

****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 7th at 1.30pm-5pm

Fatmir & Fizeta Halili
821 East 115th Street
Kansas City, MO 64131
12/26/2024

The Honorable Andrea Bough
414 E 12th Street
Kansas City, MO 64106

Dear Council Member Bough:

As builders are closing in on the final steps of project approval as homeowners living right next to this massive project there are still issues that need to be addressed. My property is east of the project sitting right next to the proposed development. When we bought this property back in 2013 we bought because we loved the single family home subdivision with plenty of space/privacy from one home to the next. As planet warms storms and rain falls get more and more aggressive ever since we've moved to our property our backyard retain water for a day or two depending of the amount of rain that's fallen. That being said with the proposed development which will essentially be right in our backyard its only to exacerbate our water issues further with the possibility of tens of thousands more gallons coming from the proposed development with the potential of water now coming inside our property thus creating major water damage and thus devaluing our property even further.

As property owner's right next to the development being presented I propose that builder include the following to mitigate flooding risks for current homeowners a 3 levels of managing water/flood to avoid the rainwater to overflow/run off risk:

1. 3-5feet under ground level

2. Rain garden to maintain the basin in and out in good standing.

According to **Environmental Protection Agency**: *A rain garden in the landscape collects rain water from a roof, driveway or street and allows it to soak into the ground. Planted with grasses and flowering perennials, rain gardens can be a cost effective and beautiful way to reduce runoff from your property. Rain gardens also help filter out pollutants in runoff and provide food and shelter for butterflies, song birds and other wildlife.*

3. An **Emergency system** in the basin/ detention in place meaning that when the

Basin has reached level of rainwater capacity, the excess water run-off will not go onto adjacent properties. So basically a pipe that drains the water out, this is in addition to the pipe that release the water basin detention from 40-72 hours which the pipe will release slowly.

This was a plan also put forward by neighbor Paola Capra and we wholeheartedly agree that all levels of prevention/managing system in the basin are highly important to have in order to protect homeowners surrounding the basin.

Lastly if all 3 levels of managing storm water aren't implemented on the project homeowners in the current homes have to deal storm water issues such as;

- In the event of rain storm the water will run off/overflow into our homes which means that we have to deal with odor, mosquitos, and our homes flooded and stuck with water for 40-72 hours (2 or 3 days if not more) until the water drains.
- Flooding our home which means loses of furniture, carpet and potentially move to hotel or family houses.
- Dealing with mold and the cost for mold remediation.
- Forcing to homeowner taking take to clean and fix damages and the time to contact professionals or for help where finances will be impacted.
- Increase of insurance or adding a flooding insurance which will be unaffordable.
- Lose property value.

As a home owner retired and on social security we simply cannot afford the increased burden that could be put on our back and ask the city commission and the builders to include all levels of managing be put on place to protect us from future issues due to climate change.

Thank you very much for your help.

Sincerely ,

Fatmir & Fizeta Halili
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