

## **Introduction**

### **a. Background**

- Jefferson Avenue neighbors prompted to organize by tree removal
- Initially the 7 most impacted families, expanded to 14 families
- Viewed plans dated April 21st
- Formulated recommendations in 9 categories
- Discussed with Village officials, led to July 28<sup>th</sup> meeting

### **b. Goals**

- Preserve the established character of the neighborhood
- Maintain safety of residents and properties
- Minimize disruption by construction
- Revise the current proposal to better balance the needs of the neighborhood, the Village common good, the developer, and the incoming new neighbors

## **1. Construction Entrance Traffic**

### **a. May 12, 2005 Comments**

- Provide circulation pattern for construction trucks (particularly earth-moving trucks), not in and out along the exact same route – avoid excessive queuing and double construction traffic impacting each homeowner
- Relocate construction entrance from Jefferson Avenue, so that access is from Carpenter Street instead
- Protect numerous schoolchildren walking along Jefferson Avenue to Hillcrest and O’Neil schools
- Protect numerous children playing in front yards and on sidewalks along Jefferson Avenue

### **b. July 28, 2005 Update**

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- Provide circulation pattern for construction trucks (particularly earth-moving trucks), not in and out along the exact same route
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### **c. Notes from July 28<sup>th</sup> Meeting**

- Developer stated that initial heavy earth-moving traffic would be directly via Carpenter Street
- Jefferson Avenue neighbors restated desire to remove all/most construction traffic from Jefferson Avenue, acknowledging that construction traffic to individual homes proposed for Jefferson Avenue would require direct access.

## **2. Stormwater Management**

### **a. May 12, 2005 Comments**

- Prevent flooding across Jefferson Avenue, both during construction and after
- Prevent any additional increase in the level of St. Joseph’s Creek behind Jefferson Avenue homes during flooding conditions – watershed already under pressure from other upstream developments
- Long-term responsibility for managing water detention area – health issues

### **b. July 28, 2005 Update**

- Prevent flooding and silting across Jefferson Avenue, both during construction and after
- Prevent any additional increase in the level of St. Joseph’s Creek behind Jefferson Avenue homes during flooding conditions – watershed already under pressure from other upstream developments
- Define long-term responsibility for managing water detention area – safety and health issues

### **c. Notes from July 28<sup>th</sup> Meeting**

- It appears that the developer’s proposal does not capture stormwater from improved Brookbank Road and Jefferson Avenue rights-of way (streets, sidewalks, and driveways crossing parkway) to the detention pond
- Brookbank Road neighbors expressed concern about stormwater flowing northward into the existing Brookbank Road
- Carpenter Street neighbors expressed concern about additional stormwater on and across Carpenter Street
- Jefferson Avenue neighbors reported existing street flooding conditions that would be made worse unless stormwater was captured to the detention pond

## **3. Jefferson Avenue Infrastructure**

### **a. May 12, 2005 Comments**

- Maintain continuous access for residents over unobstructed pavement
- For safety and parking, require full width (no variance) of final pavement, parkways, and sidewalks
- Additional capacity for Jefferson Avenue sanitary sewer – already some backups
- Additional capacity for domestic water supply and hydrant water pressure
- Retain curved-out curb/pavement/sidewalk as on-street parking for 1117 and 1121 Jefferson Avenue
- Complete and maintain pavement before any other construction begins

### **b. July 28, 2005 Update**

- Complete and maintain final full-width pavement before any other construction begins
- Maintain continuous access for residents over unobstructed pavement
- Minimize interruptions due to water main replacement
- Assure sufficient capacity for Jefferson Avenue sanitary sewer – already some backups
- Retain curved-out curb/pavement/sidewalk as on-street parking for 1117 and 1121 Jefferson Avenue

**c. Notes from July 28<sup>th</sup> Meeting**

- Developer stated that the safety of children was the parents' responsibility
- Developer stated that there would be periods when construction would prevent neighbors' access to Jefferson Avenue homes
- Neighbors requested more details and a plan to minimize inaccessibility
- Neighbors asked whether the entire street would be reconstructed or just the north half

**4. Air Quality/Health Concerns During Construction**

**a. May 12, 2005 Comments**

- Protect all residents, particularly children and the elderly, from adverse environmental changes
- Effective dust control continuously
- Reduce emissions by requiring idling vehicles to shut off their engines when queued on streets

**5. Traffic Control Required If Construction Entrance Stays On Jefferson Avenue**

**a. May 12, 2005 Comments**

- Temporary traffic light at Dunham and Jefferson to protect vehicle intersection and pedestrian crossings (especially Hillcrest schoolchildren)
- Stop or yield at Middaugh and Jefferson to protect vehicle intersection and pedestrian crosswalks
- Stop or yield at Brookbank and Jefferson to protect vehicle intersection and pedestrian crosswalks
- Stop sign at bottom of construction entrance to prevent trucks barreling onto Jefferson Avenue
- Posted residential speed limit on Jefferson Avenue

**6. Jefferson Avenue Buffer Set-Backs and Restore Treescape**

**a. May 12, 2005 Comments**

- Restore north side of Jefferson Avenue with the maximum number of large trees (12" minimum)
- Designate tree locations first, then utilities to avoid interference that could limit the number of trees
- Face new driveways to the sides of lots (to Brookbank and new cul-de-sac respectively) if necessary
- Protect earth from compaction/disturbance that would be hostile to large tree plantings

**b. July 28, 2005 Update**

- At least a 35-foot Right of Way dedication
- At least a 35-foot Building Set-Back (by easement or other binding legal covenant)
- Additional buffer up to a total 90 feet from center of the street to front of homes because the new homes will be on higher elevation and also much larger and taller
- A double row of trees, one row north and one south of the new sidewalk (staggered placement to give the appearance of one tree every 20 feet, total of 13 trees)
- Optimal placement of utilities to accommodate maximum tree placement (plan the tree placement first)

- Side loading driveways off Brookbank and the new cul de sac respectively to accommodate maximum tree placement

**c. Notes from July 28<sup>th</sup> Meeting**

- Developer stated that the south side of Jefferson Avenue had a dedicated R.O.W. of 33 feet, which the north side dedication would match
- Neighbors pointed out the south side of Jefferson had a dedicated R.O.W. of 35 feet as shown on the plat

**7. New Cul-De-Sac Entrance Location**

**a. May 12, 2005 Comments**

- Relocate new cul-de-sac entrance from Jefferson Avenue, so that access is from Carpenter Street instead
- Reduce traffic impacting Hillcrest schoolchildren
- Shorter access route for new normal and emergency traffic – eliminate undesirable corner within cul-de-sac

**b. Notes from July 28<sup>th</sup> Meeting**

- Developer stated that Village did not want cul-de-sac entrance off Carpenter Street (Neighbor request details of who spoke for the Village, what they said, and when)

**8. Save Brookbank Road R.O.W. Path and Treescape**

**a. May 12, 2005 Comments**

- Save all the still-existing trees along Brookbank Road extension south to Jefferson Avenue
- Shift street to the east if necessary – sidewalk variance negotiable if necessary to preserve all the trees

**b. July 28, 2005 Update**

- Save all the still-existing trees along Brookbank Road extension south to Jefferson Avenue
- Save the natural walking path on the west side of the Brookbank Road R.O.W.
- Shift street to the east if necessary
- Require full 35-foot R.O.W. dedication or more if necessary to save trees and path

**c. Notes from July 28<sup>th</sup> Meeting**

- Developer stated that the Village wanted Brookbank Road put through (Neighbor request details of who spoke for the Village, what they said, and when)
- Brookbank Road neighbors stated their desire for a cul-de-sac instead
- Developer stated that the Village wanted Brookbank Road trees removed and replaced (Neighbor request details of who spoke for the Village, what they said, and when)
- The neighbors at 1202 Jefferson Avenue expressed concern and additional tree destruction that would result from the proposed water main on the western side of the R.O.W. and requested a detailed tree survey and impact assessment
- Developer stated that the Village wanted the water main on the western side of the R.O.W. but developer would be willing to see it relocated to the eastern side of the R.O.W. if the Village wanted it there

## **9. Detention pond impact on existing trees and pedestrian path**

### **a. May 12, 2005 Comments**

- All-weather pedestrian access for schoolchildren and walkers/runners
- Safety protection along top of any retaining wall or retention pond – reduce risks of drownings and falls
- Save all the still-existing trees along this southern property boundary
- Shift the detention pond north if necessary

### **b. July 28, 2005 Update**

- Move the current silt fence northward so that it is at least 21 feet from the property line
- Install proper tree fencing to protect the entire area between the new silt fence and property line to protect the Critical Root Zone from any incursion from east, north, or west
- Mark the fenced area prominently to identify it as a protected Critical Root Zone
- Revise the excavation and grading plans to keep this protected area undisturbed, moving the detention pond and its retaining wall at least 21 feet from the property line – or more if necessary to keep all construction traffic off the protected Critical Root Zone
- Use non-compacting techniques to construct sidewalk

### **c. Notes from July 28<sup>th</sup> Meeting**

- Neighbors asked for specific information on the location, size, depth, fencing, and plantings of the detention pond
- Developer stated they were looking into moving the detention pond a few feet Neighbors expressed concern that a larger relocation was necessary
- Neighbors expressed concern about impact of water main construction, need to move it out the Critical Root Zone
- Developer stated that the Village benefited from having one owner of the detention pond
- Neighbors reiterated the importance of a sidewalk because it is already an established pedestrian path especially for schoolchildren
- Developer stated that there were concerns about ownership and maintenance of any sidewalk

### **Additional Comments From July 28<sup>th</sup> Meeting**

- Developer stated that the plan was driven by the Village’s desire for access of fire trucks and ease of plowing
- The Village’s Director of Planning stated that the plan was not yet final and the Village has not yet taken an official position on the plan
- Neighbors asked about the specific construction plan and schedule, for example what would be done first, second, etc.
- Developer stated that the construction plan and schedule was determined by the Village
- Developer stated that there was no intention to improve the Carpenter Street R.O.W. (just like the Village did not want Lee Street improved)
- Carpenter Street neighbors expressed need for streetlights on Carpenter Street
- Developer stated that the new cul-de-sac R.O.W. was proposed at only 66 feet
- Brookbank Road neighbors expressed concern about a history of breaks in the existing water main and asked whether it would be replaced as part of the project
- Neighbors at 5725 Brookbank Road expressed desire to discuss the status of specific pines near their property