

Scott Greenberg

From: David Brondstetter <david@surecritic.com>
Sent: Friday, August 19, 2016 4:25 PM
To: Scott Greenberg
Subject: MICA Proposed Zoning Text Amendment, File No.: ZTR16-002

Mr. Greenberg,

Please consider my comments when deciding on the proposed zoning amendment for MICA.

I live in Mercedale. I have three small children that walk to the park and downtown on a regular basis. As you know, there are no sidewalks in our neighborhood. That makes walking inherently more dangerous as we must walk on the street to get there. Traffic is not bad right now but we must be diligent and the kids must be careful. Of concern on our walk now are cars parked on the street. They mask us from drivers and add a level of danger to our walk. When we must walk around parked cars in the street, we are now in the part of the road that cars drive on. Of course, we have no other choice as there are no sidewalks.

Allowing MICA to be build without ample off street parking will increase 1) the number of cars on the streets of Mercedale that are moving and the number of cars that are parked. Each of these increases our risk on its own. Combined, our risk when walking is exponentially increased.

I am not vehemently opposed to MICA in the park and I did not sign the petition regarding the parks initiative. That's not what this is about. There are a lot of walkers in our neighborhood. Increasing volume and velocity of traffic and increasing the number of parked cars that serve as obstacles to driver and pedestrian visibility is a danger to the entire community.

MICA should be required to follow the same parking laws as every other commercial venture. In NO OTHER circumstances would a commercial venture be allowed to claim residential on street parking as their own for the purpose of code compliance.

There are other options that make more sense for MICA. I encourage the city to put the residents of Mercedale first and require MICA to have ample off street parking such that the residential area of Mercedale is unencumbered.

Thank you for your consideration.

David



David Brondstetter

CEO, SureCritic

206.769.1289 | david@surecritic.com | www.surecritic.com | 900

1st Ave South Suite 412, Seattle, WA 98134