

May 2, 2021

Dear Garden City Council:

I'm write to say I am opposed to the planned development at 3857 Reed Street. The current design puts our property on two corners and presents an unfair burden on us at 3878 N. Adams. I have organized my opposition into three hardships; 1. Economic, 2. Safety of my family, and 3. Livability.

1. Economic: This property is my investment in Katie Painter and I's retirement. We have always planned to dived this lot and develop the other lot. Putting us on a corner ruins this option for development. We lose a driveway and egress and regress to our current property and the future lot. We also loose a garage that provides over a 1000sqft of storage. Setbacks are different and more restrictive on road frontage. The second corner for the developments driveway presents another troubling spot in our yard where fencing would have to yield to the need of the driver and not our privacy. All this effects the kind of fencing we can currently have none of those options are good to maintain the kind of privacy we have now. Getting rid of the fence and getting a new fence also costs a lot of money that we don't have.
2. Safety: we have two children and they have tons of friends in the neighborhood, putting us on a corner makes their play and commute much more dangerous. Cars kill more people than anything else in America. Adams St. is busy and becoming more and more busy as people try to avoid traffic by taking Adams. In a residential area we have a 25 mile an hour street put no traffic calming infrastructure on Adams. I have requested the at the minimum to have crosswalks painted At 39<sup>th</sup> and 40<sup>th</sup> on Adams. The population density zoned for this area and its proximity to the greenbelt should also include a pedestrian infrastructure. With the new Heron park and the river access there we should be encouraging people to walk, bike a scoot with safe walkways and huge bike lanes. I see nothing in the plan to discourage and calm traffic and encourage pedestrians.
3. Livability: It all goes hand in hand with the other 2. Economic diversity is what built the interesting grit of Garden City. We are losing it when we use so much tax payer money to subsidize a development of high-end homes. We are losing diversity with this development that requires the tax payers build a road for 12 townhomes. Developer should be able to make enough money without a road. I'm not opposed to the density. We knew that when we invested in this neighborhood. We didn't know about a road that would put us on a corner. If this project had a giant pedestrian focus it would be a better fit for the neighborhood. This is more asphalt for no reason. There is a road already at the corner of 38<sup>th</sup>.

Sincerely,

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