

03/June/2015

Dear MR Whelpley and Broken Arrow Planning Commission members,

I am Darin Swinney, a retired US Navy veteran, and a 12 year resident of Country Lane Estates here in Broken Arrow. We live in a fantastic city; I applaud city government officials like you for their dedication and their service to this community. My wife Carole and I raised three children that all graduated from Broken Arrow High School before moving on as successful adults in their individual lives. Needless to say, we are proud of our city and its leadership.

I am writing this letter to voice my concerns in response to a notice for public hearing that I received on Friday, 29 May 2015. I wish to make this letter a matter of public record for that event. That public hearing, scheduled for Thursday, 25 June 2015 at 5:00 p.m., is in reference to **BACP-146**, a request to change 19.64 acres of the Future Development Guide designation of the Comprehensive Plan, from level 2 to level 3 for a proposed multi-family development.

My concerns regarding this proposed change and future development are many; I will list and discuss what I feel are the priorities that this commission should consider when making their decision. Those concerns are as follows: (1) - **Increased potential for flooding and Flash Flooding of Country Lane estates homes along East Kansas Street and surrounding areas.** This poses a significant risk to life as well as property in my opinion. Not indicated on the maps provided with the official notice, is the drainage creek bordering the North side, and transiting the entire length of East Kansas Street. This creek literally passes through the back yards and the private property of each home owner on the North side of East Kansas Street. It originates at in the pasture immediately West of East Kansas Street. Normal seepage water flow and drainage from this apparent pasture wetland, just West of Country Lane estates, keeps this creek actually flowing the majority of the year. Following the completion of Country Lane Intermediate School a few years ago, myself and other residents noted an increase in the amount of flow and runoff through the creek following normal rainfall. At times, during heavier storms, the creek began rising to levels

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that none of us had previously seen. By observing the drainage of storm water over many years in this area, it was readily apparent that the increased flow in the creek was due to much more rapid runoff of storm water over areas that were now paved around the Intermediate School, vice buffered and slowed by pasture land. The creek never reached more than about ½ of its capacity at this time however, and most grew unconcerned about the increased flow. Last summer, a new multi-family development opened its doors in the same wetland pasture as the newly proposed development. This time, about 1/3 or more of the wetland pasture was replaced with concrete and asphalt. Rainfall since the opening of this development has much more rapidly entered the creek, and levels have risen extremely fast and extremely high more than once. Some homes, especially those on the East end of East Kansas Street, are now in serious jeopardy of flooding after only 2-3 inches of rain over a short period of time. I recently shot a video of storm water drainage through this creek and will submit a copy of that video as evidence supporting my concerns. Of note is that the video was taken after only about 2 inches of rain during an approximate 3-4 hour span of time. Increasing my concern for flooding, is the proposed development of the land owned by St John's, along and adjacent to the North bank of the creek. This will without a doubt, dump tremendous amounts of water from what will be yet another paved area, straight into the creek and directly upstream of those homes on East Kansas Street. Now, we have the proposal at hand (BACP-146) for paving and developing what is pretty much the only remaining wetland drainage buffer zone for this creek. Increased water flow in the creek, and the inability to handle that increased amount of water within its banks, will almost certainly at some point flood our neighborhood as well as Lynn Lane and Nienhuis Park. Tulsa network television news crews, stood in flood water that was rushing across Lynn Lane just last week as they covered the heavy rains and flooding in the surrounding area. There is little doubt in my mind that BACP-146 will dramatically increase flooding potential and further risk the loss of life or property. (2)- **Loss of property value for those invested and living in Country Lane Estates.** This really needs no further clarification as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. (3)- **Immediate impact of increased student numbers at County Lane Elementary School, Country Lane**

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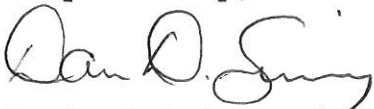
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Intermediate School, and Centennial Middle School. We just got all of our children out of modular classrooms, this dramatic influx of students will almost certainly put us right back at square one in these schools. **(4)- Destruction of a Wetland environment and native wildlife species.** Over my 12 years of living here, I have observed and photographed the following species of wildlife either in the creek, on the banks of the creek, or in the pasture wetlands that feed the creek. (Bald Eagle, Red-Tailed Hawk, Red-shouldered Hawk, Coopers Hawk, American Kestrel, Mallards, Great Blue herons, Green Herons, Common snapping turtles, red eared sliders, crayfish, white tailed deer, bobcats, coyotes, raccoons, opossum's, and many, many more). I will provide photographic evidence to the planning commission upon request and plan to submit them, as well as my concerns over the destruction of this wetland, to the Army Corps of Engineers, ODWC, and the EPA. I strongly recommend that a study be done regarding the impact to this wildlife and the destruction of the wetland field in which many of those species breed and reproduce.

The above concerns are just that, my concerns. I fully realize that we all live in challenging economic times and that growth of our city is paramount in staying ahead of those hard times. We must always weigh that need for growth however against its impact on our citizens, our homes, our community and our lives. I encourage you to consider my concerns prior to the public hearing on 25 June 2015 at 5:00 P.M. I look forward to seeing you there and discussing these matters.

I can be reached for any questions that you might have at (918)720-6001, or by email at USNRET01@aol.com

Respectfully,



Darin D Swinney (USN RET)

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