

From: [Paola Capra](#)
To: [Clerk; Duncan, Johnathan; Santner, John; Cronander, Susan; Chambi, Larisa](#)
Cc: [Paola Capra](#)
Subject: File 241088/Petition for Enhanced Landscaping Plan for stormwater detention on north Campbell St.
Date: Thursday, January 9, 2025 9:36:36 AM
Attachments: [A screenshot of a computer Description automatically generated.png](#)
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Subject: File 241088 Kansas City Missouri/Office of City Clerk
Petition for Enhanced Landscaping Plan for stormwater detention on north Campbell St.

Dear City Development Planning Commission:

This is Paola Capra, and I have been a homeowner at 11509 Campbell St for 19 years. I am grateful to hear during the recent city development planning committee meeting on January 7th 2025 that the committee is adhering to the legal codes and procedures regarding the stormwater detention system on the north side of Campbell St, particularly concerning the emergency system and the requirement to be 3-5 feet below ground level.

However, I am surprised to learn that the rain garden/landscaping design has not changed at all. As I mentioned in my testimony during the commission meeting on November 6, 2024 where my testimony was attached on Compass kc website for Plan Number: CD-CPC-2024-00134 which stated in the first part of my testimony:

https://compasskc.kcmo.org/EnerGov_Prod/SelfService/#/plan/7745ae51-32f9-4677-a782-d91fcd498c4c?tab=attachments

1- *The stormwater detention on Campbell which is the large one. I have been asking during the meetings what the larger stormwater detention in Campbell St will look like and what the maintenance plan is, and I heard that they don't have any plans. The only thing I have heard from the engineer and architect is that it will be covered with grass or there will be cut; to me, that is not enough or acceptable. I disagree that that will be my only view every time that I am outside my house. I need to see something more specific and well-designed. I want to see a landscaping design that includes rocks, ornamental plants with low maintenance, and evergreen trees, all surrounded by proper safety fences as well as signs to let people know that there are not gathering allow during day and night. This will not only enhance the aesthetics but also ensure safety, especially at*

night when it's crucial to prevent any gathering.

2- There is a space between the first unit C off North Campbell (individual or duplex) and the stormwater on Campbell that also are, my safety and that of my son is at risk if the current landscaping remains unchanged. The line of trees in front of my house spans the entire length of my lot, and I strongly oppose the current stormwater detention landscaping plan. This design isolates me from my neighbors and significantly increases the chances of crime and delinquency.

During a virtual meeting on November 20th 2024 with Patrick Joyce and the Iron Door team in an attempt to collaborate with this project and I emailed on Nov 21th a summary of the key points and the presentation on the landscaping design /level of managing system to Larisa Chambi and Patrick Joyce/Iron Door team), I discussed ideas for the rain garden/landscaping and the management system for the stormwater detention. It is essential that the landscaping not only prioritizes aesthetics but also ensures the safety of my neighbors and me. A properly designed rain garden/landscaping can prevent soil erosion and function as intended by absorbing and retaining water. Please see below of the some parts of the presentation.

I propose a rain garden/landscaping featuring perennial and evergreen plants that will both absorb water and filter pollutants, thus preserving soil quality and protecting the basin. Additionally, evergreen trees surrounding the basin should be positioned to provide neighbors with a clear line of sight to the area. This visibility is crucial in the event of a crime, as neighbors would be able to observe and report any suspicious activity.

During the commission hearing, I felt that my concerns were heard, and they were sensitive to my petition to transform the stormwater facility into a community amenity. There are several important goals of incorporating a rain garden/landscaping as well as the ideas for the landscaping shared to Iron Door:

- 1. Maintain security among neighbors and aid in crime prevention.*
- 2. Promote peace and safety in the community.*
- 3. Prevent unauthorized gatherings in the basin, disallowing activities such as dog parks (which can lead to waste and noise) or celebrations, and controlling access to those not belonging to the development or neighborhood.*
- 4. Redirect traffic to improve safety and accessibility.*

5. Enhance the sustainability of stormwater management.
6. Prevent rainwater runoff to protect the 11509 property and surrounding homes.
7. Utilize the space more effectively as an amenity that promotes mindfulness for residents of the new development.

The design should be versatile, incorporating native plants that bloom during the spring and summer, as well as evergreen trees and shrubs to provide year-round greenery. Additionally, strategically placed solar lights should be included. Water outlet should be big enough and should have a screen to prevent that debris from rain water block the water effectively get into the basin. In addition, forest rock for the ground instead mulch or grass in order to maintain clean not only the plants but for the outlet of the basin. The evergreen trees surrounding the basin should be positioned so that neighbors have a clear line of sight to the area. This visibility is important in case of a crime events, as neighbors would be able to see what is happening and call the police if necessary. A variety of examples for the plants could be:

Evergreen (Deer resistant)

- *Globosa dwarf blue spruce (Picea pungens)*
- *boxwood evergreen*
- *The Dwarf Hinoki Cypress (Chamaecyparis obtusa 'Nana Gracilis')*
- *The Sea Green Juniper (Juniperus chinensis 'Sea Green')*
- *Juniperus chinensis maney*

Native Plans (Deer resistant)

- *Purple Coneflower*
- *Fountain grass (Pennisetum alopecuroides)*
- *Karl foerster feather reed grass (calamagrosis x acutifora karl foerster)*
- *Spanish/French Lavender*
- *Lamb's ears (Stachys byzantina)*

<!--[if !supportLists]-->● <!--[endif]-->*Carnations*

<!--[if !supportLists]-->● <!--[endif]-->*calamagrostis brachytricha – reed grass*

Background

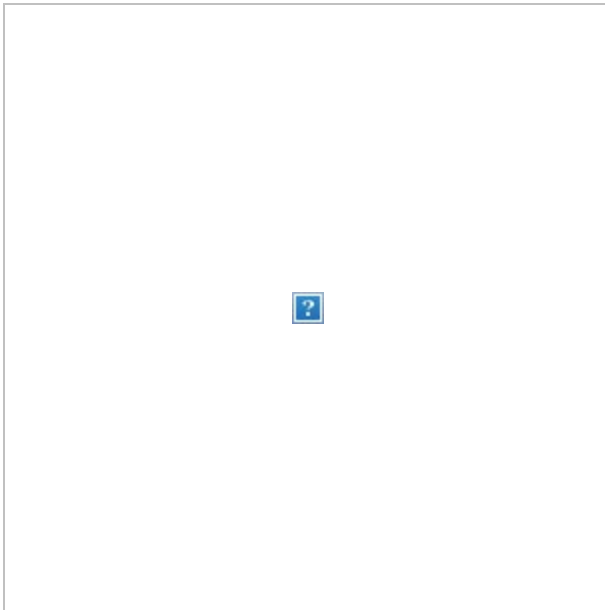
<!--[if !supportLists]-->● <!--[endif]-->*Mexican feather grass*

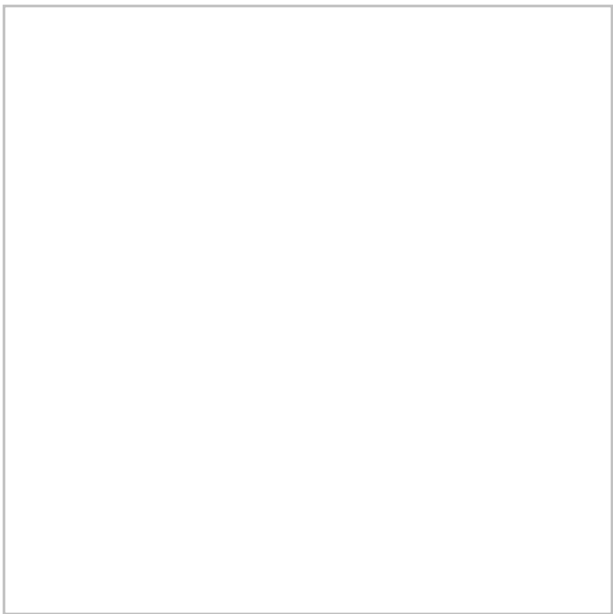
<!--[if !supportLists]-->● <!--[endif]-->*Austrian pine (pinus nigra)*

<!--[if !supportLists]-->● <!--[endif]-->*Rustic rocks (big ones)*

Rocks instead of mulch/grass

<!--[if !supportLists]-->○ <!--[endif]-->*River rocks*





I kindly request that you consider my petition to add the rain garden/landscaping design for the basin in addition to ensuring compliance with the 3-5 feet underground requirement and the emergency system.

Thank you for your attention to this important matter.

Sincerely,

Paola Capra

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