To the City of Delaware Planning Commission,

My husband and I reside at 2367 Stratford Road, at the historic Norman Dewey Perry Farm, within the Historic Stratford Village community. When we purchased our property, the approved plans for Coughlin's Crossings called for single-family homes along Stratford Road. During the pandemic, however, those plans were quietly altered to allow for apartment buildings, which were then constructed with little notice to residents. This shift fundamentally altered the character of our historic village and has caused deep frustration and disappointment among longtime residents.

Since moving to Stratford, we have consistently heard neighbors express a profound loss of trust in the City of Delaware and in the developer, Coughlin. Many residents of Stratford Village are elderly or are descendants of families who have lived here for generations. Commitments made to protect the integrity of this historic community were not upheld. As someone who did not grow up in Ohio, I have been particularly struck by what appears to be a disregard for Delaware's history, its aging residents, and the long-term impacts of dense development on established neighborhoods.

The effects of this development are already evident. Traffic on Stratford Road has increased dramatically. Excessive speeding, loud vehicles, and congestion have become daily concerns, making it difficult and often unsafe to exit our driveways, retrieve mail, or take out trash. What were once quiet, walkable streets, where neighbors visited one another and children and seniors felt safe, are no longer safe or welcoming. We have also experienced a significant increase in roadside litter on our property.

A traffic study conducted this past summer on Stratford Road confirms these lived experiences. Vehicle counts now average over 2,050 cars per day, with 52% of vehicles exceeding the posted speed limit. The highest concentration of traffic occurs during midday hours. These numbers demonstrate that Stratford Road is already operating beyond what it was designed to safely accommodate.

Further apartment development at Coughlin's Crossings will only exacerbate these issues. Our roads are not equipped to handle additional traffic volume, and the resulting impacts on safety, noise, aesthetics, and quality of life will further erode an already stressed historic community. Development without proper foresight places an unfair burden on residents and raises serious concerns about the responsible use of taxpayer resources.

We respectfully urge the City to reconsider additional high-density development in this area and to take meaningful steps to protect the safety, history, and livability of our Historic Stratford Village and surrounding communities.

Respectfully,

Elizabeth DeBrosse

Sent from my iPhone