

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc. 1767 J Tribute Rd., Sacramento, Ca. 95815		
OWNER	G. Tsakopoulos Land Development, 300 Florin Rd., Sacramento, Ca. 95831		
PLANS BY	Morton & Pitalo, Inc. 1767 J Tribute Rd., Sacramento, Ca. 95815		
FILING DATE	2/2/84	50 DAY CPC ACTION DATE	REPORT BY: SD:sm
NEGATIVE DEC	2-27-84	EIR	ASSESSOR'S PCL. NO. 031-060-08

- APPLICATION:
1. Negative Declaration
  2. Amend South Pocket Community Plan from Low Density Residential to Low Density Multiple Family
  3. Rezone 29± acres from Agricultural (A) to Garden Apartment (R-2B) (Section 13)
  4. Tentative Map (P84-066)

LOCATION: Southwest side of Pocket Road, south of Garcia Bend Park

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 29± vacant acres into one airspace lot for development of 544 condominium units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Proposed Plan Designation:	Low Density Multiple Family
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant structures and debris
Proposed Zoning:	R-2B
Proposed Land Use:	544 condominium units

Surrounding Land Use and Zoning:

North: Vacant; A  
South: Garcia Bend Park; F  
East: Vacant; A  
West: Garcia Bend Park; A

Property Dimensions:	Irregular
Property Area:	29± acres
Density of Development:	18.9 DU/Ac gross
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	5/8" Douglas Fir or Redwood T-1-11 siding
Square Footage of Buildings:	152 1 bedroom, 1 bath units (756 sq. ft.) 392 2 bedroom, 1-½ bath units (1016 sq. ft.)
Height of Structures:	32 feet; 2 story

003523

APPLC. NO. P84-066

MEETING DATE April 26, 1984

CPC ITEM NO. 5

18

(P84-048)

- e. All single swing entry doors shall be of the solid core type and be equipped with a single cylinder deadbolt lock meeting the following minimum standards:
  - 1) the bolt shall have a throw of at least one inch and be constructed so as to repel cutting tool attack;
  - 2) the cylinder of the deadbolt shall be equipped with a guard designed to repel attack by prying or wrenching;
  - 3) the deadbolt shall be of the pin tumbler type with a minimum of five pins.
- f. All door hinges shall be secured with a minimum of two (2) number eight screws which must penetrate at least two (2) inches into solid backing beyond the frame to which the hinge is attached.
- g. The strike plates designed to receive the deadbolt locks shall be constructed of a minimum 16 U.A. Gauge steel, bronze or brass, and shall be secured to a wood jam with not less than 2 No. 8 screws which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached. Strike plates attached to metal jambs shall be secured with a minimum of 4 number 8 machine screws.
- h. Sliding door and window assemblies shall be so designed that the door/window cannot be lifted from the track when the door or window is in the closed position on the first floor only.
- i. Sliding door assemblies shall have an auxiliary locking device permanently mounted on the interior and which is not accessible from the exterior, first floor only.
- j. All primary egress doors shall be so equipped as to provide the occupant with a clear view of that area immediately outside the door when the door is closed. This view may be provided by a one-way door viewer designed to provide at a minimum 180° yield of view.
- k. The declaration of conditions, covenant and restrictions shall give the officers of the home owners' association strong and specific powers to have towed away all unauthorized parked vehicles from non-dedicated streets, alleys and parking lots.
- l. Nothing in the declaration of conditions, covenants and restrictions shall prohibit a resident from placing Home Alert (Neighborhood Watch) decals, operation identification decals and intrusion alarm warning decals in their windows in a reasonable manner.

001195

(P84-048)

9. Ground fault circuit interrupters shall be provided in all bathroom receptacles.
10. All units shall comply with Article XXII of Chapter 9 of the City Code for energy conservation requirements.
11. Trash enclosures for dumpsters shall not be located nearer than 10 feet to combustible material nor beneath a window when adjacent to non-combustible structures. The trash enclosure or dumpster shall not be located in the required off-street parking spaces.
12. All non-metallic water supply tubing shall be removed from plumbing fixtures and replaced with approved metallic tubing.
13. The portions of the lower dwelling unit water heater flue, which extends through the upper dwelling unit water heater compartment, shall be enclosed to avoid personal contact with or damage to the flue.
14. All tub and shower wall penetrations shall be properly sealed.
15. All roof-mounted sheet metal duct work and fuel gas piping shall be properly supported.
16. All missing condensate drains shall be replaced to meet current code requirements.
17. Each unit shall be provided an approved smoke detector.
18. The damaged flexible electrical conduit or roof-mounted air conditioning unit shall be replaced.
19. The electrical service panel shall be provided with a guard post.
20. The missing gutter and downspout at the rear of the building shall be replaced.
21. The applicant shall provide replacement housing options in the form of lease, ownership, or comparable replacement housing opportunities to existing tenants, as specified in the special permit conditions for this project. Assurances of compliance with such conditions or City approved alternatives, meeting the intent of the City Zoning Ordinance, shall be provided prior to final map approval.

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Parking: Covered - 544 spaces  
Uncovered - 437 spaces  
Parking Ratio: 1.8 spaces/unit  
Spaces Required: 816

Subdivision Review Committee Recommendation:

On February 22, 1984, by a vote of 6 ayes, 1 absent and 2 abstentions, the Subdivision Review Committee voted to recommend denial of the Tentative Map. The vote reflects the Committee's concerns regarding plan inconsistency and sewer capacity.

Staff Evaluation:

Staff has the following concerns with regard to this project:

1. The subject site is located in an undeveloped area of the Pocket. It is surrounded on the North and East by large, vacant parcels zoned Agricultural. Garcia Bend Park is adjacent to the West and South. The subject site, as well as the surrounding property, except Garcia Bend Park, is designated for Low Density Residential uses in the 1976 South Pocket Specific Plan.
2. The subject site is located within the boundaries of Pocket Road Assessment District Number 2. When the district is formed, it will provide the area with sewer, water and drainage facilities. The City Engineer indicates that plans for the district are complete, and are based on a maximum overall density of 10 dwelling units per acre. This density is based upon assumptions made from land use designations in the Pocket Community Plan. The City will be accepting bids for construction of the system in the spring of this year. It is now anticipated that the facility will be operational within 2½ years. The City Engineering Department has expressed concerns regarding sewer capacities (see Exhibit A). They indicate that this project could be accommodated by the proposed district, only if it is the only project within the district that exceeds the density designation of the Pocket Plan. However, they are recommending against the project, because the granting of this rezoning would encourage other properties to request density increases.
3. The Planning Staff believes that a multiple family project (apartment or condominiums) would be appropriate for the site, because of its relationship to Garcia Bend Park, which is a regional park. Also, the site is located at the intersection of a future major "T" intersection. Conventional single family would not be as desirable at this location. Staff, however, is concerned with the proposed density of 19 units per acre (R-2B zone). An R-1A zone, which permits a maximum of 15 units per acre, would be appropriate for the site. This zone is more compatible to future single family, and would be less demanding on the sewer capacity.
4. Community Services indicates that the landscaping islands located at the main entrances are to be privately maintained or eliminated. Staff has no objection to the proposed landscaping islands.
5. The Fire Department indicates a private, on-site water system and fire hydrants are necessary to meet fire code requirements (see Exhibit B). They also indicated that all units must be within 150 feet of a paved access road.

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6. The applicant did not request Special Permit approval at this time. Prior to issuance of building permits, a special permit must be approved by the Planning Commission. Detailed site plan problems can be solved when the Special Permit is reviewed.
7. The Planning and Community Services Departments have determined that 5.313 acres of land are required for parkland dedication purposes, and that fees are required in lieu of the required dedication. Based upon preliminary review of the site plan, it appears some credit can be given for proposed recreational facilities. The applicant shall submit an appraisal of the property to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
8. The Subdivision Map Act requires dedication of reasonable public access to the river. Determination of reasonableness lies with the local agency. Due to the proximity and relationship of the subject site to Garcia Bend Park, the Community Services Department has determined reasonable access is already provided.

#### Environmental Determination

The Environmental Coordinator has filed a conditional negative declaration with the following mitigation measure, to reduce the impact on plant life to a less than significant level:

The applicant shall protect and retain the existing Heritage Oak Tree in the proposed open lawn area by prohibiting grading, trenching, cut or fill, soil compaction resulting from stacked construction materials, parked equipment and vehicles and irrigation systems by placing a temporary 6-ft. high chain link fence around the dripline of the tree to the satisfaction of the Planning Director and City Arborist prior to the issuance of any building permits for the subject site. The other trees designated for retention are smaller oaks and walnuts, and should be trimmed to the City Arborists specifications to treat mistletoe infestation.

#### Staff Recommendation:

Staff recommends the following:

1. Ratification of the Negative Declaration with mitigation measures.
2. Approval of the South Pocket Community Plan Amendment from Low Density Residential to Low Density Multiple Family.
3. Approval of a rezoning of 29± acres from Agricultural (A) to Townhouse (R-1-A).
4. Approval of the Tentative Map subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map, unless a different time for compliance is specifically stated:

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1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; extending lines are required.
3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided, and pay the required parkland dedication in-lieu of fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
5. Pay Pocket Bridge fees.
6. Final map cannot be filed until proposed Pocket Rd. A/D #2 facilities are constructed and functioning (approximately 2± years. Anticipated advertising date, Spring, 1984).
7. Prepare a right-of-way study for Pocket Rd.
8. Locate the landward toe of the levee on the final map.
9. Dedicate a 10 foot easement, landward, from the landward toe of the levee, to the Corp of Engineers, for maintenance of the levee.
10. Remove irrigation pump, fence and pipe from the levee, if necessary.
11. Construct a redwood fence or masonry wall between Garcia Bend Park and the subject site. The homeowners association shall be responsible for maintenance of the wall or fence.

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P84-066

April 26, 1984

Item No. 5

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P-84-066



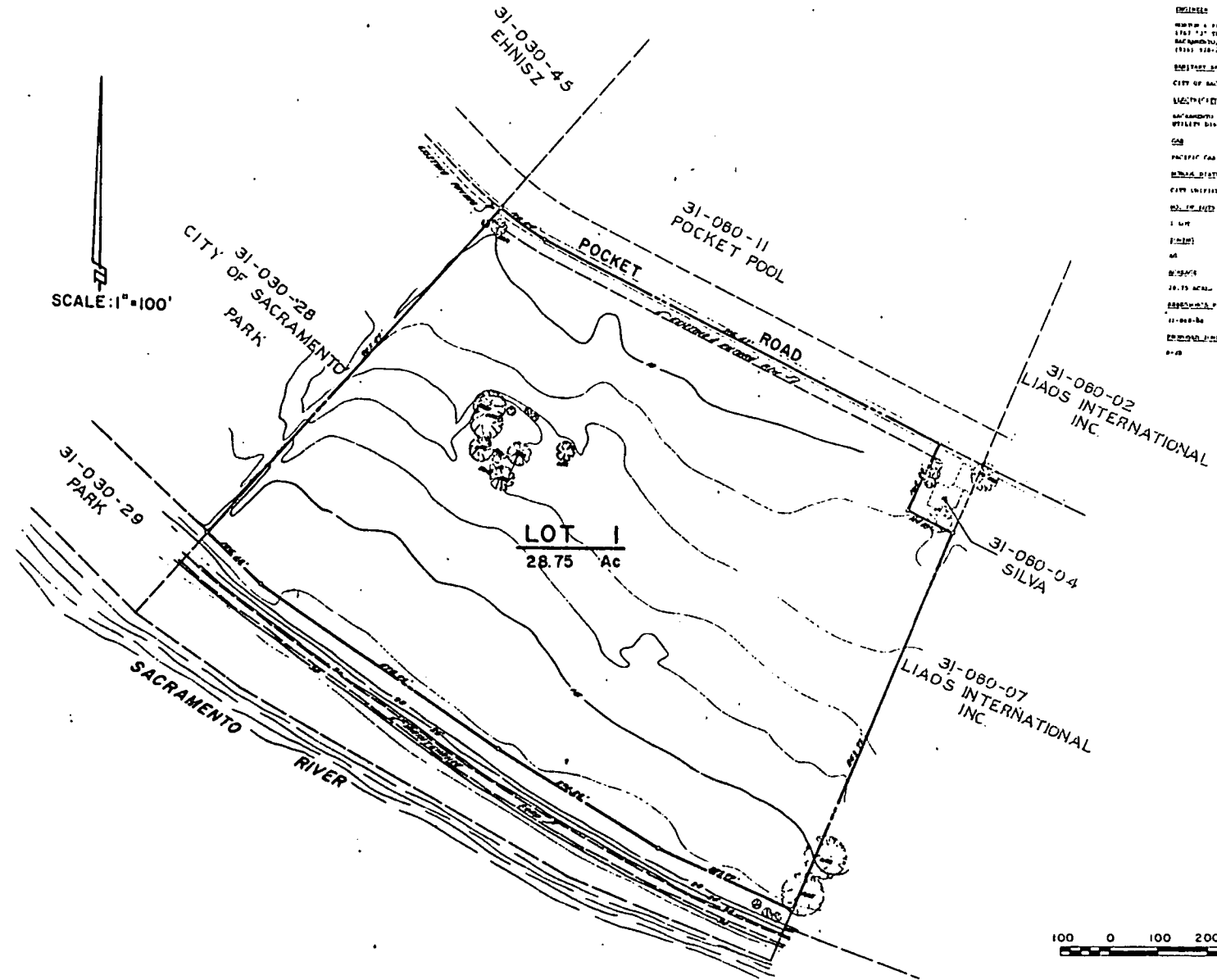
LOCATION MAP

SCALE: 1"=100'

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4-26-84

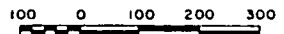
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**CONTRACT NO.**  
 84-066  
**ENGINEER**  
 MORTON & PITALO, INC.  
 1817 J ST. TRINITY BLDG.  
 SACRAMENTO, CA 95811  
 (916) 442-1111

**PROJECT NAME**  
 CITY OF SACRAMENTO  
 SACRAMENTO RIVERLAND  
 UTILITY DISTRICT

**DATE**  
 PACIFIC PAC & SOUTHWEST  
 CIVIL ENGINEERING  
 11-08-84  
 11-08-84  
 11-08-84

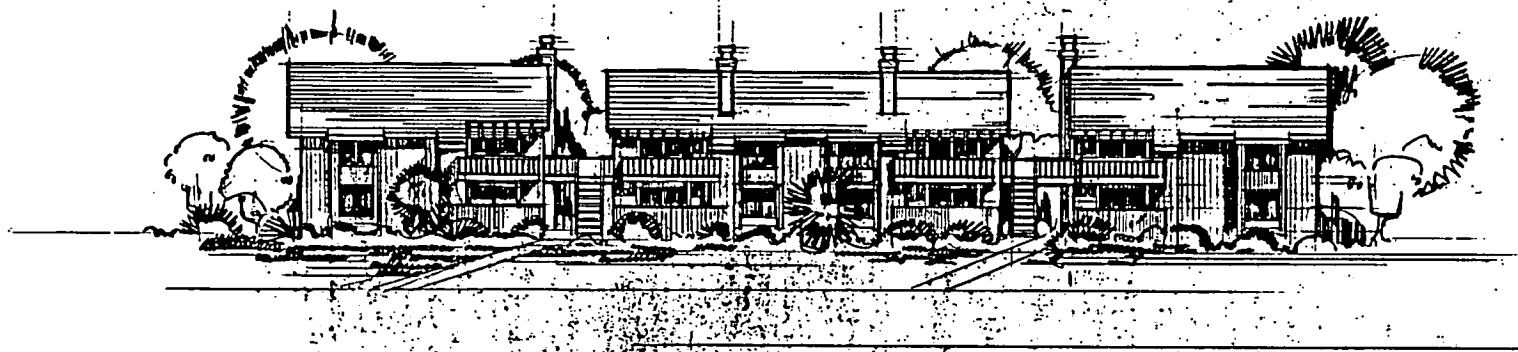


APPROVED BY: _____ DATE: _____	FIELD BOOK NO.	SCALE: HORIZONTAL: 1"=100' VERTICAL: 1"=100'	DRAWN BY: _____ ENGINEER: _____	CHECKED BY: _____ P.E. NO. _____	<b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING PLANNING SURVEYING	APPROVED: _____ DATE: _____	<b>TENTATIVE MAP FOR          RIVER LANDING</b> CITY OF SACRAMENTO, CALIFORNIA	DATE: _____ SHEET: _____ OF _____
	FILE NO. 84-066							

FILE NO. 84-066

4-26-84

(26)



ELEVATION STUDY  
 TYPICAL BUILDING CLUSTER

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RIVER  
 LANDING

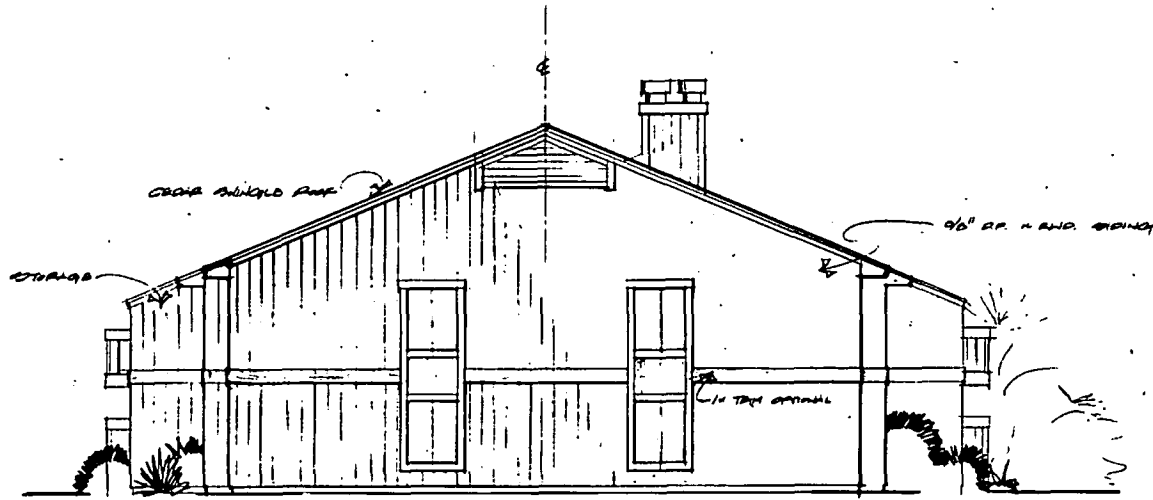
GEORGE TSAKORPOULOS  
 LAND DEVELOPMENT  
 COMPANY, INC.  
 DEVELOPER  
 300 PULPIT BEND  
 SACRAMENTO, CA

SACRAMENTO  
 CALIFORNIA



4-26-84

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END ELEVATION - UNIT B - TYPICAL BUILDING CLUSTER

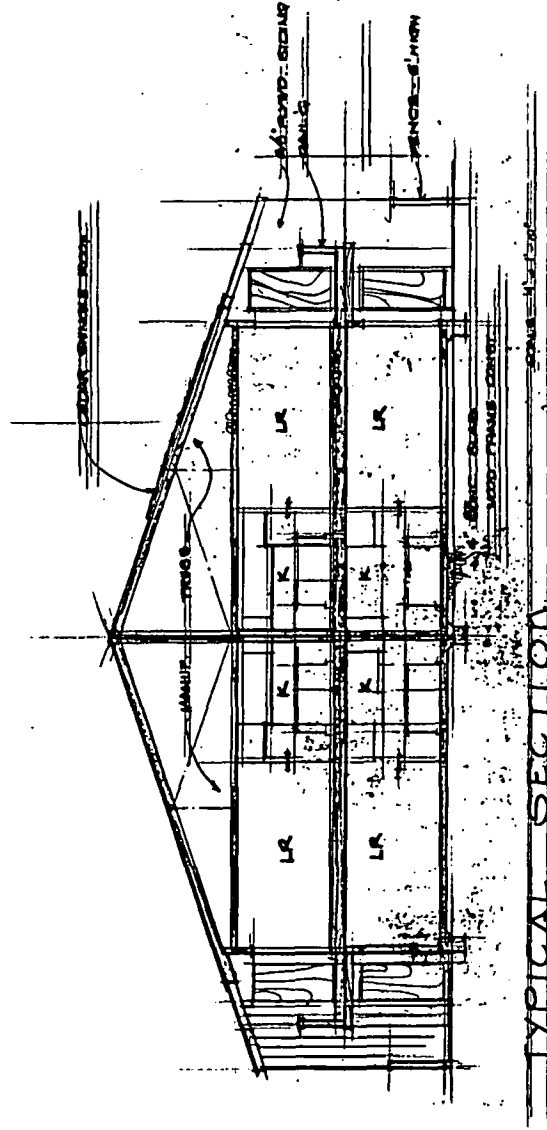
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GEORGE TSAKOPOULOS  
LAND DEVELOPMENT  
COMPANY, INC.  
DEVELOPER  
2000 BULLOCK BLVD  
SACRAMENTO, CA

RIVER  
LANDING

SACRAMENTO  
CALIFORNIA

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# RIVER LANDING

## SACRAMENTO CALIFORNIA

GEORGE ISAKOPoulos  
LAND DEVELOPMENT  
COMPANY, INC.  
DEVELOPER  
SACRAMENTO, CALIF.



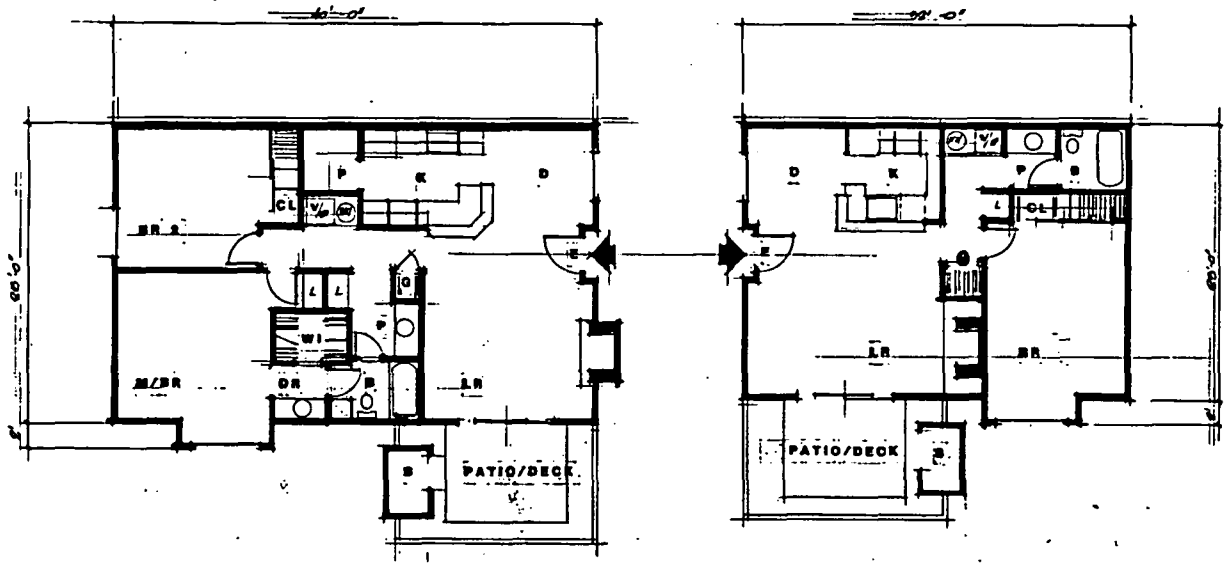
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FLOOR PLAN unit B 1016 sq. ft.

FLOOR PLAN unit A 726 sq. ft.



GEORGE TSAKOBOLIDIS  
 LAND DEVELOPMENT  
 COMPANY, INC.  
 DEVELOPER  
 200 PLEASANT ROAD  
 SACRAMENTO, CA

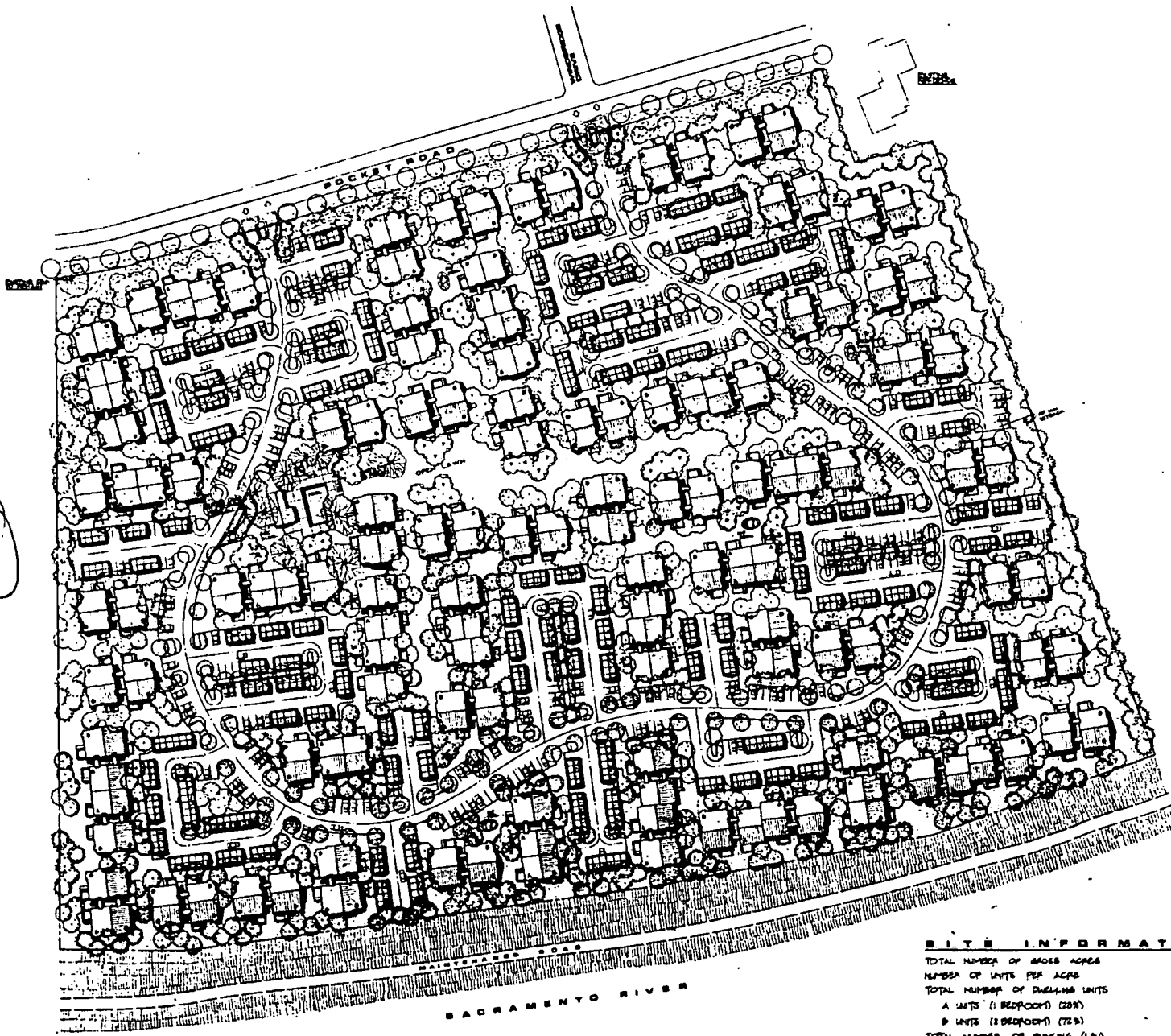
# RIVER LANDING

SACRAMENTO  
 CALIFORNIA

003537

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# RIVER LANDING

## SACRAMENTO CALIFORNIA

GEORGE TSAKOPOULOS  
LAND DEVELOPMENT  
COMPANY, INC.  
DEVELOPER  
202 ALABAMA ROAD  
SACRAMENTO, CALIFORNIA

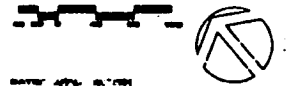
ANTHONY M. GUZZARDO  
AND ASSOCIATES INC.  
LANDSCAPE ARCHITECTS  
LAND PLANNERS  
200 UNIVERSITY AVENUE  
SAN FRANCISCO, CALIFORNIA

MORTON & PITALO INC.  
CIVIL ENGINEERS  
1001 J. TRINITY ROAD  
SACRAMENTO, CALIFORNIA

SITE INFORMATION	
TOTAL NUMBER OF SQUARE ACRES	10.75
NUMBER OF UNITS PER ACRE	18.9
TOTAL NUMBER OF DWELLING UNITS	949
A UNITS (1 BEDROOM) (20%)	192
B UNITS (2 BEDROOM) (75%)	913
TOTAL NUMBER OF PARKING (1.0)	701
NUMBER OF COVERED PARKING (0.4)	644
NUMBER OF OPEN PARKING (0.6)	197

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### SCHEMATIC SITE PLAN



DATE: APRIL 27, 1984

P-84-066



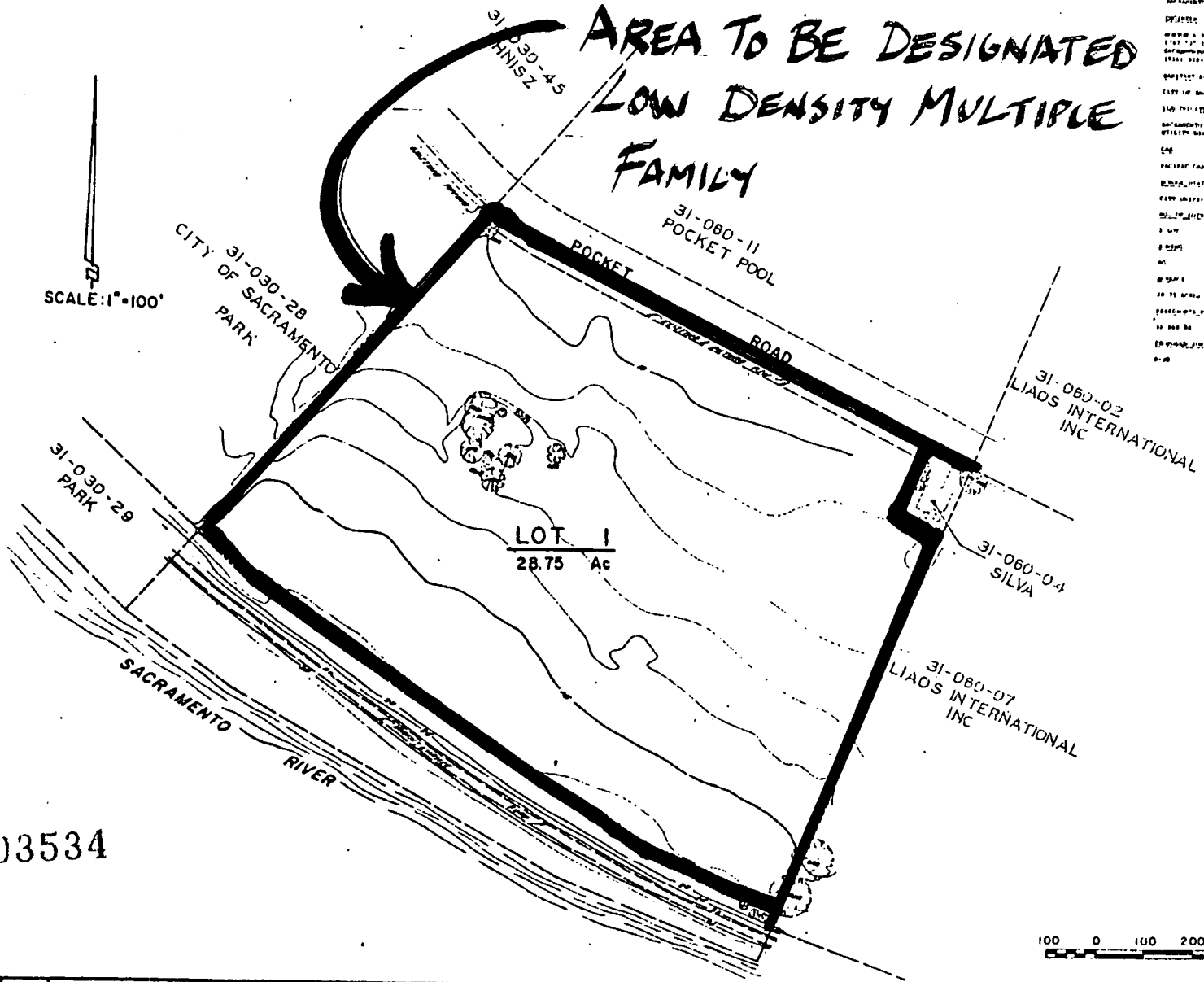
LOCATION MAP

SCALE: 1"=100'

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DATE: 4/26/84  
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 CHECKED BY: [blank]  
 SCALE: 1"=100'  
 SHEET NO.: 1  
 TOTAL SHEETS: 1  
 PROJECT NO.: 003534  
 CITY OF SACRAMENTO  
 PLANNING DEPARTMENT  
 1500 MARKET STREET  
 SACRAMENTO, CALIFORNIA 95811  
 916 441 2200

EXHIBIT A

100 0 100 200 300

FIELD BOOK NO. DATE SHEET NO.	SCALE:	DRAWN BY:	CHECKED BY:	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	ADDRESS:	TENTATIVE MAP FOR <b>RIVER LANDING</b> CITY OF SACRAMENTO, CALIFORNIA	DATE:
	HORIZONTAL: CA. VERTICAL: CA.	SIGNATURE:	DATE:		CITY: 1 SHEET: 1		FILE NO. 003534

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# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815			
OWNER	G. Tsakopoulos Land Development - 300 Florin Road, Sacramento, CA 95831			
PLANS BY	Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815			
FILING DATE	3-8-84	50 DAY CPC ACTION DATE		REPORT BY:SD:sg
NEGATIVE DEC.	2-27-84	EIR		ASSESSOR'S PCL. NO. 031-060-08

- APPLICATION:
1. Environmental Determination
  2. Amend South Pocket Community Plan from Low Density Residential to Low Density Multiple Family
  3. Rezone 29± acres from Agricultural (A) to Garden Apartment (R-2B) (Section 13)
  4. Tentative Map (P84-066)

LOCATION: Southwest side of Pocket Road, south of Garcia Bend Park

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 29± vacant acres into one airspace lot for development of 576 condominium units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Proposed Plan Designation:	Low Density Multiple Family
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant structures and debris
Proposed Zoning:	R-2B
Proposed Land Use:	576 condominium units

Surrounding Land Use and Zoning:

North:	Vacant; A
South:	Garcia Bend Park; F
East:	Vacant; A
West:	Garcia Bend Park; A

Property Dimensions:	Irregular
Property Area:	29± acres
Density of Development:	20 DU/Ac gross
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Colors:	Unknown
Exterior Building Materials:	Unknown
Square Footage of Buildings:	813± sq. ft. & 1,125± sq. ft.
Height of Structures:	Unknown

003527

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 22, 1984, by a vote of six ayes, one absent and two abstentions, the Subdivision Review Committee voted to recommend denial of the Tentative Map. The vote reflects the Committee's concerns regarding plan inconsistency and sewer capacity.

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is located in an undeveloped area of the South Pocket Community. It is surrounded on the north and east by large vacant parcels zoned Agricultural. Garcia Bend Park is adjacent to the west and south. The Sacramento River is south of the arm of Garcia Bend Park. The site is located within the boundaries of Pocket Road Assessment District No. 2. When the district is formed, it will provide the area with sewer, water and drainage facilities. Construction plans for the district are complete. The City will be accepting bids for the construction of the system in the Spring of this year.
2. The proposed sewer system is designed to accommodate a maximum overall density of 10 units per acre. This density includes sites already designated in the South Pocket Community Plan for multi-family uses. The City Public Works Department recommends against any plan amendment which would reflect an increase in the overall density within the Pocket Area. That department has indicated, however, that this particular project can be accommodated by the present sewer system design provided that the remaining land in this assessment district be developed with a maximum of 10 units per acre overall density. Based upon this information, staff would be supportive of a higher density than allowed by the South Pocket Community Plan (eight units per acre); however, approval of the subject project would establish a policy which restricts subsequent development within the Pocket area to the current community plan designations.
3. The applicant has submitted a site plan, floor plans and elevations. These plans, however, lack sufficient detail to evaluate the proposed project. There also appears to be inconsistencies in correlating the site plan to the floor plans and elevations. For instance, the site plan appears to indicate four- and eight-plex units, all one bedroom in size. However, the floor plans and elevations indicate one and two bedroom units and the environmental questionnaire indicates all units to be two bedroom. The site plan indicates a 20 to 40 foot setback from the eastern property line to the proposed two story structure.

The applicant has submitted only two elevations for two different structures. Staff, therefore, cannot determine whether two story units might impact future single family units to the east by creating a view into side or rear yards. In addition, the end elevations do not coincide with the floor plans. Reduced copies of the elevations and floor plans have been submitted.

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4. In order for the staff to provide a comprehensive analysis and accurate report for the Commission to review, the applicant should submit accurate

detailed site plans, elevations and floor plans. The site plan should indicate the breakdown of units with one and two bedrooms, structural sizes and eliminate potential overview into neighboring properties. Detailed elevations should include all four sides of the structures, exterior colors and materials and roofing materials.

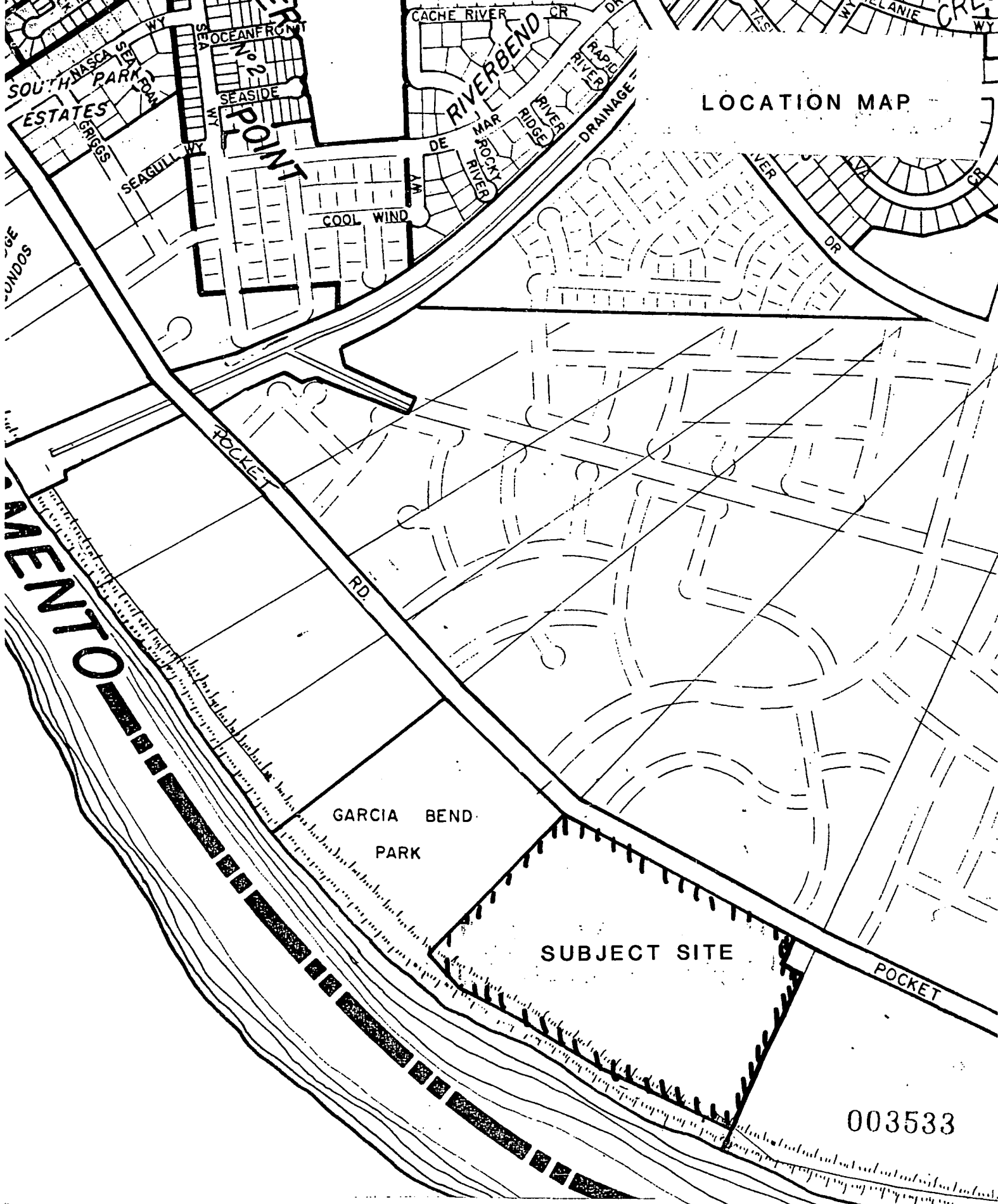
These items will assist the staff in evaluating the proposal and determining an appropriate density, and an acceptable architectural style and site design. Staff therefore suggests this item be continued so that the applicant can submit accurate and detailed plans.

STAFF RECOMMENDATION: Staff recommends that the project be continued until April 26, 1984.

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LOCATION MAP

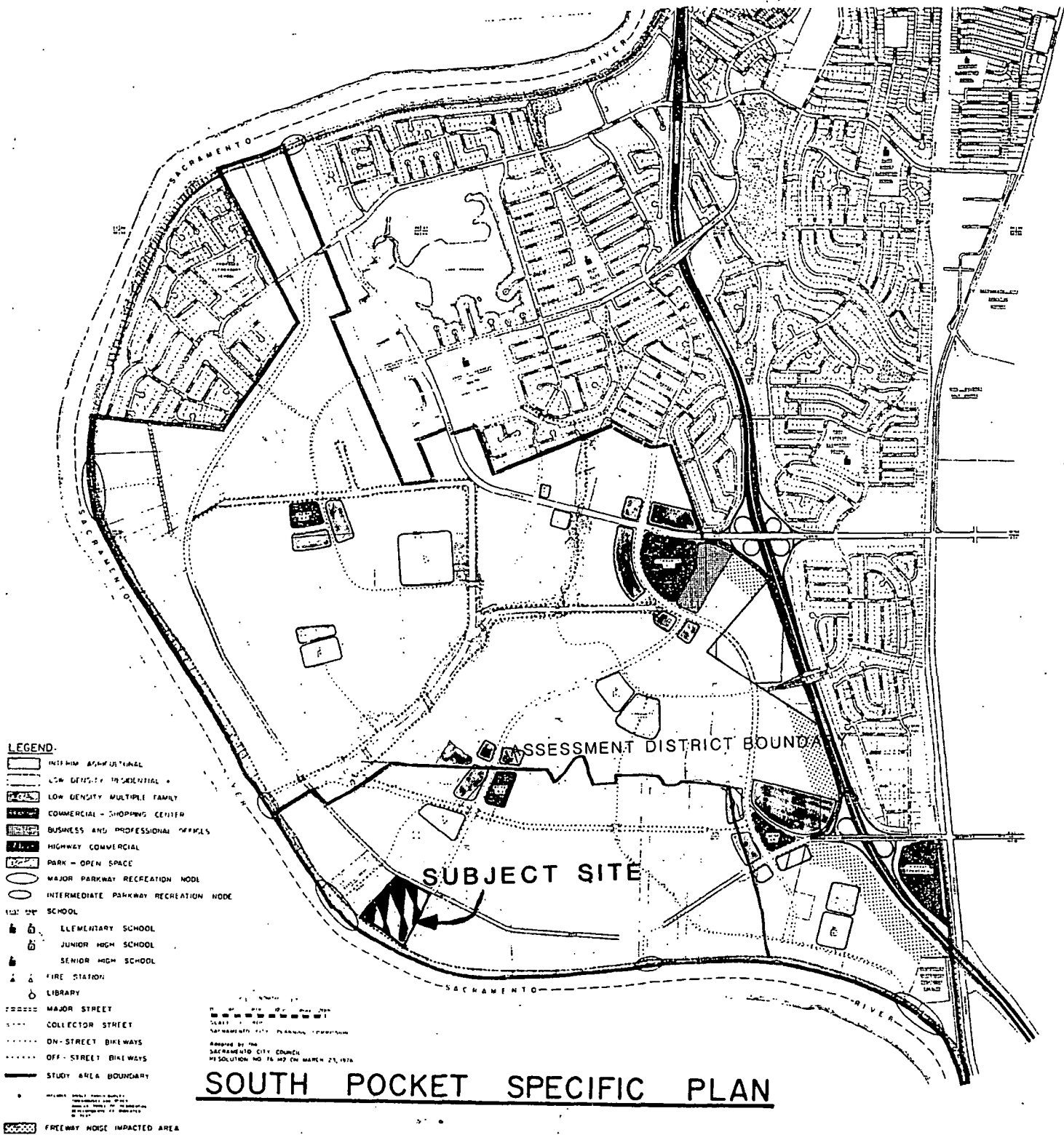


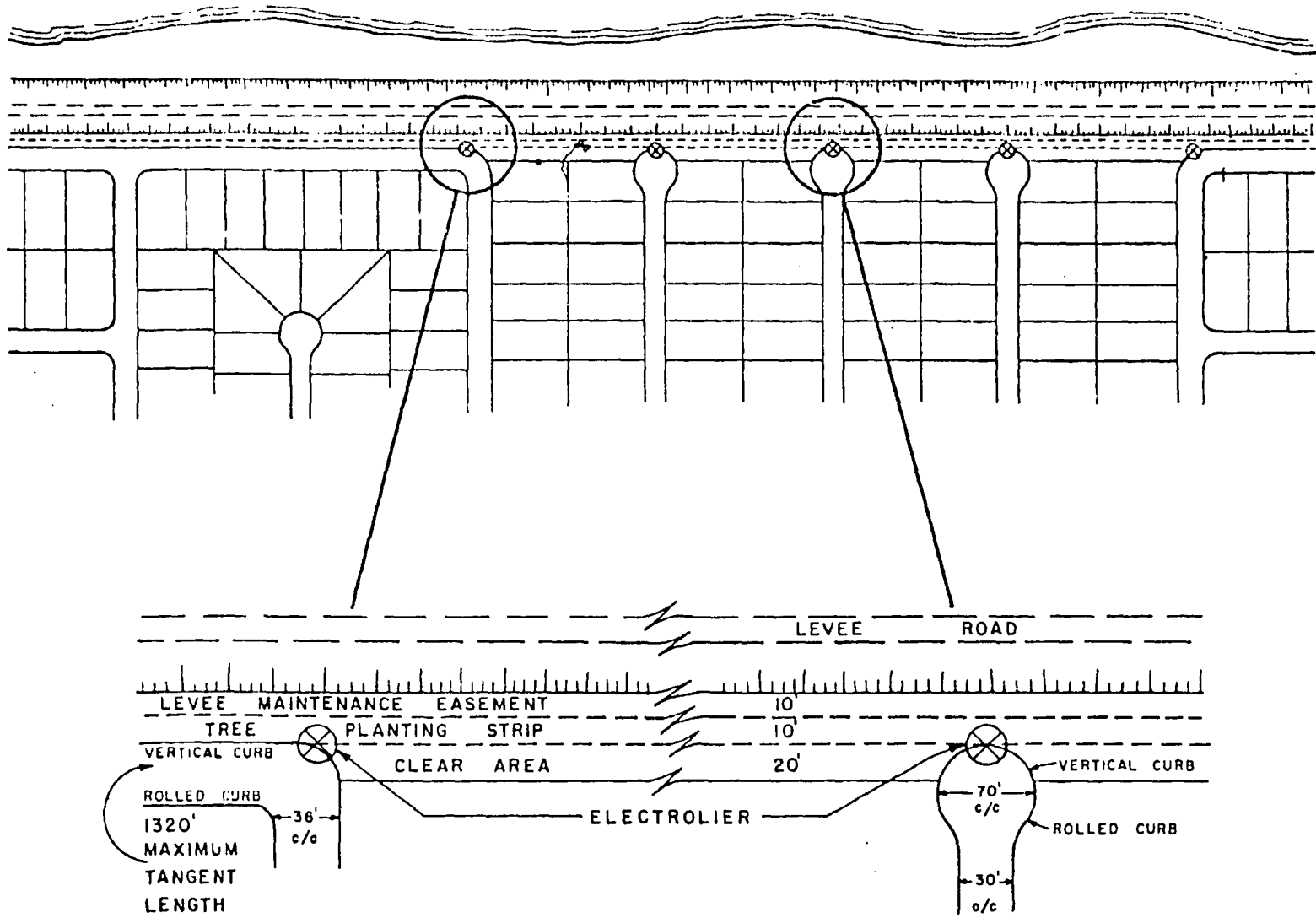
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4-26-84

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SOUTH POCKET RESIDENTIAL DEVELOPMENT  
AND SACRAMENTO RIVER PARKWAY DESIGN STANDARDS

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STANDARDS REGARDING SACRAMENTO RIVER  
PARKWAY AND ADJACENT NEW DEVELOPMENT  
IN SOUTH POCKET AREA

EXHIBIT C

Amends 1974 South Pocket Specific Plan and 1974 Sacramento River Parkway Plan by City Council Resolution No. 77-165 on March 31, 1977.

The following design standards were adopted for application by the City of Sacramento along approximately 3.6 miles of levee frontage in the South Pocket. Landside public improvements associated with the approved Sacramento River Parkway and all tentative subdivision maps for adjacent new residential development should be evaluated for conformance with these standards. The intent of these standards is to refine the policies contained in the South Pocket Specific Plan and the Sacramento River Parkway Plan. The intent is furthermore to provide specific standards which ensure adequate local access to the Parkway, circulation features to minimize the potential for traffic problems, fire and police protection to abutting properties, levee maintenance access, and residential design flexibility.

Design Standard 1 - Streets Parallel to Levee:

The maximum length paralleling the levee should be 1320 feet (one-quarter mile). This should be a 36 foot street on a 50 foot right-of-way. The levee side should have a vertical curb and no sidewalk. Wherever possible, this segment of street should not be joined on either end so as to connect directly with a collector or major street.

Design Standard 2 - Cul-de-sac Streets Perpendicular to Levee:

A cul-de-sac street should be a 30 foot street on a 44 foot right-of-way. The diameter of the cul-de-sac should be 70 foot on a 84 foot right-of-way. The cul-de-sac portion extending into the Parkway should be 20 foot (measured perpendicularly toward the levee from the street center line and extension of the side lot lines), and should have a vertical curb and no sidewalk. Wherever possible, this street should not be joined directly with a collector or major street.

Design Standard 3 - Number of Cul-de-sac Streets:

The number of cul-de-sac streets paralleling one another should not exceed three, irrespective of land ownership or other development interests.

Design Standard 4 - Residential Lot Orientation:

Only side-on and lots fronting onto streets paralleling the levee should be permitted next to the Sacramento River Parkway.

Design Standard 5 - Parkway Corridor:

Parkway corridor dimensions landward from the landside toe of the levee to the parallel street curb should be 20 feet: 10 feet of clear area for the maintenance of the levee and then 10 feet for tree or other vegetative planting along the street. Parkway corridor dimensions landward from the landside toe of the levee to the residential side lot lines should be 40 feet: 10 feet of clear area for the maintenance of the levee, then 10 feet for tree or other vegetative planting, and then 20 feet of clear area to the residential side lot line.

Design Standard 6 - Electroliers:

Street lights should be placed adjacent to the vertical curb at the closest point of each cul-de-sac to the levee, and at the beginning of the outside curve of a parallel street where it loops inward away from the levee. Adequate provision should be made to illuminate the parkway and streets, and to screen residences.

Design Standard 7 - Identification of Parkway:

Wherever possible, signs identifying the location of the future Sacramento River Parkway should be installed at the time of new residential development.

Design Standard 8 - Concurrent Dedication of Parkway Land:

Agreement should be secured by the City from the private party to dedicate all land necessary for the Sacramento River Parkway at the time of request for tentative subdivision map approval. Said land should be acquired by fee title wherever feasible. If this is not possible, the dedication of a recreational easement should be required as an absolute minimum.

Design Standard 9 - Concurrent Construction of Bikeway:

Wherever bikeway funding and extension of a continuous path is feasible, construction of the parkway bike path should occur along with new residential construction.

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