



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MAY 14, 2019**

FROM: PUBLIC WORKS DEPARTMENT **WARD: 1**

SUBJECT: DESIGNATE A SEGMENT OF THE ALLEYWAY LOCATED BETWEEN ORANGE STREET AND THE MAIN STREET PEDESTRIAN MALL, ONLY BETWEEN MISSION INN AVENUE AND UNIVERSITY AVENUE, BEGINNING NORTH OF THE IMPERIAL HARDWARE LOFTS ENTRANCE DRIVEWAY, AS ONE-WAY NORTHBOUND TRAVEL

ISSUE:

Convert the alley located between Orange Street and the Main Street Pedestrian Mall, only between Mission Inn Avenue and University Avenue from two-way traffic operations to one-way northbound travel, beginning at the segment north of the Imperial Hardware Lofts entrance driveway.

RECOMMENDATIONS:

That the City Council adopt an ordinance to amend Section 10.76.020 of the Riverside Municipal Code to designate the one-way northbound travel designation for the alley located between Orange Street and Main Street Pedestrian Mall, only between Mission Inn Avenue and University Avenue, beginning north of the Imperial Hardware Lofts entrance driveway.

BOARD RECOMMENDATION:

On March 6, 2019, the Transportation Board reviewed this matter; all eight members were present. The board voted unanimously to recommend that the alley between Mission Inn and University Avenues serving Imperial Hardware Lofts, be converted from two-way traffic operations to one-way northbound travel just north of their main entrance.

BACKGROUND:

The Public Works Department can designate traffic on select roadways and alleyways within the City to one-way direction. Streets or alleys specified for one-way travel are appropriately signed, striped, and/or marked to indicate the lawful direction of traffic movement. One-way streets and alleys are adopted into and reflected in the City's Municipal Code Section 10.76.020.

DISCUSSION:

In May 2015, the Public Works Department Traffic Engineering Division reviewed the Traffic Impact Analysis (TIA) submitted for the proposed mixed-use Imperial Hardware Lofts (IHL) development project located on the northeast corner of University Avenue and Main Street. The project entailed construction of 8,841 square feet of retail space along with 91 apartment units. As part of the analysis, staff reviewed the alleyway just east of and immediately adjacent to the IHL building located between Mission Inn and University Avenues and Orange Street and the Main Street Pedestrian Mall. Post construction of the IHL building, the portion of the alley located to the north of the IHL entrance driveway retained its narrow 14 foot width while the segment from the IHL entrance driveway southerly to University Avenue was widened to 20 feet. Due to the narrow width and anticipated increased travel within the alleyway post completion of the IHL project, staff conditioned the project to install signage and pavement legends to convert the alleyway from two-way travel operations to one-way northbound, north of the IHL entrance driveway to increase safety.

Additionally, due to constricted geometry, limited corner sight distance, and use of the alleyway north of the project by vehicles involved in loading and unloading activities for the nearby adjacent businesses, IHL was required to install an approved video feedback system. This video system enables motorists exiting the IHL parking garage to view the alleyway north of the IHL exit driveway to determine if the northerly portion of the alleyway is occupied allowing the driver to make the decision to turn right towards University Avenue to avoid any delays while commercial loading and unloading is occurring within the alley near Mission Inn Avenue.

Changing the vehicular travel path within the alley from two-way to one-way northbound only within the narrower portion of the alley north of the Imperial Hardware Lofts entrance driveway requires approval and adoption of an ordinance to officially specify this segment of the alleyway as northbound only travel.

FISCAL IMPACT:

There is no fiscal impact associated with this action. The Imperial Hardware Lofts contractor shall purchase and install necessary signage and pavement marking to convert a portion of the alley to one-way northbound travel.

Prepared by: Kris Martinez, Public Works Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Ordinance
2. Site Map
3. Transportation Board Meeting Minutes – March 6, 2019