

April 7, 2017

To the City of Santa Rosa Planning Commission

I am writing in regards to the proposed development of the old airfield property located at 1301 Ludwig Avenue. After reading the notice that came in the mail, viewing the General Plan maps for both city and county, and driving through the subdivisions next to the site, I spoke with Amy Nicholson who was very helpful and answered many of my questions. I had no idea of the depth and breadth of this project. I am appalled on a variety of levels.

To begin, the planned 131 houses on this 37 acre site appear to be very close together and likely two stories high with the required mitigation parcels around it. While the average total of houses per acre may fall within the low density range of 2 to 8 houses per acre, this tract housing is certainly not in the spirit of our pastoral and much more countrified neighborhood. The proximal properties on Ludwig Avenue (of which I am one) are all designated 'Rural Residential' or 'Agricultural' and 'Low Density.' The vast majority of the homes here are single story ranch style houses on large lots or small acreage. Any new development ought to be built to fit with existing architecture.

Another concern is the proposed through road connecting Fresno Ave to Ludwig Ave and all those subdivision streets in between. You must be joking. Ludwig Avenue already gets more than its share of traffic from those traveling south on Fulton and South Wright Roads to Ludwig then on to Stony Point in an effort to avoid freeway congestion and local roadwork. Those people are often speeding by the way, and the pavement on this stretch is wretched. Putting a left hand turn lane on our street for this project is only going to create a bottle neck for everyone. A through street to Ludwig Avenue is a terrible idea. Also, the idea of widening the street along the property edge then adding a piece of sidewalk along with some maintained shrubbery is completely ineffective. It will stick out like a sore thumb.

Then there is the habitat for the salamanders. I did not notice in the file when the first Environmental Impact Report was done, or if there has been another since. This project has apparently been many years in the making, so I would think that there will be another EIR. It seems ill-advised to build any heavily (or even moderately) trafficked roads next to or bisecting this designated open space wetland area.

In order to preserve the rural nature of Ludwig Avenue and its environs, I hope the application for extension of time is denied and the project is scrapped. The encroachment of homogenous housing as well as more streets and more traffic will change the nature and flavor of our area, and certainly not for the better.

Thanks for your time.

Kaitlan McCarthy
Ludwig Ave Resident