

September 8, 2015

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SEP 08 2015

DEPARTMENT OF
PLANNING & ZONING

City of Burlington
Department of Planning & Zoning
Development Review Board
City Hall
Burlington, VT 05401

Re: Assessment by the Development Review Board on 9/15/2015
Car Wash Proposal in Ethan Allen Shopping Center

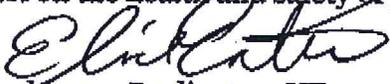
To the Development Review Board:

I am a 15+ year resident in the New North End who strongly opposes the installation of the proposed car wash facility in the Ethan Allen Shopping Center.

As I understand it, the Ethan Allen Shopping Center's zoning is a "Neighborhood Mixed Use District," a designation intended to "promote development that combines non-residential and residential uses on a single site."

A car wash offers zero-mix possibilities for other businesses to share the space; for housing; and should the car wash not prove a viable investment, for conversion to another mixed-use. In all likelihood, the lot would have to be cleared to attract any future investors, a similar and unpleasant process to demolishing the long-vacant movie theater building that once used the lot. I also think that with the Ace Hardware store's expansion probable, traffic congestion and its attendant pollution and inconvenience will be unavoidable.

Last but not least, the combination of the lot's close proximity to Lake Champlain, Leddy Park and the toxic dirt pile that continues to sit in Leddy Park that may or may not actually be removed as promised; and the indisputably sub-standard wastewater treatment facility for the City of Burlington, makes me very nervous indeed about run-off and the impact on the health and safety of people and the environment.

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DEPARTMENT OF
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RE: Car wash proposal (16-0205CA; 1127 North Ave Hauke Building Supply.)

To Members of the Development Review Board:

My Wife and I are seeking Interested Person status regarding the construction of a car wash in the Hannaford Shopping Center on North Ave in Burlington Vt. I have included a list of questions/concerns regarding the project below, and the conditional use review standards that a car wash falls under for a Neighborhood Activity Center, along with my comments in bold below. In addition I wonder if this project should fall under Major Impact Review given that Hauke Building Supply is also constructing an addition to the Ace Hardware and under the guidelines for Major Impact Review: *"8. Multiple projects by the same applicant or responsible party within any consecutive twelve (12) month period on the same property or on a property within 1000 feet of the subject property that in the aggregate equal or exceed the above criteria."*

Thank You for your consideration.


David and Abigail Pope

Concerns:

- What are the environmental impacts of a carwash so close to the wetlands and the lake?
- How will the additional traffic load be handled? The shopping center already has poor access. Will a carwash whose sole purpose of existence is to bring additional cars to it, impact traffic?
- How loud will the vacuums and car wash be? Currently the extent of noise coming from the shopping center is from passing cars and the occasional car beep. How will vacuums, high pressure sprays and garage doors opening and closing affect this?
- What will the hours of the car wash be? Most modern car washes are designed to be automated so that they can run anytime with little human interaction. Can you guarantee in the middle of the night I will not hear a vacuum cleaner running, and garage doors opening and closing, or high pressure sprays?
- There are already two carwashes within reasonable distance to the NNE.
- Would the citizens of the NNE benefit more from a greater variety of shops such as affordable restaurants, specialty food, (deli, bakery,) or office space.

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Conditional Use Review Standards (as adopted by City Council 8.10.2015.)

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Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

1. *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

I have concerns as to whether our water/sewer utilities will be able to handle the additional demand but without specifics I cannot comment at this time.

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

I would submit that a carwash is out of character for the area. The shopping center should be filled with shops. Shops that have an opening and closing time, and that fill the needs of the local community around it. Not an automated car wash that can run all hours of the day.

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

The proposed use will most definitely have nuisance impacts. There will be noise from vacuums running constantly, noise from high pressure water jets running constantly, noise from garage doors opening and closing, increased noise from additional car traffic as well as increased odors from cars idling while getting washed and vacuumed.

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

I submit that the transportation system is not capable of supporting the increase. With the addition of the access to Leddy Park Rd for Key Bank, traffic in general has increased on Leddy Park Rd using both "side" entrances to the shopping center. With no traffic signal on Leddy Park Rd crossing the road has become more dangerous to pedestrians as people are trying to 'beat the light' by turning left down Leddy Park Rd off North Ave to enter the shopping center, as well as turning right onto North Ave leaving Leddy Park Rd.

5. *The utilization of renewable energy resources;*
6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;*