

Engineering Comments

There are some concerns that the owner and/or the Zoning Commission should be aware of concerning this property and the proposed parking lot.

- There are portions of the City Storm Drain system under this property and in the adjacent alley.
 - I have talked with staff in our office, and we are OK with a parking lot being placed over the storm drain piping. Access to any existing manholes will need to be maintained.
 - If there is not a specific easement document already in place, one should be recorded prior to a building permit being issued for the parking lot. City staff can prepare the easement document, but the property owner or his agent should provide information from a licensed surveyor as to where the storm drain piping is physically located
- A site development variance would normally be required for alley access to the parking lot because of residentially zone properties along the alley. Because the Special Review also goes to Council, we are comfortable with not requiring a separate Site Development Variance as long as the alley access is specifically called out in the Council approval. The alternative is to not use the alley for access and to provide direct access onto 16th St. West.
- The location of this lot versus the building it will serve will lead to pedestrians jaywalking across 16th Street West as they go to and from the office building.
 - Based on nearby count station data for 16th St. West the average daily traffic volume on this portion of 16th St. West is between 4,000 and 5,000 vehicles per day.
 - The city will NOT approve any sort of signed or striped crosswalk across 16th this near the signalized intersection at 16th & Lewis.
 - The parking lot should be designed with screening, fencing, or landscaping along the 16th St. West frontage to discourage street crossings directly to & from the parking lot.
 - Signing should be provided at any point where pedestrians can exit the parking lot (driveway or entry walkway) directing pedestrians to cross at the traffic signal at Lewis.

Terry