

P2-20-00225



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City of Billings Planning Department

Dave,



We are seeking an amendment to the SIA of the Ironwood Estates 5th Filing. We are seeking this change to improve upon the original version where the transition from asphalt walking paths of the older filings 1-4 of Ironwood to concrete city walks in the 5th filing occurs. We are proposing to add a sidewalk to the city park adjacent to lot 62 to provide connectivity between the existing park asphalt trails and the start of the city walk of the 5th filing.

In doing this, we are seeking to amend the language in the original SIA that required sidewalks on lot 62 and lot 63. Instead of providing the original sidewalks, we propose installing city sidewalk in the city park across the street to the south of lot 62. We would remove the existing handicap crossing where the trail meets the road, and put in a handicap crossing where the new sidewalk will connect to the road.

This is necessary because the original sidewalk would have been severely underutilized as it did not connect to or from any existing pedestrian access infrastructure. The other lots on this street do not have sidewalks, as they were in the original phase of Ironwood, nor did it connect to any trail system.

We hope this is thoughtful and effective solution to a previous oversight on behalf of the developer and engineering firm. We have sought direction from Bill Morgan at Sanderson Stewart, Chris Hertz with City Planning, and Chris got input from City Parks. We would like to begin the process of seeking the Planning Departments approval to then go before the city council for a vote.

Thank you for your time and consideration, together we can improve upon the original intent of providing seamless pedestrian infrastructure.

Respectfully,

Steve Wells

President

Wells Built, Inc.



Aerialcap
6/2/15

