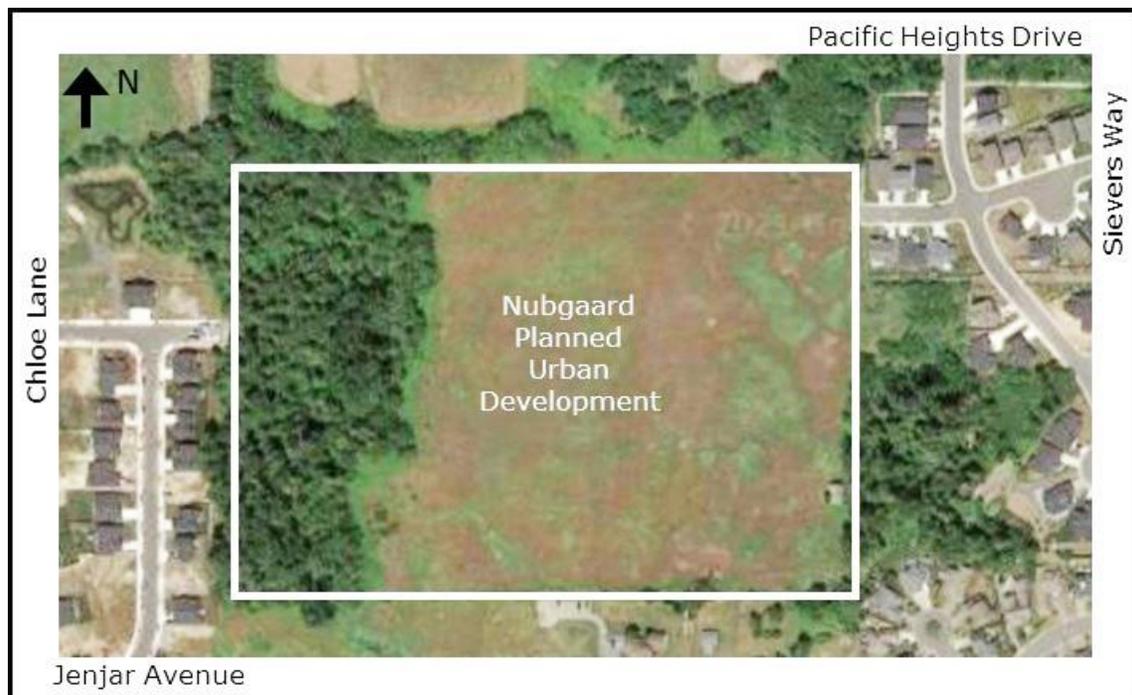


# MEMORANDUM

To: All Meadows-Ferndale HOA (MFHOA) Owners and Residents  
From: MFHOA Board of Directors  
Date: February 1, 2021  
Subject: Nubgaard PUD Project  
Ref: (1) Minutes of Public Meeting on 25 January 2021  
(2) Traffic Impact Analysis dated August 2020  
(3) City of Ferndale Point of Contact

In case you don't already know about this, the City of Ferndale is moving forward on a Planned Urban Development (PUD) on 28 acres immediately east of the Meadows. The major impact will be additional vehicular traffic as a result of the extension of Chloe Lane into that development. Chloe Lane currently dead ends at the eastern boundary of our property. See Figure below and note that there will be two routes of ingress/egress – Chloe and Sievers – for the 82 detached single-family homes that will be built. Note also that the development was originally planned for 92 units.



On January 25, 2021 I attended (via Zoom™) a public meeting conducted by AVT Consulting, which is doing the urban planning for this development. My notes from that meeting are posted to the HOA Website (more on this later). They provide additional information concerning the nature of this planned urban development and I will provide additional information as it becomes known and available. During the aforementioned public meeting, the existence of a Traffic Impact Analysis (TIA) was mentioned but not discussed. I have obtained a copy of the analysis and it is likewise posted to the HOA Website.

MEMORANDUM: Nubgaard PUD Project

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Please note that the TIA does not address any impact on the Meadows. The impact on Sievers Way and connecting streets are addressed extensively. I consider this a fatal flaw in the analysis and have informed the City of Ferndale of my concerns. I will continue to press the issue. If you would like to express your concerns about this project to the City of Ferndale, feel free to address them to the City of Ferndale Point of Contact identified in the website posting.

Summary of items posted to the website (<https://www.meadows-ferndale-hoa.org/>) in the NEWS section:

- Copy of this memorandum
- Notes from Public Meeting
- Copy of Traffic Impact Analysis
- City of Ferndale Point of Contact

*Chuck Millard*

**President  
Meadows-Ferndale HOA**