

From: Roz Shirack <rozshirack7@gmail.com>
Sent: Tuesday, February 4, 2025 12:36 PM
To: Peter Domine
Cc: piecesoflace@gmail.com
Subject: SPR-ADJ25-02 for 2390 Commercial St SE Big Red Carwash and Coffee Stand

Hi Peter,

The Land Use Committee of the South Central Association of Neighbors (SCAN) has reviewed the site plan and adjustments request to add a car wash bay and coffee stand at 2390 Commercial St SE and has the following comments.

Adjustment Request: If adjustment 1 is approved to allow the second car wash bay at the back (east side) of the site, we request it be conditioned to add a sight obscuring fence high enough to block vehicle headlights and other on-site lighting from shining into the neighboring residence to the east. We note that the car wash is open 24/7, so this could be a frequent night time occurrence.

Site Plan Review: The Committee has concerns about the safety of vehicles entering, exiting, and maneuvering on the site, given the two separate uses and small lot size. There is high probability for vehicle congestion on the site and spilling onto Commercial St and Judson St, as follows:

The queuing space for cars going to the coffee stand is shorter than many other coffee stands and could easily cause vehicles to back-up onto Judson St and block westbound traffic on Judson St. The owner currently has cones set up to create a lane from the Judson St drive way to the coffee stand. Those cones do not allow a car in line to get out of line, block vehicles from exiting onto Judson St, and limit vehicle maneuvering between the car wash line and coffee stand line.

Vehicles waiting to exit onto Commercial St. can block cars from turning into the property, backing up traffic on Commercial St.

Vehicles eastbound or westbound on Judson St waiting to turn into the property for the coffee stand can block vehicles turning from Commercial St onto Judson St or block westbound vehicles on Judson St.

Any of these situations could become a safety hazard because there is no staffing at the car wash to direct traffic and untangle congestion if it occurs. Therefore, we believe the following conditions are necessary to meet approval criteria SRC 220.005(f)(3)(B): *The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately:*

1. The exit onto Commercial St be a right turn only exit.
2. Signs saying no stopping in travel lane be placed on the south side of Judson St between Commercial St and the driveway entrance on Judson St to ensure vehicles turning from Commercial St onto Judson St are not blocked.

3. Signs saying no stopping in travel lane be placed on the north side of Judson between West Nob Hill St. and the driveway entrance on Judson Street.
4. Consider measures to ensure the end of the line of cars waiting to get into the car wash or coffee stand does not extend too close to the Commercial St driveway.

Thank you for your consideration.

Roz Shirack, Chair
SCAN Land Use Committee