

11-1-23

To Planning Commissioners:

Re: Valadao subdivision

Record number: PLN 2021-17560

My name is Cheryl Phillips. My family and I have lived in the Grace Park area for over 35 years. We like the area because it is quiet, safe and near shopping. We have seen development in the area but not like the proposed Valadao project. We feel the project will compromise the integrity of our neighborhood.

We feel the proposed 61 units is too congested for such a small area. There is a potential for additional 122 cars that need parking as well as using the road ways. There is major congestion at the intersection of Pickett and Central Ave. as well as Gwin and Central Ave. There would have to be major road work done and side walks provided near Central on Gwin to provide proper safety for drivers and pedestrians. I don't believe the EIR did a proper traffic study.

We are concerned about crime as well. With additional people, the crime rate may increase. We haven't had too much trouble in our area and I don't want that to change.

Additionally, we are concerned about safety. The proposal indicates reduced road right of way width. There may not be enough room for emergency vehicles to get to effected people. Example: regular maintenance such as garbage pick-up being done when an ambulance and fire truck need to get to a unit. How will they get there in a timely manner?

We are not against development but the proposed project is not right for our area. There would be too many people, cars and noise for our area. The taller and congested units don't mesh with our neighborhood. Possibly single level and fewer units in the area. Speed humps, sidewalks and road improvement on Gwin and Pickett Rd. is needed for safety.

Sincerely,

Cheryl Phillips