

I am writing as a resident of North Cherry Street to express my strong opposition to NorthPoint's proposed development that would remove the remaining wooded area and creek across from our neighborhood to construct additional townhomes.

Our street is one of the few remaining residential areas in the Kansas City metro still bordered by mature forest. These woods are not only scenic—they are critical infrastructure that naturally manages stormwater, stabilizes soil, improves air quality, reduces heat, provides wildlife habitat, and preserves the character of our neighborhood.

Unfortunately, our community has already experienced the consequences of previous development. When the luxury apartment complex at the end of our street was constructed, residents were not adequately informed before large portions of the forest were cleared. After many of us voiced our concerns, some trees were preserved, but the project still significantly changed our neighborhood.

Since that development, we have experienced increased flooding and drainage problems, erosion and mud washing into our neighborhood during heavy rains, destabilized trees that have begun uprooting and falling, roadway damage that has never been fully restored, and significant wildlife displacement. Every year, wild turkeys, deer, songbirds, and other wildlife rely on these woods. Following the previous development, many of these animals were forced into our yards because so much of their habitat was destroyed. Removing the remaining forest will continue that pattern of displacement.

The proposed development raises even greater concerns because it would remove the wooded creek corridor that currently serves as a natural stormwater management system. During rainfall, this area collects, slows, and absorbs runoff before it reaches our neighborhood. Our street already experiences serious flooding and drainage issues. Replacing mature trees and permeable ground with roads, rooftops, and driveways will increase runoff and erosion unless extraordinary mitigation measures are implemented.

I also urge the City to consider the cumulative impacts of development rather than evaluating this project in isolation. The environmental and infrastructure impacts from the previous development are still affecting our neighborhood today. Approving additional clearing of the remaining forest will compound those impacts rather than simply adding another independent project.

The loss of this mature tree canopy will also have lasting economic impacts on existing homeowners. These trees currently provide shade that keeps our homes cooler during the summer, reducing electricity consumption and utility costs. Removing them will dramatically

increase sun exposure, raising indoor temperatures and forcing families to rely more heavily on air conditioning during Missouri's hottest months. At a time when residents are already facing rising utility costs, this development would place an additional financial burden on homeowners while eliminating benefits that replacement trees will not provide for decades.

Beyond the financial impact, residents will lose natural privacy, increased protection from traffic noise, cleaner air, and the unique wooded setting that attracted many of us to purchase homes in this neighborhood. Once this mature forest is removed, those benefits cannot be recreated within our lifetimes.

Kansas City has already recognized the value of protecting mature trees through its Tree Preservation and Protection Ordinance. The ordinance acknowledges that mature trees provide significant environmental, economic, and public health benefits, including stormwater management, runoff infiltration, improved air quality, reduced urban heat, increased property values, and enhanced quality of life. It also reflects the City's commitment to preserving and expanding Kansas City's tree canopy. Approving the removal of one of the last remaining mature wooded corridors in our neighborhood is inconsistent with both the purpose and spirit of that ordinance.

I respectfully request that the City:

- Require a comprehensive stormwater and flooding analysis that considers both the previous development and the proposed project together.
- Preserve the existing creek and as much of the mature tree canopy as possible.
- Require stronger erosion and sediment control measures throughout construction.
- Restore roadway damage resulting from previous construction activities.
- Evaluate the cumulative environmental impacts of continued development in this area.
- Ensure full compliance with Kansas City's Tree Preservation and Protection Ordinance.
- Prioritize preservation of this remaining natural corridor.
- Provide meaningful notice and opportunities for nearby residents to participate before major land-use decisions are finalized.
- Include this letter in the public record as part of the review of the proposed development.

I understand that Kansas City continues to grow and that responsible development is important. However, growth should not come at the expense of public safety, effective stormwater management, environmental stewardship, or the quality of life of the residents who already call this neighborhood home. Once this forest and creek are destroyed, they cannot be replaced.

Thank you for your time and consideration.

Sincerely,

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