

POST PRESERVE ACCESS MODIFICATION

Dublin Engineering staff's response to recent questions/concerns

October 23, 2006

Has Alternative 3 been eliminated from consideration?

No. As stated in Update #10, the roundabout alternative at Post Road and Perimeter Drive has not been eliminated. Last Thursday, the City was contacted by a potential buyer for the easternmost lot on Post Lake Court. We corresponded with this potential buyer and M/I Homes that staff would like to meet with the residents within the next month to six weeks regarding staff's recommendation on the access issue. This would allow staff to request City Council's direction within the next six to eight weeks.

Why did it seem in Update #10 that Alternative 1 has taken priority over Alternative 3 when some believe the majority of the residents prefer Alternative 3?

No priority has been established. We believe we stated in Update #10 that both alternatives are still on the table. As was discussed at the April public meeting, staff is aware that the neighborhood is not in agreement on their opinion on the access issue. Staff brought this issue to the neighborhood's attention in order to gauge the opinions as input to our recommendation to City Council. Staff is hopeful to obtain consensus from the residents. We realize that everyone may not agree with staff's recommendation when it is made, but we hope that you have felt like a participant in the process.

We will be scheduling a public meeting to inform you of staff's recommendation to Council and when the decision will be placed on the City Council meeting agenda. You will be contacted by group email and regular mail a week prior to the scheduled meeting.

Can the City consider constructing both alternatives (1 And 3)? Isn't enough money generated from this neighborhood's property taxes to do this?

No. Staff does not anticipate recommending to City Council that installing both alternatives is the best solution. Regarding property taxes, the City of Dublin receives a relatively small portion of annual income from residential property taxes. The majority of residential property taxes provide funds for fire protection, emergency medical services, county services, the schools, the library, the zoo, etc. The main revenue for the City's general fund is the 2% income tax based on the wages of employees at the companies here in Dublin. A copy of "A Resident's Guide to Taxes" is attached to the email for more detailed information.

Will the roundabout in Alternative 3 be like the ones recently installed on Tara Hill Drive?

No. The intersection controls installed this summer on Tara Hill Drive are traffic calming traffic circles. Their primary function is speed control. These operate differently than the modern roundabouts outlined for Alternative 3. Alternative 3 would operate similar to the modern roundabouts at Dublin and Brand Roads and Hyland-Croy Road and Glacier Ridge Boulevard.

Who is responsible for the maintenance of the traffic circle at Stillhouse Lane and Post Preserve Boulevard?

The homeowner's association. Per the documents we have on this subdivision, the landscape in the medians of Post Preserve Blvd and the traffic circle at Stillhouse Lane are to be maintained by the homeowner's association. Please continue to work with the association management company and/or M/I Homes for resolution of your current concerns on the irrigation system and plant material.

The City agrees that the installation of a truck apron (concrete band around the outer edge) is needed at this location. The work will be included with the City's 2007 Street Maintenance Program.

Has Mr. Gorden (owner of property between Hyland-Croy Road and Post Preserve) partnered with a developer of single family homes, or does Mr. Gorden just think that this would be a good idea?

No. Staff has had several conversations with Mr. Gorden regarding his property. We understand that he has had discussions with developers but has not made any final decisions. At this time, staff has not received any applications or site plans on this property. The Future Land Use Plan in the current Community Plan has this property labeled as "residential – medium density (1-2 dwelling units per acre)."

Where are the locations of the proposed roundabouts with the interchange?

See attached map. Currently, the City has received approval from ODOT to construct roundabouts at the ends of both of the off-ramps from US 33. A picture with the current interchange configuration is attached to the email for your reference.