

July 8, 2012

Proposed SHAWNEE project

ALLIED GARDENS COMMUNITY COUNCIL

Dear ALLIED GARDENS COMMUNITY COUNCIL,

I am responding to the proposal for building the SHAWNEE project on Mission Gorge Rd.

I and my wife are long time residents of the area, having grown up here, raised two children to adults, and have decided to retire here. I am thus very aware of the pertinent economics, geology, and demographics of our area. Especially since our home sits on top of the hills, in back of the self storage buildings overlooking the proposed project and the entire gravel pit.

I understand that the SHAWNEE project will have 1,000 units in addition to another 444 unit project, and yet another 2,000 unit project. This is 3,500 units of yet undeterminable use. It is totally unclear how many are for sale and how many are rentals. This number is unacceptable and the area cannot sustain such numbers.

Most families have two vehicles, and many more have three. This does not include boats, trailers, motor homes, off road toys, and work vehicles. Where are these to park!! This is as many as 7500 vehicles!! Does the developer expect these to stack up in my neighborhood streets, main roads, and shopping centers??? This issue needs to be addressed, and now. Again we have another massive high density project that does not address parking but wants it to inconvenience me for its residents comfort. UNACCEPTABLE.

The proposed 85 foot height deviation from the 30 foot limitation in existence is UNACCEPTABLE. The project would be visible from my kitchen window, and I sit high up on a hill. Need you be reminded that no matter what is done to the site; it still is a river bottom. That height would be unstable, unsightly, and UNACCEPTABLE. They should NOT be allowed to build closer to the river. The geology and hydrology of the site is RIVERBED and will never change. Take note that the flood control channel and river are both overgrown and choked. There is neither the funds, nor will of the city, to keep either clear and maintain them after the developer does his "quickie fix up". The river is weed choked, and contaminated with feces, urine, and trash from numerous homeless camps which no amount of cattails and other vegetation will mitigate. Open space rules need to be honored and adhered to. My representative must not prostitute themselves for "in leu fees" to eliminate the open spaces. The money paid by the developer does nothing for any of us. Open space does. NO to "IN LEU FEES"! We residents and taxpayers of this area deserve to be heard and protected from the "get rich quick high density developers" who probably don't even live in this area. This high density project will devastate our area. Go build the "city of villages" downtown where it truly belongs.

The properties to be developed need to compliment the area, not bring it down and choke it. That is why we have building codes and rules. For years I have watched the businesses in these yards do as they want for the most part unrestrained. Development from here on must abide by laws and building codes, no deviations, and they must compliment our area

and be of no inconvenience to property owners in the area.

I request that my letter be read, acknowledged, and entered into the minutes of the meeting conducted on Monday, July 9, 2012 at the Allied Gardens Community Council, and again at the Navajo Community Planners on Monday, July 16, 2012.

Sincerely,

Jeffrey Deibert