

November 11, 2022

Arapahoe County Planning Commission
Arapahoe County Lima Plaza
Arapahoe Board Room
6954 S. Lima Street
Centennial, CO 80112

RE: L22-003 Comprehensive Plan Amendment

Dear Arapahoe County Planning Commission:

This letter provides comments from the Four Square Mile Neighborhood Association ("Association") as pertains to the above-referenced proposal to amend the comprehensive plan for the Four Square Mile Area of unincorporated Arapahoe County ("4SM Area"). It is the Association's understanding that the area will transition between the Applicant's imminent high-density project immediately adjacent in the City and County of Denver, and lower density single family housing developments in the 4SM Area. The Association has not been asked to comment on the high density portion of the Applicant's project, and this letter should not be construed as support for that high density development.

The Association notes that it generally does not support amending the comprehensive plan for a single development. Nevertheless, the Association makes no specific objection to the Applicant's proposal. The Association's constituents made the following comments about the proposal:

- The access street to the development project from S Quebec Way should be a normal street size (as opposed to a narrower access "alley").
- Homeowners in the Hughes Mt. View Subdivision must have access to the Parker Rd entrance.

The Association additionally notes its gratitude for the Applicant's diligent efforts to present its project to the Association, both at an informal meeting with the Association's development committee, and at a regular monthly meeting of the Association. The Association looks forward to continuing to work with the developer as the project progresses through additional phases, to address any impacts on the adjacent neighborhood.

Sincerely

Four Sq. Mi. Neighborhood Assoc.

Four Square Mile Neighborhood Association