From:	Nancy Seldin
To:	Grp. City Council and City Web Site; Aaron Wilson
Cc:	Andy Schultz; Aaron Wilson
Subject:	Greenough HIghts
Date:	Wednesday, April 6, 2022 5:50:53 PM

Good day,

Thank you all for your work on the City Council and the many committees you also serve on. I was one of the few present at the City Council meeting on 4/4, but did not get up to speak, as there seemed to be no point regarding the proposed Greenough Heights subdivision. It seems to be a fait accompli.

I have been watching the empty field on Greenough for decades as I've walked, biked or driven by, knowing it would be subdivided eventually. I've watched for "For Sale" signs, wondering if it would be possible for a group of citizens, or the city, to buy it and do something like senior housing, or co-housing, or a small house community. It was sold without ever being advertised or going through the MLS. By the time the first signs went up to invite people to comment, it was too late.

Of course, I understand "private property rights" - though sometimes / often they go against "public good". It would have been a public good to do something other than yet another subdivision of high-priced individual homes. The lots created will surely be very expensive and thus bought most likely by wealthy people who will build large and expensive homes. Contrary to what some say, these lots will do nothing to help the shortage of housing for younger families, people without tons of money, the elderly etc.

All that being beside the point, I have several major concerns. The very detailed proposal, which I have read, *seems* to address them, or promises to, but I think we need to carefully consider the following:

1. Traffic: The development will put considerably more traffic onto Greenough Drive. As you doubtless know, the Drive is steep at the south end nearest highway 90, often icy in the winter, often blocked by trains that sit for long periods of time. It is also the only egress for the west Rattlesnake in case of a catastrophic fire. What assurance to we have that these concerns will be addressed effectively and in a timely fashion? What about the difficulty of making left turns onto Greenough, or from North Second left onto Greenough to go north up the Drive? What is the long-term plan for egress? For dealing with the backup in traffic caused by the trains? This should not be left for "at some point" – it should be addressed before the subdivision is approved.

2. Erosion and creek water quality degradation due to slope: The property is quite steep at the east and south portions. Have you seen the piles of fill that have been brought to the property? This is surely to help lessen the slope so that it fits grade requirements. The plan acknowledges that this could be a problem and claims to have put in place ways of preventing slip and runoff problems, but of course there's no guarantee. Building 20' from the drop off into Greenough Park or Cherry Creek drainage seems ill-advised at best. Therefore:

   a) I would strongly suggest that you NOT approve Variance I. Walk the property yourselves and see what you think. The proposed lots at the edge of the Cherry Creek

drainage are not a good idea. The area is too steep and too muddy. It is NOT a valuable addition to Greenough Park and will just be an expensive add-on and headache for the City to maintain.

b) Do not approve the switch of zoning at the east edge of the property. Making the change in zoning, although it would increase the area along Cherry Creek, would also allow the developers or owners to remove the vegetation between the proposed subdivision and Greenough Park, and put the houses that much closer to Greenough Park. The proposal makes it seem like a win/win but I do not believe that to be the case. It would be better to keep the zoning as it is.

c) If the city does approve the zoning changes, it should require a buffer of trees between the subdivision and Greenough Park both as a visual block for citizens enjoying the park and to help prevent erosion and run off from the properties on the east edge of the subdivision.

I had hoped to comment on these issues at today's Land Use & Planning meeting but discovered after the fact that I was not "in" the meeting, but rather "viewing" it.

Thank you for listening to citizens' concerns.

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