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linea lab architecture

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1205 Wallace Rd Class 2 Adjustment Application

Project Description: Interior remodel of existing building. Demo of existing partition walls & finishes. New partition walls , finishes, MEP & ADA upgrades. Change of use from medical office to Head Start day care/preschool.

SRC Requirement: 800.065 – Pedestrian Access

> *"(a) Pedestrian connections required. The on-site pedestrian circulation system shall provide pedestrian connectivity throughout the development site as follows:*
>
> 1. *Connection between building entrances and streets…*
> 2. *Connection between buildings on the same development site…"*

SRC Class 2 Adjustment Criteria: 250.005

> *"(2) An application for a Class 2 adjustment shall be granted if all the following criteria are met:*
>
> *(A) The purpose underlying the specific development standard proposed is:*
>
> *i. Clearly inapplicable to the proposed development site; or*
>
> *ii. Equally or better met by the proposed development."*

SRC 800.065 (a) (1) Connection Between Building Entrances and Streets

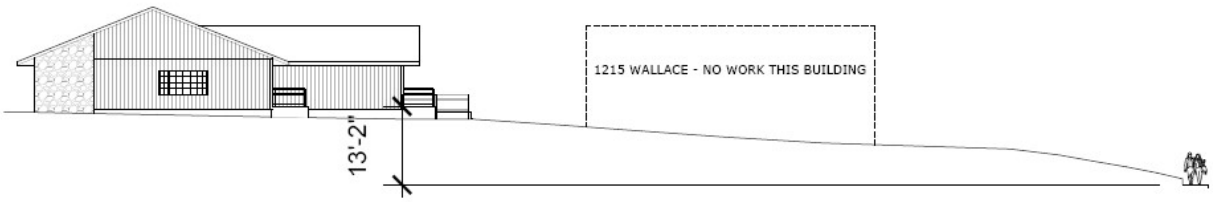
Adjustment criteria SRC 250.005 (d) (2) (A) (i) – Clearly inapplicable to the proposed development site.

Interpretation: The existing site conditions on the development site make providing pedestrian connections from Wallace Rd and/or Taybin Rd infeasible.

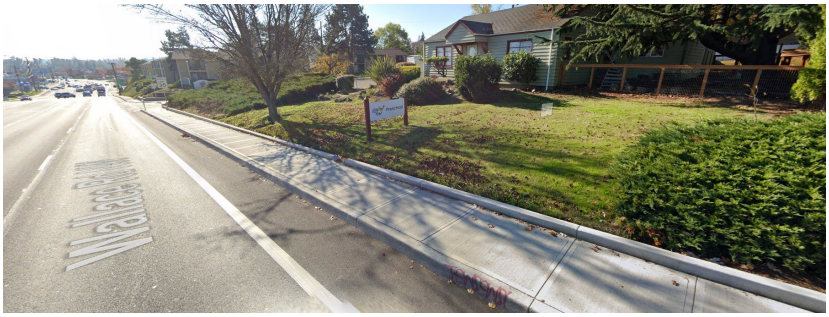
Wallace Rd Pedestrian Connection

- The development site is sloped such that providing pedestrian access is not feasible.
- Existing Elevation at sidewalk (approx. site midpoint) is roughly 12.5’ below the finished floor elevation of 1205 Wallace Rd; the area of work.
- Existing public sidewalk at Wallace Rd was recently replaced (c. 2022) and a curb/retaining wall were added.
- ADA requirements to provide equal access would not be met by solely providing stairs to create pedestrian access to the buildings on site.
- Constructing an accessible pedestrian path would therefore require approximately 150 linear feet of ramp runs, not including the required landings that must be provided every 30” of vertical rise per ICC A117.1 Sec 405.

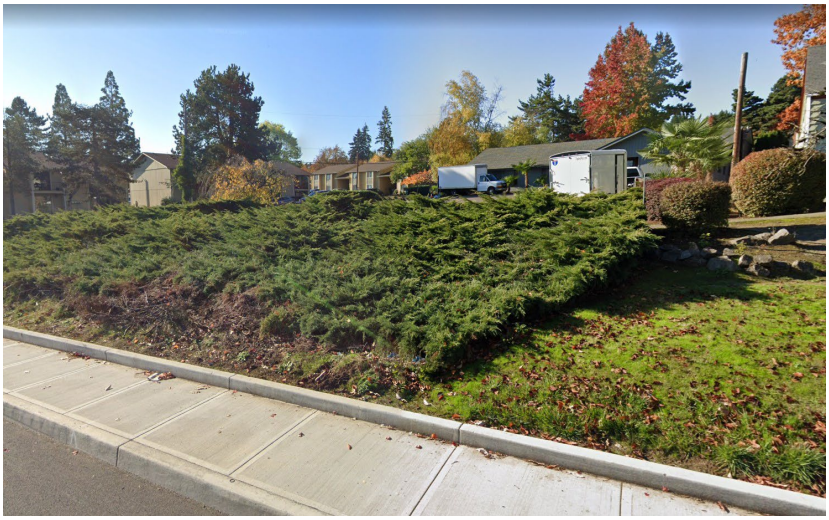
GOOGLE EARTH 3D IMAGE OF DEVELOPMENT SITE – CORNER OF WALLACE RD & TAYBIN RD FACING NW



EAST-WEST SITE SECTION DIAGRAM – ELEVATION DIFFERENCE BETWEEN SIDEWALK & FINISHED FLOOR (N.T.S.)



WALLACE RD FACING SOUTH – NO EXISTING PEDESTRIAN PATHS[1]



WALLACE RD FACING SW – EXISTING SITE SLOPE[1]

Taybin Rd Pedestrian Connection

- No sidewalk exists on either side of Taybin Rd.
- New sidewalk on Wallace Rd currently blocks pedestrians from turning corner up Taybin road with a retaining wall.
- Non-traversable drainage ditch occupies approximately 50% of the property line at Taybin Rd.
- Existing grated inlet and drain pipe at SW corner of property are installed very close to the surface and would need to be revised/reinstalled to allow for sidewalk / pedestrian walkway.

TAYBIN ROAD FACING EAST – NON-TRAVERSABLE DRAINAGE DITCH AND GRATED INLET [1]

TAYBIN RD FACING WEST – NO EXISTING SIDEWALKS, NOTE EXISTING DRAINAGE DITCH[1]

CORNER OF WALLACE RD & TAYBIN RD – RETAINING WALL BLOCKS PEDESTRIAN PATH UP TAYBIN RD[1]

SRC 800.065 (a) (2) Connection Between Buildings on the Same Development Site

Adjustment criteria SRC 250.005 (d) (2) (A) (ii) – Equally or better met by the proposed development.

Interpretation: Pedestrian connection between buildings on site will be equally met by parking revisions and ramp additions.

- Project includes removal of existing parking spaces in NW quadrant of development site to create a fenced playground space and surrounding pedestrian zones.
- Pedestrians will be able to travel between the main entrance of 1205 Wallace Rd and two of the entrances at 1215 Wallace Rd without entering the shared parking area.
- The two entrances that will have pedestrian access at 1215 Wallace Rd from 1205 Wallace Rd are the shortest distance between the two buildings – therefore the most convenient.
- ADA upgrades to 1205 Wallace including exterior ramps will provide improved pedestrian access between buildings.

Image Credits

1. Google Street View – Captured November 2022