

To: City of Hudson Planning Commission
From: Dr. Mimi Larsen Becker, 47 Laurel Lake Drive, Hudson
Date: September 7th, 2025
Re: PC 2025-220 Public Hearing: Laurel Lake Application to Construct 7 villa buildings

Please read this into the record to inform the Commission's decision regarding proposed Villas 5, 1 and 2.

As a resident of Laurel Lake Retirement Community since January of 2015, and a professional environmental scientist and community planner, thus I have both personal and professional concerns about the 3 proposed Villas being constructed in the specified locations near the West and East entrances to Laurel Lake. **Proposed Villa 5 is of special concern.** It is still in violation of riparian zone regulations, will require removal OR cause the death of a number of trees currently helping to stabilize the shore zone of the Lake Forest incursion directly behind it. [Why the Lake Forest embayment on Laurel Lake property is referred to as a pond is in error: this is and has been a part of the Brandywine Creek Watershed that was dammed to create the Lake Forest impoundment.]

The portion of Lake Forest that forms the "lake" shore zone directly across the land that is Laurel Lake's front yard is currently in bad shape. it suffers from major water quality issues, which have not been addressed by any of the studies, including the serious algal blooms arising from the amount of campus and Boston Mills Road run-off that it receives. Given the amount of land that Villa 5 in Laurel Lake's Residents "outdoor living room" will occupy, the run-off from that area will be increased. Thus increasing potential flooding from the intensive deluges that are increasingly common, as well as related pollution from runoff. We should be reminded that Lake Forest is an impoundment within the Brandywine Creek Watershed and that any additional disturbance to Lake Forest resulting from construction of the Villas named (the other 4 Villas in the proposal drain into Mud Creek Watershed, which is not part of the Brandywine Creek Watershed.).

Because the Brandywine Creek Watershed is part of the Cuyahoga River Watershed, it is part of the Cuyahoga River Area of Concern under the Great Lakes Water Quality Agreement. As such, its ecosystem functions have to be addressed by the Remedial Action Plan for the Cuyahoga's restoration. Thus, water quality and habitat impairments must be addressed to restore impaired functions and be sustained over time. NONE of such water quality realities have been addressed with respect to Villas 1, 2 and 5, each of which will have impacts on rates and quality of runoff from those sites and thus **Brandywine Creek Watershed.** The Tinkers Creek Watershed Association is responsible for oversight of the Brandywine Creek watershed health. I found no evidence that there was any input from them, although this issue was previously raised.

Villa 5 is of particular concern for other reasons, including health and safety and quality of life. It is still in a location that is very negatively affected by the busiest of the entrances to Laurel Lake. All truck traffic and emergency vehicles (deliveries and construction, garbage, fire and ambulances) as well as most staff and visitor traffic use the west entrance and thus pass directly in front of proposed Villa 5. Traffic must stop at the stop sign and if not going to the front entrance, it must turn right onto the circle Laurel Lake Drive directly opposite the villa. When returning, whether day or night shifts (staff) or truck/emergency vehicles, or resident and visitor traffic headlights directly affect the proposed villa. The driveways to the two residences in Villa 5 site complicate the traffic pattern and pose safety issues for both its residents and the traffic passing. The Laurel Lake traffic study concentrated on the number of additional trips to be made by new villa inhabitants. This is NOT the concern. Rather our concern is for

the proposed residents of Villa 5 who will be constantly harassed by traffic coming and going to our campus as well as the Boston Mills traffic that is constant. The potential inhabitants would have no clue about the severity of the impact from the traffic until they had paid the \$800,000—900,000 estimated buy in costs and were living in the villa.

The other concern about Villa 5 has to do with its interference with the Campus “outdoor” living room which it serves currently, as the adjacent Pavillion is intensively used for 3 seasons, but especially in the summer. Residents with limited mobility have easy access to this area and can often be found on the land. It is accessible to them with relatively flat land area. Accessibility is important for most of the independent living residents who intensively use this area. While not directly of concern to the city, if the appearance of this “front yard” Campus Living Room is significantly altered by a very large stonewalled building, it will be a disincentive, “curb appeal-wise” for the future people to make the investment to live here. For many of the reasons cited here, Villa’s 1 and 2 are also concerning but their impacts on campus life of the majority of residents is less that what it will be if Villa 5 is built.

There was zero consultation with the current resident users of the area adjacent to the Pavilion or other residents on campus who use this area—not just as an aesthetic amenity, but for gatherings that spill over from the pavilion, which is too small to accommodate picnics and other large gatherings. The area to be occupied by Villa 5, if it is built, is highly valued by the residents in the Laurel Lake Community for recreational and aesthetic purposes. Had there been any consultation they, who live in this landscape, could have saved Laurel Lake a lot of time, money and trouble with respect to considering this site for Villa 5. Thus the issues arising.

In summary, Key Issues of Concern which have not been addressed with viable and sustainable solutions include: Direct water quality impacts, potential increases in flooding, failure to meet required riparian zone regulations, , Boston Mills Road West Entrance Traffic and safety issues, tree cover and riparian zone protection removal, failure to acknowledge the importance of Brandywine Creek’s watershed and its ecosystem quality to its larger system: the Cuyahoga River and Lake Erie, or the impacts on current residents health and safety. Please DO NOT APPROVE VILLA 5