

# Exhibit L



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## Re: Whittier Elem Request for Review/Comments - Traffic and Pedestrian flow

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From Victor Celis <vcelis@cityoffircrest.net>

Date Thu 3/5/2026 2:38 PM

To Ethos PNW <ethos.pnw.planning@gmail.com>

Cc Tyler Bemis <tbemis@cityoffircrest.net>; Dawn Masko <dmasko@cityoffircrest.net>; Jeff Grover <jgrover@cityoffircrest.net>

Ms. Sehmel,

I have looked over the attached slides, and I do have some concerns. My first concern is the moving of the drop off location to the parking lot. This parking lot is extremely small and will probably only hold about 1/3 of the cars that come for drop off. Will the parking lot still be available for parking at the same time? If so, there are very tight turns to be made inside which will slow the process. Once the children are dropped off, they are supposed to drive around the lot and back out to Alameda. I can see that the parking lot will fill up very quickly and vehicles attempting to get in, or out, will begin backing up into the lot and out onto Alameda Ave as well. I see that the bus drop off location will remain the same so I anticipate more parents will try to drop off their children on Elm Tree Ln to avoid the parking lot back up causing an even bigger back up than we currently get.

The parking lot has an exit onto Elm Tree Ln. Would it be possible to make Elm Tree Ln one way only going eastbound during the project? The would allow vehicles dropping off in the lot to either circle back onto Alameda or exit out and go eastbound on Elm Tree Ln. It seems like that would allow for a more cars to get through the process.

In phase 2B I see that the bus drop off zone will be moved to Annapolis. Which direction will they be coming from? Will the buses be coming from around the school property off Elm Tree Ln or will they be accessing Paradise Ln for either access or egress? Paradise Ln is a residential street with street parking on both sides. I don't believe a school bus can actually get down that street safely without the possibility of hitting a parked car. Also, there is not enough room on Paradise Ln for cars going in opposite directions to pass each other, this could cause a severe bottleneck.

For all phases, except 2C to completion, I believe we are going to create traffic issues on Alameda Ave in both directions with parents trying to get into and out of the parking lot for drop off/pick up.

These are some of the concerns I identified. I look forward to discussing this further as the project progresses.

Warm regards,

# Exhibit L



Victor M. Celis, Chief  
Fircrest Police Department  
253-565-1198

Disclaimer: This email is considered a public record and may be subject to public disclosure under RCW 42.56.

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**From:** Ethos PNW <ethos.pnw.planning@gmail.com>  
**Sent:** Tuesday, March 3, 2026 2:04 PM  
**To:** Victor Celis <vcelis@cityoffircrest.net>  
**Cc:** Tyler Bemis <tbemis@cityoffircrest.net>; Dawn Masko <dmasko@cityoffircrest.net>; Jeff Grover <jgrover@cityoffircrest.net>  
**Subject:** Whittier Elem Request for Review/Comments - Traffic and Pedestrian flow

Hi Chief,

Thanks for taking my call this afternoon on this topic. Attached are two slides that demonstrate the 1. Interim parent/student pick up and drop off for during the construction window timeframe and final Plan. In addition I have attached their Walking Routes map as well from the district.

In your review of these, if you could please answer; do you foresee any new challenges for the process of drop off and pick up based on your professional experience?

Does this approach appear to address the current challenges in the existing process?

The City will have an opportunity to present preferential approaches, so please share any recommended changes or confirmations on their proposal and I will make sure to include in my analysis.

If you could please send me your initial thoughts sometime this week, I will make sure to fine tune them into appropriate support or language for the CUP hearing.

Kindly,

Lindsey Sehmel, EMPA | AICP  
ETHOS PNW, Land Use and Community Consulting LLC

253 525 0496

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