

# BranBar Rezone – Practical Points by Prabakar Mano, Cooper Crest

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EXHIBIT

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Dear Sir/Madam,

**Subject: Branbar Rezone.**

I am a resident of Cooper Crest community for more than 10years. I would like to share my genuine "common man perspective" explaining what practical difficulties we face with our Narrow streets and how it impacts us in our day to day life.

## 1. Two way street is actually a One-way street

We have an existing parking problem with our narrow streets with vehicles constantly parked on the side of road; making our main access streets practically a One-way street. The projecting curvy pedestrian walk in roads design, further reduces the actual road width. This creates a safety issue with our kid's filled neighborhood. The parked cars make the so-called a two-way street into a One-way street. The numbers or statistics collected should not be based on a 40 feet street; rather it should be treated as a 25feet street.

## 2. Concentrated Auto-trips during peak hours

The decision should not be based by using the number of Auto-trips made throughout the day. It should be about the number of Auto trips concentrated during School/pickup & drop-off times. I would like to emphasis, all our schools Elementary, Middle & High school do not provide school bus due to the proximity of the schools from Cooper Crest. We have to make those trips for each home increasing traffic burden during peak times. Am sure if you check your statistics broken time-wise, you will be able to see around 80% of traffic during these peak hours - Is this taken into consideration?

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### 3. Fire Marshall – training community

Cooper crest roads are considered to be one of the most challenging neighborhoods and the Fire truck test drive through our neighborhood so often is a proof of our complex narrow street.

### 4. Fire Lane Access

Though there are approved streets in the neighborhood, practically people use the Fire-lane which is used as a regular street for ease of access. Especially while entering the community it is inviting to use the Fire-lane as a shortcut, for more than 60% of the homes in the community. Am sure (if approved Branbar) new home owners will do the same. Fire lane was funded and specifically created for Cooper Crest Home Owners and the Fire lane belongs to Cooper crest & we maintain it. Has city given a thought on how to control excess traffic in Fire-lane or does the city has any future plans for the fire-lane?

### 5. Ongoing Parking Issues

We are tired of the parking issues ( My recent email regarding parking violation in the neighborhood dated: Jun/8/2016 is a good example) , that vehicles cannot be towed unlike private property, without City's approval since we have public roads has been no help from city to resolve the parking issue in any form. The vehicles are parked all night and stationed from Friday to Monday morning blocking our streets- No action has been taken by the city to resolve the issue. Why is the city ignoring our ongoing parking problem in our streets OR Does the city has any plans to address this?

### 6. Setting a bad example

If Branbar project is approved, it sets an example for the neighboring empty lots to appeal and approve more homes down the road. Can the city provide some kind of assurance that Cooper Crest roads will not be used for similar purpose as part of the Branbar zoning?

### 7. Kids Safety

Please remember we already have a safety concern for our kid's filled neighborhood. Even at 25 miles per hour speed with our Kids playing in the neighborhood it is extremely dangerous, with hardly any room for vehicles to move in the tight streets of Coopercrest. Frankly speaking I have never seen such a narrow street anywhere in Washington.

### 8. Risk & Accountability

If Branbar is approved with the Construction vehicles coming through our neighborhood, it enhances the un-necessary accident risk with our kid's filled community. If one such incident occurs we strictly reserve the right against the Individual who approves for the BranBar rezoning process.

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### 9. Long term vision

We are not against Branbar rezoning; we are only opposing the additional traffic burden through our handy-capped streets. By providing the solution of creating a separate access road to Branbar it will be fruitful for everyone in the long run. It will pave way for new communities to grow in the future with a separate access.

### 10. Outcome

The only benefit in the whole rezoning process is to the Developer/builder in saving some money from constructing an Access road. Approving such a project, increases the burden for existing & new home owners, increasing the accident risks in the neighborhood. Please don't be a part of it.

### 11. Conclusion

Honestly, I wish one of the Branbar zone approving committee is a Cooper crest resident. If that was the case, there would have been no need to explain our situation so hard. Please understand; I am bringing a very genuine concern. Please understand Cooper Crest is UNIQUE and cannot be compared with other communities. I am very confident the the committee will make a good decision including these "Practical Points".

Warm Regards,

Prabakar