

Scott Gustin

Subject: FW: 17-0662CA/MA 75 Cherry Street - Request to Re-Open Hearing

From: Michael Long [<mailto:mjlong@burlingtontelecom.net>]
Sent: Sunday, March 12, 2017 2:49 PM
To: Austin Hart
Cc: Scott Gustin; David E. White
Subject: 17-0662CA/MA 75 Cherry Street - Request to Re-Open Hearing

Austin Hart, Chair

Development ReviewBoard

Burlington, VT

3/11/2017

Dear Austin and Members of the Board:

As you may know, land planner and building designer Ben Falk of Moretown – in a letter printed just days ago on March 8 – has identified a PKSB rendering of the proposed Burlington Town Center in a *Seven Days* story as fraudulent. He has also explained that the author of the graphic would have had to override the program or alter the original with another program like Photoshop in order to diminish the tower shadows because all of the other shadows are accurately represented.

Given that the DRB is poised to approve this project on Monday, it is important to address the evidence of fraudulent renderings promptly.

If PKSB has been producing deceptive renderings, then this new information would necessitate reopening the hearing on the BTC application to assess the ramifications of any fraudulent materials and to ascertain the general accuracy of the graphics and testimony in the record.

Please consider this note a request that the hearing be reopened accordingly.

Sincerely,

Michael Long

Shady Business

Burlington's proposed 14-story high-rise is represented fraudulently by PKSB Architects in ["In Burlington, Upward Growth or 'Vertical Sprawl'?"

February 22]. As a land planner and building designer, I know how 3D representations can mislead or inform the public. The model on page 20 shows about 15 feet of shade cast to the north from the building. However, actual shade cast by this building will cover the entire street to the north and reach into the park while darkening the buildings to the east in the afternoon and stretching over buildings toward the lake in the morning. Fourteen stories casts very long shadows — one of the reasons tall buildings tend to denude public outdoor space. Meanwhile, the model shows roughly accurate shade cast for every other building.

This model should be retracted publicly and a new, accurate model produced. It should represent the shadows at various times of day and throughout the year that the proposed building will cast on its neighbors, streets and the adjacent park.

Ben Falk

MORETOWN