

- [1] [CLICK] My name is Gary Brizard, and I am the President of the Carmel Mountain Ranch Residential Community Association, or Master HOA. [CLICK]
- [2] Our large HOA is comprised of the nearly 5,000 mixed residences around the closed golf course. [CLICK] The golf course is not one block of land; it is 18 fairways interwoven throughout our 5,000-home community. [CLICK] The wrong development on the golf-course will directly impact hundreds of homes and thousands of families.
- [3] [CLICK] Like other areas, Carmel Mountain Ranch residents enjoy our community and do not want it drastically changed. [CLICK] The developer's proposal will drastically change Carmel Mountain Ranch. They want to build ONLY multi-story multi-unit complexes on the narrow fairways which are surrounded by mostly existing single-family homes. [CLICK] The community has proposed many great options that are less divisive.
- [4] [CLICK] The HOA would support development that fits into the existing home composition. [CLICK] Meaning, building some single-family homes on the fairways and building most higher-density multi-family homes near the transit center and retail areas.
- [5] [CLICK] Multi-family homes near the transit center would reduce the vehicle miles traveled. Especially since most of the proposed development will be from 1.5 to 2.5 walking miles to the transit center. CMR is not flat and are those difficult walking miles.

- [6] [CLICK] We would like to work with the developer to find a plan satisfying our concerns. A plan would expand the existing recreation center and library, contribute to the schools and infrastructure, address the environmental impacts and work with-in the existing home composition.
- [7] [CLICK] You are being asked to divide Carmel Mountain Ranch. The main driver is affordable housing and a quota. The developer proposes affordable and market rate homes. Since they are providing affordable homes, then why not add some single-family homes that will help the quota, create a profit, generate tax revenue and integrate into the existing community.
- [8] We are not opposed to a development that does not divide our community. There is a very simple solution. Add some single-family homes where they fit and give us something we can support. [CLICK] I personally believe a plan that unites the community is superior to a plan that divides it.
- [9] [CLICK] Please consider our concerns vote no.

Thank you