

CHERRYDALE CIVIC ASSOCIATION

MISSING LINKS REPORT

At the request of Maureen Ross and in conjunction with the work of Erik Meyers and Ron Kampeas in the recent utility pole survey, I conducted a field review of missing sidewalk sections in Cherrydale to ascertain if any such sections would be eligible for completion through the county's Missing Links Program. My work consisted of a windshield survey, during the week of February 20th, 2012, of every street in the boundary of Cherrydale except for dead end streets which, as I understand it, are excluded from consideration according to county guidelines.

The key guidelines for the program as stated in the county's application are:

"This program is intended for the quick installation of curb, gutter, and sidewalk in front of 3 or less properties for the connection of existing sidewalks. Civic Association approval is required for each application.

Removal of small trees (up to 4" caliper) is allowed and small coping walls are permitted.

Applications that will be considered will have No utility relocation, NO streetlight installation involved, and NO easement purchase."

The field survey resulted in the identification of six potential locations that I thought may meet the county's criteria. The locations of the six sites are:

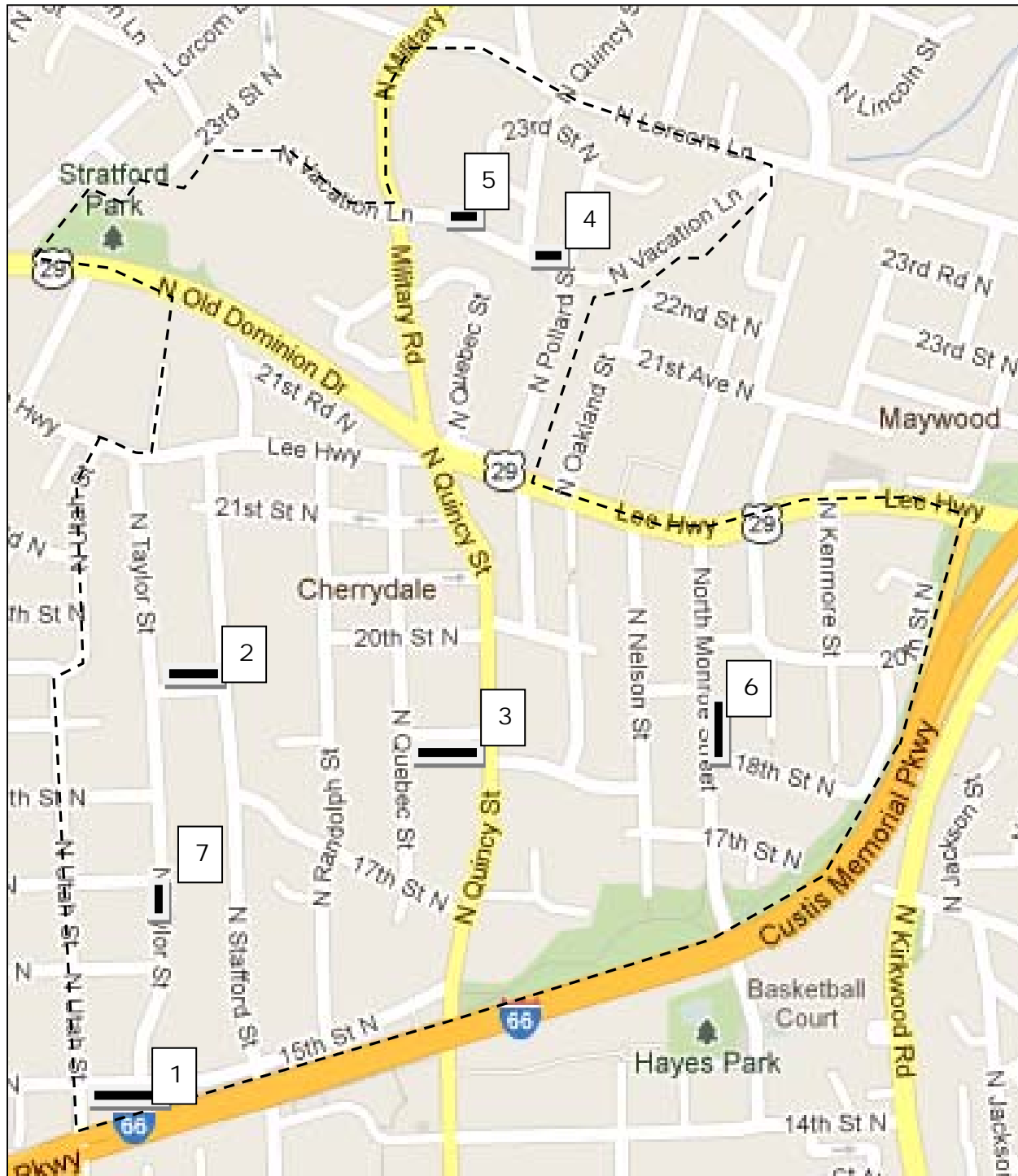
1. 4246 15th Street to Utah St. corner (3 houses, south side)
2. 4225 N. 19th Street (2 houses, north side)
3. 4044 N. 20th Street to Quebec St. corner (2 houses, south side)
4. 3900 block of Vacation Lane (1 house facing Pollard St., north side)
5. 4003 Vacation Lane (1 house, north side)
6. 1809 to 1823 N. Monroe Street (3 houses, east side)

Following the field review I contacted Tim McIntosh of the county Neighborhood Conservation Program. Tim is the lead person for the Missing Links Program and he agreed to conduct a field review of the locations noted above. During that review we identified a seventh potential missing link at:

7. 1600 block of N. Taylor St., adjacent to 4300 N. 17th St. (1 house, west side)

Each of the seven locations is shown on the following map and briefly discussed and illustrated below along with recommendations for filing applications for Missing Links Program funding for two of the

Location of Missing Link Sidewalk Sections



— Missing Link Sidewalk Section

- - - - - Cherrydale Boundary

locations (#3 and #7). The recommendations are based on discussions with Mr. McIntosh and his explanation of detailed factors that go into a decision for funding by the county. For example, impacts on trees can include not only the direct taking of mature trees but also the potential damage or killing of trees due to adjacent excavation impacting the tree's root system.

1. 4246 15th Street to Utah St. corner (3 houses, south side)



This location covers 1-1/2 blocks of 15th Street adjacent to three houses and would complete a connection along that street on the south side. Due to potential impacts on large trees, the possible need to remove a long stretch of mature shrubs and the severe impact on a driveway sloping down to a home, this site was rejected from further consideration. The location may have only marginal utility due to the complete sidewalk on the opposite side of 15th Street and the way that sidewalk serves the community and connections to W-L High School.

2. 4225 N. 19th Street (2 houses, north side)



This location is on a hilly portion of the north side of 19th St. between Stafford and Taylor Streets. A complete sidewalk is located on the opposite side of the street. The main pedestrian attraction in this

area would be St. Agnes Church and School adjoining Stafford St. at the top of the hill. Due to the need to construct retaining walls, relocate underground light power lines and the potential impact on two mature trees, this site was deleted from further consideration.

3. 4044 N. 20th Street to Quebec St. corner (2 houses, south side)



This location consists of two missing sections on the south side of 20th Street between Randolph and Quebec Streets. The two sections are found at the opposite ends of the block and are each bordered by fences on the adjoining properties (see photos). No trees or apparent utilities would be impacted and no retaining walls would be required and although the adjacent fences would need to be taken down during construction it should be possible to re-erect them very much to their current appearance. Completion of the missing links on this block would provide unimpeded access to St. Agnes Church and School at the west end of the block since the sidewalk system on the north side of the street is not complete. This location is thus recommended for application for funding under the Missing Links Program.

4. 3900 block of Vacation Lane (1 house facing Pollard St., north side)



This location consists of a missing short half block of sidewalk on the north side Vacation Lane between N. Pollard and N. Quincy Streets. The house it is adjacent to faces N. Pollard Street. Although completion of the missing link of sidewalk would largely complete sidewalk along the north side of Vacation Lane in this area construction of the missing portion, including the required handicap ramp,

would entail taking of a mature tree on the corner of N. Quincy St. as shown in the photograph. For this reason this location is not recommended for further consideration for application of Missing Links Program funding although the county should consider it for alternative funding sources.

5. 4003 Vacation Lane (1 house, north side)



This missing link is located in front of 4003 Vacation Lane and is at the bottom of a sloped front yard. An old retaining wall faces the missing portion and would most likely have to be replaced. The county has looked at this location in the past when the neighboring house at 4007 was recently constructed with the hopes that the contractor would replace the sidewalk in front of 4003. However, the contractor, according to Tim McIntosh, expressed reservations about building the missing section due to the unstable nature of the old retaining wall and the potential for severely impacting the mature tree in the front yard of 4003 if a new wall has to be built. Given the continued state of these constraints, this location is not recommended for application of Missing Links Program funding at this time.

6. 1809 to 1823 N. Monroe Street (3 houses, east side)



This location consists of a 3-house portion on the east side of N. Monroe Street opposite and just south of the intersection of N. 19th St. The completion of the sidewalk on this side of the street would provide continuous access up to Lee Highway. However, the missing portion of sidewalk adjoins numerous

mature trees in the front yards of the three houses and these trees or their root systems would most likely be adversely impacted by construction of the sidewalk. For this reason this location is not considered viable for funding under the Missing Links Program.

7. 1600 block of N. Taylor St., adjacent to 4300 N. 17th St. (1 house, west side)



This missing link is located on the west side of N. Taylor Street at its intersection with N. 17th St. and is adjacent to the home and yard at 4300 N. 17th St. Completion of this missing link would provide complete safe pedestrian access from Lee Highway to N. 15th St., and beyond, on the west side of N. Taylor St. This location is within one-half mile of Glebe Elementary School, St. Agnes School and W-L High School. The completion of this sidewalk section would make this a safer pedestrian route because having to use the street for access at this time is dangerous due to its location just over the crest of a steep hill on southbound N. Taylor St. Although a utility pole is located at the corner (see photo) we recommend that the county consider this site for inclusion in the Missing Links Program and any designs that would allow installation of a handicap ramp without requiring relocation of the utility pole.

Summary

The Cherrydale Civic Association recommends and will file applications to the Missing Links Program for construction of missing sidewalk sections at two locations:

- #3 - 4044 N. 20th Street to Quebec St. corner (2 houses, south side)
- #7 - 1600 block of N. Taylor St., adjacent to 4300 N. 17th St. (1 house, west side)

The Association also suggests that the county consider exceptions to the Missing Links Program guidelines or, in lieu of that, alternative funding sources for construction of the missing links at locations #4 and #5 on Vacation Lane in order to provide continuous safe access along that street. Completion of the missing links at the two locations may require replacement of two mature trees and construction of a small retaining wall. However, this would provide continuous safe sidewalk access along Vacation

Lane between Lorcom Lane and HB Woodlawn School, a distance of 0.6 miles, where none now exists due to interruptions in the sidewalk on the south side of Vacation Lane.

Bill Novak

March 5, 2012