

To: Dwight Kroll and David Fey
From: Dudley Young
RE: NW Urban Village suggestions

My goal in making these suggestions is to allow for the flow, theme or intent of each of the three Alternative Plans, and at the same time save the emotional trauma and high cost associated with disrupting already established neighborhoods.

Alternative 1:

1. Relocate the school proposed to be north of the canal, at Peach and International to the undeveloped property at the Auberry-Behymer block. This allows two street accesses, for drop-off/pick-up and, for those walking to school, is still immediately adjacent to greenways. This will also save the costs associated with buying out and dislocating at least twelve established residences.
2. Move the proposed park suggested for Auberry between Copper and International to undeveloped property at Peach one block to the west. The present plan will be unnecessarily disruptive to the residences on Minnewawa.
3. We discussed the desire to keep unnecessary traffic away from International where most of the established residences are located. For this reason I would suggest that rather than bring Auberry south from Copper we consider a greenway from Copper-Auberry to International which is offset fifteen of twenty feet to the west into undeveloped property. This greenway can easily connect with the relocated park (2. Above) and Minnewawa as depicted without causing hardship to the current residents. This will save on the cost of purchasing right of way from five separate developed properties. Also worth considering, the properties immediately north of International at this location are all long and narrow. If a greenway or Auberry were to continue south on its present centerline at least one property would suffer considerable economic and utility disadvantage.

Alternative 2: This is the best looking plan in my opinion but offers severe disruption to the established NW Section residents. The water features add much to this design and I hope that they can be incorporated into another Alternative. However I offer the following suggestions.

1. The Clovis Ave. routing north of the canal will require the dislocation of at least seven long established residences. I see no obvious alternative without disruption to someone. At any rate the school should be considered for the Behymer/Clovis location. This would save some of the homes.
2. The Auberry Rd. section south of Copper should be dropped in favor of greenways as depicted and off-set west into undeveloped property as in Alternative 1.

3. The loop road through Minnewawa would require the purchase of five separate properties with its associated disruption. I suggest that the loop road use part of Copper Rd. in this area for not only economic reasons, but also as a means to bring the through traffic from Auberry Rd. into the commercial area of the Village or south into Clovis proper. In which case the water storage would occupy the area north of the loop road.
4. The depicted greenway at this location south of Copper from Minnewawa to the Auberry greenway will cause little disruption as there is already a gravel road (which almost certainly indicates an easement) to the property west of the property addressing Minnewawa. This gravel road already covers approximately two thirds of the distance of his suggested greenway.

Alternative 3: It has already been suggested that it is not economically advisable to move the canal as depicted. Therefore my suggestions for this Alternative will consider that the canal remains where it is today.

1. North of the canal between Minnewawa and the Auberry extension I suggest moving the proposed streets and parks one block west. (I also propose scaling them better than I did.) As depicted on this plan the purchase of all or part of at least seventeen properties would be required to facilitate the original concept.
2. In this Alternative I agree with using Minnewawa as the through channel to Clovis Ave. and the area south for the Auberry traffic. There are two routes south from Copper already depicted west of Auberry Rd. which can be used to bring that traffic into the Village commercial area. With this in mind and to eliminate any Auberry Rd. traffic from the residential area on International I suggest eliminating Auberry Rd. south of Copper in favor of the west-offset greenway as indicated.
3. For better traffic access and for the obvious safety of having school children away from the commercial area and any uninvited guests associating with those children I suggest that a Behymer-Peach location may be better for the school.