

WE OPPOSE THE CURRENT PROPOSAL (2022) TO REZONE AND BUILD IN THE OLD QUARRY

We, Jane and Richard Pierce, live on the south side of Old Quarry Road, just north of the Quarry, across the power line easement and ditch. We oppose the proposed expansion and its 4-story apartment buildings for the following reasons:

SAFETY AND QUALITY OF LIFE FOR APARTMENT RESIDENTS AND NEIGHBORS

The development as proposed would be too dense to allow a good quality of life for building residents. We should learn from the past mistakes of so-called urban renewal, whose denser, taller housing units have often had to be abandoned and razed. Less dense, lower-rise buildings are more apt to survive and can be updated. Housing doesn't need to be overcrowded.

There is no public transportation—existing or planned—on Expo Parkway.

There are not adequate parks and playgrounds—and vehicle parking-- for the proposed development.

In an emergency (especially a wildfire), the safety of new residents and existing Grant Creek neighbors would be threatened by the increased number of vehicles that would have to exit via already overcrowded Grant Creek Road.

AESTHETICS

Exactly how will these buildings blend with their location? For instance, the Rocky Mountain Elk Foundation buildings fit the terrain and blend well with surrounding residential areas. Will there be adequate green space once the parking lots are all paved? Or will the Quarry be overcrowded with vehicles?

LACK OF TRANSPARENCY

Just how dependable is this developer? What is his track record? Will he actually provide the amenities he wants us to believe he might? What further rezoning (such as more apartments instead of townhouses at the north) will he request next?