
From: Annmarie Jensen <annmariejensencolorado@gmail.com>

Sent: Tuesday, March 14, 2023, 7:15 PM

To: Jack Bestall <jack@bestallcollaborative.com>

Subject: Letter of support

To BOCO Planning Commission,

As an advocate for affordable housing, I encourage you to support vacating the conservation easement for Somerset Village. As Longmont tries to meet its sustainability goals, and its goal of 12% affordable housing, we know that large lot, suburban style development cannot be the only way that a City grows. We need a variety of housing options, and we need options that are near transit, as this project is, that allow people to get out of their cars. If we are to meet our climate goals, we need housing options that allow us to get out of our cars. It seems that some neighbors want only single family residential development, but this is the most costly type of development in terms of both emissions and public infrastructure. The state agencies responsible for development have determined that single-family residential development frequently does not pay its own way.

<https://energyoffice.colorado.gov/sites/energyoffice/files/documents/FINAL%20Land%20Use%20Research%20Report%207.19.22%20-%20For%20Release.pdf>

It costs more for the services and infrastructure to such development than the development pays in taxes. So, that type of development is subsidized by other taxpayers. Somerset Village is an opportunity to be creative, to create, in very close proximity to other developments, some affordable housing, and allow people to access transit, in an attractive neighborhood. The conservation easement needs to be vacated for this project to go forward, and the easement does not appear to contribute substantially to our open space, wildlife corridors, or agricultural purpose. This area already has a lot of development and this project is precisely the kind of development that Longmont needs. ECHO asks for your support.

Annmarie Jensen (she/her/hers) checkout ECHOCOLORADO.COM
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From: [Janette Fetter](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto conservation easement
Date: Tuesday, March 14, 2023 4:32:28 PM

Hello,

I am an owner in the Cover Creek neighborhood. I have many concerns about the development of Kanemoto property.

First, the influx of traffic this proposed development would bring to the area. Cover Basin and Airport have anyway seen a few children hit by cars. The extra traffic to Airport Rd would be taxing to the already heavily used commuter road. Not to mention putting more traffic onto the Diagonal, which is the most accident-prone road in Boulder County.

Second, as an owner in the neighborhood next to the proposed development, there has been talk of diverting traffic into our neighborhood. I am concerned about the safety of the neighborhood children. Many walk and play in the area because of our community parks and community pool, not to mention the location to the local schools, but adding extra traffic through this area would make it harder for those children to have the free reign to safely play in an already potentially hazardous environment. I say this because a bus stop that didn't exist until last year, when the bus driver decided to make an extra stop because they didn't want the elementary kids crossing Pike to get to their scheduled pick up location. This bus driver saw and knew of the already potential hazard of kids crossing Pike Rd.

Third, when many of our neighbors bought their houses, including ourselves, in this surrounding community, they did it knowing the Kanemoto property couldn't be developed on. This was a welcomed plus, knowing that conservation of that land would make our property values higher, making the area less burden by heavy traffic, and as someone who values nature conservatory, make a small area more of a safe haven to our wildlife. For living in suburbia, it isn't everyday one gets to see a fox, a bob cat, hawks training their fledglings, and occasionally a lynx, just to name a few of the rarer wildlife.

Please keep this area as an open space and do not allow such a high population development to land in one of the last remaining open areas to disappear.

Thank you
~Janette Fetter

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