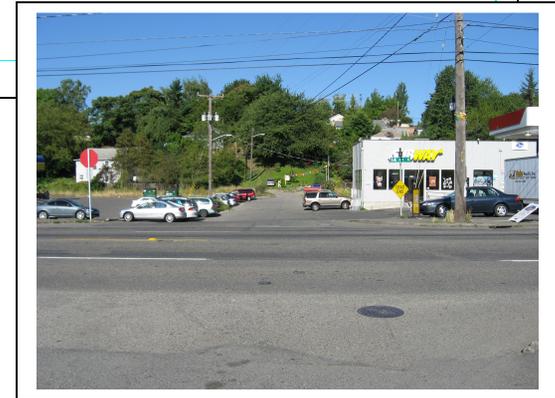
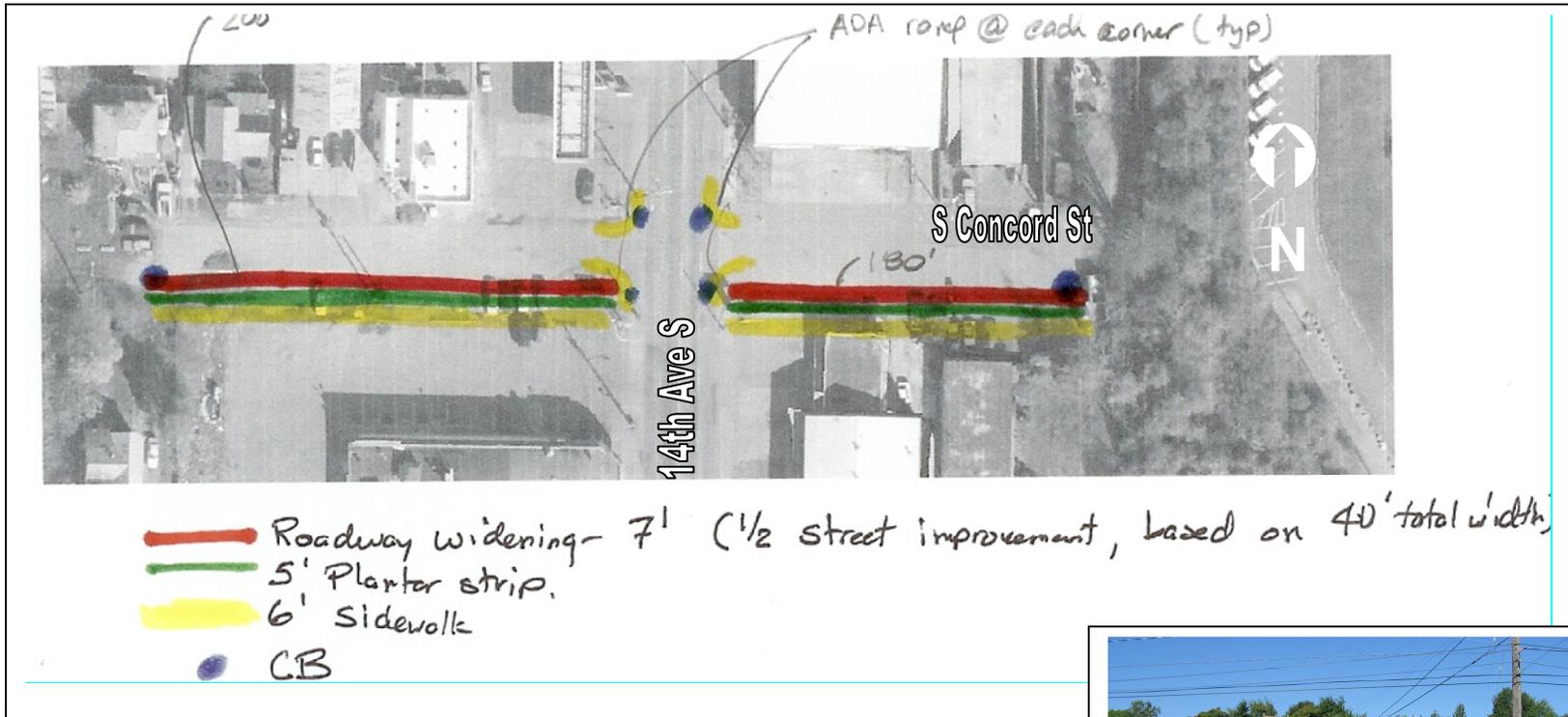


# South Concord Street – East and West of 14th Avenue S



# South Concord Street – East and West of 14th Avenue S



**Project ID # 2007-443**

**Type of Improvement:** Sidewalk  
**Neighborhood:** South Park

**Approximate Length:** 480 Feet  
**Street Classification:** Principal Arterial

## **Applicant Description of Problem and/or Project:**

**Problem:** None given.

**Suggested Project:** Road and sidewalk improvements in the areas of S Concord St off of either side of 14 Ave S, installing curbs and sidewalks, planting trees and other greenery, improving drainage to address flooding problem.

## **Potential Solution and/or Comments:**

South Concord Street – West of 14<sup>th</sup> Ave S

- Construct concrete curb, gutter, 5-foot planting strip and 6-foot concrete sidewalk for approximately 200 feet on the south side of the street from the corner west.
- Widen existing street 9 feet to the south to meet the City's standard street width of 40 feet.
- Relocate utility pole and adjust catch basin located on the south side in the middle of the project limits.
- Construct new catch basin and tie into existing combined sewer.

Intersection of S Concord St and 14<sup>th</sup> Ave S

- Construct ADA ramps and adjust catch basins.

South Concord Street – East of 14<sup>th</sup> Ave S

- Remove existing asphalt parking strip located on the south side of the street and widen existing street 8 feet to the south to meet the City's standard street width of 40 feet.
- Construct concrete curb, gutter, 5-foot planter strip and 6-foot concrete sidewalk for approximately 180 feet on the south side of the street from the corner east.
- Adjust catch basin and manhole at the east end of the project limits.

## **Challenges/Tradeoffs:**

- Business on the southeast corner of S Concord St and 14<sup>th</sup> Ave S will lose area they are using for parking within City right-of-way.
- Zoning establishes the minimum street width of 40 feet and Right-of-Way is only 60 feet.
- To minimize cost, sidewalk and planting strip was only estimated for the south side of the street. Constructing similar facilities on north side of street would cost more, and have a greater impact on adjoining properties.

**Preliminary Range of Cost:** \$ 470,000 to \$ 590,000