



Entwistle, Alberta

TOE OSO

Parkland County Councillors:

I wish to voice my opinion about the ASP for Entwistle. I am against the use of the land along highway 16A as mixed use commercial. I oppose this use because there is only back alley access to the lots in this area.

Choosing an area that has access from the front for customers and large delivery trucks and an alley for garbage pick-up would be cost effective, safer, and have less impact on the residents of Entwistle. Such an area would be the East side of King Street.

If the main street is to be set up to attract pedestrian traffic, King Street is a logical choice. King Street is on the way to the tunnels which connect the north and south sides of Entwistle. Tourists could walk up from the Provincial Park, stroll down the main street, wander through the businesses located along King Street and head through the tunnel to have a bite to eat at one of the local restaurants. They would also be close to the playground, swimming pool, and Skate Park. Our visitors would be walking along sidewalks and crossing at intersections. They would not be walking down an alley with their children and pets where vehicles are backing out of their driveways and the vehicles of those who chose to drive to the businesses are travelling down the alley.

If a street with both front and back access were chosen money would not have to be spent on upgrading the alley. The customers could park in the front and garbage and delivery trucks could use the alley. Keeping taxes lower would be a selling point for buyers deciding whether to purchase a home in Entwistle or Evansburg. Also, I believe people would support putting the money towards paving King Street before upgrading an alley.

There would be less cost to the person running the business because they would not have to provide parking for their customers. Keeping costs down for the businessman would make it more enticing for them to start a business in Entwistle.

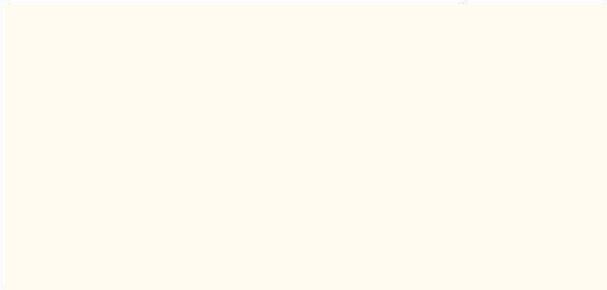
Businesses do not need to be located along a highway to attract people's attention. Put up an attractive sign at the entrance to Entwistle and state all the services our community has to offer. Encourage the businesses to put brochures in the local restaurants along the highway.

When someone is thinking about moving to our area and goes to county office to make enquiries about the area, provide them with a folder that brags up our community.

Please don't repeat the mistakes of the past. People who need trucks and trailers to earn their livelihood are located in areas with only back alley access right now. Vehicles were parked on sidewalks, blocking resident's driveways, and blocking the back alley.

I have lived in Entwistle for over 60 years. Unless some serious changes occur, I do not think the main street will be filled before I will need to move to a senior's home and therefore the location of the mixed commercial district will likely not affect me. I, however, care about the future of Entwistle. I want the serious changes to occur. I want Entwistle to grow and I want a solid future vision for Entwistle. Therefore, I am going to be an active citizen and voice my opinion once again. I oppose the location of the mixed commercial district. I strongly encourage you to look further into the location of the mixed commercial district in Entwistle and find a suitable location with front street and back alley access.

Yours respectfully,



Entwistle, Alberta

TOE OSO

June 21, 2012



Parkland County Council Members:

I implore you to reconsider the use of the land along highway 16A as mixed use commercial. I recognize that Entwistle needs additional space for business once infill along the main street has been maximized. I, however, do not feel that an area that only has alley access is the ideal location.

1. Back alley access to businesses and families do not mix. They are a dangerous combination. Children have to walk down the alley to go to school, the park, to their friend's house etc. With increased traffic, especially delivery trucks and additional garbage trucks, and more traffic backing up into the alley, this could be a potentially dangerous situation. Also tourists who hiked from the park will be walking down an alley under the same conditions. Never mind the 40 plus junior high students who will walk down the alley to the convenience store or other business that is of interest to them.
2. The alley is a busy place already. The people who live along the highway have to use the alley to access their property and all the people who live west of the highway corridor use the alley because their garage is located at the back of their property. In addition in the summer, many customers of the tubing business use the alley. If each new business has three or four clients at the same time, at peak times there will be a lot of traffic in the alley. (The estimate would increase dependent upon the business - the bakeshop in Evansburg often has 8-10 vehicles in its lot in the morning in addition to those parked on the street). There will also be more heavy traffic. In addition to the residential garbage pick-up, there will be waste company trucks picking up the businesses' garbage and there will be delivery trucks. In the winter, the businesses will need to clear their parking lots and haul off the snow in order to maintain adequate parking. This will mean additional heavy traffic in the alley.

3. Upgrading the alley will be expensive. To create a wider alleyway to allow for two way traffic and delivery trucks and garbage trucks the room to turn to enter the businesses' parking lot, the ditch will need to be filled in. Even then, it may not be wide enough to add a sidewalk. Originally, the alley was ditched so water could flow and residents would not get flooded out. A system would need to be put in place to solve the drainage problem. Before the alley is widened the sewer system will need to be upgraded. If the sewer system is not upgraded before businesses are established, when it is upgraded there would be no way to access the businesses except by foot. Walking in a construction area would be a hazard and likely restricted. Therefore, the businesses would face a loss of revenue.
4. Businessmen who live in areas where there is only alley access and the problems they create are known to the residents of Entwistle. Their vehicles, their employees' vehicles, and customers' vehicles have created problems for the people living in the area. Inadequate parking has resulted in vehicles being parked along the alley blocking access for local residents, parking on sidewalks and blocking driveways. Traffic will park along the alley if the businesses' parking lot is full. County Police will need to spend more time enforcing traffic laws and by-law officers will be dealing with more complaints.
5. The county workers already struggle with snow removal. The workers will no longer be able to push the snow into the ditches like they do now. The snow will need to be hauled off every time it is cleared instead of waiting for it to melt into the ditches in the spring. This will be an added expense for the County and will likely be passed on to all taxpayers.
6. Being noticed by people unfamiliar with the area when travelling through the river valley is not a reason to locate along the highway. Businesses can be noticed by using effective advertising.

The ideal location to expand after the main street is filled with businesses is: the east side of King Street. The street is wide and there is room to park in the front of the businesses. There is back alley access for garbage pick-up and delivery trucks. The back of the businesses would be towards the playground, swimming pool, and skate park. The businesses would be located along the trail system to the tunnel entrance. This is also the area where the vacant lot at the end of the main street is located - an ideal place for the meeting place and gazebo mentioned as part of the revitalization.

The area along the highway should be residential – single family homes or duplexes. Corner lots that could be accessed from the avenue could build an apartment building or a seniors' residence provided the owner built a parking lot large enough to accommodate parking for all residents and staff. This parking lot would only be accessed from the avenue and not the back alley.

I appeal to you to read my concerns carefully and discuss them thoroughly before voting on the by-law. Take care not to dismiss my concerns because few people have chosen to voice their concerns or because others not directly impacted by this portion of the by-law support the ASP. I have very valid concerns and in some cases one person's concerns can be valid enough to outweigh all others.

Yours truly,

