Right-of-Way Closure for “Rear Clingman Avenue” - Avery Project

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Right-of-Way Closure for Alley known as Rear Clingman Avenue east of Clingman between Patton and Hilliard

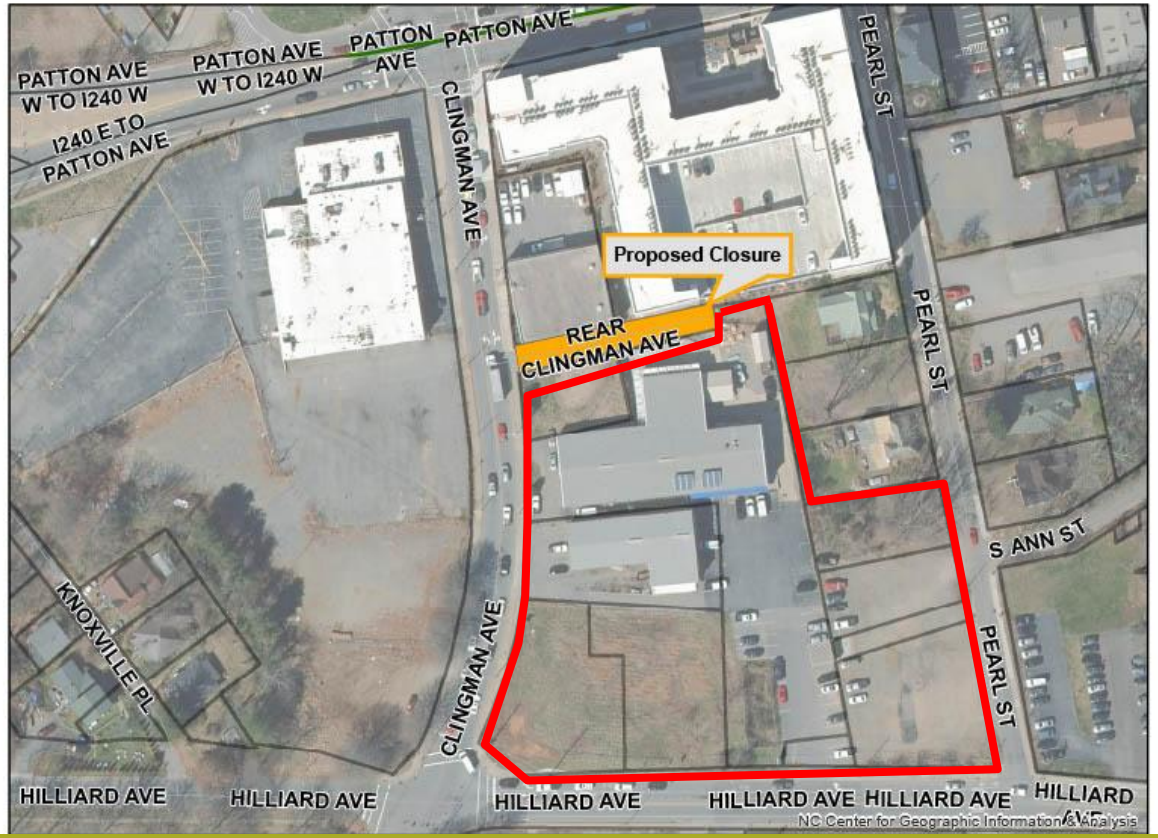
- Delray Ventures has petitioned for this closure.
- The existing alley is officially named Rear Clingman Avenue.
- Rear Clingman Avenue connects to the east side of Clingman Avenue and serves the adjacent properties, however it does not connect through to Pearl Street.
- The length of the proposed closure is approximately 175 ft and the width is 20 ft.

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Right Of Way Closure
REAR CLINGMAN AVE

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The Avery Project

- This closure request is associated with the Avery project (fka Patton II) to be located on the northeast corner of Clingman and Hilliard Avenues at 363 Hilliard.
- The City council denied the conditional zoning request for the Avery project at the February 22 meeting.
- Subsequently, the applicant revised the proposal and returned to City Council on March 8.
- The City Council approved the conditional zoning request for the Avery project on March 8.

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Photos - Looking east down the alley





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Hilliard Avenue Bicycle Lane Improvement

- Delray Ventures has proposed, as part of the Avery Project, to improve the existing bicycle lane on Hilliard Avenue along the project frontage.
- The existing bicycle lane on Hilliard transitions from a separated lane to a shared bike/vehicle lane at Pearl Street and continues to Clingman.
- The applicant has proposed to widen the street slightly along its frontage to accommodate a full-width separated bike lane from Pearl Street to Clingman.

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Hilliard Avenue Existing Bicycle Lane Condition - looking west



Hilliard Avenue Existing Bicycle Lane Condition - looking east



Proposed Hilliard Avenue Bicycle Lane Improvement



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City Staff Recommendation

- TRC recommended approval of the ROW closure request recommendation was based on the proposed project's site plan, the project's improvement of the bike lane on Hilliard, and the project's proposed pedestrian amenities.
- MMTC met on February 23 and recommended denial of the ROW closure request, however this was due to City Council's initial denial of the project on February 22.
- Staff did not return to MMTC following City Council's approval of the project on March 8 due to time constraints.

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Proposed Motion

Motion to permanently close a right-of-way alley known as request Rear Clingman Avenue, east of Clingman Avenue between Patton Avenue and Hilliard Avenue.