

To: James L. App, City Manager

From: Ron Whisenand, Community Development Director

Subject: Riverside Avenue Sidewalks: Parking Lot Fence Design

Date: September 7, 2010

Needs: For the City Council to approve modifications to the design of the fence to be constructed along the east side of the Paso Robles Event Center's (PREC) Parking Lot (and west side of the new sidewalk being constructed on Riverside Avenue, between 21st and 24th Streets).

Facts:

1. At its meeting of July 20, 2010, the Council awarded a contract to construct sidewalks and related improvements along the west side of Riverside Drive, between 21st and 24th Streets.
2. The "related improvements" includes an ornamental iron fence along the west side of the sidewalk to replace the existing pipe fence between the parking lot and the Riverside Avenue right-of-way.
3. On July 20, the City Council directed staff to prepare a change order to add additional pedestrian openings in the fence to facilitate pedestrian access between the parking lot and the new sidewalk.
4. It is proposed that the fence design, which presently only provides for a single pedestrian opening opposite the Main Entrance to the PREC, be modified to add the following 4 foot wide openings:
 - a. Both sides of the northernmost driveway;
 - b. Approximately 200 feet south of crosswalk to main entrance of PREC; *
 - c. North side of the middle driveway;
 - d. Both sides of the southernmost driveway (in the "Oak Tree Lot").

* This location is halfway between the opening across from the Main Entrance to PREC and the middle driveway; it would be about 70 feet north of the present opening.
5. Attached are an aerial photo and site plan showing the proposed locations of the openings, and a detail of the fence design.
6. Additionally, it is proposed that posts with rings to accept wire cables be placed on the outer edges of all driveways (noted as items "4a", "4c", and "4d",

above) so that the driveways might be closed, but the pedestrian openings left open.

7. Vivian Robertson, CEO of the PREC has indicated that she agrees with the proposed design.

Analysis and

Conclusion: The proposed openings will provide additional opportunities for pedestrians to access the sidewalk and the parking lot. There will be new decorative street lamps in close proximity to all openings, which would provide better night-time illumination than is currently provided.

Policy

Reference: Title 24 of the State Administrative Code (prescribes 4 foot wide openings for handicapped access)

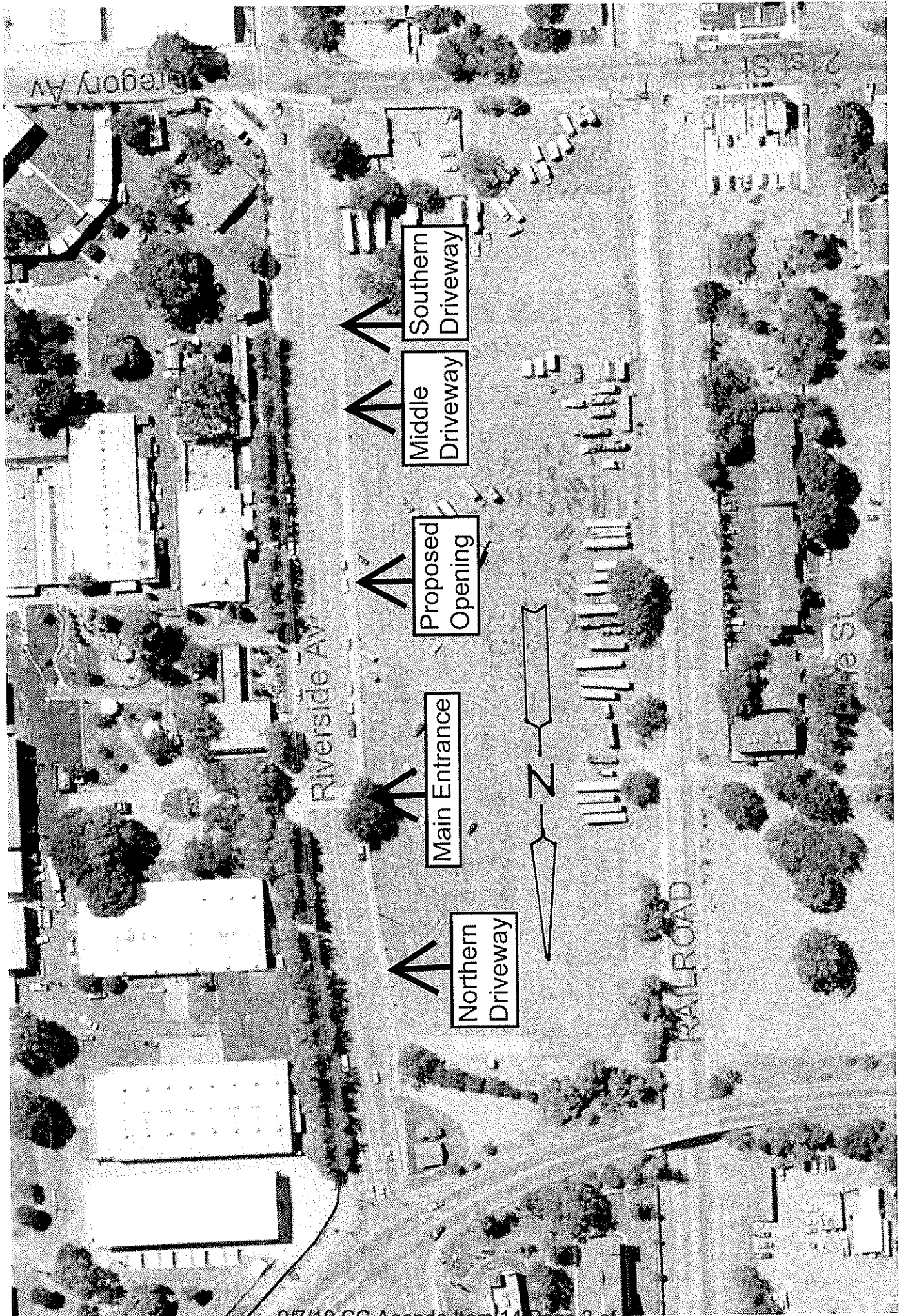
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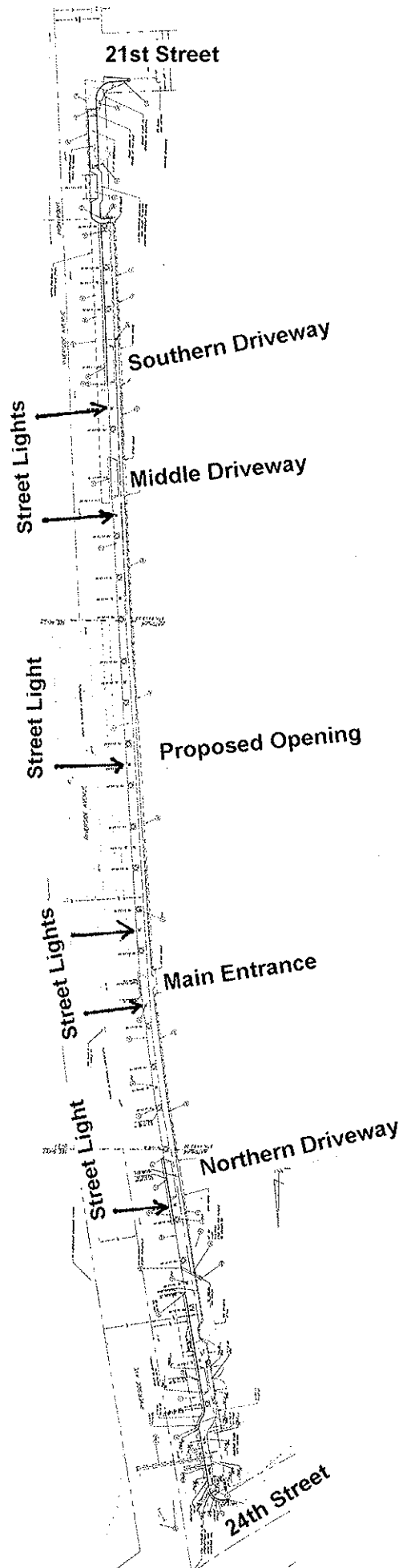
Impact: No impact to the General Fund. The project is being accomplished with Community Development Block Grant (CDBG) funds. Most of the change will consist of having less fence material than originally specified. The cost of adding posts at the three driveways would be insignificant.

- Options:
- a. Via minute action (voice vote), approve the proposed modifications to the fence design.
 - b. Amend, modify or reject the foregoing option.

Prepared by: Ed Gallagher, City Planner

Attachments: Aerial photo showing locations of fence openings
Site Plan showing locations of fence openings
Detail of fence design





**Riverside Avenue Sidewalks Project
Site Plan**

