

Jerzy & Regina Falkowski

August 18, 2022

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Gahanna, Oh 43230

Karen Angelou, Councilwoman at Large
Michael Schnetzer, Councilman Ward 2
Michael Greenberg, Chair-Gahanna Planning Commission.

Dear Gahanna City Cancels,

We both, my spouse and myself are really surprised and frankly disturbed by the news about panned development of an apartment complex in the area of 5003 Morse Road and the north edge of Windward Trace.

As recently as of January 2022 we have moved from Cary, NC to Windward Trace (WWT) condominium complex hoping for quiet, friendly and comfortable retirement place, and till the very last week our wishes appeared to come through. WWT condominium complex consist of very well taken care, comfortable units, club house and a shallow pool. Demographic of WWT community representation is, in a great majority, advanced age retirees.

It is inconceivable for all of us as a tax paying citizen, that the new apartments development has been planned with out any consultation nor input from all of us, especially where such development appears to be conceived in very close proximity to our condominium complex. What's more, even Public Hearing Notice for this matter has not been issued...

There are several issues very concerning to all of us:

1. Apartments Construction would take several months which will bring heavy and noisy equipment as well as rather large construction crews. Implication of these are disturbances and security issues.
2. Environmental concerns: all fauna and flora leaving in our condominium will be lost. It is imperative that all the trees which form a living barrier from a north side of our complex will be saved. This would provide separation between WWT and a new apartment complex.
3. Apartment complex for 251 units will bring at least one thousand of new occupants with approximately two third located on second or third floors with a clear view on our units, which in case of lock of woods separation may invite unwanted consequences.

In addition to our personal concerns, there are also evident objective issues, apparently not considered by either City Cancel or ignored by Planning Commission:

1. Creaming 521, 52 garages, retention ponds and a pool on a such limited space neighboring two already existing condominium complexes is not a brilliant idea; it requires extension of existing, already limited infrastructure. Given that additional population of at least one thousand tenants would need at least five hundred means of transportation crowding narrow roads and just one run-around, it is conceivable and highly probable that this exponentially increases occurrence of traffic delays and substantial increase probability of serious accidents.

2. Addition of such a large new population will require addition public schools children enrolment to already crowded, over populated existing schools.
3. Social aspect of influx of such substantial numbers of new population would increase already dense existing population and would most probably invite usual in such cases conflicts, as a result of lowering quality of life of existing aging population.

All in all, we are under impression that members of City Council let us down by not conducting public hearing in the matter of new apartment complex construction in our immediate neighborhood, therefore authoritatively deciding on quality of our life.

We all advice that on the other side of Morse as well as Jonestown roads there are far more spaces less conflicting and perhaps more easily adaptable for new apartments complex construction. We would like to inspire Mr. Scott R. Harper and Gahanna Planning Commission for looking for such spaces.

Regina & Jerzy Falkowski