

From: [Kelly Reid](#)
To: [Kelly Reid](#)
Subject: FW: Warner Parrott sidewalk
Date: Wednesday, June 19, 2019 9:46:33 AM

The following information is provided by the Development Services Department regarding the condition of approval for the new sidewalk segment on Warner Parrott Road.

From: Josh Wheeler
Sent: Wednesday, June 19, 2019 8:14 AM
To: Kelly Reid <kreid@orccity.org>; John M. Lewis <jmlewis@orccity.org>; Jeremy Tamargo <jtamargo@orccity.org>
Subject: RE: Warner Parrott sidewalk

Please change the condition based on the markup provided by John Lewis. The sidewalk should be a 5' curb tight sidewalk to match existing with a 5' landscape area behind the sidewalk for planting. After the 5 foot landscape area, the property line should be there and then a 10' PUE. (from curb, 5' walk, 5' landscape, property line, 10' PUE)

We were unaware that the staff report was being issued, and we understood that we were still discussing the required improvement. Also, after discussion with planning concerning items that were not in the land use application being added to the staff report, Planning advised us that this was all part of the public comment period; therefore, we understood changes could be made.

Modification criteria in 12.04.007

The modification meets the intent of the standard which is to provide sidewalk and street trees. When an existing street is substandard to the city code, the City views the TSP, then looks at what has been built in the area, then looks at what is reasonably possible for future development or redevelopment. The TSP states that infill sidewalk should be placed on the north side of Warner Parrott Road. Warner Parrott Road contains existing sidewalk, curb tight, 5 feet in width on the entire south side of the road and small portions of the north side. It has also been determined that future development or redevelopment is unlikely in the majority of the corridor; therefore, the appropriate sidewalk required by the TSP and based on existing layout is to provide curb tight sidewalk with plantings behind the sidewalk.

The modification will provide safe and efficient movement of pedestrians, motor vehicles, bicyclists and freight by ensuring pedestrians have a place to walk. It is not necessarily safer to not have curb tight sidewalk in this situation. Since some areas have no other option of curb tight sidewalk when other infill sidewalk occurs, meandering sidewalk along a roadway is not safe for the user. Pedestrians anticipate walking in a straight line and users of Warner Parrott are used to curb tight sidewalk which makes this area of the City not to be a hazard by using curb tight sidewalk.

The modification is consistent with an adopted plan as the TSP requires some type of sidewalk along Warner Parrott Road.

By keeping the sidewalk curb tight, the modification is complementary to the surrounding street design.

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