From:	Shannon Moeller
To:	Town Clerk
Subject:	FW: 111th & Arapahoe Rd - Comp Plan Amdt - CPA-001202-2020
Date:	Tuesday, May 25, 2021 9:03:33 AM

From: Nancy Nixon <nnannxon@gmail.com>
Sent: Tuesday, May 25, 2021 2:54 AM
To: Board of Trustees Mail <bot@erieco.gov>
Cc: Shannon Moeller <smoeller@erieco.gov>; jeff.brasel@lafayetteco.gov
Subject: 111th & Arapahoe Rd - Comp Plan Amdt - CPA-001202-2020

Town of Erie

Board of Trustees

Town of Lafayette

City Councilors

Re: 111th St & Arapahoe Rd Proposed Development

Dear Trustees and Councilors,

I am a resident of Lafayette Park North and will be greatly affected by the above referenced proposed development.

I would like to offer another perspective to the one offered by the developer in their Comp Plan Amendment Request.

First, the proposed development is not compatible with the surrounding area. They reference Nine Mile as proof. I submit that the proposed development may abut Nine Mile, but it also will be integrated into the suburban neighborhoods that border the other 3 sides of the area. Medium density is very different from the low density of the surrounding neighborhoods and the near opposite of the rural density of the properties it will replace. This proposed development will fundamentally change the

nature of the area, bringing in an urban space to established neighborhoods that mostly do not abut Highway 287. Nile Mile only goes a short distance off of 287. To allow this level of density past Nile Mile is an unwelcome disruption and burden on the people that live in the surrounding neighborhoods.

Second, this development will have a huge negative impact on transportation for miles around the area. Arapahoe Rd already suffers from overuse. Nine Mile will forever make that situation worse. The level of additional population density as proposed to this corner makes getting out of my neighborhood and all the surrounding neighborhoods exponentially harder. I was glad to read in the request that there are discussions about the inevitable traffic issues, but only so much can be done to address them, and nothing will reduce the volume of traffic brought by this proposed development, on top of Nine Mile increases. The developer's contention that there are no negative effects is a bald-faced lie.

Third, the contention that annexation of the area is a significant benefit is also a lie. This proposed development will add short term revenues, but also add long term infrastructure maintenance costs to the city of Erie and Lafayette. Erie is already a conglomeration of residential developments with too little retail to support present infrastructure responsibilities. Erie and Lafayette will be saddled with new traffic maintenance costs, increased policing costs, open space overuse maintenance, and pedestrian and biker safety issues. These, on top of expanded water use as the present drought continues.

Finally, the last lie is that this proposed development will promote the public welfare. This proposed development will only promote the welfare of the developer and the present land owners selling their property. The aftermath of their windfall will be more traffic on already overcrowded and under controlled roadways. As well as squeezing urban level population and architecture into an established suburban community. Those of us that live in north Lafayette and south Erie value our open spaces, reasonably sized lots, walking and biking trails, and freedom to move around. This development as proposed will diminish all these attributes of our community.

I recognize that development is inevitable and adding lower priced housing stock is necessary. However, the density of this proposed development goes too far. I'm sure the developers have wined that they can only make money with higher density. I would ask that you question this assertion and push back for the sake of those that live in the area. Lafayette continues to fall prey to community unfriendly developers, even while knowing that our community members have spoken up to say development is to be more considerate of the needs of the environment and the people. I know community members in Erie feel similarly. If this development is

inevitable, then at least do your duty and require compromise to protect the safety and integrity of our linked communities.

Thank you for your time and consideration,

Nancy Nixon
Manawa
now is the time of power

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