

March 28, 2022

Dear Planning Commission and the Developer of Villas 3 at Obsidian:

Thank you for your time to thoroughly review the Villas 3 at Obsidian development project. I appreciate many of you speaking with me on the phone or in person over the past few weeks.

I am still concerned with the proximity and height of units 22-25 with regard to San Joaquin Villas (SJV) Building E. Units 22-25, as proposed, are broad, very tall and imposing. They tower over the existing SJV Building E and throw it into shade and shadows for the entire day, diminishing quality of life for residents. The back of Units 22-25, which house the living spaces and bedrooms, will stare directly into the living rooms and bedrooms of the existing SJV Building E. Can smaller and shorter buildings be planned for this area? Or can the existing building be angled so both the living spaces of the new units and living spaces of SJV Building E are not staring directly at each other? Or could this area be changed into a community open green space and also be used as snow storage in winter?

With the current affordable housing shortage, what if units 22-25 were made smaller and more affordable for our local workforce? You would have new affordable units backing up against current affordable units. My current affordable townhome is 1,100 sq ft with 4 bedrooms. The developer could create 4 units within each 6,460 sq ft building in the current plan and sell double the number of units per building, each for half the price of the original plan. Or make the buildings half the height and half the size to fit better within the existing neighborhood and sell the smaller units for half the price, as perpetually affordable units. The developer would be deemed a local hero for thinking outside the box and supporting our local community.

Other concerns I have revolve around the use of Callahan Way as an entrance and exit for Villas 3 at Obsidian as well as snow storage for snow removed from Callahan Way. The plans say the use of the existing gate at Meridian will be used for Villas 3. I would like it clarified whether the Meridian entrance/exit will actually be open for Villas 3 because rumor around town (yes, we are a small town and rumors abound) is that Villas 3 will not be able to drive up past the existing Obsidian units and clubhouse. If Meridian is not going to be used then Callahan Way will become the only entrance and exit for Villas 3. Callahan way is a sneaky uphill when trying to get up to Main Street in the winter. More use will cause congestion and more stuck cars during snow storms, to say nothing of the wiggly tight turns to turn from Callahan Way, onto Frontage Road and then up onto Main Street. This awkward junction causes issues all the time during storms and icy conditions. I urge the Planning Commission to discuss and get clear answers from the developer on access roads for this project.

Regarding snow removal and snow storage from Callahan Way, currently Callahan Way snow is stored in a huge pile at the base of Callahan Way where the forest begins. The project snow removal plan states that snow removal will utilize trucking out of snow, but

snow is trucked out after the storm passes. What will happen to snow during our big storms to allow access for local residents? If this junction at the base of Callahan Way becomes the current proposed entrance gate into Villas 3, I would like confirmation about a useful and timely plan for snow removal and snow storage.

Is the proposed gate on Callahan Way necessary? I am concerned that the proposed gate will deter users of the public path on Callahan Way and down through the Villas 3 project. This path from Main Street is very popular and I would hate to see public users come down Callahan Way, see the private gate and get confused about accessibility. Even if there is an opening for the public path next to the gate, I believe it would be a visual deterrent for the public to see a gated road as they come down Callahan Way. The opposite end of the public path, near Meridian, does not come in next to the Obsidian gate. It comes in from Joaquin Street and curves over next to the newer Obsidian property. I ask the project developer to rethink the need for a gate on Callahan Way.

I appreciate your consideration of the impact this project, at its northern end, will have on the existing neighborhood due to the height and proximity of units 22-25, the added traffic on Callahan Way, the reduction of current snow removal areas created by the new road into the project, and the limited access to the public path caused by the proposed gate. I feel confident the Villas 3 at Obsidian project will be a positive addition to our neighborhood with some additional changes to the project plan.

Sincerely,

Lindsay Barksdale, Homeowner at San Joaquin Villas