

# 001117  
Submitted by  
Duane Thompson  
3/26/01

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FROM: thompsonde3@gru.net

Date: 26 March 2001

To: Madame Mayor and Members of the City Commission

From: Duane E. (Donny) Thompson III

Re: Walnut Creek Agenda Item  
Petition ~~13TCH-01-PB~~ 142 SUB-00 DRB  
City Commission Meeting 26 March 2001

I will attend the City Commission meeting tonight and try to read the body of this email to you.

My wife, Julie, and I have owned our home in the Northeast corner of the Hidden Pines neighborhood since 1991, sharing some 288-feet of property line with the planned Walnut Creek development. I have followed this development approval process carefully for a few years now, and while we will miss the woods and wildlife behind our home, we will welcome our new neighbors when they arrive.

I ask you, the City Commission, to consider the needs of the homeowners in Hidden Pines during the construction of Walnut Creek. I expect the City Commission will require and approve the connection of Walnut Creek into Hidden Pines. I ask you to require additional provisions for the developer of Walnut Creek to mitigate the impact of the new development on the existing Hidden Pines neighborhood, as follows:

**1. INSTALL NEW TRAFFIC CALMING STRUCTURES IN HIDDEN PINES.**

Require the Walnut Creek Developer (unless the City wants to do it themselves) to make modifications to Hidden Pines and install the same traffic calming structures and sidewalks on the existing streets of Hidden Pines such that they will be commensurate with and match the design of the new streets and sidewalks of Walnut Creek. Installing a few speed humps and one sidewalk for this purpose would be inadequate. This is the only way to sensibly provide for the safety of the existing Hidden Pines residents and the schoolchildren who will walk from Walnut Creek through Hidden Pines to Glen Springs Elementary School.

**2. CONNECT WALNUT CREEK DIRECTLY TO GLEN SPRINGS ROAD PRIOR TO CONNECTING IT TO HIDDEN PINES AT NW 27 ST.**

The City should require the developer to connect Walnut Creek directly to Glen Springs Road prior to or at the same time that Walnut Creek connects to Hidden Pines at NW 27 ST. Any schedule other than that would have an undue adverse impact on Hidden Pines residents. The developer has proposed to develop Walnut Creek in two phases, 1 - North and 2- South), and connect to Hidden Pines first to avoid the cost of extending the connecting road to Glen Springs Road for his own convenience without regard for its negative impact on the existing neighborhood. This is unacceptable, as it would immediately turn Northwest 27th Street of Hidden Pines into the primary access road for Walnut Creek to Glen Springs Road, without the balance intended by City Staff for the other street planned in Walnut Creek. It would also make our neighborhood a cut through from Northwest 39th Avenue to Glen Springs Road.

**3. MAKE ADEQUATE PROVISION FOR WATER RUNOFF FROM WALNUT CREEK INTO HIDDEN PINES.**

Make adequate provision for water runoff from Walnut Creek into Hidden Pines, as that issue was raised and the design questioned at the DRB meeting. At the West boundary of Walnut Creek, the surface water flows from East to West into the back yards of Hidden Pines residents. This was observed by all residents during the wet Winter season of 1998, when the water table rose to ground level (grade), and

water leached over the curb of our front yards and into the streets for days after each rain. If Walnut Creek causes flooding problems for me and my neighbors, we will surely find a good lawyer who will cost the City and the developer far more than addressing this problem now will cost.

4. INSTALL A VISUAL BARRIER AT THE BOUNDARY OF HIDDEN PINES AND WALNUT CREEK TO PROTECT THE PRIVACY OF EXISTING 25-YEAR-OLD HOMES.

Require the developer to install a visual barrier along the property line of the new development during construction. In a few weeks, across our back fence, bulldozers will be clearing trees and construction workers will begin to build homes with an unobstructed view of my back yard and family room. I ask that the City Commission require the developer to install a visual barrier during the entire construction period. It need not be an expensive privacy fence, but a visual barrier is needed to protect the privacy of the families in homes along the North and East boundary of Hidden Pines.

My eight-year-old daughter has asked me, "Where will all the birds and squirrels live if they cut down the trees?" I have tried to explain to her that they will return when our new neighbors plant trees in their yards. I cannot tell her in good conscience that they will be the same birds and squirrels, or that all of those animals will not be destroyed by this development. I ask that the City Commission be sensitive to the needs of our neighborhood when you approve Walnut Creek so that our neighborhood will not also be damaged. Please add the provisions we have requested above to the Walnut Creek permit.

Sincerely,

Duane (Donny) Thompson III

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