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Subject: Annexation at 31st and Michigan

Every development on or near south Iowa Street increases the volume of traffic on Louisiana Street by thousands of vehicles. WalMart, Target, Payless Cashways, Home Depot, the Exchange have all contributed to the increased traffic volume on Louisiana. The last attempt to shift traffic towards Iowa Street was the jog recently completed. I did not ask for traffic counts, but the wide and easy-to-navigate intersection at 31st and Louisiana has increased traffic volume and speed rather than decrease it.

South Iowa Street is a natural for development, however, it puts a strain on local streets leading to south Iowa Street. Louisiana Street and 27th Street still have to function as neighborhood collectors. There are many local streets, driveways, cul de sacs, the two schools, a neighborhood shopping center, and Checkers, all between 23rd and 31st Streets. The Exchange still has zoned property to its south for another apartment complex. All new development has been approved with little to no concern for street capacity and function. More development on south Iowa should integrate land use and an integrated area transportation plan. There should be some consideration for the impact of new development on nearby residential areas. If development occurs, increasing the capacity and maintaining the function of local streets is part of the cost. Please move forward cautiously on the annexation and rezoning request at 31st and Michigan.

Sincerely,

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