

## Brien Schumacher

---

**From:** Brien Schumacher  
**Sent:** Thursday, December 10, 2020 6:29 AM  
**To:** Brien Schumacher  
**Subject:** FW: [External] Comment: Modern West Concept Plan Development

-----Original Message-----

From: Nick Metrowsky [REDACTED]  
Sent: Wednesday, December 09, 2020 10:38 AM  
To: brian.schumacher@longmontcolorado.gov; Longmont Planning <Longmont.Planning@longmontcolorado.gov>  
Subject: [External] Comment: Modern West Concept Plan Development

Dear Mr. Schumacher,

I hope there are plans to widen Nelson Road from Airport to Dry Creek.

This project plan will dump more traffic on Nelson, making it even more difficult to turn onto Nelson or off of it. The road is very busy right now. Since Sam's opened, it has become an alternate route to bypass much of Hover and the Diagonal. That is, people travel up Airport to Nelson, adding traffic onto both Airport and Nelson.

Especially concerning, is people may start cutting through on Stonebridge, and Barberry to get to Airport, or vice-versa, to bypass the signal to Airport & Nelson. Residential streets not designed to handle this kind of traffic. So, if any property is developed, to the north side of Nelson, the entrances to these properties should not have a direct connect to Barberry or Stonebridge.

I am especially concerned that the property to the west, of the subject property, when developed, will cause even more traffic problems for not only for residents, but for Fire Station #5 going on calls.

While I understand the city needs to add to the tax base, the various projects, along the Nelson Road corridor, will make traveling it difficult. It is bad outside rush hours now, it will be much worse if all these parcels are developed into housing, commercial and industrial development.

Also, the applicant has not defined what "industrial" means in the context of the plan

Thus, if more development is necessary, then these property owners must contribute to capacity and safety upgrades to Nelson Road. I suspect these upgrades may need to go to 7North 75th Street, considering the additional development of housing west of Silver Creek High School.

Thank you for your time.

Best Regards,

Nick Metrowsky

--

=====

Nick Metrowsky [REDACTED]  
[REDACTED]  
[REDACTED]

Longmont, CO 80503-7560

| Phone:

[REDACTED]

[REDACTED]