

Receivd via email 8.29.2017

From: Cory Cowles <cornelius7@earthlink.net>
Sent: Monday, August 7, 2017 9:22 PM
To: Richard Deane
Cc: Richard Hillyard-Ward 1
Subject: 27 Bedroom Proposal for 308 Main Street & Parking Waiver Request

Hi Richard,

Thank you for the information you dropped on our porch Friday afternoon regarding the 308 Main Street proposal for 27 bedroom apartment project. Specifically, Exhibit A to the Zoning Permit Application (the exhibit dealing with parking); and Planning and Zoning's memo to the DRB in response to the application. Thank you also for notifying us of the DRB meeting tomorrow at 3 PM. Unfortunately I am unable to attend because of my daughter's schedule. However, if you are able to attend or to pass along concerns to the DRB, please do so.

According to Planning and Zoning's memo, the project requires 16 parking spots but the applicant requests a waiver. They are proposing 8 parking spaces on-site (the same # the current office-use provides for in existing rear driveway, which would be partially replaced by the proposed building addition). And 2 more parking spots at the abutting rental property already owned by the applicant on College Street. For a total of 10 spots.

308 Main Street is located directly across the street from Edmunds Elementary School and Edmunds Middle School. Parking for Edmunds parents has been notoriously difficult for years. Granting parking waivers for this project could aggravate the situation. As Edmunds parents who have been active in volunteering at Edmunds and who face the daily drop-off and pick-up along Main Street during the school year, our main concern is with the 17 additional tenants (after the first 10) who may want or need to bring a car. Who will need to find parking spots elsewhere, whether on the street in metered spots, at the municipal lot near the Fire Station (where Edmunds parents must sometimes park), etc. For example, an additional 17 cars will help quickly fill up & clog the Main Street municipal lot next to the Fire Station.

The applicant has clearly thought about parking and has developed some pro-active strategies to try and discourage tenants from bringing cars. Including education as to free bus shuttle service; car share programs; provision of free trolleys to encourage biking or walking to City Market. The applicant indicates he asks tenants to disclose whether they are bringing a car and tenants "generally comply with this because" they are incentivized to register their car for move-in/move-out access. Based on the prior College Street project, does the applicant have statistics on how many tenants without on-site parking are nonetheless still bringing cars to Burlington to park their cars elsewhere? While the applicant is prioritizing those who say they will not bring a car, I guess there is no real way for either the applicant; nor the City to know for sure as to how many tenants without on-site parking will nonetheless still bring cars to park elsewhere? Is there a comparison as to how many parking waivers, if any, were granted for 324 Main Street, "The Ridgewood" apartments?

We very much appreciate the developer's thoughtful strategy to try and discourage tenants from bringing cars. However, we do still have some concerns about the parking waiver request given the total number of bedrooms and the location of the project directly across from Edmunds Elementary School & Middle School.

Thank you for your outstanding representation!

Best regards,

Cory Cowles

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