

Braddock Road Widening Concerns – The Elms/Carrleigh HOA

Concern	Issues	Potential Mitigation
#1 Safety	Children's and commuter bus stops (school bus stop is at the corner of Braddock and Bradfield), commuters walking across 6 lanes of traffic from other side of Braddock	Light at Bradfield (although see note 2 cells below), cross-walk and flashing lights
	Right-hand turning lane - needs to be preserved because of the speed of cars coming around the curve at Guinea heading east on Braddock, but how can this be accommodated with the expansion?	Must have a right-hand turn lane
	Ability to turn left across 3 lanes of traffic coming out of Bradfield	Light (although many residents realize this is not practical and some believe a light would be detrimental, causing more backup into the community)
	Impact on sidewalk along Braddock for walkers, bikers, commuters (as well as sidewalk along Guinea)	Must maintain safe pedestrian walking area
	Hazardous curve (road alignment) already coming from west on Braddock after light at Guinea--how will this be mitigated/not enhanced?	
	Existing speeding issues, particularly as drivers come through light at Guinea driving eastbound on Braddock	Increased police vigilance, ticketing
#2 Infringement on HOA area	Will expansion require moving power lines, which would result in cutting tall, mature trees down that provide air and noise pollution reduction and aesthetic value?	Bury power lines, replace any removed trees
	Loss of buffer between road and homes, proximity to homes - especially homes near corner of entrance	
	Homeowner on church corner has easement up to corner of Braddock. How will individual landowners be affected?	
	What will happen to church service road? (Who "owns" service road?)	
#3 Noise	General noise from extra volume	Noise wall, additional tree plantings
	Increased truck traffic - do not allow trucks to down-shift instead of braking	Signage
Construction impacts	Concern about volume of traffic during construction and ability to even turn right out of Bradfield	Do not allow right-turns on red from Guinea onto eastbound Braddock
	Night-time construction noise	Don't allow it!

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Drainage	Additional paved surface will generate more runoff – existing drainage ditches don’t always keep up with heavy rain now	Install sewer lines instead of relying on ditches
Air pollution	Increased air pollution (fine particulates) from general increased volume as well as increased number of vehicles idling at light	Additional tree plantings
Will solution really address traffic issues	Traffic studies should reveal this—for our section, are 2 extra lanes really needed when some of the backups are attributed to (1) extended backups eastbound on Braddock for cars turning right onto Rolling Road and (2) extended backups westbound on Braddock for cars turning left onto Guinea (adding extended lanes for turning might alleviate problems in this section as opposed to adding 2 full additional lanes throughout)	Studies and modeling scenarios (what are the root causes of the traffic bottlenecks)
Historical significance	Certain areas along Braddock, including along St Stephens Church have been preserved due to historical significance (civil war)	