

ADDENDUM

Additional Public Comment

12.16.2024

From: [Dan Jefferies](#)
To: [Jennifer Hewett-Apperson](#)
Subject: [External] Quail Road Opening
Date: Thursday, December 5, 2024 7:35:10 PM

Hello Jennifer,

My name is Dan Jefferies. My wife, Carol, and I moved to 1012 Boxelder Circle in March of this year.

One of the attributes that attracted us to the home that we purchased, was the quietness and tranquility of the neighborhood. We are both avid walkers and walking around our block is exactly one quarter of a mile. We try to do 8 laps around our block 2 or 3 times a week. We walk mostly in the street as there is no traffic to contend with. Our neighborhood is idyllic, peaceful and quiet. Obviously, if the opening of Quail Road is approved, all of this will be lost.

I am a licensed real estate broker in two states. I had my own company that was extensively involved in both commercial and residential real estate development in Iowa & Illinois. My business partner was also on the planning commission of the municipality where we did most of our residential development.

I can speak with 40 years of experience in selling & real estate residential development, that nothing contributes to the decline of residential real estate values more than increased traffic. It is my opinion that if Quail Road is open for an entrance / exit into our neighborhood, it will lead to a precipitous decline in real estate values in Westbrook Village and is patently unfair, unnecessary, and just plain wrong to all of us who live here.

Sincerely,

Daniel T. Jefferies

From: [Donna Baker](#)
To: [Jennifer Hewett-Apperson](#)
Subject: [External] Help!
Date: Thursday, December 5, 2024 11:21:35 AM

My husband and I live on the corner of Quail and Boxelder Dr. and we have two very sweet kitties who love to play outside. There's very light traffic on Quail now but they won't be able to chase the butterflies and the squirrels and roll in the grass because we won't let them outside due to the increase in traffic. Is it possible to have two entrances/exits on Clover Basin?

From: [Don Burchett](#)
To: [Jennifer Hewett-Apperson](#)
Cc: [Jennifer Hewett-Apperson](#)
Subject: RE: [External] Notice of Public Hearing Dec 18th, 2024
Date: Monday, December 9, 2024 3:05:03 PM

Hi Steve,

Thank you for your email. Jennifer Hewett-Apperson is handling this case for Phil while he is gone. I have copied her on this email. She will make sure the Commission has a copy of your comments at the public hearing.

Have a nice afternoon.

Don Burchett, AICP

Planning Manager

Planning and Development Services Department | City of Longmont

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OFFICE 303-651-8828 | **MAIN** 303-651-8330

From: longmonthome@yahoo.com <longmonthome@yahoo.com>

Sent: Sunday, December 8, 2024 1:25 PM

To: Don Burchett <Don.Burchett@longmontcolorado.gov>

Subject: [External] Notice of Public Hearing Dec 18th, 2024

Hi Don,

Since Phil is out for a while and he directed anyone to contact you in his absence, I'm sending you what I sent Phil:

I am writing you because I am unable to attend the Public Hearing scheduled for Dec. 18, 2024 at 7PM regarding the proposed development that includes 8902 Quail road.

I want to be on record and remind the council that the city plan, Envision Longmont!, calls for "infill development and redevelopment is designed to be sensitive to and compatible with the surrounding neighborhood context—providing transitions in height/scale, mass, and the intensity of activity programed along the shared street frontage or lot line(s)." [A direct quote from Envision Longmont! part1.4F: RELATIONSHIP TO SURROUNDING NEIGHTBORHOODS.]

The surrounding areas are low density housing. To the north are 1 ac +/- residential lots, to the West, East, and South are 2-3 units/acre. Building a 18 units/ac in the proposed location goes directly against the Envision Longmont! Comprehensive Plan.

Enough with the high density housing. There are already many new and nearly complete high density projects within a mile of this proposal. I've lived in this area for almost 20 years and I've never seen this many multi story housing projects being built. With all this new construction, I wonder how that stresses all other facets of the

town I call home. Traffic will increase, water and power demand will go up as well as fire and police support. What is the plan for new schools, police and fire departments?

I believe the City of Longmont should abide by its Plan and not allow this high density project in the middle of a low density neighborhood.

Thank you and Best Regards,

Steve Barrow

The references above could be found at:

Envision Longmont!: <https://longmontcolorado.gov/planning-and-development-services/planning-and-projects/envision-longmont/>

For actual density numbers, the Boulder County GIS map was used: <https://maps.bouldercounty.org/boco/PropertySearch>.

David S. and Elizabeth A. Yoak

925 Boxelder Cir.
Longmont, CO 80503

10 December, 2024

City of Longmont
Planning and Development Services
385 Kimbark
Longmont, CO 80501

Mr. Phil Taylor, Senior Planner

Thank you for the opportunity to express our concerns about the proposed annexation of approximately 17.34 acres just to the south of the Westbrook Village residential area.

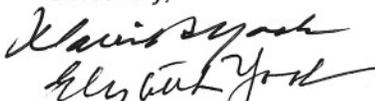
The Westbrook Village subdivision is a development of 46 residential homes that is predominately owned by senior citizens. Boxelder Drive and part of Boxelder Circle have only sidewalks on one side of the street. Therefore it is common for residents to utilize the street to exercise or socialize.

Quail Road, the southern boundary of the subdivision is not a through street. Allowing motor vehicle access from the property in question through the Westbrook subdivision would significantly affect our quality of life, dramatically increase traffic, pollution, and negatively impact our property values.

Though we are not opposed to the annexation of this property by the city, we are vehemently opposed to the high density development which would create 312 residential units and the resulting traffic and congestion.

Under no circumstances should traffic from the proposed development be allowed to access Quail Road as this would allow unfettered traffic through the Westbrook Village subdivision.

Sincerely,


David and Elizabeth Yoak