

001117

Submitted 3/26/01
by John Damb

March 26, 2001

Mayor and City Commissioners
City of Gainesville
Gainesville, FL

Re: Walnut Creek Development and impact on Hidden Pines

Dear Ms. Mayor and City Commissioners,

We are meeting tonight to consider the plat for the Walnut Creek Subdivision. The final plat for this subdivision has a major impact on the communities that have been already developed along Glen Springs Road, but none are more affected than the residents of Hidden Pines. We have done a survey of the residents of Hidden Pines to bring to your attention their will relative to one central issue, the connectivity between Hidden Pines and Walnut Creek. No survey of this type has been made before. The vast majority of Hidden Pines residents only realized that the impending development would drastically impact their neighborhood when they were surveyed last fall to determine where they wanted sidewalks and traffic calming devices placed in the streets in front of their homes.

A copy of our survey instrument is attached. We handed out ⁴73 of these questionnaires, one per household, and had ¹⁵54 returned. The response represents ⁷⁴74% of the households. The choices given to select from were three: 1) DO NOT open NW 27th St to Walnut Creek and 39th Avenue; 2) Open NW 27th St. to Walnut Creek and 39th Avenue; and 3) Open NW 27th St. to Walnut Creek for pedestrians and emergency vehicles only (i.e. limited access). Those who responded had the opportunity to choose both a first and second choice and to make comments. The results were as follows:

	First Choice	Second Choice
DO NOT Open NW 27th St.	39/40	3
Open NW 27th St.	0	0
Open limited access	15	24

The most striking result of this survey was that not one household responding to the survey wanted to be connected. Comments were given by 33 of those responding, expressing concern for safety of the children, neighborhood tranquility, wheelchair access to the whole neighborhood, and increased crime. The will of the nearly 80 households most affected is pretty clear. We hope that you as our civil servants will hear them and ensure that the plans for Walnut Creek are adjusted taking into account their concerns.

Sincerely,

Friends of Glen Springs Road

Reasons offered to open NW 27th Street to pedestrian traffic and emergency vehicle traffic only are:

1. This **compromise would offer** children walking from Walnut Creek, Palm Grove, Hidden Pines and Glen Springs Manor to Glen Springs Elementary School a **safer, lower-traffic route**.
2. This route would **offer neighborhood connectivity** for visiting friends.
3. This would **help preserve the long-standing, tranquil nature of the Hidden Pines Subdivision**.
4. This would **eliminate the need for most of the proposed traffic calming measures** in Hidden Pines.
5. This compromise would be **sensible and ameliorate the concerns of many Hidden Pines residents**.

Please mark your first choice. If you have a second preference mark that with a "2".

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<i>Jayni Mager</i>	<i>3311 NW 26 Terrace</i>	<i>1st</i>		<i>2nd</i>

Please provide below any personal comments that you would like to make.

I am particularly concerned about the safety of my children as they walk to and from school. Even if sidewalks were installed my children would still have to cross over 27th street at some point. With the back-up of traffic during school release time (2:00pm), ~~the~~ Hidden Pines would be a natural cut-thru to avoid the traffic. Therefore, there could be an increase in traffic when children are travelling 27th St.)

Please complete this form and leave it taped to your front door by 5:00 p.m. Saturday, March 24, 2001.

My comments to the city's reasons for the cut-thru:

- ① You don't need to be able to drive thru to be connected.*
- ② I don't want or need access to 39th Avenue.*
- ③ I like having only one entrance/exit in my neighborhood.*

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1. The **new development is creating the need for increased access** and this should be done in a way that would not adversely impact the long-time citizens in a 28 year old neighborhood.
2. To prevent this street from becoming the **preferred route for midpoint access to 39th Ave.** by all of the vehicles using Glen Springs Rd. resulting in a very large increase in traffic in this quiet neighborhood.
3. To open 27th Street to 39th Ave. would pose a **considerable danger to school children** without a second crossing guard at the intersection of 27th Street and Glen Springs Rd.
4. Opening 27th St. as a thoroughfare would **physically and psychologically divide Hidden Pines** as a neighborhood

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	3426 NW 26 th Terr		<input checked="" type="checkbox"/>	

Please provide below any personal comments that you would like to make.

I moved my wife and baby daughter to Hidden Pines for many reasons. One of the biggest reasons was the fact that is an enclosed neighborhood that did not have the safety hazard of speeding cars. A through road would not only destroy the peace of our quiet, family neighborhood, it will kill our future property values.

The compromise offer will not deter every day traffic from travelling down the road. It's a nice theory - the reality will be identical to opening 27th to all traffic.

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Kent & Linda Ballard	3240 NW 27 th St 2nd	1		

Please provide below any personal comments that you would like to make.

We have put our home up for sale after 27 years of residency due to the fact that the city's proposals are ridiculous and hold no substance at all! The Density Factor is going to be blowing in less than 2 years!

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We wish the staying residents of Hidden Pines nothing but GOOD LUCK!

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Marty Lida	3218 NW 27 th Ter	✓		

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Hidden Pines has been sacrificed for the new buzz word "neighborhood connectivity". We bought in this neighborhood because there was no through traffic and felt this would be safer for our children. Hidden Pines and Hidden Oak have been fine all these years without a road connecting the two. The City Commission and the developers are united against our welfare and safety.

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Dave R. Reed	3412 NW 26 th Terr Gainesville, FL	1		2

Please provide below any personal comments that you would like to make.

After a recent mugging of a neighbor while he walked on Glen Springs Road near Glen Springs Manor, we should all hesitate to opening our neighborhood to more traffic with any other development. Our neighborhood should retain its peace and allow neighborhood children to continue to ride bikes + play without fear of traffic. The high number of homes in a small amount of space is Walnut Creek problem not ours. Let them carry the traffic.

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JEROME + DIANA MCKENZIE	3224 NW 27TH ST	1		

Please provide below any personal comments that you would like to make.

Opening NW 27TH St. will cause a very large increase of traffic onto Glen Spring Rd which would prove to be dangerous. Hidden Pines neighborhood would be the ~~same~~ same with the heavy traffic and the splitting of the subdivision.

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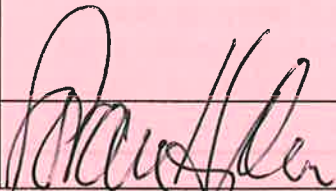
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	3602 NW 27 th Terrace	2		X

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How can ~~the~~ the City leaders allow a plan to go ahead that increases the risks to human life in a neighborhood which like all others have been spared through traffic ever since it was built?

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<i>Polly & Shaw Lugsby</i>	3508 NW 27 th	2 nd		1 st

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<p><i>It is very upsetting that the city decided to open 27th St without even hearing from the citizens.</i></p>

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<i>Helen Rivers</i>	<i>3405 N.W 27th Terrace</i>	//		

Please provide below any personal comments that you would like to make.

<p><i>I feel it was force upon us, and that it isn't a good idea for Hidden Pines to much traffic for subdivision</i></p>

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Susan Kubota	3425 NW 27 th St.	1		2

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I am very upset that our neighborhood had no input whatsoever into this from the early stages! It is my understanding from a newspaper article that appeared after the story of our neighborhood's problem that in the future, the neighborhood will be involved. It obviously is not too late for our neighborhood either!

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<i>Richard P. Murphy</i>	<i>2715 NW 32nd Place. (Hidden Pines)</i>	<i>X</i>		

Please provide below any personal comments that you would like to make.

<i>More openings onto 31st Ave. will create great hazards to children walking to school. Opening 27th St. will degrade the Hidden Pines Community</i>

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<i>Vincent Rex</i>	<i>3415 NW 27 TERRACE</i>	<i>1</i>		<i>2</i>

Please provide below any personal comments that you would like to make.

<i>We are happy with our neighborhood just the way it is.</i>
<i>Connectivity is a concept plugged for the convenience of the citizens.</i>
<i>But, in certain situations the citizens may not want it, as in this case</i>
<i>Then, should connectivity be rammed down our throats because our</i>
<i>BIG BROTHER city commissioners know what is best for us. This does</i>
<i>not show much SENSITIVITY to neighborhoods on the part of the city.</i>

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	3927 West 27 th St.			✓

Please provide below any personal comments that you would like to make.

<p><i>Truly, how about a walkway directly to Glen Springs Rd and not through "Hidden Pines"?</i></p>

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WE AGREE ENTIRELY TO ALL OF ABOVE.

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E. Medley	3236 NW 27 th St 32605			<input checked="" type="checkbox"/> (THIS IS ONLY OPTION I WILL CONSIDER)

Please provide below any personal comments that you would like to make.

OPENING 27th ST TO TRAFFIC WILL HARM THIS STREET!

ALSO, ALL THE NEW ROADS OPENING ONTO GLEN SPRINGS ROAD WILL DAMAGE THAT UNIQUE AND LOVELY ROAD.

WHO IS MORE LIKELY TO SUPPORT OUR VIEW - TOM BUSSING OR RAULA DELANEY?

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<i>Lubica Hunt</i>	3320 NW 27 ST	1		2

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<i>Mr+Mrs W.E. Smith</i>	<i>3414-NW2751</i>			
		<i>1</i>		<i>2</i>

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<i>Donna Lopez</i>	<i>3426 NW 27 St</i>	<i>XXXX</i>		

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Bob & Inene Radcliffe	3615 NW 27 th St	1		2

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<i>Rxanne B. Guelin</i>	3311 NW 27 th Terr	✓		

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<i>Martha Bock</i>	<i>3321 NW 27th Ter.</i>	<i>1</i>		<i>2</i>

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<i>Casaly Justice</i>	<i>3403 N.W. 26th Ave.</i>	<i>1</i>		<i>2</i>

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<i>Myrtle J. Deaver</i>	<i>3501 W. 26th Terr.</i>	<i>1</i>		<i>2</i>

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