

McClenagan, Laura

From: Margene DeSmet <desmetmj@gmail.com>
Sent: Tuesday, December 28, 2021 12:13 PM
To: Planning Clerk
Subject: Ocean West Expansion

Follow Up Flag: Follow up
Flag Status: Completed

To Whom it May Concern:

Below is a copy of the letter I sent to Director Ford on December 17th after the conclusion of the December 16th Planning Commission Hearing on the Ocean West Expansion project. I have yet to hear anything from Director Ford and want to make sure our concerns are heard.

Thank you,
Margene DeSmet

Director Ford,

I was extremely disappointed in the Planning Commission Zoom meeting last night, as were several other residents of Ocean West. Not only was the OW agenda item not heard until 8:45 pm, it was perfunctory and somewhat dismissive. I tried several times to comment again about some of the Commissioners misrepresentations and/or misunderstandings about the basic issues at hand, but was not able to be heard. Several other residents also tried to comment, but when it was announced that no more public comment would be heard it amounted to a stifling of public participation, especially by those directly affected by this project. We believe it would have been very beneficial to everyone, Commissioners and residents alike, if the residents would have been given the opportunity to provide clarification on several issues that were further discussed by the Commissioners without residents' input.

1. On-street parking will quickly become an issue that will have to be dealt with by the owners, which will more than likely put the residents back in the position of not having adequate parking. The parking lot across from the Clubhouse must be reserved for parking for community events. During non-Covid times, there are several all-residents-invited regularly scheduled functions at the Clubhouse such as Potlucks, Happy Hours, OWHA meetings, Dollars-for-Donuts, seasonal celebrations, breakfasts, and other special events. The issue of parking will be further exacerbated by the fact that with the addition of 25 new homes (for which the clubhouse space is not adequate), parking for events will be increased exponentially. We contend that on-street parking for these events is not practical, as the number of cars coming to attend will quickly line the street around the Clubhouse, making it impractical for the elderly and/or infirm residents to be able to walk to the event if they are parked 5-6 houses away. And, should the recommended "No Parking" on one side of the street go into effect, that will further exacerbate the parking situation by spreading out the available parking even further.

Additionally, changing our mail delivery to centralized multi-boxes is also untenable for an elderly and/or infirm population. Ocean West presently has residents who have problems getting to the mailbox at the end of their driveway, much less to a kiosk mailbox several spaces away.

The suggested remedies for these issues demonstrates a lack of understanding of social gerontology, not to mention bordering on ageism with regard to comments made about the population of this park

I cannot remember the commissioner who suggested that additional parking could be located where the proposed space 213 is, but he obviously did not understand the configuration of the park. There will be no vehicle

access from that lot to the clubhouse other than back the way they came in, basically through the proposed new road to the western lot, and there will be no foot path leading directly to the clubhouse (it would end up being a walk of several blocks). Another commissioner stated that the park was a mix of rentals and ownership, which is not true; all homes except the Park Manager's home are resident-owned. It was also stated that the park did not seem to have a great deal of traffic so there should be no problem with parking, which is simply not true. Not only are there family members, friends, and caretakers of residents coming into the park, there are also numerous vendors providing services to residents.

2, Noise abatement is still an issue. As was mentioned, no study was done during rush hours, which would certainly have resulted in different readings. Also, it was stated that no indoor study was made because no new homes were built yet, but that is not the case. The two new homes (space 118 & 122) already installed by Sun Communities are subject to the noise limits and were not tested inside. The fence still has open space at the bottom which also increases noise transfer.

3. There is still considerable concern among residents regarding the protection of Widow White Creek both during construction of the access road and from run-off after completion, especially when the pervious asphalt is not maintained properly. Given the poor track record of Sun Communities regarding their upkeep and maintenance of the existing park since their purchase of it, we do not hold out great hope that the new access road will be maintained well enough to prevent harm to the habitat of Widow White Creek.

The majority of the residents of Ocean West want to make perfectly clear that the aim is not to prevent Sun Communities from expanding the park, but rather that they do so in a socially, environmentally, and thoughtful way to best serve the park residents. We would like for the dialogue to continue so that these issues are addressed.

Thank you for your consideration.

Margene DeSmet, President, OWHA Board of Directors and

Resident Representative for the Rent Stabilization Ordinance

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