

## Kim Meyer

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**From:** Ryan Howard <ryan.k.howard@gmail.com>  
**Sent:** Tuesday, November 8, 2022 6:05 AM  
**To:** planning  
**Subject:** Northridge Filing 1 Feedback

Mr. Currie,

Thank you for the opportunity to provide feedback on the North Ridge Filing 1 Plan. I am a resident in Thompson River Ranch near the development. If I may, I'd like to provide two points of feedback, one of which I believe impacts me most as a TRR resident.

Looking at the map, one concern I would have for these new neighbors is the lack of parking. It is very likely that there will be high volumes of street parking. People use their garages for storage, and many people will drive large trucks that won't fit in their garages. These properties do not have driveways that allow a parked car on a property, and making a 90 degree turn into the garage with a larger vehicle won't be easy. We have seen this in the TRR carriage houses. At the same time, there is not any additional parking included on the map. I think you will find this problematic, especially with vehicles like fire trucks or school buses. If you look at the entrance to the Riverview School in the mornings, with street parking, it's very difficult for cars and buses to navigate. I would encourage the developer to identify places for overflow parking.

Second, Colleen street is not particularly far from River Ranch Parkway. During rush hour, there are often long waits to exit TRR onto the frontage road. This will bring two streets not that far from each other with 45 mile per hour traffic and faster. Particularly with the density of cars that might be exiting Colleen street at key moments of the morning commute. With more development along the frontage road coming, it's going to become more difficult to get onto the frontage. Some sort of traffic flow solution might be needed, be that round-a-bouts, stop signs, or stop lights.

Thank you,

Ryan Howard