

Amy Harvey

From: Susana Dancy <susana.dancy@gmail.com>
Sent: Wednesday, October 24, 2018 9:40 AM
To: Pam Hemminger
Cc: Amy Harvey; Jeanne Brown
Subject: Fwd: Town-owned properties in Southern Area
Attachments: Southern Area Plan - Letter to Council.docx; ATT00001.htm

Dear Mayor Hemminger,

For clarification, the letter referenced below was intended as a Petition to Town Council, requesting Council's review of the Obey Creek Compass Committee recommendations and the work product from consultant Dover Kohl & Associates regarding the Southern Village Park & Ride lot. We ask that this be done before Council enters into negotiations over town property. Furthermore, we petition Council to evaluate the merits of creating a Southern Area Small Area Plan to guide Council decisions.

Since many on Council were not involved with the Obey Creek Compass Committee process, I think it is important to note that many of the individuals below represented Advisory Boards on the committee. Others were appointed to represent key perspectives (e.g. multifamily residents) or to act as champions on specific town-identified issues (e.g. transportation).

Please be aware that another OCCC member requested her name to be added to the petition, bringing the total petitioners to eight of the 17 OCCC members. The letter below has been amended to include the current list of signers.

Best regards,

Susana Dancy

Tuesday, October 23, 2018

Dear Mayor and Town Council,

In December 2013, the council-appointed Obey Creek Compass Committee submitted recommendations regarding a large, mixed-use development proposed by East West Partners along 15-501 South.

Among the committee's recommendations were the importance of planning for the area as a whole rather than responding to projects or proposals in isolation, the need to plan for both sides of 15-501, and the significant opportunities for the Town when the Park & Ride parcels redevelop.

It has come to our attention that Council is currently considering at least five projects involving land use decisions and/or town-owned properties in the Southern Area:

- (1) the town-owned parcels adjacent to the fire house on Bennett Rd, for affordable housing,
- (2) a town-owned parcel south of Dogwood Acres drive, also for affordable housing;
- (3) the town-owned parcel adjacent to the Southern Village Park & Ride, for Kidzu Children's Museum,
- (4) the Obey Meadows subdivision for low-density housing south of the Obey Creek site, and
- (5) the South Columbia Annex project across from Merritt's Store.

In the absence of a small area plan with stated priorities, goals and objectives, these decisions will be made in isolation.

Prior to your consideration about the museum proposal on Wednesday night, we encourage you to take a look at the 2013 Compass Committee report to understand the vision that was set forth through a five-month public process and, also, to review renderings of the Park & Ride lot developed for council by Dover Kohl & Associates in 2014.

Additionally, we encourage Town Council to refrain from making any decisions regarding land use and/or town-owned properties in the Southern Area until it has updated the most-recent small area plan, which was adopted in 1992. This work is needed so that Council can make strategic decisions that serve the town's often-competing priorities and overall financial well-being. Big-picture goals should be considered, including the overall design and connectivity of the area, the economic opportunities for the town-owned sites, the traffic implications and the fiscal impacts/opportunities for the town and county.

Best regards,

John Ager, Kimberly Brewer, Dan Costello, Susana Dancy, Susan Lindsey, Alan Rimer, Danielle Spurlock and Polly van de Velde

Members of the Obey Creek Compass Committee