

1. Provide a second access to the development – via Nye Lane – for traffic calming on Oak Ridge – and for emergency exit for residents. Only one ingress egress for the 31 families is UNSAFE and poor planning. Nye Lane is an existing – it should be considered as a secondary access.
2. The developer should sacrifice 2 or more housing lots to provide parking for the loss of on street parking for existing residents – and people using the park. There is currently insufficient parking for little league and people with small children – creating a hazard on Oak Ridge Drive for pedestrians. Children exiting vehicles into traffic oncoming Oak Ridge traffic is a HAZARD.
3. Review standards of residential streets – Oak Ridge Drive is IN FACT A THROUGH STREET – while not intended to be – this street did NOT as originally designed, provide access from Winnie Lane to College Parkway. The original access to the development entered on Winnie and dead ended approximately 500 feet south of the existing Manfield Park. Oak Ridge Drive is too narrow for the flow of traffic that currently exists – and YOUR TRAFFIC engineer Patrick Pittenger has identified this in writing as part of the staff report. It is a HAZARD. Adding more units will only add to this existing hazard.
4. Consider closing Oak Ridge at some point between College and Winnie Lane access point. At a minimal install multiple stop signs to slow traffic at various intersections.
5. Board of Supervisors should review recommendations from City Traffic Department BEFORE approving this project – and review reports from the Carson City Police Department as they monitor traffic and write citations for speeding. This has been identified as an existing hazard with advisement from the City transportation department - that this hazard will only increase with this development. While the police have been a presence in this effort – there are more important issues in Carson that need their efforts as they are already grossly understaffed – the traffic problem could be addressed with better planning and remediation at the developer level. This developer should be required to mitigate traffic impact PRIOR to development – existing plan is NOT acceptable to existing residents. Please consider the safety of children at the park – and current residents. I request a delay of this project approval pending the above information.

Received from Mrs. Greenhut

