

Ladies and Gentlement of the Zoning Commission:

In respose to Vision McMillan's Groups PUD submission, I am writing as a member of the McMillan Advisory Group (MAG), an entity set up to advise VMP and the Community on the developments at McMillan Sand Filtration Site.

These two comments the Park Portion and the Traffic Study.

1) The MAG has repeatedly requested VMP to either remove vehicular traffice altogether from the south service court OR move the two traffic lanes on the South Service Court to the North of the side of the court VMP has demurred with no strong reasoning behind their decision.

The reasons for moving these traffic lanes are multiple:

Historic Preservation: The VMP plan only preserves a few of the historical structures on the entire site, notably the filtration towers and the pumping houses/regulator houses. However, VMPs plan currently places these in a two way traffic median, cutting them off from use by the public. This limits the readapting of these structures in the future (for an outdoor cafe perhaps) and it limits public access to these structures for historical purposes (learning etc). It makes absolutely no sense to have the only remaining historic structures on the site in the traffic median.

Future Park Development: Placing the traffic lanes on the north side of the towers (or elimating vehicular traffic) increases the total park space available. It also opens the possibilites to develop the space with programmed areas such as spray parks, play grounds, cafes, outdoor art markets..etc. for the use by the surrounding community that cannot be located directly into the park itself. Currently as planned this is taken up by vehicular traffic for no real strong reason beyond provoding parking and access to the community center which can be done anyway using a pebble throughway.

Safety Concerns: The park will attract a significant number of users. Having the traffic located on the north side of the towers enhances the safety of the park space, creating a protective barrier between the park and road.

Traffic Concerns: Removing the traffic from this court altogether will enhance the cohesiveness of the development and will reduce traffic on 1st street, a major concern for the community.

VMP's reasoning seems only to be that this road is necessary to service the community center and condo units. Yet, earlier iterations of the proposal had traffic on one side of the towers using what they termed as a "comma" or roundabout solution. In reality, the needs can be handled much more elegantly with a part time service road combined with a full time pedestrian throughway which can be accomplished by hydraulic bollards to allow access to vehicles that need it, while reserving the use most of the time to park goers. The road is not a throughway and does not increase permeability of the site. Service to the condos can be accomplished, if found absolutely necessary, on the north side of the court. Moving this traffic lane is the MAG #1 priority amendment to the park design because it greatly impact the readaptive use of the historical structures and it limits what can occur in that space in the future and significantly impacts community usability. The MAG stands resolute in its desire to see this change made to this design.

Thanks for your consideration of this request. Best Regards,

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Submitted on 3/25/2014 by:

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