

My name is Nick Albertson and I live at 9794 Waterway Passage Dr right near the entrance of the Waterleigh neighborhood. I am speaking against this project because the infrastructure in our area is completely unprepared for the population we already have, let alone a development of this size.

I want to start off by noting that I don't have a problem with affordable housing, my problem is that this location cannot sustain any more high density housing.

The only entrance and exit from the Waterleigh community of 3600 homes is the Avalon/Hartzog intersection, where 4 Apartment complexes already exist or are in progress. That intersection and the roads around our neighborhood already cannot handle the commuter load on a normal day. The completion of the Waterleigh apartments and the village center retail development will only make it worse. There are already traffic accidents all the time, and an elementary student was just recently struck by a car while crossing the road.

When a small section of northbound Avalon rd was shut down due to a water main break last month, the roads for MILES around were stuck at a standstill for hours. It's a miracle emergency services were not needed because they would not have been able to get through. There are not enough roads and alternate routes to service the area, and the roads we do have do not have the capacity for the current population.

Western way on the other end of Hartzog rd is already way over capacity, and is routinely backed up PAST its entire length back to Disney. I used to commute that way to Dr Phillips but now I have to route up through 429 and the turnpike and pay tolls every day because it takes more than half an hour to traverse the 3 mile length of Western way. If Disney wants to build housing for their own employees, they need to build this project on the other side of Disney's massive property.

Lastly, schools in the area are already overburdened with the current population, let alone current high density developments in progress. Building additional schools will not be fast enough to relieve the pressure, and will only bring more traffic to our overburdened roads. Waterspring elementary is currently at 170% capacity with almost half of their students in portable trailers as temporary classrooms. The relief school in Waterleigh will already be opening in August this year above capacity with portable trailers as well.

We have to stop allowing variances for high density development in this area. If we want to make attainable housing in the area, build single family homes that cost less than \$500,000. I implore you to please vote NO for the Michaels Organization development on Hartzog rd.