

Dear Mr Dupont, Hanlon, Klein, Mills and O'Rourke,

I am a 20 year resident at 4 White St. in the area that will be impacted by the proposed development known as "Thorndike Place". I want to voice my concerns about the proposed development along Dorothy Rd. and ask that you consider the following regarding traffic:

In the traffic assessment, the developer proposes to add 236 cars to an area that currently has 13 houses along Little John and 6 townhouses across the street on Dorothy Rd. The current homes have an estimated 45 cars between them. The proposal means a 500% increase of cars that will need to travel down Little John or Dorothy/Margaret St. to Lake St.! Then they conclude that the proposed development "is not anticipated to significantly impact traffic operations" citing Sept 2020 (COVID shutdown) traffic counts, 10 year old census data regarding commuting patterns and unclear "corrections" to the resulting number.

Lets remember the traffic conditions pre-COVID: During morning and evening rush hour, Lake Street was a parking lot. Anyone living in this area can tell you that the access into and out of this neighborhood is already precarious at best. Lake St. commuters were attempting short cuts via Little John, Mary and Margaret St. creating traffic jams into the neighborhood streets as you can see in the pictures. Getting home from Rt. 2 ramp to Margaret St. during rush hour took 30 min.

Oaktree projects only 20 cars to exit the development during rush hour. Those cars will be backed up on Little John waiting to turn left onto Lake St. or drive down Dorothy Rd to wait for a right turn from Margaret onto packed Lake St. Their reported 1 second travel time added to the cars exiting the development does not consider the additional wait time for everyone in the back of the line coming from Rt. 2.

Now, the proposal also assumes that many residents of the development would commute by public transportation easily accessible from that location. However, estimates for post-COVID public transportation assume that people will opt for individual transportation over shared or public transportation long after we've all be vaccinated. This is expected to lead to budget cuts for public transport leading to a further decline in ridership. If these assumptions come to pass, the proposed number of spots at this facility won't be enough for its residents. This will leave the residents of Thorndike place scrambling to find parking for additional cars even at the current proposed number of spots. The night time parking ban is currently only occasionally enforced and would need to be stepped up to ensure the safety of all neighbors.

In the pictures you can also note that the streets in this 100 year-old established neighborhood are narrow and additionally narrowed by parked commuter cars on both sides making 2-way traffic difficult. This will lead to further congestion by 430 trips traveling down Little John St., Dorothy Rd and Margaret St. in and out of the new development.

At 236 cars, the developer should be required to pay for additional parking enforcement in the area, add safety features to all impacted streets to reduce cut-through traffic and slow down overall traffic as an offset to the additional traffic caused by the development. Within the development, the number of parking spots must be drastically reduced. 20 spots would be appropriate according to the number of townhouses that could fit along

Dorothy Rd. to keep within the current sizing of streets and traffic.

The proposed project will have devastating impacts on the neighborhood.  
Please do not allow it to move forward.

Regards, Eva Bitteker

PS: Pix will come in multiple drops, too big for just one message!