

From: [Kristine Currie](#)
To: [Planning Department](#)
Subject: Fwd: Public Hearing LU 2022--0119
Date: Tuesday, April 26, 2022 3:36:00 PM

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From: **Kristine Currie** <kac.4545@gmail.com>
Date: Tue, Apr 26, 2022 at 3:32 PM
Subject: Public Hearing LU 2022--0119
To: <hferris@carson.com>

I am in support of the development because the owner, Northern Nevada Community Housing has demonstrated a good track record at its nearby facility Valley Springs on Hot Springs Rd. However I have concerns.

Concerns:

Building Height:

1. I am very concerned that the building height will impede the viewscape of the western horizon for the existing homes on the parcel on the north side of Northridge. Can the pitch, or can the height be adjusted out of respect for the property owners who have been enjoying that vista for over 20 years?
2. Will there be solar panels on the east facing roof of the buildings on the north-south axis? If so, will that cause problems for the neighboring existing residents on the ridgelines?

Parking/Traffic

1. Am concerned about sight lines of residents on the south side of the project exiting directly onto Roop and attempting to turn left (south) on to Roop, even as cars travelling north on Roop from Winnie/Roop intersection at 35mph (theoretically but I can guarantee you that most traffic there is over 35mph).
2. There should be more than the national ADA standard, and more than proposed number of disabled/accessible parking spaces. It might appear that the proposed number of spaces is sufficient given existing use at the cousin property (Valley Springs) but this property will be there for decades to come and as the population ages, there is likely to be more demand for more accessible parking spaces.
2. Am concerned for the community cross-walk to access the trailhead on Loan Mountain ridge. It is difficult for pedestrians to see traffic from the west and difficult for drivers going east on Northridge to see pedestrians. This project will cause increased in traffic on that route

and therefore increase the risk to pedestrians. Can flashing lights and/or other higher visibility warnings be requested of the developer. Keep in mind the trail will be an amenity for the project's residents as well.

3. The traffic impact has been revised to reflect a passable score on the cumulative impact of existing, plus project over time. However, there are concerns that the stacking for left turning vehicles at Roop and Northridge and Roop and Hot Springs will be exceeded. I am very concerned that this will cause stress at the Hot Springs intersection which tends to have a pretty high number of pedestrians.

Thank you for your time and good luck on what may be a challenging public hearing.

Kristine Currie
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