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To; Shawn Nickel
City Planning Director
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Concerning the Willowbrook Development design and impact on the existing Hillsdale development, specifically proposed roadways. I'm a bit behind as a newer resident with health issues that slowed my involvement with Willowbrook. I applaud Mr. Phillips design and layout of Hillsdale. One acre plus sized lots using the natural ridges making this a really unique and outstanding development, assets that drew us to Hillsdale. But I'm now reminded of a project in the Mid-West where Lake Front Properties were sold: then the lake was drained and houses built in the lake bottom. Here we have Mr. Phillips crowning development and he's about to drain the lake! In their Aug 3 2021 Narrative to City Planning, Banbury Golf Course is held up as an example of how well his design works, along with the admission that Golf Courses are not money makers. Frankly I see little resemblance in the two designs. Banbury consists of mostly Single Family homes along roadways with the fairways in their back yards while Willowbrook looks more like a prison camp with separated cellblocks or a multitoothed squid. This lack of imaginative design is for another time. Considering that 4069 SFH, 593 TH/PH will create plenty of traffic, traffic that should have as little impact on Hillsdale as is absolutely possible, this letter points out a problem that's personal to myself and my neighbors.

Enclosed

Attachment (1) Proposed Willowbrook Conceptual Master Plan with the area of concern marked A. They plan a South Exit from that square of 78 properties through the green area (marked in pink) onto a Dead End road, Golden View Ct., with eight houses whose kids ride their bikes and any other toys they have, people walk this street, walk their dogs, push baby strollers, play games, you name it, all because there's no traffic except for us residents and Amazon deliveries! In fact almost all the roads in Hillsdale are finger roads that dead end. The two planned outlets for the square of 76 lots is a northern outlet to Star Ridge

which turns into Golden View which is another Dead End. Their proposed Southern Exit would destroy our now pleasant Dead End street and frankly I question why? It makes no sense as this exit is less than one mile from the north exit, exits on our dead end street then out to Golden View, the same street the northern exit used, in order to get to Lanktree Rd.

On the same Willowbrook Plan #1, I propose that Willowbrook traffic routs on a path that does not disrupt our lifestyle and uses their own land. It makes so much sense I'm baffled they didn't think of it or would a lot be lost? It would appear to me that they kept this land bridge for just this purpose (Shown in Black). Done properly, the two Hillsdale properties can be spared from housing being backed up to their properties while keeping Willowbrook traffic on their roads. Anyone exiting South has only one intended road choice, Lanktree Rd. Using this simple change they now have the choice of Lanktree Rd south or Deep Canyon North, using Willowbrook roadways! One little common sense change. Willowbrook's wraparound concept will be damaging enough. I have a vested interest in this change as their proposed road dumps right into my driveway!

Frankly, a World Class Golf Course should be surrounded by World Class Housing, not potential rentals!


Doug Stewart

ATTACHMENT 10 RENEWAL DESIGN CONCEPTS AND STRATEGIES

1 GNE

Willow Brook Golf Community Conceptual Master Plan



TRAFFIC ENGINEERING CONSULTANTS

Pink: Willowbrook plan
Black: My Proposal