

-----Original Message-----

From: Randy Hutcheson
Sent: Sunday, January 12, 2020 9:55 AM
To: Clayton Comstock
Subject: SDP 2019-03

Clayton,

Unless the City has plans to make improvements along Smithfield Road that coincide with construction of the new school and meet the standards for roadside design within the the urban village and applicable council adopted policies and strategies in the new strategic plan, I'm opposed to the waiver request from roadside design requirements along Smithfield Road. With that said, I'm not opposed to the waiver of trash receptacles.

This case brings up a larger concern about conditions along Smithfield Road within the boundaries of the Urban Village. I have walked this area in the last year and it leaves much to be desired for pedestrians and cyclists. Considering the number of students in the areas and that it is located in an urban village, it should be a fir the city to focus resources to implement plans, policies, and strategies adopted by council.

I am also concerned about the off set intersection at the proposed Northeast Parkway and Chapman Road at Smithfield. These types of intersections always prioritize vehicles at the expense of pedestrians and cyclists. Since the new school is located within the urban village, it would make sense to make it safer and easier for pedestrians and cyclists to navigate the area.

Moving forward, I have a recommendation and two questions. Concerning the recommendation, I believe it would be good to have a training meeting in the field with the Planning and Zoning Commission so they can get first hand experience of what it's like to be a pedestrian on Smithfield Road. Concerning the questions, our community recently focused efforts to update our strategic and transportation plans. Was their not more to add from these planning efforts in the staff report to emphasize the importance of this segment of Smithfield Road located within the urban village? Is this area being considered for improvements from the Capital Program Advisory Committee to improve pedestrian and bike facilities along the portion of Smithfield Road within the urban village?

On a related note, I sent a message to council and the mayor last year asking them not to lower taxes. I provided them with several examples of where we have unresolved capital needs and how the additional revenue could help. This is another good example.

Thanks in advance!
Randy Hutcheson
8812 Jason Court

Sent from my iPhone

-----Original Message-----

From: Randy Hutcheson
Sent: Wednesday, January 15, 2020 4:39 PM
To: Clayton Comstock
Subject: Re: SDP 2019-03

Clayton,

I had a great phone call with the ISD and their architect on my way home. We reviewed the project in detail. The architect also shared his conversation with you concerning the safe routes to school program. Based on those discussions, I'm happy to remove my opposition to the roadside design standards waivers along Smithfield if the City commits, in the public hearing, to explore safe routes to schools grant options from the NCTCOG. I do understand that even if you apply, you may not receive the grant. If you get the grant, I also understand that the grant may not be available to meet the intent of the TOD standards for roadside design by the time the school is completed. I do feel that the public commitment by the City to recognize the need for safe routes to schools and to make a concerted effort to explore funding would be great.

Thanks for all of your help! Let me know if I need to change any wording or if the current wording works.

Randy

Sent from my iPhone

> On Jan 13, 2020, at 9:13 AM, Clayton Comstock wrote:

> Thank you for the input, Randy. As you probably expected, your email will be shared with the Planning & Zoning Commission and City Council as this case moves forward.

I appreciate your recommendations for a safer pedestrian facilities on

Smithfield Road and I share your thoughts. Unfortunately, BISD's consultants have expressed budgetary concerns to BISD regarding this project and BISD is not comfortable committing dollars to those TOD requirements that waivers are being requested to--fencing/screening and Smithfield Road streetscaping. There is quite a bit of extra expense developing a school on this property and within the TOD. The focus has been on getting a good frontage of the building along a newly designed and installed street that will be a game-changer for traffic flow in this area.

>

> I also believe that NCTCOG sees value in the Smithfield TOD area and Smithfield Road streetscaping improvements could be wrapped into a Safe Routes to Schools or some other grant opportunity in the near future. I will certainly include more detail and the importance of safe pedestrian amenities around a school campus in the presentation to P&Z this Thursday.

>
> Thank you,

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> Clayton

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> -----Original Message-----

From: Caroline Waggoner
Sent: Monday, January 13, 2020 8:04 AM
To: 'Randall Shiflet'; Clayton Comstock
Cc: Clayton Husband
Subject: RE: FP 2019-16 - Smithfield Elementary reconstruction `

Good Morning, Randy:

The school site will be discharging their storm water runoff to three areas; two going into the Davis Boulevard system and the third discharging into Smithfield Road. The runoff will not impact either of the two properties you referenced on Main and Snider. You are correct that the Main / Snider / Center project will be handling the drainage in those areas. The offsite drainage ROW which runs parallel to Main Street and runs immediately south of the City's property (and north of the Smart Buy Homes Main Street property) is not included in the scope of the Main / Snider / Center project as its drainage is not directly related to those roadways. The school property will contribute some flow into the drainage ROW, but that flow is picked up by the Davis Boulevard system and not by the Main / Snider / Center system. I'd be happy to sit down with you and Marvin to show you the civil plans at your convenience.

Have a great day,

Caroline

Caroline Waggoner, P.E., CFM

Director of Public Works
City of North Richland Hills
817.427.6406
817.427.6404 (fax)

From: Randall Shiflet
Sent: Sunday, January 12, 2020 5:00 PM
To: Clayton Comstock
Cc: Clayton Husband; Caroline Waggoner
Subject: FP 2019-16 - Smithfield Elementary reconstruction `

Clayton,

The final plat, (FP 2019-16), is on the P&Z agenda for a recommendation this Thursday, Jan. 16, 2020. wanted to make sure that, if approved, any potential downstream drainage change will be addressed prior to approval and permitting for this project.

Specific concerns are the Smart Buy Homes properties located at '7909 Main Street' and '6529 Snider St.'

On a larger scale, it seems the capital reconstruction project, including Main St., Snider St. and Center St. will be designed with sufficient capacity to handle drainage and run-off from the new school site.

As I recall, the school will be responsible for ensuring their drainage won't increase sheet flow runoff, or concentrate current runoff onto adjacent properties. I'm thinking of the 'off-site flume' that the Judge had to have installed last year, prior to obtaining his building permits.

Just wanted to make sure this is being taken into consideration with the school project and the capital roadway improvements? Please advise.

Sincerely,

Randy Shiflet