

Kowalski, Matthew

From: Robert Dascola [bobdascola@gmail.com]
Sent: Friday, March 11, 2016 11:16 AM
To: Planning; Kowalski, Matthew
Subject: A note about the Circle K plan from the Baldwin/Cherokee neighborhood.

My name is Bob Dascola. My wife, Mary Summers and I live at 1815 Baldwin Ave, on the corner of Baldwin Ave and Packard, and we represent the Baldwin/Cherokee Neighborhood . In keeping up with the Circle K renovation down the street from our neighborhood, we have some serious concerns about what the Circle K is planning to do and want to express them to you tonight.

I walk by the Circle K almost everyday and have observed the traffic traveling in and out. The large delivery trucks have a hard enough time getting out of the Circle K *even with the current driveway plan!*

As you know, the proposed renovation would cut down the exits to Stadium and Packard from the current 4 to only 2 and move those 2 driveways very, very close to the corner. This presents 2 big problems of safety and congestion for all who frequent this area.

1 For foot and bicycle traffic, this is a disaster waiting to happen: as vehicles exiting the Circle K get backed up on their premises because of only 2 exits, the potential for driver frustration with the long wait is immense. When a driver finally sees an opening in the endless stream of traffic to pull out onto either Stadium or Packard, they may be so relieved that they completely forget to check the sidewalk both ways for pedestrians and/or the bicycle lane for bikes in the split seconds before they step on the gas. And, as you know, there is a fair amount of both pedestrian and bicycle traffic at this corner.

2 *Even now*, during peak traffic times, cars have difficulty turning north onto Packard from the Circle K with the current layout. Many times they end up going south just to get out of the gas station and look to immediately turn around and tend to do one of 3 things: a) turn left on our street (Baldwin) to cut through to Stadium; b) turn around in our driveway, which is on the corner of Packard & Baldwin (and like Grand Central Station some days!); or jet across into the Dairy Queen & drive around the building to turn right (north) onto Packard.

I ask each of you here tonight to just imagine how much worse this neighborhood and the traffic flow will be with this proposal:

Northbound: it isn't a pretty picture imagining vehicles trying to turn north out of Circle K from a Packard driveway so close to the intersection. The huge trucks would block off the sidewalk, all southbound bike, traffic & turn lanes, as well as the westbound turn lane while trying to pull into the northbound Packard lane, causing all kinds of congestion & mayhem, especially when the Dairy Queen is open. Other smaller vehicles would "play chicken" trying to cross the same lanes to go northbound.

Southbound traffic: so then the vast majority of vehicles will turn south out of Circle K.

It will make Baldwin, our driveway and the Dairy Queen as busy as the major thoroughfares of Stadium and Packard.

By way of comparison, the gas station across Packard from the Circle K has 4 driveways. The building with multiple shops on the northwest corner has 4 driveways (2 on Stadium and 2 on Packard which are a good distance from the actual corner). The bank on the northeast corner has 3 driveways, one on Stadium as far away

from the corner as possible and 2 on Packard with the out driveway as far away from the corner as possible. So it is not out of line to expect that Circle K maintain the current number & location of driveways in this renovation to assure SAFETY and better traffic flow, just as its commercial neighbors are doing.

We have been good neighbors to Circle K over the years by patronizing their business. Now we ask Circle K to be a good neighbor to us in return by planning the renovation of their business to reflect the neighborhood in which it does business, not a major expressway exit.

So, let's use some good common sense and do the right thing for our neighborhood. Because, after all, this is a neighborhood —not a freeway.

Please Note: If you approve this proposal as is, we would ask that you stipulate that Circle K must repave this section of Baldwin between Packard & Stadium on a regular basis, replace/repair our driveway and the Dairy Queen paving as needed to compensate for Circle K traffic, since none of these surfaces is designed to withstand the traffic of a major artery.

Thank you,
Bob Dascola

--