

Public Testimony for January 7, 2025 NPD Hearing on Ordinance No. 241088
Re: CD-CPC-2024-00134

My name is Debbie Anderson. I have owned and lived in the home at 11630 Campbell Street since 2009, and am one of the “holdouts” within the boundaries of the proposed development.

I have been opposed to this project since its origin in 2022 because of the density and design of the units, the increased traffic, the removal of old growth trees and wildlife habitat, and the negative impact on the surrounding neighbors.

The existing and diverse tree cover provides benefits that will not be duplicated for decades, if ever, by two-inch in diameter non-native replacements. I am opposed to the disturbance of the land that exists in the same contour and cover that was present when Native American tribes lived here and when pioneers on the Santa Fe Trail crossed through the neighborhood on a diagonal from the wagon wheel swales near the banks of the Blue River at Red Bridge Road to the beginning of Santa Fe Trail Road at 121st and Holmes. Clear-cutting the trees and stair-stepping the land with fill and seven to ten-foot-high retaining walls on the west side of the proposed street down the center, and along the sides of the proposed east-west exit street to Holmes will just look weird and probably won't address the natural drainage issues that exist.

Traffic is already a problem in the two-lane stretch between 115th and 117th and Holmes, which is heavily used by passenger cars, dump trucks, semi-trucks, construction equipment, school busses, fire engines and ambulances. A partial widening of the road at 116th and the tapering back to two lanes at 117th will be problematic, as the west side of Holmes, as indicated on their site plan for widening, is City easement with sidewalks and streetlights and the developer's property on the east side drops steeply away from Holmes in places. Will the city pay for the widening? The east side of Holmes already needs curbs with drains due to the heavy vehicles and water run-off causing crumbling, potholes, undercutting and water pooling all along the edge and especially at the corners. The 5-way “Y” intersection at 117th/117th Terrace and Holmes already backs up at busy times with left and right turning vehicles. Cars from the 26-acre Minor Ridge apartments between 115th and 117th and Troost speed down both narrow roads, and a new road straight down the center of the proposed project will make

things worse. There is no access to the east out of this neighborhood, which is bounded by the golf course, railroad tracks, the Blue River and Minor Park, so that all traffic from the Minor Ridge apartments and this neighborhood must exit to the west on Holmes. The nearest roads to the east are Red Bridge Road at 110th and Blue Ridge Road at 127th.

The density and design of the units, and the alleyways throughout the project do not fit in this suburban/rural setting, as they have both an urban, institutional, and outdated look to them. The site plan looks like it was drawn on an outline of the area as if it were a flat, empty space. The “gridline” arrangement of city streets pretty much stops south of Waldo, with newer streets and housing following the contour of the land. Compare the proposed arrangement to the contoured streets in nearby Red Bridge, Bridlespur, Mission Lake, and Somerset Gardens. The floor plans are cramped and inconvenient, with 3-level townhouses, tiny kitchens in the duplexes, minimal storage, limited parking, and balconies only large enough to catch a breath of air. The “Cape Cod” style homes planned for the west side of Campbell are actually one-story ranch homes with fake dormers in the roof. I suggest that the Planning Commission members take a very thorough look at the floor plans, and compare them with more contemporary designs in the area.

The units are overpriced as condos for sale at \$300 - \$400 thousand dollars and will end up as rentals, which I suspect will be managed by Iron Door since they are a rental management company. Who will want to pay that much for such a home plus an additional \$300 or so per month in homeowner's fees? Anyone searching real estate listings will find many properties offering much more for much less and in more affluent neighborhoods than this one. Potential buyers need to be informed that these units are in the Grandview, not the Center, School District. Elementary children will go to the Martin City school and high school students will be bussed to Grandview. The location of property directly across from the Minor Park Golf Course on 115th Street would appear to call for and support a much more attractive and contemporary type of architecture, such as one built several years ago at the corner of 115th and Troost.

The submitted plans completely disregard surrounding neighbors, who will be negatively affected by the looming two-story structures facing them, extra traffic, and have difficulty in selling their homes. Their properties are only designated by empty space and lot lines on the submitted plans. These are real people, some

who have lived in their home up to sixty years, not just empty lot lines. I personally will no longer see sunsets, deer, and other wildlife from my kitchen window and deck, but be staring at 2-story brick buildings instead.

My request to the Planning Commission and City Council members is to find out who the investors, known as SLCR LLC, are that have purchased the properties and are funding the project, to carefully study all pages of the proposed site plan and unit floor plans and the public comments before deciding on this project, and to consider whether this will add value to the Red Bridge area or be an eyesore and invite crime.

My own recommendation is to provide a partial approval, one that:

1. Only develops the perimeter of the project area, by removing the boarded up and vacant houses along Holmes Road, 115th and 117th Streets and replacing them with a less dense and a more pleasing and desirable design of multi-family dwellings (perhaps the popular single-story, back-to-back and side-to-side square quadraplex villas) that would fit in better with the neighborhood and be more marketable;
2. Keeps the single-family zoning on the west side of Campbell by flipping the existing homes and vacant properties on that side of the street to a remodeler/builder of single-family homes that will fit in with other homes in the area.
3. Eliminates any new proposed roads or alleys except for one to create a single exit onto Holmes, 115th or 117th behind the units on Holmes;
4. Reduces the size of, or eliminates, the detention ponds and finds other solutions (like street curbs and drains feeding into the city wastewater system) to the already-existing drainage issues at the corners of 115th and 117th at Campbell and Holmes.
5. Exchanges all the remaining center part of the proposed area with the city for a abandoned or decaying piece of property in the city core where this kind of density is more desirable; and
6. Designates the remaining center of the proposed area by the City as an extension of Minor Park.