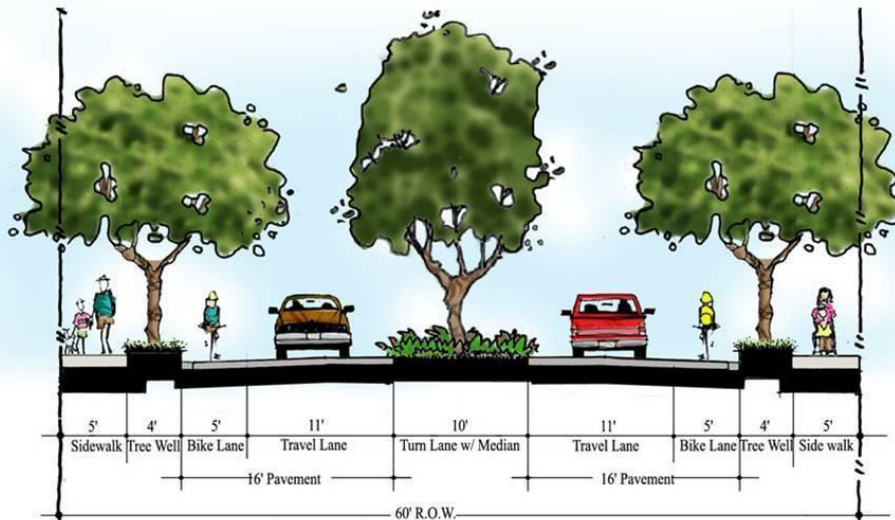


ROAD STANDARDS: Proposed Code Changes

November 5, 2019



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

Staff to provide an overview of the proposed changes to road standards, provide a schedule overview and answer any questions on proposed changes affecting: Frontage Improvements; Right of Way Dedication; Deferral of Improvements; and Right of Way Cross Sections.

WHY IS THIS ISSUE IMPORTANT?

1. Existing code does not reflect the current vision, values and goals of the City.
2. Existing code is difficult to use, allows for excessive interpretation and inconsistencies.
3. Revised text provides greater clarity and alternative options.
4. City's responsibility is to ensure safety, functionality and benefit for our residents and the traveling public.



POTENTIAL COMMISSION ACTION

COMMITTEE ACTION REQUESTED

- A recommendation to Council regarding the proposed standards will be requested at the meeting of the Public Hearing scheduled for Nov 19, 2019

NO ACTION REQUESTED

Information Only. Please present all questions at this meeting

REVIEWS TO DATE

- T&PW: Sept 19, 2019; Oct 24, 2019; Nov 7, 2019 (recommendation requested)
- PC: Nov 5, 2019; PH on Nov 19, 2019 (recommendation requested)



COMPREHENSIVE PLAN GUIDANCE

COMPREHENSIVE PLAN POLICIES

- Policy 4.1, "Continue to plan for and [implement a multi-modal transportation system](#) that supports the safe, efficient and reliable movement of people, vehicles, and goods while balancing transportation needs with other community values;" and
- Policy 4.2Q, "Implementation of desired design standards may be constrained by physical or environmental issues, costs effectiveness, right-of-way, or other parameters; [variances to the street standards to address these types of issues](#) may be approved, while seeking to maintain the function of the transportation corridor;" and
- Policy 4.3A, "Upgrade residential neighborhood streets with [pedestrian and bicycle facilities](#) and increased access to transit in alignment with pedestrian and bicycle network plans;"



FOUR KEY AREAS OF FOCUS



1. FRONTAGE IMPROVEMENTS

1

Applicability: When frontage improvements are required

New	SFR or ADU, construction in excess of \$250k;
Modification	Building (public assembly, commercial, industrial, MF, townhome), new construction or expansion (>50% GFA or 12,000SF);
Modification	Change of Use no longer triggers improvements
No Change	Surface Parking, >\$75,000
No Change	Subdivision

Other Changes

No Change	Payment of Improvements; rewritten for clarification
Clarification	Timing; text clarifies when improvements shall be made
New	Discretion; allows for fee in lieu where street improvements cannot be constructed
New	Local Improvement District; language prevents developer paying for an improvement twice



1. FRONTAGE IMPROVEMENTS

1



1. FRONTAGE IMPROVEMENTS

1



1. FRONTAGE IMPROVEMENTS

1



2. ROW DEDICATION

2

Applicability: When dedication is required

New	SFR or ADU, construction in excess of \$250k;
New	Building (public assembly, commercial, industrial, MF, townhome), new construction or expansion (>50% GFA or 12,000SF);
New	Change of Use no longer triggers improvements
New	Surface Parking, >\$75,000
No Change	Subdivision

Other Changes

Clarification	Timing; text clarifies when improvements shall be made
Clarification	Why dedication is required; clarifies the existing language & moved to different section
Clarification	Variance; replaces the existing KC language and provides criteria for assessment
Clarification	Private Roads; replaces the existing KC language and provides criteria for assessment



2. ROW DEDICATION

2



3. DEFERRAL OF IMPROVEMENTS

3

4

4. ROW CROSS SECTION

Modification	Deferral of improvements; deferral requirements removed and bonding language added after substantial development
New	Landscape strip widths added
Modification	Sidewalk widths; an additional 1' required for collector and arterials
New	Onstreet Parking dimensions added



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