

Coburn Grand View Estates

Modification

Alternative Access proposal

Public Works Staff have proposed the following condition for the modification of phase sequences:

Condition: *Construct a minimum 24-foot-wide paved access, approved by the Fire Department, through future streets of Section A (Phase 2) to Section C (Phase 1) in a temporary access easement to be terminated upon dedication of right-of-way.*

This proposed condition is very expensive and would require the construction of the temporary access in a location that would be in the way of construction of the Segment "A" phase, adding to the costs this condition.

In lieu of the above proposed condition and construction of a temporary access roadway to Reed Road, we propose the following:

The intention is to close 27th Ave SE at Strong Road.

To construct a temporary 5-foot pedestrian access way from the end of "B" St through the 27th Ave Subdivision site out to 27th Ave and south along 27th to a point that will connect to the proposed sidewalk that is being constructed as part of the adjacent Apartment Project. This walkway will provide that needed pedestrian connection from the Segment "C" project to 27th as needed.

Provide improvements to Marietta from Strong Road west to 27th. The intent is to provide a minimum pavement width to Marietta of 22 feet, two travel lanes. This will provide a vehicular route from the Segment "C" project to 27th and Keubler Blvd.

The Traffic Consultant for the project has provided the attached information supporting this proposal and the satisfactory existing conditions of the intersections at each end of Marietta.