

Matt,

In response to request for comment for the December 2, 2014 meeting on this subject, I would like to mention 2 concerns I have with this project.

The most important concern is potential impact on traffic in Lansdowne. I saw on the plan drawings that there is an, "emergency gate controlled access connection..." to Lambeth. It is very important for the character of the neighborhood and traffic safety that this access point be strictly limited so that is only available for use only by emergency vehicles during legitimate emergency situations. There should be no possible use of this as a traffic bypass around the Main Street/Scio Church intersection. It should not ever be permitted for event traffic, such as football or other events at the stadium or arena or other facility. It should not be used as an access point under the guise of public safety or homeland security unless there is a legitimate emergency requiring access by emergency vehicles only. This needs to be built into the legal restrictions for this site.

The second concern is storm water management. I saw that the plan will provide for onsite storm water detention which would supposedly exceed the capacity required for the site. This is a very important consideration, since this development would be adjacent to areas that have seen flooding during large storm events. I would request that this aspect of the development be subject to detailed review by experts to ensure the validity of assumptions and analyses of storm water mitigation, especially considering the increasing frequency of large storm events and the larger storm water volumes we can expect to see based on most up to date climatological information. Of particular concern is the need to eliminate any possibility that any upstream flow or flow from adjacent areas could be backed up into the Lansdowne neighborhood.

Thank you  
Joe Conen