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April 26, 2023

To: Trever Nicoll
LPC West, Inc

From: Mindy Wallace, AICP
Planning Review Supervisor

Subject: Addendum to ACHD's April 17, 2023, Residences at River Club SAP Staff Report

ACHD's project report did not mention frontage improvements along State Street – an oversight. Based on the joint planning completed by ACHD, Garden City, Valley Regional Transit, and the other State Street Memorandum of Understanding signatories; and after further review of the SAP application in conjunction with ACHD's planned intersection project; ACHD recommends the City of Garden City require the applicant to construct a 10 to 12-foot wide concrete multi-use pathway along the frontage of the project. This improvement will not be constructed by ACHD with the intersection project.

The design of this improvement should be coordinated with the 99% plans developed by ACHD for the State Street and Pierce Park Lane intersection project and placed behind the designed bioretention swales shown in those plans. If the pathway width required by the City does not fit within existing right-of-way, ACHD will require the dedication of additional right-of-way 2' behind the back of pathway. Alternatively, the pathway may be placed completely outside the right-of-way within a permanent right-of-way easement with tie-ins to the planned pathway.

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