

FROM: Todd Liming, Planning Matters LLC
TO: Planning Department
DATE: June 14, 2019
RE: 770 Vondelpark Dr. - Neighbors Comments (after the neighborhood meeting)

Comments in response to the initial letter or email: We're sorry to have missed the opportunity to meet you in person and to hear your feedback at our well-attended neighborhood meeting. There are two points of access to the property off of Vondelpark Dr, as is shown on our site plan. One is a shared access with the adjacent property along the west side of the site. We generally share your concerns about traffic speeds (and traffic safety) along Chestnut Dr., a minor arterial, and Vondelpark Dr., a collector street, and will happily work with you and others to encourage appropriate speed limits and speed enforcement for the safety of all.

We would anticipate that a majority of the apartment dwellers would have morning trips that take them south along Chestnut Dr. Right hand turns from Vondelpark onto Chestnut Dr should have reasonably good visibility of on-coming southbound traffic on Chestnut Dr. We also expect that drivers should be able to find openings in the on-coming traffic so as to not add significant congestion to the T-intersection.

Comments in response to the second letter or email: We heard about parking concerns for the adjacent site at our neighborhood meeting as well. Our reply there and here is that we are illustrating off-street parking that meets and *exceeds* our off-street parking requirements.

Our project generates the need for 30 parking spaces. The Planning Dept. and some of our neighbors have encouraged us to add a few extra guest parking spaces. We have addressed these requests in our project and are now showing 35 off-street parking spaces. 35 parking spaces seemed to satisfy those at the neighborhood meeting who had expressed a parking concern. (We asked that specific question and we received no adverse comments.)

Again, if people are driving or are parking in an unsafe manner on Vondelpark Dr., then that is a safety concern that we share and we look forward to working together with you and other neighbors to address it with better enforcement. Meanwhile, we have increased our parking so that we are exceeding our required off-street parking by at least 16% to help ensure our project does not contribute to any parking misbehavior.

Comments in response to the third letter or email: Thank you for your comments. We have taken the time to read them and briefly respond here. If we might address the second set of comments first.

The site is slightly under an acre in size. As you may have noticed, we have moved the 3-story building forward on the site and have moved the parking to the rear and to the east side in accordance with the philosophy of the Congress for New Urbanism. Moving the building forward on the site should also help to reduce our visual impact on the S. Douglas Creek area and the Sinton Trail that runs along the north side of the creek. Our landscape plan will add a number of new trees and shrubs near the rear property line in an attempt to buffer our rear

RESPONSE LETTER

parking area from the creek and trail users.

Concerning your comment that this proposal and another project might add a number of additional students to the existing school nearby - we would be surprised if the 18-unit apartment project here would add more than a handful of new elementary school students. (We also note that parents now have any number of school choices here in Colorado - from home schooling, to school choice with open enrollment or admin. transfer requests, to charter schools or to private schools.)