

Zachary Baker

From: Jeff Tryon <tryon.jeff@gmail.com>
Sent: Friday, November 03, 2017 12:25 PM
To: Zachary Baker
Subject: Re: 23rd St. widening

Zach, thanks for the quick reply.
I would love to attend however I live in NC.
If you are able to share my concerns I would appreciate it.
If there is a electronic forum for my concerns I would do that as well.
Thanks,
Jeff

Sent from my iPhone

On Nov 3, 2017, at 12:24 PM, Zachary Baker <zbaker@lawrenceks.org> wrote:

Mr. Tryon,

Right now we are still in the preliminary stages and do not have a set of construction plans. At the meeting next Monday we will be figuring out the project scope and what all amenities the neighborhood would like to pursue. Just looking at the right-of-way and your property I can say that there will be minimal "road widening" adjacent to your property as the house is set fairly close to the existing roadway. To achieve our goal of creating a center turn lane in this corridor we will be looking at potentially reducing lane widths of the existing lanes on 23rd Street and widening 23rd Street in certain locations. Near the west end of our project limits close to your property I would venture to guess the curb could only move a foot or two at most to the north. There could potentially be zero widening to the north adjacent to your property. Likely in that section most of the road widening would occur on the south side of the roadway since there is more room. We wouldn't know those details until we get further into design. The most impact to your property will probably be the fact that there would be a sidewalk adjacent to it after this project.

As far as property value goes I cannot say with any certainty that anything would change as I am not an appraiser. However, my opinion would be that this project could only help property values. Providing a center turn lane on 23rd Street will make it safer for vehicles to get out of the through lanes of traffic to make left turns on to your street. This makes a much safer scenario than what currently exists out there today. I will pass along your email below to the Transportation Commission. If you have anything else to add or have any more questions please let me know. Also, public is encouraged to attend this meeting to voice their opinions if they wish to.

Zach D. Baker, P.E., Project Engineer
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From: Jeff Tryon [<mailto:tryon.jeff@gmail.com>]
Sent: Friday, November 03, 2017 10:24 AM
To: Zachary Baker <zbaker@lawrenceks.org>
Subject: 23rd St. widening

Zach,

My name is Jeff Tryon and own 2245 Tenn (Corner of 23rd and Tenn.)

I received your note about the widening of 23rd and I'm very concerned that this will have dramatically negative impact on the value of our property.

Can you tell me how much closer the curb will be from our property?

I am very concerned for the safety of persons occupying the dwelling and the negative financial impact on even renting the property after this widening.

Any details would be appreciated.

Jeff Tryon