

February 21, 2012

Ms. Annika Gunning, Project Manager
City of Corpus Christi, Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

Project No.: R0101165-50002.01

Re: Upcoming Transportation Advisory Committee (TAC)
Calallen Neighborhood Commercial Development
±37-Acres – Southeast Corner of Northwest Boulevard
(FM 624) and FM 1889

Dear Ms. Gunning:

As discussed in our meeting early last year, the transportation master plan would require a 60' right-of-way dedication for a Collector Street if the entire ±37-acres is platted. In addition, construction of a 48' street, including curb and sidewalks would be required. In our meeting on January 12, 2012, we received verbal support from various City staff that this Collector Street requirement should be eliminated, which lead to this being put on the TAC agenda in January. In our meeting on February 8, 2012, we understand from you that the TAC met in January and decided they had insufficient information to render a decision about the need to remove the east-west Collector Street requirement from the proposed Calallen Neighborhood Commercial Development project. It is not clear what was presented to the TAC by City staff, so I am providing this letter summarizing some of our concerns:

- The proposed street section would be a dead end street until the ten (10) other property owners to the east participate in their sections of the Collector Street, so that the street connects to CR 69. It's been our experience with minor roadways like these that without funding and participation by the City or some other governmental agency, this street will never be completed the entire distance required to serve as relief to Northwest Boulevard. I would suggest that there will be pieces and parts of roadway and/or paper streets that lead to nowhere. In our opinion, CR 52 further to the south has the best opportunity to be an east-west corridor option to provide relief to Northwest Boulevard. It is already built half way from Highway 77 to CR 69 and would likely receive funding and ROW dedications much sooner than this Collector Street.

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- The right-of-way would be dedicated immediately adjacent to the single family neighborhood to the south. If the street does eventually cut through, these neighbors will be impacted with an increase in noise and presence of traffic. If the street remains a dead end, this will result in a place for dumping and other uses rather than its intended purpose.
- The proposed Calallen Neighborhood Commercial Development would not take access to this street. This street adds no value in terms of additional access. The street is too remote from any portion of the development to provide any value. The area on the south end of the +/-37-acres would be used to mitigate the impact of additional stormwater run-off with construction of a broad shallow detention pond of 4-5-acres. We see the pond as an essential component of the project to mitigate the additional run off, but also provide a green buffer between the proposed development and the residents to the south. The rest of the development would not have access to this street to nowhere.
- The proposed Calallen Neighborhood Commercial Development cannot afford the additional costs related to this ROW dedication and the required construction. The property is already challenged with inadequate utilities and the viability of this project is further impacted by this requirement.

We have attached a conceptual site plan of how the property is anticipated to be developed. As you can see the development would not utilize this road.

We intend to have a team attend the upcoming TAC meeting later this month. Please let us know if you need anything further to take this to the committee hearing. We would appreciate the support of the staff as agreed in our initial development meeting as well.

Sincerely,



Mark R. Johnson, P.E., LEED®AP
Principal/Senior Project Manager
Bury + Partners SA, Inc - TBPE F-1048

Attachments

SITE PLAN EXHIBIT

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