

Ryan Morrison

From: Ruby Perry <evolution.ruby@gmail.com>
Sent: Tuesday, June 21, 2022 2:21 PM
To: Ryan Morrison
Subject: comments on 501 Pine Street

[WARNING]: This email was sent from someone outside of the City of Burlington.

June 21, 2022
Burlington Development Review Board
Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401

From: Ruby Perry

Re: ZP-21-800, 501 Pine Street

To the Development Review Board:

I live one block east of the proposed development on 501 Pine St and I have serious concerns about the proposal.

TRAFFIC

Anyone who has been on Pine Street during the morning and evening commuting hours would note that traffic is bumper to bumper. Any cars turning off for a quick bite or pick up take out would necessarily interrupt what little flow there actually is - especially if they are traveling north and wish to make a left hand turn. All traffic would halt waiting until a car can turn into essentially a driveway with room for 3 cars. What if there are too many cars in there already? What if, a bike or a pedestrian is passing along the side of Pine St? It seems critically important to consider the traffic issues (including pedestrian and bike) already present on Pine St AND the 37% increase anticipated as a result of Champlain Pkwy. Has the developer done a traffic study that takes into consideration the traffic flow, and does it include the impact of the Champlain Pkwy?

NEIGHBORHOOD

Have residents of Jackson Apartments as well as Five Sisters been notified of these plans and this review? Their input is incredibly important due to the certain impact of traffic flow on their day to day lives. In addition, any lighting and noise from the project will directly impact those apartments. Has the impact on lighting to the neighborhood been considered? I would also point out that the proposed zoning changes in the South End calls for more residential development. is a second "Food Truck patio" (there is already one behind Myers Bagels) conducive to the changing demographics of the neighborhood.

ENVIRONMENTAL

I understand that the environmental impact of cutting down trees is not something that this body considers in their deliberations. Yet the presence of the trees on 501 Pine St is not incidental. As you are aware, 501 Pine St. is a superfund site, and in fact the exact location of the coal gasification plant which left behind "52 contaminants of concern" according to the EPA. The only reason those toxins are not currently contaminating the groundwater and the Lake is because nature, left alone, has contained them safely within the matrix of biology within the soil. This matrix includes the bacteria and mycorrhizal network that work together with the

roots of the life growing above the soil. This includes not only the flora but also the fauna that is now resident in that area. These "neighbors" are protecting the lake and the groundwater.

If the DRB is not the body to consider these critical environmental factors, what City department, board or commission will be reviewing the impact of cutting down trees and disturbing the fragile wetland ecology of 501 Pine Street?

Respectfully submitted
Ruby Perry