

I am not against development, but I am for smart development. I've lived in a city that went thru a boom and built on every inch of space. The outcome was a congested mess. It wasn't nice to live in.

I've also lived in a city whose infrastructure included rail-line and bike lines (built into the sidewalks) throughout the whole city. You could drive, but it was just as convenient to use the train. There wasn't car congestion in the neighborhoods and people were out on the street, walking to the train, biking, etc. It created a nice quality of life and this is the direction I would like to see our neighborhood and city head towards.

I have three concerns with the current state of this proposed development:

1. Traffic Congestion
2. Global Warming & the 6th Mass Extinction.

These are here now, and are only going to get worse. If we want a vibrant, livable city in the future, now is the time to adjust our infrastructure.

3. Increased rents and property taxes which force local businesses to close and people out of their homes.

Traffic

Traffic congestion decreases the quality of life and health of a community. It's loud, smelly, causes pollution, stress, and adds to our commutes. This is a quiet, historic neighborhood and our infrastructure cannot accommodate 100 more cars. It's just not feasible.

* KC has no rail-line. If we hadn't ripped out our tram lines in the past, we would be much better off today, but it was the zeitgeist of times.

* We have few bike lanes, and even fewer that are part of the sidewalk.

* ...which means all of these residents will be driving cars.

* Prospect is one-lane from 12th St north. The intersection at Indep. Ave, one block north, already backs up to 6th St. When I come home at rush hour, at 9th & Prospect I already have to sit there for 2 lights. How are we going to add 100 more cars?

* Indep. Ave is already maxed out

* 6th & 7th are quiet residential streets. Many of the streets in this area are so narrow that if a car is coming towards you, one of you has to pull over for the other to pass. We like it like that. The last thing we want is the city to rip out our sidewalks to make our yards and sidewalks smaller and the streets wider so we can have more cars. Please don't do that.

* There's a HUGE apt. complex being built at 9th & Brooklyn. Recent ones at 9th & Woodland & 9th & Paseo. As all of these residents will be driving down the same streets, it's illogical to treat each of these as separate entities when it comes to traffic. I would like the city to do a traffic study of these in aggregate.

I think our infrastructure can accommodate about a 35-unit development without creating a big detrimental effect on traffic congestion and quality of life for residents. Perhaps some of this space could remain residential single family and still have the apartment complex, just a reasonable size.

Global Warming & the 6th Mass Extinction

We are living in a historic time of both global warming and the 6th mass extinction. KC is expected to get hotter, with more droughts, and the storms more intense.

None of us can survive without a healthy bio-sphere & it's in a critical condition. We've lost a third of our birds and the trend is not good. Our insects are in drastic decline, it's been called an insect apocalypse. Insects are the little things that run the world. We literally cannot survive without them and the services they provide, such as:

- * Pollinating 90% of our plants
- * Our biosphere would rot due to loss of insect decomposers that rapidly turn over dead material into nutrients.

If we want a viable, livable city tomorrow, we need to build our infrastructure with this in mind now.

Our neighborhood already has heat island effects. It doesn't make sense to add to this by turning this whole area into impervious surface.

I have listed several small changes to the infrastructure that would make a positive difference in living with global warming, the health of our biosphere, and the quality of life for our city.

- * Buffer of a living fence at the back of the property. No one wants the field next to their home to be turned into a 100-car parking lot. That's a horrible way to grow a city. A 10' wide buffer of trees and shrubs is not too much to ask of the developers. It will also help with the heat island effect, storm water management, air pollution, noise pollution, and if native plants are used, it will help our insects, birds, and other wildlife to not go extinct.

- * Green space on the interior for the residents to have some outdoor space - for sitting under the shade of a tree, for children to play, etc. I've lived in a city with this style of architecture and it really adds to the quality of life. It's also beneficial for our wildlife.

- * Smart storm water management consisting of swales, rain gardens, rills, etc.
KC is supposed to have more intense storms due to global warming. This will help prevent flooding while decreasing the heat island, will help our wildlife and increase the beauty and quality of life in our city. This won't create mosquitoes, as the water isn't there long enough for the larva to develop.

- * Bike lanes as part of the sidewalks; bike parking for the shops.

- * A hedgerow of trees and shrubs surrounding the property, as appropriate for traffic viewing. Instead of a little square cut in the sidewalk to stick a tree in, if we can adjust this for green space under the trees planted in low-growing native

ground cover (this doesn't need mowing), that would be a big step toward survival of our insects. We now know that many insects drop off the trees & spend the winter in the leaf litter, ground cover, or top few inches of soil under the trees. That's a vital part of their life cycle. This row of plants will also help the same factors as the buffer at the rear of the property.

* Pervious surfaces used for the parking lot and other paved areas: heat island and flooding.

* Motion-detection lighting and yellow bulbs for night lighting. There's a whole world that comes out at night - fireflies, nighttime pollinators, birds - they can't survive with bright lights. There's no clear scientific evidence that shows bright lights at night deter crime. We can still have night-lighting, but do it in a wiser way.

* Green roofing would also help with storm water management, heat island effect, and could create outdoor space.

* A rail-line plan as part of future infrastructure.

Increased Rents & Property Taxes

This neighborhood has an ongoing history of being an affordable place for lower income residents to live.

* Many people in our city work jobs that pay \$10-15/hr. They work hard & contribute to all of our well-being.

* Our neighborhood Ambassador told me that within a 2? mile stretch of Indep. Ave, we have residents from 60 countries. I love that about my neighborhood.

* It's been a place for refugees to start new lives. I have that are refugees from the Vietnam war, from Afghanistan, and Somali Bantu, whose oldest two children were born in a refugee camp. These people all work hard and contribute to our city.

* Many of the businesses on Prospect right down the street from this proposed development, on Indep Ave and the surrounding area are run by refugees & immigrants working hard for their children's futures.

* There are many other low-incomer households of elderly, those on disability, or lower income workers.

* All of these people deserve to keep their homes and their businesses. I believe that's how we create a vibrant city.

The best thing KC can do to for affordable housing is to initiate rent & property tax legislation like other jurisdictions have done.

Until 2 years ago, when investors put their eye on this neighborhood, rents were \$400/mo. That's wasn't a rarity, that was the norm, and it still is for properties that haven't been sold to investors.

But as KC has no rent control, that attracts investors from all over the country. The practice is to buy a property and immediately double the rent. I've experienced that, as have many other residents. My next door neighbor's landlord promised them for years that they could buy the duplex, and my neighbor did a lot of repairs on that property in anticipation. Then suddenly an investor came in, bought the

property, and my neighbor's rent was doubled, for half the space, and the top unit is expected to be rented for triple the rate.

When we set the market rate for affordable housing, we shouldn't set it for what the investors think is market rate. We need to set it for people living on minimum wage, for there deserve a place to live, too.

I invite all of you to come to our neighborhood. I am happy to show you around. I believe you will see that a 78-unit development just isn't appropriate.

I also suggest you get money from the budget to travel to cities that have mass transportation that moves large quantities of people in a timely manner. Go to Toronto- they have a downtown stadium, but no one drives there. They take the subway or above ground train. Instead a parking lot, surrounding their stadium are condos, businesses and restaurants - that do a booming business on game days.

It's a developers job to max out every inch of space for profit. It's the municipalities job to watch out for it's citizens, the environment, and to build wisely with the quality of life in mind. Once something is gone, there's no getting it back. Please don't destroy our neighborhood.

Could you please print this out for me.

Thank you,

Eve Wolf
2620 E. 8th Street
816.944.8541

Sent from my iPad