



THHinc McCLURE™
ENGINEERING CO.

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Mr. Rusty Palmer, Planner
Community Development
City of Columbia
701 E. Broadway
Columbia, MO 65202

RE: Petition for Variance - Sidewalk
Columbia Public Schools
Rock Bridge High School
THHinc McClure 80815007

Case #16-49: South Providence Outer Road – Sidewalk Variance

Dear Mr. Palmer,

Thank you for compiling and providing the City Department comments to our request for a Sidewalk Variance at Rock Bridge High School. We are glad to provide the following general responses to the staff comments.

Public Works – Bicycle and Pedestrian:

Currently all properties along the outer road from Green Meadows Road to South Hampton Drive have been developed. Only two properties along this outer road have sidewalks – A1 Party Rental and Angelos Plaza. There is little to no additional urban development that will result in this corridor. These areas are all vibrant developments and very unlikely to be subject to any redevelopment in the foreseeable future.

Due to the topography at the southeast corner of the property (*at South Hampton Drive*), constructing a direct north south connection to South Hampton Drive will require a large stream crossing and significant fills. An alternative approach to connect with South Hampton is to wrap around the south side of the school’s south parking lot and connecting to the South Hampton sidewalk 430’ west of the outer road. This offset in the north south sidewalk connectivity will likely discourage anyone wanting to make a connection between the north and south sides of South Hampton.

We do not feel that granting of this variance will provide preferential treatment to CPS, but will rather, be based on the specific merits of the request. We believe that there is adequate north-south connectivity with the South Providence Trail.

We do not believe that approval of this variance will limit connectivity. The paved South Providence Trail provides good connectivity for the entire area.

We do not believe that this impacts safety. This is very different than a residential area served by local sidewalks. Pedestrian traffic here will use the sidewalk system more like an arterial roadway than a local street. As part of

the construction of the South Providence Trail connections have been made at critical locations to serve as collection points to the arterial (*the South Providence Trail*).

The outer road and the South Providence Trail are unique. As noted above, the paved trail serves as a collector. Providing a parallel sidewalk on the west side of the outer road would seem to be redundant and unnecessary.

Public Works – Engineering:

The South Providence Trail is paved and its connections do provide the same level of accessibility that a standard sidewalk would.

Parks and Recreation:

Currently there are three connectors between the South Providence Trail and the school site –

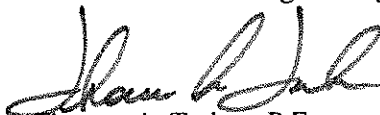
- one at the north end of the property (Career Center) – *we are proposing an on-site sidewalk extension from the outer road cross walk west to the front of the Career Center (along the south side of the north drive).*
- one serving the main entrance to the High School – this currently aligns with the main sidewalk serving the entrance.
- one at South Hampton – this provides sidewalk connectivity along the south side of the school property and serves the stadium and related athletic facilities.

We are requesting this variance for two specific reasons:

1. We strongly believe that there is sufficient sidewalk connectivity with the paved South Providence Trail that was constructed in 2011.
2. There are some particular hardships for constructing this frontage sidewalk.
 - Due to the grades along the outer roadway, constructing an appropriate sidewalk will require a fair amount of excavation / cutting in the already established utility corridor, resulting in displaced utilities and the resultant cost.
 - As previously noted, the topography in the southeast corner of the site precludes a reasonable connection at South Hampton and the outer road.

Please contact me if you need any additional information.

Sincerely,
THHinc McClure Engineering Co.



Thomas A. Trabue, P.E.
Civil Team Leader