STAFF REPORT

DRB-18-001: First Street Sidewalk – City of Langley

MEETING DATE: February 6, 2018

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Design drawings reference TB P-W-828 (PO1)-1 prepared by PACE Engineering (12/21/17)

PROJECT DESCRIPTION
The City of Langley is proposing to construct approximately 950 feet of sidewalk and drainage improvements on First Street between Park Ave and DeBruyn Ave and along DeBruyn Ave between First and Second Streets.

ANALYSIS
Proposed development is reviewed by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030 A). Part B states that “All development by the city and other public agencies shall be subject to design review with the exception of development within a public street right-of-way. Development by the city within street rights-of-way shall be subject to advisory review and recommendation by the design advisory board for consideration by the mayor and city council in approving the project.” The project’s consistency with LMC and Design Review Guidelines is examined below.

1. **Purpose and Intent Statements:** The proposed sidewalk and drainage improvements are consistent with the purpose as outlined in LMC 18.34.030 as it will complement the existing character of the residential neighborhood by providing a safe, separated walkway that connects the residential neighborhood to the downtown core. The proposed sidewalk and drainage improvements are also consistent with the purpose outlined in LMC 15.01.005 specifically A. 1) Facilitate the development of properly designed and constructed public and private roadways and utilities, so as to provide an efficient integrated roadway and utility system for Langley; and 4) Protect the public interest in management of surface water drainage, ground water recharge, and related functions of drainage basins, watercourses and shoreline areas. To this end, require reasonable and appropriate use of low-impact development measures. The drainage improvements include a vegetated bioretention swale that will take road drainage and allow it to infiltrate to ground.

2. **Location:** The proposed location is on the public right of way on First Street between Park Ave and DeBruyn Ave and along DeBruyn Ave between First and Second Streets.

PROPOSED FINDINGS AND CONCLUSIONS:
1. The sidewalk improvements in this location were identified in the City’s Transportation Improvement Plan approved by Council on September 19, 2016.
2. The TIP was posted on the City’s website once approved and is included in the draft Comprehensive Plan.
3. The State Transportation Improvement Board provided a grant to undertake the improvements on December 2, 2016.
4. Initial design drawings were prepared and were the subject of four public meetings held on 1/26/17, 3/14/17, 4/20/17 and 5/16/17.
5. An email list comprised of 14 people expressing interest in the project and adjacent property owners was developed to keep stakeholders informed.
6. The Director of Public Works and PACE Engineering, the City’s engineer, met with five adjacent property owners at their home in late November and early December 2017 to review the bid specifications.
7. Design drawings were revised based on the input received from the adjacent property owners.
8. The proposed improvements are consistent with City of Langley Comprehensive Plan (2013) Transportation goals 1, 2, 3, 4, and 7, and Housing goal 7.
9. The proposed improvements are consistent with LMC 15.01.570 Sidewalks and 15.01.025 Standard Specifications Design.
10. In accordance with Section 18.34.060 of the Langley Municipal Code, Public Works and Planning staff have reviewed the application for consistency with Municipal Code and Design Review Guidelines and recommends approval.

RECOMMENDEDATION:
That DRB recommend approval of DRB-18-001 First Street sidewalk and drainage improvements.
Attachment No. 1
Design drawings reference TB P-W-828 (PO1)-1
prepared by PACE Engineering (12/21/17)