

Dear Ms. LaPisto-Kirtley

Thank you so much for meeting with the residents of Forest Lakes and Hollymead to listen to our concerns regarding the proposed RST development. Just as a reminder, I am E. Alice Keys, the person you held the microphone for. I realize you are in a tough position trying to please all your constituents - those who have a place to live in Albemarle and those who do not. I hope for a moment you will think about our concerns as if you had bought your home in Forest Lakes or Hollymead and then had everything turned upside down when the Places29 Plan was developed.

You received a lot of information, but I hope the big thing you took away is that the underlying reason we would like to see the density of this development lowered significantly is not because of the amount of workforce housing. We are concerned for the health, safety and well-being of not only the residents of Forest Lakes and Hollymead, but also all the current and future residents of Albemarle County, including those who will live in this proposed development. As you know, Forest Lakes is a sought-after community to live because we have a great quality of life. Because of the density of this development and lack of infrastructure (public transportation, overcrowding of schools) we feel it would negatively impact the quality of life for all residents in this area.

The increase in the amount of traffic flowing onto Ashwood Boulevard from Brookhill and this proposed development is a major safety concern for us. At the meeting you heard several examples of how some people run red lights, drive distracted, pass on solid double yellow lines and of course speeding (cars usually go 55-60 mph on 29). We realize this does not happen just at our intersection of 29 and Ashwood, but all over. I know the traffic studies are all data driven, but if you take real life into consideration, the data would look different. Please keep in mind there will be two intersections on Ashwood Boulevard within approximately 1,065 feet from 29 (Archer Boulevard coming from Brookhill and crossing over to RST and Ravenswood neighborhood across from the Ashland neighborhood).

In my remarks, I referred to guiding principles from the Places29 plan, objectives and strategies from the Comprehensive Plan as well as data from the Growth Management report. These all outline how new development should blend in with and be compatible with existing developments. They also outline how infrastructure should be in place at or before the time it is needed to serve new developments. Please find attached slides that I presented to the Planning Commission highlighting those principles, objectives and strategies. The last slide shows how many dwelling units are needed by the year 2040 and how many were already built or were in the pipeline when the Growth Management Report was compiled in 2019.

At the end of the meeting, I was inquiring how closely information on the development application was reviewed, and if it had inaccurate statements, how that was handled. Jane Keathley sent you those questions in a previous e-mail. As she mentioned in her e-mail, I am also attaching a letter I wrote to the Planning Commission. On page two of the letter, numbers four and five speak to this issue.

Again, thank you for your time.
E. Alice Keys