

Leslie Herring

To: Mindy McEwen
Subject: RE: Karbank project proposal concerns

Hi, Leslie.

I have spoken with Sarah Page and Holly Wimer about my concerns regarding the Karbank project and Holly suggested that I email you so you could pass my concerns along to the members of the Westwood city council and planning commission.

We have lived at 2208 West 50th Terrace in Westwood Hills since 2006 and, as you know, have a child who attends Westwood View. My biggest concerns about this project are the following:

1. Traffic/pedestrian safety - we walk to/from school every day. There is a lot of traffic on Rainbow, particularly in the mornings, and I have seen so many cars run the red light at 50th Street and Rainbow (I was communicating with the chief of police about this last year as well). I am aware that traffic is currently increased due to Rushton using the old Westwood View building; however, the traffic issues on Rainbow were issues prior to Rushton moving in. Putting commercial buildings at/near this corner is clearly going to cause additional traffic, particularly during the 8 am walk to/from school, and I am very concerned about pedestrian safety on Rainbow as well as north and south of the site.

Side note - regardless of what happens with this project, would it be possible to add a sidewalk to the north side of 50th Street between Rainbow and Adams (and possibly add/move the crosswalk there)?

2. General safety - I walk past this area on a regular basis, often times alone. Walking past buildings with underground parking where I cannot see who may be around is concerning to me as a female walking alone, especially if it's getting dark.

3. Lights and noise - living two houses off of Rainbow, we are concerned about lights shining into our home/onto our property and noise from any restaurant/retail establishment that is open early/late as well as noise from hvac systems, generators, and any other mechanical equipment. Sarah mentioned that there are ordinances for these items, but they are still a concern we wanted to share.

4. Property values - have there been any studies done to understand the impact on property values when you turn a park into commercial real estate?

5. Visual appeal - the current proposal, in my opinion, does not fit with the neighborhood.

6. Occupancy - with so many commercial vacancies in the area, and across the country, how will they fill the buildings and keep them filled?

I would be thrilled to have a new park where the old school building sits and feel that something new getting built on Rainbow is likely going to be better than looking at the old, dilapidated church that used to be there; however, I am concerned that the proposed office buildings will bring more issues than value.

Thank you for taking the time to read my message. I am happy to speak with anyone who would like to discuss this in more detail.

Mindy McEwen