

Agenda Item: eComments for 3. 24-0882 Public hearing and consideration of a request by Michael Peine of Michael Peine Architects for a Conditional Use Permit in the General Commercial (C2) zone at 7229 W. Center Street to establish a day care facility

Overall Sentiment

Support (0%) Oppose (100%) Neutral (0%)
No Response (0%)



Tracy Richardson

Location:

Submitted At: 2:49pm 07-09-24

Huge safety concerns for this proposal. The area has no parking for people to drop off at the daycare. This makes it unsafe for those getting dropped off and for those in the neighborhood where traffic will pile up waiting for their ability to drop off the child. The area around Roosevelt Elementary already has issues with people driving too fast and traffic build up when school drops off or lets out. There is also a daycare a couple blocks up Center that would likely get more congested as well.

James Abell

Location:

Submitted At: 6:00pm 07-08-24

Opposed. Already congested and dangerous area for kids walking to school. Adding traffic and parking around the clock creates unnecessary dangers.

Amy McGarry

Location:

Submitted At: 5:30pm 07-08-24

We wanted to voice our significant safety concerns regarding the proposed site development in our neighborhood of which we have lived for 12+ years. We are proud of our tight-knit, family centered neighborhood that prides itself on the safe environment we have been able to provide to all 20+ families and homes. The sounds of children playing and squeals of laughter is what makes living in our neighborhood the best.

First and foremost, we are deeply worried about the 12+ children who currently reside on the block immediately south of the proposed site. With the potential increase in traffic flow, noise levels, and presence of strangers, their well-being must be a top priority.

Additionally, we are concerned about the safety of the hundreds of families who walk to Roosevelt Elementary School which is just 2 blocks away. The existing traffic congestion and limited parking already pose challenges,

and any further strain on these conditions would further put our community at risk. Roosevelt families walk to school from blocks north of Center street as well as streets east through 61st street. Several families use the alley located south of the proposed property to walk to school.

Lefebber Avenue is a narrow street that only allows parking on the east side, which is particularly limited on Sundays due to church services, which raises apprehensions about traffic management and pedestrian safety. The operation of a child care facility seven days a week will lead to a notable escalation in traffic, potentially impacting the neighborhood's overall safety. The anticipated increase in noise levels, especially during extremely late hours, is a valid concern that needs to be addressed promptly.

It is crucial that we consider all these factors and prioritize the safety of our community members.

Thomas Steinbach

Location:

Submitted At: 4:49pm 07-08-24

We have lived for 10+ years on the 2600 block of North Lefebber Ave and although a daycare itself is not a concern, the increased traffic is a major concern to this quiet block. Parking is already not allowed on the west side of the street and thus if parent/child drop off is to occur on Lefebber Ave there is only one side of the street that this can be done which means there will be cars lined down the entire block. The church across the street already takes up most of this space on Sundays and now a 7 day a week day care will only exacerbate this issue. The hours of the daycare are also very concerning as it will be open till midnight which means many more cars and noise late at night when the 12+ children on the block should be sleeping. There is VERY limited outdoor space and so a 20x20 outdoor fence would basically be against the back alley only. This would remove per the application all but 1 parking space (if that is even possible). This means there is no parking available to employees or any long term use. Which means more parking on our residential street. This just seems like a very poor choice for a day care of this size and hours. Given the number of employees required per state staff to child guidelines the number of employees seems to exceed any available parking not even taking parents into consideration. A daycare in this facility without proper drop off and pick up locations does not make sense from a safety perspective nor does it meet the criteria for a Conditional use permit which requires "adequate measures have been or will be taken to provide ingreee and egreee that will minimize on- and off- site traffice congestion"

Kate Spoltman

Location:

Submitted At: 3:25pm 07-08-24

As a long time resident of North Lefebber Ave, I am very concerned about the negative impacts a daycare could have on our residential block. Our children are accustomed to playing freely in our front yards and regularly cross the street while playing. They also walk to school and a daycare center of this size would cause a tremendous increase in traffic and noise on our relatively quiet block and negatively impact our children's safety as well as safety of the children at the proposed daycare.

Asking parents to pick up and drop off without a parking lot is a huge safety concern for the children at the daycare. Lefebber Ave is a narrow road with parking only on one side- getting kids in and out of vehicles on a narrow street with the increased traffic of other parents coming and going is an accident waiting to happen. A daycare with safety of children at the forefront should have a safe dedicated parking lot for pick up and drop off. Parking is already at a premium on the 2600 block of Lefebber Ave and backing out of our driveways will become even more difficult and make it more dangerous for our children to safely cross the street.

Another concern is the increased noise on our residential block with pick up and drop off happening at all hours- car locks beeping and doors slamming will disturb our families and pets well past the time we expect peace and quiet in our neighborhood since parking will be along our residential street and not a dedicated parking lot.

The 2600 block of North Lefebber Ave is close knit and values our residential neighborhood. We take pride in our homes and enjoy the relative peace and safety our children have to play outside and the proposed daycare center is not seen as an asset- it will lower our property values and increase nonresident traffic and parking on our street, decreasing the safety of our children and lowering our day to day wellbeing. There are other more suitable locations for a daycare- ones that have adequate parking for safe pick up and drop off and more room for outdoor play than a 20x20 box and will not jeopardize the safety and wellbeing of the current neighborhood residents

Tamur Farrokhnia

Location:

Submitted At: 3:13pm 07-08-24

I am concerned that a daycare facility of this size at this location is simply not feasible.

Lefebber Ave at this intersection only has parking on one side of the street, and the additional traffic of 50+ kids and staff for 18 hours a day just isn't reasonable. This would cause regular traffic activity at hours when a residential neighborhood should reasonably expect quiet, and even during "normal" daylight hours would strain very limited parking for residents and our guests. I also worry about the risk of so many more cars running through the neighborhood when we have so many young children and families who are walking to the local elementary school on a daily basis, not to mention the children walking to and from the facility itself.

This location simply can't provide the needed safe and ample parking necessary to allow for this increase in comings and goings without risking the safety and comfort of neighborhood residents and children.

Jose Vasquez

Location:

Submitted At: 2:26pm 07-08-24

While we recognize the need for quality day care facilities in our Tosa community, we are opposed to making the Ohm Chiropractic office into a day care facility because of the lacking of parking, the lack of outdoor play space, the extended hours to midnight as well as operation for 7 days a week. In addition the numbers of children up to 60 and the extended age range to 14 make this site most unsatisfactory for both the operator and the residents of North Lefebber. Lefebber has parking on only one side of the street in the 2600 block. The building has 3-4 parking spaces. There appear to be no safe drop off and pick up safety zones for the children. There is little to NO outdoor play space. Accommodating 45-60 children seems to be a stretch! The building and the lot are not that big! The operating hours are of great concern to our quality of life as there appears on the proposal to be no down time. Our neighborhood enjoys the nearby Roosevelt school and the children but the location of this day center care seems to be a poor fit. Our quality of life would be greatly affected by the comings and goings of staff, children, pick up and delivery of such seven days a week beginning at 6 am and ending at midnight six days a week and similar hours on Sunday. The Methodist church uses the available parking on Sundays. This daycare is a poor fit for the facility and for the activities / services that it claims to provide.

José and Mary Vasquez

Caroline Shenandoah

Location:

Submitted At: 1:30pm 07-08-24

I am incredibly concerned about the negative impact this business would have on the neighborhood and in particular north Lefebber Ave. Of most concern are the extensive hours of operation, the lack of parking/appropriate area for pick up/drop off, and the impact on traffic in the neighborhood.

There are not enough parking spaces available for the amount of staff and families proposed to be serviced by this daycare, which worries me in terms of the safety of the neighborhood just south on Lefebber Ave., given the potential for heavy traffic in pick up and drop off lines throughout the day. Presumably, drop off and pick up could happen at any hour of the weekday between 6AM and midnight, and between 6AM and 6PM on the weekend, drastically increasing the traffic on N. Lefebber where the daycare proposes the drop off area should be. This would affect the neighborhood 7 days of the week and during a much wider time period than the previous business at this address, and, in fact, most businesses in general. The area proposed for drop off is also one used frequently by members of the church across the street, compounding the issue, particularly on Sundays.

Additionally, based on the daycare's schedule, several pickups would happen between the hours of about 10PM and midnight on every weeknight on Lefebber Ave., drastically increasing traffic and commotion at a time when a residential neighborhood has a reasonable expectation of peace.

Ultimately, this business would significantly negatively impact the existing environment of this residential area. I ask the board to consider the wellbeing of the existing residents in the area, as well as the risks to safety on both Lefebber Ave. and Center St. due to the increase in traffic and movement from the daycare.

Stephen Wacławski

Location:

Submitted At: 11:07am 07-08-24

The operational hours, parking availability, the number of children and adults at the facility are significant concerns. Our neighborhood, located to the south of the proposed site, would be directly impacted, affecting both our homes and our children. The proposed hours of operation, from 6 AM to Midnight on weekdays and 6 AM – 6PM on weekends, would generate substantial traffic and parking demands throughout the week, which is unusual for a typical business. Even bars do not operate with such extended hours. Lefebber Street already serves as a crucial connector between North and Center, experiencing heavy traffic.

Introducing a daycare facility with approximately 50 children plus staff without the necessary parking spaces would notably exacerbate these challenges, resulting in an estimated 40-50 cars arriving and departing daily, particularly during pick-up and drop-off times. Given the limited parking availability and outdoor space in our area, this location seems unsuitable for such a facility. Our neighborhood is a place where children freely play outdoors, and the increased traffic poses serious safety concerns. Residents' visibility when backing in and out of driveways would be further compromised with cars parked along the street.

Additionally, there is a daycare facility located just two blocks away at 7011 W. Center Street. This location provides the neighborhood with a parking lot for their pick up and drop offs and hours of operations are 7:30 AM – 5:30PM Monday through Friday with no weekend hours.

The proposed daycare facility raises significant issues regarding traffic, parking, and safety in our community, particularly for our children who are accustomed to playing in a residential environment. This doesn't even take into consideration noise levels and property devaluations.

In conclusion, I respectfully urge the board to reconsider the proposal for a daycare facility in our residential neighborhood. It is crucial to prioritize the well-being and safety of current residents, including young children who freely play in our neighborhood. Maintaining the peaceful nature of our community and exploring alternative solutions that better align with the residential zoning and character of our neighborhood are paramount.

Thank you for considering my concerns. I look forward to hearing your response and participating in further discussions on this matter.