



**Sterling Mountain
Community Planning
& Design, LLC**

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Summary

David E. White, FAICP is a widely recognized leader, urbanist, and innovator in fostering and facilitating successful and vibrant community planning and urban development projects. He is the founder and principal of Sterling Mountain Community Planning & Design, LLC - a consulting practice he created in 2022 after working more than 30 years as a public-sector urban planner at both the local and regional levels.

Sterling Mountain Community Planning & Design, LLC specializes in helping communities, planners, consultants, nonprofits, and enlightened developers improve the quality, vitality, sustainability, and livability of their projects.

David's professional practice is characterized by a combination of vision, professional skill, and a patient manner. David is a strategic thinker who is always seeking opportunities to create foundations for the next stage of planning and policy-making, and planting ideas for the future – be they plans, processes, programs or policies - that can be built upon or grown over time when the opportunity presents itself. The result is a legacy of past work and future opportunities that provide a significant and sustained contribution to the communities in which he has served, and to the planners that will follow him.



Professional Experience

Principal/Founder, Sterling Mountain Community Planning & Design, LLC.,
Jericho, VT, January 2022 to present.

Sterling Mountain Community Planning & Design, LLC is a urban planning consulting practice created to support those interested in vibrant and authentic communities, and improving their quality of life, space, and environment. Core skills and areas of expertise include:

- Strategic planning and policy development
 - Progressive and innovative land use policies and practices
 - Policy research and analysis
 - Analysis of land use and development patterns, diagnosis of challenges, and exploration of opportunities
 - Plan development - project/site, community, neighborhood, district, downtown, institution, resort, and regional
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- Land Use and Character Code development
- Regulatory process assessment and modernization
- The unique challenges and opportunities experienced in resort and college towns
- Urban re/development and design, affordable housing, economic development, historic preservation, multi-modal transportation, natural resource planning & conservation, and planning and permitting management and administration

Director of Planning, City of Burlington, Office of City Planning, Burlington, VT, July 2019 to November 2021.

Appointed by Mayor Miro Weinberger to lead a team of professionals in a new City department responsible for researching, analyzing, developing, and proposing City land use planning and development policies, plans, and ordinances. Core responsibilities include:

- Leading and supervising the development of citywide comprehensive land use planning and development policy, plans, regulations, and programs in collaboration with other City departments including but not limited to the collection and analysis of data regarding development trends; drafting the City's municipal development plan and related area-specific and resource/issue-specific plans; preparation of amendments to the City's zoning and subdivision ordinances; and, formulating community outreach and engagement activities.
- Supporting the Planning Commission, Mayor, and City Council in the adoption and implementation of comprehensive land use and development policies, plans, regulations, and programs.
- Collaborating with other City departments in preparing intermediate and long range plans and policies for transportation, parks, housing, community and economic development and other matters related to the use and development of land as a basis for mayoral and City Council decisions on priorities, implementation strategies, and funding alternatives.
- Advising and providing professional and technical assistance to the Mayor, City Council, and other City departments on planning and development issues as well as proposed State and Federal legislation impacting City developments and/or ordinances, and grant opportunities.
- During the 2020-2021 COVID-19 Pandemic, City Planning pivoted its work to partner with the City's Dept of Innovation and Technology to form a multi-disciplinary, multi-departmental [Covid-19 Analytics Team](#) tasked to provide analytical support and research to the City's Emergency Operations Center and the Mayor to develop and implement the City's response and recovery.
- Beginning in FY22, the Office of City Planning was tasked with leading the City's cross-departmental Data and Analytics Team to: provide research, analysis and best practices in support of key city priorities; collect, analyze, and maintain data regarding land use and development, demographic, economic, and other community trends that support the creation and evaluation of city programs and policies; and, maintain the city's BTVStat and Open Data programs to provide public access to data and make it easier for departments to access and utilize information.

Interim Director, City of Burlington, Community and Economic Development Office, Burlington, VT, Jan 2019 to July 2019.

Appointed by Mayor Miro Weinberger to lead the City's Community and Economic Development Office during a period of leadership transition. Notable initiatives and accomplishments include:

- Developed and facilitated the adoption of CEDO's FY20 \$6.5 million annual budget
- Supported a national search for a new CEDO Director
- Supervised and managed the ongoing delivery of the City's housing, community development, economic development, and community and social justice programs and activities.
- Supervised and managed a number of high priority and/or City-led real estate development projects including the redevelopment of the former Moran Generating Plant, repurposing of the City's Memorial Auditorium, and the redevelopment of the former Burlington Town Center.
- Supported and facilitated CEDO's ongoing reorganizational plan and implementation of the 2019 strategic plan.

Director of Planning and Zoning, and Chief Zoning Administrative Officer, City of Burlington, Dept. of Planning and Zoning, Burlington, VT, Aug. 2007 to June 2019.

Working under the direction of the City's Planning Commission, lead a politically-independent department responsible for citywide long-range and comprehensive planning, and all permitting and development review functions under the City's zoning and subdivision regulations. Additionally, David was appointed by the City Council (Oct. 2016) to serve as the City's liaison to the Vermont 911 System on all database and mapping maintenance issues, maintain the municipal addressing system, and share information regarding new and revised addresses and street names. Notable projects and accomplishments include:

- Played a leadership role in a multi-department Permit Reform Initiative which led to a comprehensive reorganization of the City's development-related permitting functions into a new unified permitting and inspection department approved by the voters in March 2019.
- Oversaw the 2011, 2014, and 2019 revisions to the [planBTV: Burlington Comprehensive Plan](#)
- Collaborated in the [Evaluation of Burlington's Inclusionary Zoning Ordinance](#) and the Inclusionary Zoning Working Group
- Led the creation of the [planBTV: Downtown Code](#)
- Oversaw the creation of the [planBTV: South End Master Plan](#)
- Oversaw the creation of the [Great Streets BTV Downtown Street Design and Construction Standards](#) and conceptual plans for redevelopment of Main and St. Paul streets and City Hall Park
- Collaborated in the [Railyard Enterprise District Project](#)
- Collaborated in the development of [planBTV: Walk/Bike Master Plan](#)
- Collaborated in the development of [planBTV: Parks and Recreation Master Plan](#)
- Oversaw the [Burlington Town Center Redevelopment](#) public engagement process, rezoning, and development review process
- Oversaw the [Cambrian Rise Redevelopment Project](#) rezoning and development review process
- Collaborated in the development and implementation of the [Downtown Parking & Transportation Management Plan](#)
- Oversaw the creation of the [planBTV: Downtown and Waterfront Master Plan](#)

- Collaborated in the development of the *Residential Parking Management Plan*
- Collaborated in the Downtown Transit Center siting and development
- Led the creation of the *2011 Burlington Transportation Plan*
- Collaborated in the creation of the [2008 Burlington Climate Action Plan](#)
- Led the successful nomination of the [Church Street Marketplace](#) as an APA Great Places in America 2008 Great Public Space
- Oversaw [Visualize Burlington 3D](#) that created 171 Sketch-Up models of downtown buildings
- Collaborated in the City's applications for [Downtown and Neighborhood Development Area](#) designation and renewal by the VT Downtown Development Board
- Collaborated with the Harvard Graduate School of Design in conducting an Urban Design Studio Course focused on Burlington's downtown
- Directed the *Lower Winooski River Base Flood Elevation and Floodplain and Floodway Restudy*
- Oversaw the City's Certified Local Government Program administering local historic preservation planning activities and designations in partnership with the National Park Service and VT Div. for Historic Preservation.

Comprehensive Planner, City of Burlington, Dept. of Planning and Zoning, Burlington, VT, Aug, 1995-June 2007

In this role David had overall responsibility for citywide long-range planning, and was the principal staff to the Burlington Planning Commission. He was responsible for the review and preparation of land use plans, policy, and regulations on behalf of the Commission for consideration by the City Council. He served as a technical and policy resource to the Mayor and other city departments including Public Works, Parks, Recreation & Waterfront, and the Community Economic and Development Office regarding land use and development issues. Until 2005, David served as City's Certified Local Government Coordinator administering local historic preservation planning activities and designations. Notable projects and accomplishments include:

- Led the completion of the 2008 Zoning Rewrite
- Collaborated in the creation *2000 Burlington Climate Action Plan*
- Collaborated in the creation of the [Champlain College Master Plan](#)
- Collaborated in the creation of the [Burlington Legacy Project Action Plan](#)
- Led the creation of the [Burlington Design Guides](#) (see more below)
- Led the creation of the *Burlington Historic Sites and Structures Survey Plan*
- Led the creation of the [Conservation Legacy Program](#) and Conservation Legacy Fund
- Led the development of the [2000 Burlington Open Space Protection Plan](#)
- Led the creation of the [North Street Revitalization Plan](#)
- Collaborated in the creation of the *Burlington Street Tree Planting Plan*
- Led the creation of the *Waterfront Urban Reserve Interim Use and Stewardship Plan*
- Led the development of the 1996, 2001, and 2006 *Burlington Municipal Development Plan*

Assistant Director, Lamoille County Planning Commission, Morrisville, VT, Oct. 1989 – Aug. 1995

In this role David had overall responsibility for regional planning and land use policy development. He also provided direct technical assistance to 10 member communities in the development and implementation of municipal plans and bylaws. Notable projects and accomplishments include:

- Led the development of the [Smugglers Notch Scenic Highway Management Plan](#)
 - Led the development of the [Lamoille County Short Range Transit Plan](#)
 - Established and managed a [Regional Transportation Planning Program](#) under contract with the VT Agency of Transportation
 - Led the regional Act 250 review of the [Stowe Mountain Resort](#) Master Plan
 - Established a [Regional GIS Service Center](#).
 - Led the development of Lamoille County's first regional plan developed under the 1988 VT Growth Management Act (Act 200).
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Professional Leadership and Public Service

For more than 30 years David has been engaged as a leader in his profession - helping to advance the practice of planning at the local, state, regional, and national level.

- **American Institute of Certified Planners** (admitted 1997)
 - AICP Candidate Pilot Program Mentor 2018-present
 - National Membership Standards Committee 2011-2018
 - National Marketing Task Force 2007-2008
 - **American Planning Association** (member since 1987)
 - National Planning Awards Jury 2011
 - Chapter President's Council 2003-2005
 - **Northern New England Chapter, American Planning Association** (member since 1989)
 - Chapter President 2003-2005
 - Chapter Vice-President 2001-2003
 - Annual Chapter Planning Conference Co-Chair 1997, 2000 & 2021
 - Vermont Director 1995-2001, Vermont Section Representative 2020-2021
 - **Chittenden County Regional Planning Commission**, Planning Advisory Committee, 2015-2021
 - **University of Southern Maine Muskie School of Public Service**, Community Planning & Development Program Board of Advisors, 2012-2015.
 - **VT Agency of Transportation and Smart Growth America**, Vermont Transportation Reform Demonstration Project: Strengthening Vermont's Economy by Integrating Transportation and Smart Growth Policy, 2013
 - **Lincoln Institute of Land Policy**, New England Planning Director's Retreat, Cambridge, MA, 2011
 - **FHWA Office of Human Environment**, Regional Livability Workshop, Cambridge, MA, 2010
 - **Vermont Planners Association** (member since 1989)
 - Vermont Section Representative to NNECAPA 2020-2021
 - Vermont Director to NNECAPA 1995-2001
 - **Vermont Urban & Community Forestry Council** (Founding Member in 1991)
 - Chair 1997-1999
 - Vice Chair 1995-1997
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Awards and Recognitions

- **Mayor's Award for Distinguished Service to the City of Burlington**, presented by Mayor Miro Weinberger on December 16, 2021
 - **2021 Vermont Public Places Award**, awarded jointly by the Vermont Chapter of the American Society of Landscape Architects, Vermont Planners Association, American Institute of Architects Vermont, and the Vermont Urban & Community Forestry Program for the Redesign and Rehabilitation of Burlington City Hall Park, *Project Collaborator*
 - **College of Fellows**, American Institute of Certified Planners (inducted 2018)
 - **2016 Mark Blucher Professional Planner of the Year**, Vermont Planners Association
 - **2013 Plan of the Year**, [planBTV: Downtown and Waterfront Master Plan](#), Northern New England Chapter, American Planning Association, *Project Supervisor*
 - **2013 Plan of the Year**, [planBTV: Downtown and Waterfront Master Plan](#), Vermont Planners Association, *Project Supervisor*
 - **2008 Great Places in America: Public Spaces**, *Church Street Marketplace*, American Planning Association, *Nominator*
 - **1999 Project of the Year**, [Burlington Design Guides](#), Northern New England Chapter, American Planning Association, *Project Lead*
 - **1999 Project of the Year**, [Burlington Design Guides](#), Vermont Planners Association, *Project Lead*
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Selected Presentations

David is a well-known and frequent presenter at state and chapter planning conferences, and has been a presenter at several national conferences. He also gives generously of his time working with university faculty on course projects, as a guest lecturer, and speaking one-on-one with new and aspiring planners.

- **Invited Guest Lecturer**, University of Vermont Rubenstein School of Natural Resources, University of Vermont Historic Preservation Program, Harvard Graduate School of Design, Champlain College, Burlington High School, and Middlebury College Dept. of Geography to name a few.
- **Downtown Pedestrian Spaces** presented virtually on Feb 9, 2022 for "Plan Bangor: A Lecture Series", City of Bangor Community & Economic Development Dept., Bangor ME
- **Understanding and Developing Form-Based Standards: Taking it from "Reality" to 'Virtual" (and back again)**, 2021 Northern New England Chapter of the APA Annual Planning Conference, Burlington, VT
- **From Urban Renewal to Great Streets**, 2021 Northern New England Chapter of the APA Annual Planning Conference, Burlington, VT
- **Plans as Catalysts for Change**, 2019 American Planning Association (APA) National Planning Conference, San Francisco, CA
- **The Golden Circle of Online Engagement**, 2019 American Planning Association National Planning Conference, San Francisco, CA

- **Setting Up For Success: A Succession Plan For New England's Planners**, 2018 Northern New England Chapter of the APA Annual Planning Conference, Northport, ME
 - **Implementing Your Community Vision with Form Based Codes**, 2016 Northern New England Chapter of the APA Annual Planning Conference, Portsmouth, NH
 - **Comp Plans and Outreach 2.0: The Consequences of a Comp Plan that People Actually Read**, 2015 Northern New England Chapter of the APA Annual Planning Conference, Portland, ME
 - **planBTV: Mapping the future of Burlington's Downtown and Waterfront**, 2015 Northeast Arc Users Group Annual Conference, Burlington VT
 - **A Vibrant and Walkable City: Creating a New Form Based Code for Burlington's Downtown and Waterfront**, Northeast Region CSI Conference 2013 - Green and Sustainable Vermont, Shelburne, VT
 - **planBTV: Downtown & Waterfront Plan**, HUD Region I 2013 Sustainable Communities Conference, Amherst, MA
 - **A Tale of Two Waterfronts: Burlington, Vermont's Story**, 2012 Northern New England Chapter of the APA Annual Planning Conference, Brunswick, ME
 - **Planning Directors in the Hot Seat**, 2011 American Planning Association National Planning Conference, Boston, MA
 - **Energy Planning within the Context of a Comprehensive Plan**, 2008 American Planning Association National Planning Conference, Las Vegas, NV
 - **30 years of Design Review in Burlington, VT**, 12th National Conference on Planning History: Joint Conference of the Society of City and Regional Planning History and the Northern New England Chapter of the APA, Portland, ME, 2007
 - **Unique Community Sustainable Development Campaigns**, 2006 Northern New England Chapter of the APA Annual Planning Conference, Meredith, NH
 - **Energy Efficiency, Renewable Energy, and Planning**, 2006 American Planning Association National Planning Conference, San Antonio, TX
 - **Planning for Healthy Lifestyles**, 2005 Northern New England Chapter of the APA Annual Planning Conference, Bar Harbor, ME
 - **2000 Burlington Open Space Protection Plan**, The Wildlife Society National Conference, So. Burlington, VT, 2003
 - **Writing Design Guidelines**, 2002 American Planning Association National Planning Conference, Chicago, IL
 - **The Role of Greenspace in Smart Growth Planning**, 1999 Vermont Smart Growth Conference, Burlington, VT
 - **Stewardship of the Urban Landscape**, UVM Extension System Urban and Community Forestry Workshop, 1997 and 1998
 - **Multimodal Transportation Planning**, 1996 Northern New England Chapter of the APA Annual Chapter Planning Conference, Portsmouth, NH
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Education:

- **Masters of Environmental Management**, Resource Economics and Policy, Nicholas School of the Environment, Duke University Durham, NC (1989)
 - Inclusive of coursework in land use law, urban and regional planning, alternative dispute resolution, and geographic information systems completed at University of North Carolina, Chapel Hill, NC.
 - **Bachelor of Arts**, Geography, University of Vermont, Burlington, VT (1984)
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Personal

David is a life-long Vermonter - born and raised in the Connecticut River Valley. With his wife of 37 years Susan, he has three adult sons, two daughters-in-law and three grandsons. They are all passionate about being outdoors as much as they can, and are often found in the mountains skiing and hiking, on their boat enjoying Lake Champlain, or traveling to new destinations.

David has been a member of the National Ski Patrol since 1981 serving as both a professional (Alta Ski Lifts, 1984-87) and volunteer (Smugglers' Notch, 1981-84 & 1999-2011, and the Mt Mansfield Ski Patrol at Stowe Mountain Resort 2021-present) alpine ski patroller. He holds certifications as an Outdoor Emergency Care Technician, CPR and AED Professional Rescuer, Alpine Senior Patroller, Level 1 Avalanche Instructor, and Ski and Toboggan Instructor and Trainer/Evaluator.