

MEMO

To: Planning Commission
From: Matt Boulanger & Emily Heymann
Date: January 14, 2022
Re: **Wrapping Up Form-Based Code Review**

ADMINISTRATION TRANSPARENCY

Planning Staff is working on a project scope to develop permitting checklists with Geoff. Matt’s goal is to have a line-by-line checklist for each development criteria in the form-based code. This way interested parties can see that the Zoning Administrator made findings for each individual criteria and appeal based on a specific point if they disagree with the ZA’s finding.

PARKING

Reserved Parking = structured and surface parking spaces may be reserved for a specific tenant or unit, residential and nonresidential.

Shared Parking = accessible to public and designated by signage and markings

“There is no maximum limit on the amount of SHARED PARKING.” - 6(C)(2)(a), page 81

There is no limit on the amount of shared parking that can be built by a developer. Only reserved parking is limited with minimums and maximums. The increased minimums combined with

In response to the January 4th discussion, parking minimums for residential uses have been increased. Reserved parking increased from 0.5 to 0.75 spaces/unit for an efficiency/1-bedroom. Shared parking increased from 0.25 to 0.5 per bedrooms.

- 4. Minimum Reserved Parking
Reserved parking includes all parking that is NOT SHARED PARKING.
 - a. Civic uses: There is no minimum requirement for reserved parking.
 - b. Non Residential uses: There is no minimum requirement for reserved parking.
 - c. Residential uses—minimum reserved parking spaces per dwelling unit:
 - (i) Efficiency/1-bedroom ~~0.5~~ .75 spaces/unit
 - (ii) 2 or more bedroom units additional .5 spaces per bedroom

Note: In calculating the total number of minimum reserved spaces per building, any partial spaces .5 or above are rounded to the next whole number.

- 5. Minimum SHARED PARKING:
 - a. Commercial
 - (i) Under 5,000 square feet non-residential gross floor area (GFA) has no minimum SHARED PARKING requirements.
 - (ii) 5,000 square feet or greater, non-residential GFA shall provide a minimum of 1.25 spaces per 1,000 square feet as SHARED PARKING.
 - b. Residential uses—A minimum of ~~.25~~ .5 parking space per bedroom.



Illustration
On-street Parallel Parking



Illustration
Solar Canopy over mid-BLOCK Parking



Case Study: a 30-unit apartment building with 15 studio/1-bedroom units, 10 2-bedroom units, and 5 3-bedroom units. Under Form-Based Code, the applicant could have 34-45 reserved spaces. More than 45 spaces, and they must be shared. Shared means a resident may not park in the exact same space every night, but there will be a space available in the parking area.

Will applicants always choose the minimum parking? Realistically no. The goal is to get zoning out of the way of market decisions. Applicants are considering their anticipated tenants (including couples with two cars who live in a studio or 1-bedroom), desired for-sale or for-rent price, and justifying their project to a financier.

		Total Number of Parking Spaces			
		Studio/1-BR (15)	2-BR (10)	3-BR (5)	All Units (30)
Current Bylaw	2.0/unit maximum (can reduce to 80%)	24-30	16-20	8-10	48-60
FBC – Min. Reserved	0.75 space/unit plus 0.5 per additional bedroom,	12 (11.25) 0.75/unit	13 (12.5) 1..25/unit	9 (8.75) 1.75/unit	34
FBC – Max Reserved	1.0/studio or 1-BR 2.0/2+ bedroom	15	20	10	45
FBC – Max Shared	No limit	<i>The applicant can build as much shared parking as they desire or can fit on their lot</i>			TBD

BUILDING FORM NAMES

Select better, “uniquely Williston” names for the five building form typologies. Refer to their intent statements in Section 3 (pages 18, 28, 35, 36, 42).

Urban General

- Solar City
- Town Core
- TC Urban Core
- Maximum Density
- Walkable Semi-Urban
- Walkable Corridor

Urban General is the basic urban building form. These frontages produce multi-story buildings placed at the sidewalk or behind small dooryards, with windows across the facade, and one or more entrances. The uses range from commercial to residential, institutional to ground story retail and restaurants—and combinations of all of the above.

Storefront

- Storefront
- TC Core Storefront
- Walkable Commercial Core
- Walkable Retail Core
- Small-scale Retail

Storefront is a subset of the Urban General frontage, with more specific requirements at the street level, that of the prototypical ground floor shopfront with large windows and frequent doors along the sidewalk. Ground story uses are limited to retail or other active commercial uses along the frontage, creating a vibrant pedestrian realm. Upper story uses are flexible.

Urban General 2

- Town Flex
- Walkable Score
- Community core
- Pedestrian-Friendly Core

Urban General 2 frontages produce multi-story buildings placed behind planted dooryards, with windows across the facade, and one or more entrances. The uses are office and residential.

Urban Neighborhood

- Near-Town
- Walkable Residential
- Strollable Neighborhood

Urban Neighborhood frontages produce multi-story buildings, slightly reduced in scale relative to the Urban General 2 frontage, placed behind planted dooryards, with windows across the facade, and one or more entrances. The uses are office and residential.

SHARED PROJECT JOURNAL

Thank you for your contributions. Here's a quick close-out summary.

Solar/ Energy Plan: Next step will be creating a charge and direction for the newly forming Energy Committee. Though the Form-Based Code encourages applicants to think about solar in their design, zoning is not allowed to require or regulate solar. Thus, education and advocacy is a great tool to connect existing and prospective landowners to the options and funding that are available to them. Work on a demonstration project for parking lot solar. There are so many large parking lots and flat roofs, in Taft Corners as well as the industrial zoning district (IBM parking lot is 12 acres!). Focus on "solar farms" as infill to existing disturbed land such as parking lots and big box stores/industrial buildings.

Public Green Space Percentage: Most of Taft Corners within a 3 minute walk of a proposed civic green or natural area. Offsetting civic green cost from recreation impact fees to further incentivize the creation of needed public space (currently no public parks in Taft Corners!).

Dogs/Domestic Pets: See Taylor's memo. Follow along with Burlington's Dog Task Force for its success and consider replicating their model. Advocate to Selectboard for the town Community Center study! Funding is allocated in the capital budget. Most likely, a dog park will be identified as a community need. The scoping study will determine community needs and the cost to construct the facilities.

Create an identity of Taft Corners as "a place": Branding or placemaking. Town could hire a firm to create a branding package for Taft Corners and/or Williston as a whole. AARP placemaking grant. Promoting it as a place for smaller scale entrepreneurs, etc. "Build it and they will come." Create the environment via form-based code and the character-defining identity will evolve as new neighborhoods and businesses call Taft Corners home.

Tree Maintenance/ Town Arborist: Tree Steward Program: offered by the Vermont Urban & Community Forestry Program, a joint initiative between the University of Vermont Extension and the Vermont Department of Forests, Parks and Recreation. Consider creating a Town Tree Steward program so local volunteers can assist the Tree Warden (Bruce Hoar, DPW Director) in tree maintenance and care.