

From: Vincent Donahue <vpdonahue@aol.com>

Date: July 13, 2016 at 12:20:00 PM MDT

To: hvidlock@greenwoodvillage.com

Cc: jmcgee@greenwoodvillage.com, dbullock@greenwoodvillage.com, fmilkin@greenwoodvillage.com, rrakowski@greenwoodvillage.com

Subject: ORCHARD STREET STATION PROPOSED DEVELOPMENT PLAN

Dear Heather,

I am writing to you to express my very strong objection to the proposed roughly 3.3 million square foot residential and commercial development plan being proposed by Alberta Development Partners.

I spent my entire career at one of the nation's largest residential and commercial development firms "Arvida Corporation" that was based in South Florida for over sixty years.

Arvida master planned and developed some of Florida's largest residential and commercial communities in Miami, Ft. Lauderdale, Jacksonville, Longboat Key outside of Sarasota, Florida.

Arvida was the largest master plan developer in Boca Raton, Florida and was deeply involved in all of the master plan developments at Walt Disney in Orlando, Florida.

I am intimately familiar with large-scale master developments and their overall impacts on community and regional infrastructure and find that the Orchard Street Station would place such overwhelming pressure on our existing and in many areas inadequate infrastructure in Greenwood Village, that it would result in a major diminution and degradation of the quality of life within our great community.

It is complete folly to assume that the existence of the Light Rail transportation system would mitigate any significant impact on traffic, pollution, noise and overall congestion within the surrounding areas of the proposed development. No amount of road widening will be sufficiently adequate to shoulder the incremental burden of this overly aggressive development proposal given its location at the northwest corner of Orchard and I-25. An intersection that is already greatly overburdened with traffic. The entire Greenwood Village community will be negatively impacted by this development as a result of spillover effects, which in my judgement, will far outweigh the economic benefits of the development to Greenwood Village.

Unless the Mayor and City Council stops this development plan or any other alternate plan that would be even a small fraction of what is being requested for by Alberta Development Partners, then the quality of life in Greenwood Village as we have known it to be over the past twenty years will basically cease to exist.

Greenwood Village is at its maximum level of congestion today. It is up to the City Council to ensure that we do not fall into the abyss of even more congestion by allowing this project or, for that matter, any other project that even approaches a fraction of the size and scope of Orchard Street Station. Additional large-scale real estate

development within our community does not constitute progress. Economic benefit does not trump the preservation of quality of life. The density of future development within Greenwood Village must and should be drastically reduced in order to ensure the beauty, the vibrancy and the enjoyment that all our citizens are so fortunate to have. It could be argued that some of this has already slipped away.

Greenwood Village is a very special community. Please do not ruin it by allowing such massive and quite frankly irresponsible development.

Sincerely,

Vincent P. Donahue, Jr.

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