Attachment H

Christopher Gibbons

From: info <info@briarwoodcb.org>
Sent: Friday, May 2, 2025 9:09 AM
To: Christopher Gibbons
Subject: Proposed Residential Development Plan Case #-PR-25-002

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Community Development Department
Christopher Gibbons
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May 2, 2025

This letter is from the Briarwood HOA Board. We are directly north of the proposed area for the 231-unit apartment community.

Introducing dense rental housing so close to single-family homes risks devaluing nearby properties. Prospective homebuyers may be deterred by the lack of buffer between high-density living and private residences, leading to reduced demand and potential financial loss for current homeowners.

We respectfully urge the Planning and Zoning Commission to reevaluate this proposal and consider alternate locations that are more appropriately zoned or planned for high-density use. We welcome growth that aligns with thoughtful, long-term planning and protects the character and quality of life in neighborhoods like ours.

Regardless of the outcome of this decision, the city must mandate that contractors implement significantly improved measures to contain and manage the dirt associated with the project. Over recent years, as dirt was removed from the property, Briarwood Homes have consistently become covered with a persistent layer of dirt. Despite numerous attempts to address this issue through the City of CB, no adequate corrective action has been taken. Such neglect is entirely unacceptable and must not occur again. One can only imagine that city officials would be equally opposed to their own homes being subjected to years of persistent dirt coverage. At the very least, the developer must be required to keep the dirt and dust to a minimum, ensuring that residents can continue to enjoy their yards in a clean and healthy environment.

Thank you for your time and consideration.

Briarwood HOA Board

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