

Concerns on the Ballard to Lightning Reconstruction

1. That there was no consultation for input on Design of the project with the Land Owners on the North side of JJ prior to seeing plans last Thursday with this meeting already scheduled. It appears that they were purposely not talked to about the road, as they were about the regional water detention design. We find that strange that being the only properties along this job that pay Taxes a little troublesome.

2. As we agree safety always needs to be looked at it concerns us that we are concentrating on limited access on the portion of JJ and no others when it is clear that Ballard has more than double the Traffic with unlimited turning ability in the same area. It appears that the available funding for the roundabout at Lightning Drive is pushing this. We agree we completely with the roundabout but feel that the other dollars could be rerouted with some to other areas of Ballard or JJ. WE feel that this is a unnecessary over build as it may be needed in the future but in our interpretation of the study not until 2030 to 2035. We see the fence as unnecessary because if traffic is as they say the pedestrians will use all the crosswalks. The structure of the fence would only force the pedestrians to cross the 4 lane with turn lane Ballard Road (much more dangerous) to get t to services.

3. We ask that the committee look at a right in right out entrance to North High School on JJ as well as a right in only on the closest entrance to North High School south of the JJ/Ballard Road intersection (it is our understanding that the School Board wants a right in right out on JJ and we suggest the change on Ballard as we feel the Traffic counts make this a higher hazard.

4. We ask the committee to look at a Right in Right out with a Left turn in when headed east from the Intersection of JJ/ Ballard. We believe that the current Turn Lane an right away would allow for this and this intersection could be designed effectively so if it was needed in 10 to 20 years it could be changed to Right in to Right out with moderate expense. We ask this to be considered for the following reasons: that projected traffic counts support this until close to 2020, which we believe with crosswalks installed and the medium from this turn East to the roundabout would create a safe crossing. The speed limit in this area is 35 mph and then reduced when school is in session not a high speed road by any means. In the spirit of fairness to Property Owners there are many locations with higher Traffic counts and higher speed limits that enjoy full access points with turn lanes and function fine. Lastly I have to mention that by doing the design that you have you will economically damage the planned development of the 22 acres by putting the surrounding properties on the Northwest and Southwest corners of JJ/Ballard intersection with unlimited full access points not restricted in any way. We are all in favor of approved safety and know that eventually all access will have to be restricted in the future if the area grows as we think we would just rather limit it till we know it is needed.

To sum up we are requesting that the proposed fence not be installed and that the City relook at a right in right out left turn in for the entrance approximately 750 feet froe JJ/Ballard intersection on the North side of JJ.

ReMAX

Evergreen Commons Development

RIGHT-IN RIGHT-OUT CHANNELIZATION

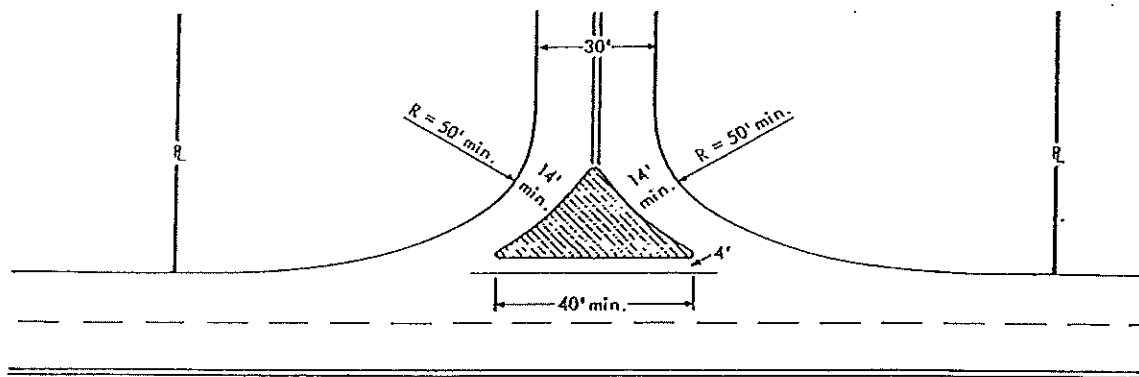


Figure 1. Driveway Channelizing Island to Prevent Left-In and Left-Out Turns (7)