

Steve Killen

From: Cassie Petty <cassieg.petty@gmail.com>
Sent: Tuesday, September 7, 2021 11:45 AM
To: Steve Killen
Subject: Fwd: URGENT - Proposal to build student apartment complex 555 Dublin St, Stephenville

URGENT Proposal for 555 Dublin ST

Good morning,

I wanted to write to you to ask for your careful consideration, and hopefully denial of a building permit to develop a student housing complex that is on the docket for tonight's city council meeting, location 555 Dublin St., Stephenville. I am writing to you as a very concerned citizen who lives in that immediate neighborhood. My home has been in my family for 4 generations, and once was a 1 room schoolhouse before being moved into town in the early 1900s. Please understand that while I know Tarleton brings great opportunities and revenue to the community, this housing development is being proposed in a very unsafe area to do so. The area in which this is being considered has very narrow, short streets, in which the majority of the homes have small children or elderly residents. Mesquite Street has such a narrow street that it is almost impossible for emergency services vehicles to get to our homes if needed. Dublin St also is very narrow, and if you look, there are not nearby accesses to fire hydrants for emergency services to use. These streets and this neighborhood is not conducive to safely add a 100 unit complex, which in reality, will add upwards of 200-400 additional cars to the area. This amount of traffic is not safe for existing residents and children. Also there is not sufficient room for emergency vehicles and services in the neighborhood to safely navigate. It is already incredibly difficult for 2 cars to pass each other on the street, given any parked cars.

In addition, there is already a flooding problem on both Mesquite and Dublin Streets. Furthermore, city codes indicate that a building cannot be placed in an area that causes increased risk of flooding to existing structures and homes. When Stephenville receives even a short downpour, the street floods above the curb level. The property where the unit is proposed is also in a flood zone. Building this structure in a manner to safely exist in a flood zone, where there is an existing tank, will cause an increased serious threat of flooding to Dublin and Mesquite St. Respectfully, the engineering study required to build this student housing complex does not take into consideration all of the aspects and negative impacts this project will have on the neighborhood. Although we are in a lower income area of the town, we desire for our homes and children to be considered valuable assets to the community and respectfully request that the building of this project be denied. There are many areas in town with adequate space and street access for such a project to be built; however, this pasture area is not one of them.

I beseech you to please block the building of this project at tonight's city council meeting, and protect the tiny, historical area of this neighborhood. We have abundant wildlife, trees, and historical / familial significance to our properties. In addition, property values will be seriously impacted. The street is very quiet, and adding 200- 400 vehicles will put children's lives at risk also, who play outside. Flooding will increase and property damage will be risked. Not to mention the impact of merely adding that much population to an area where there is truly not enough access to infrastructure. Crime will increase, as well as noise, litter, etc.. Please assist us in saving our way of life and safety in this neighborhood. We matter...

Sincerely,
Cassie Petty
Homeowner