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Mario Marchi
51815 Fordham Dr.
Crescent Creek subdivision

As a resident of the Crescent Creek subdivision and as many others may have spoken in this regard (or will speak regarding) i must say that

This Habitat development as presently proposed and in that location, is Absolutely and totally unacceptable!

The City of la Pine planning Dept, Deschutes Co and even Habitat should have never considered it. It was pushed through without hardly any public notification and several Land use requirements for this proposed development were ignored or modified just for this proposal . (BDW all of these violations are outlined in detail in the petition , signed by many Crescent Creek residents, and presented to you by Paul Henninger),

But most important , no consideration that this type of high density and low income housing development would degrade the property values of one of the better planned if not the best ,subdivision in the area: Crescent Creek.

This development does not belong there. Perhaps it would have been less controversial and maybe more acceptable if it had been planned at the north end of the parcel, along Half Moon Dr. after it would have been connected to Huntington. At least there the development would have had their own access in and out to Huntington.

The next thing that was not considered is traffic pattern in and out to the development . There is already too much traffic going in and out of Findley Dr. and the intersection to Huntington is still a dangerous one even after the recent widening work because of the amount of traffic up and down and the excessive speed of travel.

Also very important ,there has not been any consideration about evacuation routes if a fire was to start along Huntington shoulders or from the KB Ranch to the west (presently loaded with fire fuel) and with predominant winds always coming from the west and north west.

Presently all the roads (Memorial , Caldwell and Findley) in and out and of the proposed Habitat development, Crescent Creek Subdivision and Reserve in the Pines all end up into Huntington., (Even Crescent Creek end up into Huntington via Victory Lane.)

The City of La pine Or Deschutes Co and/or Odot need to extend one or more of these roads to the east and connect it to 97 for fire and other emergency evacuations.

This is a big safety issue and it should have been considered when planning this development.

I strongly recommend that the present plan be re-planned and all these concerns and suggestions that i raised and other have or will raise, be considered and addressed in a new plan.

Thank you for Listening.

