

COMMERCIAL REDEVELOPMENT

**INTERCONNECTIVITY &
INTRACONNECTIVITY
PRESENTATION**

Planning Commission
February 11, 2014

TODAY'S PRESENTATION

- What we will be covering today:
 - Interconnectivity and Intraconnectivity Guideline Recommendations
 - Proposed next steps
 - Questions and feedback

SANIBEL PLAN (SANIBEL CODE)

- Sanibel Plan Section 3.3.3
 - City's policy to encourage use of alternatives to the private motor vehicle
 - Reduce auto ridership, expand and increase the safety of the shared use path system.
 - Important that Sanibel be a walkable and bikeable community
- Sanibel Code Section 126-1029
 - *(c) When possible, bicycle and pedestrian cross access between commercial sites and developments shall be established.*

BICYCLE FRIENDLY EXAMPLES



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GOALS

- Stay consistent with the Sanibel Plan
- Build upon the success of the shared use path system
- Mitigate automobile traffic by continuing to promote bicycling and walking
- Improve safety by eliminating conflict points between automobiles and bicyclists and pedestrians
- Enhance bicyclist and pedestrian access to properties in the commercial district
- Encourage shared parking, reducing the need for large parking lots

PROPOSED DEFINITIONS OF INTERCONNECTIVITY AND INTRACONNECTIVITY

- Interconnectivity – Bicycle and pedestrian connections to the shared use path system
- Intraconnectivity – Bicycle and pedestrian connections between adjacent properties

OPTIONS

- Maintain status quo
- Develop guidelines to encourage interconnections and intraconnections
- Create an ordinance requiring interconnections and intraconnections

ADVANTAGE OF GUIDELINES

- Provides flexibility
- Property owner friendly
- Easier to monitor for revisions
- Encourages interconnectivity and intraconnectivity

SURFACE MATERIALS

- Interconnectivity and Intraconnectivity
 - Asphalt
 - Concrete
 - Wood
 - Brick
 - Pervious Pavers
 - Gravel
 - Stone
 - Shell
 - Other similar materials

WIDTH

- Interconnectivity and Intraconnectivity
 - Minimum of three (3) feet
 - ADA requirement
 - Maximum of six (6) feet

VERTICAL CLEARANCE

- Interconnectivity and Intraconnectivity
 - Eight (8) foot vertical height clearance
 - In line with the shared use master plan

NUMBER

- Interconnectivity and Intraconnectivity
 - Minimum necessary to provide safe ingress and egress between adjoining properties and properties to the shared use path

LOCATION

- Interconnectivity and Intraconnectivity
 - Separate from driveways
 - Located in a way to connect adjacent properties and properties to the shared use path in a safe, convenient and practical manner.
 - Ingress and egress points should not lead into a parking space

VEGETATION

- Interconnectivity and Intraconnectivity
 - Every effort should be made to relocate vegetation removed from private property onsite
 - The City will make every effort to relocate vegetation removed from the right-of-way to elsewhere in the City.

VISIBILITY

- Interconnectivity

- Efforts should be made to meet the driveway standards of the Sanibel Code.
 - No obstruction between 30 and 60 inches in height
 - Maintain sight triangle
 - Minimum 15 feet sightline from intersection
- A delineated bicycle/pedestrian lane through the parking lot is encouraged

- Intraconnectivity

- Clear sightline devoid of visual obstructions should be provided to the extent possible.
- A delineated bicycle/pedestrian lane through the parking lot is encouraged

DESIGN

- Interconnectivity

- Clearly delineated
- Installed perpendicular to the shared use path to the extent possible.
- A hard surfaced apron should be installed where the interconnection abuts the shared use path.
 - Should be sized appropriately to keep shell, gravel, etc. from interconnection off shared use path
- Apron should be designed to accommodate turning movements of bicycles

- Intraconnectivity

- Clearly delineated

LIGHTING

- Interconnectivity
 - Meet all lighting requirements of the Sanibel Code
- Intraconnectivity
 - Lighting installed as part of an intraconnection may trespass onto the adjacent property linked by the intraconnection
 - Meet all other lighting requirements of the Sanibel Code

DRAINAGE

- Interconnectivity and Intraconnectivity
 - Meet City requirements

SIGNAGE

- Interconnectivity and Intraconnectivity
 - Meet City requirements

CROSS ACCESS AGREEMENT

- Interconnectivity
 - None
- Intraconnectivity
 - Agreement established between adjoining property owners
 - Includes provisions for maintenance
 - Recorded with Lee County
 - Required

INCENTIVES

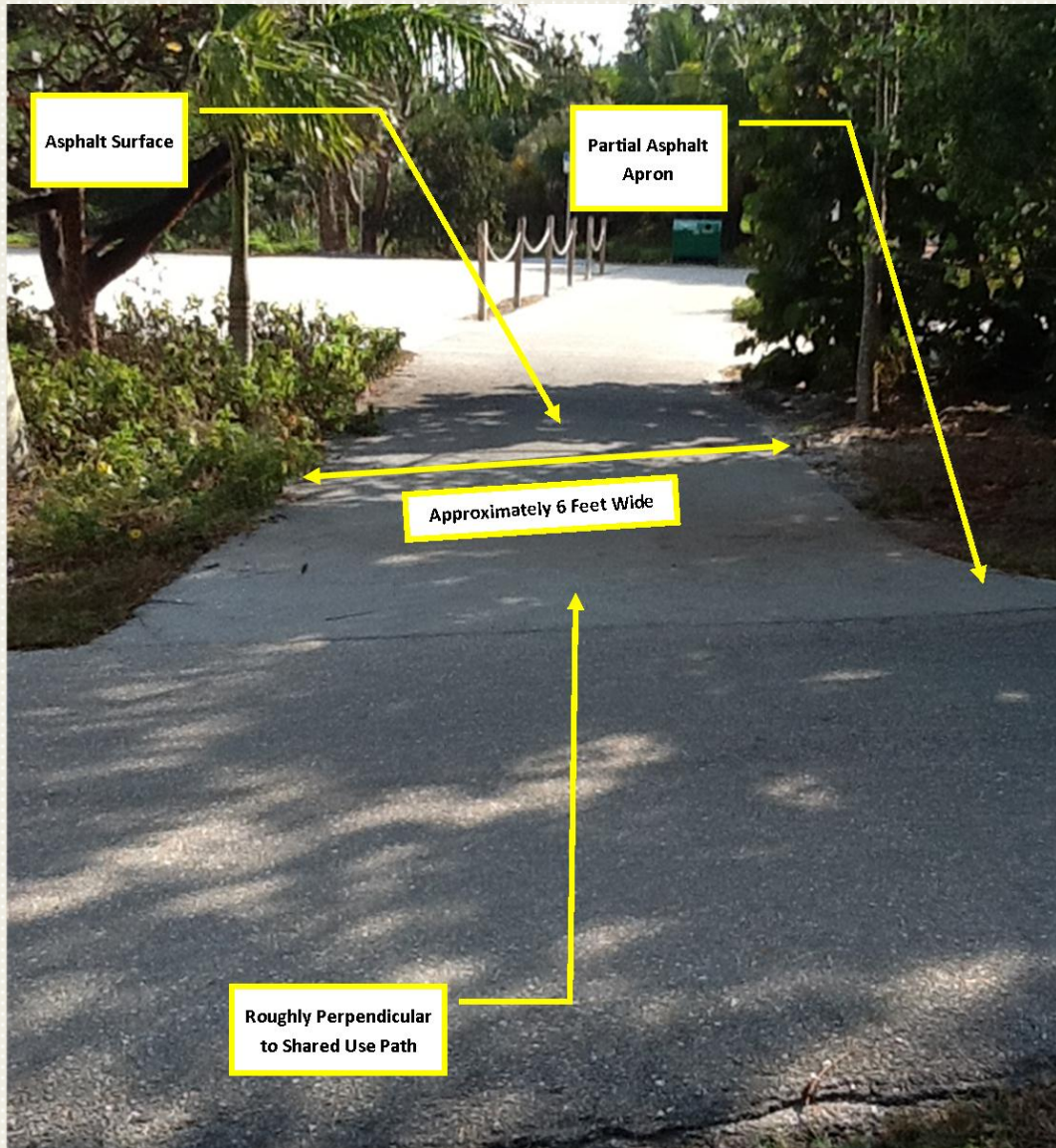
- Interconnectivity

- Does not count towards impervious coverage or developed area calculation
- Development permits reviewed as information only
- City may partner with property owners where an interconnection is in the public interest

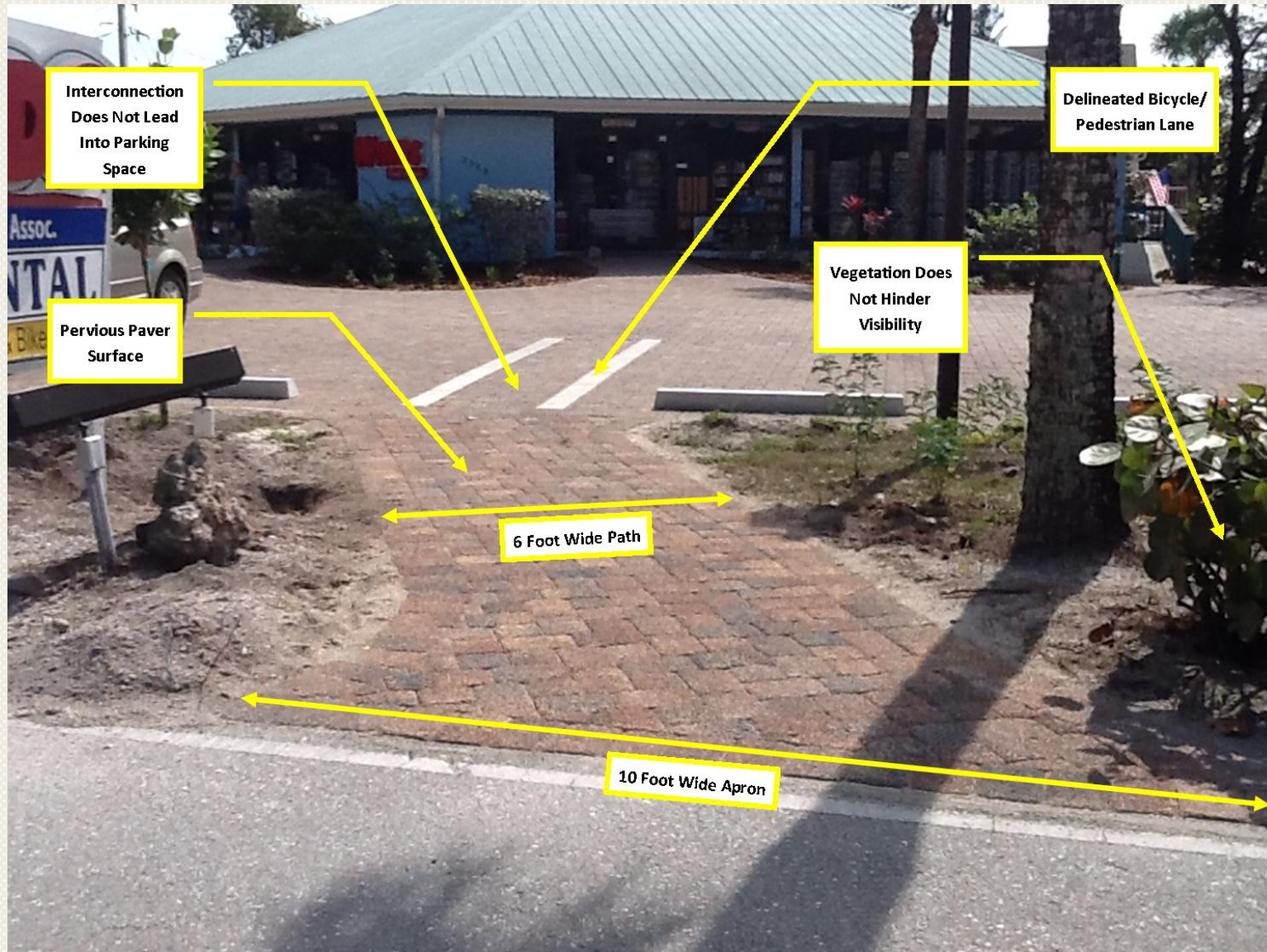
- Intraconnectivity

- Does not count towards impervious coverage or developed area calculation
- Development permits reviewed as information only

INTERCONNECTIVITY EXAMPLE



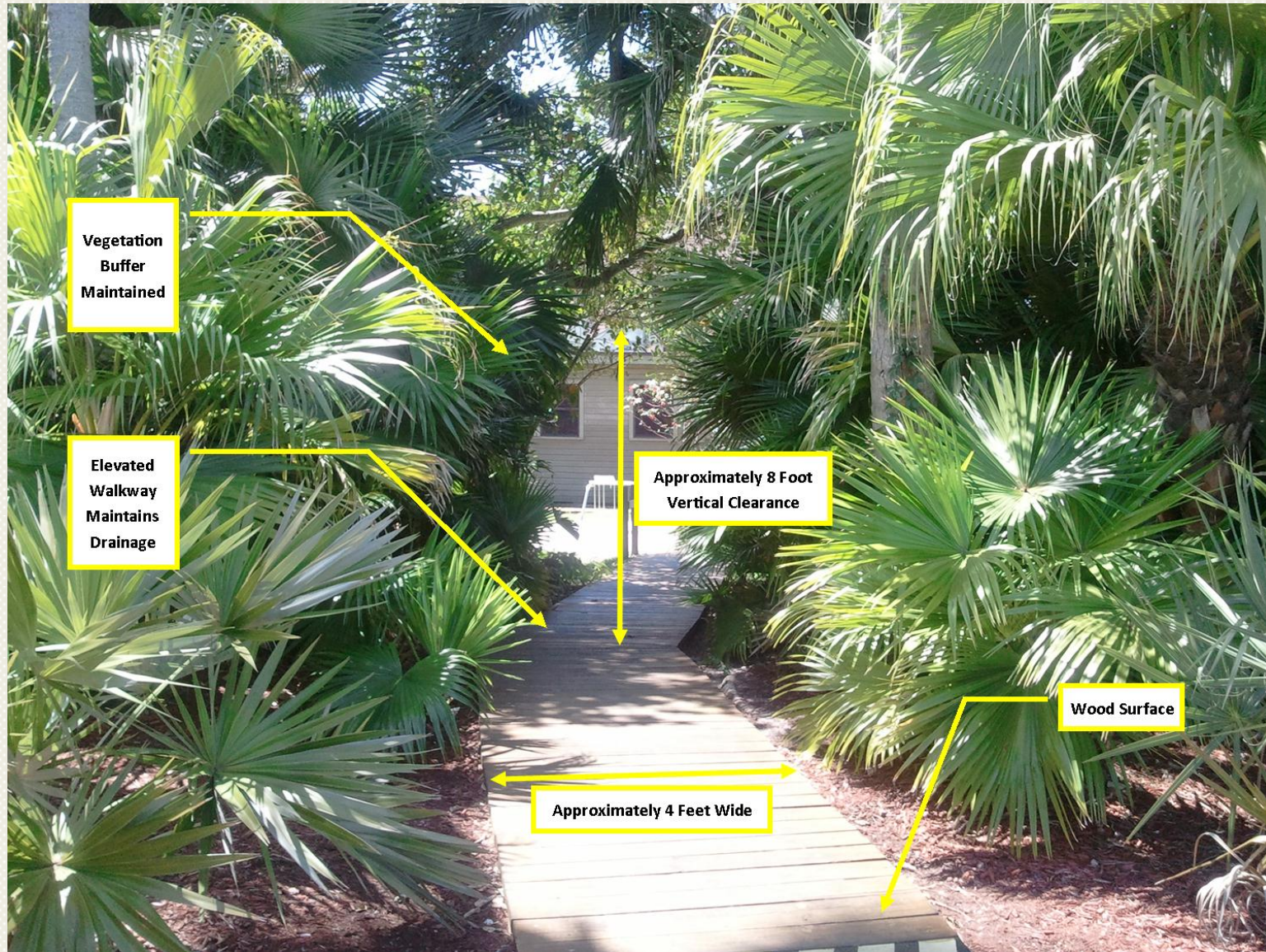
INTERCONNECTIVITY EXAMPLE



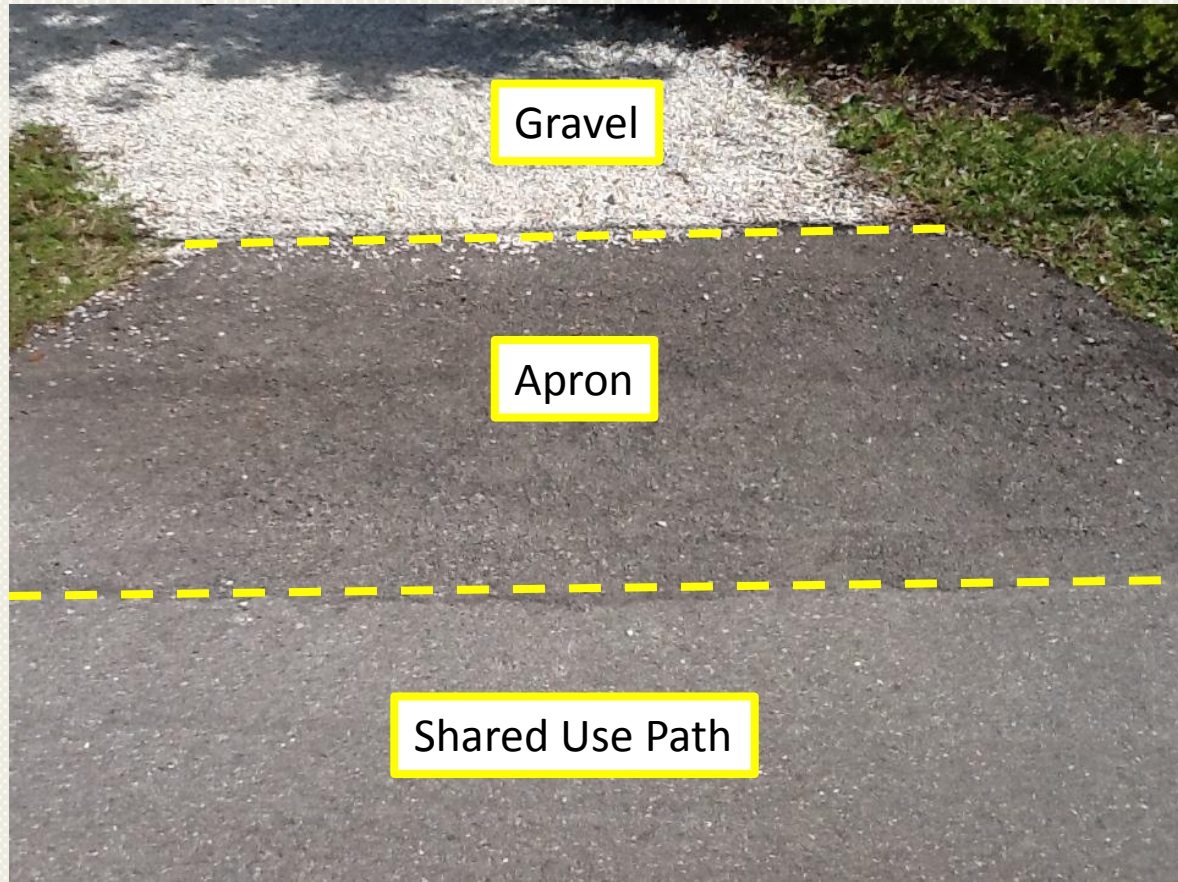
INTRACONNECTIVITY EXAMPLE



INTRACONNECTIVITY EXAMPLE



APRON EXAMPLE



NEXT STEPS

- Create draft interconnectivity and intraconnectivity guidelines to be reviewed and approved by the Planning Commission and then forward to City Council

QUESTIONS?





