

**From:** [Virginia Waller](#)  
**To:** [Robin Proebsting](#); [Scott Greenberg](#)  
**Cc:** [Debbie Bertlin](#); [Cindy Goodwin](#); [Julie Underwood](#)  
**Subject:** Re: Thrift Shop and Parking Expansion  
**Date:** Friday, January 27, 2017 3:47:42 PM

---

Thank you for your time. I understand that the tentative plan is for a cement trellis to be used as a fire lane. I need to give it more thought, but I wonder if asphalt would be friendlier to kids who could use it for skating or hopscotch.

Also, I understand that the Fire Code requires that if the fire lane is longer than 150 feet, which I think it will be if it runs from 34th Street past the skate park, fire trucks must have a large turnaround area at the end, or it needs to exit onto 32nd. I'm getting inconsistent information on the turnaround circle that will be required at the end, but am told it will need to have a diameter of 70' to 100' to accommodate the fire trucks. Is this accurate? And if so, why is this not shown on the diagram?

It is really unfair to propose that development start at the South End of Merceddale Park, with a fire lane that will tear up pine trees and exercise equipment, and not advise park users. A large sign is needed at the South End of the park, perhaps where the walking path meets up with the park circle. Residents should understand if the water retention systems envisions marshes (and if so, what mosquito remediation will take place), or above-ground cement structures. And if a fire lane turnaround is required, the public should understand its location and dimensions. Ultimately, it feels a little like bait-and-switch to go from a beautiful building on top of the Recycling Center to a development that will impact all of Merceddale Park, with a footprint far in excess of what is being disclosed on the single sign in Bicentennial Park.

I think the development team should post signs in the park showing the substantial revisions, along with your contact information for comment. I think stakes should mark the firelane and turnaround, and disclosures should be made about the water systems. And it would be helpful to know if this fire lane is the only viable option, or whether there are other options that do not impact the whole of the park.

Thank you.

Thanks!

Sent from [Outlook](#)

---

**From:** Virginia Waller <virginiawaller@hotmail.com>  
**Sent:** Friday, January 27, 2017 10:12 AM  
**To:** Robin Proebsting; Scott Greenberg  
**Cc:** Debbie Bertlin; Cindy Goodwin; Julie Underwood  
**Subject:** Re: Thrift Shop and Parking Expansion

Thank you. I do not believe I have the drawing you have, but it is good to know a gate and lock are planned. Follow-up questions:

1. Will only the fire department have access to the gate, or will MICA also have a key that would allow them to open it for deliveries, garbage, etc.?
2. You talk about reinforced turf, and I'm not sure what that is. Is the road going to be made of fake grass, so it blends in to park? Because that would appease many of us.
3. Is there currently a plan by the city to expand the Thrift Shop lot? Because the 20-foot-wide fire lane would take away street parking, which is currently used by Thrift Shop patrons, kiddie-park users and, most recently, New Seasons employees for their 9-hour shifts.
4. Is there an opportunity for the affected residents to comment? I think a lot of people are going to be upset about the newly proposed fire lane, and I haven't received any official notice. There is not "large white sign" posted, which was done for Pagliacci's.

Sent from [Outlook](#)

---

**From:** Robin Proebsting <robin.proebsting@mercergov.org>  
**Sent:** Friday, January 27, 2017 9:52 AM  
**To:** Scott Greenberg; Virginia Waller  
**Cc:** Debbie Bertlin; Cindy Goodwin; Julie Underwood  
**Subject:** RE: Thrift Shop and Parking Expansion

Greetings Ginny,

Thank you very much for your patience as I looked into your questions. Please see my responses below [in blue](#).

If I can provide additional information, please don't hesitate to contact me.

Best regards,  
Robin

> This is about MICA, not the Thrift Shop, but I pulled an old email to find your contact info.

>

>

> I saw an updated MICA plan last week, which now includes a 20' wide fire road starting on 34th (in a residential neighborhood) and running alongside the edge of the Thrift Shop parking lot where there is now a walking path. To accommodate the proposed width, I wonder if some parking spaces might be impacted -- the pine trees will almost certainly need to be removed. And the newly-installed exercise equipment in the park will likely be impacted. The 2-lane road goes into the park, stopping just past the skate park.

**RESPONSE:** It sounds like the document you're referring to is the one labeled "Site Paving Plan", on which reinforced turf is shown alongside the existing access path on the west side (i.e. away from the parking lot) near SE 34th, then east of the existing path, closer to the trees as it bends heading northward. It appears that this plan is showing how adequate fire access (e.g. lanes wide enough for a fire vehicle to drive, turns of an angle a fire vehicle could make, fire lanes close enough to every point in the building etc.) could conceivably be provided.

This is not the type of plan that would be used for street construction--it does not show enough detail for that purpose. It is possible that there could be impact to trees, however at this of review, staff are looking at conceptual plan. These do not have enough detail to provide a certain answer. The City does have codes pertaining to tree retention, and at the construction plan review stage, the applicant will need to show they are meeting tree retention codes.

This goal at this initial stage of review is to get an overview of any possible significant environmental impacts. Design and construction details are important, but will come after this stage.

> I am concerned this road will become a dropoff for MICA vendors and visitors. And this road will prevent expansion of the parking lot (something I'm not particularly sad about, in truth, but thought the Thrift Shop should know).

>

>

> At this point, there is a ton of traffic that comes off 78th and into the Mercedale neighborhood. It is not fair to allow this to increase substantially because of MICA, and a fire lane dropoff will almost certainly attract users. Can the fire road be blocked off with a gate that only the fire department can open?

**RESPONSE:** The site plan shows a gate at the south end of the fire access path (the SE 34th St side) and a "Knox Box", which is a system that allows a gate to be locked, but still allow for emergency access quickly. This indicates that the intent is to keep the gate locked but available for Fire Department access only.

Because based on what happens at our schools, people disregard "fire lane" signs and red curbs completely. The vendors (and the beeping vendor trucks) are particularly daunting -- will MICA

locate the garbage in the fire lane and now we'll have the noise of collection at 4 am?

**RESPONSE:** No storage of any type can be on any area that is a fire lane.

>

> I'm not opposed to MICA. I am not opposed to people parking in front of my home from time to time. But I fear the fire road will be super ugly, and really ruin the park in some ways, in addition to generating more traffic in our little residential enclave.

>

>

> I wanted to make sure you both knew, and Cindy, if you have concerns, wanted to ensure you had an opportunity to talk to those involved.

>

>

> Debbie, to whom should I voice my concerns? Who has power to disallow a 2-lane fire road?

>

>

> Thanks, Ginny

>

>

>

> Sent from Outlook<<http://aka.ms/weboutlook>>

>

>

>

> From: Debbie Bertlin <[Debbie.Bertlin@mercergov.org](mailto:Debbie.Bertlin@mercergov.org)>

> Sent: Sunday, August 11, 2013 6:59 AM

> To: Virginia Waller

> Cc: Cindy Goodwin

> Subject: Re: Thrift Shop and Parking Expansion

>

> Virginia,

>

> Thanks for your articulate letter and taking the time to communicate with Council. It is important we understand the complex set of issues at play here.

>

> Unfortunately an unmovable family commitment will keep me from attending Tuesday's meeting; I will attend the next. If you would like to speak before or after, please don't hesitate to call.

232.8171

>

> Debbie

>

> Sent from my iPad

>

> On Aug 8, 2013, at 10:08 AM, "Virginia Waller"

<[virginiawaller@hotmail.com](mailto:virginiawaller@hotmail.com)<mailto:virginiawaller@hotmail.com>> wrote:

>

> Dear City Council:

>

> I am a resident on 77th Place, near the Thrift Shop. We are very supportive of the Thrift Shop, and have donated, shopped and volunteered there. We are also extremely supportive of Youth and Family Services, particularly Harry Brown at the Middle School who is a tremendous asset to kids during those crazy years.

>

> However, we are VERY concerned about the plans to add additional parking in our residential neighborhood, entering on 34th. The traffic is already a real problem in this neighborhood, and doubling the lot size won't help. When the cars can't get out of the lot, they shoot into our neighborhoods in search of alternate exits. This is not fair -- we live in a residential neighborhood, like all of you, but the City is proposing a traffic situation that will make us feel like a commercial area. I don't think the streets can handle the increased traffic from park users and Thrift Shop users alike (in addition to Farmers' Market users and other community event users). The park abuts commercially-zoned neighborhoods: perhaps the additional parking can be placed on 78th, or at a minimum, the parking lot can be restructured such that access is off 78th, across from the professional building and parking area?

>

> We are also VERY concerned that the Thrift Shop, although only minimally increasing its footprint, is substantially increasing retail space to attract ever more customers to our residential neighborhood. Is such a large store on parkland, in a residential neighborhood prudent or even legal? Perhaps the time has come to relocate this thriving commercial establishment to the commercial side of the park, possibly the area that houses recycling facilities.

>

> Please help keep our residential neighborhood residential.

>

> (We are supportive of the dropoff on 78th as long as traffic studies indicate there will not be substantial congestion preventing flow on 78th. The noise from the dumpsters and trucks is a real problem, beginning at 5 am, and getting that further away from our house into a more commercial area would be AMAZING).

>

> Thanks for your consideration, Virginia Waller

> 206-466-2030

> <Fire Lane.JPG>