

APPENIX B WILD PLUM FARM

RESPONSES AND COMMENTS RECEIVED AFTER 12:00 PM 8/18

From: Tamiko Abo [<mailto:tamikoabo@comcast.net>]
Sent: Wednesday, August 17, 2016 5:02 PM
To: jdmccrumb@columbinevalley.org; townplanner@columbinevalley.org
Subject: For the P&Z Commission Packet

Hello JD & Phil,

I just wanted to take the opportunity to voice my opinion about the recent staff report and request that my comments be added to the packet the Planning & Zoning Commission receives for the August 23rd meeting. I would like to first start off by saying that I am not at all opposed to development, however, this particular development proposal is simply not right for our Town and unfortunately the Staff Reports recommendations will drastically change the unique character of our Town that we all love so much.

I am specifically referring to the huge increase of traffic because Fairway Lane is being recommended as one of the access points for Wild Plum Farm development. I was saddened to hear about the recent hit and run on Club Lane a couple weeks ago, that is so concerning and to think Old Town's traffic would increase by 35% just calls for serious safety issues for our entire neighborhood let alone the members of the Country Club.

The recommendation to create sidewalks on the streets that have the highest level of traffic (Club, Fairway and Middlefield) was the biggest disappointment. My husband & I moved to Old Town Columbine 9 years ago after we searched for over two years and one of the reasons we chose Columbine was because of its charm with no sidewalks. And I can't imagine being one of those 80 homes on Fairway Lane, Club Lane or Middlefield that will have to accommodate a sidewalk and maintain it. Does that mean that part of their property is taken away to accommodate a sidewalk? I understand that the City of Littleton did this to an area that didn't have sidewalks, an area similar to the Town of Columbine. The city took 8 feet of yard space from the residence to create a sidewalk system. That makes me so sad for my neighbors, I wouldn't want that in my front yard and I don't want that for them.

There is something special and unique about this community and the people who thoughtfully founded this Town around the Private Championship Golf Course. After over 60 years it simply is not fair to change the character of our neighborhood to accommodate one new development and I know this can be a more thoughtful process. This is our lives and the upbringing of our children that is being decided on.

Bill Newton was one of my neighbors, he was the 36th member of Columbine Country Club and he wrote in the History of The Town of Columbine Valley, "The outward

appearance of the Town is one of quiet, peaceful existence. It is said that the person who works in downtown Denver, no matter what the daily frustrations may be, experiences a feeling of relief and restfulness as he enters the gates of Columbine at the end of the day. This is the way the community was planned, the way it has developed, and the way it should be."

The Club and this neighborhood is the center of our lives and we love it here for all of its uniqueness.

Thank you,
Tamiko Abo
19 Wedge Way

To whom it may concern:

After reviewing the latest proposal from the Town Planner, I can only comment that it is my belief that the plan ignores the intent of the founding fathers of our Town. Nowhere in Columbine Valley is there a through street, only dead ends. This obviously was not an accident, but rather a plan for a sheltered community where the residents would be secure in the knowledge that they would not be subjected to unwanted through traffic and would be free to use our streets for pedestrian and golf cart traffic. The same line of thought obviously should be assumed when discussing that we do not have sidewalks. The suggestion in the proposal that a sidewalk system be created to alleviate traffic problems is not in line with the needs and desires of our community. No mention is made in the plan submitted as to the cost of said sidewalks. Are we to assume that the Town and its residents through taxation would foot the bill for sidewalks? Is the developer stepping up to pay this cost?

In discussing the proposed lot sizes, suggesting that residents would save water usage and costs as a justification for smaller lots not in conformity with our Town history, is a suggestion that does not belong in a proposal. It is based on speculation as to what the new homeowner would do or not do as far as landscaping on a larger lot vs. a smaller lot.

I further question the recommendation reached in the plan, as it is not in conformity with our lot sizes and allows for through traffic which is not in the best interests of our Town or its residents.. Rather than accept one of the revised proposals from the developer, one of which is closer to conforming to lot size and setbacks and addresses the problem of no through streets, the revised plan from our Town Planner ignores both.

It is my strongest suggestion that Planning and Zoning reject all proposals, or in the alternative, demand a proposal from the developer that is in conformity with the needs and desires of the community. There is no compelling reason to approve any development, especially if we are asked to compromise on the quality of our community. Lastly, this is the wrong developer, the wrong builder and the wrong plan.

Phil Lyle

A concerned thirty year resident

From: curt birky <cjb80@earthlink.net>

Date: August 21, 2016 at 3:36:30 PM MDT

To: <tamikoabo@comcast.net>, <jdmccrumb@columbinevalley.org>

Subject: Wild Plum Farm

Reply-To: curt birky <cjb80@earthlink.net>

Like many of you I am upset with the idea of 105 semi-custom homes adjacent to our community. It is my belief that 30 to 40 two acre home sites would enhance our community and be a viable project. A group of Columbine neighbors have expressed an strong interest in purchasing and building on the Wild Plum Farm property. Since I am not a developer I have enlisted the expertise of developers and urban planners to ensure the completion of all necessary infrastructure requirements. Maintaining the unique character which now exists in Columbine Valley is the main goal of this proposal. We have elected not to have paved cart paths on our golf course why should we then allow urban sidewalks in our neighborhood?

Since each individual homesite will be the responsibility of the owner to build a custom home, this alone will ensure that the character of Columbine Valley is preserved. This is the last large property in Columbine Valley to be developed, with access to Columbine Country Club and adjacent to Polo Reserve this property should require a true custom home development.

Curt Birky

(Attached were the additional signatures from the Old Town petition)

EXHIBIT B-1

COMMENTS RECEIVED AFTER AUGUST 23, 2016

TO: Town of Columbine Valley Planning and Zoning Commission

My husband and I have been residents in Columbine Valley Old Town for 30+ years. My husband has lived in various homes throughout the neighborhood, and in the 80's we owned the home at 7 Club Lane, sold it and moved from the neighborhood for a few years. In 2004 we bought the home at 28 Wedge Way and were one of the first to take down and rebuild in the neighborhood. We completed construction and have been living in this home since 2006.

We were around at the time when there was a guard gate on the entrance of Fairway/Platte Canyon and gate at Middlefield. These were removed and, honestly, had they never been taken down would be a solution for our neighborhood's dilemma at this time. I believe the deal was the town was supposed to take care of our streets. What a joke. This has obviously been a big failure and a bad decision as we currently have the worst streets in the entire Columbine Valley.

We have seen many changes to Columbine in the past 10 years. Most significant is the age of the families. The original (older) residents have been moving away or passing away and younger families with babies and small children moving in. We are now surrounded by beautiful families with children who play in their yards, ride bikes, play in the streets as we used to do when we were kids. A wonderful all-American neighborhood with good kids and parents. And

yes, we have come to accept the fact that we must take extreme caution when driving down our street or pulling out of our driveway. Kids are everywhere..... and they can be very fast. Even though parents are supervising, a mishap can happen quicker than you can react. It could be disastrous!! That said, our major concern is the traffic safety issues that will need to be addressed if the Wild Plumb development is allowed to happen the way it is proposed - with access for traffic cutting through our neighborhood.

We have been present at the past two hearings on the subject. I have to say that we're very concerned at the presentations made by both the traffic study people AND the Town's own Town Planner, Phil Sieber. As an observer, both have glossed over the problems that will happen if this development is approved as recommended. WHEN, not IF, a serious accident happens between traffic and children, we will all regret that we didn't follow our instincts and prevent such a situation from happening when we had the chance.

As observers at the meetings, we did not know who (Phil Sieber, Town Planner) is. He was making the presentation for and recommendation for the Town to accept the Developer's proposal, hook, line and sinker! It was our impression was that Mr. Sieber worked for or was a representative for the Developer. We then realized he actually works for the Town. This causes great concern and we have to ask, "What is in this for him?" We're sad to say that it truly appears he is representing the Developer, not our Town. He certainly does not have the Town's best interest in mind. This is a truly honest observation on our part.

It is very puzzling to us that (Phil Sieber) recommended for the development to be approved as originally proposed instead of either of the other alternatives presented I.e. Revision 4 and/or Revision 5. This would at least be a partial solution by splitting the number of homes and disallowing cut-through traffic.

The traffic study presented by Matt Brown does not adequately report what goes on in our neighborhood. It appears vague, inaccurate, biased and slanted for the developer. For instance, one day, sitting at 3 locations in the neighborhood does not adequately represent what realistically happens on a daily basis.

When Matt Brown talked about "averages", they do not accurately depict true wait times. For instance, the wait times at traffic lights, etc. It was reported that there is an average of 16 seconds waiting time to enter the intersection at Hunter Run Lane and Platte Canyon is very misleading. Example: One car could sit for 60 seconds or more and another for 1 second would make the average only 30 seconds. This data should be reported more accurately in a different way. As stated, it's very slanted to minimize the true problem. What was the longest amount of wait time, what direction were they turning? What was the shortest amount of wait time and what direction were they turning. How many cars were observed and for how long of a period of time were they observed?

We both drive in and out of the neighborhood (via Middlefield) several times a day and have observed many more potential conflicts than what was presented. Just because incidents are not "reported to the police" doesn't mean they don't happen. Our neighborhood and streets were NEVER designed to handle the kind of potential traffic situation that will result if Wild Plum Development is allowed to proceed as proposed by the developer and recommended by Mr. Sieber.

It doesn't take a genius or a traffic study to observe problems. For instance, when driving in and out of the neighborhood, during rush hour, traffic heading west on Bowles is backed up all the way to Santa Fe. We have repeatedly observed impatient drivers of cars cutting over, and/or making U-Turns on Bowles to turn on to Brookhaven Lane, to Middlefield, through Old Town to Platte. Perhaps a traffic study should be done at this intersection recording the traffic doing this, in and out who do not reside in this neighborhood. I bet your findings would be very telling.

Compounding the problem, technology today - such as google maps, Waze, etc. are used by many to direct drivers around traffic congestion. If there is a cut-through route, I guarantee it will be used by these frustrated drivers and will cause many more problems than just the additional traffic created by the addition of 105 homes in the new neighborhood being proposed.

The inept "solutions" proposed by the Town Planner would not even be necessary if the Wild Plum development proposal were to be designed to comply with the town's original plan. If, in fact any of these solutions come to pass, they should be fully funded by the developer.

In our opinion, the Planning and Zoning Commission should consider:
to not authorize the Wild Plum development as originally planned but further investigate Revision 4 or 5. Note: Additional concern about these plans are that a cut-through street could easily be constructed after the dust settles.

- install gates on Middlefield and Fairway Lane allowing access for residents, their guests and club members, deliveries, etc. (at the developer's expense) ... many communities have this kind of restricted access, and it works.
- install speed bumps throughout the neighborhood to discourage speeding (at the developer's expense)
- reduce the speed limit from 25 mph to 20 mph
- install sidewalks (at the developer's expense)

Respectfully submitted.
Wendy & Daryl Brady
28 Wedge Way

Dear Planning & Zoning Committee,

We, unfortunately, were unable to attend the 8/23/2016 town hall meeting in which I was hoping to speak as I have never seen a development that is so strongly opposed given this level of consideration.

Our family wants to adamantly voice our concern/opposition to any development with cut-through traffic through Old Town. The development is wrong for Columbine Valley and flat out unjust to its existing residents. The only person benefiting is the owner of the land and the homebuilder. Everyone else pays a steep price for their gain. And there are valid reasons why the land hasn't been built on until this point and nothing has changed that has created valid reasons for why it should be built on today (other than greed by the landowner and homebuilder). Here a just a couple of reasons why:

- The need for speed bumps, sidewalks (which I will get into more detail on later), and widening the bridge all confirm that this development will **significantly increase traffic and significantly reduce safety** at the expense of everyone that lives in Old Town. In other words, by choosing to move forward with the development of Wild Plum with access through Old Town, the P&Z committee would be choosing Wild Plum over existing members of the community.
- Everybody hates speed bumps. I have never met a person that likes to drive over speed bumps. And the existence of speed bumps will lower the desirability of the Old Town and frustrate Old Town homeowners that have to go over those speed bumps on a daily basis. Again, Wild Plum benefits at the cost of Old Town
- We recently bought a house in Old Town as it is a walkable neighborhood for our kids. Everything about a sidewalk goes against the character of Old Town. And sidewalks are for walking, not riding bikes and definitely not for golf carts. Kids and golf cart riders will still be at risk from higher traffic levels. Again, Wild Plum benefits as the cost of Old Town.
- Traffic on Platte Canyon and Bowles is already becoming a problem. This development, no matter its form, will only amplify these issues. For development to move forward, an access point into the development site off of Santa Fe needs to be built.
- The concept of having to drive my kids over to the trail over a Wild Plum instead of them being able to use the neighborhood streets is not a fair trade off. My kids suffer because it is “more convenient” for Wild Plum residents to drive through our neighborhood. No one has proven that an access point on Fairway is required. It is solely preferred as the development will be more profitable. And if the development doesn’t work without this cut-through, then it just proves that this land is not suitable to be developed until direct access to Santa Fe can be provided.

The town planner and the P&Z committee has a choice to make. The Wild Plum development can be rammed down the throats of everyone that live in the surrounding neighborhoods or it can be rejected in its entirety until an access road is built over the South Platte River to Santa Fe.

For the safety and well-being of our family, we **beg** the committee to make the right choice for ALL of our community and not just a select few.

Thank you for taking the time to read this.

Sincerely,
 The Maurer Family
 (Matt, Andrea, 3 year-old Tanner, and Baby Teddy)

Good morning,

As a citizen of Columbine Valley, I am strongly opposed to the rezoning plan for Wild Plum Farms. This plan is in stark contrast to the look and feel of Columbine Valley and would diminish not only our home value but would add undue stress to our community. I implore you to not move forward with the existing plan.

Regards,

John Harris
74 Fairway Lane

I am writing to express my concern about the planned development in our neighborhood. I feel strongly that this is not the right development for Columbine Valley. I look forward to hearing new plans that are better suited to our community and that do not have such huge impacts on us.

Susan Bullwinkle (74 Fairway Lane)

To: JD McCrumb
Subject: Wild Plum Farm Development
Town of Columbine Valley Planning and Zoning,

The proposed development of Wild Plum Farm is not the correct choice for our community.

Why do we have to change, modify, compromise or alter our present community to fit the proposed development of Wild Plum Farm? The proposed development poses life style and safety issues for the children and elderly residents of Columbine Valley. The present community appearance, architecture and traffic flow has worked for 60 years. The idea of widening the bridge, adding sidewalks and speed bumps to accommodate the adjacent community development presents infrastructure problems and unforeseen expenses for Columbine Valley. There is a perfectly legitimate and accessible way to move residents of Wild Plum Farm in and out via Hunter Run Lane without impacting the streets of Columbine Valley.

We have been members of Columbine Country Club for 28 years and residents of Columbine Valley for 14 years. Throughout those years Columbine Country Club continually compares itself to other country clubs in the area. We are concerned with the direction the neighborhood around the club may take with allowing track homes to be developed on Wild Plum Farm. There are no track home developments around Cherry Hills Country Club, Glenmore Country Club, Denver Country Club, Rolling Hills Country Club, Pinehurst Country Club or Castle Pines Country Club. One track home development in our community is enough. Residents of Columbine Valley will be harmed by allowing a second track home development to decrease property values for existing residents of Columbine Valley.

If someone wants to develop Wild Plum Farm have the common sense, fiduciary responsibility and mental fortitude to look at a development plan that protects our property values, does not disrupt and destroy our infrastructure and does not jeopardize the life style and safety of our children and elderly residents.

The proposed development of Wild Plum Farm is not the correct choice for our community.

Steve and Cathy Barker
55 Fairway Lane
Columbine Valley, Co. 80123

No because of access, traffic, safety, and more congestion.
The proposed development is not the right development, the right developer, nor the right builder. A national tract production builder is not the right builder. "Custom builder" is not defined by the buyer's ability to choose from a few flooring, appliance, or counter top choices. This builder's business model is far from custom- it is the usual 3-4 floor plans cloaked in 4-5 different elevations.

Nothing at all "compatible" or "custom" in that cookie cutter business model.

Now that they are up, is there anything about Wilder Lane or Willowcroft Manor that is "compatible" with Columbine Valley?

Yet, both developments were approved by P & Z, and by the trustees at that time.

Safety, traffic, and access also bother me.

We moved to CV and Old Town nine years ago. Quiet area, light traffic, beautiful green views, magnificent trees, safe streets to walk, bike, or use the golf cart.

Our five grandkids love to ride their bikes here, and to ride in the golf cart to the pool to swim. These are typical lifestyle activities here.

We understand that it will be a 4-5 year buildout for the proposed 105 homes in WP.

Because of the 105 homes - way too many- that means 4-5 years of construction traffic even before the new residents add their daily activities.

I have had a pothole in front of my house for months. This was caused by the dump trucks hauling the excavated dirt to the 13th from the dig for the club basement. Three trucks making about 1400 trips over two weeks. Eight minute round trip.

Consider this type of activity for 4-5 years along Fairway Drive.

I hope the town traffic study included all types of activities at all times- school in session, club and pool activity, am/pm, rush hour, walkers, baby strollers, residence service vehicles, golf course service vehicles, club deliveries, joggers, and golf carts. If the study does not, it does not properly reflect Columbine Valley.

Sent from my iPad

Bob Coleman
30 Fairway Lane

Please protect the neighborhood that we all cherish, and know that the current proposal for the Plum property is not the right development for Columbine Valley.

Sincerely

Anik and Brandon Egloff

Columbine Valley residents since 2013

JD,

We are against the proposed development project. We just wanted our voices to be heard.

Kent & Mary Ann Habermeyer

223 Club Lane

kenthabermeyer@aol.com

This is not the right development for Columbine Valley for many reasons. Please care about our town and deny this developer's request!

This development as submitted is completely wrong for Columbine Valley. To ask us to totally change the character of our town to accommodate a dense development is backwards. The developer should have to conform to the town that has existed here for so many years.

Kim West

5 Brassie Way

From: daniel dymerski [<mailto:danieldymerski@hotmail.com>]

Sent: Wednesday, August 31, 2016 3:16 PM

To: JD McCrumb

Subject: Dymerski on Wild Plum

Thanks for your time and service to Columbine Valley. Sharon and I want to emphasize some excellent points that were brought up during the public comments at the P and Z meetings.

We don't feel that the home products being considered for Wild Plum are appropriate for it's location or our town. The new development will border Old Town, Burning Tree, and Polo Meadows and all of these communities are exclusively custom homes. To place semi custom/ track type homes would be wrong for the town and the neighbors.

Another important issue was raised by an articulate speaker that the town and it's residents should not have compromise their neighborhood and it's wonderful environment to make this project WORK for the developer. By this we mean adding sidewalks, traffic control devices, widening streets, and redoing bridges. A developer should be coming to the town with plans for custom homes that compliment Columbine Valley, not detract from it. Whether it's thirty or forty homes, a developer should be able to make an handsome profit building custom homes that will match the existing quality of Columbine Valley and give some families a chance to enjoy the secluded hide-a-way the we love about our town.

Equally important, any development should only have one access for in and out traffic. One of the primary reasons that Old Town, Burning Tree, Polo Meadows, the Villas, and Willowcroft enjoy this rare quiet, secluded environment is that their access points are dead end streets and or cul-de-sacs. We need to protect any new community in our town from it's developer and require a one access street system.

Thank you for your time and please vote NO on this current plan being considered for this pristine piece of land in our town.

Daniel and Sharon Dymerski
13 Fairway Lane

Sent from my iPad

Mr. McCrumb:

I live at 12 Fairway Lane in Columbine Valley.

I attended most of the two recent P&Z hearings on the Wild Plum Farm development proposal, but I had to leave the second hearing before I got a chance to speak. Therefore, I am submitting my remarks in written form and I hope they will be given to the P&Z members, as well as the Applicant.

1. I've been a member of Columbine CC since 1989 and a Town resident since 1992.

2. I have served on the Club board, Old Town's HOA Board, and I served on P&Z in the mid-90's, when Mike Montgomery was the Chair.

3. The major issue P&Z dealt with during my tenure was writing regulations for the Polo Meadows subdivision and the horse stables, etc., because they were being annexed into the Town as a result of negotiations between the Polo developer, FTSC, Lou Tuck and the Town. The annexation negotiations occurred before I became a member of P&Z, but I became aware of some of the history at that time.

4. I learned that Erl-Mar Lane, the narrow road that provided access to the Tuck property, was required by the Town to be expanded and improved during the development of Polo Meadows, in order to create and maintain a *primary* route in and out of Wild Plum Farm (WPF) for future development. The Town's administration did not want WPF traffic coming down Fairway Lane. The expanded Erl-Mar Lane became Hunter Run Lane.

5. Boyd Tomasetti was mayor of CV from 1987 to 1993 and remains a member of Columbine CC. In recent days I have spoken several times with Boyd and he confirms that during his tenure the Town negotiated with Lou Tuck and FTSC (Polo developer) to expand Earl-Mar Lane to make that route the *primary* access for the eventual development of WPF. It was as part of that negotiation that the north end of the Polo development was annexed into the Town.

6. Boyd recalls that Lou Tuck agreed that access onto Fairway Lane from WPF would be quite limited, e.g., to the homes that might be built adjoining Fairway Lane, that is, maybe a dozen homes. Mr. Tuck was amenable to the Town's goal of making Hunter Run *the* primary access for WPF. However, at some point Lou Tuck turned the negotiations over to his son Robert, and Robert declined to sign a final agreement with the Town.

The fact that Robert Tuck did not sign a final agreement with the Town does not diminish the fact that the Town wanted Hunter Run Lane to be the primary access for WPF when developed, and made that happen.

I believe the Town's approach from 25 years makes even more sense today. Each of the major subdivisions in the Town bears the primary burden of traffic developed by that subdivision. That is true of Old Town, Burning Tree, the Village, Willowcroft and Brookhaven. To be fair and consistent, the same should apply to WPF.

Conversely, it would be very unfair to impose any substantial portion of the increased traffic burden from WPF on those of us on Fairway Lane. That is

especially true for those of us who reside on Fairway between Platte Canyon and Club Lane. We are already putting up with construction traffic for the new clubhouse, and if the Club's projections of new members prove to be true, daily traffic will also increase. I can also vouch that traffic past my house has increased noticeably over the years because of the development of Christensen Lane and Fox Hollow. I pray we don't also have a big increase from WPF.

The Applicant's desire to develop 105 lots because there are 105 acres in the property seems to me a hyper-technical interpretation of the Town's guidelines. The quality of the Tuck property, the aspirations of the Town, and for that matter of the Club, all work *against* the Developer's proposed density.

I was very surprised and disappointed at the two hearings to hear the content and tone of the presentations by CV's Town Planner and Town Engineer. One would expect them to express their judgment that the proposal does or does not meet various Town criteria - instead, what I heard from both seemed to go beyond that, to the point of advocacy on the Developer's behalf. From the conversations I had with other residents, that impression was shared by many.

Only the lots in WPF fronting on Fairway Lane should have access to Fairway Lane. That plan would be consistent with all of the other major subdivisions in the Town, and the Town's long term vision for WPF. Anything more would materially and negatively affect the quality of life enjoyed by a large number of the Town's current residents. Therefore, I urge you to reject the Applicant's current proposal.

Thank you very much for your time and attention.

Phil Cardi

Dear Sir's

I have been a member of Columbine Country Club since 1981, and a resident of Columbine Valley since 1989. My wife and I moved here because of the quiet atmosphere provided by a high quality golfing community, and the many friends we have enjoyed over the years.

I have attended most, if not all of the meetings with regard to the development of the Wild Plumb Farm, or Tuck property, and the various proposals from 1 thru 5 regarding density, lot sizes, house sizes, house designs, etc., and traffic patterns, all of which to one extent or another go right through Columbine Country Club on Fairway Lane. This results in adding vehicular traffic to an existing blend of exercising members of our community, children, bicycles, pets, golf carts, and people walking, along with golfers crossing the streets during the normal course of playing a game of golf. This to me seems like a dangerous combination of activities, which will be taking place every day, at most hours, and all perfectly legal.

This is being proposed at the very time that Columbine Country Club is undertaking the largest capitol improvement project in the clubs history, and the proposed increased traffic will be going right past the new clubhouse, and in my opinion downgrading the value of the new facility thru increased noise and danger to the members of the club and their families, while using the facility.

Throughout my life I've never felt that any agreement was good that only benefited one of the parties and this is certainly a prime example of that! I therefore vote no on any proposal that will add traffic through our facility.

Please add my comments to the Planning and Zoning Packet for the September 13th meeting.

Sincerely Roger Bengtson

8 Wedge Way

September 3, 2016

To: Columbine Valley Planning & Zoning Commission

RE: Wild Plum Development Concerns

We write this email to express our strong concern over the proposed development plan and developer for Wild Plum. We are Bill and Tricia Sullivan and we moved into 2 Cleek Way in Columbine Valley in May of 2015. We have read many emails and have attended a few meetings related to this new development. What we have read and heard only raises our concerns over the proposed development.

As a means of introduction, I think it is important for you to understand a little about me and my background. I am currently President & CEO of Colorado State Bank and Trust. As part of our business, we actively support real estate development throughout Colorado so I am certainly not "anti-development" or "anti-developer". Further, as a Columbine Club member I am certainly interested in potential new members that could be created with the right development of this beautiful property. Having said that, we cannot support the proposed development as currently designed.

Our first disappointment came when a letter arrived explaining the "town's" views on the development. We of course found out later that the letter was not the opinion of the town, but was a deceptive act of the developer. I believe that this raised our awareness and served as our first red flag. Based on this misrepresentation, we decided to take a more active interest in the development proceedings.

At the most recent P&Z meeting, we would like to point out that we believe the average home sales price analysis was flawed and misrepresented. The analysis excluded several large homes, including ours, that have sold over the last couple years for in excess of \$1.5 million. Including these homes would have had a meaningful impact on average home prices for the neighborhood. Second, at least 6-7 of the smaller homes recently sold were essentially "lot sales" as these homes have or will be torn down. These individuals have or will put up new homes costing them an additional \$1 - \$2 million. This does not even account for the numerous homes that have been scraped and rebuilt over the past 10 years, but have not yet been sold. Third, many of the home sales cited occurred during a period of great uncertainty for the club regarding the future of the new club house. Now that the project is moving forward, activity and prices have increased significantly. Finally, the average sale price does

not include all the major renovations that have occurred over the past 5-10 years for homes that have also not yet sold.

In summary, we believe that the correct analysis of an average Old Town home value is significantly understated. Utilizing more accurate and recent data would show that the proposed Wild Plum development average home price is significantly below the value of existing houses in Old Town. In fact, the lower-end homes in the development would be selling at prices equal to current lot values in Old Town. This would result in downward pressure on existing homes and hurt the current residents of Old Town.

We believe that the credibility of this developer is diminished to a point that they should not be entrusted to the development of this critical asset within Columbine Valley. We believe in Columbine and we would like a developer that does not use smoke and mirrors in an attempt to attain their goal of maximizing profits and minimizing our community assets. We do not want sidewalks and more speed bumps. We would like Columbine Valley to keep within its original goal. Columbine Valley is a charming, safe and beautiful community.

We would have signed up to talk at the last meeting to express our concerns if we had time to review this packet before the meeting started. We are certainly open to discussion our concerns with you personally if appropriate. At a minimum, we would like this email to be used as a part of the public record.

Sincerely,

Bill and Tricia Sullivan
2 Cleek Way
Columbine Valley, CO 80123
720-244-8887

Town Members; This proposed development is not the correct development for our community in Columbine Valley. We moved here because of the unique neighborhood and this will change everything about our wonderful community. Thank you for your consideration regarding this neighborhood change. Lee and Cheryl James\
9 Wedge Way
Columbine Valley, CO

After countless emails, and attendance at both P and Z meetings, I feel the community we have to day, will not resemble anything we hold dear in the future if the Project moves forward by Cal-Atlantic.

I found it interesting that Cal-Atlantic came up with the suggestions of sidewalks, speed bumps, and a path behind the bridge to mitigate the high number of vehicles they would send through our neighborhood. Fairway Lane was never designed to accommodate the suggested number of vehicles that are proposed. Speed bumps are a danger to drivers, emergency vehicles, snowplows, and bicycles . Our town has never considered these for those reasons. Yet, Cal-Atlantic offers these as suggestions after hearing from the town folks.

The proposed numbers of homes will destroy our community as we know it today.

Columbine Country Club would never have considered moving parking out of our community across a busy road and shuttling guests at high volume times. What business would look do that when we have had a closed community ? Cal Atlantic is offering suggestions so they can build their high number of yet-to-be proven high-quality homes.

This is not the right development for Columbine Valley.

Judith C May
38 Wedge Way
Columbine Valley CO 80123

Hi Mr. Sieber and Mr. McCrumb

Please include my below email and the attached photo in the packet for public comments to the P&Z for the Sept 13th hearing.

Sincerely

Tony Setter
Wedge Way



Dear Planning and Zoning Commission:

We are strongly against the current proposed development plan of Wild Plum Farm. This is not the right development for Columbine Valley. We strongly urge you to vote NO on all versions of their proposal.

We would like to share our thoughts with you before this next P&Z Commission meeting in which you will consider the Wild Plum Farm proposal. We have four points to make:

1) We need to preserve our wonderful Old Town neighborhood:

Any new development in Columbine Valley needs to preserve the unique character of our neighborhood, not change or destroy it. For almost 60 years, our neighborhood has been a beautiful, serene enclave. The founding fathers of the town thoughtfully laid out a street plan just for that purpose. As the neighborhood has aged, we've seen a renaissance of renovation and rebuild among the homes that has preserved the original character of the town. The neighborhood today is still very much as it was in the 1960's. One of the core elements of the neighborhood's character is our ability to enjoy relaxing walks along our streets with a limited amount of traffic. While traffic has increased over the years, it is still at a level that residents can walk the streets, ride a bike, or drive a golf cart and enjoy the serenity of a neighborhood and streets that are not overrun with traffic. However, the traffic proposals associated with the proposed Wild Plum Farm development will significantly change and destroy this unique character of Old Town. Clearly the neighborhood should not change to accommodate some ill-conceived proposal for new development of Wild Plum Farm. We believe it is the responsibility of the Planning and Zoning Commission as well as the town's Board of Trustees to ensure that any new development preserves (not destroys) the character of our neighborhood.

2) Proposed Wild Plum Farm traffic levels on Fairway Lane will destroy the character of the neighborhood, in addition to being unsafe:

To preserve the serenity and character of the neighborhood, we cannot put any more traffic onto Fairway Lane. Fairway Lane already carries too much traffic, more than 1600 cars/day. This does not include a significant number of golf and service carts (according to the town staff these carts represent 1/3 of the total motorized traffic in CV), an increasing number of bikes and pedestrians, or the additional service trucks and new member traffic that will occur when the Country Club re-opens. In the August 23, 2016 Planning and Zoning Meeting, the town staff reported that over a sixteen hour period they observed 128 conflicts between pedestrians, bikes, carts and cars/trucks, with 77 of these on Fairway Lane. Just in the last month we understand that there was a car/bike collision. This is already a worrisome situation.

The current proposed development of Wild Plum Farm will generate an additional 1100 cars/day with a projected 30-40% of this traffic on Fairway Lane (with the actual amount possibly being much more). Clearly an additional 400 cars/day on Fairway Lane (a 25% uplift to current automobile traffic) will significantly degrade the experience of walking, biking, and riding golf carts in our neighborhood, will significantly decrease the safety of our streets, and will certainly change and destroy our neighborhood's serene character. The discussions of traffic gates, speed bumps, sidewalks and bridge widening are clear indicators that the serenity and character of the Old Town neighborhood will be destroyed. Fairway Lane is just that, a lane, not a parkway. Our current neighborhood should not change to meet the needs of any new development.

3) The current definition of density does not represent the wishes of Columbine Valley residents.

The current definition of density, certainly unknown to most residents before the Wild Plum Farm proposal, heavily favors developers and does not protect the interests of our residents. Almost everyone at the May 14, 2016 Old Town HOA meeting with the town staff was stunned to learn that the town definition of density allows developer to count significant amounts of unusable land (thereby crowding houses onto very small lots) to meet the towns maximum density limit of one home per acre. If this definition of density were put to a vote of residents it certainly would be voted down. This definition needs to be changed to be the number of houses divided by the acreage of the summed area of the lots (not including unusable space or open space).

4) The current definition of connectivity does not represent the wishes of Columbine Valley residents.

In our conversations with neighbors it is clear that residents in general support the connectivity of pedestrians, bikes, and golf carts in our town. However, no one we've talked to is in support of connectivity meaning more automobiles, trucks, traffic, and cut through traffic. The current definition of connectivity needs to be changed to include pedestrians, bikes, and golf carts only!

Thank you for your consideration.

Gretchen and Paul Curlander
31 Fairway Lane
Columbine Valley, CO 80123

Please include this letter in the packet for the next Planning & Zoning Commission hearing on September 13, 2016.

Our major concern is the traffic and safety issues that will occur if there is access for vehicles cutting through our neighborhood. We want to protect our residents and club members, especially our children, above all else!

After reading the developer's proposal (and all subsequent revisions), the town recommendations, and after attending the last P&Z hearing and meetings with town representatives and the developer, it is our impression that Phil Seiber (Town Planner) and Matt Brown (Traffic Engineer) are working for the developer rather than for our town. And, if they are not working for the developer there is something else motivating them to force this particular development onto Wild Plum Farm. Their presentations and recommendations have been vague, inaccurate, and biased, and they simply minimize the issues.

They have not factored the country club into their recommendations and they have completely ignored the fact that during the most recent studies, the clubhouse was torn down and therefore they missed a big part of the picture of what goes on in our neighborhood every day.

They do not seem to acknowledge that next year there will be a new clubhouse with new dining facilities and other added amenities that will bring 600-plus members there frequently.

They do not seem to understand that Fairway Lane bisects the club's private golf course and that golfers must cross it in 4 places to play.

They do not seem to recognize that the neighborhood was built around the club and was designed to be a golf cart and pedestrian community.

They do not seem to care that the club is a private and membership-only club, and that it does not make any sense at all to drive a thoroughfare through the middle of it; destroying the experience for people who pay hefty sums to join and come from all over, not just Old Town Columbine Valley, including several adjacent neighborhoods accessing by golf cart, bike, and on foot.

When they studied and reported on traffic, they talked about wait times at Hunter Run and Platte Canyon. They never studied Fairway Lane and Platte Canyon and they never addressed the already existing and increasing cut-thru traffic from people avoiding lights on Platte Canyon by taking Fairway Lane to Club/Middlefield to Bowles (and the other way around).

They never acknowledged that there are already 2 new developments, with many homes that have not yet sold, or the additional traffic those will add. And they do not even factor in that the traffic from the WPF development, as well as additional cut-thru will affect those developments as well.

They reported on a non-vehicular traffic study that was conducted during a time when the non-vehicular traffic was at its lowest level because there were no children's activities at the club on those days, and because of the nonexistent clubhouse.

They stated there have been no accidents when in fact there have been several, some recently, involving a car rollover, golf cart collision, bike and car collision, and a vehicle-pedestrian hit and run.

Rather than asking the developer to come up with a lower density proposal that complies with our town's master plan, and that doesn't add cut-thru traffic, they recommend that our town make major accommodations for the development including adding sidewalks, making Fairway Lane a thoroughfare instead of a cul de sac, adding speed bumps and traffic gates/signals, widening the bridge, and providing bike safety classes for our children. They even suggested the club should create additional parking and even shuttle members to and from the church parking lot.

The developer has expressly stated that they do not need/want Fairway Lane access and that the town planner is the one who is requiring it. We do not understand the town planner's goal or motive, given there are 80 homes facing Fairway Lane, almost 50 additional homes that must access Fairway, plus a club of 600-plus members and their children and grandchildren who use the club regularly. This is incomprehensible given there are no addresses on Hunter Run, or any homes facing Hunter Run, and the traffic study actually acknowledged that Hunter Run is an "underutilized" road and is the intended access for WPF development.

The developer actually came up with a pod system to minimize the number of homes accessing Fairway and to eliminate cut-thru traffic, but Phil recommended that they connect the entire development, bringing us back to the original proposal that is total access of 105 homes plus full cut-thru traffic. By their own traffic study, which does not factor in cut-thru and club traffic, that is a minimum of an extra 440 car trips per day down Fairway Lane.

They have completely ignored the existence of new technologies that automatically find alternative routes to traffic congestion, such as Google maps, Waze, etc. How can they possibly think that once people discover alternate routes, they won't use them again and again if it is the difference between waiting at 4 stoplights or cruising through a pretty neighborhood and private golf course with mountain views.

With all due respect, this is the wrong proposal, especially with unrestricted Fairway Lane access as recommended by the town planner. Town planners and town representatives should be shepherds of our town's original vision and master plan and leave their philosophical and academic ideas at the door when they take the job. Don't let them ruin our town and country club with their misguided vision!

Thank you,
Kristin Dalmy
Old Town Columbine Valley Homeowner and Mother of Young Children

We've been attending the meetings about the Tuck development. In the last meeting we learned that some of the assumptions around traffic and activity within the town are understating overall traffic volumes and their impact. The studies did not adjust for the lower traffic volumes due to the inactivity at Columbine Country Club (no deliveries, special events, etc) or future growth in club membership, school being out in the summer, or the impact of the new developments (Willowcroft Manor & Wilder Lane) which are currently not inhabited, etc. All these items will increase traffic within the town, as well as the traffic burden on the already troubled Platte Canyon. Increased traffic and density will impact the quality of life and safety of the residents of Columbine Valley.

We are writing to urge you to amend the Town's position, and not recommend the proposed development and the associated accommodations to the Town's streets and infrastructure that have been suggested. Very simply, the proposed development exceeds the density as outlined in the Town's master plan and is not in keeping with the overall vision for the community.

As you've attended the meetings you can clearly see the taxpayers in the Town are hugely concerned over the suggestions of widening the bridge, creating sidewalks, adding speed bumps, etc. As employees and caretakers of the town, we ask that you ensure extra care is taken in uncovering the long-term impacts of this high-density development. This development is the wrong development for our community and cannot be "undone".

Sincerely,
Debbie Schmidt
Kris Shelton
Ian Shelton
4 Columbine Lane
Columbine Valley, Co

To: Planning and Zoning Commissioners - Town of Columbine Valley

Dear Commissioners,

Please make this letter part of the official record and report on Wild Plum Farm.

Dear Commissioners,

Please add me to the extensive list of residents of Columbine Valley who are strongly opposed to the current Development proposal for Wild Plum Farm. I do not oppose development but this proposal is all wrong for this property and our town.

We residents are counting on P&Z to represent our interests and acknowledge our serious valid objections. Town management and the Town Planner have openly and improperly sided with the Developer throughout this process. I do not understand how they got to that point. The word around town is that they have been directed by the Trustees to maximize revenue. I personally do not believe that is true but this illustrates how devious the actions of the staff and Planner have become. At the June 14 hearing, Phil Seibert started by stating that the proposal was in "substantial compliance" with the Master Plan and Land Use Regs, this was demonstrably untrue and exposed the pro developer bias that frustrates so many of us. At the next hearing he seemed to take credit for addressing some of these issues which had actually been exposed by an HOA representative. Recent development history demonstrates where Town Planning has led us and these mistakes can not be allowed to continue.

I hope that all commissioners have heard or read all the public comments. Town Planning treats these comments as a checklist item and ignores their content. These are not objections to be overcome as Phil treats them, they are sincere thoughtful points that should be respected and understood. The problem is not the residents it is the developer's plan. Nobody has more of a vested interest in the successful development of Wild Plum Farm than the residents of Columbine Valley. We will live with the consequences so we care passionately about how this property is developed. The developer's interest is to get in and get out as fast as possible at maximum profit. They have no interest in the long term future of Columbine Valley. CalAtlantic is a huge national tract home builder with 27 projects in Colorado. They will never be an appropriate developer for this site no matter how many times they try to mislead us about who they are.

I won't address each area of concern as many of our neighbors have made heartfelt factual arguments for your consideration.

I do want to address one specific area.

Connectivity.

I attended a small meeting at which Dan Nickless, Division President of Cal Atlantic stated "Phil Seibert told us at our first meeting that he would not recommend any plan that did not include access to Fairway Lane". This undermines the entire planning process, prejudging a point that Phil had to know would be contentious. This makes it clear that regardless of any points raised, information presented, petitions, letters, professional input or arguments made, Phil would be ignoring all Public Input. What is the point of soliciting input when input was going to be ignored. This corrupts the process and destroys the integrity of the process. For this reason alone, you should vote no on this plan. Why Phil is so dedicated to Connectivity, which doesn't have to be vehicle connectivity when cart, bike and pedestrian connectivity is not controversial, to the exclusion of what most residents want and expect in our town is a mystery. Town History, Founders Vision, Safety, Consistent Character and Resident Expectations all count regardless of Phil's apparent indifference.

I trust the Planning and Zoning Commission to act with the sensitivity, conscience, integrity and open mindedness that we had expected from the town staff before they disappointed us. Please vote NO on this plan, we all deserve better.

I appreciate your time, consideration and service to Columbine Valley,

Dick Nieder

17 Wedge Way

19 year resident

I must share what I observed this morning about 0745. I was at the light at West Fairway waiting to make a left onto SPC Rd. Three cars were across from me on Christensen lane, and all had left turn blinkers on. When we got the signal, the lane on SPC heading south was full, and a car had blocked part of the intersection. All three cars from Christensen Lane were not going to get onto SPC during the light, and all three proceeded straight into Columbine Valley.

I made my left and looked at a line of cars that went past Coal Mine, and way beyond.

The planned Wild Plum Farm, irrespective of exit is going to figure out how to 'cut through town' on Fairway. How long will it take others ?

Our streets were meant to handle traffic with the given number of homes planned. Anything more will be turning Fairway into a Thoroughfare. This was never designed or planned to handle the proposed traffic. We are at a critical juncture for our town. We have enough challenges with backups on SPC and Bowles. Adding another 140 homes with multiple cars, into and around our town is irresponsible. We can do better than this.

Cal Atlantic listened to our community members, and then 'helpfully' offered to do a Power Point on suggestions for handling the traffic their community will cause., on Fairway. Speed bumps, sidewalks, and a path behind the bridge.

No thanks for your suggestions, or your high density planned community .
Judie May

Dear Mr McCrumb:

I live at 35 Wedge Way in Colombine Valley

I was unable to speak at the most recent planning and zoning hearing on the Wild Plum Farm development proposal. I would like these comments be given to the P&Z members and the Developer.

I have been a member of Columbine CC and a town resident since 1983. I have served as a board member of Columbine CC and on the Town's board of adjustment.

After an extensive search for a great area to raise our family of five we discovered this hidden Gem while watching the Ladies Pro Golf Tournament in 1982 at Columbine Country Club. We bought a home on the corner of Fairway and Wedge Way. Our three children attended Wilder Elementary School, Goddard Middle School and Heritage High School. These Littleton schools offered our kids and unparalleled education. This development proposal is a real attempt to DESTROY that life style!

I was very aware of the discussions and meetings about Erl-Mar Lane that went on for years. Mr Tuck worked an agreement with all the parties to have Hunter Run Lane be the access point to Platt Canyon as the access for all future Tuck property development of the Wild Plum Farm property,

The town planners and developers seem to be working together to try and cram 105 homes into 40 acres of usable ground. This developer has a history as a "Tract home Builder" and not as a "Luxury Home Builder"

Please turn down this Development! It is "Not" following the original concept of the wonderful family community. Thank you for hearing my concerns.

William Ogg

We write this letter of great concern to our "town". It appears that the power to change the ambience here, forever, may be falling into the hands of a developer and a planner, who neither live in our town nor will personally feel the impact of their "professional" preferences and recommendations, if the Wild Plum proposal is approved.

Having been native residents of the Littleton area for over 60 years and, having had the privilege of membership throughout childhood and now as residents and members, we have had many opportunities to watch Columbine Valley grow, with the character intended by the forefathers of old town being carefully preserved... until now. If the P & Z listens to the town planner now, instead of the residents, and approves the currently proposed development of Wild Plum Farm, that historical character will be lost forever.

The current town planner prefers an open development system that encourages cut-through traffic. Recommendations to create sidewalks, widen the historic bridge, and install speed bumps (raised golf cart crossings) are a slap in the face to our original town planners, who were also town residents. In the months of deliberations that have taken up hours and hours of time, in order to fully understand and intelligently react, how, in the world, did we get to the place that these absurd recommendations are even being seriously considered?

The issues and questions just continue to surface... If sidewalks are installed, where will they go? Eased onto our properties? Who will move the sprinkler lines, the mail boxes, move the landscaping and trees, and repair the impacted driveways? If eased into the streets, won't the streets become narrower than they already are and create less room for golf carts and bikes? It has really become apparent that NONE of this even makes sense anymore.

The development of Wild Plum Farm is inevitable, no question about that. We all know that land is a highly valuable commodity in the area. Wild Plum will sell. Why is "the town" trying to fit a square peg into a round hole with this particular developer? It's simply the wrong plan. It makes no sense, except to those who stand to benefit financially from its approval.

All other arguments aside, a greedy developer and a town planner, long over-due to retire, should never have been allowed to hold this much influence over the community, in the first place. In hindsight, we're extremely sorry that the voices of the town residents did not speak up sooner, to prevent what has happened at Willowcroft and Wilder Lane. We just can't sit back silently and let it happen again.

We implore our P & Z members and neighbors to PLEASE vote "NO" on this proposal. It is not the right development for Columbine Valley. Listen to the residents that you represent and ensure that the inevitable development of Wild Plum Farm will serve to enhance, not diminish, the ideals laid out decades ago when Columbine Valley was born. We owe that much to our town forefathers and to its current and future residents.

Sincerely,

Steve & Sandy Houy
59 Fairway Lane

From: Jeffsmay <jeffsmay@aol.com>

Date: September 7, 2016 at 5:47:35 PM MDT

To: <jdmccrumb@columbinevalley.org>, <minappcri@comcast.net>

Subject: Vote against current Cal Atlantic Development Plan

JD and Mayor Champion

My concerns are as follows:

As a commuter that uses Fairway Lane on a daily basis I am concerned that the potential new traffic that would funnel to the bridge that crosses Dutch Creek by the Club. You have a convergence of

1. maintenance equipment headed to and from the golf course.
2. golf carts crossing hole 9 to hole 10.
3. golf carts crossing from hole 16 to hole 17.
4. kids on bikes headed to and from school or the pool.
5. walkers with and without dogs.
6. normal traffic from the 125 homes that currently must enter and exit over this bridge.
7. oversized service vehicles providing services and supplies to CCC when completed.

Normal traffic studies do not provide an accurate picture of the potential conflicts and dangers that already exist at this location. A few homes (8-10) with exits onto the land facing Fairway would not provide significant additional danger. But funneling of any more vehicles than this would be unacceptable and ill advised.

Hunter Run as it is currently designed also does not provide adequate and safe access to Platte Canyon. The road would have to be rebuilt without center strip and without a firm commitment to a traffic light at this location, residents would assume great risk to enter and exit Platte Canyon at peak traffic times.

With the Town of Littleton showing little resistance to growth and Jefferson County seemingly unwilling to address the issue of Platte Canyon traffic overload I feel the Town of Columbine Valley should take the lead and put the brakes on development at this time. We are approaching grid lock on Platte Canyon, Mineral, Bowles, and Santa Fe. It would be irresponsible for us to continue to allow unabated development when the infrastructure is not in place for support.

The Tucks have a right to develop their property but unfortunately their timing is not right. Either they back off to a very limited number of residences or the development should be tabled until road infrastructure can be provided. When you travel in Highlands Ranch and see the 6 and 8 lane roadways built to handle high density residences you see that our area of the Denver metro - Sheridan, Littleton, Columbine Valley, parts of Jefferson County must play catch up in order to support higher density residences.

Please take the lead and show our neighboring communities that we are prepared to deny this type of growth that cannot be supported by current infrastructure.

*Jeff May
38 Wedge Way
Columbine Valley, CO*

To the powers-that-be of Columbine Valley,

My wife and I drafted a letter from the both of us and sent it, today. I personally would like to address an issue that may very well become a reality, if the P & Z board approves the proposed development of Wild Plum Farm.

I grew up in the town of Bow Mar, beginning in 1957. I moved back there, as an adult, and raised my own family there from 1984 to 1999. Bow Mar had the unique "small town" ambience that Columbine Valley still enjoys today. There were no sidewalks, and no speed bumps. Neighbors could walk, ride bikes, or drive through the neighborhood with complete ease and a carefree spirit. It was designed to feel that way.

Over the years, the traffic in and out of Bow Mar increased, to the detriment of the community's safety. As a measure to control the traffic speed, the town decided to install speed bumps. Yes, those small asphalt plateaus slowed the traffic, but they forever changed the feel and the free spirit of the community. What was intended to control drive-through use of their streets also inadvertently changed the feel of the town forever. Driving through our own neighborhood became a gigantic inconvenience.

Columbine Valley is approximately 10 years younger than Bow Mar. The major difference between the traffic situations in Bow Mar and Columbine Valley is this: Two major streets, Belleview and Sheridan, run through Bow Mar and, as the surrounding areas grew, the residents did not have a choice to prevent the traffic, only to react to the inevitability of its increase. Columbine Valley has a choice. The choice made now will forever change this neighborhood.

When I drive through the town that I grew up in and raised my children in, I'm saddened. The small town feel of meandering streets is gone. Instead, the out-of-control traffic issues have continued to change the face of the town that once looked much like Columbine does now. Small speed bumps have become giant ones; streets have been divided by traffic circles and triangles with concrete curbs designed to deter speeding cars.

Do you realize how fortunate we are, in Columbine Valley, to NOT have major traffic issues here? Our streets were designed for residents to enjoy meandering through the town. Approval of the development of Wild Plum Farm and openly routing traffic through the streets of Columbine will forever change this town and it will NOT be for the better. If you need to be convinced, take a drive through Bow Mar and then take a drive through Columbine. I believe that, if you approve this development with the changes recommended by the town planner, Columbine will eventually feel as restricted as Bow Mar does now. I appeal to the P & Z board to vote "NO" on the proposed development. PLEASE preserve what we have here and see to it that the development of Wild Plum Farm will enhance our town, not ruin it.

Respectfully,

Steve Houy
59 Fairway Lane

Mr McCrumb and Mr. Sieber:

We urge to deny the application for the Wild Plum development. This development will have a monumentally negative impact on our neighborhood. This is the wrong development for our community. We don't want these types of homes with this density. The voices of the neighborhood should be heard and considered. We don't understand why you are supporting this development when the studies and the data show that it is contrary to our City's master plan. Please do the right thing for our community. Vote a NO.

Thank you for your consideration,
Sue and Scott Jones

September 6, 2016

Planning and Zoning Commission
Town of Columbine Valley
2 Middlefield Road
Columbine Valley, CO 80123

Ladies and Gentlemen,

We write to you regarding our concerns with the proposed Wild Plum Development. In your capacity as commissioners, we see you as the stewards of our community and we hope you will hear our concerns.

Our family literally spent years looking for the 'right' community and neighborhood in which to raise our daughter. Just over three years ago, it became clear that the Town of Columbine Valley is that 'right' community and we moved into the town. The flow of the golf course intermingled with the custom-built homes provides the pace of life and safety that we value so deeply. It is easy to find a place that offers more and newer square footage at a lower cost; however, those neighborhoods cannot replicate what we have in Columbine Valley.

If done responsibly and consistently with the Town's Master Plan, development of Wild Plum Farm has the potential to reinforce the community. Conversely, given the magnitude of the property and the myriad exceptions to the Land Use Regulations and Master Plan requested, the proposed Wild Plum Development would effectively serve as a backdoor re-write of the Master Plan. Overly dense development along with redesigned motor vehicle and pedestrian traffic patterns to accommodate cut-through traffic between Platte Canyon and Bowles will undoubtedly compromise the integrity of the community culture and safety.

Accordingly, for the sake of our community and most importantly our children, we implore you to deny the Wild Plum proposed development in all its iterations as currently proposed.

Thank you for your service as commissioners.

Sincerely,



Andrew and Danielle Matsuyama
77 Fairway Ln
303 985 3639

September 6, 2016

Planning and Zoning Commission
Town of Columbine Valley
2 Middlefield Road
Columbine Valley, CO 80123

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Thank you for your service as commissioners.

Sincerely,



Andrew and Danielle Matsuyama
77 Fairway Ln
303 985 3639

JD & the Columbine Valley Planning and Zoning team,

I'm not against development on the Tuck Farm property.

I'm against shoving as many indistinguishable homes as possible in a developable space (see Willowcroft Manor) and forever altering the character of a neighborhood established in 1959 (Columbine Valley), by tearing-up green space for sidewalks, installing speed bumps, and widening a bridge to accommodate increased traffic flow - all in the pursuit of profit for a few - at the expense of many.

Columbine Valley is unique. The homes, the lots, the peacefulness, the aesthetics. It's why my wife and I made the choice to move our family here over three years ago. It should be the charter of the Town Planner and the Planning and Zoning team to vehemently protect that uniqueness. The suggestion that we should increase traffic patterns in a pedestrian community, tear-up grass for sidewalks, widen a historic bridge and install speed bumps is absurd when a viable option for ingress and egress can be found via Hunter Run Lane. Emergency vehicle access could be given at some point on Fairway Ln. without altering the character and safety of the greater Columbine Valley neighborhood.

If a Developer can profit by leveraging the density and Open Space requirements that exist for Tuck Farm - good for them - but it needs to be done the right way - and not at the expense of the families who call Columbine Valley home.

As much as we all hate to see such a beautiful piece of property developed, you need to: Require lower density. Provide vehicle access via Hunter Run Lane exclusively. Provide Emergency vehicle access only via Fairway Ln. Mandate design aesthetics and price points consistent with the rest of Columbine Valley.

Do your job and do the right thing for Columbine Valley.

--

Joe Sagrati
Pivotal
303-898-7191

Gentlemen:

My husband and I have lived in Columbine Valley for the last 9 years. Prior to that, we were members of Columbine Country Club and always drove through the neighborhood on our way home from the club. The sense of the neighborhood and community was so inviting to us that we decided we wanted to live here. We have never looked back. We love the lifestyle here, the close neighbors, and the community that comes from being a Columbine resident.

In the last few years, as older residents have left and younger families have moved in, I have seen an increase not only in cars, but walkers, joggers, bicycles and golf carts. We love having young families move into the neighborhood, but it has definitely brought more traffic of all kinds. My kitchen window looks out onto Fairway and Driver Lane. As older homes have been renovated or scraped, I have seen a steady stream of trucks and service vehicles that have torn up our roads and congested the already busy streets. That was even before the clubhouse construction began. The proposed development would destroy the peace of our beautiful neighborhood. Our 5 grandchildren come often to visit us and I am more concerned than ever about watching them getting anywhere near the street. There is simply too much traffic as it is.

I understand there was a proposal to install sidewalks in the neighborhood. How do you propose to cut into everyones front yards?????remove the stone mailboxes and disrupt irrigation systems? What a foolish idea. Why should our neighborhood be altered and possibly destroyed to accomodate a plan that is simply wrong for this community? The tract homes that are proposed simply do not fit into Columbine Valley in any fashion. Look at what has happened with Taylor Morrison and Wilder Lane.

I hope you will think carefully about the future of our town. This development is not right for us. It will change the complexion of our town forever. It will hurt our property values. It will hurt our children and grandchildren.

Respectfully,

Renei Coleman
30 Fairway Lane

From: Curt Birky [<mailto:cjb80@earthlink.net>]
Sent: Thursday, September 08, 2016 12:03 PM
To: JD McCrumb
Subject: Wild Plume Farm

JD mcComb, planning and zoning committee :

I 100% agree with Mr Barkers comments and justification for why a tract home development is not the correct use of this property. Especially, since there is a better answer on the table that does not require major disruption of Columbine structural roads and culture. Turn this project down once and for all so real progress can be made. Having lived in Columbine fo 30 years I can't imagine turning this into a track home development.

Curt Birky
80 Fairway lane

Dear Mr. McCrumb,

My name is Ann Ogg and my husband Bill and I have lived at 35 Wedge Way in Columbine Valley since 1983. We have been members of Columbine Country Club since 1983 as well. We raised our three children here in this very special neighborhood. Bill always said when he turned down Middlefield, he'd breathe a sigh of relief, to be back again to our peaceful family community. That feeling is not as special now with old Willowcroft gone and the two new developments, but the old feeling is still there within the Old Town of Columbine Valley. Bill has been active in the town as well, and has been on the CV Board of Adjustment and on the CCC Board of Directors. Before retiring, I have been a realtor in the town, specializing in the Columbine Community. We have been both amazed and saddened that several of the town employees seem to support the developers who are not listening to the wishes of the majority of the town's residents, and not paying attention to the original founders of CV's plans for development.

As you know the original town founders intended to have the CV Oldtown community remain as it was plotted originally and not a thoroughfare to additional connected communities. This makes sense, right!?! Having a thoroughfare running through the center of the town connecting other new communities is the opposite of every vision they ever had. They also intended for any new, connected communities to be as special as Old Town CV itself, a beautiful custom community, not a congested, unsafe traffic nightmare. Not a tract development.

I sold the home at the end of Erl Mar Lane to Mike and Linda Guetz, before it was called Hunter Run Lane. It is the property directly north of the Tucks home and west of the proposed development. We had negotiations with Louis Tuck about Road Maintenance before Hunter Run was ever paved and renamed Hunter Run, (so it could be the road to Polo Meadows, and the future entrance into Wild Plum Farm). I believe at that time Mr. Tuck worked with the CV town administrators to have the WPF main access be on Hunter Run Lane, and the current paved road came as result of this

plan. Understandably, the ten or so homes included in and backing to WPF would have access on Fairway Lane, but the other homes should not. As a 34 year resident of CV and a realtor from the neighborhood, I cannot stress enough how detrimental this tract development would be to our lovely community.

Please encourage Trustees to turn down this ill-advised development. This is not the right development for Columbine Valley. Thank you for your time and consideration of this important issue. I appreciate your giving this letter to the Trustees and P&Z.

Sincerely,

Ann Ogg
35 Wedge Way
Columbine Valley, CO