

Joyce Phillips

From: Robert Hanlon <utility.squared@gmail.com>
Sent: Wednesday, November 13, 2019 8:52 AM
To: Joyce Phillips
Subject: Downtown Design Guidelines Comments

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Hello,

Just wanted to say that the Downtown Design Guidelines after a quick read through seem to be well developed and address several issues I have with typical new construction; mainly not creating inviting communal space, and not warranting adequate privacy (groundfloor dwellings).

One concern/comment I had pertains to a specific issue I see here in Ballard (Seattle):

The rapid emergence of corporate / chain shopping and consumer stores in areas which seemingly have no need. Ballard has, within 1 sq. mile, Walgreens / Bartells / Ballard Market / Safeway / QFC / Trader Joes / Ross / Fred Meyers / Office Max + countless other retail stores when extending another mile or so. Now, with 2 new development projects, they just added a Target/CVS in the downtown area, and apparently a HomeGoods store.

In an area with increasing homelessness, NO parking, and countless small businesses, how is this strategy of bringing more large stores sustainable, let alone equitable for the neighborhood? My super powers foresee a near future where many of the small businesses, especially boutique clothes / furniture / antiques and even the local Ballard Market could be adversely impacted and forced to close do to minions choosing to shop at Target and Home Goods...

Does Olympia have plans to consider limiting 'large' / corporate retail developments in growing areas similar to Ballard? OR plan these new retail developments closer to neighborhoods which do not presently have such an existing density?

Thanks for your amazing work in creating a more equitable development strategy!

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Robert Hanlon

Curious Scientist & Passionate Engineer

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“the Earth is all powerful; it wasn’t made *for* Human beings, it is that we are *part* of it...”