

**From:** [Stephanie Mattingly](#)  
**To:** [Lockett, Jay](#)  
**Subject:** Gilman's Point development  
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Hi Jay,

My family moved from the very busy, congested 22/265 corridor to 354 Ridgeway Ave in 2019. We moved to St Matthews because of its quaint, quiet, walkable, park-like environment. After moving into our house, we learned very quickly how busy Ridgeway Avenue was but it is doable/livable because it was the only con about our house. Normally, after business hours, it's very quiet and feels more rural than urban. We actually have a clearer night sky in this location vs the 22/265 location.

I'm writing to you because I oppose the 296 apartment complex called Gilman's Point at Ridgeway Avenue and Westport Road. The apartment complex would change everything that we love about our neighborhood and inflict dangerous traffic conditions to an already congested area.

- There are currently no apartment buildings higher than 2 stories in the area. Introducing the proposed 296 apartment complex to this area would change the basic character of St Matthews. I am not including the mall areas in that statement but Gilman's Point would fit perfectly in the mall area.
- The infrastructure is not designed for high density development. The intersection at Ridgeway/Westport is already a traffic conundrum. It gets worse during peak traffic hours. During the peak traffic hours many commuters will use side streets vs traveling west on Westport toward the tracks. They use Hubbards to Massie to Ridgeway or Westport to Primrose to Dellridge to Ridgeway or Massie to St Matthews Ave. All to avoid the awkward and congested railroad crossing at Westport and Ridgeway.
- Allowing the 296 apartment complex would create a dangerous situation for pedestrians and cars, and disrupt the quality of life for residents and current commuters of those streets. I have witnessed and have been a participant of many almost 't-bone' crashes at the intersections of Hubbards and Massie (cars from Massie attempting to get on busy Hubbards Ln), Primrose and Westport Rd, Thierman Ln and Westport Rd, Ridgeway and Westport Rd - on both sides of the track, N. Sherrin and Westport Rd, St Matthews Ave and Westport Rd. I am not even including the cars attempting to leave Kroger and Target on the Westport Rd entrances.

To date, I have not witnessed any traffic studies in the area. I am hoping when this traffic study occurs it will be performed during the school year and not the summer months.

Thank you for your time and consideration.

Have a great day.

**Stephanie Mattingly, CRS, CDPE, ABR**

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