

Ben Traverse
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August 18, 2020

Re: 266 Queen City Park Road

Dear Members of the Development Review Board,

My family and I live at 92 Home Avenue, at the northwest corner of Home Avenue and Pine Street. I write to supplement verbal comments provided at your meeting of August 4. I favor the commercial development that has taken place in the South End over the past few years. New stores, food, and drink establishments have made a very positive impact on our community. I trust the Applicant's project will similarly make positive contributions to the South End and the City as a whole. Burton is an upstanding employer and a conscientious community steward, and these traits have rung true as they have engaged our neighborhoods during the zoning and permitting processes.

The limited focus of this letter is on traffic concerns at the Home Avenue and Pine Street intersection. This focus is not intended to detract from the legitimate concerns raised by my neighbors during your review process. Additionally, I understand that as of the date of this letter, DPW is still seeking information as to how certain daytime uses by the Applicant may impact traffic at the Home Avenue and Pine Street intersection. I welcome any further traffic mitigation efforts recommended by DPW and do not mean to suggest that the ideas raised below represent the solutions to traffic concerns.

1. **Pre-Parkway Traffic Calming** – I firmly believe the construction of the Champlain Parkway will solve many, if not all, of the traffic concerns for Home Avenue and Pine Street. Given the Parkway's history, though, it is impossible to not be skeptical about the City's construction timeline. As such, it is hard to be comfortable with DPW's recommendation to this Board that traffic calming measures wait until the completion of the Parkway. (See June 26, 2020 DPW Comments).

Other Home Avenue neighbors and I intend on organizing a traffic calming petition for Home Avenue, through DPW's regular channels for these efforts. **My proposal is that the Applicant should be required to participate in and contribute towards any resident-driven DPW traffic calming process.** Practically speaking, if Parkway construction is on schedule, this will likely mean that any traffic calming measures will not occur until after the project's completion. If there is any substantial delay in

construction, however, then requiring that the Applicant participate in any resident-driven traffic calming process may allow for the collaborative implementation of pre-Parkway measures.

2. **Consider Extension of the Operational Management Plan** – the Applicant’s Operational Management Plan contemplates that for larger events, a “third ring” of staff will extend into the Applicant’s parking lots, but no further. While I do not expect the Applicant to be locked into further security efforts through this Board’s review process, **I suggest that the application’s approval be contingent on a commitment from the Applicant to continue to work with South End neighbors, perhaps through the Ward 5 Neighborhood Planning Assembly, to consider how its Operational Management Plan may be further tweaked to mitigate traffic issues along Home Avenue.** For larger events, perhaps temporary signage or additional personnel at Home Avenue intersections may be useful. I am no expert, and do not have the answers now, but there is benefit to be found in knowing the Operational Management Plan is an item that may be revisited once this Board’s process is complete.

Thank you for your due diligence in considering this matter. I appreciate your careful review of neighbor comments.

Sincerely,

Ben Traverse

Cc: Justin Worthley, Burton
Susan Molzon, DPW
Seth Mobley, Home Avenue neighbor
Kyle Creason, Home Avenue neighbor