

We believe that construction of new buildings at 555 Middlefield will impact traffic on Cypress Point Drive. This construction is expected to begin in the fall of next year. It will add over 300 new units to their complex and much of that will be parking in a 5-story parking structure that will be accessible from the highway 85 end of Cypress Point Drive.

We also believe that this will increase the traffic between Cypress Point Drive and Central Ave. To mitigate the increased traffic on driveways A and F, the board is considering speed humps on these driveways, each about 1/3 of the way from the streets on each side. A rough location is shown on this map.



Speed Humps (The Flatter Cousins to Speed Bumps) are raised sections of pavement or rubber that are much longer—usually 10 to 14 feet long—with a gentler slope than a traditional speed bump. They are best used for residential streets where the goal is to lower speeds to 15–20 mph without completely jarring the vehicle. User/Expert Reviews: Generally favored by drivers over speed bumps because they offer a smoother ride. However, residents sometimes complain that they are too gentle, allowing aggressive drivers to speed right over them. You'll find several speed humps on the streets between Costco and Old Middlefield Way near Rengstorff.

There are two types of speed humps; plastic and asphalt. These methods cost about the same with some pros and cons.

Feature	Rubber Speed Humps	Asphalt Speed Humps
Upfront Cost	\$500–\$1,500 per installed section	\$300–\$1,000 per installed bump
Installation	Minimal tools, done in under an hour. No lane closures required.	Requires multiple workers, machinery, and lane closures.
Durability	3–10 years; flexible, won't crack in temperature shifts.	10+ years; can crack and crumble under heavy loads and extreme weather.
Maintenance	Easy to replace individual damaged sections.	Requires repaving, patching, or complete re-pour for repairs.
Best For	Private roads, parking lots, temporary zones, or seasonal use.	Public streets, permanent city projects, and high-traffic thoroughfares.

We did consider gates at the entrances, but we're not sure that the fire department would allow them. They would also interfere with delivery and garbage trucks. Blocking off one end is also impractical.

Now for some survey questions please send your answers and comments via e-mail to JOHN@CPLAKES.ORG or by e-mail (MANAGER@CPLAKES.ORG) or snail-mail to Tammy Dominguez at Community Management Services. (1935 Dry Creek Rd, Suite 203, Campbell, CA 95008)

1. Should we install speed humps?
2. If YES, should we install
 - a. Plastic
 - b. Asphalt
3. If NO, do you have any other suggestions?