



Brook Creek Neighborhood Association

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Mayor Dever and Commissioners Amyx, Farmer, Riordan, and Schumm,

The Brook Creek Neighborhood Association (BCNA) requests to move item 6 in the Consent Agenda for the February 11 City Commission meeting to the regular agenda. We ask to amend the plan to prevent a continuation of the nuisances on the site that were intolerable to nearby residents for years. As it has been submitted to you, the plan would allow an amount of noise-producing activity that would be unacceptable to the adjacent neighborhood.

The nuisance issue may be the most important aspect of this project to address carefully, and as the plan for 1146 Haskell is written now, the neighborhood lacks adequate protection. The City memo states: "Given the proximity of residential development the applicant has restricted the hours of operation of outdoor equipment associated with the *Construction Sales and Services use* from 7 AM to 6 PM during weekdays and between 10 AM and 6 PM during weekends." This schedule actually exceeds that of the operating hours of the former salvage operation. The planned occupant, Struct/Restruct, has mentioned use of a sawmill, which would be at least as loud as any of the machinery operated in the past by the salvage. The neighboring residents need assurance, in writing, that the duration and severity of noise at 1146 Haskell, will be limited, tolerable, and compatible with peaceful home life.

As you may recall, BCNA came to the City staff and Commissioners for help in 2010 after suffering through the industrial noise, fires, trash and traffic from the illegal activities at the 12th & Haskell Recycling Center salvage yard since 2004. The City agreed with BCNA about the non-legality of the salvage operation, code enforcement was started, and the salvage owner relocated in 2013. As we move forward with a promising proposal from potential new owners Struct/Restruct, we need to ensure that past nuisances are not repeated.

Also, during earlier discussions among Struct/Restruct and BCNA representatives, Struct/Restruct was considering constructing a sidewalk along the entire length of 12th Street, from Haskell, along 1146 Haskell, and east, along the front of the proposed, and yet-to-be platted residential lots, ending at Brook Creek Park. If the sidewalk will be built in front of the homes, it should also be built along 1146 Haskell. If not, pedestrians will experience a gap in safe access to and from the neighborhood. There is currently no sidewalk on 12th Street, and no separation of automotive traffic and bicycle/pedestrian traffic.

Thank you for your consideration, and your continued support of the Brook Creek Neighborhood.

Andrea Repinsky
President, BCNA