November 18, 2021

We understand that on the submittal (#21235) by Paine Development Group (“Paine”) for the Six Range Condominium project currently under review, the City Planning Dept. is taking the position that the CT Condominium’s Mill Creek Drive must be extended into the Paine development as a condition for the approval of the City of this project. On behalf of the CT Condominium (and all of our owners), we STRONGLY OBJECT to this extension of Mill Creek, for the reasons stated below.

First, the site plan submitted by Paine shows a full access to Ferguson, which can be accessed by both north and south bound traffic to/from Ferguson. This traffic is the very same traffic which would use Mill Creek if it were connected to the Paine development; there is no logical reason for a resident of the Paine project to use Mill Creek.

Second, BMC 38.400.010 #8 cuts against the City’s conclusion that access to Mill Creek is needed. It states that to “facilitate traffic movement, the provision of emergency services and the placement of utility easements, all developments must be provided with a second means of access.” Paine’s site plan under review already provides FIVE means of access (including THREE to Babcock and ONE to Ferguson), so Paine’s site plan (without access to Mill Creek) more than meets this requirement.

In conclusion, we strongly object to the unnecessary extension of Mill Creek into the proposed Six Range development, and we urge the City Planning department to eliminate this requirement from its review.

CT Condominium Board of Directors