

February 4, 2024

Subject: Coffey Townhomes

Submitted by: Steve Purvis

I previously submitted comments on September 29, 2022 which are included in the staff report.

In reviewing the staff report I continue to feel that the Design Review Committee had it right in denying the application.

My comments and observations continue to be valid. This is a project in the wrong place and does not have the amenities that should be included in a modern residential project. It is simply stuck into a very busy commercial corridor in a dark cave with no attachment to a residential neighborhood.

In the 14 months since my last submission the commercial intensity in this area of Chinden Blvd has increased substantially and the Chinden traffic flow continues to grow. The U Haul business to the east has shown increases in inventory to an extent beyond the capacity of their footprint and quite often there are trucks and trailers parked on the west side of Coffee. In addition, the small carwash directly across Chinden has been demolished and a new very large and bright carwash has been completed and is operational.

I CONTINUE TO OPPOSE THIS REQUEST.

Thank you for the opportunity to comment.