

On behalf of the HOA community immediately adjacent to the proposed development site, I am submitting this public comment to formally express our strong opposition to the current proposal.

First, we have serious concerns about the proposal's allowance for amplified noise ending at 11:00 PM. Our neighborhood is extremely close to the site, and noise at that level—at that time—will directly impact residents' quality of life, including families and those who work early morning hours. We also have concerns about lighting spillover and the overall activity level associated with the project, which could further disrupt the surrounding residential area.

Second, we are deeply concerned about the traffic impact, particularly as it relates to the existing traffic circle and the surrounding neighborhoods. Traffic congestion in this area is already difficult and unsafe at peak times, and we do not believe the current plan adequately addresses the increased volume, backups, delays, and spillover traffic that would result from this development.

Finally, while the proposal states that the building will not injure the value of adjacent properties, we do not share that conclusion. In our view, the combined impacts of noise, lighting, and added traffic are likely to make the area less desirable and could negatively affect nearby property values.

For these reasons, our HOA community respectfully urges the Planning Commission to deny this proposal unless it is significantly revised to address these issues in a meaningful and enforceable way.