



# Scandia Heights

**Josh Warter - Tony De Marco - Elizabeth Wingren - Megan Young**  
*President      Vice President      Treasurer      Secretary*

To: The City of Gig Harbor Planning Division  
Re: "The Reserve" off Peacock Hill at 100<sup>th</sup> Street Ct.

To whom it may concern,

This letter is being sent in opposition to the proposed residential project referred to as The Reserve.

The Aug. 11 meeting was attended by concerned citizens that shared their views on this development.

It was quite clear by the comments made both by the citizens and by the project manager (Darton) that this effort does not make sense for this particular piece of land. The following statements are what was heard by all.

- Potentially unsafe exit onto Peacock unless allowed to deviate from code.
- Will be difficult to meet the 15% grade requirement.
- Deep land cuts to the land and it will be a tricky situation to meet the grades.
- Needs relief from codes to build retaining walls 6 to 15 ft tall.
- 18 thousand yards of fill dirt need to attempt to level out the site.
- Deviate from code to allow joint use driveways to add extra units.
- Asking for a variance from the required landscape strip.
- Said repeatedly "this is a difficult site" "a tricky site to make work"

There have been multiple attempts to develop this site in the past. It did not work then and would not work now. Gig Harbor has significantly covered its growth requirements at this point so please let us just stop trying to "in fill" houses on land that should not be developed at all.

Do I even need to go into the environmental impact to the wetland area at the bottom of this property? This land also provides a much-needed travel corridor for wildlife moving from the Crescent Valley area.

You all know these facts to be true. How will Gig Harbor remain the wonderful place we all know? By doing the right thing and putting an end to this over development. Thank you for taking the time to read this letter.

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