

Mary O'Neil

From: Mark Stephenson <Mark@vtenergy.com>
Sent: Monday, February 22, 2021 12:32 PM
To: Mary O'Neil
Cc: Linda E. Jones
Subject: RE: 40 KINGSLAND TERRACE PROJECT

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

Dear Design Advisory Board:

I appreciate the opportunity to express our concerns regarding this project. The precedent established by this project and others like it, creates a troubling trend for our neighborhood and for Burlington as a whole.

This project as it stands subdivides our immediate neighbor's property and proposes to build a 1300 sq. ft. home in their backyard. This project should not be allowed to move forward without recognizing and taking into account the impact socially and financially on adjoining properties. The attraction to this neighborhood is the connection to a park like setting among the back yards that was established over 100 years ago and has been protected ever since from debilitating development. Surrounding properties that have developed carriage barns and backyard structures have done so with minimal impact on neighboring properties without altering view sheds and diminishing the value of neighboring properties.

Back Side

Verso

Built as a one story structure this proposed development would continue to honor the historical development standards that have been observed for the past 120 years. The first floor of the two story design includes about 30% of stairwell and the remaining space is a parking garage. Keep in mind that the current parking garage has been largely empty for the past 25 years that we have lived next door including the current residents.

Even with the goal of increasing population density in the downtown area parking requirements for developments have been reduced and the push or trend has been to downscale dependence on automobiles and parking

structures. Champlain College is a perfect example in our immediate neighborhood. When they looked to increase their footprint in the area the neighbors spoke loudly and clearly that cars, parking lots, and parking structures would not be part of the development. To build a dorm with 20 new students could have the same impact as 20 additional homes built in our backyards without the proper design criteria and guidance. Imagine if Champlain College had built a dorm that included a parking garage instead of developing a transportation plan that mirrored the goals of the city and the neighbors. Failure to do so would have reduced the quality of life and the value of the neighborhood.

This discussion is about one thing, a parking garage. Without it a one story structure would meet the goals of all the neighbors. With a parking garage this development clearly diminishes our quality of life and property value. Respectfully we ask that this project be judged by the same standards that have guided the city's and neighbor's transportation and quality of life goals and that this project be redesigned as a one story home and delete the parking garage.

Sincerely, Mark Stephenson
2 Tower Terrace
Burlington, VT

From: Mary O'Neil <MCOneil@burlingtonvt.gov>
Sent: Tuesday, December 8, 2020 2:19 PM
To: Mark Stephenson <Mark@vtenergy.com>
Subject: RE: KINGSLAND TERRACE

Hello Mark,

The Kingsland Terrace review is stalled at present, waiting for revised plans. It will not be heard on the 15th (but our obligation was to warn it ahead of time as required for a Conditional Use/Variance.) We will inform the Board that the project hasn't made it through DAB review yet, and it will be deferred until they complete that review.

I am largely working remotely. Email is the best way to communicate, and provides a written record of communication.



From: Mark Stephenson <Mark@vtenergy.com>
Sent: Tuesday, December 08, 2020 2:16 PM
To: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: KINGSLAND TERRACE

Hi Mary,

I was a concerned party / neighbor of the proposed development of the garage at the top of Kingsland Terrace who spoke at the Zoom hearing a week or so ago. I received a post card late last week regarding a hearing on December 15th for the project. Has that been postponed given the findings of the advisory board? Also I have a couple of points of clarification on that project. Is there a time when I might be able to call you for a brief clarification.

Thanks, Mark

Cell: 802-373-9048

Mark Stephenson

www.vtenergy.com

802-658-6055

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.