

Cambridge Crossing Homeowners Association
c/o Singer Association Management
11498 Luna Road, Suite 102
Dallas, Texas 75234

February 12, 2014

Thom D. Chesney
President
Brookhaven College
3939 Valley View Lane
Farmers Branch, Texas 75244-4997

Re: Alpha Road – Bella Lane Connector Project

Dear Dr. Chesney:

We appreciate the opportunity to have met with you and George Herring, Vice President of Business Services, and representatives of the City of Farmers Branch and the City of Addison to discuss our concerns related to the proposed Alpha Road – Bella Lane connector project. We recently presented information about the project, including the preliminary drawings, at a town hall meeting of our homeowners, and they expressed many of the same concerns that we had previously shared with you and Mr. Herring.

First and foremost, the homeowners are concerned about the proximity of the road to our community and the impact it would have on traffic on Alpha Road and Sigma Road. The increased traffic could create congestion at the entrances to our community, potentially interfering with homeowner ingress to and egress from our community, and create increased pollution from auto exhaust and more noise. Further concerns with regard to increased traffic on Sigma Road include (i) the impact on the community's maintenance obligation for Sigma Road, which includes all roadway and landscaping improvements to the community's property boundary line (approximately at the midline of Sigma Road), and (ii) increased vehicular as well as pedestrian traffic through our community, creating security and privacy concerns. In addition, increased vehicular traffic through our community would increase the community's maintenance costs related to its private streets.

The following provisions would help mitigate the community's traffic-related concerns:

1. The assumption by the City of Farmers Branch of the community's maintenance obligation for the Sigma Road improvements. The community will retain the landscape maintenance obligation for the right-of-way on the west side Sigma Road.
2. Locate the Alpha Road access or connection to the proposed road as far south as possible, creating distance from the community's primary entrance on Alpha Road and a buffer area/park between the road and the community's property line. Accordingly, the community prefers the design depicted in the drawing prepared by Kevin Sloan Studio labeled "Option 2" and dated November 26, 2013, a copy of which is attached hereto as Exhibit A.
3. Design the road for right-in, right-out only turns, with no median cut on Alpha Road.
4. Ensure that the road would only be one lane in each direction, with restrictions in place to prohibit future expansion to multiple lanes.
5. Limit the speed on the road to 20 mph through the use of speed tables, curves, the traffic circle, and posted speed limit signs.
6. Prohibit trucks exceeding a three-quarter (3/4) ton capacity, and vehicles with more than two (2) axles, from using the road.
7. Prohibit the use of the road for construction vehicles and materials.

8. Obtain assurance from the City of Farmers Branch that it will support and facilitate the community's efforts to increase security and privacy, including:
 - a. Completing the perimeter fencing around the community, particularly at the southwestern corner.
 - b. Adding speed tables at the community's entrances on Alpha Road and Sigma Road, and possibly within the community.
 - c. Placing signage at the community's entrances and within the community regarding the private nature of the community and prohibiting the parking of unauthorized vehicles in the community's parking spaces on Alpha Road and Sigma Road and within the community.
 - d. Gating the community, if the homeowners elect to pursue in the future.

In addition to the above, the community requests that the project include the following features and enhancements:

- Extend the sidewalk along Alpha Road from the community's entrance to connect to Brookhaven College's walking/jogging path at a convenient point north of McEwen Road.
- Include passive park amenities in the buffer area, such as attractive landscaping (including shade trees), lighting, benches, drinking water fountain, doggie bag dispenser, and trash cans, all of which would be maintained by the City of Farmers Branch.
- Include a sidewalk parallel to the new connector road, from Alpha Road into the Vitruvian Park development, as shown on the Exhibit A drawing.
- Construct a lighted walking/bicycle path from Alpha Road to the Brookhaven Trail currently under construction (separate from the College's walking/jogging path, and separate from the parallel sidewalk described above), to facilitate bicycling access to the Brookhaven Trail, and on to Dallas County's trail system.

Lastly, we request that the road be designed and constructed to any specifications required by Oncor in order for Oncor to use the road for access to its substation (as an exception to the prohibition on trucks), allowing the termination of the current access easement through the Cambridge Crossing community. We would like assurance from Brookhaven College (and the City of Farmers Branch, if applicable) that it will grant an access easement over the new road to Oncor, if Oncor so requests.

If the community's traffic-related concerns are fully addressed, and the above-described features and enhancements are included in the design, we feel that the connector road will be a positive amenity for Brookhaven College and the surrounding community, including Cambridge Crossing.

Sincerely,

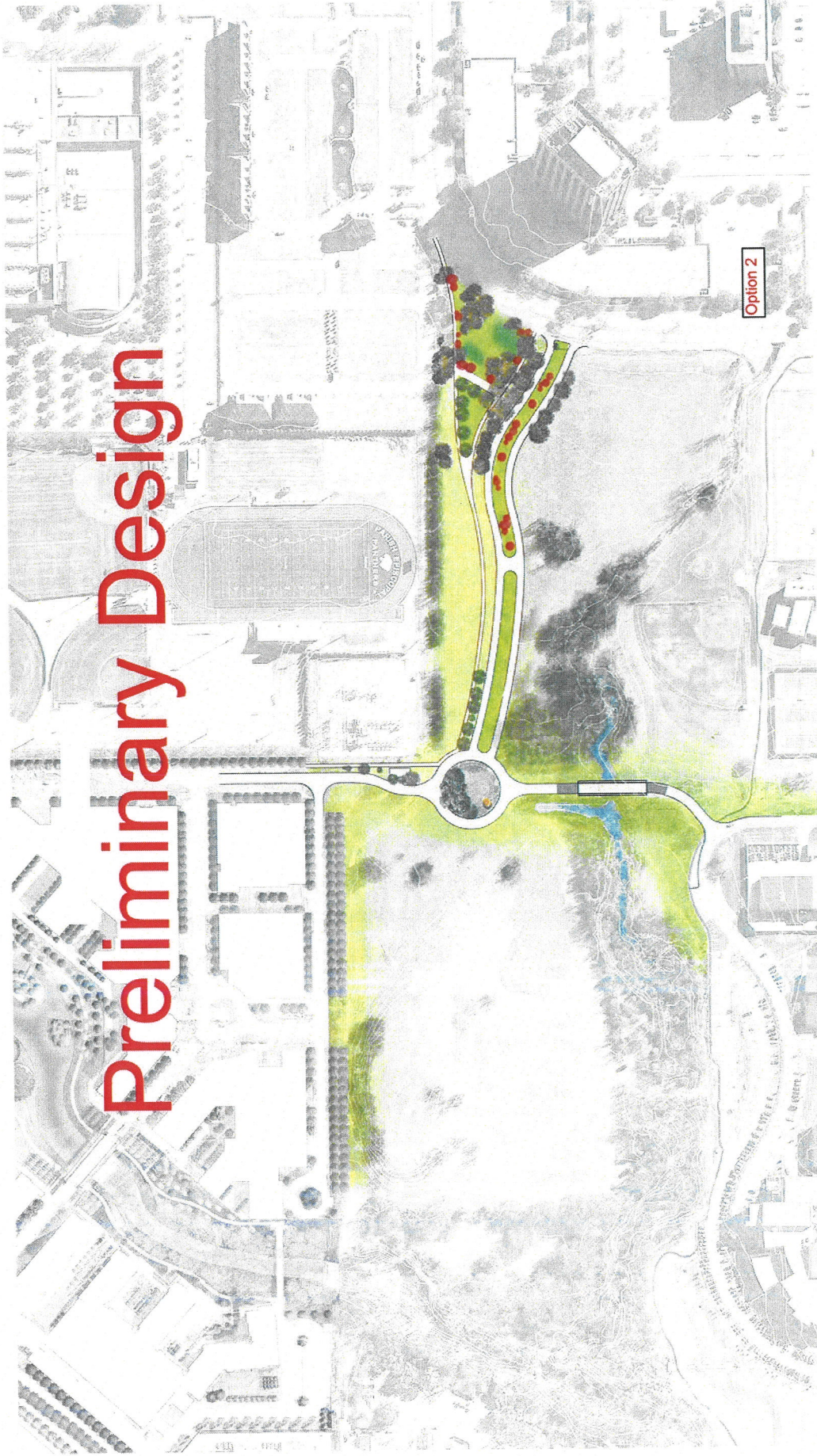
Board of Directors,
Cambridge Crossing Homeowners Association

By: Kyle Dundon
Kyle Dundon, President

cc: Andy Gillies, Director of Planning
City of Farmers Branch

Exhibit A

Preliminary Design



URK - Broadview College - Vision and Plan Committee
November 26, 2013

