

COMMENTS FROM HARMONY COTTAGES NEIGHBORHOOD MEETING

DECEMBER 3RD 2105

- The "meeting" felt very much like no one wanted anyone's input - done deal. TOO MUCH in a very small space.
- We are very concerned with the amount of buildings in a small space. Existing home values will decrease. Entrance onto harmony will create even more traffic & safety issues. Meeting was misrepresented in the letter, it was not represented as an "open house" forum. Concerns in regards to maintaining the integrity of the neighborhood - i.e.: HOA, etc. Existing neighborhood has very high standards. WORRIED!
- Thanks for having such a nice meeting. Lots of good info. Project looks good.
- HUGE traffic concerns, dangerous intersections - too many units in an already congested area - will use existing roads increasing dangerous traffic in neighborhood!
- Outer Roads Harmony & S. Taft. Have so much traffic, worried about safety for kids, intersection borders county area, no sidewalks on E. Side or West Side. Not a Logical place for these homes.
- Make intersection at Harmony and Taft more pedestrian friendly.
- Traffic flow, as they can't go left on Harmony. All traffic trying to get through left will go through our neighborhood. Speeding cars will cause a more dangerous environment for children, pets, and families.
- 1. Two-story homes much too close to existing houses on Lookout Lane. 2. Too many vehicles- 92 for that size area. 3. Our property values will be very adversely effected.
- Not enough parking with having kids whom drive. Will the people that move in there keep it up? HOA In 30 years will their kids or whoever else going to keep it up?
- Our house values are going to go down! Thanks a lot.
- What's estimated time of construction? Will it be in phases? Will a family be designated before build starts?
- Believe the annual income on Habitat chart is false/ misleading.
- TOO MANY UNITS PROPOSED FOR THIS SITE. Lack of support for low income families to access basic services 1. no access to bus. 2. no grocery within walking distance. 3. no shopping.
- THERE IS ALREADY AN ABUNDANCE OF LOW INCOME HOUSING WITHIN 1/4 MILE OF THIS INTERSECTION. LACK OF BUFFER BETWEEN EXISTING HOMES THAT WILL BE ADVERSELY AFFECTED.

- Harmony & Taft ALREADY OVERBURDENED WITH TRAFFIC DUE TO POOR PLANNING. LOOKOUT LANE ALREADY USED AS WAY AROUND INTERSECTION. See Taft between Harmony & Horsetooth lots of money spent to achieve no relief in vehicle traffic. One lane each way.
- Concern with traffic and safety. 1. Too many cars going too fast 2. no better place to enter the site but there are too many houses proposed to enter the site.
- Our home values will go down
- I love the playground and green spaces very family friendly
- Need 2 entrances and exits
- Green court is a great idea
- Looks like a real neighborhood
- I like the look of separated duplexes
- All schools are already overcapacity you will be bringing in children to schools that cannot maintain their success with the addition of so many families
- Concern with traffic increase on Harmony close to major intersection
- Kids and busy street
- Geographically isolated from resources (employment, stores, etc.)
- 1 transportation bus system nearby
- Bad bad idea
- Impact on schools
- Traffic at Harmony and Taft already very problematic and dangerous. Cannot support traffic of 48 more dwellings- wrecks occur regularly in the general area. No nearby grocery stores to support. School right down the street dangerous to kids and to traffic
- Too many buildings in this small space. No buffer between existing neighborhood & this will kill our home property value.
- School impact? Traffic will be unsafe and congested
- Home values will decrease in nearby neighbors
- Concentration of low income housing is an idea stuck in the 60's it has never worked
- I love the individual roofs
- The intersection with Harmony and Taft is extremely problematic, in part due to just 2 way street (Taft) between Horsetooth and Harmony. There are major squeeze plays with this area routinely. Very bad situation for traffic in adding 48 additional units at this location.
- Not enough street parking
- Bad design, bad left turn design- traffic will increase on Lookout Lane.

- Ditto concern about traffic onto Harmony (Exit onto S. Taft Hill would be worse morning and evening rush)
- You have to put an ingress/ egress on Taft Hill Rd. If you don't our street Lookout Lane will be used to get around to get onto Taft Hill Rd.
- Concerned about traffic increasing on adjacent neighborhood. Too many cars coming and going.
- Concerned about Traffic in the adjacent neighborhood. Cars cutting thru neighborhood rather than waiting to turn left off of W. Harmony.
- Site plan seems over built, consider reducing # of units to increase separation distance from adjacent homes back of lot lines.
- Impressive design- like the green space
- How do children walk/ bus to school?
- Speed limit on Harmony?
- Only one entrance/ exit for 122 people (2.53 per household)
- Drainage
- Not near any employment offices that people would work
- Traffic increase in our neighborhood
- Dangerous turning west onto Harmony
- We didn't want it then and we don't want it now
- What about our real-estate values
- Too much traffic for all these kids safety
- Harmony U turns