
From: Crystal Dangers
Sent: Tuesday, May 31, 2022 9:58 AM
To: Council <Council@duluthmn.gov>
Subject: Zoning Arrowhead/Dodge

Greetings City Councilors,

I live on Woodrich Circle, near the proposed site of a new restaurant at 1303 Arrowhead Road. I am not opposed to development. The property is already zoned for types of commercial development that are not objectionable to us. I **am** opposed to a variance to the current zoning to allow a restaurant for several reasons.

1-Traffic

The entrance/exit would be on Dodge Avenue. This would increase traffic into a residential neighborhood. It is already difficult enough to turn onto Arrowhead Road from Dodge that many residents choose to go north and west to Kenwood Ave in order to exit our streets. I feel this will also happen with restaurant patrons, sending even more vehicle traffic into an area populated with families with young children. There are 16 children on Woodrich Circle riding bicycles in warm weather and playing in front yards year-round. Extra traffic would put them at risk of serious injury.

2-Parking

Overflow parking will also end up on residential streets making it difficult for residents to enter/exit their own driveways. It would also make it more difficult for children and drivers to see each other.

3-Vehicle Accidents

The majority of accidents on the stretch of Arrowhead Road from Kenwood Ave to the curve east of Dodge Ave have occurred during the lunch or dinner hours, a restaurant's busiest times.

4-Deliveries

Trucks delivering to a restaurant would most likely not be able to make the turn into the proposed lot. Trucks then would be required to park on Dodge Ave or Arrowhead Road to unload, increasing congestion to an already congested intersection. Deliveries to the current Jersey Mike's come in a semi-truck. If deliveries to that "relatively modest" sized restaurant (Alex Bushey, Duluth News

Tribune "Vote Torpedoes Sub Shop Plans" April 16,2022.) are in a semi, I believe they would use the same size truck to deliver to the same restaurant here, contrary to Mr. Bushey's statement.

5-Noise

An increased number of vehicles will result in more traffic noise closer to our homes. The type of restaurant currently proposed will have a high turnover, i.e., a high number of doors that will be opened and closed frequently, also contributing to more noise.

6-Investment

Mr. Schoonover states he has "thousands of dollars invested into attorney fees and architect fees." (Duluth News Tribune "Vote Torpedoes Sub Shop Plans" April 16,2022.) Homeowners in this neighborhood have **hundreds** of thousands of dollars invested in our homes. We also are invested emotionally. There are not enough comparable properties in Duluth for us to relocate to after this neighborhood is diminished.

7-Community

Residents of Woodrich Circle started a holiday party over 30 years ago. This party continued until 2019 and expanded to include Dodge Ave, Maryland St and W Victoria St. COVID has put a temporary hold on it, but it will be back. Emails were sent out in 2020 and 2021 to touch base with everyone. It will be back. Also, during the summer there are frequent afternoon/evening driveway gatherings at the west end Woodrich Circle which has included residents of these other streets as well.

I invite you to meet with us in our neighborhood. You are welcome to one of our driveway gatherings or to meet for coffee in the morning. I would like you to see first-hand the area that will be affected. I moved to this neighborhood in 2006 in the 16 years since I have not seen anywhere, I would rather live.

Respectfully,

Crystal M. Dangers