

From: Lars Stanley

Sent: Monday, August 08, 2016 11:14 AM

To: Pope, Sylvia

Cc: Ho, Benny; McDougal, Mike; Zavala, Cesar; Lauren Stanley; Rob Schuwerk; Chris Gannon; Gayle Borst; Caitlin Macklin

Subject: Re: 1911/2001 EM Franklin Ave. C8-2015-0031.1B, Updated Case No. C8-2015-0286.0A

Cesar,

Thanks for your quick response. I spoke to a few of your reviewers, who said this has been reviewed and approved, which is why it is going to Planning Commission for approval tomorrow.

However, Several neighbors who live on EM Franklin next to this development have asked me to relay some issues which remain a concern to the neighbors with this new layout, as listed below. The Planning Commission meeting is scheduled at the same time as another critical City meeting (addressing the development of the street itself (parking, "green" street features, etc. on EM Franklin). Several neighbors expressed dismay because they want to be at both meeting to express their concerns but will not be able to do so unless there is a delay, unfortunately. Most had already committed to the Streetscape meeting.

As you know, this site has significant slope, is forested with several protected and heritage trees and has a spring-fed creek on the east side. A critical environmental feature (CEF, which is a spring) is located on the site. Please see concerns listed below:

- This site slopes significantly and the small lot sizes will require quite a bit of piecemeal, unregulated cut and fill to provide building pads and drives. Mike McDougal (Env. reviewer) indicated that the watershed rules will not regulate the grading of this site. Without proper design of the grading of this site (oriented to protecting the CEF, creek), then the spring-fed creek, spring, protected trees and other features of the site will be more impacted. Currently the water quality is potable. There is a concern that the water-quality be adequately protected and neighbors would like more information on these aspects.

- The smaller lots will also greatly impact the disturbance of the protected trees already indicated.

- The layout of driveways and fire turn-around seems more problematic with the smaller lot layout. There is concern that fire safety requirements be fully provided.

- There is concern that proper capture and treatment of polluted runoff be addressed to protect the pristine headwaters of this spring-fed creek.

The developer's Civil Engineer, Casey Giles, worked with us on the previous subdivision layout to address questions, including the removal of a small trash dump on the site (at the location of the water quality pond). Perhaps these issues have been addressed, but the above concerns

remain with this new denser layout. Please relay this communication to the Planning Commission or let me know if I need to do anything additional to do so.

Thanks for your help.

Lars Stanley

1901 EM Franklin Ave., 512-971-4824