

From: vanacari <vanacari@mail.com>
Sent: Wednesday, April 20, 2022 3:06 PM
To: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Let me try again

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

Hi again,
Let me try again to explain where I am coming from and what I would like the rezoning board to consider.

Let this serve as my official submission to the Zoning Board regarding the rezoning of 51 Elmwood Ave. from a parking lot to a 30+ pod, low barrier homeless shelter.

I live in McKenzie House, a low income apartment building for Burlington's senior and disabled citizen. The address is 53 Elmwood Ave. and our property abuts the proposed site for the homeless shelter. I have lived here for 5 years and in that time I have seen a marked increase in crime in our area coupled with a substantial decrease in our police force.

Within the last 12 months McKenzie House residents have experienced the assault/mugging of one of our older female residents in our parking lot, finding a female "shooting up" in our trash shed, finding used "sharps" in our yard, a clearly disturbed man laying in our yard, our cars in our parking lot being "checked out" on a nightly basis, and most recently, a man and a woman sneaking into our "secure " building and sleeping in our closet. The BPD have not been particularly interested nor helpful.

CEDO is now requesting to rezone a city owned property to allow 60+ homeless people into our neighborhood. This shelter is constructed specifically for folks that cannot it will not comply with the rules necessary to live anywhere else. The low barrier nature of this shelter will allow for active drug and alcohol users and folks with an untreated mental illness to live there. It is unclear whether folks on the Sexual Predatory list will be allowed to live there as has been no information regarding who, exactly, will be managing this shelter.

We are a very vulnerable population and the population targeted for the low barrier, shelter is frequently opportunistic. There is the very real possibility that we could be easily victimized.

I am not unfeeling toward the plight of the homeless but I think the location of this shelter is fraught with problems. The city should reconsider the other 9 sites it originally looked at. and choose another site that would not put Burlington's most vulnerable citizens in harm's way.

Thank you,
T. Richmond

From: Jeff Nick <jeff@jeffnick.com>
Sent: Monday, April 25, 2022 10:58 AM
To: Meagan Tuttle <mtuttle@burlingtonvt.gov>
Cc: Kara Alnasrawi <kalnasrawi@burlingtonvt.gov>; Andrew Montroll (amontroll@aol.com) <amontroll@aol.com>; Mark Bouchette (mark.homeport@gmail.com) <mark.homeport@gmail.com>
Subject: Pod zoning

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

Meagan,

Good morning.

As you may be aware the Church Street Marketplace Commission voted 9-0 vote last month to oppose the location of the POD community on Elmwood Ave.. While the commission supports the concept, this particular location, on ½ acre of pavement without any green space, within a dense residential neighborhood, and one block north of the Marketplace is arguably a terrible location for a myriad of reasons. Plan BTV points out that the concentration of social services creates situations that become unmanageable and the existence of drug dealing, and purveyors of alcohol make downtown a poor housing choice for those with substance abuse problems (see pages 52 and 53 in the link below). For a city that prides itself on following their planning principles I find it shocking that we would ignore the guidance set forth on Plan BTV. There are many better locations within the city and on the bus line for this type of housing.

Additionally, the city's comprehensive plan and retail study also point out the problems associated with the high concentration of social services and calls for significant police resources to deal with the impacts. (see below)

See pages 52-53

https://www.burlingtonvt.gov/sites/default/files/PZ/planBTV/Downtown_Plan/planBTV_MasterPlan_A_PPROVED_061013_LowRes.pdf

See section 1.7 Social Services (page 12)

https://www.burlingtonvt.gov/sites/default/files/PZ/planBTV/Downtown_Plan/Final%20Burlington%20Retail%20Study%20PPT%20Report%28TM%2010.25.11%29.pdf

Many merchants and visitors are very nervous that negative behaviors such as drunk and disorderly conduct and shoplifting will only worsen on the Marketplace. While CEDO has ensured us that the PODs will be well managed there is nothing to compel the residents of the PODs to abide by all the city ordinances and laws while on the Marketplace and City Hall Park. Couple this reality with the city's depleted police force and we have a recipe for a disastrous outcome. We have also found evidence that other POD communities around the country have been located away from neighborhoods and well as shopping districts. There is an obvious reason for this.

In the event this idea moves forward it is our hope that the Planning Commission puts forth permit conditions that put strict controls and consequences in place that require residents to follow the Marketplace rules of behavior. The Marketplace Commission is also asking to be part of a robust review process moving forward.

Post pandemic we need to give office workers and shoppers a reason to feel comfortable when returning downtown both for work and pleasure. This idea, if implemented on Elmwood Ave., will have the exact opposite effect. We hope the Planning Commission gives serious consideration to the many negative consequences and behaviors that will manifest themselves on Church Street and beyond if this becomes a reality.

I would ask that you please forward the concerns of the Marketplace Commission to the Planning Commission.

Thank you.

Jeff Nick
Church Street Marketplace Commission, Chair
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