

July 21, 2020

To: Planning Commission(ers)
From: Larry Warman 360 W. Washington Ave Unit 201
Subject: Proposed Development on the 500 block of W.Washington Ave

I was a member of the neighborhood steering committee and have participated in the process that resulted in the Mifflandia Plan. The developers for this project have cited several aspects of the Plan and believe they have faithfully followed the plan including their proposal to build a driveway entrance to their new property off of W. Washington Ave. even though page 19 of the Plan recommends that for corner developed properties driveways only be accessed from the North-South streets, **not West Washington Avenue.**

The developers argue that the driveway entrance on W. Washington Ave will help alleviate traffic on W. Mifflin which is another goal of the Plan. However, one of the Plan recommendations not being addressed by Planning staff, the developers, or the UDC is this recommendation: "Restripe W. Washington Ave between Bedford and Broom St as a two-lane facility with consideration for on-street parking, bike lanes and potential improvements in transit service." (page 11 of the Plan which also shows illustrations of the lane configurations)

I believe a restriped/reconfigured W. Washington Ave with less car access, significantly greater bike and bus usage would severely lessen any impact the proposed driveway would have on traffic flow on W. Mifflin. Why? Because one way or another left turns into or out of this driveway would become prohibitive. Either the city would prevent them by erecting physical barriers or cars would bypass W. Washington Ave due to traffic delays. These delays would be exacerbated by W Washington Ave going from 2 lanes to one lane as it crosses Bedford from the west. One can imagine cars backing up into the intersection at Bedford and W. Washington and then turning off into neighborhood streets - W. Mifflin and W. Main to avoid delays.

Another disadvantage of the anti-Plan driveway is the prevention of another Plan goal. That goal is to eliminate driveways on W. Washington to provide for additional parking. This driveway could be replaced by 3 to 4 spots which could also be used/needed for guest parking for this new housing development.

Finally, as this is the first development under the Plan, Traffic Engineering, Transportation Planning commissions and Metro should be consulted.