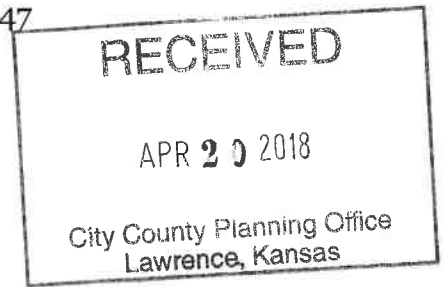


5021 Jeffries Court
Lawrence, Kan. 66047
April 17, 2018

Lawrence-Douglas County Metropolitan Planning Commission
P.O. Box 708
Lawrence, KS 66044



Dear Commissioners:

I write concerning your April 23, 2018, agenda items **PP-18-00072**, and **SUP-17-00697**, related to a requested expansion of the Bridge Haven facility on Research Drive. I am a property owner in the notification district. Unfortunately, I will not be in town on the date of your hearing on these matters.

I believe that this expansion, the second since the facility was established, should not be allowed. Bridge Haven is no longer the unobtrusive, residential-like care home that was initially permitted, and this proposed expansion certainly will make it a burgeoning commercial facility that threatens property values of the adjacent residences.

I drive and jog past the existing care facility regularly. The operators routinely require a dozen or so autos to be parked on the street, and also place up to 15 trash carts along the curb. These situations are not characteristic of residential uses, and certainly are not what I observe at Brandon Woods, Pioneer Ridge and Presbyterian Manor.

I am attaching two photos of the trash situation I've described, along with a list detailing the street parking I have observed in recent days.

Frankly, this facility should find a location that is already properly zoned and that needs no special governmental consideration in order to be allowed adjoining a residential area.

Thank you for your consideration of these issues.

Sincerely,

A handwritten signature in cursive script that reads "Ralph D. Gage Jr.".

Ralph D. Gage Jr.

Encl: As noted

PARKING ON RESEARCH DRIVE AT BRIDGE HAVEN

Saturday, April 7, 12:15 p.m.—5 cars on street

Sunday, April 8, 9:10 a.m.—7 cars on street

Monday, April 9, 7:45 a.m.—5 cars on street, plus 9 trash carts (photo attached)

Tuesday, April 10, 10:15 a.m.—10 cars on street

Wednesday, April 11, 1:30 p.m.—11 cars on street

Thursday, April 12, 11:15 a.m.—9 cars on street

Friday, April 13, noon—12 cars on street

Saturday, April 14, 8:30 a.m.— 5 cars on street

Sunday, April 15, 12:15 p.m.-- 5 cars on street

Monday, April 16, noon—8 cars on street, plus 15 trash carts (photo attached)



04-09-18



04-15-18

Becky Pepper

From: Larry Gadt <lgadt@sunflower.com>
Sent: Saturday, April 14, 2018 11:51 AM
To: Becky Pepper
Subject: parking associated with Bridge Haven development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Becky, I am sending this message in response to signs that have been posted on Research Parkway regarding expansion of the existing Bridge Haven facility. Since the opening of that facility there have been between 10-20+ vehicles parked on the Research Parkway street daily. There are consistently 10+ vehicles on a daily basis and occasionally 20+. I do not know if the days the 20+ are parked there are due to an open house, employee training, or whatever, but it happens frequently. I am not an expert on traffic being hindered by parked vehicles on the street, but I can say that when I am driving my car and meet other vehicles traveling in the opposite direction on Research Parkway, that the clearance between the parked vehicles and those traveling, is very restricted. My concern is that if emergency vehicles were involved it could become a safety issue. I am hoping that the expansion of the existing facility will require adequate parking on the expanded site, as well as supplementing the lack of adequate parking on the existing facility so that parking on the street is eliminated. Due to conflicts I am unable to attend the meeting on the 23rd of April, so I am requesting that this note be included as input for that meeting. If I need to do anything additional please let me know by responding to this message or you can call me at 785-856-0361. Thanking you in advance, Larry O. Gadt.