

Carleo, Katie

From: Jamon Bowen <jamon.bowen@gmail.com>
Sent: Wednesday, December 14, 2016 5:14 PM
To: Carleo, Katie
Subject: CPC MP 07-00061-A5MJ16

Categories: REMINDER

I am writing to oppose the change to the Briargate master plan to increase density. This is 11 more houses than would be allowed - which is not much by itself, but with the other requested change that enables ~80 more houses (and destroys the cul-de-sac design of Cordera, luckily this filing's plating is fine and without the other increase in density would not be an issue). These 2 filings create a 6% increase in the density of Cordera, and I would expect La Plata to continue to file for increased density.

La Plata has been representing the Master Plan as follows, below are the minutes from the Cordera HOA meeting regarding the Master Plan and overcrowding of shared Cordera Property.

- Several homeowners had questions concerning the Briargate Master Plan, so Akayla displayed the Master Plan Map and pointed out the different colors on the map and what types of businesses could go based upon the color-code. Akayla also explained that each homeowner, when they sign their contract, receives a copy of the Master Plan Map and the business descriptions, so they are aware of these options.
- A homeowner asked about parks in Filing 3. Mike stated there will be two parks in Filing 3 where indicated on the Master Plan. La Plata is reviewing the original plans for the larger park now to ensure it meets the needs of current homeowners. The smaller park on the eastern part of the Community will not be constructed until Wolf Ranch builds the water tank that will service that area. The homeowner also wanted to know if the parks in Cordera are maintained by the homeowners but are open to the public. Mike explained why La Plata choose this way of having the parks built. Bottom line: if Cordera waited for the City to build the parks in Cordera, it would take years. So the Developer choose to build the parks and have the Association maintain them.
- A homeowner asked if there is going to be another pool built as more homes are built since there are times when the pool is very crowded. Mike stated the Community Center and pool were originally sized in accordance with the number of homes planned in Cordera. Mike stated he is looking for a company that will help re-evaluate the size of the pool and Community Center going forward but if another pool is warranted, the HOA may have to pay for this addition through a special assessment.

Bill commented about the trails in Filing 3. Mike stated their original plan was to have the trails constructed with soft surfaces but there have been some erosion issues that they are working on.