

Aaron Panko

From: Shelley Blakely <shell7199@msn.com>
Sent: Tuesday, May 28, 2024 10:06 PM
To: Aaron Panko
Subject: CASE #SUB-ADJ24-04

My wife and I reside at 1833 Park Ave. Here are concerns we would like addressed regarding the tentative subdivision of the 1800 block of Park Ave.

*Class 2 adjustment to increase the maximum flag lots allowed from 15% to 66% is excessive. Please explain why this increase would be allowed.

- We are concerned about the alternative street standards the applicant is requesting. It does not provide adequate parking or access for ambulance, police, or fire trucks. Park AVE has no on street parking. The pedestrian path close to Market st. is often full of cars due to those who reside in the apartments in that area. This forces pedestrians in the street with zooming cars flying by which is not safe. The No Parking on the pedestrian path is already not enforced - even with the multiple NO PARKING signs posted. Every day cars park directly in front of those signs. This pedestrian path is also heavily used.
- Storm water and water run off is a major concern to us. We already have heavy water accumulation in our front yard/driveway due to no storm drains nearby. Due to the high water table in this area, our backyard can flood with heavy rains. Adding 5 homes directly next to mine causes great concern. We believe that the proposed rain garden could become difficult to maintain regularly and a breeding ground for mosquitoes and other unwanted pests. We also find it to be a safety concern for children due to its open nature.
- We don't find that the proposed plan would improve the livability or appearance of the neighborhood. This neighborhood is divided up in large urban lots which attracted us to this area and it creates a good amount of green space in the city. Building 5 houses on the lot proposed will not improve the appearance of this neighborhood. The proposed plan would require more asphalt, more vehicles, and more traffic to an already busy road where the speed limit is not enforced.
- Will a fire hydrant be installed? If so, where? I did not see that addressed on the plan.

Thank you for your time,

Brian Blakely
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503-510-4462
Date: 5-28-24