

Subject: St. Paul School

From: Terri Brodkey
Sent: Wednesday, July 30, 2025 2:27 PM
To: Sydney A. Kanan
Cc: Planning <Planning@a2gov.org>;
Subject: Re: St. Paul School

Dear Sydney and Dennis,
Cc: Planning Commission

I'm following up to add one important point I neglected to include in my earlier message regarding the St. Paul Lutheran School library addition. It relates specifically to longstanding drainage issues that began after the school's playground was installed in the 1990s, and which continue to negatively affect our properties today.

When that playground was constructed, even the modest changes to grading resulted in stormwater runoff flowing directly toward my property and that of my neighbor to the east. Unfortunately, no consideration was given at the time to how that runoff would impact the homes downhill from the playground.

As a result, both of us had to invest in costly drainage systems to try to collect and redirect the excess water. Despite those efforts, water continues to accumulate at the end of our cul-de-sac, and each early spring, that water freezes into a dangerous sheet of ice, creating a recurring safety hazard for all neighbors. It was the best fix we could come up with, but the problem could have been avoided altogether if proper grading and a swale had been installed originally.

Given that history, I urge the design team to:

- Reevaluate the grading plan for the library addition with full awareness of the previous impacts.
- Incorporate a gentle swale or similar engineered feature along the north side of the property to redirect surface water away from Waldenwood homes.
- Take this as an opportunity to correct the past oversight and prevent another costly and potentially unsafe runoff problem from affecting this neighborhood.

Even subtle grade changes can have real consequences for nearby homeowners, particularly when positioned downhill. I appreciate your consideration of this added context and look forward to your response.

Terri Brodkey
3989 Waldenwood Dr.

On Jul 30, 2025, at 1:46 PM, TBrodkey wrote:

Subject: Follow-Up on St. Paul Lutheran School Library Addition – Lighting & Drainage Clarifications Requested

To: Sydney Kanan (AEW), Dennis Kuhn

CC: planning@a2gov.org

Dear Sydney Kanan and Dennis Kuhn,

Thank you for your July 30th letter and for your continued openness to dialogue regarding the St. Paul Lutheran School building addition. I appreciate your responses to my earlier concerns, but after reviewing the engineering documents more closely and observing / living next to the current site conditions, I would like to respectfully request further clarification and consideration on several outstanding issues.

1. Light Pollution

I remain seriously concerned about the impact of nighttime lighting from the new two-story library addition, which will be approximately 180 feet from my bedroom window. Currently, it is not uncommon for custodial staff to leave lights on overnight — and even the existing ground-level light intrusion already disrupts sleep and backyard comfort.

With the proposed two-story height, any interior lights inadvertently left on — even occasionally — will dramatically increase the light pollution into my home and yard. To mitigate this, I ask that you strongly consider the following:

- Use fully shielded, full cut-off exterior fixtures that prevent upward or horizontal light spill.
- Install warm-color LEDs (2700K–3000K) to minimize harsh glare.
- Ensure north-facing interior windows have shades or blinds that are automatically drawn before closing each evening.
- Use motion sensors or timers to automatically shut off interior lights outside school hours, excluding code-required safety lighting.
- Confirm that the vegetative buffer between the school and residential properties will remain intact or be enhanced to shield homes from both light and visibility.

2. Drainage and Water Runoff

Although your letter indicates that both roof and footing drains will be tied into an underground storm system, the site plan (Sheet C9) appears to show some

regrading along the north side of the proposed addition. Arrows on the grading plan indicate that surface flow may now direct more water toward the north property line — including toward my yard.

To address this, I respectfully request:

- A grading cross-section or overlay showing the current vs. proposed slope from the addition to the northern property boundary.
- Assurance that no increase in surface sheet flow will reach neighboring residential lots, even during heavy rain events.
- Clarification on whether a swale, berm, or other mitigation feature is planned along the north edge of the property.
- Assurance that no trees or vegetation near the north fence line will be removed, as these play a critical role in absorbing water and blocking light.
- If available, a stormwater management calculation sheet showing how peak flow rates will be managed and prevented from impacting nearby homes.

I want to reiterate that I support thoughtful improvements to community institutions and hope we can work together to ensure this project is compatible with the surrounding neighborhood and does not result in new burdens on adjacent homeowners.

I would appreciate a written reply addressing these points, and I remain open to a site visit or meeting to discuss the issues in more detail.

I also request to be notified when this project goes to the Planning Commission as I would like to attend and give my input if our concerns are not adequately addressed via email communication.

Thank you for your time and consideration.

Terri Brodkey

On Jul 30, 2025, at 11:35 AM, Sydney A. Kanan wrote:

Terri,

I received your voicemail, and your timing is great. There has not been much movement on this project in last few months, as we were working through some of the comments we received from the City. I have attached a letter responding to your concerns you sent over. Please review and as stated in the letter, call myself or Dennis to schedule a meeting with the School.

As for the planning commission meeting, you have not missed it, it did not occur yet. We are still working through departmental reviews and once those have been satisfied, the City will place the project on the next available commission meeting. Stay tuned for when that will occur.

Thank you,

Sydney Kanan,

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