

PETITION

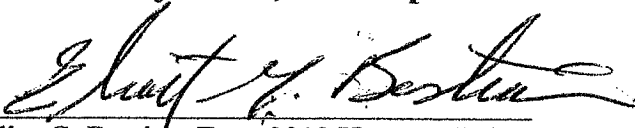
WHEREAS, WE, the undersigned and affected residents of the City of Mason (the "People"), lend our names and voice to this Petition against the proposed Cox-Smith Connector Project; and

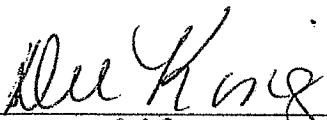
WHEREAS, WE, the People, are specifically against adding a curve to SR-741 with a revised "T" configuration intersection at Kings Mills Road and Parkside Drive as is now proposed, which would result in completely opening Cox-Smith Road to traffic, while turning Parkside Drive at SR-741 into a permanent cul-de-sac, which would block our fastest route to I-71 (N & S) and KI; and

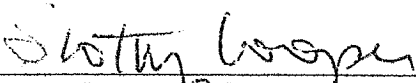
WHEREAS, WE, the People do not believe that this Project: (i) will improve the traffic situation for those who reside in the affected areas; (ii) will have an adverse impact on the People; (iii) will negatively affect our property values; (iv) was never requested by the People; (v) will use the People's taxes for commuters who do not reside in Mason; (vi) will add time to our daily commute; and (vii) is a solution in search of a problem and in plain language --- is not wanted by us; and

Therefore, the People respectfully requests that our City Council: (i) terminate any further funding of the Cox-Smith Connector Project and Parkside Drive Closure & Redesign; and (ii) save our tax dollars for projects that support the People and not use our taxes on non-Mason commuters looking for the fastest way to leave our neighborhood. The Council should follow the will of the People.

So sayeth we, the People:


Eliot G. Bastian, Esq., 3812 Hanover Drive


Dee King, 3809 Hanover Drive


Scotty Cooper, 3833 Hanover Drive

List of questions on road changes

1. Will the new Cox-Smith Rd. be legal--as in 60 feet from existing structures?
2. Can the farmland that's for sale ever be rezoned commercial?
3. Was there any variance given to the developers of Quailwood II or Bay Pointe Condos to build within 60 feet of a paper road?
4. Was the section of Cox-Smith that was closed considered abandoned, closed, paper road--what terminology was used when closing it?
5. Is there a First Response/Safety report or study that was done to show what changes in response times there will be if the road changes were made?
6. Was an Urban Planner consulted about these changes?
7. What is the status of UDF land and building at the corner of 741 and Parkside? Is there a lawsuit against the City of Mason about this land?
8. Was complaints from Kroger's the reason for the unsafe merge on 741?
9. Need for new traffic studies on 741 and Parkside. The 741 study city engineers have said they feel isn't correct. Parkside was broken for several days and it was done in the summer so does not include buses and traffic Royalmont.
10. How will these changed benefit the residents of this neighborhood?

Hello Mason City Council good evening everyone ..
We are Gary and Cathy Moorman.
Sorry we are not here ..We're in California watching our grandchildren.

38 years I moved onto Cox Smith Road in Mason Heights, raising a family. Such a quiet beautiful place.

Our neighborhood without sidewalks, yet perfect for walkers, joggers, people with their dogs, and riding bicycles with their children.
We've even taught our own children and grandchildren how to ride bicycles here.

The farmlands surrounding us then are now businesses and condos. The widening of 741 to I-71 was welcomed.

As more businesses are coming to Mason... St Rt 741 should also be widened to 4 lanes up to Bethany Road, with a turn lanes.

How about a turn lane onto I-71 going south from Kings Mills?
Those would reduce backed up traffic and keep a positive. Keeping the busy traffic where it belongs away from neighborhoods.

The proposal will become a cut through for so many many cars.

I ask everyone on the city council to please come by and just sit on our porch, I'll make some lemonade. Have a seat on our porch, while waving to those who go about their family fun. Maybe visualize the decreasing our standard of living, and our house's values.

Kings Mills Road & Parkside Drive are already designed for 35mph or 4-lanes to accommodate.

The statement has been made "this has always been the plan for 30 years". Old thoughts can be changed.
30 years ago the area it was all different, the council was different, and the area around our family neighborhood has grown and become so busy w/traffic.

Progressive is to widen State Route 741 up to Bethany Road at this point.

With Part 2 of this plan shutting off Parkside Drive from 741 at the CVS corner. That will drive even more traffic at Cox Smith Road.

The empty parking lots of Goldstar chili/and Tabbys used to be could help widen St Rt 741 to Bethany Rd .. Positive continual flow. Happy solution for families and commuters.

Someone mentioned The opening of Cox Smith Road and closing of Parkside won't be that big of a difference..

""I ask then-- what's the purpose??"

We have our hearts and homes in this community that's why we've stayed for so long.
Our tax dollars can be used in another way and the widening of State Route 741.

The Cox Smith connection does nothing positive for the local residents and does little to alleviate the traffic flow on 741.

Please allow us to keep "our neighborhood" a true neighborhood.

Please ..

Sincerely

Gary and Cathy Moorman

9-25-16
To Whom It May Concern,

I have lived on Cox Smith Rd for 44+ years. I never knew or understood why you closed off the end of Cox Smith Rd.

Now you want to close 1 of the best roads in town (a 4 lane divided) which carries a lot of traffic.

And you want to take that traffic to a 2 lane road. There are 2 or 3 cars parked at the curb & people walking their dogs or children as well as walkers, joggers & many people of all ages on bikes. This makes no sense!

If it devalues our property, taxes will go down (you lose)!

Think about it & reconsider. Are the "visitors" more concern than the people who live here?

Sincerely

Arnell S. Faine

September 26, 2016

Dear City of Mason Council member(s),

By way of introduction, we are the Rodriguez Family and reside at 3813 Hanover Dr., Mason, OH 45040. We are writing this letter in regards to the potential to reopen Cox-Smith Rd. and closure of Parkside Dr. within our neighborhood. Our family has immediate safety concerns for the following reasons:

- IF Cox-Smith Rd is reopened it will be less than 30 – 50ft from our property were we have two young children and the additional flow of traffic puts our children, family, and neighbors at risk
- IF Cox-Smith Rd is reopened it will be less than 30 – 50ft from a community pool were children play 4 – 5 months of the year which puts these children and their family at risk
- IF Cox-Smith Rd is reopened even if the speed limit is 25mph or 35mph we all know drivers will exceed this limit and heighten the overall risk for the community in this area, and additional risk for accidents and potential property damage to not only our property but also those properties along the road route.
 - Especially with lack of patrol we see from the City of Mason Police Force in our region today we know this is a definite possibility. Prime examples of this would be the four way stop at Parkside and Hanover, where drivers do not stop. And Parkside, where the speed limit is 25mph and most drivers beyond exceed that going 35+ mph. Many members of our community have addressed these concerns yet they have never been addressed by the City of Mason Police.
- We have seen ZERO evidence this will improve the traffic flow as the City anticipates
 - Given the recent track record of the City with the recent implementation of lights on St. Rt. 741 odds are this will worsen. Not only will dumping a 4 lane road in to a 2 lane road hamper traffic, it will also slow traffic due to the limited choices of where traffic must travel.
 - The City of Mason needs to base the decision on statistics that this will improve traffic flow and a solution that will benefit the residents not those traveling through our neighborhood and community.
- We also need to hear how the City will be ensuring that first responder times will not be hindered with the closure of Parkside. No one has addressed this issue. By closing Parkside you will eliminate direct routes to many homes and business, as a direct resolute we will see a sudden decrease in the ability of first responder to reach our homes and children if any tragic accidents where to occur.

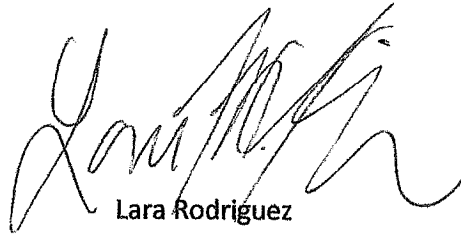
Through Mason's antics of St. Rt. 741 implementation where residents were not given any notice or warning of the construction until we called to ask why large construction equipment was in our back yard (along with a port-a-potty that was disgusting and my children couldn't play in our yard to do the smell and trash that was left by workers). This so called improvement has increased stop and go traffic and will continue if you were to reopen Cox-Smith dumping the thousands of cars that travel Parkside on to 741.

If the city decides to continue to proceed without warning and adequately listening to the needs of the citizens who live in this area, we will begin communication to local news outlets and social media platforms that the City of Mason plans to make these changes who without consideration of its own residents.

We hope the City of Mason will take its time in making a decision and truly look at the risk factors to those who live in the area and do not make changes to accommodate those non-tax paying citizens that use this route. It should be your residents that you put first not those who travel through our area. Please do your best in making the right decision for its citizens and their children, future residents of the city.

If you would like to discuss with us further please contact us directly. We also urge you to come to our property and walk this so called road Cox-Smith that gets mowed 3 times a week.

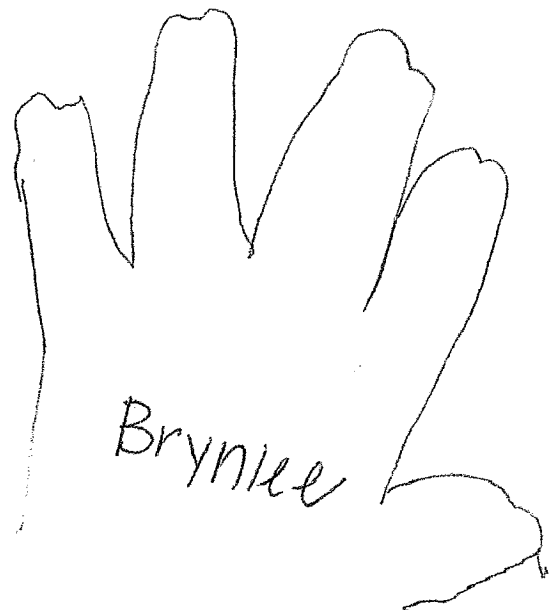
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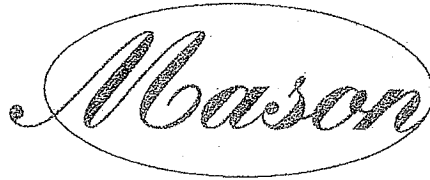


Ryan Rodriguez
513-638-6730

Lara Rodriguez
513-638-4318

Emmalyn Rodriguez (2yr)
Brynlee Rodriguez (11mo)





Health Care Center

9/14/2016

To Whom It May Concern,

My name is Shelley Owens and I am the Executive Director at Mason Health Care Center located on Cox-Smith Rd. I am very concerned about the closure of Parkside Dr. at St. Rt. 741. Closing this road would prohibit emergency vehicles coming to our nursing home in an expedited manner. Every minute counts and having an ambulance or fire truck having to go around Kings Mills Rd. vs. driving straight on Parkside Dr. could make the difference between life and death. Every minute counts in an emergency.

Once you close Parkside Dr. and all traffic reroutes through the new Cox-Smith Rd., it also increases the traffic in our neighborhood and that is concerning as we have residents who enjoy walking outside. Also, the traffic at the intersection of Cox-Smith Rd. and Kings Mills Rd would increase and there are already numerous accidents that occur there and this would only increase the chances of accidents happening.

From a financial perspective, this closure would possibly deter potential referrals and potential employees to our facility as it would make it more difficult to find our facility.

I firmly believe that this is not a good decision for anyone in the neighborhoods affected by the Parkside Dr. closure.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Shelley Owens".

Shelley Owens
Executive Director

To: Mason City Council Members

From: Earl Edmonds, resident 5211 Overlook Drive

Date: August 25, 2016

Re: Closing Parkside Drive and extending Cox-Smith Rd. to St. Rt. 741

Recently, I was made aware of a proposal to close Parkside Drive and extending Cox-Smith Road to St. Route 741. Being a resident of Mason for the past 26 years, I want to let our City Council Members know that I am 100% against such a proposal. I live on Overlook Drive and use this route from my house to I-71 daily going up Hanover, turning right on Parkside and continuing over Kings Mill. I cannot for any reason see how this proposal is any benefit to anyone particularly to the residents of Mason who use the same route as I do to get to Krogers or to travel to I-71. Directing traffic around this route makes absolutely no sense to me, and I can't come up with one reason why this new proposal is good for anyone. I have heard that there is a concern about the traffic corner of Parkside and Kings Mill. If this is the reason, there has to be a better solution than closing this area off to traffic. Dumping more traffic on to 741 after extending Cox-Smith can't be a good idea, as I have seen this traffic particularly about 4:00 P.M. during the work week. I would like to ask Council to consider the people that this greatly affects and to find a better solution to fixing the problem that needs to be addressed. Thank you for hearing my concern.

Earl Edmonds

5211 Overlook Drive

Mason, Ohio 45040

513-459-1153

Mr. Hansen,

We were very surprised to hear at our recent Weatherstone Home Owners Association meeting that Mason is planning to close Parkside Drive at State Route 741 and extend Cox-Smith Road from Parkside Drive to State Route 741. We strongly oppose this plan and know that many of our neighbors are also opposed to this plan.

-We are concerned this change will increase the time for emergency vehicles to reach our homes in Weatherstone and also the Mason Health Care Center on Cox-Smith Road.

--We use Parkside Drive many times each day to leave Weatherstone. This easy access to I-71, CVS, and Kroger is one of the reasons we built our home in Weatherstone 10 years ago.

--Replacing a four lane Parkside Drive with a two lane Cox-Smith Road that would be constructed very close to existing homes makes no sense to us and would increase traffic congestion in our neighborhood. Also without a traffic light at Cox-Smith and 741, it would be difficult for us to merge into 741 when traffic is heavy.

If the reason for these changes is to improve traffic flow on State Route 741, we would suggest a better solution: widen the last 0.5 mile of 741 in front of Kroger to four lanes. This would provide two lanes on 741 traveling south to turn left towards I-71 at the CVS. Widening of 741 would also present the opportunity to fix the dangerous merge of Kings Mills Road traffic coming from the golf course and continuing north on 741 with westbound 741 traffic turning north next to Kroger. To us extending Cox-Smith is a waste of Mason taxpayer funds that could be better used to widen State Route 741.

Last of all, we are very disappointed that the City of Mason did not make Weatherstone and the surrounding neighborhoods aware of this plan long before now.

We understand this topic will be on Mason Council's September 26 agenda. We definitely plan to attend this meeting to make our views known.

Sincerely,

Tim and Jan Santschi
4102 Marble Ridge Lane
Mason, OH
513-573-0218

Dear City Council of Mason,

I have been contacted by a longtime friend, Cathy Moorman, who asked my opinion on the Parkside Road closing. I had lived at 5675 Cox Smith Road for 23 years before building a home on St. Andrews Ct. in Mason in 1999 and I have sold real estate since 1988. Previously, I worked for an independent real estate appraiser who specialized in eminent domain cases for ODOT and the City of Cincinnati, among many. I have experience in the "before" and "after" values of highway appropriations.

In 1976 my husband and I purchased our home on Cox Smith Road, a very quiet street. We noticed there were no sidewalks, but traffic didn't seem to be a concern at that time. After the construction of the condominiums (Sherwood Green, Country Ridge and Nottingdale) along Parkside, there was a noticeable increase in traffic on Cox Smith Rd. But the zoning was appropriate. As I was raising my young family, I learned of an individual who wanted to develop 5 vacant acres on Cox Smith Road (next to the nursing home); however, a re-zoning from single family residential to a higher density zoning was required for the project. I walked a petition through the neighborhood and appeared before City Council to deny the re-zoning. Those wise individuals denied the re-zoning and now four houses have been built on that acreage in lieu of 63 apartments bringing the potential of 126 vehicles onto our residential street daily where children walk and ride bikes.

I have seen that many County Auditor plats show subdivisions with dotted lines at the end of some streets; hence, representing the opportunity to extend the street for future development. Many examples in the "Heights" include opening the west side of Parkside to connect with Weatherstone when it was developed; and Cloverwood Drive was extended when Fairway Drive was developed. There is no dotted line at Parkside, it is a major intersection.

Parkside Drive has been the main exit from the subdivision housing hundreds of families to access the highway and S.R. 741, in addition to food shopping trips. **Most importantly**, closing Parkside will ruin and destroy the neighborhood with increased traffic and safety concerns. Homeowners and tax payers have invested in the city, the community and the neighborhoods that this affects and will hesitate to refer, purchase or invest in real estate in this area in the future. Market Value of the homes along Cox Smith between Kings Mill and Parkside will definitely show a decrease in value as homebuyers view it as a cut through and busy street.

Respectfully submitted,

Donna Sunnenberg

Fri, Sep 23, 2016 at 2:56 PM

Dee,

In my professional real estate appraisal experience of 28 years and as a Generally Certified Appraiser in Ohio, I have not been asked to measure the impact of a roadway closure on a whole neighborhood and it would be a difficult study that would take more research. After some due diligence on the matter of the Parkside Road closure, I was not able to find any definitive way to measure the potential impact to housing values in the neighborhood before the fact mostly due to not knowing of a similar situations to investigate and utilize as a guide.

That noted however, it is my professional judgment, based on my experience, that the proposed road closure will limit access to the neighborhood and that the new proposed roadway of the neighborhood will not alleviate the same traffic flow and would indeed impact housing values negatively. My premise to this conclusion is that auto traffic congestion would increase in the neighborhood due to the proposed right and left turns that would be necessary at the ingress and egress of the proposed roadway at the traffic light on 741 and that going home traffic by the same route would be worse as most of the northern traffic on 741 going home is very congested thus making left turns back into the neighborhood much more difficult than the current solution. As it is, I have found access to the Kroger shopping center dangerous from the 741 entrance while merging traffic from Kings Mills is at times very heavy.

These issues noted as well as others will, in my opinion, decrease access to home owners currently using Parkside and will increase traffic congestion and more importantly will increase commuter times. Both increased commute times and decreased access are well known to affect values of most all types of real estate and particularly residential and multi-family residential uses. I believe that most appraisers would agree that the limited access to Kings Mills Road and moreover to I-71 that is proposed would impact housing values negatively if the proposed traffic flows are utilized.

I can access some names of other attorneys that specialize in eminent domain cases if you would like.

Drew Correll, MAI

September 19, 2016

Dear Mason City Council,

I am writing to express my concerns to close Parkside Drive at State Route 741 and to extend Cox-Smith Road to State Route 741. As a homeowner in a close by neighborhood, I am greatly opposed to this change. This greatly impacts our community and neighborhood in a negative manner. My family resides on Country Ridge Drive. If Parkside Drive were to close and Cox-Smith be extended, Country Ridge Drive would become a shortcut for vehicles to get to Parkside Drive. Country Ridge Drive is a narrow road, that at parts is even impassable for two cars at once. This also creates safety concerns, as there are no sidewalks for children or families to use. Furthermore, in regards to safety, it prevents challenges for emergency vehicles to pass through and reach their destination. Additionally, the closure and extension would drop home values and make this an undesirable location in our community, when in fact it has been a great place to live. My hope is that you will take time to review the community and neighborhoods' concerns and understand why we are so opposed to these changes, as they are such a negative impact to our neighborhoods and community. Moreover, please work to create a plan that is a positive and safe for our community.

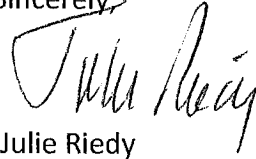
Sincerely,


Cassidy Traylor

Mason City Council,

My name is Julie Riedy. I have been a resident of Mason for thirty years. I have lived on Bainbridge Ct. for twenty years. I am **OPPOSED** to the closing of Parkside. The increased traffic flow and increased number of people to navigate to 741 would have a negative impact on the residents of Nottingdale and all the other residents in adjoining neighborhoods. Please consider my opposition as long time tax payer and the impact it would have logistically on my daily time and travel out of Mason to my workplace.

Sincerely,

A handwritten signature in black ink that reads "Julie Riedy". The signature is written in a cursive style with a large, looping initial "J".

Julie Riedy

Jack and Cindy Richardson

3927 Marble Ridge Lane

Mason, OH 45040

Mason City Council

Mason Ohio

Delivered at September 26, 2016 meeting with petition

September 16, 2016

Re: Impact on Weatherstone Subdivision with proposed Parkside, 741, and Cox Smith Road connector

Dear City Council,

I have been advised of proposed changes that I believe are not in the best interest of the property owners or residents of Weatherstone. When we bought the property in this community we did so because of the access from our property to 741 and I71 off of Parkside. I believe the changes being proposed will directly negatively impact our property value as well as all the communities which will be effected on and off Parkside Drive. It will also effect shopping habits because my wife will no longer shop at CVS, Kroger's or any of the store located in Mason, but will go over Bethany Rd to West Chester which has a Kroger's Supper Store and everything you could want, instead of the second rate store they have on 741 by Parkside in Mason. I think the Cox Smith connector is horrible for all the residents that live on and off that nice 4 lane road Parkside Dr. This proposal is obviously not requested by the residents of the communities being effected and it is suggesting council is not looking out for the property owner's best interests with the proposed changes.

Doing expansion of 741 is great but to penalize anyone that drives on Parkside to get to CVS, or 71 is a tragedy. I also see Cox Smith connector turning into another Fairway Dr. with tons of traffic on what should be a residential street. I looked at a house on Fairway Dr. 10 years ago which was very nice but as I saw the traffic we quickly said no way. Not to mention the safety of the children who will be exposed to possible wrecks and or injuries with traffic now expanding where it was not before.

Weatherstone has very little street traffic now and children all over the neighborhood play without fear. I can for see traffic increases on Marble Ridge and Forrest Ridge and Stone Ridge with people having to

exit onto 741. For one I will go out onto 741 from Stone Ridge and we will back up traffic waiting for a light.

I understand this is to be funded by grant money in part and I am sure that the property owners will be making their view known to not just the Council but their state and federal representatives as to how unhappy the residents are about these changes to the community.

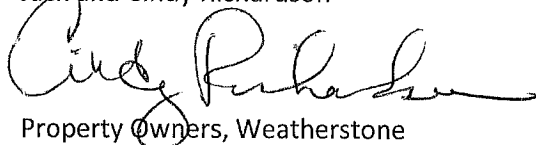
I can certainly see expanding 741, and I would recommend closing the entrance to Kroger's after the bend (at Parkside onto 741) it is an accident waiting to happen, but I do not believe you are going to have happy voters if the Parkside closure goes through. I have only talked to a dozen or so residents of Weatherstone, there is no support for this project.

Thank you for listening to our position.

Regards,

A handwritten signature in cursive script, appearing to read "Jack Richardson".

Jack and Cindy Richardson

A handwritten signature in cursive script, appearing to read "Cindy Richardson".

Property Owners, Weatherstone

3927 Marble Ridge Lan

Mason Oh 45040

Sunday, September 25, 2016
4059 Pimlico Court
Mason, Ohio

Dear Council Members,

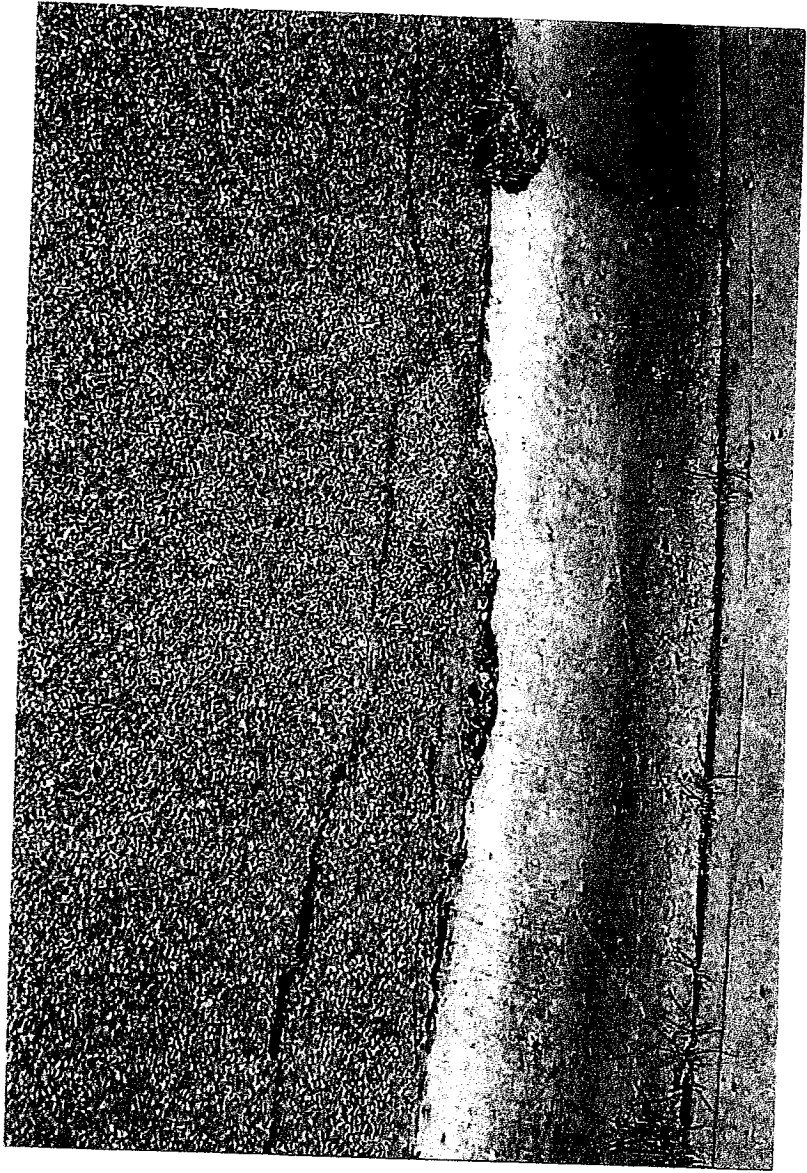
This December I will have lived in my home on Pimlico Court for 34 years. When my family and I first moved here, Kings Mills Road/State Route 741 from Parkside Drive to the hamlet of Kings Mills was only a two lane country road. Through the years we saw it expand to a busy four lane thoroughfare connecting Mason's northeastern neighborhoods to Interstate 71. From my house via Hanover Drive and Parkside Drive, it is a straight shoot to grocery shopping and banking, a drug store, gas stations, a post office, a fire station and numerous eateries not to mention the close connection to a highway. For a widowed senior citizen in her eighties, it couldn't be more convenient. Now you want to complicate things. WHY mess with a good thing? Have you considered the crooked route an ambulance would be required to make entering and leaving the neighborhood when seconds count toward a life or death situation? I am not an engineer nor do I pretend to know anything about road construction, but I do know that my years have brought me the wisdom to know when something doesn't make sense. Closing Parkside Drive to through traffic and rerouting via a small two lane residential street just doesn't make good use of our resources and tax money.

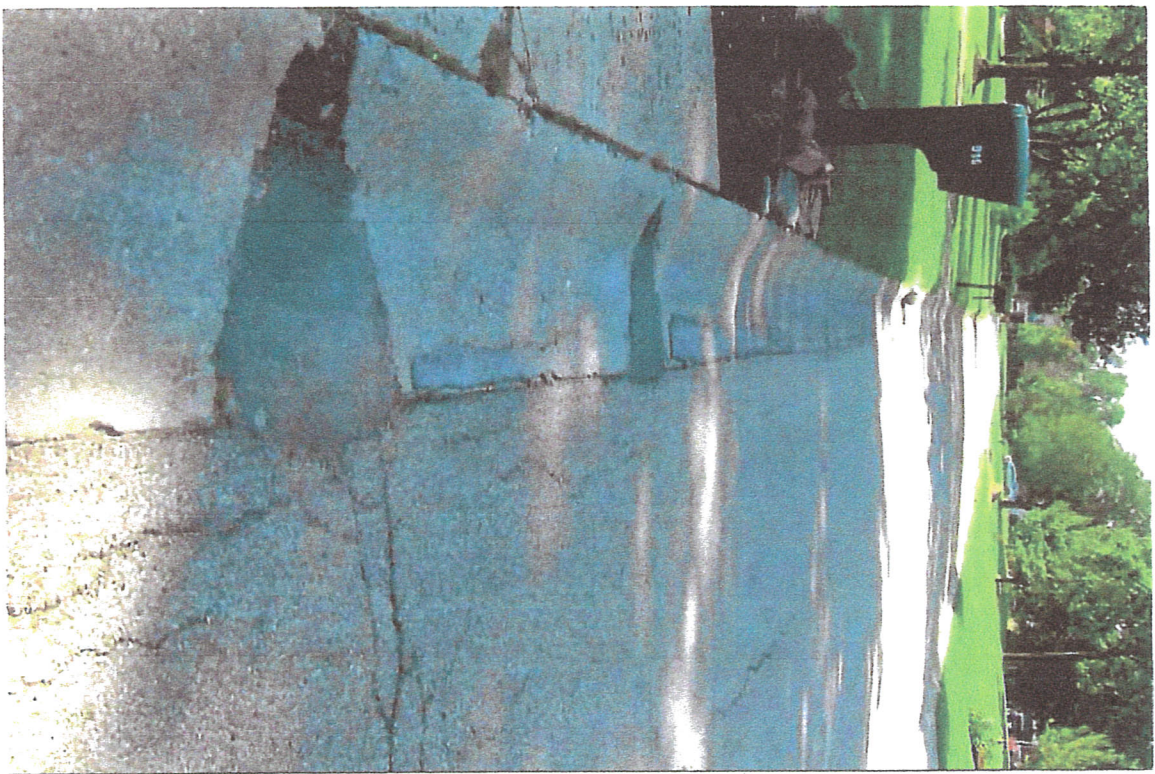
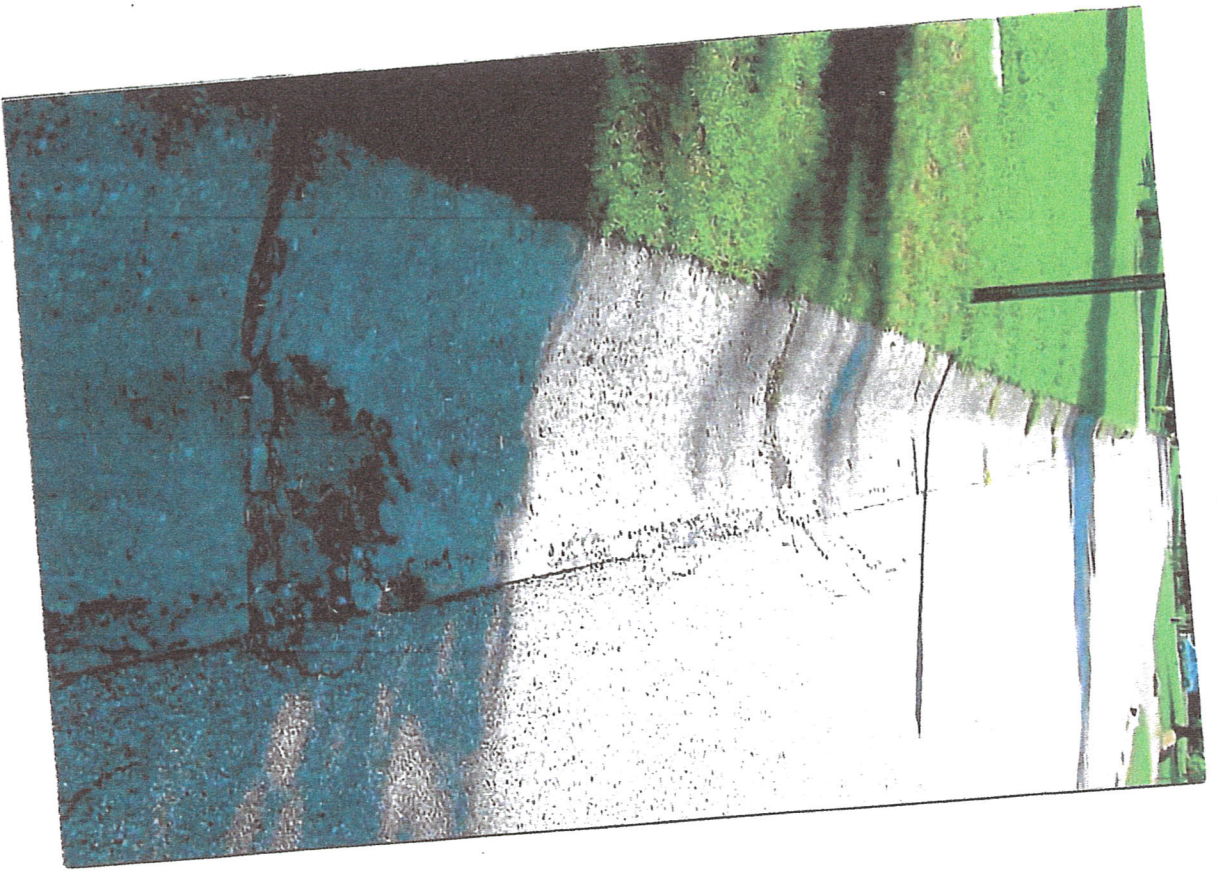
With concern,

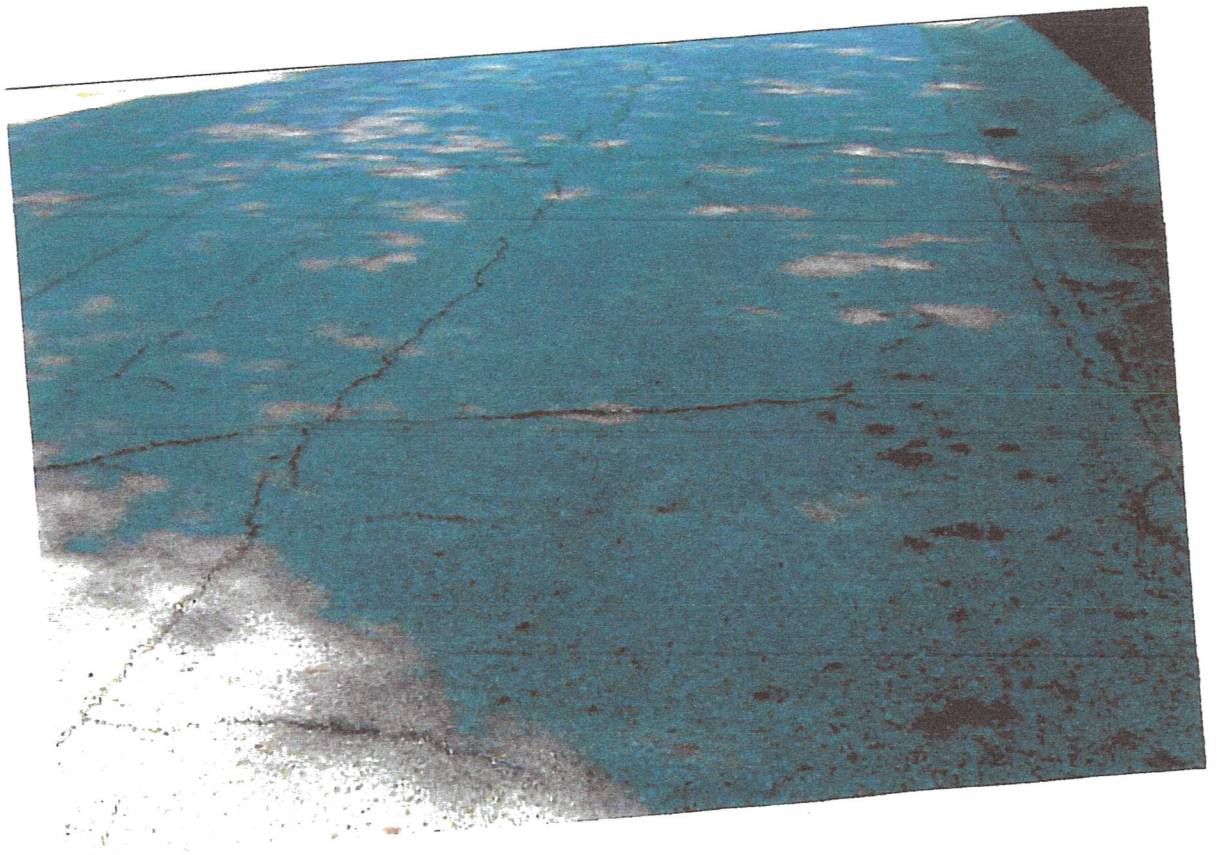
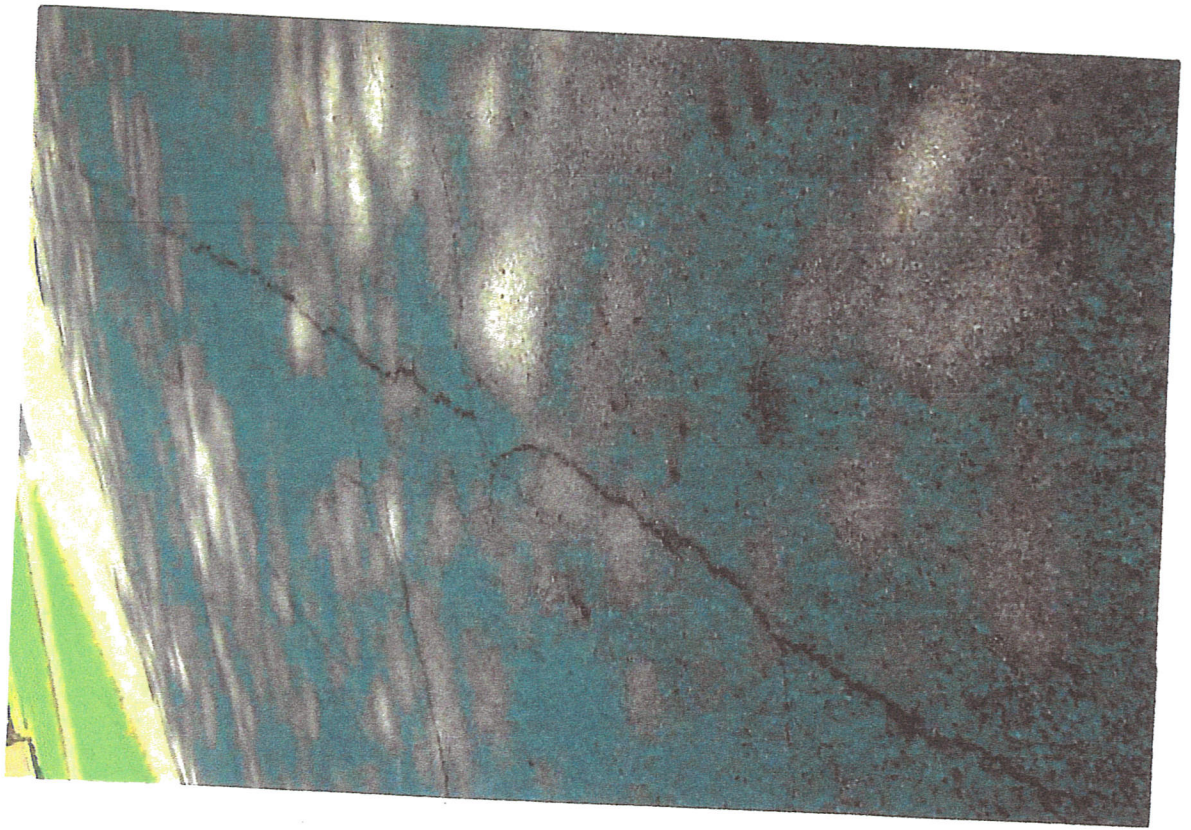
A handwritten signature in cursive script that reads "Suzanne H. Andrews". The signature is written in black ink and is positioned above the printed name.

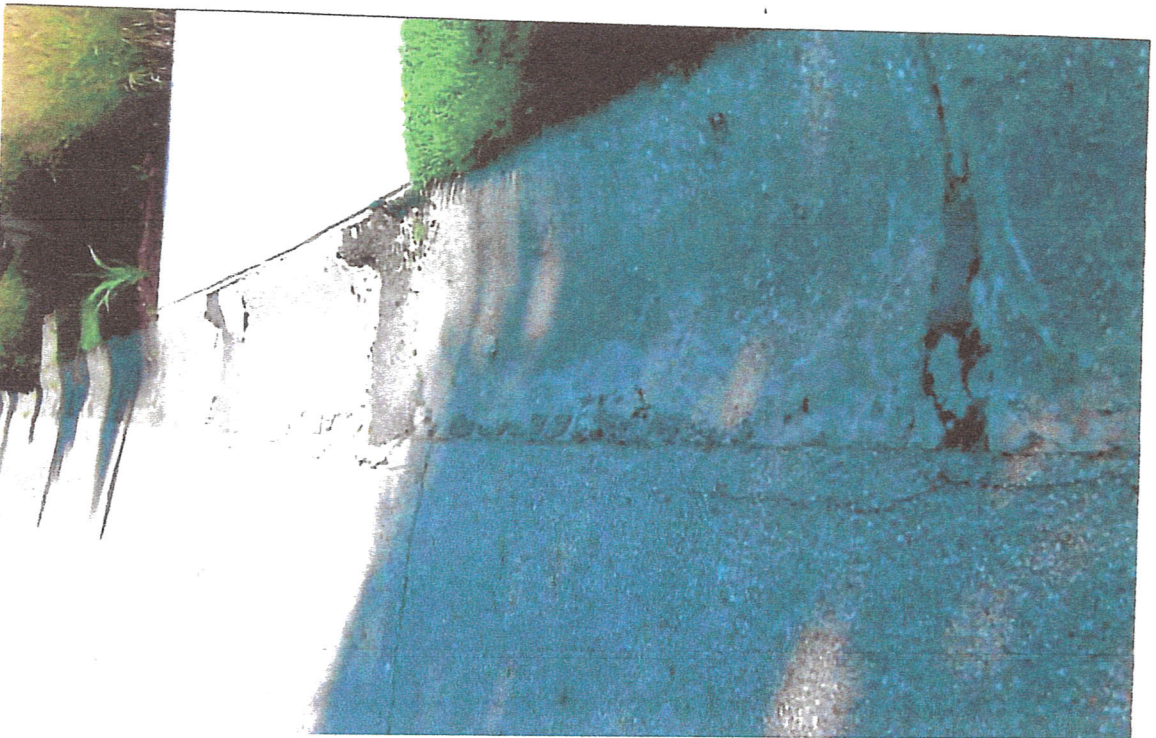
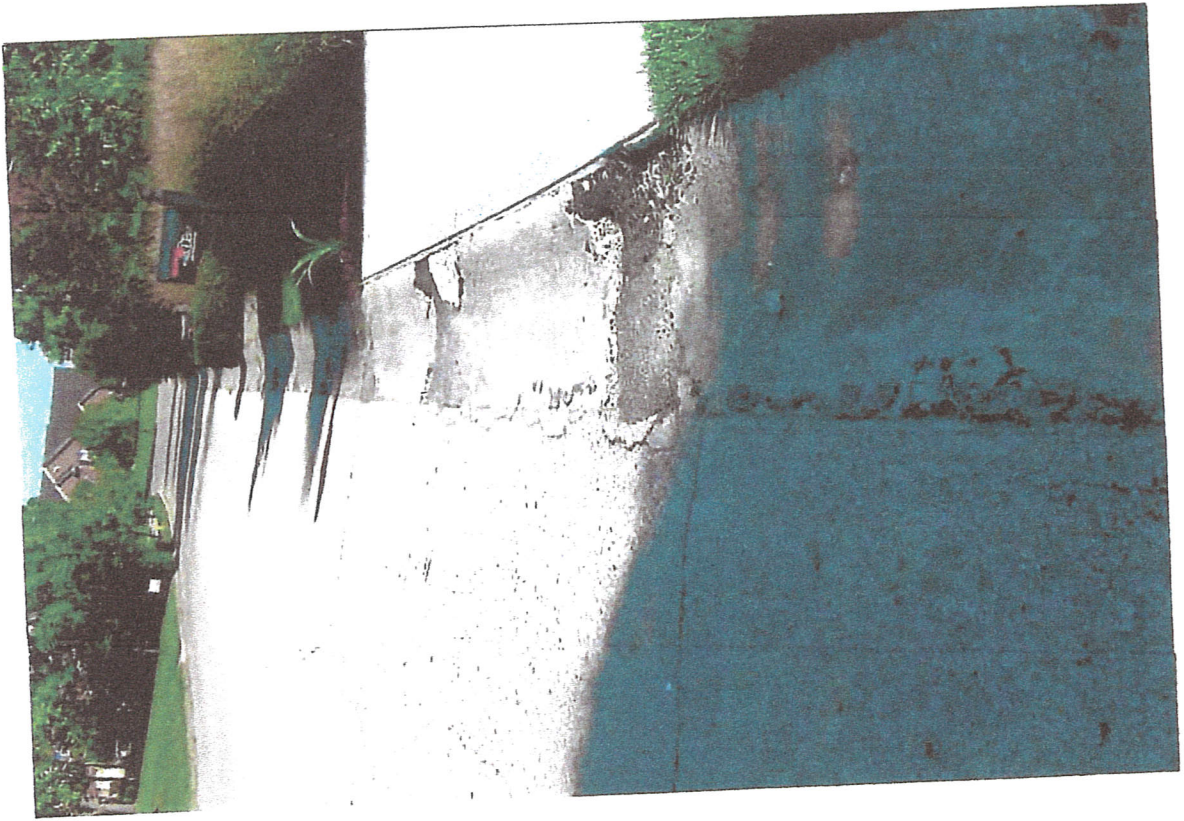
Suzanne H. Andrews

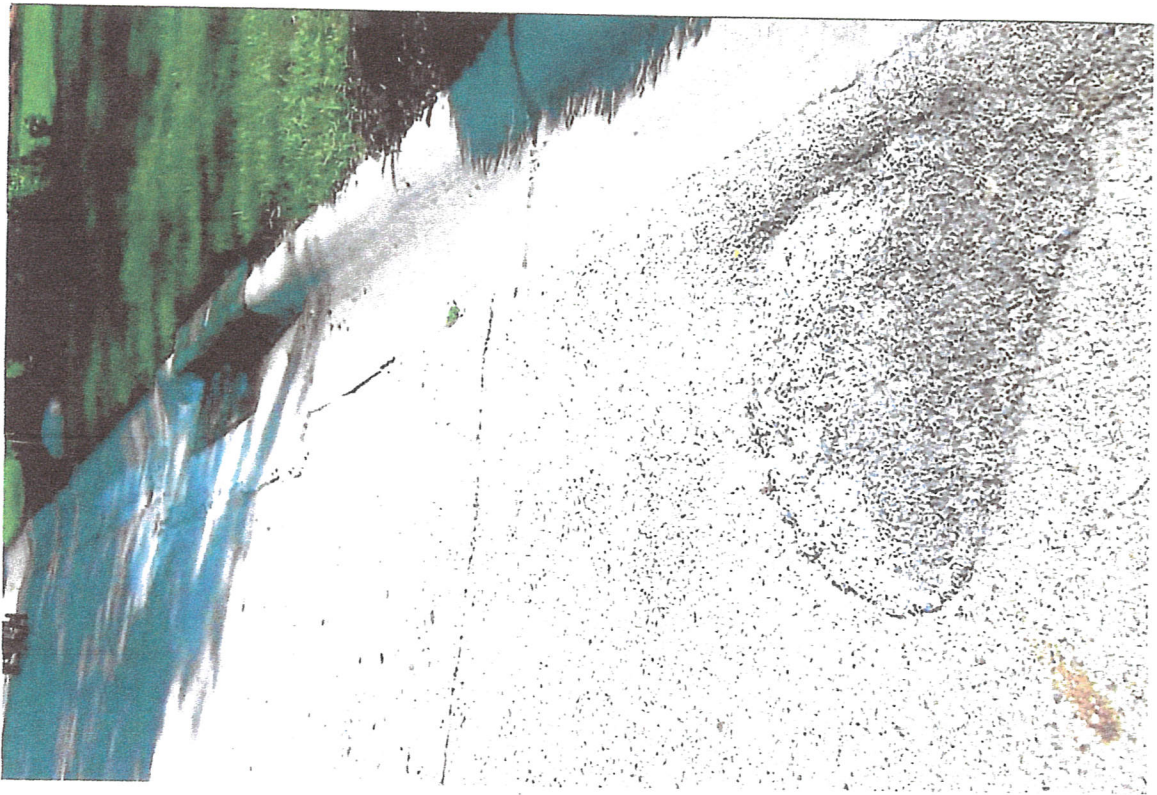
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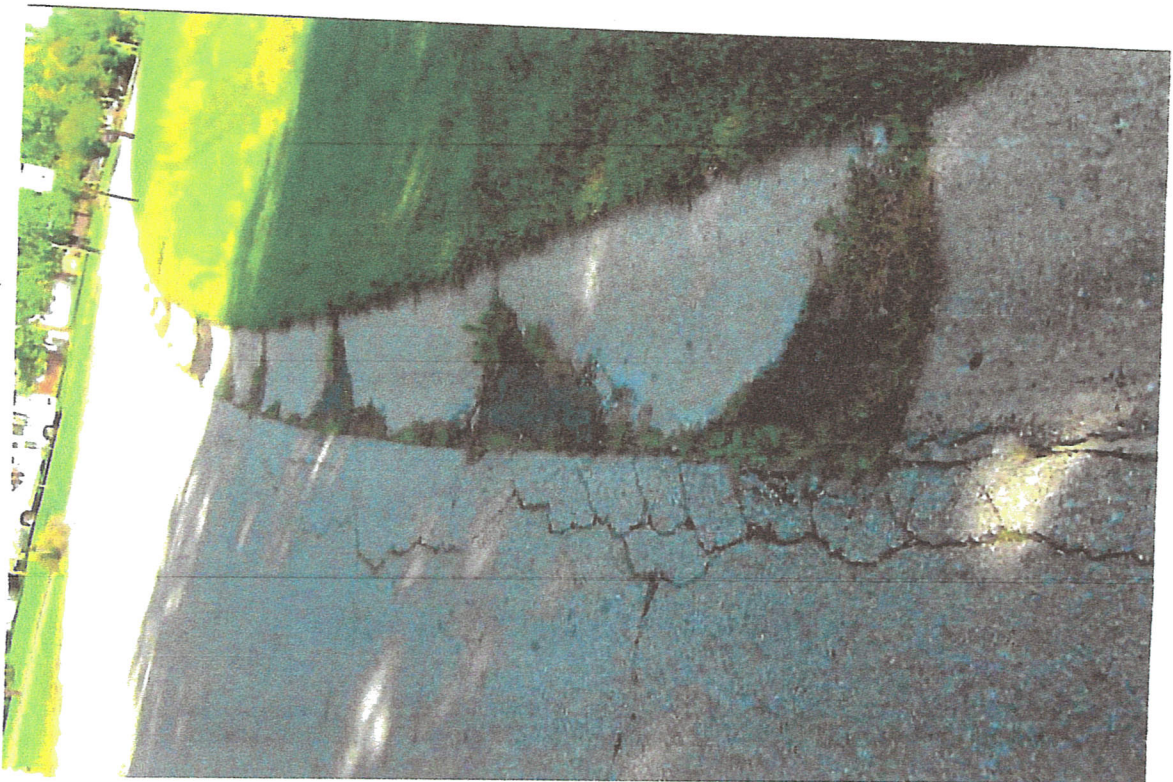


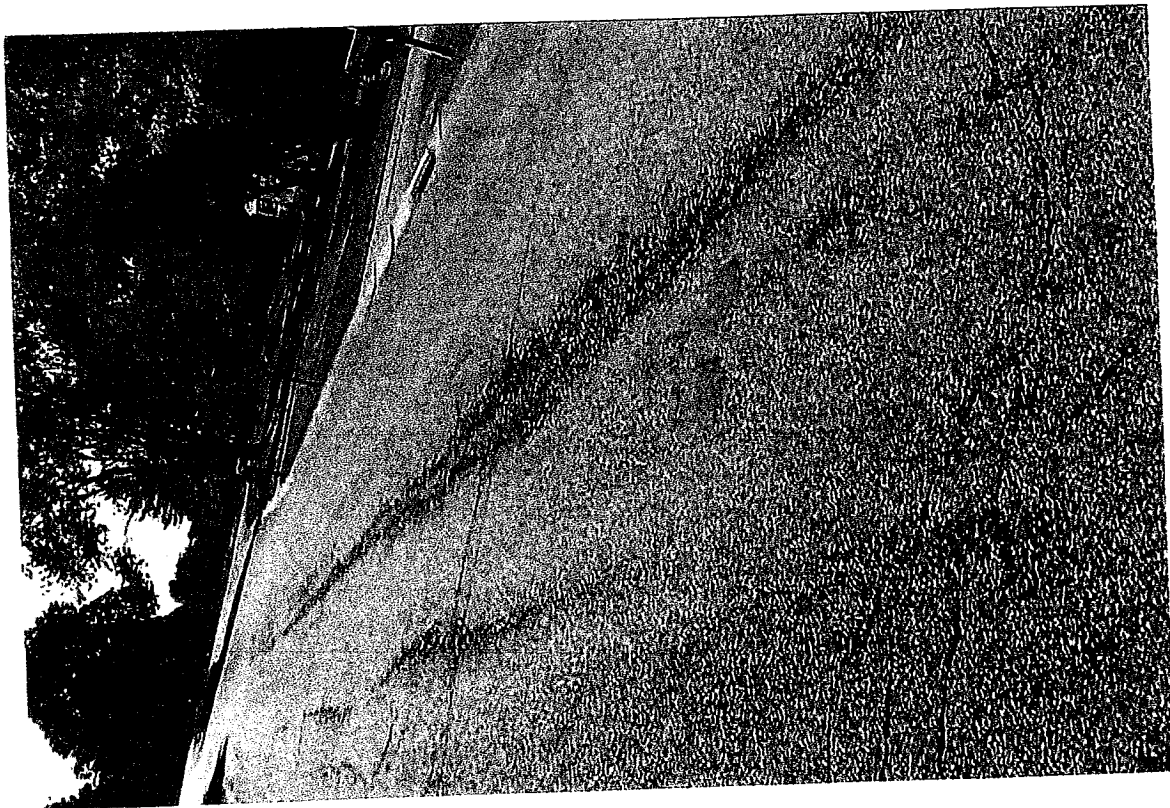
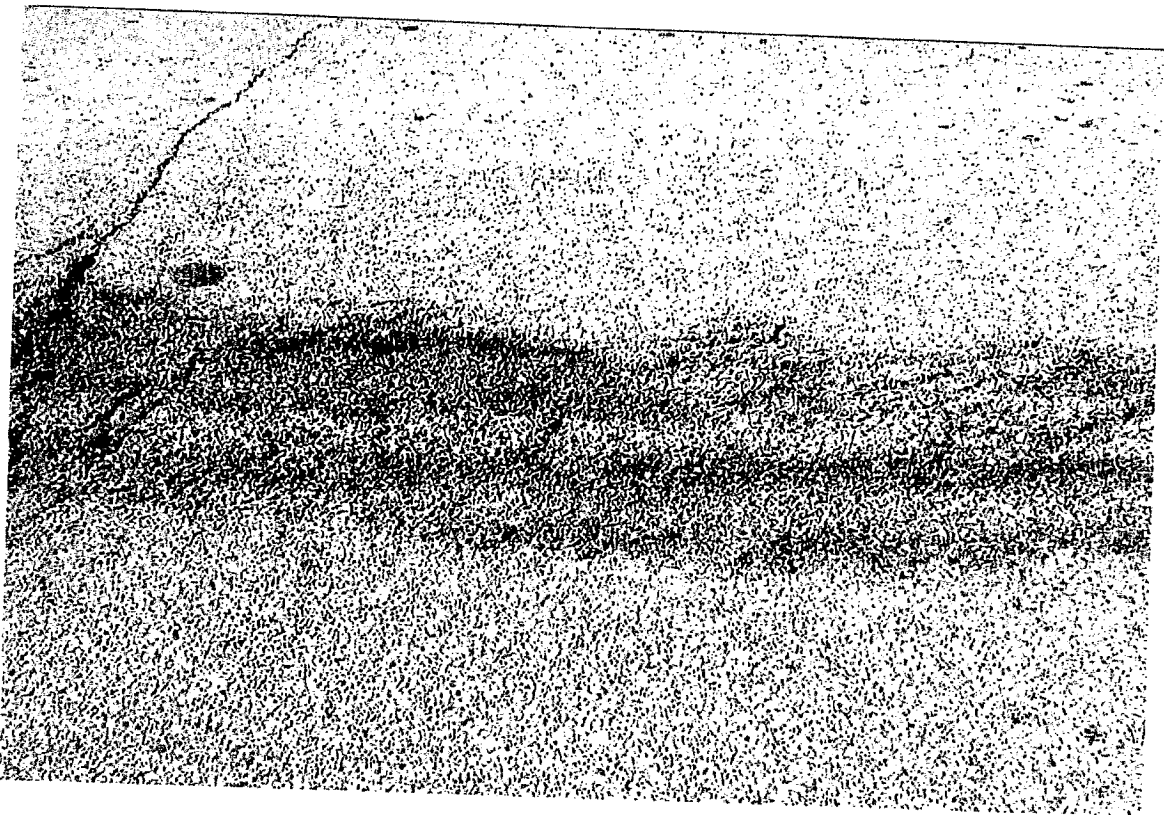




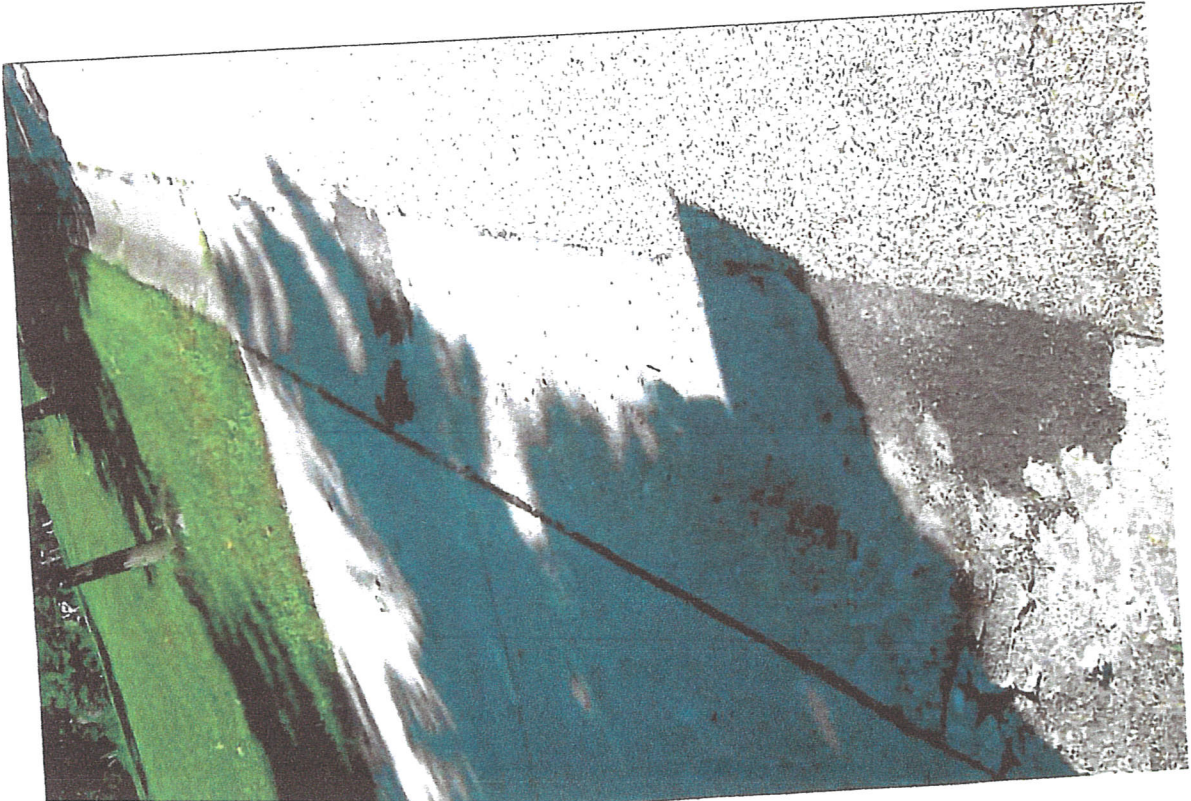
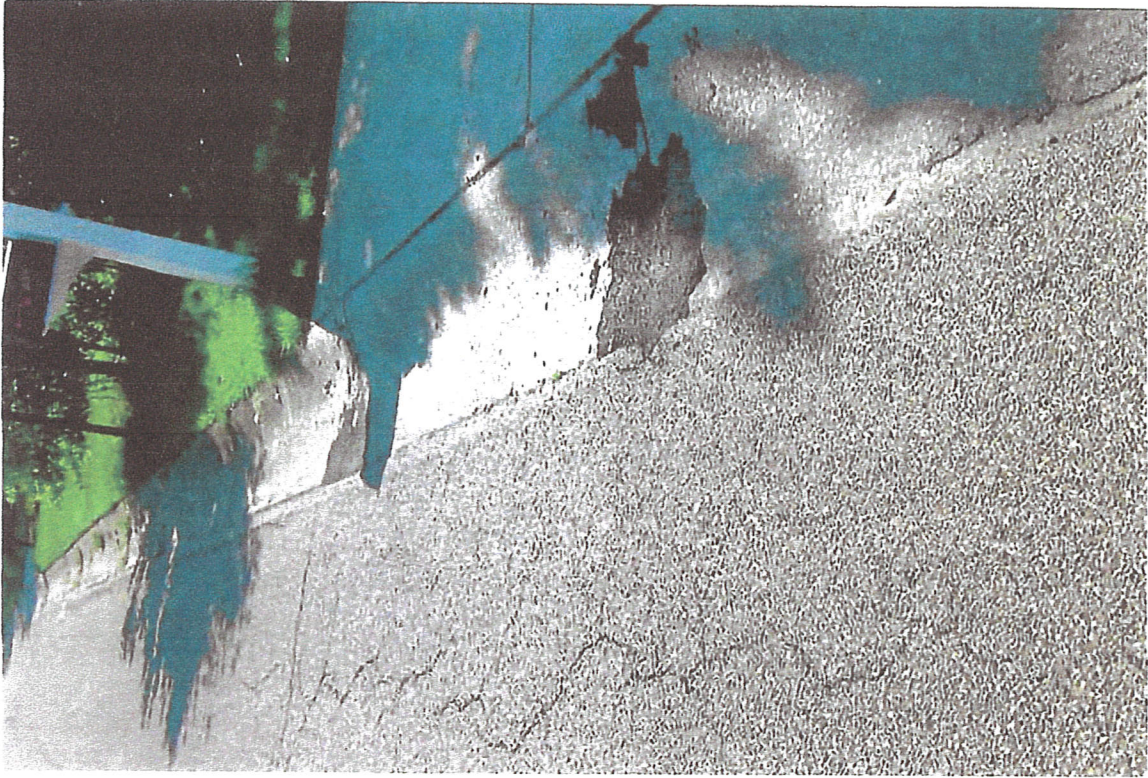












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