



POLICE DEPARTMENT
CITY OF BURLINGTON

TO: Burlington Development Review Board
FROM: Chief of Police Jennifer Morrison
DATE: April 17, 2020
RE: Burton's Burlington Hub / Higher Ground Performing Arts Center and application for a Conditional Use permit

The Burlington Police Department has reviewed proposals by Burton to develop a mixed-use facility in Burlington's south end. Insofar as the provision of police services is concerned, Deputy Chief Jon Murad of the Burlington Police Department (BPD) has discussed Burton's proposals with representatives of the company and the project, specifically Justin Worthley and John Caulo. On his recommendation, the BPD offers its approval of Burton's Conditional Use application to the Development Review Board, with certain conditions listed below.

Burton seeks to convert unused warehouse space at its Queen City Park Road campus into a mixed-use facility. This facility is intended to be a part of and consistent with the South End Arts District. According to Burton's "Mixed Use Hub" concept, the spaces would include a food hall, indoor skate park, retail store, and performing arts venue. Higher Ground, a local event producer currently based in South Burlington, will operate the performing arts center. These uses would be combined with Burton's core functions that are already on-site, including its R&D/prototype center, walk-up warranty service, and product innovation and testing labs.

On a typical daily basis, providing police services with regard to these uses is within BPD's capacity. But some of the larger events envisioned for the facility—up to 1,500 people—will require close coordination with facility owners and managers. The challenge will be that some large events at the new Higher Ground / Mixed Use Hub have the potential to divert BPD resources during times when those resources are normally focused on downtown Burlington's "bar closing."

Specific concerns include: managing traffic flow in either direction on Queen City Park Road, particularly at the narrow bridge over the railroad tracks between Arthur Ct and Central Ave but also north to the intersection with Home Ave; large gatherings in the parking lots before and after large events; the potential for disorder inside the venue during large events and/or performances by specific artists whose followings include disproportionate numbers of disruptive elements; and, for the South Burlington Police Department (SBPD), after-hours activity potentially leaking into Red Rocks Park and down Central Ave.



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Accordingly, BPD's approval of the Conditional Use application is contingent on assurances by Burton and Higher Ground that event-specific, properly resourced security plans are put in place to address traffic concerns, crowd control, and the potential for disorder. Such plans might include additional private security personnel, personnel to direct traffic, and potentially armed security personnel (of the type provided by off-duty law enforcement).

During Deputy Chief Murad's discussion with Mr. Worthley and Mr. Caulo, attended as well by South Burlington Police Chief Shawn Burke, it was made clear that close coordination has been a hallmark of the relationship between Higher Ground and the SBPD. Building on the coordination Higher Ground and SBPD have enjoyed and furthering it in the new relationship between Higher Ground and BPD will be integral to ensuring public safety for large events.

Regarding Burton's well-earned reputation as a good neighbor, we note Burton's invaluable role in fighting the current global COVID-19 pandemic. Governor Phil Scott recently called Burton's efforts "a prime example of how Vermonters are rising to the occasion and uniting around a common purpose during these unprecedented times." The Burlington Police Department has every reason to believe this responsible corporate citizenship will continue as the Mixed Use Hub is developed.

Assuming that assurances of proper security for large events are provided, BPD supports Burton's Conditional Use application.

A handwritten signature in cursive script that reads "Jennifer Morrison". The signature is written in black ink and is positioned above a horizontal line.

Jennifer Morrison, Chief of Police

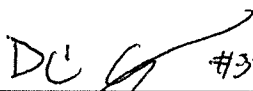


POLICE DEPARTMENT
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TO: Burlington Development Review Board
FROM: Deputy Chief of Police Jon Murad
DATE: April 30, 2020
RE: Follow Up to Burlington Police Department Letter of Support for Burton's Burlington Hub / Higher Ground Performing Arts Center and application for a Conditional Use permit

On Thursday, April 30, 2020, the undersigned attended a meeting with Luke McGowan (Director, Burlington Community Economic Development Office) and representatives of Burton and Higher Ground (Justin Worthley, Alex Crothers, Alan Newman, Mark Balderston, and John Caulo). During this meeting we discussed the "Burton Hub – Performing Arts Center (PAC) Operational Management Plan" of April 23, 2020, and the ways in which it addressed observations previously made by the Burlington Police Department (BPD) in a letter dated April 17, 2020. Having reviewed and discussed the Operational Management Plan, the BPD reiterates its approval of Burton's Conditional Use application to the Development Review Board, without reservation.

The Operational Management Plan addresses pre-event management, event management, and post-event management, and delineates responsive protocols based on event size. It covers traffic, gatherings outside the venue, coordination with local law enforcement, and screening and security policies. Owing to the clarity of and assurances in the Operational Management Plan, as well as the project leads' demonstrated history of responsible management and strong relationships with the South Burlington Police Department, the BPD offers its unconditional support of Burton's Conditional Use application.

 #337 04/30/2020

Jon Murad, Deputy Chief of Operations