

To Whom It May Concern:

The undersigned neighborhood leaders are writing on behalf of their respective neighborhoods. Having received near unanimous opposition from residents, we emphatically oppose QuikTrip's proposal to build a new store at 39th and Southwest Trafficway / Summit Street and humbly request that you give this letter your serious consideration.

The Midtown Area Plan's goal is to make 39th Street more walkable, more bike-friendly and more transit-accessible. QuikTrip's proposed location is only a half mile from a future streetcar stop on Main Street, and along the very busy #39 bus route. A new QuikTrip here would add traffic, congestion and other negative impacts on our neighborhoods. We wish to build on the success of the western corridor of 39th Street; not imitate the failures of automobile-strip development along Westport Road and similar thoroughfares in Midtown. In addition, the Volker neighborhood has been working for many years to prioritize pedestrian safety and traffic calming along 39th Street and surrounding neighborhood streets. Approving a new gas station / convenience store at this location is an undeniable step in the wrong direction.

Furthermore, our residents have cited opposition to this location because it will:

- Increase traffic safety issues in an already dangerous intersection (one of the busiest in Midtown).
- Clog residential side streets with traffic out of QT (i.e. instead of returning to the Trafficway via 39th St).
- Add a redundant QT store when 3 other QT stores are already located within 2 miles of this new location (2 of these stores are actually within 1 mile), not to mention numerous other gas stations within the area.
- Create added competition to the vibrant owner-operated nature of the 39th Street West shopping area.
- Decrease property values for surrounding residents and neighborhoods.
- Invade the local community with a 24 hour light and noise nuisance.
- Increase risks to pedestrians and cyclists with an even higher frequency of cars coming and going, especially on cut-thru residential streets.
- Increase panhandling and loitering, already a significant problem at this intersection.
- Confound years of community-driven efforts to establish 39th Street as a special place within the city. A gas station at this location would further solidify the role of Southwest Trafficway as a corridor that quickly moves people "through the neighborhood" rather than "to the neighborhood."
- Violate the spirit of pertinent municipal code and area plans concerning new development.¹

In closing, we feel strongly that this Special Use Permit should be denied. This is a highly inappropriate use for this location, and will cause serious devaluation to the neighborhoods around it. Our city government should work to support existing residents and improve their quality of life by enhancing what is great about Midtown. Uses like this do the opposite, by imposing a suburban strip development pattern, and will ultimately make this congested intersection and traffic corridor even worse. We hope this application is denied, and the zoning for this corridor be reviewed and changed to ensure quality redevelopment occurs instead.

Respectfully,

Patrick Faltico.....	President, Volker Neighborhood Association
Tosha Lathrom.....	President, Roanoke Homes Association
Stacey Kenyon.....	President, Coleman Highlands Neighborhood Association
Dana Meier.....	President, Valentine Neighborhood Association
Robert Martin.....	President, Plaza Westport Neighborhood Association

¹ Goes against municipal ordinance and Midtown Development Plan decrees stating that new development should:

- 88-525-09-B. Be in the interest of public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;
- 88-525-09-C. Be compatible with the character of the surrounding area in terms of site planning and building scale and project design;
- 88-525-09-E. Not have a significant adverse impact on pedestrian safety or comfort;
- 88-515-08-A. Conform with adopted plans and planning policies;
- 88-515-08-B. Be consistent with zoning and use of nearby property.