

BASELINE CROSSING

HOMEOWNERS ASSOCIATION

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*City of Lafayette
Planning Department
1290 S. Public Rd.
Lafayette, CO 80026*

Dear City of Lafayette Planning Commission:

The Baseline Crossing neighborhood resides just south of the Nuoci Farm development site, aka: Cabrini Gardens or Silver Creek. The HOA for Baseline Crossing is extremely concerned with the proposed Markel Homes Development plan.

The city's Comprehensive Plan identifies only medium-density housing as eligible for this property, and it actually specifically designates that zero percent of the property can be used for high-density housing, which is defined as six dwelling units per acre or more. The city invests a great deal of taxpayer resources in studying, designing and implementing its Comprehensive Plan, which was updated as recently as 2003. As citizens of Lafayette, we do not feel that this previous recent effort and investment should be disregarded by the city. It is certainly not now out of date only three years later. Instead, we urge the Planning Commission and City Council to insure that the current Comprehensive Plan is honored and only medium-density housing be developed in Parcel 9 immediately to the north of our neighborhood.

The impacts of overcrowding by high-density housing adjacent to our neighborhood would have to be studied in detail to address potential anticipated concerns. Traffic, noise, parking, neighborhood conflicts, economic impact, quality of life, etc. would all have to be addressed and mitigated in a plan that does not comply with the Comprehensive Plan. It would be much more straightforward and cost effective for the city to simply require compliance with the Comprehensive Plan.

The area being proposed for development by Markel Homes in Parcel 9 comprises only 12 acres. When 2 acres of common open space is included (per Karen Westover's 24 March Memo to the Planning Commission), the resultant 14 acres in Parcel 9 can accommodate no more than 84 dwelling units if it is to satisfy the medium-density designation. We stress that this density (6 units per acre) is already significantly greater than all of the neighborhoods surrounding Parcel 9. We therefore strongly urge the city Planning Commission to deem that only a compliant sketch plan is eligible for consideration for development.

Furthermore, we are also concerned about plans for a traffic light at Crossing Drive and Baseline Road to try to manage the increased traffic and congestion that will accompany the addition of The Cabrini Gardens project and the new Wal-Mart on Highway 287. If other measures are not also implemented, such as widening Baseline Road east of Highway 287 and increasing the number of east-bound turn lanes onto Baseline Road from south-bound Highway 287, we fear the burgeoning traffic bottleneck at Highway 287 and Baseline Road will present a too-enticing shortcut via Crossing Drive. There will already be a significant increase in traffic on Crossing Drive with the addition of new housing and businesses to the area; we hope the Planning Commission will consider some of these other measures to mitigate additional traffic on Crossing Drive.

Sincerely,

 *Bob Hamelt* *J. A. Werner*

Matt Harding, Bob Hamilton, and Joe Werne
Baseline Crossing Board of Directors