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March 31, 2016

Burlington Development Review Board  
149 Church Street  
Burlington, VT 05401

Attention: Mary O'Neil, Project Manager

**Re: von Turkovich/Miller Colchester Ave/Fletcher Pl Project  
Development Review Board Sketch Plan: April 5, 2016**

Dear Members of the Development Review Board:

We continue our opposition to the von Turkovich/Miller development as proposed. The mammoth size and appearance of this project will have a damaging effect on the surrounding historic residential neighborhood. While we support more housing in Burlington for working people and families, we believe that Mr. von Turkovich's project does not address Burlington's critical housing needs. Also, if this project is approved as currently proposed, it will harm the special nature of our neighborhood.

### **MASSIVE SIZE OF PROJECT IS INCOMPATIBLE WITH OUR NEIGHBORHOOD**

Fletcher Place is a residential community of houses listed on the Vermont State Register of Historic Places. By relying on his option to purchase uninhabitable land (a ravine), Mr. von Turkovich seeks to squeeze the maximum number of units onto a postage stamp-size area. There are too many units and it's too dense.

This enormous structure, less visible when viewed from Colchester Ave., will effectively tower over Fletcher Place, overwhelming its historic and residential nature and destroying its character. This proposed project will cause an increase in vehicular traffic and pedestrian cut-through (already an issue), which will have a toxic effect on the Fletcher Place residents' quality of life. Mr. von Turkovich's project does not relate to the surrounding neighborhood. Not only is it incompatible with the historic surrounding buildings, it has the effect of a looming and overpowering behemoth, diminishing the historic appeal of our neighborhood.

### **TARGET POPULATION**

Since April 2012, Mr. von Turkovich has repeatedly stated that his development will primarily house employees of the medical center and the university. Mr. von Turkovich has stated that the majority of his units (one bedroom units) will be priced at approximately \$1,500 per month. This is likely to attract only a short-term tenant population inevitably resulting in tenants without

roots in our neighborhood. Mr. von Turkovich's project is likely to be heavily weighted toward students living unsupervised in a dorm-like atmosphere.

Mr. von Turkovich has represented that he will put in place conditions that would discourage student renters. We are skeptical of Mr. von Turkovich's assurances. The idea of tenants who are not integrated into our neighborhood community, partying and drinking late into the night, possibly on a rooftop patio, is disquieting. We are very concerned that if this project is approved as currently proposed, Fletcher Place will lose its beauty and residential quality.

We request that Mr. von Turkovich provide his data substantiating his assertions that there is an actual rental market primarily from hospital and university employees at the rents he is seeking. We request that Mr. von Turkovich make this information available to the Fletcher Place residents.

#### **RENEWED REQUEST FOR TECHNICAL STUDIES**

We believe that Mr. von Turkovich's proposed project will sit on challenging topography and unknown landfill. Mr. von Turkovich has stated that he has done test borings and performed geotechnical analyses on the project's site. In January we requested that Mr. von Turkovich provide us with that material. We renew our request so that we can conduct our own independent review and offer comments in connection with Mr. von Turkovich's representations and conclusions.

Thank you for your consideration.

Sincerely,



Susan Butani



Robert Butani

Attachment: January 4, 2016 Letter to the Design Advisory Board

Please post our letter to the Burlington Development Review Board's public website.

**Susan and Robert Butani**

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January 4, 2016

Burlington Design Advisory Board  
149 Church Street  
Burlington, Vermont 05401

Attention: Mary O'Neil

**Re: Von Turkovich/Miller Colchester Ave/Fletcher Pl Project  
Design Advisory Board : January 12, 2016**

Dear Design Advisory Board:

At the Sketch Plan meeting held before the Burlington Design Review Board on November 4, 2015, the applicant indicated that geotechnical analyses had been performed regarding the von Turkovich/Miller Colchester Ave/ Fletcher Place project presently before the city.

We believe that the applicant's latest proposed project may sit on or be adjacent to land with a challenging topography. This includes unknown landfill (supposedly done in part to address runoff and flooding), a steep ravine and an underground stream that empties into the Winooski River.

These features add to our concerns regarding this proposed project which is massive in scale and is out of character with the surrounding historical neighborhood. Although this is a sketch plan review, it seems that this is the time to ensure that the placement of this project at this location is appropriate. A second look at the analyses already completed can provide clarification of development options, provide re-assurance to the applicant and neighbors and provide an opportunity, if necessary, for re-evaluation and adjustment of the project.

We request that the applicant provide all geotechnical studies and/or analyses that are in existence. We request these analyses now in order to be able to review them and offer comments in connection with the applicant's representations and conclusions.

We further request that this letter be posted on the Burlington Design Advisory Board's public website.

Thank you,



Susan Butani



Robert Butani