



Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

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Board Comments Summary

Site Design Alternatives

Preserve Trail:

- Existing access points were discussed.
- The creation of an additional access point/ path from Northwest corner near the intersection of the Parkway and Circle was discussed. Some concern was raised relative to the close proximity to Puma Ridge and whether or not this would invite non-resident usage. Perception of apparent trail usage varied.

Traffic Calming Design Alternatives- Area 1

Speed Tables (humps)

- The idea of the speed hump was introduced and discussed with positive feedback as a possible solution to the excessive speeds along the parkway.
- Concerns varied from the proposed/ modified design of the Town standards to possible snow plow damage and emergency vehicle response times.

Traffic Calming Design Alternatives- Area 3

Traffic circle versus three-way intersection

- The traffic circle was discussed at the intersection of the parkway and loop roadway. As an alternative, a three-way intersection with stops signs was introduced.
- Concerns focused on improvements cost/ benefit as well as effectiveness. Pedestrian/ vehicular safety was identified as a high priority.

Traffic Calming Design Alternatives- Area 5

Reconfigured roadway versus three-way intersection

- The intersection of the Westerly parkway and loop roadway was discussed. The previously proposed intersection modification was described and as an alternative, a three-way intersection with stops signs was introduced.
- Concerns focused on improvements cost/ benefit as well as effectiveness. Pedestrian/ vehicular safety was identified as a high priority.

Signature Elements- Photo Preference

Dots were placed on the following photos: stone monuments, sculptural stone columns, mail and trial kiosks and fencing with stone columns.

Signature Landscape Palette

Dots were placed on various plant types. Evergreen shrubs and ornamental grasses were favored.

Entry Landscape Concept

- Positive feedback was received on the overall concept plan.
- Discussion included where the adjacent community access point to the East would be located.
- Feedback from the previous meeting was integrated nicely into the concept development.
- A comprehensive, well designed landscape was determined to be highly desirable.

Entry Concept Elevations

- Positive feedback was received on the elevations.

Clubhouse Design Concepts- Area 3

- Some discussion indicates that residents may prefer to entertain at their homes versus a clubhouse location.
- Pool gate access information will be reviewed to determine potential usage.
- Changing neighborhood demographic- more families with children are moving into Diamond Ridge Estates.
- If the building was more functional and larger will it get more use?
- Will a clubhouse facility add to the property values at DRE?

Additional Comments Received:

- No interest in interpretive signage
- Fencing may be acceptable as a signature element that is part of the entry statement.
- Existing evergreen tree maintenance and management needs due to the Ips Beetle were discussed.
- Possible berming and native grass under the power lines was discussed.

Priorities:

- Pedestrian safety
- Slow/ calm traffic
- Stop signs, speed tables
- Entry Enhancements/ Identity Statement