

## **Memorandum of Understanding- Zoning Ordinance Amendment to create a Proposed “Enterprise Innovation District”**

The City of Burlington (“City”) desires to consider a zoning amendment to create an Enterprise- Innovation District (“E-ID”) in a portion of the South End Enterprise Zoning District (“District”) centering around Lakeside Avenue and extending north. The purpose of the E-ID is to facilitate the implementation of *planBTV: South End’s* vision for this part of the South End by transforming surface parking lots and underutilized sites into a walkable, mixed-use, multi-modal hub of economic activity. The E-ID aims to support employees, makers, and local businesses in the district through the creation of new homes, both affordable and market-rate, within mixed-use developments at transit-supportive densities, recognizing that mixed-income housing can be leveraged to support and grow the vibrant creative economy in the District incorporating brownfield remediation, land conservation and expanded multi-modal transportation.

The City desires to engage with the following entities: the Champlain Housing Trust (“CHT”); the Vermont Land Trust (“VLT”); property owners including HULA, Davis Company, Champlain College (“Property Owners”); Burlington City Arts Foundation (“BCA Foundation”); and members of the South End Arts and Business Association (“SEABA members”); collectively, the “Interested Parties”, in a non-binding collaborative process for the purpose of recommending a zoning amendment for the portion of the current Enterprise Light Manufacturing district roughly between Howard Street and Sears Lane.

The City of Burlington and the Interested Parties may invite other participants whose knowledge or perspective could improve the process and outcomes.

The Interested Parties recognize that the District is an iconic, economic, and geographic center of the South End that currently provides important space for people to work and create, and at the same time holds opportunity for a more integrated, mixed-use, mixed-income district where people can also live, recreate, and access multiple transportation opportunities.

The Interested Parties recognize that *planBTV: South End*, while it did not recommend housing in the District at the time of its creation, supports a continued conversation about the community’s needs and the appropriate locations and types of housing in the South End, including within the District. The Interested Parties have shared interests in infill development within this area of the South End to address the significant demand for additional housing within the City as part of a broad agenda to end chronic homelessness, expand housing availability, make homeownership a reality for more Burlingtonians, and leverage housing creation to realize other important community needs in creative ways.

The Interested Parties will explore a zoning amendment consistent with the City’s comprehensive plan that incorporate the following goals:

1. Facilitate the development of a mixed-use employment center focused on incubating and growing emerging technologies, science, R&D, tech-transfer, manufacturing, arts and innovation;
2. Ensure continued, dedicated space for a diverse economic base that facilitates job training, creation and retention;
3. Facilitate the redevelopment of brownfield sites and surface parking lots;
4. Create a signature park on the Barge Canal site that is a publicly accessible site and better links Pine Street and residential areas of the South End to the Burlington waterfront;
5. Incorporate recreational opportunities, community gathering and exhibit spaces to promote well-being;
6. Center the ID around a multi-modal transit node and corridor that includes the Champlain Parkway, high frequency transit along Pine and the Parkway, passenger and freight rail and shared parking facility;
7. Leverage mixed-income housing as a land use that helps the City achieve these goals of brownfield remediation, land conservation, expanded multi-modal transportation, and economic development;
8. Explore partnership opportunities and housing models which will advance the development of housing in this district that will be affordable and desirable for South End employees, artists, and young professionals;
9. Ensure a range of housing types, including housing that will serve a range of income levels, including housing dedicated for artists and makers.

The Interested Parties will collaborate on, and may retain a qualified consultant (“Consultant”) to support, an engagement process to:

1. Envision what zoning for an E-ID will entail, including but not limited to: allowable land uses; building massing, height, and relationship to the public realm for infill development; and connectivity and block sizes for new multi-modal connections; and
2. Explore mechanisms to achieve the desired balance between land uses to protect long-term affordability and availability of both residential and commercial space and ensure broader South End goals are met; and
3. Identify and engage with a wide range of constituents to gather and respond to input and questions; and
4. Identify opportunities for connectivity to recreational and waterfront sites, land conservation, and the creation of an industrial heritage park around the Barge Canal, including the potential commitment of adjacent land; and
5. Provide generalized visualizations to help communicate these proposed zoning changes.

The Interested Parties agree to work together to meet the following milestone dates:	
Engagement Process	January / February 2022
Draft Amendment to Planning Commission	March 2022
Amendment introduced to City Council	May 2022
City Council Public Hearing and Adoption	August 2022

Dated at Burlington, Vermont this 14 day of December, 2021.

Mayor Miro Weinberger for the City of Burlington

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Nick Richardson for VLT

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Doreen Kraft for BCA Foundation

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Steven Conant Member of SEABA

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Russ Scully for Hula

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Rick Davis for Davis Company

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Meg Hammond for Generator

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