

From: [Marissa Davis](#)
To: [Paul Glasgow](#)
Subject: FW: Summit Development Plan Concerns
Date: Tuesday, March 10, 2020 6:30:13 PM
Attachments: [image002.png](#)



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From: Rebecca Holley <rebeccaholley@gmail.com>
Sent: Tuesday, March 10, 2020 6:16 PM
To: Marissa Davis <mdavis@townoflyons.com>
Subject: Summit Development Plan Concerns

To Whom it May Concern,

My family and I will be at the meeting on March 10th but because of children's bedtimes and our work schedules, we may not be there when it comes time for audience comments. We live in Lyons Valley Park after years of working hard, making calculated real estate moves, and finally being able to realize our dream of living in a quiet neighborhood where we are close to nature and community. This is the only place we have found in our many moves around Boulder County where we feel all of this. This is the home we hope to raise our children in, and we are devastated to learn that we are going to be inundated with the density and development that we came here to escape.

I have looked at ALL of the documents on the Summit housing proposal and have several concerns. It seems that this is being pushed through without proper due diligence, just so that the town can say that it created "affordable" housing. We all want affordable housing! I am not versed in every detail—and there are SO MANY—but I can say that there are definite areas of concern that need to be considered:

1. Summit is a for-profit company based in Montana that has no interest in our community, and has just found a way to take advantage of grants to enrich their bottom line. Their online reviews are abysmal.
2. The property they are planning to build on is not a practical building site. I understand from conversations I have had with people intimately familiar with the land and who have done other studies in the area, that this is not the right property to build upon. They will need to blast the rock get deep enough for sewer and water lines, etc., and I can't imagine the environmental disruption (not to mention the noise) that will create.
3. The traffic study is insufficient. It studied a single day, December 11, 2018. This is not a realistic study of traffic through this neighborhood, nor does it accurately describe the extra wear and tear once the proposed project is completed. We also need to consider the damage to the roads and sidewalks that will be caused by all the construction vehicles. Who pays to have those repaired after the work is done?
4. The parking areas all have more streetlights than anywhere else in the area. Our beautiful night skies will be gone.
5. The project will pay a tiny fraction of taxes compared with the rest of the property owners in the area, while putting a huge burden of expense on the town's resources, including our wonderful schools. This is especially tragic to families like ours.

6. Who is paying to expand the capacity of an already maxed-out wastewater plant? That is not sustainable.
7. What will REALLY happen with the drainage, especially where earth has been replaced with parking areas?
8. How long will this property remain “affordable”? What happens when Summit wants to sell?

Please look at this with a more discerning eye. I want to find a way to support our lower-income neighbors with housing choices that work for them and I don't want this to be pushed through without considering the rest of us.

Sincerely,

Rebecca Holley