

Scott Ready

From: Chloie Baldini <chloiekathleen@gmail.com>
Sent: Thursday, February 20, 2025 3:07 PM
To: Scott Ready
Subject: Concerns Regarding Proposed Apartment Development at Ward and 150 HWY

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Dear Scott Ready,

I am writing to express several concerns regarding the proposed apartment development at Ward and 150 Hwy. I live directly across from the proposed entrance to the new apartment complex and I have several concerns I was unable to address at the neighborhood meeting due to receiving the notice only a few days before. I will first apologize for the length of the email. This project will greatly effect my family and am therefore very passionate about my concerns listed below.

I understand a parking variance is being requested, and I believe this warrants careful consideration. I am concerned that insufficient parking will negatively impact residents and the surrounding neighborhood. Increased on-street parking could lead to congestion, safety issues, and decreased property values, especially for those of us living on Arbor Park LN and Wisteria Terr.

Along with the lack of parking the amount of traffic congestion is also a major concern. The current traffic study submitted I believe is three years old and no longer accurately reflects the traffic volume on Arborwalk blvd. The recent development of new homes in Pryor Ridge has significantly increased traffic flow, and Arborwalk is frequently used as a cut-through to avoid traffic signals on Highway 150. The addition of numerous apartment residents will undoubtedly exacerbate this issue, leading to increased congestion and potentially dangerous situations. I am particularly worried about the increased risk of accidents, especially in front of my house where my children frequently play.

Furthermore, I am troubled by the proposed building height. The plans indicate a structure exceeding two stories. This significantly deviates from the character of the surrounding area, which is primarily comprised of two-story buildings, including the newly constructed senior living facility and nearby apartment complex. Such tall buildings would not only be visually jarring but prioritizing the bottom line over what is best for the community.

Another concern is the lack of green space incorporated into the development plans. The current plans appear to prioritize building density over the inclusion of communal green areas, which I believe is a detriment to the project. There is a park nearby but our neighborhood already has to do clean up days multiple times a year to help keep it clean.

Finally, I would like to bring to your attention the current state of the lot where the apartments are planned. The property owner has allowed the land to be cleared improperly pulling trees up by the roots without correct permits to only then it sit for months on end. This once was a beautiful wooded area and

is now an eyesore to all who drive past it. Which raises concerns about their commitment to the new development and its surrounding areas.

I urge the city to carefully consider these concerns before granting any variances or approvals for this project. I believe it is crucial to ensure that new developments are in harmony with the existing neighborhood and contribute positively to the community. Thank you for your time and consideration.

Sincerely,

Chloie Baldini
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