

Bugge, Dawn

From: Kristin Perez
Sent: Tuesday, April 10, 2018 4:03 PM
To: Bugge, Dawn
Subject: Hearing for 125th and Jefferson

As I am unable to attend the hearing going on tonight, I just wanted to voice my opinion about the upcoming proposed land usage at 125th Ave and Jefferson St. I feel that the city really needs to keep the land use of this space as HDR/MDR. If you look at the space around this area, it is not at all appropriate to commercialize this area. It is right in the middle of a neighborhood with a very highly volume of small children, and a school, again full of our youth. A commercial designation in the is area is not appropriate and does not make sense. Retailers belong in a retail district, of which there are many within close proximately to that area, that have open land or building space. There is no need to build a new building in a non commercial location when there are alternatives available within a small radius. There is good reason that large retailers do not belong within a residential neighborhood. The extra traffic brought in will bring down property values in that area, and risk the safety of all the children that walk, ride bikes etc in the neighborhood. The traffic also bring extra noise, especially from the large trucks that no doubt will make deliveries at all hours of the night.

I also have heard of the possibility of this area including a gas station. Which the city has conceded is in too close of proximity to Roosevelt Middle School to meet city requirements. Why would the city make such requirements, if only to wave them when it suits their needs? Obviously this rule was created based on safety concerns and I see no need to ignore that concern to put in a commercial.

I understand that the city sees this issue purely from a money perspective, and while a large retailer may bring a great deal in taxes to the city, as well as bring in revenue, I urge you not to ignore the fact that money is not more important than the piece of mind of our residents, and the safety of our children.

Thank you,
Kristin Perez
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