

Smith, Theresa L.

From: Donna Chad [chadr@telus.net]
Sent: Thursday, April 21, 2016 9:51 AM
To: City Clerk
Subject: Public Hearing Monday May 2, 2016 - Land use Ammendment LOC2015-0126 Location 184 & 240 Mahogany Garden SE

Importance: High

On behalf of the property owners of the attached homes on Mahogany Blvd SE; please include this submission in the agenda of the May 2, 2016 City Council meeting:

We are opposed to the rezoning. After attending a presentation of the proposed development; these are some of the concerns and issues:

- 1) The "Urban Village Concept" by Hopewell the Developer of Mahogany and the subsequent Zoning has Commercial located on the East side of 52nd. Street SE that is currently being developed. It should remain there as per the designation. Not; adjacent to the 20 Attached Homes on Mahogany Blvd.
- 2) All Vehicular access including Underground parking to this property should be from Mahogany Gardens (South Side). This would ensure all surface parking would be at the rear of the buildings as per the original Mahogany Community Plan that was approved on Sept. 18, 2006.
- 3) Mahogany Blvd. in this area will not support the increase in Vehicular Volume or Parking this development will cause.
- 4) The proposed Driveway access to the above ground commercial parking and the Underground Commercial / Residential parking on the West side of the property along Mahogany Blvd. is adjacent to the Public Pedestrian Promenade. The widely used promenade is a beautiful Pedestrian feature of the community. The adjacent vehicle access proposed will not only conflict with street traffic but will pose a danger to the pedestrians accessing the Promenade. The resulting additional vehicle congestion conflicts with the Community that has been designed for Green Spaces and pedestrian paths.
- 5) The proposed development will leave a handful of Single Family Homes in the shadows of Multi Story Condos.
- 6) Taller Buildings proposed should only be located on the East and South portions of the property. This could give a better blended aesthetic and provide some harmony with the existing homes on Mahogany Blvd.

Thank you.

On Behalf of the Property Owners
Richard & Donna Chad

PS: Speaking on behalf of owners; Rick Legge, also attending Lorie Legge and Donna Chad

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