Adoption of OF ZA 16-14
Shall the amendment to Appendix A, Comprehensive Development Ordinance, of the Code of Ordinances of the City of Burlington, identified as ZA 16-14 Downtown Mixed Use Core Overlay be adopted by the City of Burlington?”

YES ☐ NO ☐

QUESTION #4
Pledging the credit of the City to Secure Indebtedness for the Public Improvements within the Waterfront TIF District
Shall the City Council be authorized to pledge the credit of the City to secure the repayment of indebtedness or make direct payments for the purpose of funding one or more public improvements and related costs attributable to projects serving the Waterfront Tax Increment Financing (TIF) District… in a total principal amount not to exceed $21,830,000.00

YES ☐ NO ☐
Special City Election Ballot: November 8, 2016

**QUESTION #3**

**Zoning**

- Height increase
- Form-based code
- Strong environmental performance regulations

**QUESTION #4**

**Tax Increment Financing**

- $21m to redevelop 8 blocks of the downtown streets surrounding the project
WHOSE DEVELOPMENT VOTE NO?!

NO 3 & 4

LUXURY HOUSING HARD ROCK CAFE

$HOP TILL YOU DROP

KEEP VT SMALL

AFFORDABLE HOUSING PARKING

NO 3 & 4

NO SMOKE & MIROS SCARE TACTICS

VOTE NO ON 3 & 4
1000 friends of Oregon
• Committee on Temporary Shelter
• Firefighter Union
• Vermont Interfaith Alliance
• United Way
• Vermont Housing Board
• Champlain Housing Trust
• City Councilors
• Burlington Housing Authority
• AARP

• Planning Commission
• Seventh Generation
• Dealer.com
• Local Motion
• Vermont Natural Resources Council
• Conservation Law Foundation
• Burlington Business Association
• International Brotherhood of Electrical Workers
WEIGHING YOUR DECISION

YES vote
- Grand list growth that lowers your tax burden
- Hundreds of additional downtown jobs
- Hundreds of needed downtown homes
- Conversion of fading mall into a neighborhood
- Restoration of lost public streets
- Improved character of Cherry St. & Bank St.
- Reduced Burlington carbon footprint
- Reduced pollution of Lake Champlain

NO vote
- Taller buildings in the downtown core*

Much more info at www.BTVFuture.com
QUESTION #3
Adoption of OF ZA 16-14
Shall the amendment to Appendix A, Comprehensive Development Ordinance, of the Code of Ordinances of the City of Burlington, identified as ZA 16-14 Downtown Mixed Use Core Overlay be adopted by the City of Burlington?”

YES 54%  NO 46%

QUESTION #4
Pledging the credit of the City to Secure Indebtedness for the Public Improvements within the Waterfront TIF District
Shall the City Council be authorized to pledge the credit of the City to secure the repayment of indebtedness or make direct payments for the purpose of funding one or more public improvements and related costs attributable to projects serving the Waterfront Tax Increment Financing (TIF) District... in a total principal amount not to exceed $21,830,000.00

YES 59%  NO 41%
Burlington’s “development mayor” Miro Weinberger makes his case for a third term

BY KEVIN J. KELLEY, PAGE 32
Lessons learned

• You can create your own coalition

• Include these groups:

  Affordable housing advocates/practitioners
  Real estate interests
  Downtown businesses & employers
  Unions
  Non-profits
  Housing Advocates
  Active transportation advocates
  Elderly advocates
  Environmentalists
  Regional Planners

• You can win an argument if you demonstrate that the pros outweigh the cons
“Rising class segregation by residence is partly related to rising income inequality, but it is also the result of an expansion of exclusionary zoning... And, in this populist moment, it is possible that interesting alliances could coalesce around an economic fair housing act. On the left, civil rights groups, affordable housing advocates and antisprawl environmentalists could ally with groups on the right, including libertarians who oppose government regulation on principle and developers who chafe at restrictions on building density.”