



## Aka Timber Ridge HOA

January 26, 2021

Mayor Jason Gray

Town Manager, Dave Corliss

Public Works Dept.

2<sup>nd</sup> District Council Woman, Laura Cavey

To our Town Officials:

I am writing as HOA President to provide comments from our community and HOA regarding the Town's proposed plans for 4 community intersections along Crowfoot Valley Road north of Founders Parkway.

Our community, Timber Ridge, comprises 72 members and their homes and/or lots reached via Timber Canyon Dr. This is our only entrance to and exit from our community and we are very concerned about the proposed plans along Crowfoot and their impact on our safe travel.

We believe we are in a unique and disadvantaged position in that our entryway has limited sight lines to the North, that are compounded by the 45mph speed limit coming down the hill. We also have an entryway that upon turning into it from the north is less than a 90 degree angle, which forces a significant slowdown to navigate that turn. Currently we have a dedicated right turn lane coming down the hill from the north that allows for that significant slowdown in speed to make that turn without causing unsafe conditions.

In reviewing the Town's proposed plans, we note that there is no mention of future speed limits and enforcement which we feel is crucial to our safe travel in this area with the expected huge growth of traffic along Crowfoot to the north. We also note the loss of our protected right hand turn lane from the north. Our sight lines to the north are likely to never change, but now we are expected to navigate crossing two lanes of traffic to enter our community from the south with those same limited sight lines. A protected acceleration lane for a turn going north is perhaps suitable, if it weren't for the fact that we didn't have to cross two lanes of downhill speeds with very limited sight lines.

All in all, we don't see much to like in these proposed plans, especially as it pertains to Timber Canyon Dr. We do see that these plans will impact our community with a significant increase in risk to enter and exit our community.

We do applaud the Town and Public Works Department for taking on this growing problem of traffic growth along Crowfoot and the specific impact on the specific communities that rely on these four intersections for safe travel to and from their homes.

For several years we had been told of a planned traffic circle at our entryway, but that has apparently been removed from consideration without any explanation to our community. And again, with no prior communication we are being asked to suffer further losses in ease of safe access to and from our community for the sake of expediting more traffic coming from and going north along Crowfoot with an increased risk to ourselves. While this may provide for the efficient accommodation of traffic growth in our area, we don't think anyone views the presented option as safe.

We would like to see our right- hand turn lane from the north maintained. Otherwise, we see a larger risk to our members getting rear ended as they are slowing down to make this less than 90 turn. One idea we would float is creating a dedicated southbound right turn only lane coming out of the planned roundabout at Sapphire point to serve the Fire Station, Diamond Ridge Parkway and Timber Canyon Dr. and the communities they serve. This is the same concept as is currently done along Westbound Founders Parkway for a right hand turn onto Allen Pkwy. This lane would also allow communities exiting Diamond Ridge Pkwy and Timber Canyon Dr. a protected right hand south bound exit from those communities.

We would welcome an opportunity to discuss any other options to promote our safe travel to and from our homes along Crowfoot at your convenience.

Regards,

Steve Tarbox

President, Brookwood Subdivision Filing No. 1 HOA, aka Timber Ridge

[timberridgecrhoa@gmail.com](mailto:timberridgecrhoa@gmail.com)

713-380-6119

Cc: Timber Ridge HOA Board members

Timber Ridge Community