

From: [Keith Thomsen](#)
To: [All Alders](#)
Subject: Traffic Impact of Proposed Hill Valley Development
Date: Tuesday, December 10, 2024 11:18:37 PM

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Dear Alders,

We are writing to share significant concerns about the traffic impact of the proposed Hill Valley development, which includes 1,700 new dwellings. The additional vehicles will severely affect South High Point Road and surrounding residential streets, including Welton Drive and New Washburn Road.

South High Point Road is already a busy corridor serving multiple neighborhoods. The influx of traffic from Hill Valley will lead to greater congestion, longer commute times, and increased risks for pedestrians, cyclists, and drivers. Additionally, the development will funnel more vehicles through Welton Drive and New Washburn Road as cut-through routes to shopping and services near Watts and Gammon, disrupting the character of these quiet residential streets.

Despite these clear and foreseeable impacts, the Plan Commission has not presented any strategies or plans to address the increased traffic volume or ensure safety. This lack of consideration is deeply concerning for those of us who live in High Point Estates and surrounding areas.

We respectfully urge you to vote “no” on the Hill Valley development as currently proposed and remand it to the Plan Commission and the Transportation Committee. A thorough and actionable traffic management plan is essential to address these issues and mitigate the impact on South High Point Road and nearby neighborhoods.

Thank you for your attention to this pressing matter.

Sincerely,
Keith and Nancy Thomsen
High Point Estates Resident