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**Cc:** [Chambi, Larisa](#); [Paola Capra](#)  
**Subject:** Public Testimony for Ordinance No. 241088/CD-CPC-2024-00134, 115th and Holmes Master Planned Development/Stormwaterdetention.  
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**\*\*Plan Number:\*\* CD-CPC-2024-00134, 115th and Holmes Master Planned Development.**

**Concern: Review of the Stormwater detention on Campbell St and a comprehensive stormwater detention level of managing system.**

**Meeting: January 7<sup>th</sup> at 1.30pm-5pm**

My name is Paola Capra, and I have been the homeowner of 11509 Campbell St, KCMO 64131 for 19 years. I am writing to express my testimony about the concerns on the proposed stormwater detention system on Campbell St and its potential impact on my property and the neighboring homes. The stormwater detention will be located directly in front of my property, spanning the entire length of my lot. I strongly oppose the initial stormwater detention landscaping plan from Iron Door, which includes a line of trees in front of my property. This design would isolate me from my neighbors and significantly increase the chances of crime and delinquency. In the past, my neighbors have played a crucial role in preventing such incidents from occurring, which has been particularly important for the safety of me and my son.

After attending the City Commission meeting, I realized that this project has multiple goals beyond just safety and crime prevention. These additional goals are important as they will impact our daily lives, my job, and our future. These goals include:

1. Maintaining security among neighbors and preventing crime.
2. Ensuring peace and safety in the area.

3. Preventing unauthorized gatherings in the detention basin, such as turning it into a dog park (which would lead to issues like dog waste and noise), and limiting access to individuals who do not belong to the development or neighborhood.
4. Redirecting traffic to enhance safety and accessibility.
5. Improving the sustainability of stormwater management.
6. Preventing rainwater runoff to protect my property and surrounding homes.
7. Utilizing the space effectively as an amenity for mindfulness for the residents of the new development.

To better understand the potential impact of the stormwater detention on my property, I consulted with various professionals, including engineers outside of the project, home insurance agents, and conducted personal research on stormwater detention managing systems across the U.S.

Here are some key points I discovered:

1. The detention system will be approximately 3-5 feet below ground level.
2. A rain garden will be included to maintain the basin's health. Rain gardens collect water from roofs, driveways, or streets, allowing it to soak into the ground. Planted with grasses and flowering perennials, they can be a cost-effective and attractive way to reduce runoff while filtering pollutants and providing habitat for wildlife.
3. An emergency drainage system in the basin is crucial to effectively manage rainwater runoff and prevent it from affecting neighboring properties, including mine. This proposed emergency system should mitigate overflow through a spillway-type setup. Detention ponds are designed to temporarily hold water, allowing gradual drainage into the storm sewer system, thereby preventing it from becoming overwhelmed. Once a specified water level is reached, the emergency overflow mechanisms should activate to avoid flooding.

Despite my inquiries about including an emergency drainage system, Mr. Joyce indicated there are no plans for one. I want to be clear that I

am not opposed to the construction itself; rather, I am against proceeding without adequate safeguards to protect homeowners' properties. It would be unfair for me and my neighbors to allow this multimillion-dollar development to advance without a comprehensive management system in place.

If all three levels of stormwater management are not implemented in the project, current homeowners, including myself, may experience the following stormwater issues:

- During rainstorms, water may run off and overflow into our homes, leading to unpleasant odors, mosquito infestations, and flooding that could leave standing water for 40 to 72 hours (or even longer).
- Flooding could damage furniture, carpets, and may force us to seek temporary housing in hotels or with family.
- Dealing with mold and the associated costs for remediation could become a significant burden.
- Homeowners would be forced to take time off work to clean and repair damages, impacting finances.
- Homeowners may face increased insurance costs or the need to purchase flood insurance, which could be unaffordable.
- Property values may decrease as a result of these issues.

I do not want to feel anxious every time a storm is approaching or to endure the emotional, physical, and financial stress that flooding can cause for both me and my son. This is an emotional burden that no homeowner should have to experience. This is not the life I envision as a parent to ensure my child's wellbeing and for my future.

I attached a document that I presented to Mr. Patrick Joyce and Iron Door team on November 20<sup>th</sup> but will be in a separate email.

Thank you for considering my concerns.