

EMAIL: 10.26.15

Dear Jacqui Halvorson and Council members Jon Snyder, and Mike Allen

Comstock Neighborhood has a vital center or corridor but was not included in the Pedestrian Plan as one of the proposed focal points of this 6 year plan.

I, Elaine Thorne, plan to present at the Nov 2nd Hearing of the Pedestrian Plan to ask for an amendment that Comstock be included in the Pedestrian Plan.

The results of the hearing go into a 6 year plan and my concerns are that Comstock is currently building its centers and corridors area it wonderful and thriving businesses for the most part- Many people in the Comstock walk in the vicinity of their own home but because it is often more convenient to drive to the post office or bank or restaurant they chose this mode of transportation instead of walking to those locations.

I for one moved to Comstock because of the established neighborhood and the ability to walk to the library, post office, grocery stores, Rocket Market, etc. Sometimes I too drive instead of walking because it is more expedient to do so but would walk more to these destinations if it was pedestrian friendly. There is a crosswalk at the Methodist Church on 33rd but cars often ignore pedestrians there.

There is no other crosswalk until 29th Ave or 37th Ave. As stated in a recent Comstock meeting not everyone wants to walk. However, there are other solutions that would make this corridor even more traffic friendly as the area of the Post Office/school parking lot is always hectic. Traffic must merge from 2 lanes to one and fortunately there have been few accidents as a result of the merger- however if Grand was already designated one lane each way from 29th to 37th then there would be even more calming-- This could easily be done at the 29th and Grand intersection with left lane, right lane and straight lane. This could be part of the 6 year plan.

Comstock had attempted to have a cross area for pedestrians but this plan approved as a finalist by the city - see the attached traffic calming submission for our 2015 traffic calming-- submission from Jon Galow. Our neighborhood could be more friendly and interactive similar to Perry District given the proper planning and support. We do support our businesses and parking lots are often full at the lower area of Manito Shopping Center for Republic of Pi and Tap House. Also complexes across the street at Subway/Slick Rock/Chalet/etc and Gordies/Bike Life- as well as the center with Rustic Moose/Great Clips/ Wheel Sport are often filled at certain hours. Our post office area is usually congested with traffic flowing to the school and the post office.

I think we would even do better support of our businesses if we had more pedestrian access rather than jockey for limited spaces. Brain Freeze ice cream has very limited parking and I am sure that is hurting their business and it is hard to access by walking since there is no crosswalk from the other side of Grand that is nearby- As you can see reading the traffic plan that engineers observed students were crossing Grand where there was no crosswalk to access the coffee shop- I know when I visit Brain Freeze that I park on 31st and walk there- I would love to walk from the post office and would frequent it more

often. The Scope in Manito does very well because of the ease of walking as does the Brain Freeze in Kendall yards. I often walk from the post office to the other businesses on 29th and Grand area.

Starbucks is frequented by many walkers and also they have the convenience of the drive in- but there are many walkers and bikers that visit that establishment from the locals. Also the same for Rocket Market- People are just not as willing to walk to 29th and Grand area as they can take their cars and it is a little further from those that frequent Starbucks as walkers. It is just a pain with the traffic too to navigate to the post office by walking- However if traffic was calmer I believe more people would make that walk too. Better crosswalks on the lower part of Grand by the post office I think would be helpful.

Also I would love to see some of the Parklets that are being implemented successfully downtown as future part of the Comstock Corridor. This would be possible in a 6 year plan. These miniature park areas would provide both traffic calming and locations for neighborhood building and camaraderie.

Anyhow those are some of my thoughts- I think Comstock could be as vibrant as Perry District or even Kendall Yards if we planned our centers and corridors for the future. But we have to think of the future and how we could improve the Comstock area. I think if given a chance we could strengthen the community but we need to be able to be on a plan to do that and not be left out.

Elaine Thorne Comstock Neighborhood Council Chair