

Desiree Goble

From: Margaret Bull [mailto:ladywisteria@verizon.net]
Sent: Wednesday, June 04, 2008 3:39 PM
To: Dawn Nelson
Subject: concerns #SEP08-00009

Dear Planning Department,

I received a notice about the proposal by Anthony Sabegh to improve the property located east of 77-11 on the NE corner of 6th Street and NE 68th St. This project is identified as Z0N06-00025, case SEP08-00009. I still have concerns about this proposal. This intersection is already dangerous for pedestrians since drivers are always proceeding 'right on a red' without careful observation. The 7-11 store's ingress/egress potentially contributes to dangerous traffic situations because of the store's location on a corner that includes a left turn lane. Those individuals leaving 7-11 that want to travel south on 108th Ave NE are often unable to get into the correct lane to do this. I can't imagine how cars will be able to access the Sabegh development especially with all the uses that are proposed there. I believe it would be unwise to allow a U-turn in this intersection. If the ingress/egress is limited to right-turn only there is nowhere for those living or working on the property to turn in order to head anywhere but west or north. This problem will be additionally compounded by the fact that there will be an increase in traffic due to the Goggle project and the new right turn lane that will be in front of this property's egress. If anyone wants to leave this new development than they will be forced to turn right onto 6th street or, if traffic permits, move into the "through" lane and find a place to make a U turn or drive through another businesses parking lot in order to go south on 108th Ave NE or go east toward the 405 freeway. The area south of this intersection is extremely dangerous with several business driveways on both sides of the road as well as pedestrian crossings, major bus stops, and activity related to the elementary school a short ways away. Even if you post a 'no-U turn' sign, many individuals will choose to attempt one with-in the intersection itself or further to the west. A big problem is created when a driveway doesn't allow access to a road that is an arterial to a freeway entrance. An agreement with the 7-11 property owners to share a driveway might improve the situation some what but would probably cause other unforeseen difficulties.

I would like to see the Planning Dept. limit the use of this property to residential and office only. The difficulty of access makes retail use, including auto sales and auto lube shop, impractical at this location. The traffic at this intersection will be impacted by future development projects in Houghton and Moss Bay neighborhoods as more individuals try to access the freeway on-ramp via these arterials. I am against having an auto lube business at this location for environmental concerns as well. Additionally, an auto sales business is not practical because there may be other problems associated with large trucks needing to pull in and out on the ingress/egress which might possibly be limited due to the C curbing.

Sincerely,
Margaret Bull
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