



Planning for a Vibrant South Burlington

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A Changing and Growing Community



We are honored to share with you this data presentation. As our vibrant community continues to grow and welcome new neighbors, we embrace conversations about how to best plan for and accommodate our shared future.

We are excited that the City Council and School Board are actively engaging in shared conversations about our future. This presentation is meant to be a next step in this conversation.



In this presentation we hope to answer the following key questions:

- How has South Burlington grown in the last ten years?
- What do we know about what's coming in future years?
- How are we planning for this change?
- How have we invested in our infrastructure?

And there are key questions for the future:

- What information do our elected officials need to make related policy decisions?
- How can we work together toward a vibrant future for South Burlington?

We look forward to active conversations on these topics in the months and years to come!

~Jessie, Paul, Ilona, and Tom

Growth



We are realizing our 2016 Growth Projections.

2016 Comprehensive Plan Objective

Anticipate and prepare for an average annual **population growth rate of approximately 1-1.5%**, and a housing growth rate of 1.5-2%.

Actual Growth

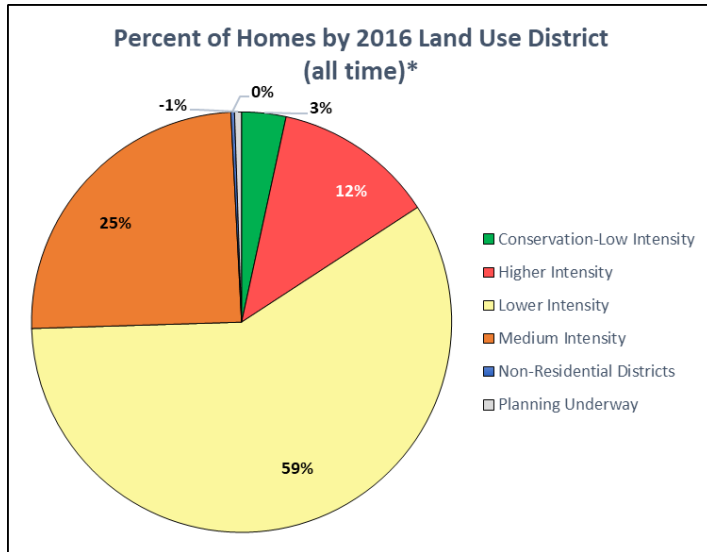
Population growth rate: 1.28% annually *[2010–2020, US Census]*

Housing growth rate: 1.75% annually *[2010-2023 P&Z permits]*

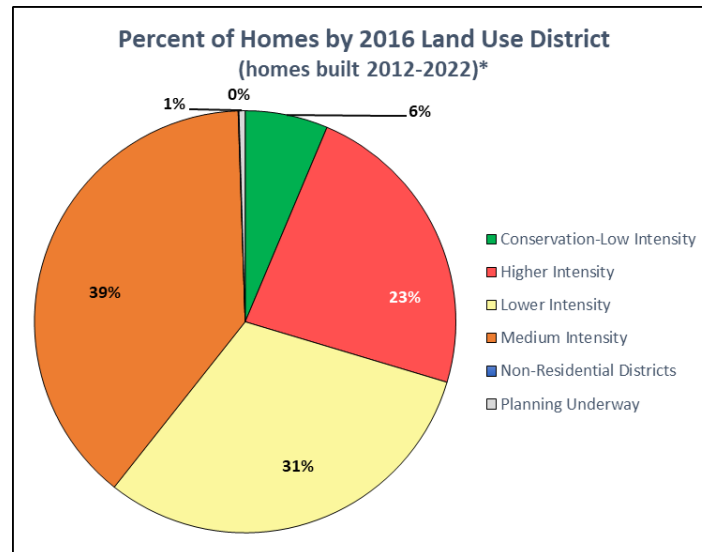
Policy Goals

We are successfully concentrating our development in medium to high density neighborhoods in City Center & beyond.

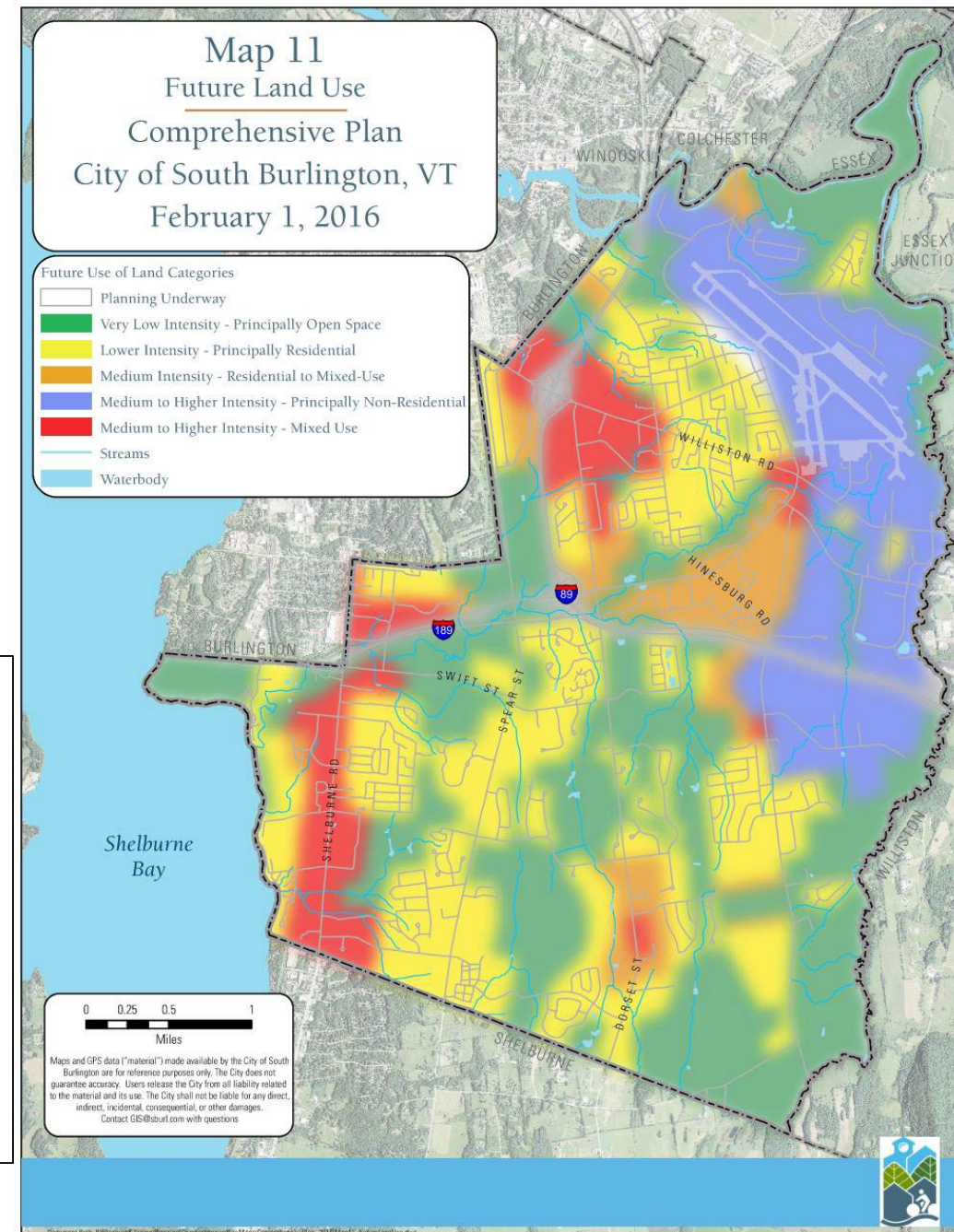
All homes



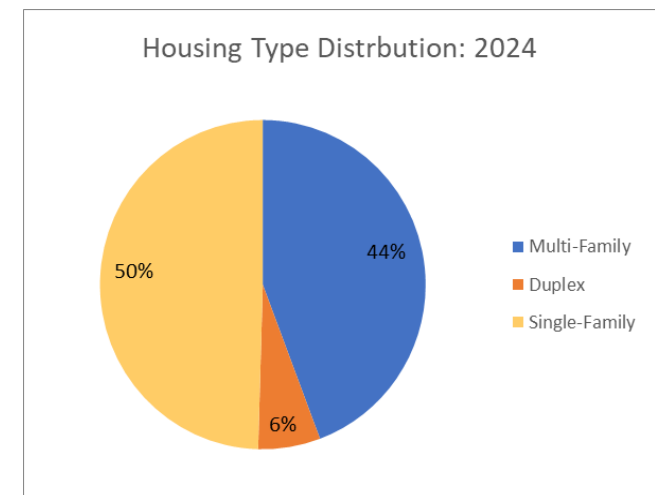
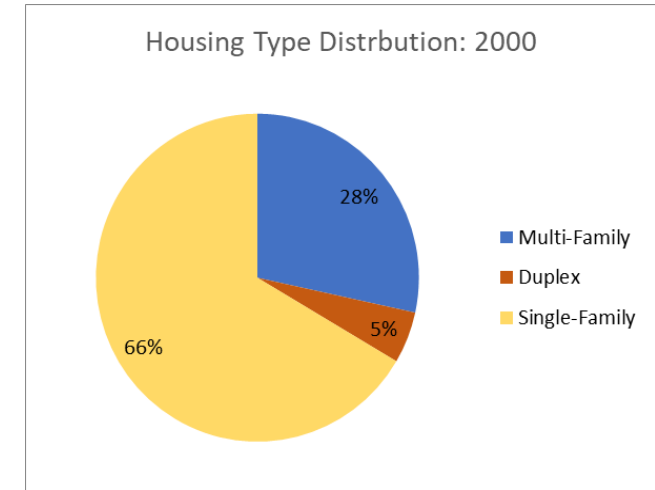
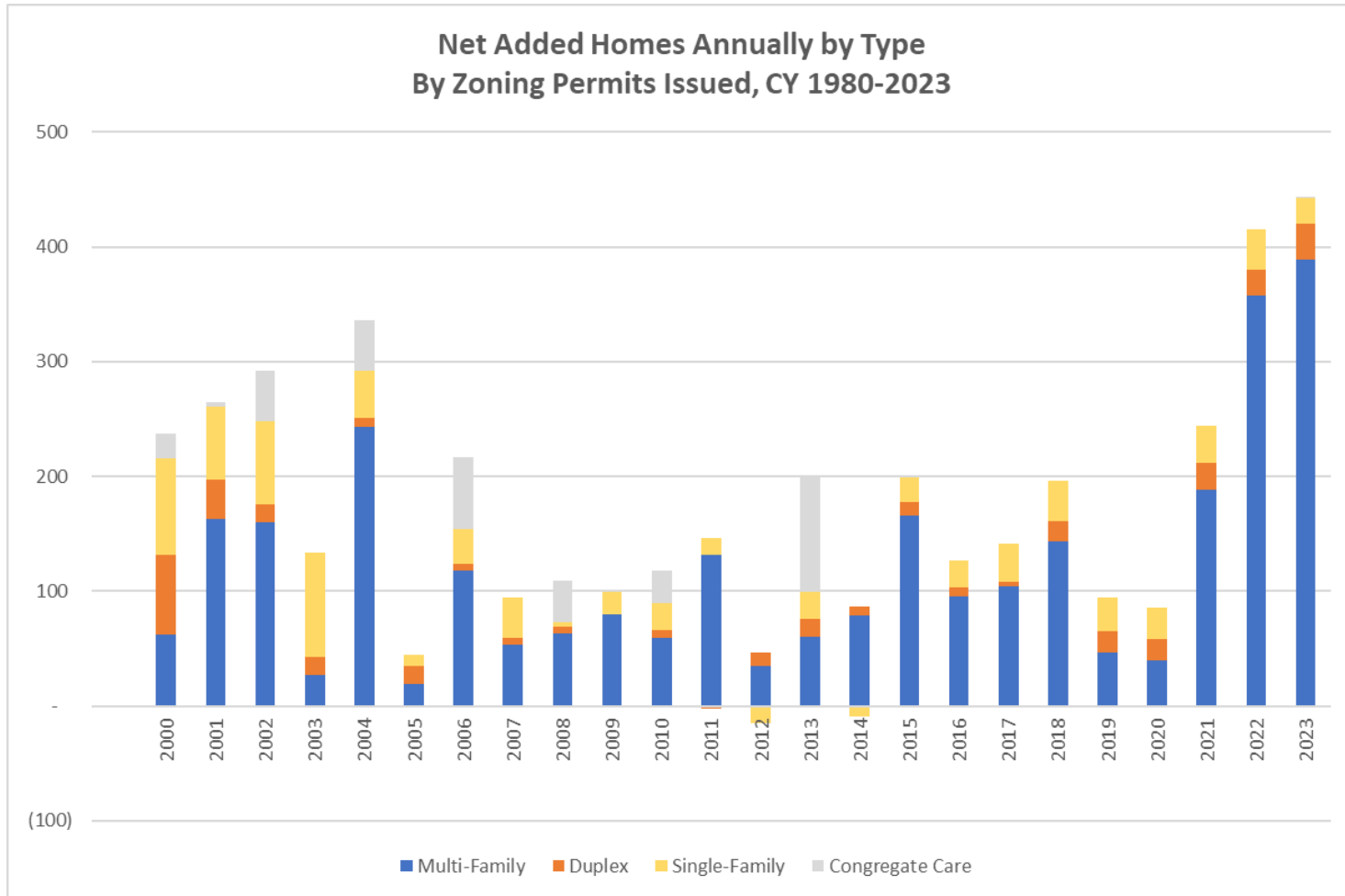
Homes built 2021-2022



sources: South Burlington P&Z, CCRPC



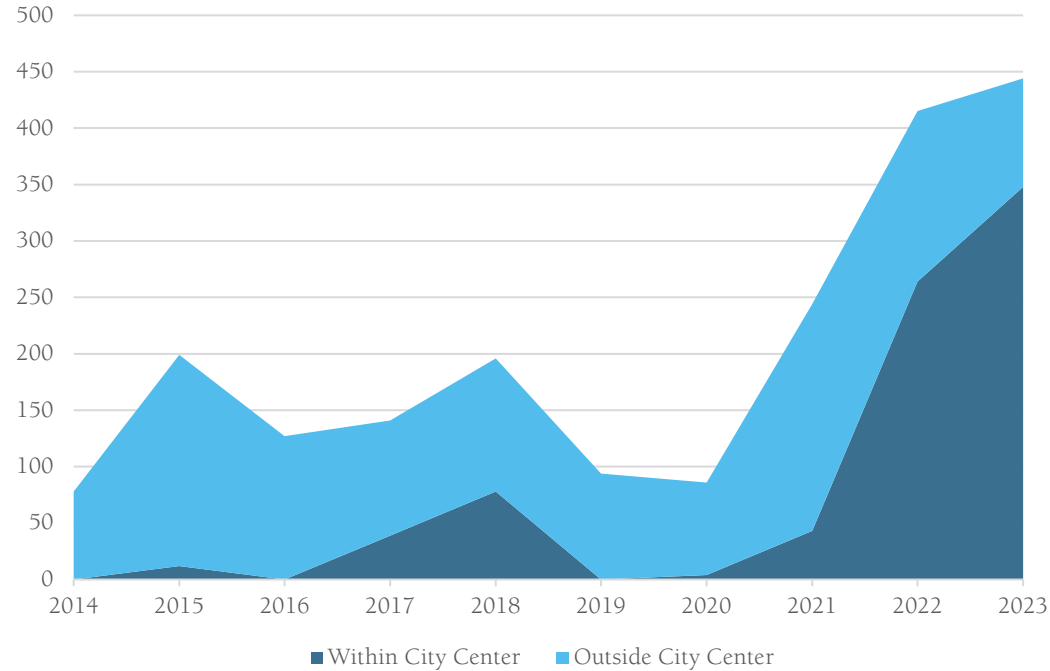
Half of all homes are now multi-family, reflecting a more efficient use of land.



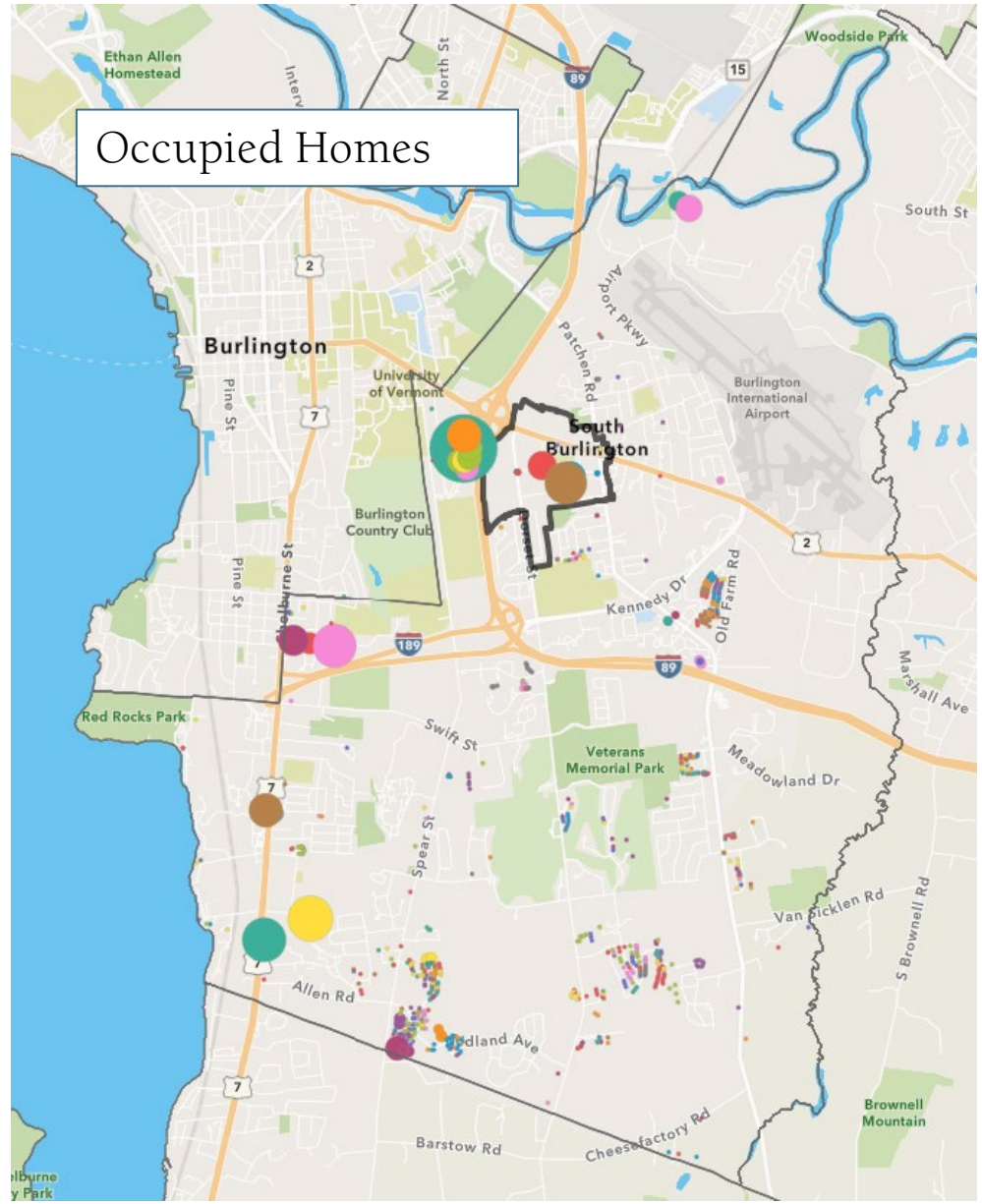
City Center and Beyond

Permitted Projects

New Dwelling Units, By Area of City, 2014-2023



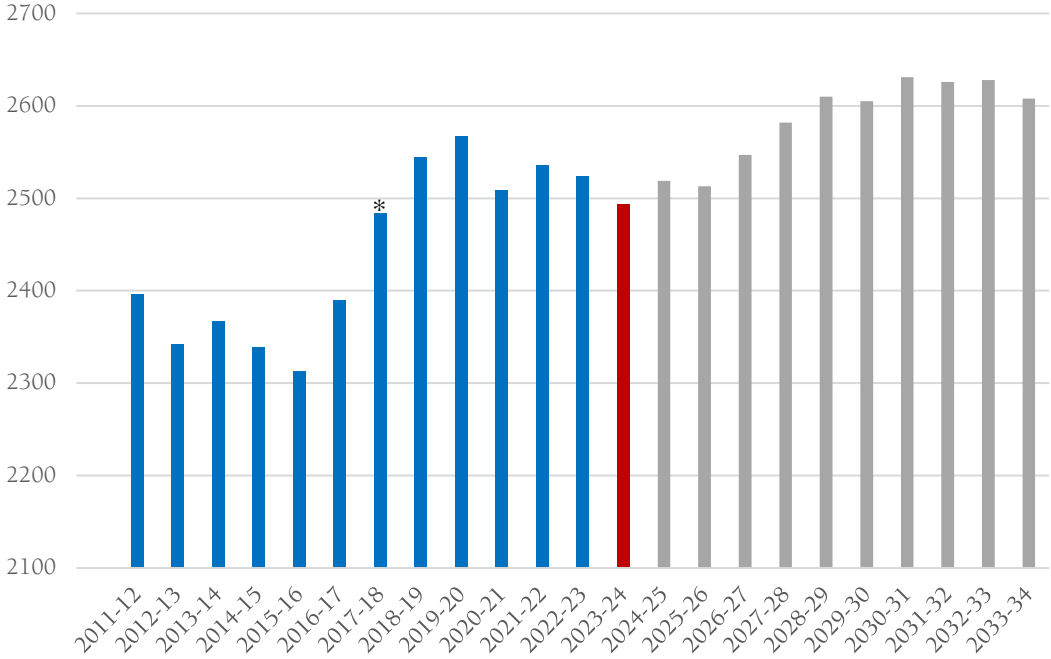
sources: South Burlington P&Z



School Enrollment and Population

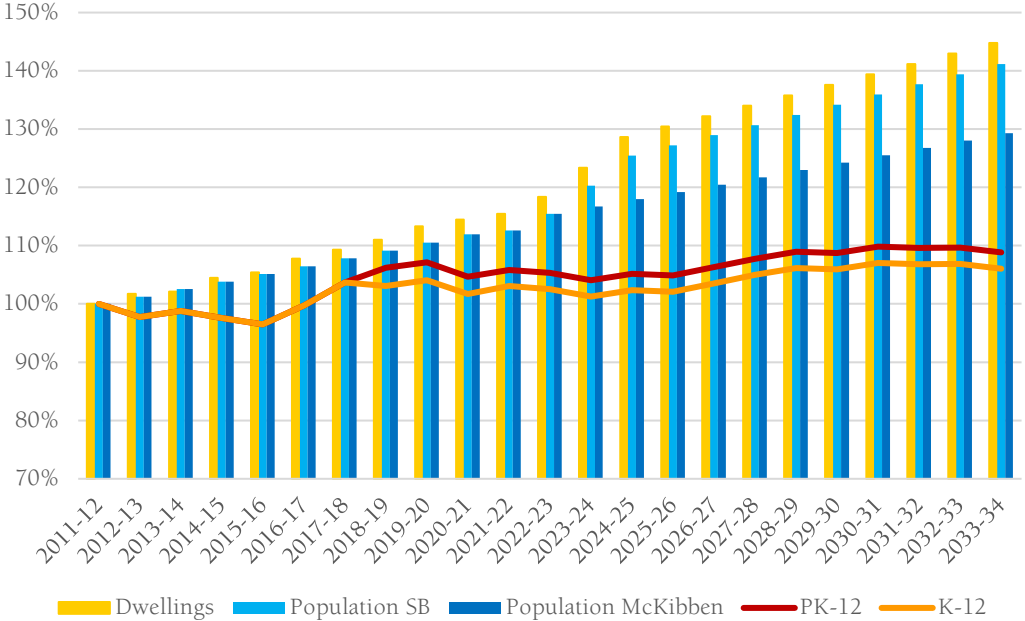


Total School Enrollment PK-12



*includes Pre-K beginning in 2018-19 School Year
sources: McKibben Demographic Reports 2015-2023

Rates of Growth: Population, Housing, and School Enrollment, 2011 base year

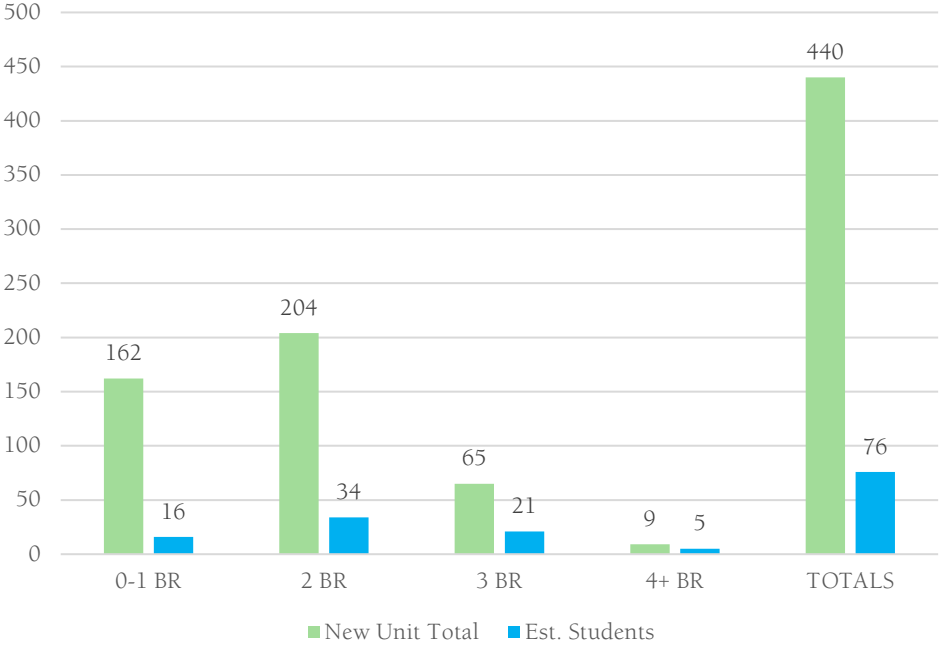


sources: Housing: South Burlington P&Z; School Enrollment McKibben Demographic Reports 2015-2023; Population McKibben Demographics and South Burlington P&Z

Students from New Housing, 2023



Estimated Students from New Housing permitted 2023, using Impact Fee Report



With this modeling, between City housing data and school enrollment data, how can we track our progress over time?

sources: Housing by Bedroom P&Z Department; students: 2022 School Impact Fee Analysis Report estimated students per bedroom; RSG, Inc.

Conservation



Significant investments (\$4.1M from Open Space Fund) conserved over 600 acres of land.

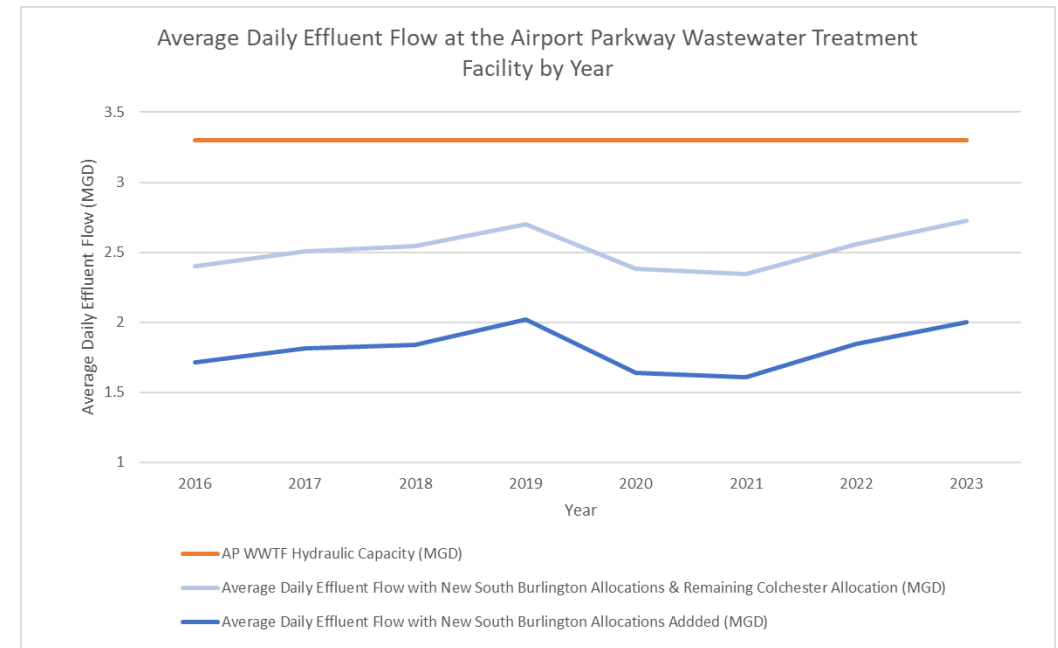
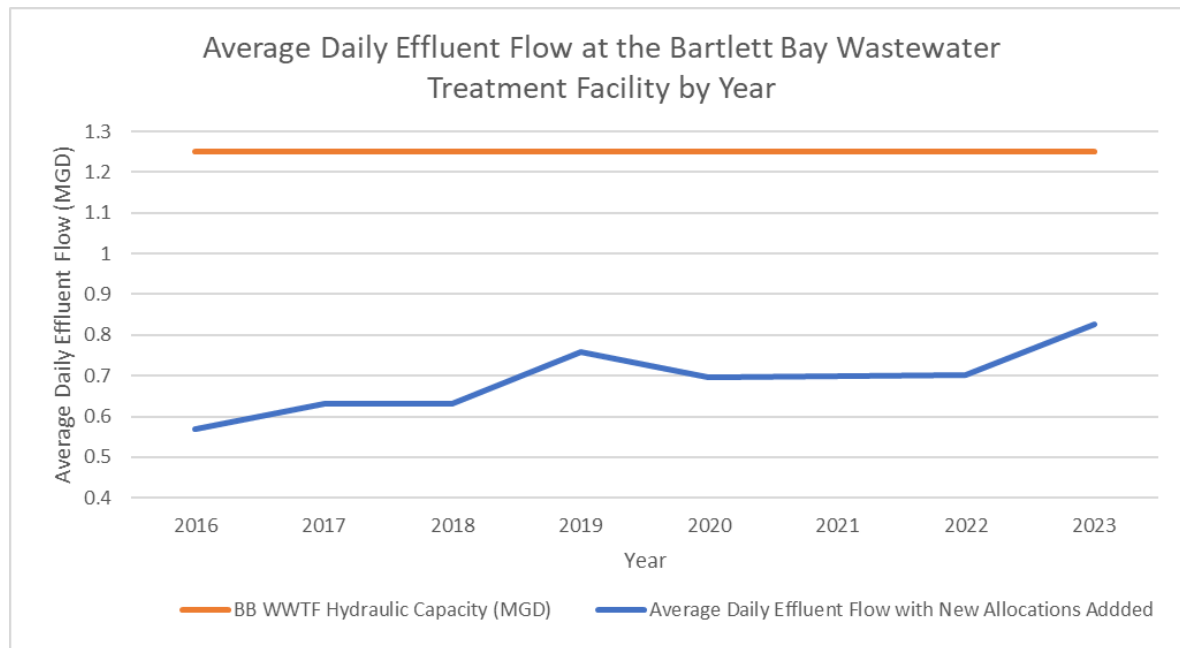
South Burlington Open Space Conservation Fund Acquisitions 2001-Present

Property	Scott	Leduc	Goodrich	Hubbard	Auclair	Ewing	Dopp
Parcel #	0085-00250_MUN	0360-00800 & 0360-00300	0860-R1159_L	1640-01600_L	0860-01731F & 0860-01751	0860-01753	0360-00500
911 Address	250 Autumn Hill Road	300 & 800 Cheesefactory Rd	860 Meadowland Dr.	1600 Spear Street	1731 & 1751 Hinesburg Road	1753 Hinesburg Road	500 Cheesefactory Road
Acreage	40	81 (SB only)	22	58	375	10	40
Zoning District(s)	SEQ-NRP	SEQ-NRP	SEQ-NRP	SEQ-NR & SEQ-NRP	SEQ-NR & SEQ-NRP	SEQ-NRP	SEQ-NRP
Current Owner	City of South Burlington	Bread & Butter Farm	Green Acres	City of South Burlington	Dirt Capital / Vermont Land Trust	The Nature Conservancy	Sarah Dopp
Type of Purchase	Fee simple	Conservation	Permanent Public easement	Fee Simple	Conservation	Conservation	Conservation
City Contributions	\$970,000	\$500,000	\$62,500	\$1,660,000	\$915,000	\$20,000	\$9,915
Year funds expended	2005 / 2007	2009	2011	2012	2018	2019	2023
Direct Acres	40	81	22	58	40	40	40
Indirect Acres	0	60 (Shelburne)	0	0	335	0	0
Amenities to public	To be determined; currently passive recreation	Trail	Nearby Parking area	Currently Passive Recreation	Planned Parking area & intent for community programming	n/a	Trail

Wastewater



South Burlington has sufficient hydraulic capacity at both wastewater facilities to support anticipated growth over the next 20 years.



Drinking Water

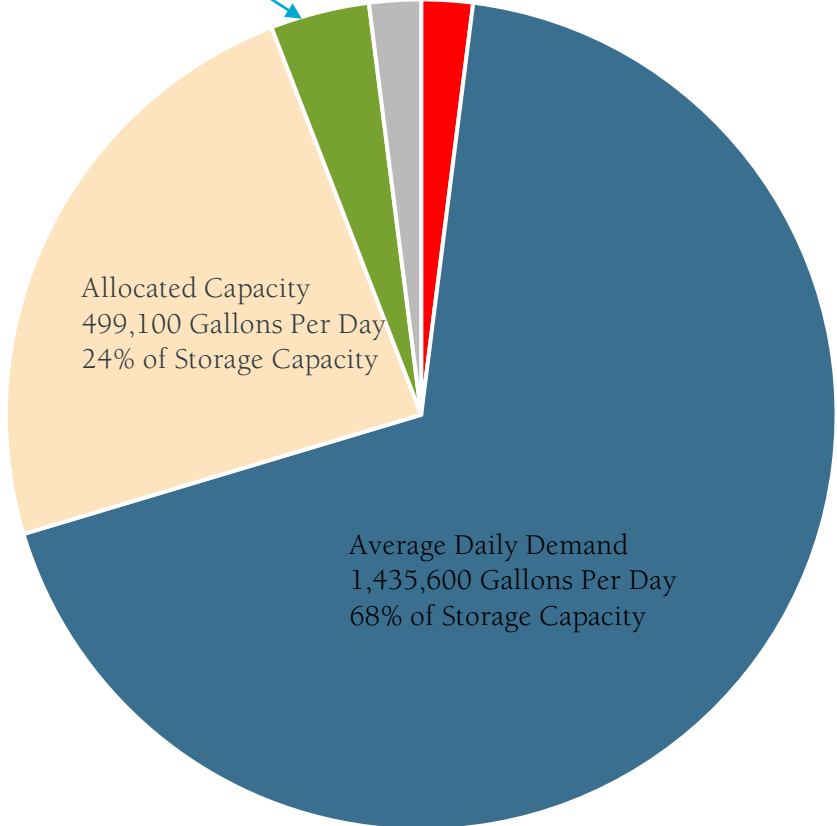
- Water Service Area 1 (main service area) is utilizing **64%** of the available storage capacity.
- Water Service Area 2 (high service area) is utilizing **98%** of the available storage capacity.

A bond vote to support construction of additional water storage is on the ballot for Town Meeting Day 2024.

Shelburne Allocation
81,000 Gallons
4% of Storage Capacity

Excess Storage
42,300 Gallons
2% of Storage Capacity

Fire Flow Demand
42,000 Gallons
2% of Storage Capacity

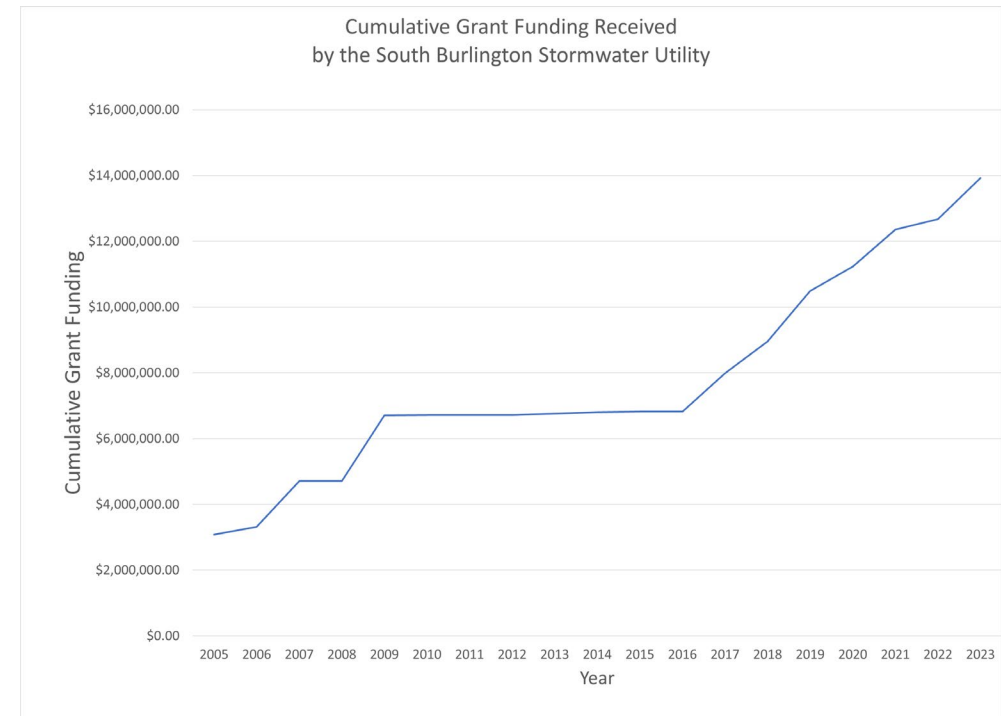
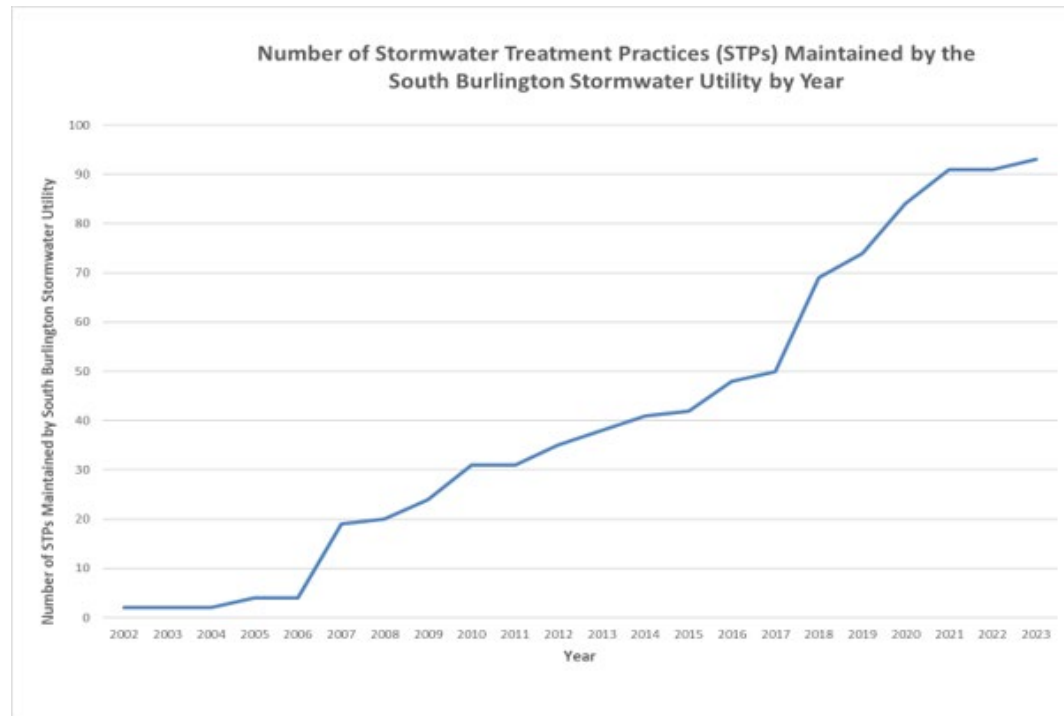


Utilization of Water Storage in the South Burlington High Service Area



Stormwater

Our investment in stormwater infrastructure has improved our ability to manage increased stormwater runoff from changing weather patterns and growth.

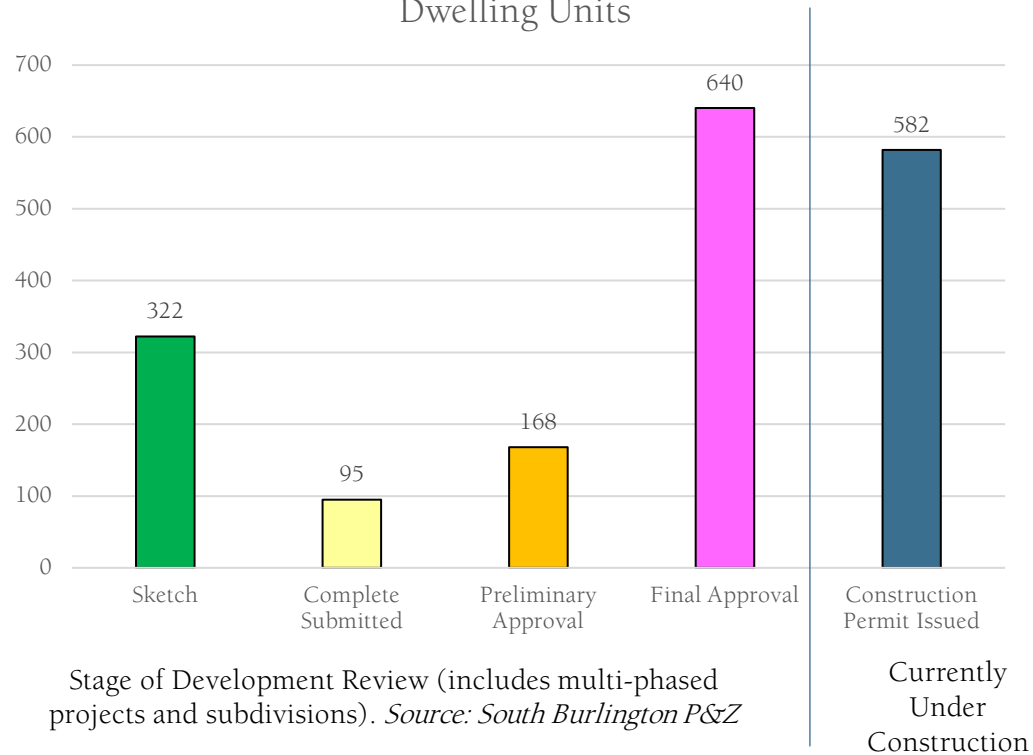




Where are we going next?

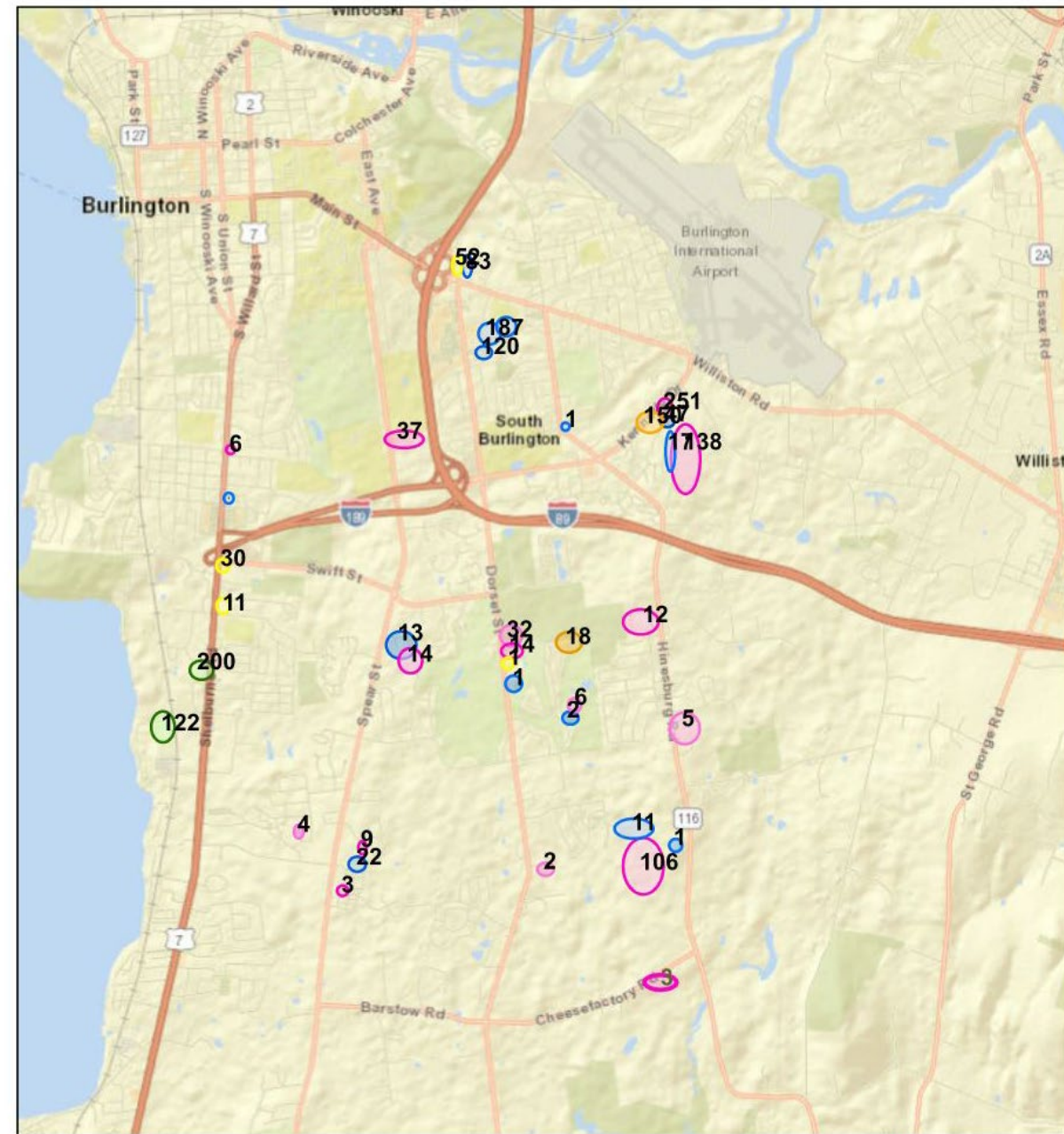
Housing On the Horizon

Active and Future Housing Construction:
Dwelling Units



Stage of Development Review (includes multi-phased projects and subdivisions). *Source: South Burlington P&Z*

Projects receiving final development review approval are often built in phases that can range from 1 to 20+ years from approval

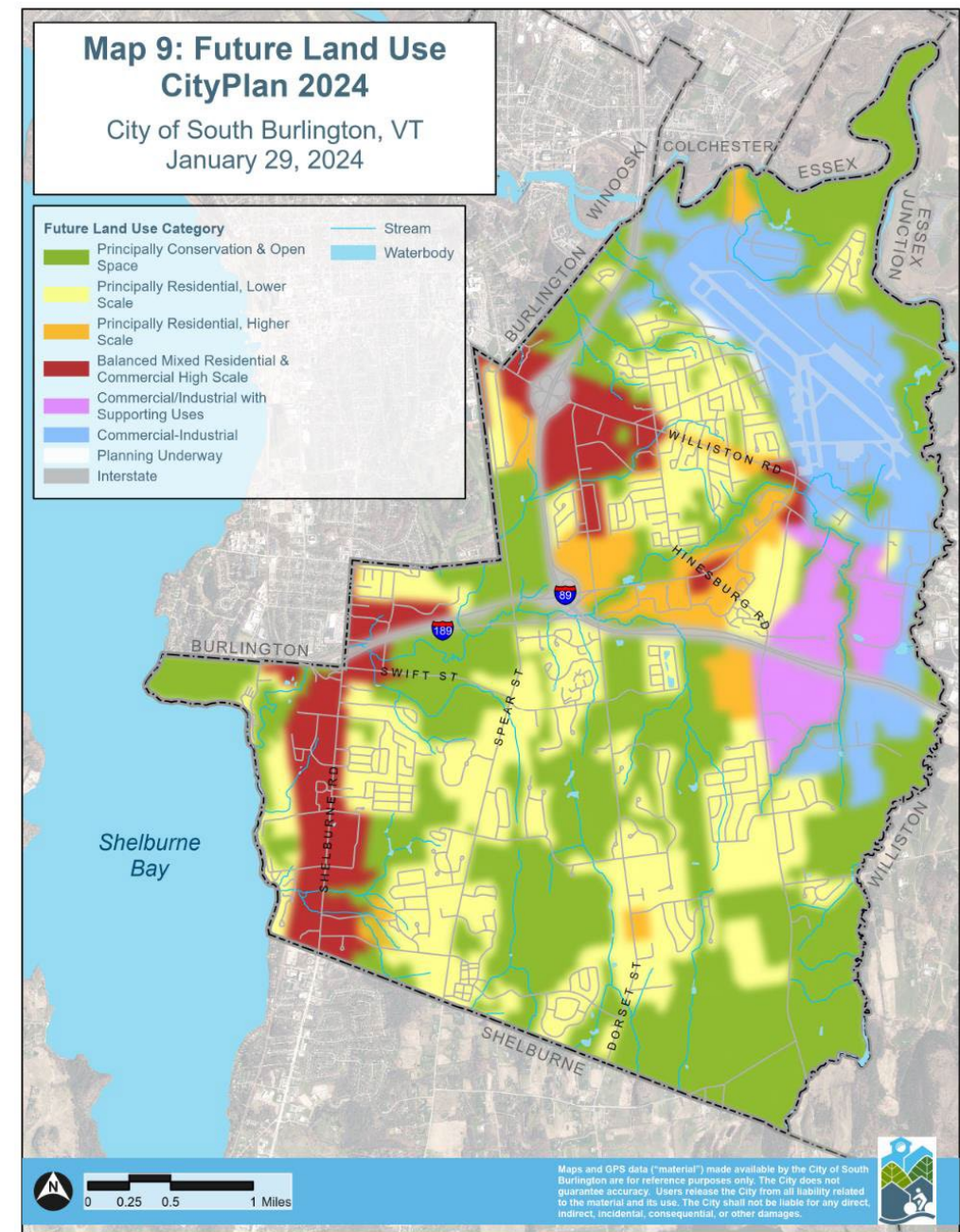


CityPlan 2024

The guiding principle of this Plan is to make policy decisions through the lens of climate resilience and reduction in greenhouse gas emissions, while factoring in other principles goals in our diverse community.

Key Principles

- **Climate-Resilient.** Prioritize mitigating climate change impacts and reducing greenhouse gas emissions.
- **Inclusive, Fair, and Just.** Be equity-oriented, transparent, equitable, and fiscally responsible in governance.
- **People-Oriented, Thoughtful, and Sustainable Built Environment.** Invest in a welcoming and walkable built environment, thriving neighborhoods, and a vibrant, pedestrian-oriented City Center.
- **Collaborative and Engaged.** Be a leader and collaborator in the regional and statewide community.

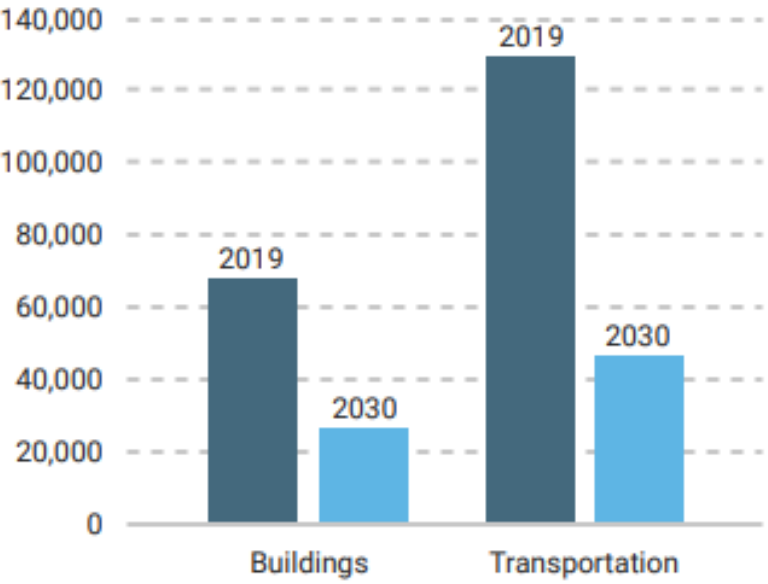


Climate Action Plan



To meet our climate goals, we need to reduce emissions 60% by 2030 and 95% by 2050.

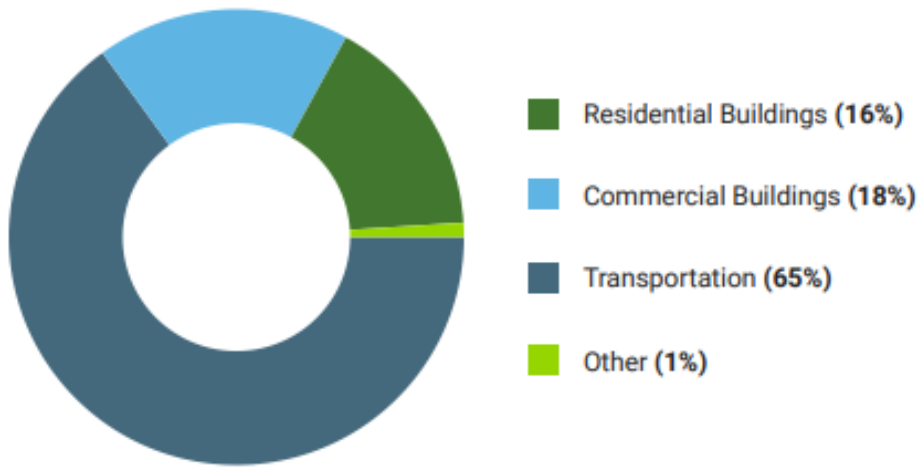
South Burlington
2019 and 2030 Target Emissions, Metric Tons Co2



To meet these goals, we focus on these three sectors

- Building and Thermal
- Transportation
- Government Operations

South Burlington 2019 GHG Emissions by Sector



Planning for the Future



- **Zoning Amendments**

- Housing in areas served by water & sewer
- Walkable, mixed-use neighborhoods
- Land Conservation & Civic Space

- **Impact Fees:** Collect impact fees (or similar) on new development for water, wastewater, transportation, police, recreation, and schools

- **Rental Housing Ordinance** and Rental Registry in development

- **Studies Underway**

- City Center Traffic
- Equity in Planning
- Active Transportation Plan
- Parks Master Plan

- **Studies Anticipated**

- City Center Parking Study
- Open Space Master Plan
- Economic Development Strategic Plan
- Cultural Plan
- Housing Needs Assessment

Transportation Projects – Active



- Nearly completed Dorset Street Signals project (March 2024)
- Established two new school zones (White and Market Streets)
- Installed 36 RRFBs across the City to improve pedestrian safety
- Created a Safe Routes to School Task Force
- Completed Dorset Street paving phases 1 through 3
- Updated the City Center Traffic Study
- Added a sidewalk plow and created a fourth sidewalk plow route in 2022
 - We need to fill vacant positions to implement
- Pennies For Paths funded projects:
 - Dorset Street (Old Cross to Sadie)
 - Spear Street (Swift to UVM Forestry)
 - Williston Road Crosswalks with RRFBs



New Traffic Signal Installation on Dorset Street

Transportation Projects – Planned



- Evaluating a new School Zone on Dorset Street
- Dorset Street Paving, Phase 4 and related pedestrian improvements
- Evaluating an improved crossing on Route 7 near Orchard School
- Garden Street North connection and realignment of intersection at Midas / White / Williston Road
- Installation of a traffic signal at Market / Hinesburg Roads
- FY25 Budget includes adding a highway position that will enable us to increase the number of plow routes.
- Pennies For Paths funded projects:
 - Allen Road (Shelburne Road to Farmstand residential complex)
 - Hinesburg Road (Kennedy Drive to Williston Road)

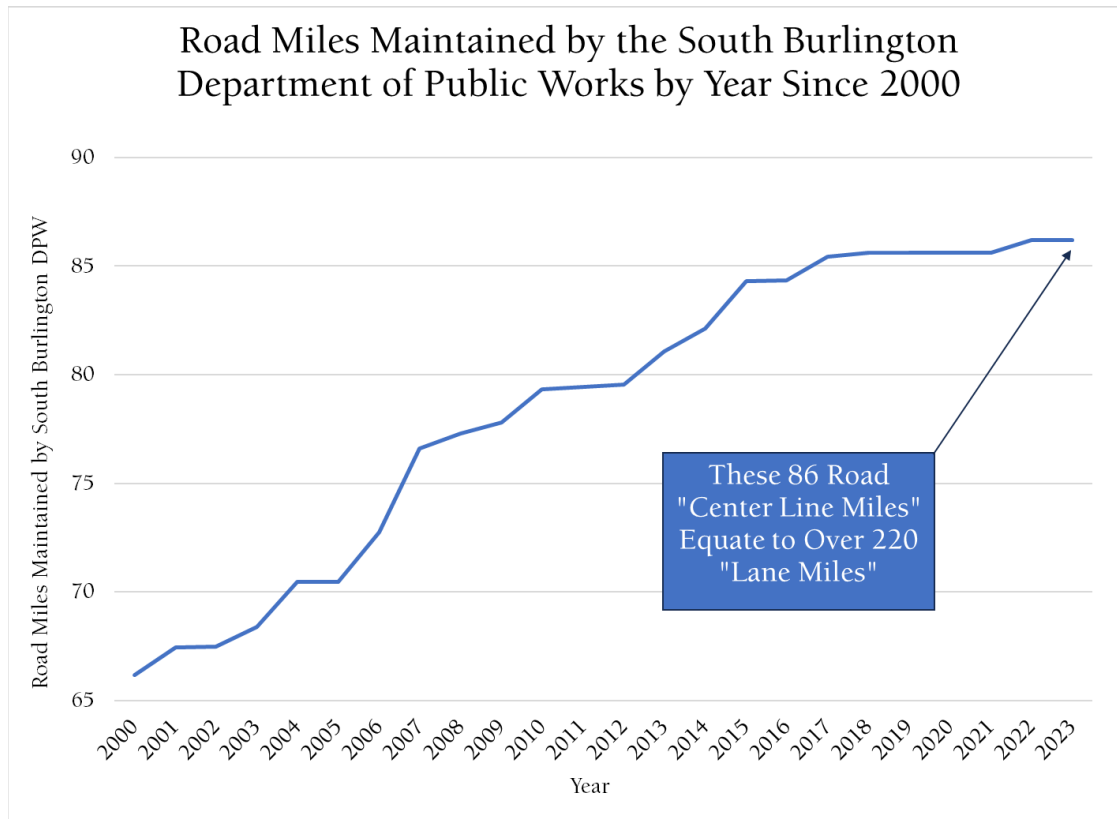


New School Zones on White and Market Street

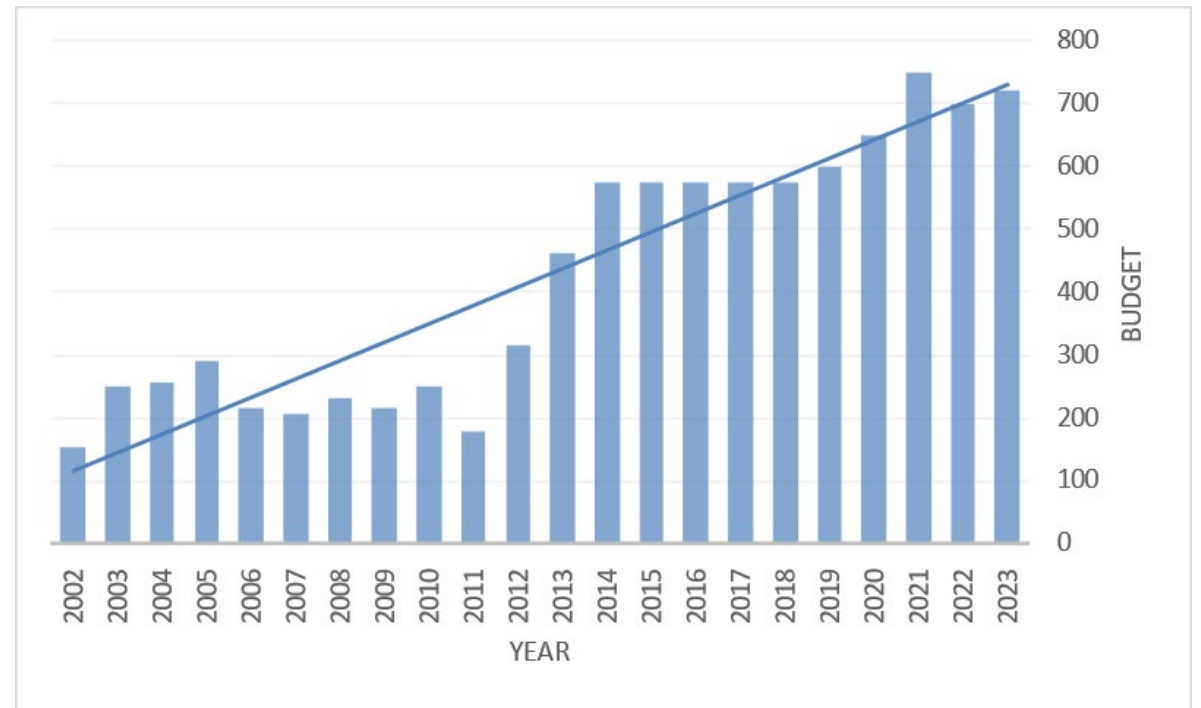
Investing In Our Roads



Road Miles Maintained by the South Burlington Department of Public Works by Year Since 2000



South Burlington Paving Program Funding By Year



Investing in a Downtown That Is...

 WALKABLE

 BIKEABLE

 VIBRANT



Williston Rd Streetscape
(south side)



Garden Street
(including Williston Rd Intersections)



East West Crossing
Walk bike bridge over I-89



City Center Park
Phase II



TIF District Housing By the Numbers

To Date:

235

Occupied now

In Construction:

468

Open by 2026

Additional to Fund TIF Improvements:

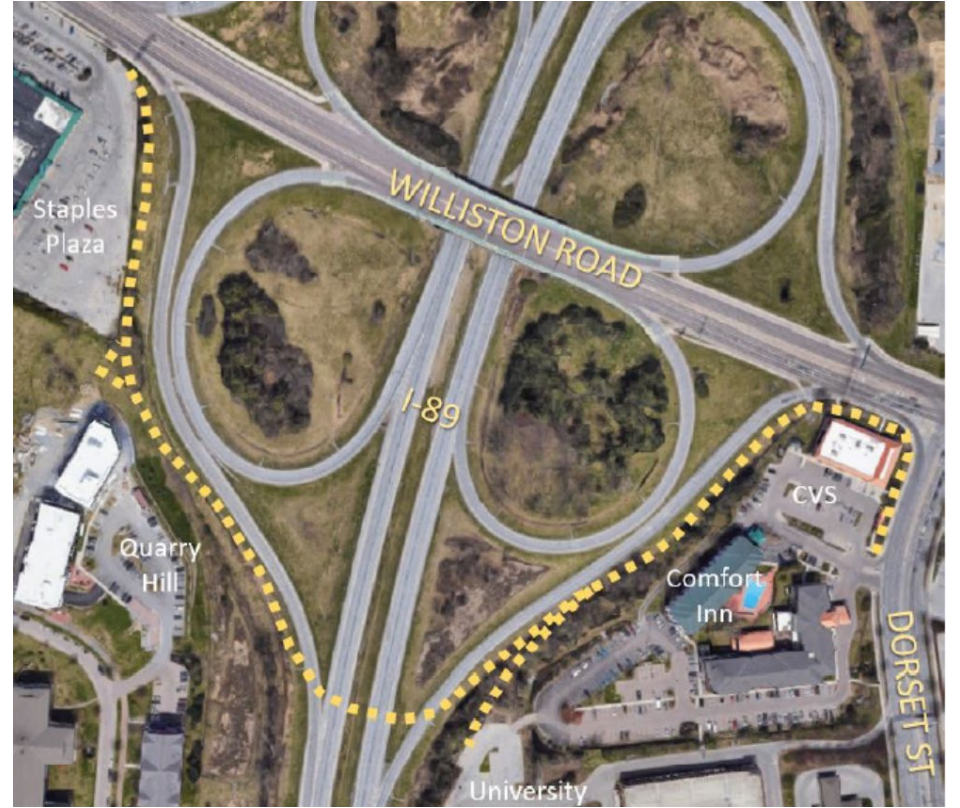
610 by 2036

Open ~61 a year 2027-36



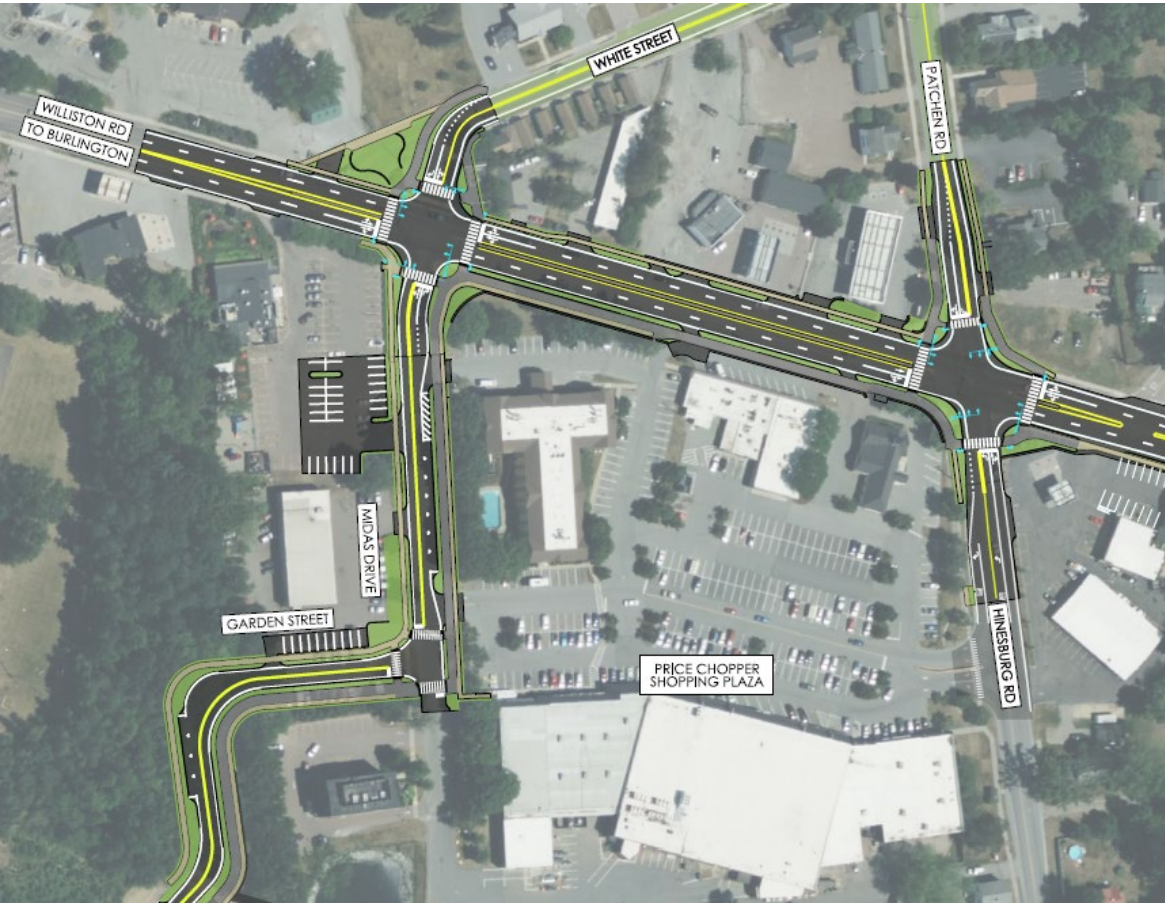
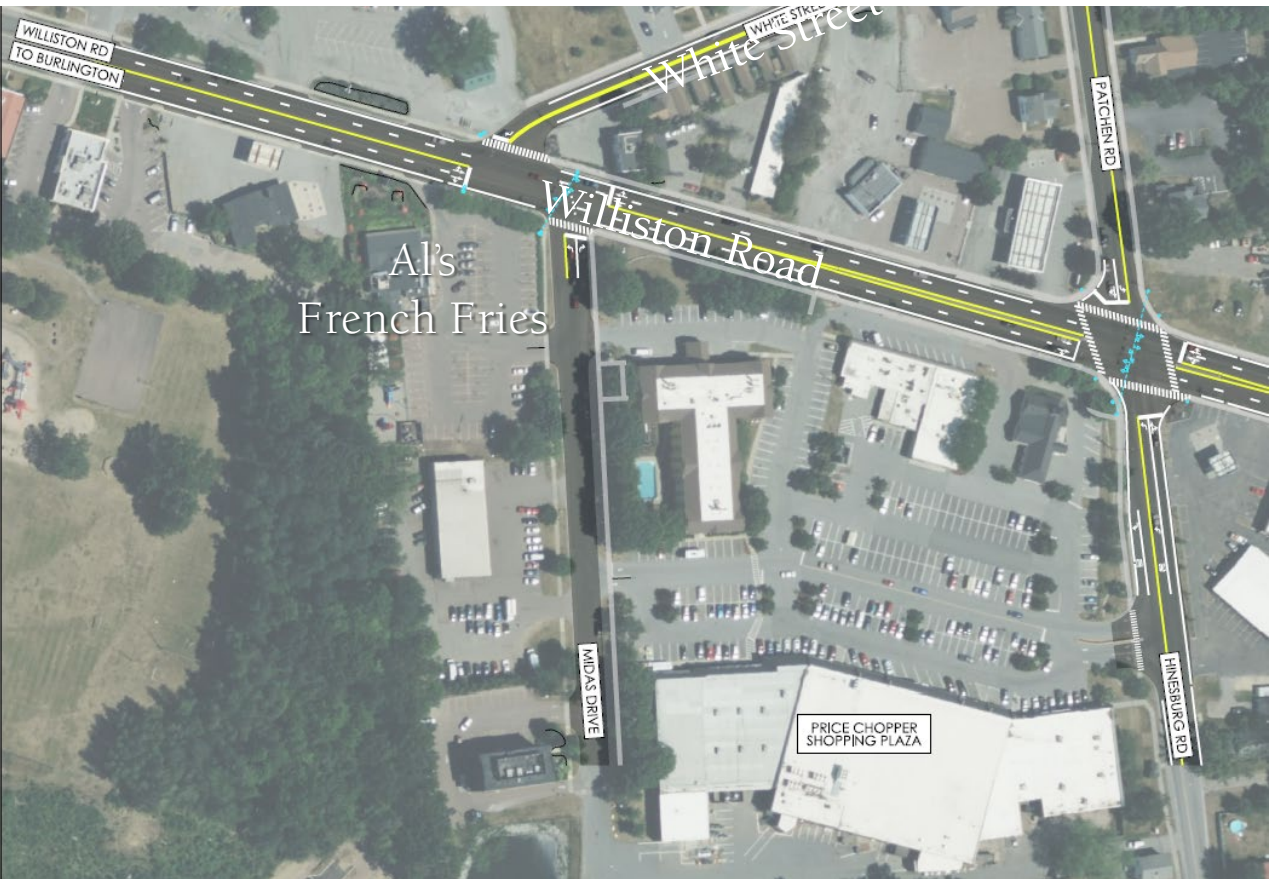
East-West Crossing

WALK BIKE BRIDGE OVER I-89



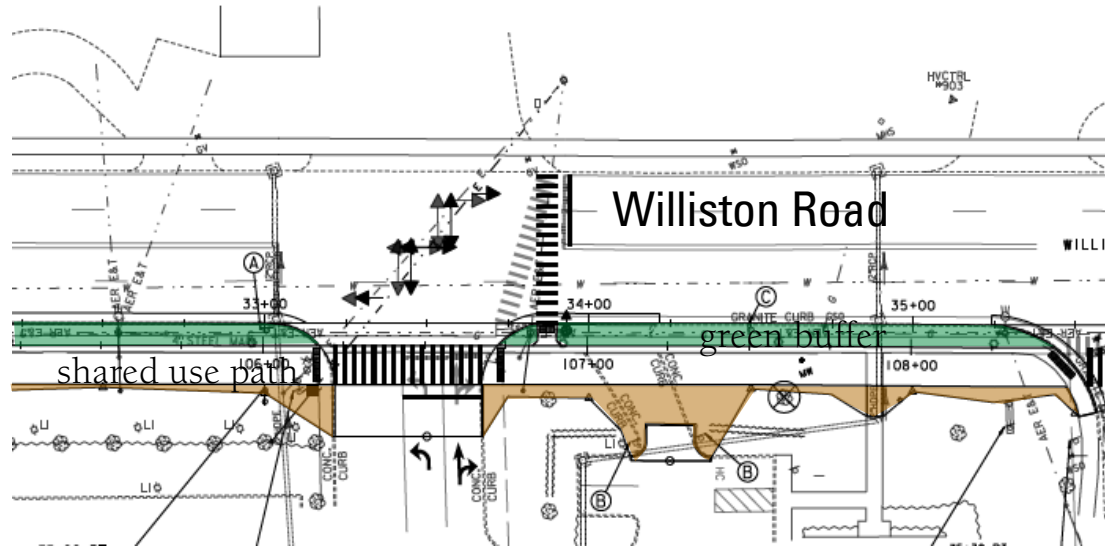
Garden Street

WILLISTON ROAD INTERSECTIONS & MIDAS DRIVE CONNECTION



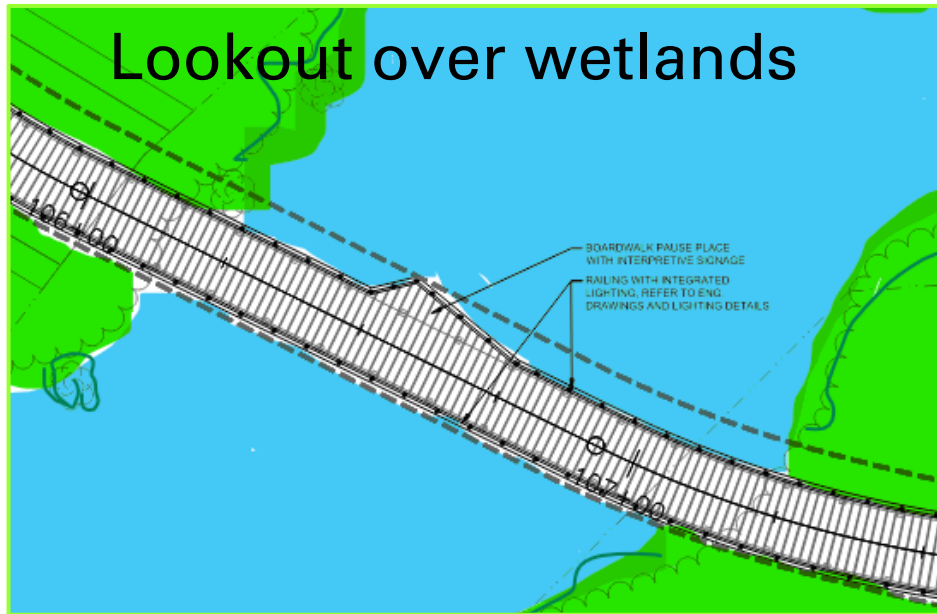
Williston Road Streetscape

BUFFERED SHARED-USE PATH & PEDESTRIAN LIGHTING



City Center Park

We are improving access to green space and the MS/HS School campus.



Community and School District
North-South Walk Bike Connection



Partnering for the Future



Key questions

- What information do our elected officials need to make related policy decisions?
- How can we work together toward a vibrant future for South Burlington?

What's next?