Commercial Redevelopment

Interconnectivity & Intraconnectivity Presentation

Planning Commission

February 11, 2014

Today's Presentation

- What we will be covering today:
  - Interconnectivity and Intraconnectivity Guideline Recommendations
  - Proposed next steps
  - Questions and feedback

Sanibel Plan (Sanibel Code)

- Sanibel Plan Section 3.3.3
  - City's policy to encourage use of alternatives to the private motor vehicle
  - Reduce auto ridership, expand and increase the safety of the shared use path system.
  - Important that Sanibel be a walkable and bikeable community
- Sanibel Code Section 126-1029
  - *(c) When possible, bicycle and pedestrian cross access between commercial sites and developments shall be established.*

Bicycle Friendly Examples

Bicycle Friendly Examples

GOALS

- Stay consistent with the Sanibel Plan
- Build upon the success of the shared use path system
- Mitigate automobile traffic by continuing to promote bicycling and walking
- Improve safety by eliminating conflict points between automobiles and bicyclists and pedestrians
- Enhance bicyclist and pedestrian access to properties in the commercial district
- Encourage shared parking, reducing the need for large parking lots

Proposed Definitions of Interconnectivity and Intraconnectivity

- Interconnectivity – Bicycle and pedestrian connections to the shared use path system
- Intraconnectivity – Bicycle and pedestrian connections between adjacent properties

Options

- Maintain status quo
- Develop guidelines to encourage interconnections and intraconnections
- Create an ordinance requiring interconnections and intraconnections

Advantage of Guidelines

- Provides flexibility
- Property owner friendly
- Easier to monitor for revisions
- Encourages interconnectivity and intraconnectivity

Surface Materials

- Interconnectivity and Intraconnectivity
  - Asphalt
  - Concrete
  - Wood
  - Brick
  - Pervious Pavers
  - Gravel
  - Stone
  - Shell
  - Other similar materials

Width

- Interconnectivity and Intraconnectivity
  - Minimum of three (3) feet
    - ADA requirement
  - Maximum of six (6) feet

Vertical Clearance

- Interconnectivity and Intraconnectivity
  - Eight (8) foot vertical height clearance
    - In line with the shared use master plan

Number

- Interconnectivity and Intraconnectivity
  - Minimum necessary to provide safe ingress and egress between adjoining properties and properties to the shared use path

Location

- Interconnectivity and Intraconnectivity
  - Separate from driveways
  - Located in a way to connect adjacent properties and properties to the shared use path in a safe, convenient and practical manner.
  - Ingress and egress points should not lead into a parking space

Vegetation

- Interconnectivity and Intraconnectivity
  - Every effort should be made to relocate vegetation removed from private property onsite
  - The City will make every effort to relocate vegetation removed from the right-of-way to elsewhere in the City.

Visibility

- Interconnectivity
  - Efforts should be made to meet the driveway standards of the Sanibel Code.
    - No obstruction between 30 and 60 inches in height
    - Maintain sight triangle
    - Minimum 15 feet sightline from intersection
  - A delineated bicycle/pedestrian lane through the parking lot is encouraged
- Intraconnectivity
  - Clear sightline devoid of visual obstructions should be provided to the extent possible.
  - A delineated bicycle/pedestrian lane through the parking lot is encouraged

Design

- Interconnectivity
  - Clearly delineated
  - Installed perpendicular to the shared use path to the extent possible.
  - A hard surfaced apron should be installed where the interconnection abuts the shared use path.
    - Should be sized appropriately to keep shell, gravel, etc. from interconnection off shared use path
  - Apron should be designed to accommodate turning movements of bicycles
- Intraconnectvity
  - Clearly delineated

Lighting

- Interconnectivity
  - Meet all lighting requirements of the Sanibel Code
- Intraconnectivity
  - Lighting installed as part of an intraconnection may trespass onto the adjacent property linked by the intraconnection
  - Meet all other lighting requirements of the Sanibel Code

Drainage

- Interconnectivity and Intraconnectivity
  - Meet City requirements

Signage

- Interconnectivity and Intraconnectivity
  - Meet City requirements

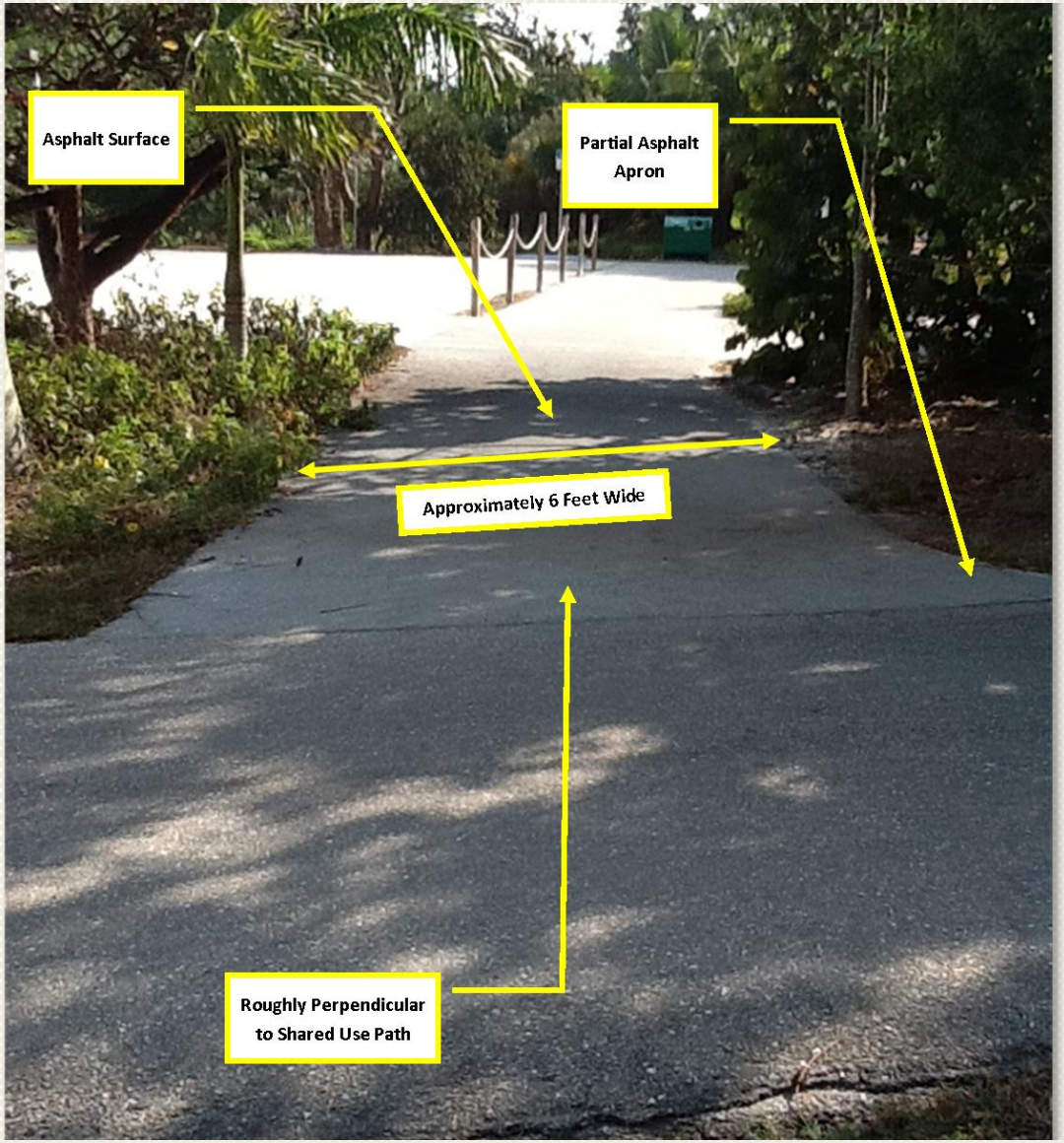
Cross Access Agreement

- Interconnectivity
  - None
- Intraconnectvity
  - Agreement established between adjoining property owners
  - Includes provisions for maintenance
  - Recorded with Lee County
  - Required

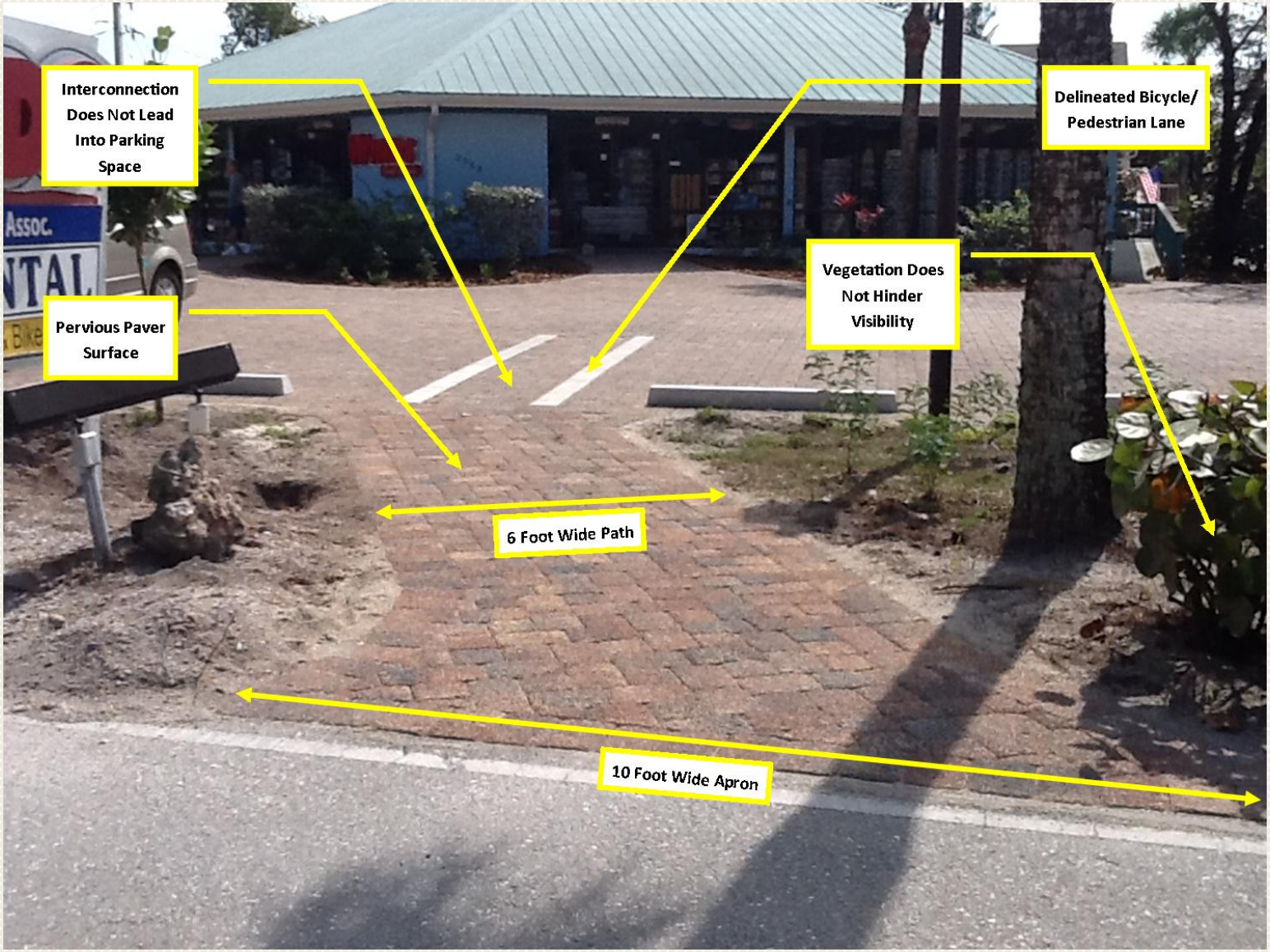
INCENTIVES

- Interconnectivity
  - Does not count towards impervious coverage or developed area calculation
  - Development permits reviewed as information only
  - City may partner with property owners where an interconnection is in the public interest
- Intraconnectivity
  - Does not count towards impervious coverage or developed area calculation
  - Development permits reviewed as information only

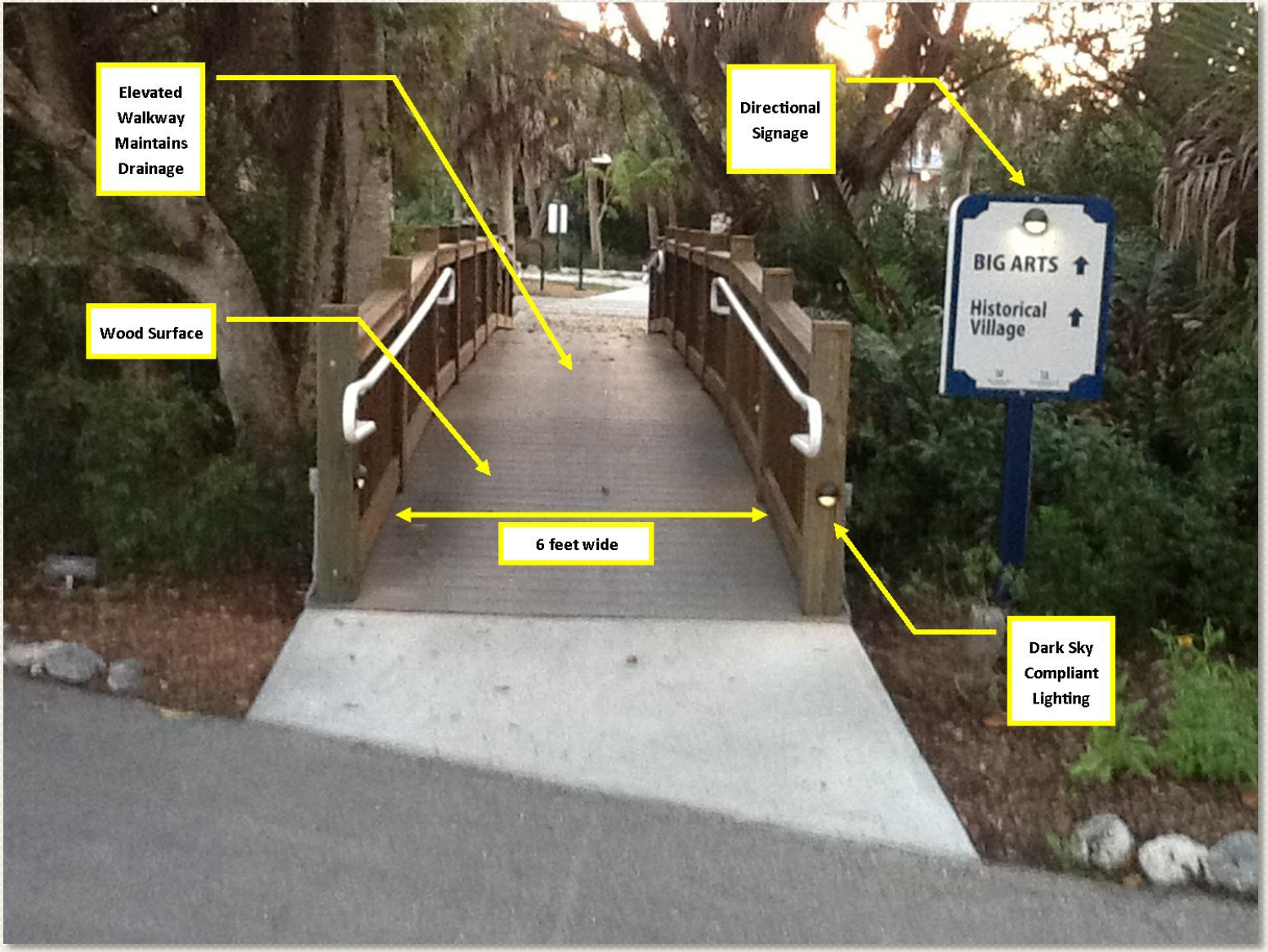
INTERCONNECTIVITY EXAMPLE



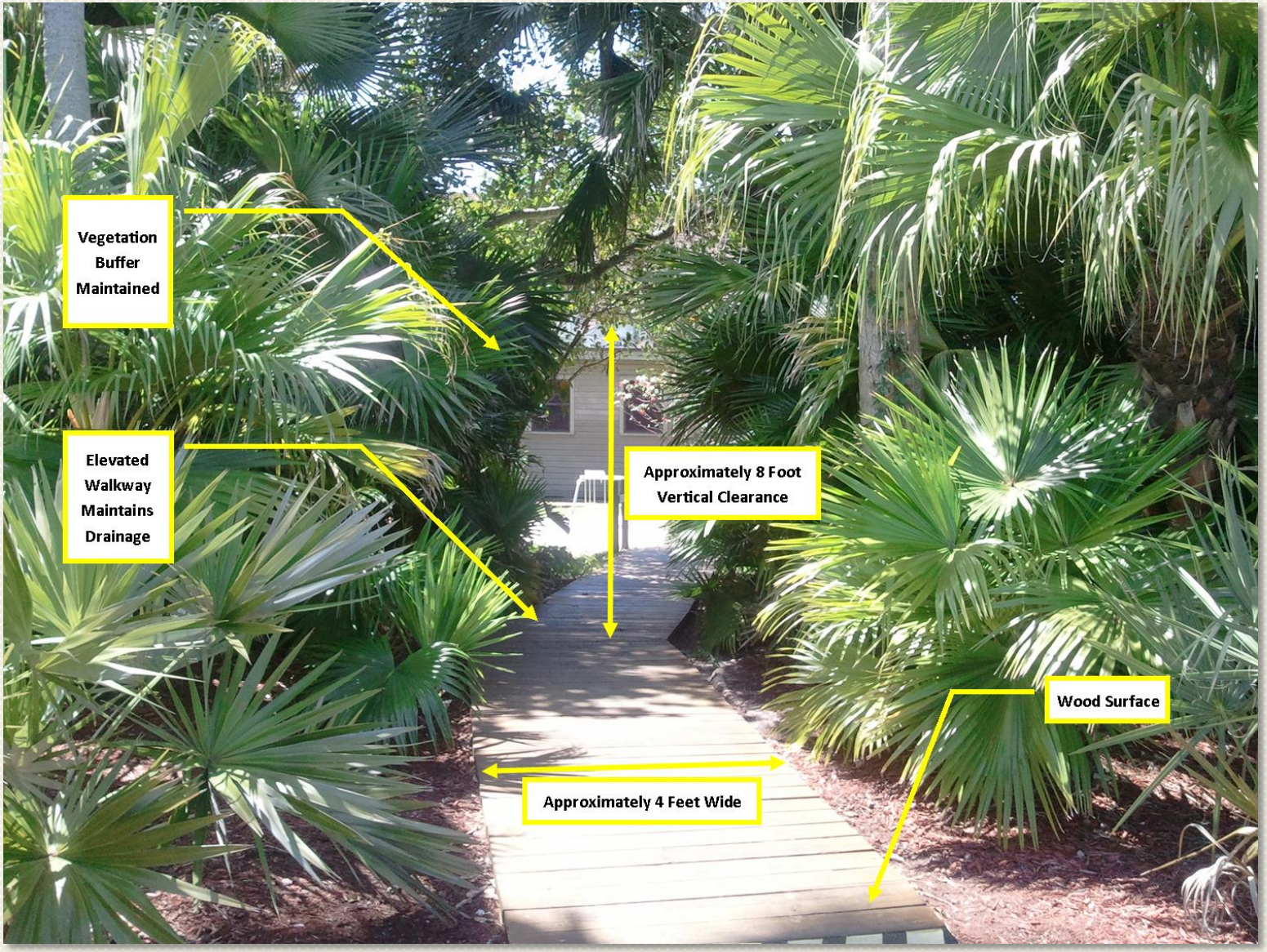
INTERCONNECTIVITY EXAMPLE



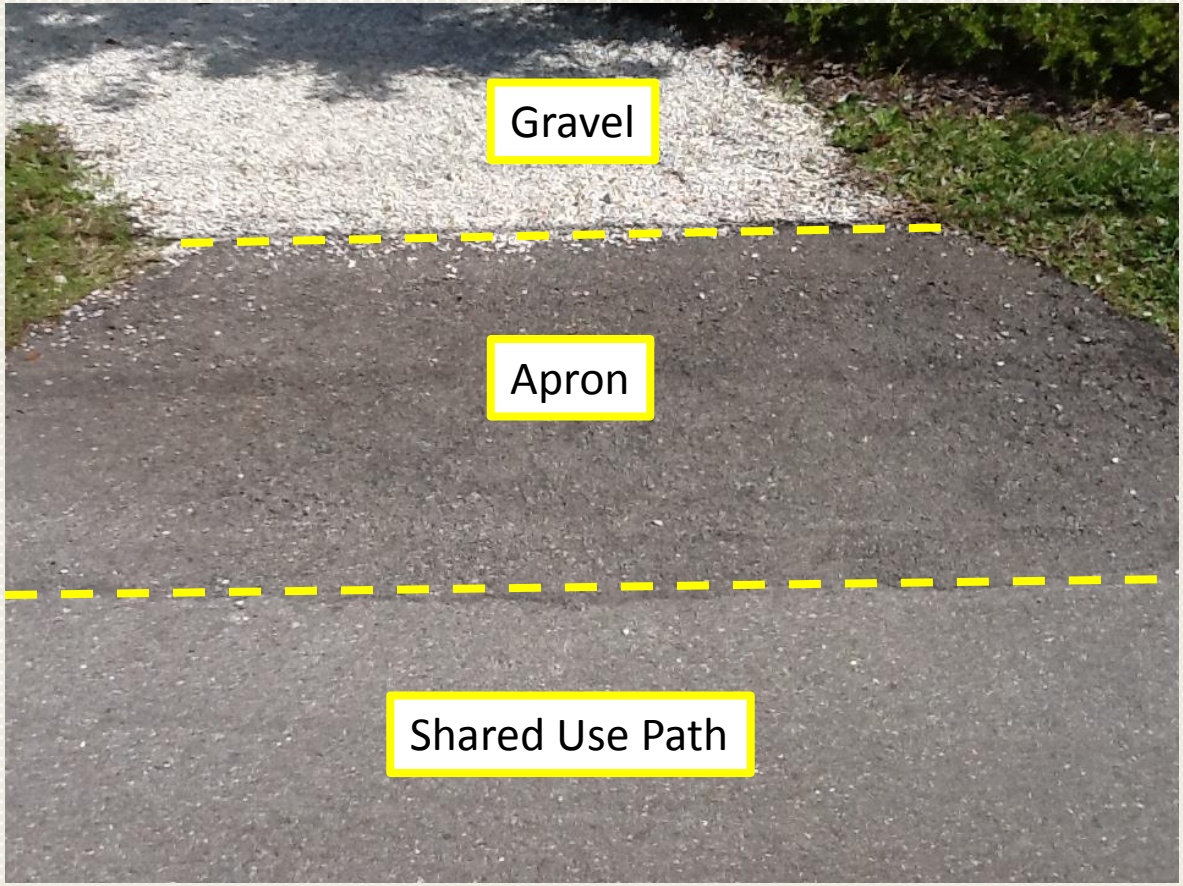
INTRACONNECTIVITY EXAMPLE



Intraconnectivity Example



Apron Example

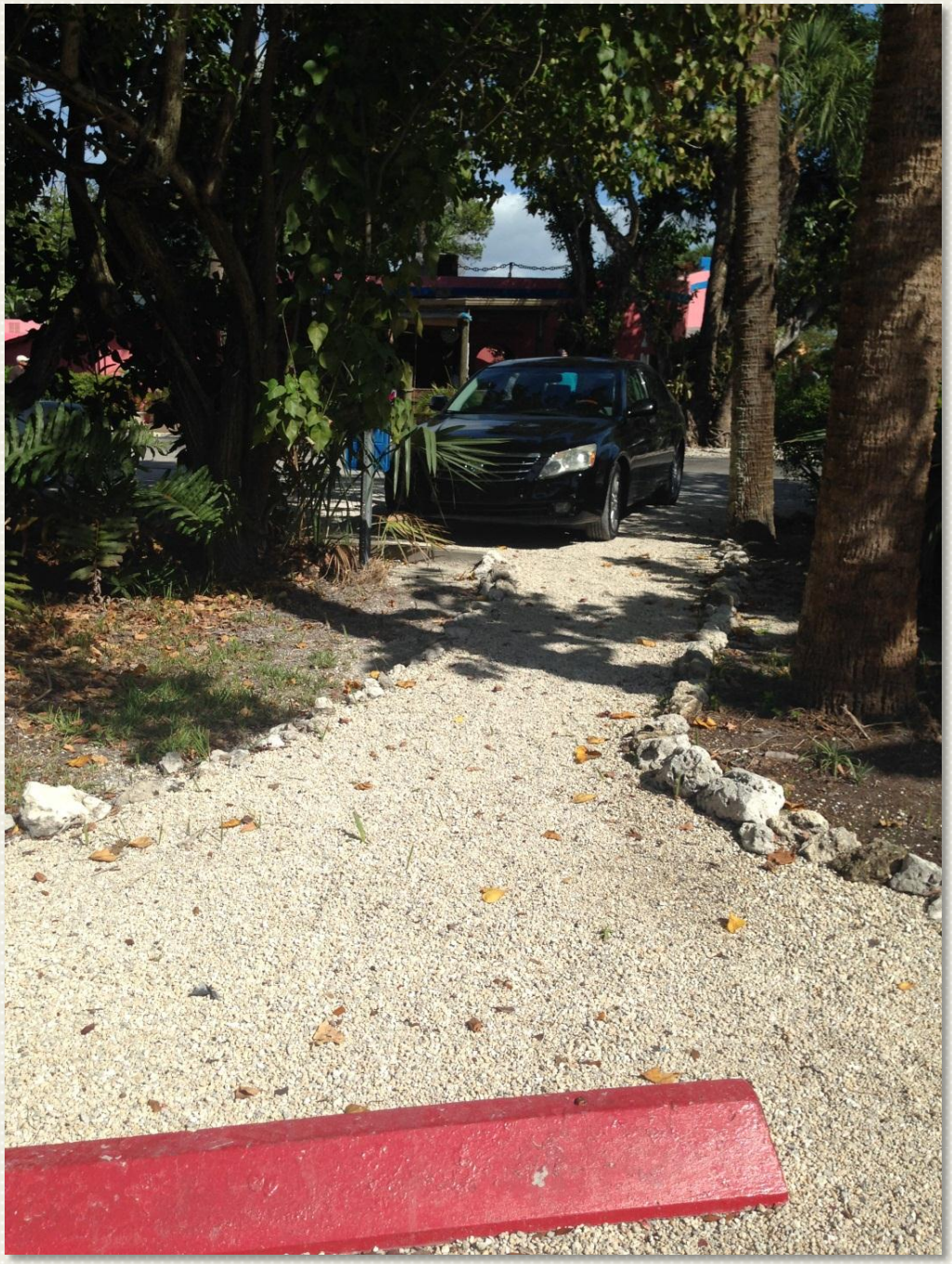
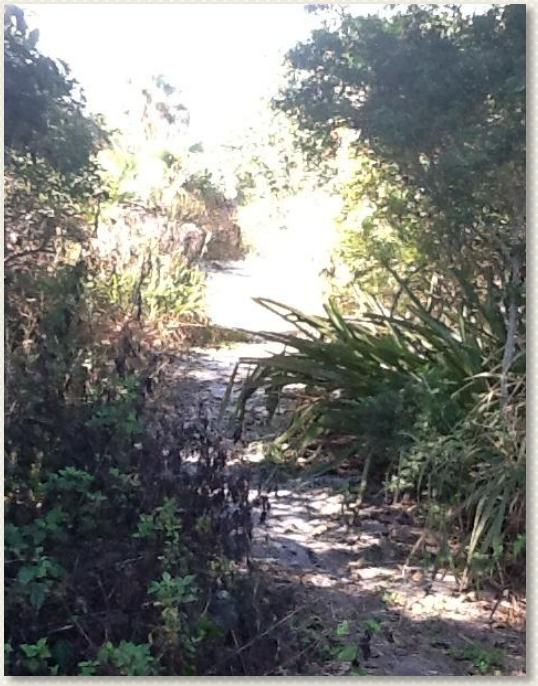
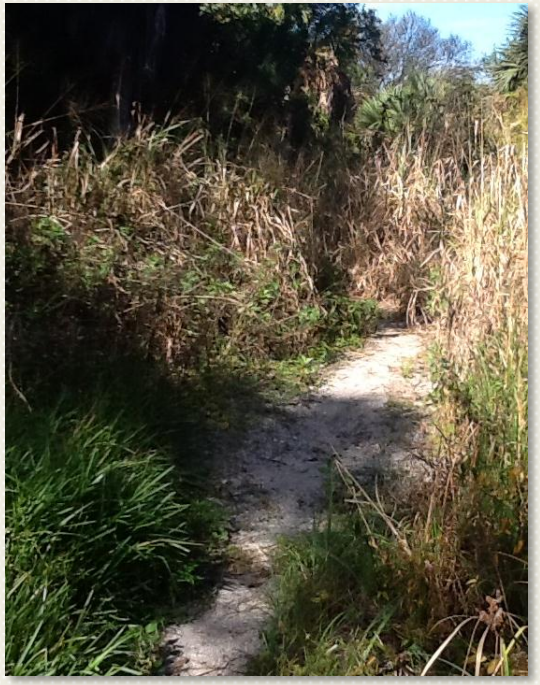


Next Steps

- Create draft interconnectivity and intraconnectivity guidelines to be reviewed and approved by the Planning Commission and then forward to City Council

QUESTIONS?

NO
PARKING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