

Wendell Gene Pickett

3813 Florentine Circle
Longmont, CO 80503
303.589.7860

March 8, 2023

RE: Letter of Support
Kanemoto Estate Annexation – Agricultural Conservation Easement Termination

Dear Boulder County Planning Commission:

I am writing to support this project and asking that you move this project forward. As a nearby neighbor, I believe this is additive to our area neighborhood as this project fills many long times needs of the community further diversifying the community housing stock and introducing 80+ new attainable housing units, meeting a critical market shortfall. The project also creates a variety of housing opportunities given the variety sizes and types of modern energy efficient leading-edge products striving to meet Longmont's Envision Longmont Goals.

I have been involved in the Longmont for over 30 years and my family has lived approximately a ½ mile from the project for the past 14 years. I served and eventually Chaired the Longmont Housing Authority and lead the development and construction of the Fall River Project. I support this project because it provides an opportunity for many of our grown kids to return to Longmont and many employees who cannot live in here to have that opportunity.

Thank you for considering my opinion, please move this forward.

Sincerely,

Wendell Gene Pickett , Citizen



TLC Learning Center

611 Korte Parkway • Longmont CO 80501 • 303-776-7417 • www.LearningWithTLC.org

March 8, 2023

To whom it may concern,

I am writing today in support of the Kanemoto Estate Annexation and housing development project. This development represents an excellent opportunity to add for sale affordable and attainable housing to a section of the City that currently has little to none. In addition, the preservation of open space, walking trails, and an imbedded early learning center will serve the new housing project, as well as, the surrounding area.

In reviewing this project, it is clear that it exceeds the affordable housing requirement, provides affordable and attainable homes that would be for-sale product, is located geographically in an area lacking affordable for sale, and would have a childcare center as a part of the build-out for families living within the project and on the West side of Longmont.

I believe the proposal also supports the goals and strategies outlined in Envision Longmont plan and is in-line with Longmont's goal of providing affordable, attainable, for sale homes for residents. Specifically, an early childhood center, which provides services that, is not found in that immediate area and supports the development.

For these reasons, I would urge Council to support this plan and use all means including a Master Development Agreement that would capture all benefits and expectations in a way that allows the plan to move forward with confidence.

Many thanks to Bestall Collaborative Limited and others who are leading this project to serve Longmont citizens and those who desperately need affordable housing and childcare. I look forward to seeing this project move ahead and come to fruition.

Sincerely,

Matt Eldred
Executive Director
TLC Learning Center

From: [Heidi Lawrence](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates
Date: Wednesday, March 8, 2023 3:44:22 PM

To whom it may concern -

I am writing to express my opposition to the proposed development of the area to the South of the Clover Creek neighborhood. This area is East of Airport Road, South of Pike Road and shares an immediate border with the Clover Creek neighborhood.

It is expected that construction, disruption, and an increase in traffic will occur within the Clover Creek community and surrounding neighborhoods before, during, and remain after the years of providing utilities to and constructing 300+ housing units plus retail.

In addition, this development negatively affects the cul-de-sac feel of this section of the Clover Creek neighborhood which currently has no through traffic streets at all.

Furthermore, my neighbors and I oppose the approval of this annexation for the following reasons:

- the development reduces the safety of the surrounding neighborhoods,
- the development wastes protected conservation easement agricultural land,
- the density is significantly higher than the surrounding neighborhoods,
- the development poses additional traffic and safety hazards on Airport Road, Clover Creek community, and surrounding neighborhoods. As reported in a recent CDOT meeting, CO 119 has the highest number of vehicle crashes and fatalities in Boulder County and this will likely increase as the developments directly east, north, southwest, and proposed south add traffic.
- the development stresses the capacity in the existing sanitary sewer mains, since this use has a significantly higher demand than what is being shown on Envision Longmont. This area currently shows this neighborhood as Rural Neighborhood, which anticipates low density. Increasing density may require additional sewer and water capacities, causing further disruptions to the Clover Creek neighborhood streets on the South side of Pike.

Additionally, traffic will likely reroute to additional streets within the Clover Creek community and surrounding neighborhoods due to development-related construction, residents/visitors at the development, and retail patrons/employees at the development for the foreseeable future.

I have lived in the Clover Creek neighborhood for over 10 years. Fountain Court and all the surrounding streets on the South side of Pike Road are currently closed off to through traffic, with only 2 streets offering an exit to Pike road. This current road layout creates a peaceful and safe environment for its inhabitants. A disruption to this is absolutely not wanted, increases our traffic, and destroys the open area directly South of the neighborhood, which features a walking path which encircles the neighborhood.

My neighbors and I are opposed to the removal of the conservation easement that currently exists on the property under review. Take this project somewhere else!

-Heidi Lawrence

Fountain Court - Longmont CO