

April 18, 2013

City of Ellensburg
RE: Comments of Helena Substation
501 N Anderson Street
Ellensburg, WA

Attention Planning Staff,

I am writing to express comments for consideration in the development of the Helena St Sub-Station for electrical transmission needs. We are the owners of Timothy Park adjacent the parcel which is owned by CWU. What concerns us is the location and aesthetic nature of a sub-station. We appreciate the need for these structures but also recognize they can be ugly. This CWU parcel holds the potential of being an important element in the urban growth area of the city. While it is not in the current capital facility plan for the university I believe the properties curb appeal and planning perspectives should consider paramount as part of this application process.

Assuming a Chestnut St extension continues north from Helena this 'corner' lot will be the prime view entering into the parcel as a whole. Setbacks from Helena and consideration of setbacks from a new Chestnut extension should be carefully reviewed. Additionally I am unable to tell what the nature of screening structures (walls, fences, landscaping) will actually be. This is an important consideration from our perspective.

Service vehicle circulation to access the substation should consider the needs of curb cuts adjacent to a new intersection (Chestnut St proposed and Helena) along with adequate vehicle staging in front of security gates or other access points allowing them to exit off the city street adequately.

As paying participants in the Helena Street extension we have enjoyed the access this presents to our property. We also pride ourselves in the maintenance, along with the aesthetic aspects of our property. We would hope that this development would be sensitive to preserving a quality visual appeal. The landscaping plan along with consideration for long term maintenance should reflect well on the Helena Street vista.

Thank you for considering my comments.

Sincerely,



Mitch Williams