

To: Members of the Development Review Board
From: Cynthia A Rubin
Re: 77-79 Pine St, Burlington,Vt

1 June 2021

Dear Folks,

I am writing as an adjacent neighbor welcoming, for the most part, the Nedde development projects at 77-79 Pine St.

After attending the Design Advisory Board meeting in May, I am now clear about the design and colors of the building's Western exposure (black and grey).

I am, though, concerned that the building's design may treat that Western side (facing our building) as its "rear", meaning that noisy waste disposal, parking, mechanicals, driveway access and egress-would all occur on that side. Too much of that exists already in our area, including the backsides of the condos, hotels, the Hilton, Hotel Vt, etc. Take a walk behind all of those buildings sometime and look and listen. It's a wasteland. Not at all neighbor- or tourist/visitor friendly! I'm not asking Mr Nedde to cure all of this. I'm imploring Planning and Zoning to please consider ALL sides of a building development as they think about environmental and aesthetic impacts. It will matter to neighbors and visitors alike, now and in the future. I'm so pleased there will be some opportunity for limited roof-type gardening in the proposed building and am hopeful for more of that, including excellent, sustainable landscaping. We do need to enhance the very limited green spaces in that area.

Thanks for your attention. I wish that we 40 College St east -facing neighbors had been notified of this project at its outset. We actually are excited to welcome new Downtown residents ,businesses and thoughtful projects.

Sincerely,
Cynthia Rubin