



29 Church Street, Suite 3-5
Burlington, Vermont 05401
802-863-1175

December 20, 2022

The Burlington Business Association, founded in 1978, is a non-profit, non-political membership organization with over 200 business and non-profit members.

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RE: Public Hearing #1 ZP-22-576; 20 Pine Street

On behalf of the 250+ businesses and nonprofits represented by the Burlington Business Association (BBA), please accept the following comments regarding ZP-22-576, Cathedral of Immaculate Conception Demolition Permit.

We urge the Development Review Board to approve this request in line with staff recommendations. Approval of this permit will allow for redevelopment which will include critically needed housing for our downtown.

Burlington has a housing crisis. First called out in the 2014 Downtown Housing Strategy Report, the crisis was more recently highlighted in Building Homes Together 2.0 Campaign's October report that found Chittenden Co. is trailing behind the target of 5,000 new homes by 2025. The December Allen, Brooks & Minor report also found that vacancy rates continue to be historically low at less than 1%. A healthy vacancy rate is at least 400+ times that, between 4-8%.

PlanBTV Downtown & Waterfront specifically calls out this parcel as follows: this "quadrant of the downtown is well suited for larger residential structures." and suggests "the addition of larger residential, mixed-use buildings by redeveloping underutilized parcels, essential for addressing citywide housing needs, reducing traffic congestion and parking demand, and supporting the continued vitality of our downtown economy."

Some have called for the preservation of this parcel's green space. It is important to note that in Burlington, city and regional parkland add up to 23.5 acres per resident—almost double the national standard for cities of our size. Burlington does not have a greenspace crisis. We have a housing crisis. There can be no doubt that infill redevelopment on a parcel in the downtown core of Burlington will yield stormwater, transit, green building, and density benefits.

Please vote yes to approve this application, ZP-22-576; 20 Pine Street.

Sincerely,

Kelly Devine
(802) 863-1175
director@bbavt.org

December 20, 2022

Dear Members of the Burlington Development Review Board,

I'm writing to support the proposed demolition and eventual redevelopment of the property at 20 Pine Street in Burlington's downtown.

Burlington's downtown core cannot afford dead space, and dense redevelopment allowable by zoning is a critical step for its revitalization. Luckily, we have an opportunity to activate this property and bring much needed economic and social vitality to the downtown core. Specifically, the opportunity to create more housing is essential given our community's chronically low vacancy rate and high costs of living. Furthermore, densely built housing in downtown's is the green alternative to sprawl. Lastly, the property's proximity to transit makes it a perfect location for residents seeking a living situation without the need for a personal vehicle.

I encourage the Development Review Board and other relevant City authorities to support the application for demolition of this property and to do so enthusiastically.

Thank you,

Ben Traverse
Ward 5 City Councilor

December 20, 2022

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Thank you,

Ed Adrian
Former City Councilor

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Thank you,

Ernie Pomerleau

Pomerleau Real Estate

December 20, 2022

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I encourage the Development Review Board and other relevant City authorities to support the application for demolition of this property and to do so enthusiastically.

Thank you,

Luke Clavelle
Burlington Resident