

## **TOWNSHIP OF LOWER MERION**

### **Issue Briefing**

**Topic:** Ordain sidewalks on Trent Road, Penn Wynne

**Prepared By:** Robert Duncan, Assistant Manager

**Date:** March 30, 2018

#### **I. Action To Be Considered:**

Consider authorizing the advertisement of an ordinance to ordain sidewalks on the northeast side of Trent Road between Remington Road and Suffolk Road.

#### **II. Why This Issue Requires Consideration:**

The Board of Commissioners must adopt an ordinance to provide for the installation of sidewalks before the Township can install, or order the installation of sidewalks, within the public right-of-way.

#### **III. Current Policy Or Practice (If Applicable):**

The Board of Commissioners may ordain sidewalks in the right-of-way by adopting an ordinance.

#### **IV. Other Relevant Background Information:**

The installation of sidewalks along this block was included as a CIP funded small infrastructure project and presented to the Board of Commissioners last year. There were concerns raised by residents impacted by these sidewalks that needed to be addressed before this ordinance was ready to be brought forward for consideration.

Before the Board of Commissioners considers this ordinance for adoption, there is another related topic that must also be considered. An easement is required to allow the sidewalk to extend onto the abutting private property and wrap around the large street tree in front of this property along Trent Road in order to save the street tree, as requested by the Shade Tree Commission. The sidewalk section wrapping around the street tree will be a black top macadam material to provide better protection of the tree's root system.

Staff has been meeting with the attorney for the property owner at the corner of Trent and Remington Road to resolve the concern about the large street tree that would have to be removed if sidewalks are to be installed entirely within the Township right-of-way. Staff has coordinated with the property owner and the Shade Tree

Commission to develop a plan allowing for the installation of a sidewalk while preserving the street tree, subject to approval from the Board of Commissioners. The details of this agreement are summarized below.

The property owner has agreed to grant an easement to the Township to allow the sidewalk to wrap around the tree and onto her property allowing for the preservation of the street tree. She has made two requests of the Township. The first is the Township would agree to pay for the expansion of her driveway to allow a second vehicle to park side by side on the property. The current driveway condition allows two vehicles to park with one vehicle behind the other. If a sidewalk is installed, parking a second vehicle would not be possible without the second vehicle obstructing the new sidewalk. The second request is for the Township to waive permit fees if she expands her garage at some future time. The cost of the driveway expansion is \$2,000 and the lost revenue if the permit fees are waived is in the \$200 to \$400 range, depending on the cost of the garage expansion. The cost of the \$2,000 driveway expansion is roughly equal to the cost to the Township if the large street tree is removed.

A plan is attached showing the location of the proposed concrete sidewalk along with the macadam sidewalk wrapping around the tree, and the expanded driveway area. The draft ordinance ordaining sidewalks on this block is also attached

Procedurally, assuming the Board is willing to consider the easement, staff recommends that the Board authorize the advertisement of the ordinance in April and consider both the adoption of the sidewalk ordinance and the approval of the easement agreement at the May Public Works Committee and Board of Commissioners meetings.

Staff will inform the property owners impacted by the new sidewalks of the May meeting dates if this ordinance is authorized by the Board of Commissioners.

**V. Impact On Township Finances:**

The current CIP includes funding within project #4236 (Traffic Network Evaluation – Township Wide) for Minor Pedestrian/Traffic Safety infrastructure projects that improve pedestrian mobility or traffic safety. The original estimated cost for sidewalks on this block of Trent Road was \$48,000. Approximately \$12,000 towards the ADA curb ramps at both corners will be funded with the Township's CDBG funds and the remaining \$36,000 cost will be funded through CIP project #4236.

**VI. Staff Recommendation:**

Staff recommends the Board authorize advertisement of the ordinance to ordain sidewalks on this block of Trent Road.

Proposed Improvements: Trent Road Sidewalk

