El Monte Street to Delmar Street New Sidewalk Concept

Initial Presentation
October 12, 2022 | Dan Miller



Site Images



View from El Monte Street







Images Courtesy of Lamp Rynearson

History and Current Conditions



- Considered location currently in "unused" Right-of-way (an island the right of way is shown as privately owned, need additional title research to confirm)
- Storm sewer system with concrete piping located from Delmar to El Monte, along southern edge of 4808 Delmar Street property
- Trees, fencing and vegetation in corridor
- Currently no ADA ramps for sidewalk crossings at Delmar
- Shared driveway approach between 4801 and 4811 El Monte Street
- El Monte residents report of drainage issues (ponding water in drive/yard during heavy rains), exact cause not yet identified

Site Aerial View





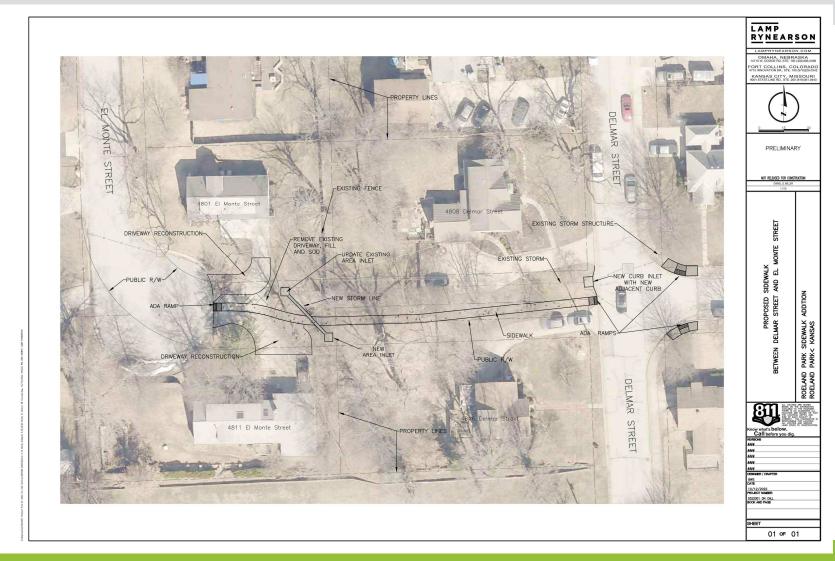
Design Concept



- Install a new sidewalk that connects El Monte Street to Delmar Street
- Includes new sidewalk, storm pipe, storm inlets, ADA compliant ramps, driveway replacement, curb and sodding
- Includes reconstruction of driveways and storm inlets
- Includes removal of greenery blocking pathway, including some trees

Concept Drawing





Concept Design Considerations



- Sidewalk designed to curve around southern backyard fence of 4808 Delmar St Property with leeway
- 4811 El Monte St driveway meets with southern end of sidewalk. This provides driving space as well as matches existing driveway southern border to protect existing tree
- New driveway will not interfere with existing tree at 4801 El Monte Street (drive could shift south to be adjacent to north edge of sidewalk for more room)
- Smaller inlet advised near eastern end of sidewalk to make ample space
- Current slope of sidewalk near eastern end does not meet ADA compliance (if the sidewalk were along a street with a grade exceeding 5% it would comply).

Cost and Funding



- Estimated project construction cost: \$200,000
- Estimated total project cost: \$231,000
- Add to sidewalk master plan?
- Designate as high, medium or lower priority on sidewalk master plan?
- Allocate \$100k high priority sidewalk budget for 2023 to this project?
- Apply for 2024 CDBG Funding (locating in a census block which is eligible for CDBG funding)?

Thank You!



• Questions?