

To Whom It May Concern,

I am writing to formally oppose the proposed apartment development on Everett Road. This location is not appropriate for a high-density residential complex due to serious concerns regarding traffic safety, infrastructure limitations, community impact, and overall planning responsibility.

1. Everett Road already operates at or near capacity

Everett Road serves as a key connector for Hardin Valley traffic and highway-related travel. It already experiences significant congestion, particularly during peak commuting hours. Adding a large apartment complex will introduce hundreds of additional daily vehicle trips onto a roadway that is not designed to support this level of density.

This will result in:

- Increased traffic congestion and daily delays
- Higher risk of vehicle collisions due to increased volume and turning movements
- Dangerous conditions for residents attempting to enter and exit nearby neighborhoods
- Slower emergency response times due to roadway congestion
- Everett Road is already heavily utilized. Increasing density at this scale will create unsafe and inefficient conditions.

2. Everett Road lacks the infrastructure to support high-density housing

Everett Road was designed to support the existing residential footprint, not a large apartment complex. The roadway lacks sufficient capacity and supporting infrastructure such as:

- Adequate turn lanes for high-volume entry and exit
- Expanded roadway width to handle increased traffic flow
- Proper traffic mitigation and safety design
- Infrastructure improvements necessary to safely support dense development

Without major infrastructure upgrades, this development will overwhelm Everett Road and degrade safety and usability for everyone.

3. This development is incompatible with the surrounding residential environment

The Everett Road corridor is characterized by established residential communities with lower density. Introducing a large apartment complex represents a drastic and incompatible shift in land use.

This is not a balanced or gradual transition. It is a significant intensification that disrupts the stability, planning intent, and character of the existing community.

Responsible development should align with the scale and capacity of the surrounding area. This proposal does not.

4. Negative impact on homeowner investment and property values

Residents along Everett Road have made long-term investments based on the existing structure and density of the community. Introducing a high-density apartment complex in this location risks:

- Depressing nearby property values
- Reducing buyer demand and long-term neighborhood stability
- Creating uncertainty for homeowners who relied on responsible planning and zoning
- Homeowners should not bear the negative financial consequences of overdevelopment.

5. Approval would represent poor long-term planning

Once built, the consequences of this development will be permanent. Traffic congestion, safety risks, and infrastructure strain cannot easily be reversed.

Approving high-density housing on Everett Road without ensuring adequate infrastructure, safety planning, and compatibility with the surrounding community is short-sighted and irresponsible.

For these reasons, I strongly urge you to reject the proposed apartment development on Everett Road.

Everett Road does not have the capacity, infrastructure, or planning alignment to safely or responsibly support this project.

Sincerely,
Jennifer Taylor