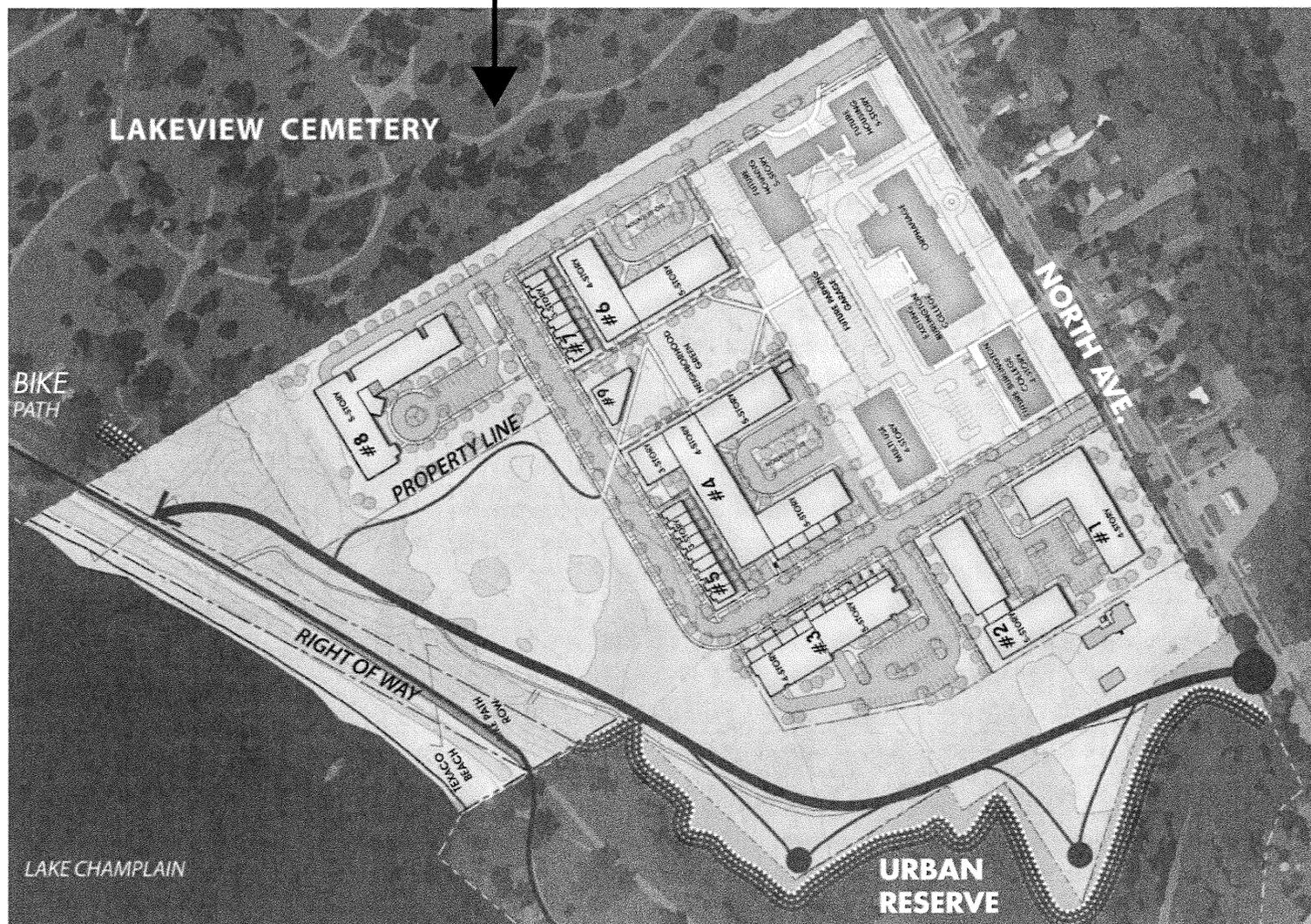


# WHAT'S WRONG WITH THIS PICTURE?

DEVELOPMENT PLAN

Burlington College/Diocese land



**The current plans for developing the former Burlington College land on North Avenue include 770 units of high-rise housing and 12 acres of public park. Why doesn't this work?**

A study of the proposed plan exposes serious concerns in many areas including the natural environment, infrastructure, traffic, use of public funds and a process skewed toward developers and away from public process.

**Read the back to learn more** →

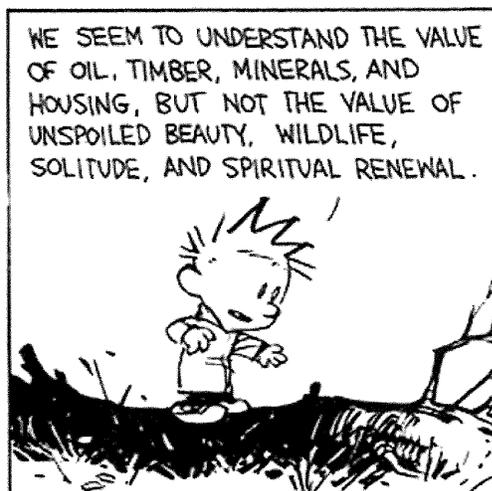
## Why this plan does not work:

- **Destruction of animal & plant habitat, reduction of public open space.** The waterfront “park”, squeezed in behind a huge housing development, eliminates wildlife corridors, cuts off native plant communities and effectively reduces green space from 30 to 12 acres.
- **Adding to the burden on Lake Champlain.** Paving, construction, additional cars and trucks will increase the storm water run-off and pollution problems that already pose a major threat to the lake.
- **Congestion on the North Avenue corridor.** The development will add an estimated 1155 new vehicles to the currently crowded traffic corridor, especially during rush hours.
- **Impact on already-stretched city infrastructure.** City tax revenues from the new development will be more than offset by costly demands on schools, water & sewer, police and fire departments
- **Public money for a private park?** With 1500+ people packed into 5-story towers, the new park will be overshadowed. Should the city’s limited Conservation Legacy Fund be used to “greenwash” this development? And how much of the open space offered by this plan is unbuildable anyway?
- **Height and density zoning changes.** Proposed plans require major zoning changes on building height and housing density. Should we change the character of the neighborhood in the interest of profit?
- **New affordable housing does not require the wholesale destruction of green space.** A region-wide strategy is needed to provide low-cost housing without building on significant parcels like the BC land.
- **More public process needed.** The “public input” process for this major development so far has been inadequate and skewed in favor of the developers' plans. North End residents and the whole city community need to be actively involved in determining the fate of this important land.



**Save  
Open  
Space  
Burlington**

For more information:  
[saveopenspaceburlington.org](http://saveopenspaceburlington.org)  
or e-mail: [SOSBTV@gmail.com](mailto:SOSBTV@gmail.com)



**NO**  
to profit-driven  
plans for the  
BC/Diocese land

**YES**  
to public open  
space and  
affordable  
housing

*The current plans  
for the Burlington  
College land  
represent a “win”  
for profit-driven  
development.*