

Brenda Broeske

From: Colin Sigmund <colinsigmund@gmail.com>
Sent: Tuesday, July 16, 2024 2:29 PM
To: Don Harp
Subject: Re-adjusting plan

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Hi Don,

My name is Colin Sigmund and I am a resident of the Silverleaf Court neighborhood adjacent to the Thrivent property. I'd like to briefly discuss concerns and possible addendums to the current master plan prior to its final implementation. Speaking on behalf of our small community, we are collectively concerned that undesirable commercial businesses, a hotel, and other developments within the C2 district of the master plan would harm our property value and generally be unfavorable.

Per the results of the various surveys and exhaustive community discussions regarding the development, it appeared as though maintenance of green space/waterways/parks/natural area was by far the most desirable. Given that the fountain/ponds, walking paths, and other natural walkways exist primarily within the southeastern part of the property, wouldn't it make most sense to preserve this region without substantial development? The agricultural plots that currently exist in the C2 plot could be added to the already beautiful southeastern portion of the 600 acre property.

Alternatively, the C2 and possible hotel developments could be moved between the O_E and O_1 plots as this is already slated to be more of a commercialized/non residential portion of the overall 600 acre property. I find this to have 2 main benefits. One, it would place possible restaurants (C2) closer to office spaces (O_E, O_1, O_2, and O_3) where workers could more easily dine for lunch/dinner during or after work. This dynamic would be mutually reinforcing. Essentially, workers from O_E through O_3 would more likely patronize C2-based businesses while the leases of the office spaces would more likely be filled because there are retail amenities nearby for its employees. Two, It would provide improved advertisement for the local commercial or retail businesses (C2) due to its location relative to highway 41 w/ signage.

Thanks,
Silverleaf Court neighborhood

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