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17 January 2020

Burlington Development Review Board
645 Pine Street
Burlington Public Works
Burlington, VT 05401

To the Board,

As a notified abuter and the nearest residential neighbor to 180/266 Queen City Park Road I am writing to express my concern about the proposed parking lot and storm water upgrades, and their direct connection to Burton's planned addition of Higher Ground to their campus.

Also, as a landlord with concerns about the impact of this development on my ability to rent the property, here is a text from my tenant (2014 UVM grads) when I asked them if they would like to participate in this meeting:

Hey Doug! We have heard about this indeed. I can't really imagine a world in which that 1 lane bridge in front of our house could accommodate so many extra cars. Also this area is so quiet and nice and the major traffic/noise increase would definitely change the tone. If I wasn't living in this neighborhood I might think it was a good idea because I like concerts, but it doesn't seem like a great idea, logistically and noise wise.

That the permits being discussed tonight do not include the permitting for the Higher Ground plan, blurs the scope of the project and does not allow for the discussion of the overall plan. Obviously expanding and improving the vast parking lots of Burton is for increased use of the property. Currently the only time these parking lots are full is during their 3 day annual warehouse sale at the end of the summer.

My personal experience in the neighborhood includes the 9 months I spent renovating 364 QCP Road as well as 10 years living on Central Avenue in South Burlington. My knowledge of traffic patterns on the one lane bridge is significant. During the day one will often see drivers come close to road rage with cars backing up after asserting their sometimes misjudged first on rights. An honest conversation with the GMTA bus drivers will attest to my perhaps self serving comments.

Adding more traffic, especially on the scale of 2-5 nights a week with events with up to 1500 guests demands far more consideration regarding the day to day effect on the population and traffic safety.

The current traffic flow can be difficult. Many cars traveling east on QCP Road consider the stop sign at Central Avenue optional. If you make a visit and watch for 10 minutes, you will see this!

Turning onto QCP Road from Arthur Court on concert nights will be close to impossible, especially with the jockeying for bridge access.

At the June 18 Burlington City Council meeting where zoning was approved to allow for increased size of a music venue at the site, dozens of neighbors from Home Avenue, Queen City Park Road and neighborhood, Red Rocks and Ledgewood Condos attended to express their dismay that the site was even being considered because of the lack of adequate road access and noise. It was premature of the City Council to make the vote that evening with the volume of dissent. The large showing of community concern suggested that the vote could have been postponed to take community voices into account.

This 1.4 million dollar project is something which needs to be thoroughly reviewed. Since you are empowered as the DRB, we are looking to you to provide a leadership role in examining all safety and community concerns. The community is owed an open and honest review.

Respectfully,
Doug Goodman