

Shepherd Mountain Neighborhood Association

July 13, 2018

RE: Shepherd Mountain / SPC-2017-0239C

Dear ZAP Commissioners,

This Champion Tract 3 project (now called "Shepherd Mountain") was brought before you in May 2016 as a "straight up zoning case." As you well know, despite tremendous opposition from surrounding neighborhoods, the majority of City Council eventually voted in early 2018 to grant not just zoning, but egregious environmental and hill country roadway ordinance waivers so the developer could build large apartment buildings.

We have recently learned that construction traffic and public safety planning for this development are woefully inadequate and leave our neighborhood vulnerable to a huge influx of traffic. The developer plans to reduce traffic on City Park Road near 2222 to one lane during the initial stages of construction. Although the developer plans to have flaggers on City Park Road, we have not heard of any mitigation for West Courtyard. Drivers who usually take City Park Road will most certainly detour through West Courtyard and we are concerned about our residents, especially since this work could take as long as 18 months.

Over the last couple of years, area residents have been assured that public safety and traffic issues would be resolved at site plan, so we hope that your commission will address these concerns at its next hearing on this case Tuesday, July 17.

Having said all of this, we also hope that Camelback PUD owner Jonathan Coon is able to exercise his option to purchase Champion Tract 3 by Sept. 1, and that we will not have to contend with apartment construction in the first place. Jonathan Coon has invested a tremendous amount of time listening to and addressing concerns and questions from our neighborhood residents. His PUD plans clearly demonstrate thoughtful concern for neighborhood safety, environmental stewardship and community well-being. We believe that his plans for both Camelback PUD and Shepherd Mountain are environmentally superior to what is currently permitted.

Sincerely,
Marisa Barreda Lipscher
President
Shepherd Mountain Neighborhood Association