



Meeting Date: February 15, 2022

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Tara Vargish, PE Director of Development Services
Keith Johnston, PLS Public Works Development Division Manager

Title: Resolution Approving a Variance Pursuant to Section 2.3.1.1 of the Transportation Design Criteria Manual for the Omission of a Sidewalk on Proposed Timbermill Parkway in the Meadows Development [*Located in Section 28, Township 7 South, Range 67 West, Town of Castle Rock*]

Executive Summary

Castle Rock Development Company is proposing the construction of Timbermill Parkway in the undeveloped portion of the Meadows located on the northwesterly side of North Meadows Drive. The street will access the North Meadows Drive roundabout and traverse to the northwest and become parallel with the Burlington Northern Railroad right-of-way approximately 1500 feet northwest of the roundabout. The applicant will construct sidewalks on both sides of the street where there are developable properties on both sides of the street. As the street continues northwest and becomes immediately adjacent to the railroad, the sidewalk on the railroad side is proposed to be omitted as there would not be developable properties along this side.

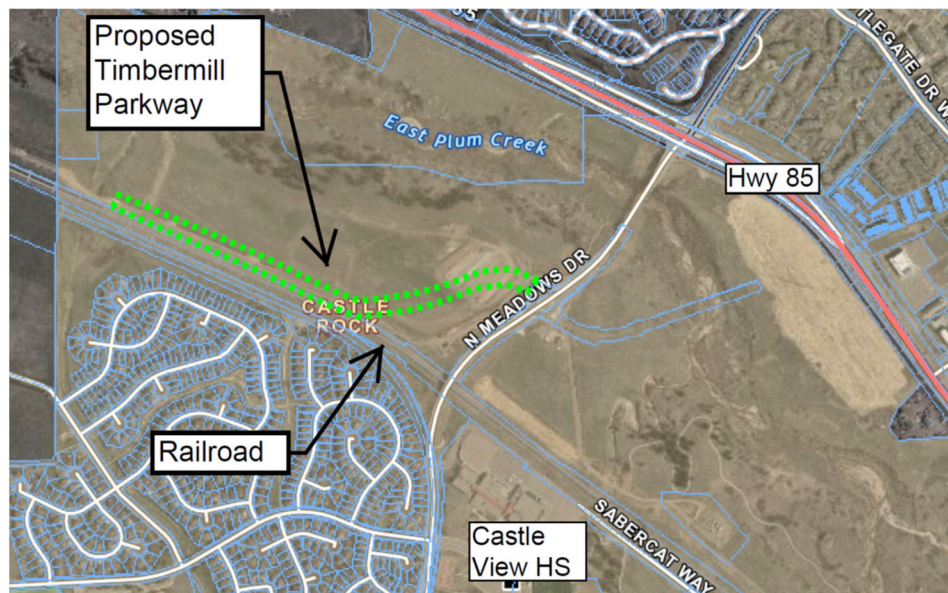


Figure 1: Vicinity Map

Notification and Outreach Efforts

The effect of omitting a portion of a sidewalk in this undeveloped area is not expected to impact current residents and businesses.

Discussion

Town staff are currently reviewing the construction plans for the proposed Timbermill Parkway. The street is expected to be constructed in support of administrative site development plans that are currently being reviewed by the Town and are located along the northwesterly end of the street. The street construction plans may be approved administratively, however, per the Town's Transportation Design Criteria Manual, Section 2.3.1.1, sidewalks are required to be constructed on both sides of all streets unless specifically deleted by action of Town Council.

The applicant has submitted a Technical Criteria Variance (TCV) application that includes the justification for omitting one of the sidewalks on a portion of the proposed street. The TCV is attached as Exhibit 1. In addition, a plan showing the street location and proposed sidewalks is included as Figure 2 in this report. The provided justifications to omit the sidewalk include:

- There is no planned development on the side of street where the sidewalk is omitted.
- A sidewalk immediately adjacent to a railroad poses a safety concern.
- A sidewalk that does not connect to anything, will create long-term maintenance obligations for the Town, including repair and replacement.

The applicant has proposed the following mitigations to offset the omission of a sidewalk adjacent to the railroad right-of-way:

- The applicant will construct a wider sidewalk on the northerly side of the street where only one sidewalk is available. The proposed sidewalk width in this area will be 10 feet wide rather than the standard 8 feet wide.
- To increase crosswalk safety, the applicant will also agree to pay the Town for Pedestrian Crossing Beacons where the street transitions from two sidewalks to one sidewalk.

Analysis of Review and Approval Criteria

Staff has reviewed the justifications and proposed mitigations provided for this variance request and concurs with the applicant that the omission of the sidewalk should not have an adverse impact on public health, safety and welfare. Considering there will be no development on the street frontage where the sidewalk is omitted and the wider sidewalk on the northerly side of the street should accommodate all pedestrian traffic, the sidewalk on the railroad side of the street seems unnecessary and would be a maintenance burden to the Town.

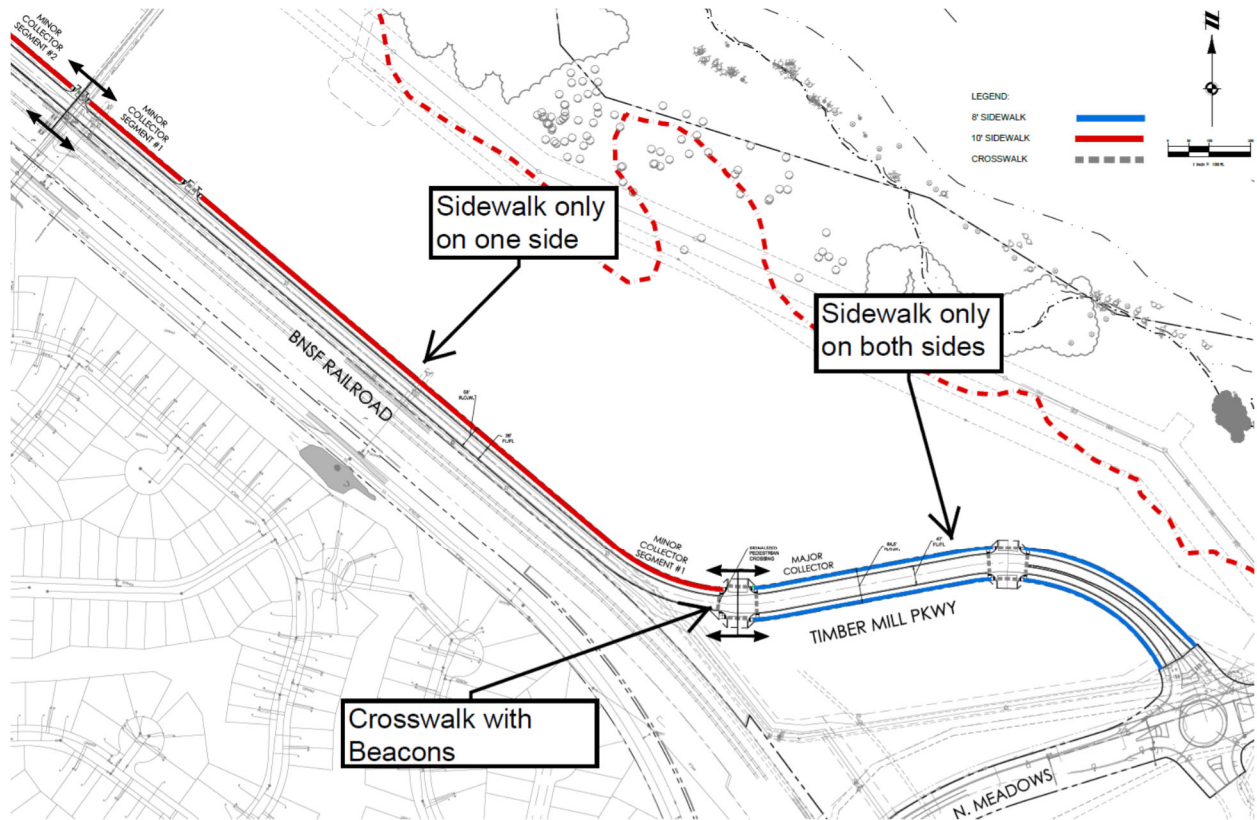


Figure 2: Proposed Street Location and Sidewalks

Budget Impact

The Town does not have financial responsibility for construction of these improvements. The applicant pays for all associated costs. The Town will save on future maintenance costs for the area of the omitted sidewalk.

Recommendation

Based on the analysis and findings outlined in this report, staff recommends that the Town Council approve this Technical Criteria Variance.

Proposed Motion

“I move to approve the Resolution as introduce by title.”

Attachments

- Attachment A: Resolution
- Exhibit 1: TCV21-0074