

COFFEE TOWNHOUSE PROJECT COMMENTS TO DESIGN REVIEW

September 29, 2022

My name is Steve Purvis. I live at 4933 N Mountain View Drive

I own and live in one of the 8 properties that over look this project.

I am not anti- growth or anti – development.

I have reviewed much of the documentation that is available on line. From that I have identified a statement that I do not believe is accurate, and I have certain observations and comments that I would like to share.

POSSIBLE INACCURATE STATEMENT: In the pre application meeting request the question on the location of potential wildlife is marked as N/A. The Thurman Drain is a 100 foot easement on the back edge of the property. Abundant wildlife consistently uses the property. Periodically, Bucks, Does and Yearlings come up out of that property and are in my front and side yard. That is the experience of many of us who live in these rim properties. I have also seen a Fawn and a Red Fox on the Thurman Drain property. In addition, geese consistently use the property along with some ducks. Hawks and raptors can be seen in the trees. **WILDLIFE DO USE THIS PROPERTY!!**

OBSEVATIONS AND COMMENTS:

Section G of the preapplication staff report identifies a series of items that “may not be compliant”. The resolution of these may change how the project appears. One of these I found quite interesting was that the tree and open space requirement was not met.

For me this project puts high density residential units in a cave surrounded by commercial properties and adjacent to one of the highest use commuter corridors in the valley. Ingress and egress will be dangerous. As a residential property it does not have the elements we seem to desire in our residential areas. No sidewalks (other than on this property), bike lanes, paths or safe access to same. If you look at residential areas further out on Chinden/hwy 20 26 you find them

with berms, landscaping, walls for site line and noise mitigation and access at signalized intersections. This project has none of those things.

This project is not connected to existing residential neighborhoods. The closest residential neighborhood is to the south on the top of the bench. They could use Coffee to access the area up a 28 foot roadway without sidewalks or a bike path. It has a concrete barrier on the edge of the pavement on one side and a steep hillside on the other. If a car comes along it does not feel safe and I step off the roadway onto the hillside.

I will really be surprised if the relevant agency allows for a pedestrian activated crossing that close to a signalized intersection (Glenwood). You can travel on Chinden from the connector to Hwy 16 in the west and never see one like that is proposed. Access to Chinden is at signalized intersection except for previously existing commercial properties. Good luck in getting to Glenwood safely along this section of Chinden without a sidewalk or bike path.

This project is just in the wrong place.

It is ironic that in today's paper there is an article on wanting to obtain a federal grant to make Chinden pedestrian friendly.

I will stand for questions or clarification.

Thank you

