

Thorell Park (formerly Johnston Townhomes) Neighborhood Meeting Notes from 12/14/16

Flip Chart notes—Questions, Concerns, and Comments:

- Density too high for area.
- Low Density zoning, but the project doesn't seem like low density.
- Traffic in and out of development through Linden Park single family subdivision onto Timberline does not seem reasonable.
- Can't make left at rush hour onto Timberline; 10-15 minutes to turn left (onto Timberline) at rush hour.
- Cut-through traffic (through Linden) is a big concern.
- Proposed Beachmont Street → southbound headlights will shine into my home in Linden Park.
- Can Beachmont Street be moved?
- No construction traffic through Linden Park.
- Wildlife impact is a concern.
- Accidents on Timberline, how many now? Concern that this will increase.
- Left turn delay monitoring for Timberline intersection? → Ongoing.
- Current LOS for Timberline/Fossil Creek Pkwy intersection? → 'F' at peak hours.
- Timberline to 4 lanes, when? Funded 2019.
- City comment: 4 lanes on Timberline would create more gaps allowing lower delays for left turn.
- City comment: future Zephyr signal → would enable gaps for better left at Linden Park exit (Timberline/Fossil Creek Pkwy.)

Comment Cards:

- We did not get the announcement for the July meeting. We would have attended to show our concerns. We do NOT want this going in!!!
- Terrible location for such high density. Traffic will be impossible. Should bring number of units to the *LOW* end of L-M-N. Already very high density right next to it.
- Density *WAY* to high. Already high apartment buildings have been built that are terrible!! Neighborhood being destroyed!!
- How is traffic going to be controlled? What about eagles and owls that live in trees on property? School overcrowding. Decreasing property value.
- We live on Southridge Greens Boulevard in Paragon Point, a low density, rather nice neighborhood. Our lot abuts the area to be developed. We are *VERY* concerned about a high density project being built directly abutting our property, this is especially true as no provision have been made for screening, buffering, or noise abatement. Impact on neighboring properties has not been adequately addressed in the current plan.

- As a resident in Linden Park, this development will add traffic, congestion within our community and potential hazard to children at play (speeding). I object to the “low density” zoning that allows +/-199 additional homes (included cars) surrounding a small community that has no western/southern/northern exit. I object to low density zoning of new development because of the new Crown Apartments (aka “low density”). Traffic now exists at Fossil Creek Parkway and Crown isn’t at full capacity. Timberline is not wide enough to support this growth—even if going/approved to 4 lanes. More residents, more students, and more congestion near schools and more crime! Concerns with more “low density (~199) sounds good (“low”) but not at 199. I am in favor of development to of communities with single family homes not multi-family condo/apartments. Going from one community of 190 to +2 and potentially more with annexation (across Bacon Elementary) means more apartments/condo/townhomes at ~199 equals a mess. The community planning east of Linden Park is spacious and well-planned. These new low-density are cramming a lot into a small area/major mess.
- Given the severely limited ingress/egress to this entire development area, the City needs to impose lower building density criteria. To approve this project is not only ill-advised; I think it is outright irresponsible. Even a new four lane Timberline will have gridlock at rush hour. Want some open space and natural areas in this part of the city.
- The proposed density of this project is totally unrealistic, given the constraints of entrance/exit points along Timberline as well as the existing high-density housing. The resulting congestion would be a nightmare for residents and general traffic as well.

Post-it notes:

- Traffic – until we can get a light, can we get a couple of police officers to help with traffic flow? ~ 7:30 – 9:00 AM and ~ 4:00 – 6:30 PM are the worst times.
- School busses can’t get out of neighborhood on time sometimes.
- Are there requirements for who is allowed to work on construction sites? Concerned about crime, felons, etc.
- Will parking overflow into neighborhoods to the south? Traffic control and safety in neighborhood.
- Impacts to home values – solar access and shading for properties to the south.
- Owls, eagles, hawks, coyotes, turtles, frogs, snakes, foxes, herons, pelicans – survey for wildlife?
- Where will kids go to school? Bacon doesn’t have capacity?
- Concerned – where is the water going to go? Naturally occurring there today, where does drainage go? How high is the water table?
- Move park to west side to create more of a buffer – opportunity for trail connection, preferred by neighbors.
- Concerns that notification letters not going to an accurate list – process seems open to disruption – City should be creating APO lists, not developers.

- Paragon Point – concern about high density housing across from them – no buffer for sound, setbacks, landscaping, views, mitigate density.
- Concern – no transit and busses serving this area.
- Don't want higher densities in the area – don't want it to feel like a big city.
- Sign for the Crowne on Timberline is confusing – directs people into Linden Park instead – results in cut-through traffic – Rosen should be used instead.
- Linden Park – difficulty with left turns – want to see a light; issue is greatest when school is starting letting out.
- If the goal is affordable housing, we need more single family affordable housing.
- Pressure from so many development projects in the area, impact to character of the community.
- Traffic issues at Trilby and Timberline, getting out of Linden Park onto Timberline; concerned that it could be 5 more years before there's a light at Zephyr.
- Concerned that L-M-N is not actually low density.