

My concerns are about multiple subjects related to traffic and pedestrians. I live on Nettleton and Liberty, and cars already zoom through this neighborhood to the point of several accidents a year at my intersection. Nettleton and Courtland is just as bad. There have even been cars in my yard!

The traffic planner map shows 33% of the trips generated by this development will come West on Liberty, which will undoubtedly lead to even more accidents on my corner. In addition to this being a very active walking neighborhood for adults, there are multiple parks and schools that neighborhood children and families walk to and from. The trip map shows the massive amount of areas in this neighborhood with no sidewalks and there aren't even crosswalk markings at the major intersections, such as Garland and Belt! The added traffic will be hazardous to pedestrians, especially children.

The blasting to get through all the compressed basalt is going to be significant. And the energy and vibration will travel through that rock for extended lengths and distances, potentially causing structural damage to foundations, structural and/or cosmetic damage to exterior and interior walls, and damage to personal items that the blasting disturbs from their resting locations.

Regarding nature and natural forces, this is a microenvironment area: the small fissures that may be created at great distance from the blasting may completely alter the flow of fluids, such as the water that makes the vernal ponds within Drumheller Springs, the year-around flow of water to lower Drumheller Springs, and the seepage over the Eastern rock face of the proposed build site, as well as radon gases that are so prevalent in our geography. In addition to disturbing the natural microclimates that plant and wildlife species have adapted to, changes to the flow of fluids and gases may damage my own property.

If this project is allowed to continue, I request you require the owner to put up a very substantial bond to cover potential damages to existing structures in the neighborhood.

This development is going to cause considerable traffic increases at the corners of Courtland and Glass that cross Ash and Maple. It is already difficult to turn South onto Ash from Courtland during the morning rush hour traffic, and the additional cars will cause backups and/or people driving alternate routes through neighborhood streets, which brings danger to the residents. And turning crossing Maple or turning North onto Maple from Courtland requires a learned skill to first cross Ash, then hug the South curbing on Courtland so as to actually be able to see the Northbound traffic coming up Maple. The evening rush hour traffic already forces lots of cars turning West onto Courtland or Glass and then crossing Ash on their route home. Also, there are no sidewalks on any of these streets, leading to the inevitable and tragic auto-pedestrian accident.

The trip generator looks like it was made from some far distant time, as it is ridiculous to think there will only be a handful of rush-hour trips added with the addition of 21 living units! People need to get to

work, school, events, and just leisurely driving, and many of those things occur during the rush hours. Since the current number of housing units to the South of the dead-end road that this proposal will be built on is LESS than the proposed additional units, it should be easy enough for you to do a time-based capture of traffic patterns using those little strips that we've all seen to identify how many in/out now and which directions they go, and use that as a low-ball estimate of what will be generated by the 21 new units.

Drumheller Springs is a natural-area park, home to multiple plant, animal, avian, reptilian, and insect species that have adapted to the microclimates within the park. The city-owned lots adjacent to the East side of the Park, as well as the city-owned lots that comprise the "lower" section, all provide a "Buffer Area" to the Park.

Nature is telling us, louder and louder over time, to maintain our natural places, not only for the benefit of the wildlife, but for the grounding benefit these places provide our souls. Native Americans used and understood this specific area as a special place; shouldn't we do the same!?

This location is right at the edge of one of the wetlands protruding from Drumheller Springs Park. Anything allowed to be built at this location should do so with minimum, if any, disturbance to the precarious balance of nature in this sacred place. Blasting and heavy equipment may damage the precious ecosystem established in this area and should be avoided at all costs; small-scale and/or manual equipment only should be used so as to minimize the ecological impacts.

Lastly, this will eliminate a beautiful view corridor, currently accessible to anyone to be amazed by the sweeping vista of our city core.

I live in the house directly to the South of this proposed development. I bought a house in what I expected to be a residential, single-family neighborhood. Now a 21-unit development is proposed, more than all the existing houses, including mine, to the South of the dead end road that is Ash Place. I understand other people need a place to live, but is there any consideration given to my needs and expectations? You are turning my dreams of a family-oriented neighborhood, safe for my children to play in and around the park, into a nightmare of massively increased density, and all the traffic, sound noise, light noise, garbage, and in-and-out deliveries at all hours.

21 townhouses!?! On 1.3 acres!?! Half of which isn't even buildable!?! So that means you're proposing to approve putting 21 townhouses on approximately .7 acres, when the existing neighborhood character has houses, according to SCOUT, at a minimum of .15 acres per house, and many at .3, .4, and .5 acres?

Make them split it into 5 lots at .15 acres, which is the minimum of any other house in the neighborhood! Why should some developer's profit margin matter more than all the existing residents?

Putting 21 units in this space, on a dead-end road, is just asking for trouble. There is only one way out, so any sort of natural disaster, such as a fire, blocking exit to the North on Ash Place will result in injury or death.