



Unimproved Street Sidewalk Design Adjustment Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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If a design adjustment is requested, the Director or Commission may recommend approval of the design adjustment if it determines that the following criteria have been met, and the Council shall consider these criteria in making a decision on the requested design adjustment¹:

Please explain how the requested design adjustment complies with each of the below criteria:

1. The design adjustment is consistent with the City’s adopted comprehensive Plan and with any policy guidance issued to the Department by Council;

Construction of a sidewalk is not appropriate for this lot.

2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;

No significant impact would occur because this lot is the first to have construction on it and there is no sidewalk adjoining either side of the lot. If a sidewalk was constructed at this time it would be a “sidewalk to nowhere”. Therefore, the land will not be adversely impacted if no sidewalk is constructed on this land.

3. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;

The property is on the edge of two subdivisions and the road is not conducive to pedestrian traffic. There is a portion of sidewalk available on the opposite side of the street that would allow for the safe travel of pedestrian and bicycle traffic.

4. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and

The overall terrain is steep with an elevation drop of 14 feet west to east. This elevation drop would require construction of a retaining wall to support the backfill for the sidewalk, inclusion of one or more switchbacks to address the grade deviations, and construction of some type of structure to address standing water.

5. The design adjustment will not create adverse impacts on public health and safety.

Not building the sidewalk will not create adverse impacts on public health and safety. However, construction of a sidewalk would negatively impact the safety of pedestrians due to the varying grades and possibility of runoff of waters causing slippery conditions in wet or freezing weather. Additionally, a significant portion of the area where a sidewalk would be constructed lies within the 100-year flood plain which will also impact pedestrian safety. Historically Old Plank has been subject to flooding and blockage during rains. Current infrastructure does not have sufficient drainage, especially when water flows across Old Plank from the Gates subdivision located to the south of the property. This water pools in the drainage ditch resulting in standing waters where the sidewalk for the property will end. The property also lies within a curve on Old Plank Road creating a potential safety hazard due to the limited view by vehicles travelling on Old Plank Road. Pedestrians would have to move through wooded terrain and traverse adjacent properties without sidewalks.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions

Please answer the following questions for Unimproved Streets²:

1. What is the cost of constructing the sidewalk, relative to the cost of the proposed development?

A current estimate of sidewalk costs submitted by Spillman Construction is over \$28,000 but this estimate is not supported by engineering of the sidewalk to address the grade elevation differences and does not include means to address the standing waters from run off from the Gates Subdivision and the lack of appropriate drainage infrastructure.

2. Is the terrain such that sidewalks or walkways are physically feasible?

The terrain is steep with a 14-foot elevation drop over 451.97 feet from west to east with a 6 foot drop in the first 125 feet on the west and another 6 foot drop in 75 feet in the middle of eastern section. The construction of the sidewalk would require removal of trees, including one estimated to be over 100 years old, construction of a retaining wall and possible switchbacks to maintain acceptable grade. Old Plank is not to final grade and does not have appropriate drainage in place. Once Old Plank is improved the sidewalk would not conform to required standards. Placement of sidewalk would bring it within 26 feet of master bath and bedroom.

3. Would the sidewalk be located in a developed area, on a low traffic volume local street without sidewalks?

Old Plank is currently a 24 foot wide nonstandard asphalt road described as treacherous and winding. It has no curbing or guttering with no contiguous developed area on this side of the road. Currently there are no sidewalks constructed on the side of the street where property is located. Installation of sidewalks adjacent to properties without sidewalks presents tripping/fall hazards for pedestrian traffic. A sidewalk would require, at times, pedestrian movement through wooded terrain near a curve in Old Plank Road resulting in reduced vehicular visibility thereby creating additional dangerous conditions for pedestrians.

4. Are there any current or future parks, schools or other pedestrian generators near the development for which a sidewalk or walkway would provide access?

Cascade Neighborhood Park is .2 of a mile from the residence but requires traversing the roundabout on Route K.

If an alternative walkway is being proposed, please describe how the alternative would deviate from standard sidewalk requirements.

If applicable, please attach a map showing the proposed alternative walkway alignment.

² Based on factors for determining sidewalk need, identified in Council Policy Resolution PR 48-06A