

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The subject property is located on Ball Camp Pike, one block north of a section of Western Avenue that received significant pedestrian improvements with new sidewalks and crosswalks in 2016. This area is also a target location for current City capital improvements to install more crosswalks, stop line markings and bike share lane markings to further improve multimodal safety.
2. The subject property's walkable access along Hinton Drive to a bus stop on Western Avenue, and service-oriented commercial amenities there, can also accommodate more intensive residential development at this location.

ESTIMATED TRAFFIC IMPACT: Not required.

Victor Ashe Park and some baseball fields lie 0.5 miles northwest of the subject property.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The subject property is located on Ball Camp Pike, one block north of a section of Western Avenue that received significant pedestrian improvements with new sidewalks and crosswalks in 2016. This area is also a target location for current City capital improvements to install more crosswalks, stop line markings and bike share lane markings to further improve multimodal safety.
2. The subject property's walkable access along Hinton Drive to a bus stop on Western Avenue, and service-oriented commercial amenities there, can also accommodate more intensive residential development at this location.

While the comments that are stated to make it sound feasible and allowable for the subject property at 4423 Ball Camp Pike to create more housing, nothing is mentioned to indicate it would not be feasible. It is noted that Western Avenue has sidewalks and pedestrian crosswalks; however, Ball Camp Pike does not! It noted that the property's "walkable" access to Hinton Drive that does have sidewalks to access Western Ave; however, there is NO WALKABLE access on Ball Camp Pike to get to Hinton, say nothing about trying to cross over to the sidewalk.

I live in the next subdivision down from the subject property, and I have tried to get the city to put in sidewalks or a bike path to allow pedestrians to be able to walk safely on Ball Camp Pike. I was informed by Traffic Engineering that this was not something that they were able to do and that it was not going to happen. If the sidewalk on Hinton is going to be used as an asset to the project, then the builder needs to install a sidewalk along Ball Camp Pike from West Haven subdivision to Northwest Hills Subdivision so all neighborhoods that are already here are able to have the same benefit as stated.

I also would like to understand why the 'ESTIMATED TRAFFIC IMPACT' is 'not required'?! Our concern is not a matter of a few additional units that will generate a small amount of increased traffic. The problem is that Ball Camp Pike already has traffic problems without generating any more. In the mornings the parents that have dropped their children off at West Haven Elementary School are trying to exit out of Hazeltine. I have pulled out of Northwest Hills Subdivision and been in a lineup that is backed up from Western Avenue beyond Hinton Ave. Northwest Hills already battles the cars coming around the blind curve at an unsafe rate of speed to try to exit our subdivision, which has one way in and out. It was mentioned that there are baseball fields up Ball Camp Pike, but nothing was noted that Victor Ashe Park hosts high school Track and Field events several weekends during the sport season. This brings a massive influx of traffic on Ball Camp Pike, and we will not be able to get out of our subdivision.

Western Avenue is bearing an increase in traffic wanting to enter the 640, and vehicles are backed up way past Hinton St. Due to the backup, drivers are heading down Ball Camp Pike to access it by turning left at Western. Drivers are also heading from Pleasant Ridge over Bradshaw and up Ball Camp Pike to get to the interstate. For safety reasons, and traffic management, there needs to be a traffic signal at Bradshaw and Pleasant Ridge, and one at Hinton Drive and Western Avenue.

The curve at the gas station at the corner of Ball Camp Pike and Western could be shaved back to allow traffic that wants to be in the left lane to be able to get passed the vehicles in the right lane. Also, Wendys should be required to move their entrance from Ball Camp Pike to the side road. This is also creating a back-up.

All of these issues are not the responsibility of the contractors for this project, but the residents of Northwest Hills want you to consider what issues are already here before you approve the additional building on the subject property at 4423 Ball Camp Pike.