

**Parks, Timothy**

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**From:** [REDACTED]  
**Sent:** Tuesday, August 12, 2014 2:57 PM  
**To:** Parks, Timothy; [REDACTED] Sornwell, Katherine  
**Cc:** Margaret Mackey; Palm, Lawrence  
**Subject:** FW: Sherman Neighborhood Association comments on two requests at 1109-1113 N. Sherman Avenue

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The Sherman Neighborhood Association (hereafter, SNA) appreciates the opportunity to offer comments on two pending requests by Williamson Surveying on behalf of Maggie Mackey/John Roth Venture dated July 16, 2014. The requests are as follows:

- (1) Combine two parcels at 1109-113 N. Sherman Avenue into one parcel for existing commercial development
- (2) Conditional use permit to construct parking lot improvements for portion of a planned multi-use site

**Request #1: combine two parcels**

SNA appreciates recent communications about this from Maggie Mackey, and recently informed her that our neighborhood association has discussed this thoroughly and has no particular concern or objection to their combining the two parcels.

**Request #2: parking lot improvements**

SNA has also thoroughly discussed the design plans for parking lot improvements, and has the following general comments and specific concerns and suggestions.

**General comments:**

- In general SNA thinks the design plans are fine (see specific concerns and suggestions below)
- The design plans are nicely laid out with landscaping including trees, some curves in the layout, etc. to be attractive from N. Sherman Avenue
- The requesters are reasonably entitled to restore the access to their parking lot which was taken away when the gas station remodeled
- There appears to be no feasible way for them to do this except by creating a new entrance from N. Sherman
- It's about the best feasible improvement for that space

**Specific Concerns and suggestions:**

- An additional curb cut in this location raises safety questions. The on demand pedestrian cross-walk (where folks wanting to cross push a button that starts flashing lights) is right next to the part of Northgate mall under discussion. SNA would hope that city planners will be taking a careful look at this to ensure the safety of pedestrians wanting to use the cross walk.

- **There is really a very small amount of space in play for additional building parking, and there may be multiple users vying for this new parking. SNA respectfully requests that city staff carefully evaluate all potential pedestrian and biker safety concerns.**  
**Is there any data available indicating client demand for parking? Currently, it appears that business clients may find more convenient parking in front of business entrances in the Northgate lot. If the Cash Station expands and fronts on Sherman Avenue, however, the newly created entrance may entice clients to occupy the available parking in the new accessible small lot.**
- **(1) Suggest limiting parking to permit-only for store owner and employees. There is not much space in this area and this limiting will reduce safety concerns for bicycles, pedestrians and traffic to and from the gas station. (2) No billboard ad such as the ones by Klinke Cleaners, maybe a living wall or something to make the present building walls more attractive.**

**Again, our neighborhood association (SNA) appreciates the opportunity to offer these comments.**

**Thank you,**

**Dolores Kester, Co-chair, SNA  
Lesleigh Luttrell, Co-chair, SNA**