

MOTION

Vesting Tentative Tract Map No. 70296-SL-M1 was approved as a 12-lot, small-lot subdivision at 6575 West Manchester Avenue, 8550-8556 Emerson Avenue, and 6564 West 85th Place on August 8, 2014. The project is located at the intersection of Emerson and Manchester Avenues, within the Westchester-Playa del Rey Community Plan area. This area surrounding the project site is characterized by primarily residential uses, with this section of Emerson Avenue connecting Manchester Avenue to an internal neighborhood street system that serves the surrounding single-family residential community and nearby elementary school. This is an area in which the pedestrian experience should be enhanced, and facilities such as improved parkways, increased landscaping, and widened sidewalks should be encouraged.

As part of the project approval, the City's Bureau of Engineering included a requirement to widen Emerson Avenue along the project site and perform any necessary removal and reconstruction of existing improvements in connection with the street widening.

Our streets should be developed and maintained to accommodate multiple modes of use, and particularly in this area pedestrian use. Street widening should not take place at this intersection if it does not improve vehicular travel without degrading the experience for users of other modes of transit. Widening the intersection of Emerson and Manchester serves no purpose other than to incentivize cut-through traffic into the adjacent single-family neighborhood, facilitate higher speeds close to an elementary school, and create the potential for additional accidents. Rather the pedestrian experience on this block of Emerson should be upgraded with amenities such as increased landscaping and an improved sidewalk and parkways. That cannot happen if the street is required to be widened.

I THEREFORE MOVE that the Department of City Planning, with the assistance of the Bureau of Engineering, waive the roadway widening requirements along Emerson Avenue between Manchester Avenue and 85th Place, as outlined under the approval letter dated August 8, 2014 of Tract Map No. 70296 for the project located at 6575 West Manchester Avenue, 8550-8556 Emerson Avenue, and 6564 West 85th, in that such widening would do little to enhance traffic flow at the intersection of Emerson and Manchester and would unduly impact the ability of the applicant to successfully complete the project. The applicant is required to construct a minimum 5-foot wide concrete sidewalk abutting the property line, repair and/or replace any existing curb and landscape the parkway area.

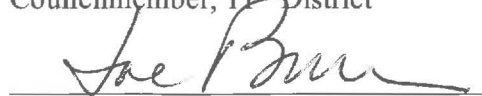
PRESENTED BY:



MIKE BONIN

Councilmember, 11th District

SECONDED BY:



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