
Re: Aspen and Wrangler Request for Meeting

From David Janover <djanover@fountainhillsaz.gov>

Date Wed 4/1/2026 3:07 PM

To Mark Maloney <mmaloney@tollbrothers.com>

Cc Rachael Goodwin <rgoodwin@fountainhillsaz.gov>; David Trimble <dtrimble@fountainhillsaz.gov>; Justin Weldy <jweldy@fountainhillsaz.gov>; John Wesley <jwesley@fountainhillsaz.gov>; Farhad Tavassoli <ftavassoli@fountainhillsaz.gov>; Andy Whisler <awhisler@fountainhillsaz.gov>; chipps@tollbrothers.com <cchipps@tollbrothers.com>

 1 attachment (2 MB)

E- STRIPING ASPEN.pdf;

Good afternoon Mark,

Thank you for your email and for sharing the conceptual striping exhibit.

The Town has reviewed the proposed improvements. While there is currently no existing sidewalk network along Aspen Drive, we would be supportive of the proposed sidewalk installation as shown in your exhibit. Although it would not connect to other sidewalks at this time, it would still provide a dedicated area for pedestrians to walk outside of the roadway, which is a benefit.

However, the Town would not support the proposed double yellow centerline or white striping on Aspen Drive. Aspen Drive is classified as a local roadway, and it is the Town's standard practice not to install centerline or lane striping on local streets. Consistent with the Manual on Uniform Traffic Control Devices, engineering judgment should be used when considering centerline markings on roadways where vehicles may encroach due to limited width or the presence of parked vehicles. On local streets such as Aspen Drive, where drivers often need to share space and occasionally encroach into opposing travel paths, the installation of striping can create a false sense of available width and reduce the expectation that drivers yield to one another, which may introduce operational conflicts rather than improve safety. This same concern applies to white striping, which further defines travel lanes in a way that is not consistent with the shared-use nature of local streets.

Additionally, striping—whether centerline or edge line—can visually widen the roadway and create a more arterial appearance, which may encourage higher vehicle speeds, contrary to the intended low-speed environment of a local street.

We appreciate your efforts to address resident concerns and your coordination with the Town on this project.

Warmest Regards,

Dave



David A. Janover, PE, F.NSPE, CFM

Town Engineer

Town of Fountain Hills

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From: Mark Maloney <mmaloney@tollbrothers.com>

Sent: Thursday, March 26, 2026 3:22 PM

To: Justin Weldy <jweldy@fountainhillsaz.gov>; David Janover <djanover@fountainhillsaz.gov>

Cc: Rachael Goodwin <rgoodwin@fountainhillsaz.gov>; Colin Phipps <cphipps@tollbrothers.com>; Farhad Tavassoli <ftavassoli@fountainhillsaz.gov>

Subject: Aspen and Wrangler Request for Meeting

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This email is a follow up to a prior request for a meeting to discuss traffic related to our Aspen and Wrangler project. At the last Planning and Zoning hearing this project was approved 6-0. The biggest concern of residents opposed to the project, is Traffic. When meeting with residents, we floated a couple ideas to mitigate their concerns. One was to add sidewalk along Aspen Drive along the frontage of our property and adjacent to the city owned land just east of this property. Another was to add stripping on Aspen. See attached exhibit. As an engineer myself, I understand it may not be appropriate to stripe a local road, but we need to get the Town's response to this suggestion. If that solution will not work, we need to investigate other alternatives to make the traffic situation better.

Toll Brothers would like to request a meeting to discuss alternatives mitigation to the traffic situation in the area of this project. Could you please provide me a couple of times you may be available. We would like to get this worked out as soon as possible as we have a Mayor and Council hearing for this project on April 21st.

Please respond, as we have committed to have discussion with the town regarding resident concerns.

Sincerely,

Mark Maloney

Director, Land Entitlement LD

Toll Brothers

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