

Subject: comments for the CVS
Date: Thursday, July 20, 2017 at 11:12:30 AM Eastern Daylight Time
From: Powell, Barbara
To: Cindy Clark
Attachments: image001.jpg

After reviewing the CVS site plan, I have the following thoughts:

- 1) I agree that they will need to get a zoning change if any of the development extends into the R1 zoning
- 2) Extending the parking to create an ancillary parking lot across 9th street may create safety issues for the pedestrians – I would venture to say that most motorists won't be expecting pedestrians in that area – there may be a need for additional signage or crosswalk devices (lighting, raised crosswalk, etc) to ensure safety. What lighting requirements are there for the ancillary parking? It's a double edged sword – lighting for safety can become a neighborhood nuisance.
- 3) Your code is protective of the 10' alleys but this is 30'. The alley being utilized for the CVS will be interrupted by the drive-thru, the ingress/egress and the front driveway. While they'll be some improvement to the road bed of the alley, I am concerned that the use of the alley by CVS will effectively close off most through traffic and may interrupt the City's access to utilities. Additionally, the increased traffic in the alley next to public park creates safety concerns.
- 4) I've not see an elevation drawings of the building, but I would hope that the architecture would blend into the community character of the surrounding homes/businesses as well as ensuring screening/landscaping of the parking areas.
- 5) With regard to the method to measure impervious – we discussed whether using the effective permeability percentage which, based on Lee Marchman's calculation, was at 80% initially, falling to 50% in a few months and falling further overtime. I've not seen a percentage of permeability applied to an area when calculating for applying an impervious standard. Impervious is generally applied in a binary way – it's pervious or impervious with no in between. I've emailed the other planners in the Department to see if they've seen it and will get back to you.

Thanks for the opportunity to review, let me know if I can be of further assistance.

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