

From: [Velchek, Thomas d](#)
To: [Pam Hall](#)
Cc: [Tom V](#)
Subject: Neighborhood Meeting Sign ID #37 Mount Royal
Date: Monday, February 6, 2023 10:05:46 AM

Hi Pam,

My name is Tom Velchek and I live at 613 W. Prestwick Way, CR. I am across the street from this #37. Up front, I am against shoving three homes into this little open space. I have some questions and concerns about this development.

First off, I am not familiar with zoning so (1.) can you tell me what this lot is zoned for and why it was zoned that way. My understanding is that the developers need to get it rezoned to build homes. I am asking that because my assumption that it is not zoned for residential homes is because of the golf course and the adjacent train track.

The train track is my concern. I bought this house 3 years ago and I bought it partially because of the view which is because of the golf course, the proximity to the highway and the parallel trains that run on both sides. I did not think that builders would put any more housing developments because of the noise level from the highway and trains.

This noise level I did not take into consideration when I purchase the home. During the day, it is tolerable, but at night it is not. If I would have spent a couple nights in the home I would not have bought it. The trains run almost every night at 11ish pm 3:30am, 4:30am, etc. They literally shake the bed. I am approximately 200 yards perpendicular to the train tracks with 3 elevation levels and a street in between. These homes conservatively will be one half that distance to the tracks with only 1 level of elevation. That means at one half the distance which the acoustic intensity drops off a 1 over R squared, the intensity of the vibration the new home experience will be 4 times as great as what I experience and that will be greater if one accounts for only one level of elevation.

(2.) Is there any requirement for CR or the developers to do an acoustic survey of this lot, like something that might be done for home near airport runways? I am concerned that the property value of these homes will be affected by this noise level.

Regards,

Tom Velchek