

Meriam Park - Chico, CA







An ITE Proposed Recommended Practice

Context Sensitive Solutions
in Designing Major Urban Thoroughfares
for Walkable Communities

● 32 Vel
□ 16 Pec

ite
Institute of Transportation Engineers



STREETS

Title 18R

DESIGN CRITERIA AND IMPROVEMENT STANDARDS¹

Chapters:

- 18R.04 Application and Definitions
- 18R.08 Design Criteria
- 18R.12 Improvement Standards
- 18R.36 Subdivision Improvement Requirements

Tables: (Tables follow Chapter 18R.08)

- 1 Horizontal Alignment Criteria
- 2 Vertical Curve Criteria
- 3 Runoff Coefficients
- 4 Rainfall Intensity/Duration/Frequency Design Chart
- 5 Design Criteria for Sanitary Sewers
- 6 Sanitary Sewer Peak Flow Factors

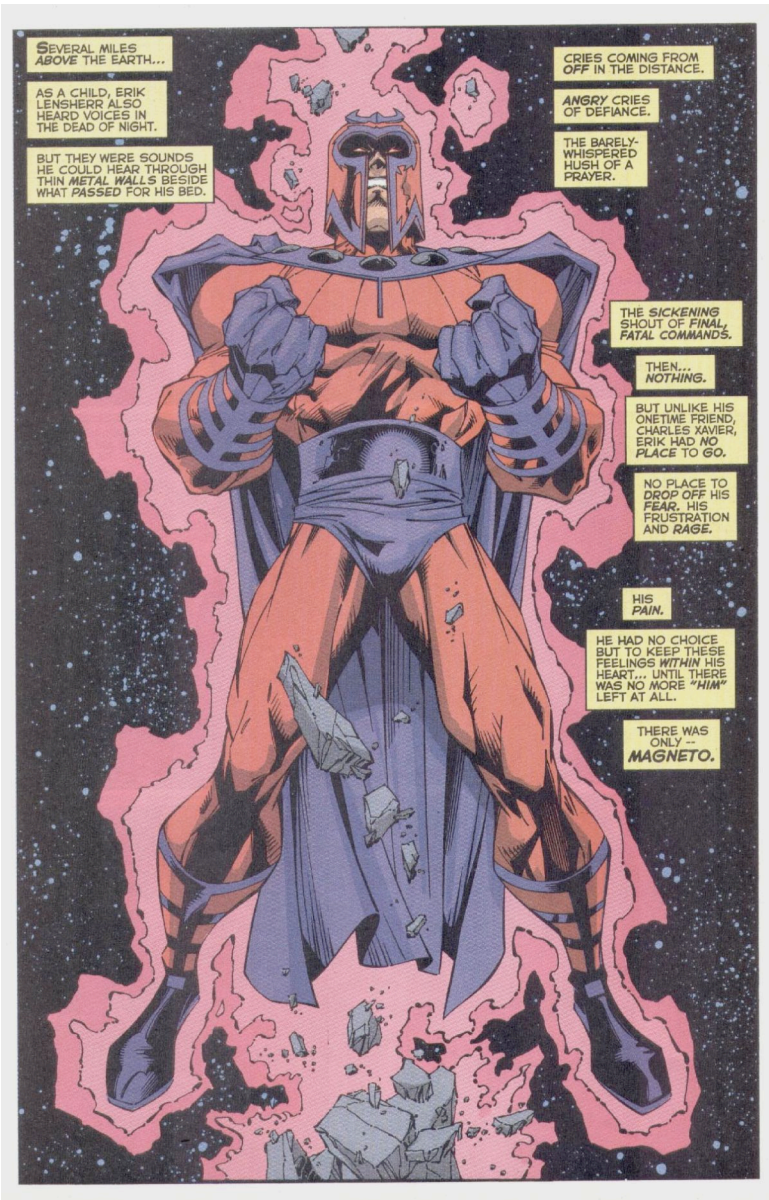
Figures: (Figures follow Tables)

- 1 Lot Configurations and Definitions
- 2 Cross-Slope in Intersections

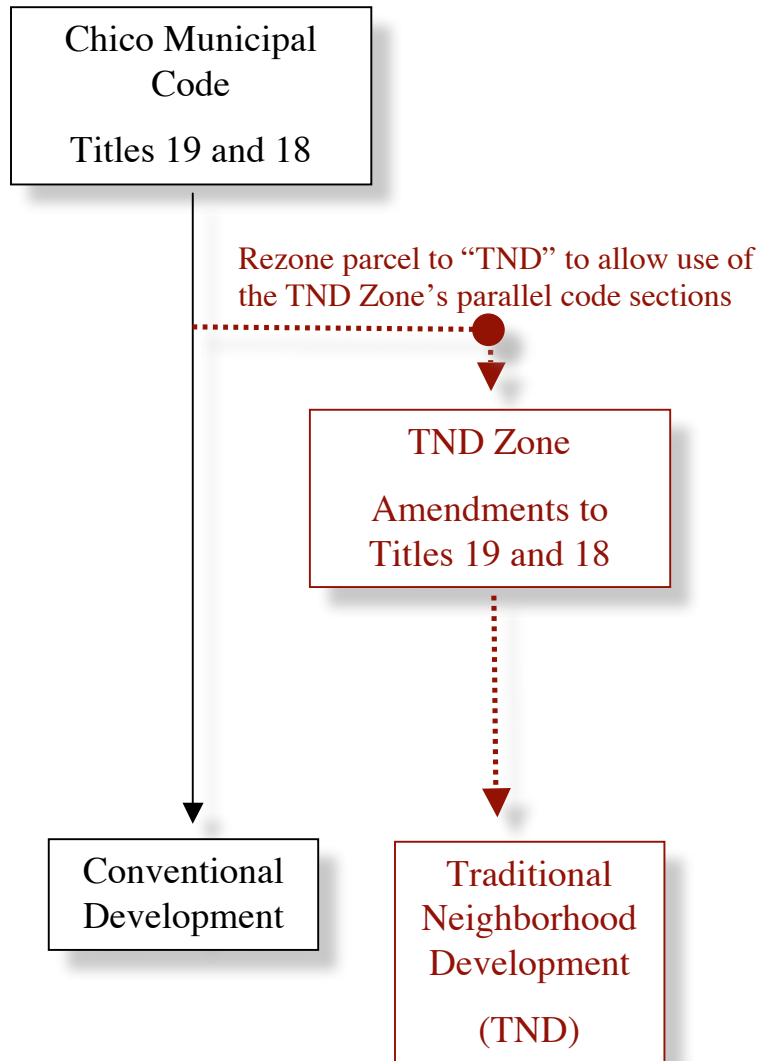
Standard Plans: (Standard Plans follow Chapter 18R.12)

Standard Plans S-1 through LS-26

NOTE: Footnotes are numbered throughout the text and are located at the end of this title.



A New Approach – A “Parallel Code”



DRAFT
Traditional Neighborhood Development Zone

Submitted to the City of Chico in conjunction with the Proposed Meriam Park Development, January 2006

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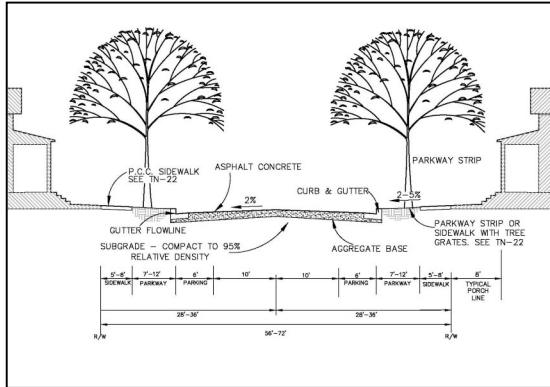
New Urban Builders
360 East 6th Street
Chico, CA 95928

The Purpose of the TND Zone

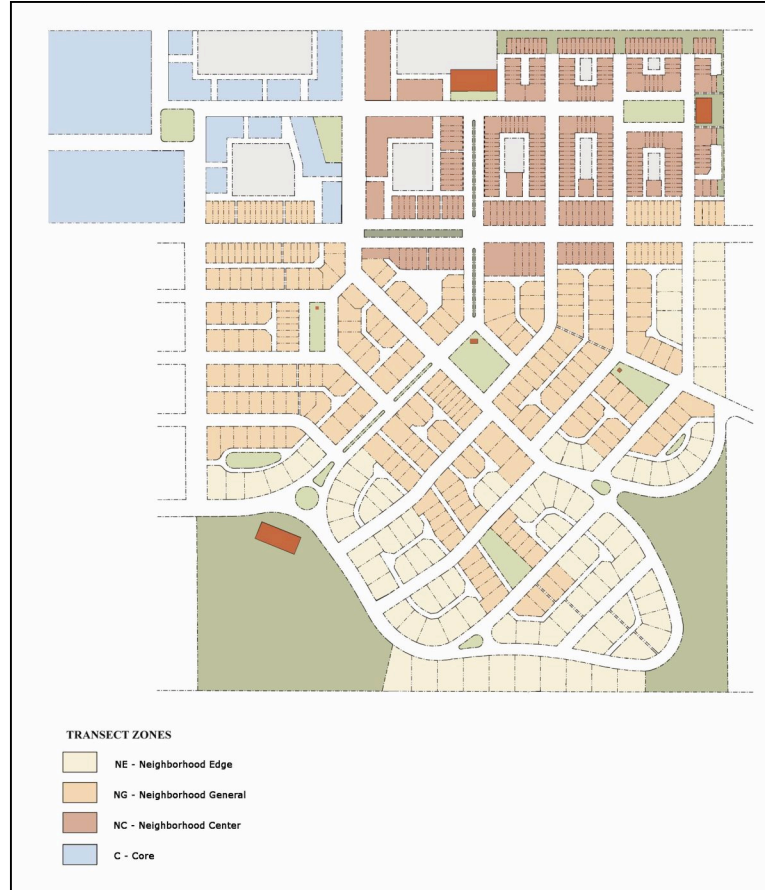
- Create Compact, Walkable Neighborhoods.
- Encourage Mixed Use.
- Promote Mixed Housing Types.
- Establish a Connected Network of Slow speed Streets.
- Create a High Quality Pedestrian Environment.
- Create Parks, Greens and Plazas.



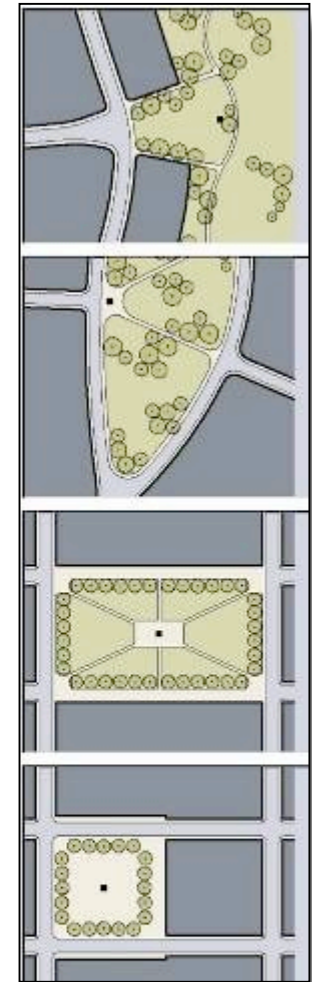
TND Code - Applying the Tool Kit



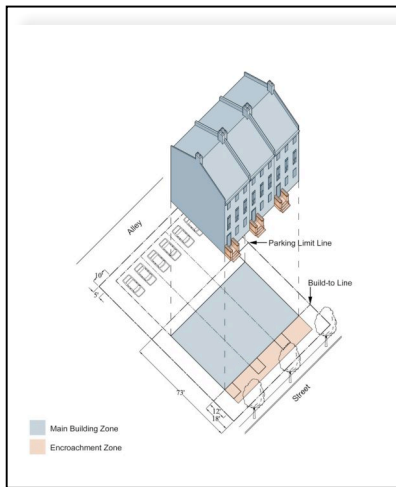
Streets and Circulation



TND Designations



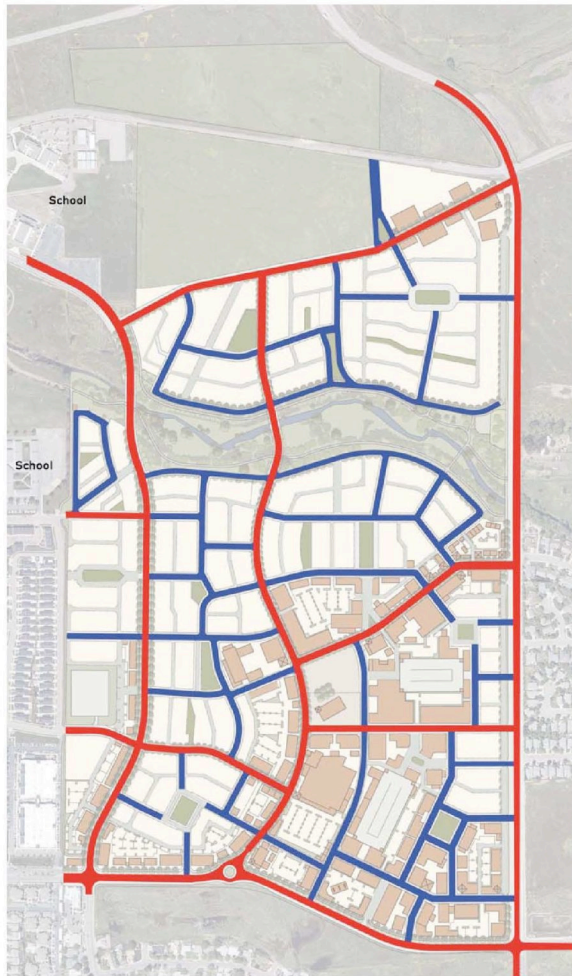
Parks and Greenways



Building Types

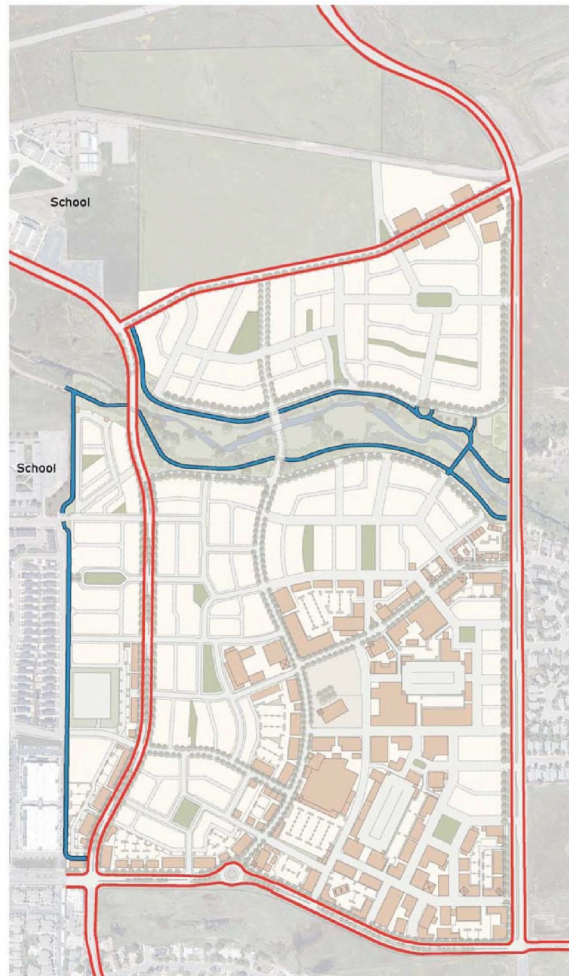


Circulation - A Connected Network of Slow Speed Streets



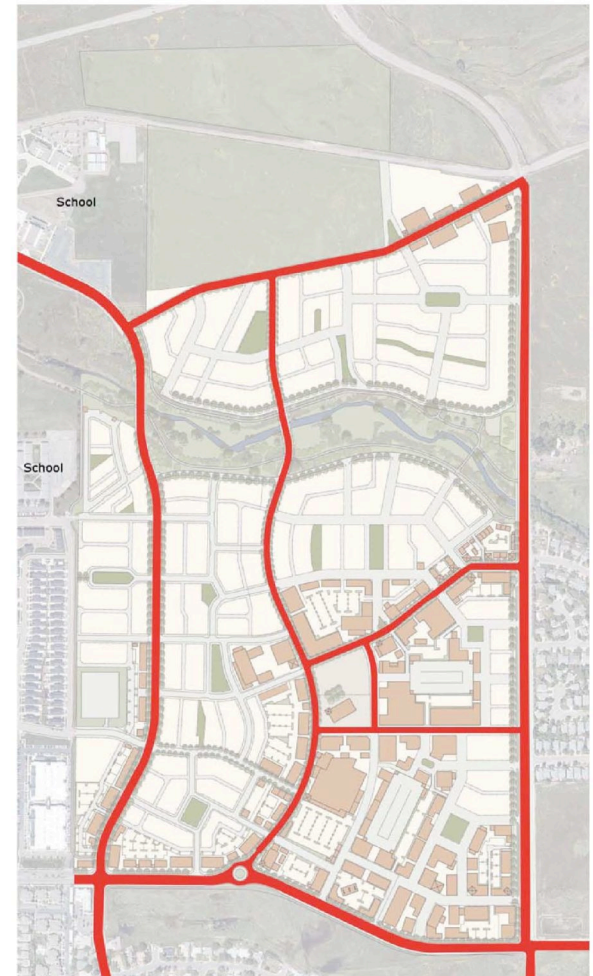
Emergency Response Network

- Primary Network Streets
- Secondary Network Streets
- Off-Network Streets and Alleys



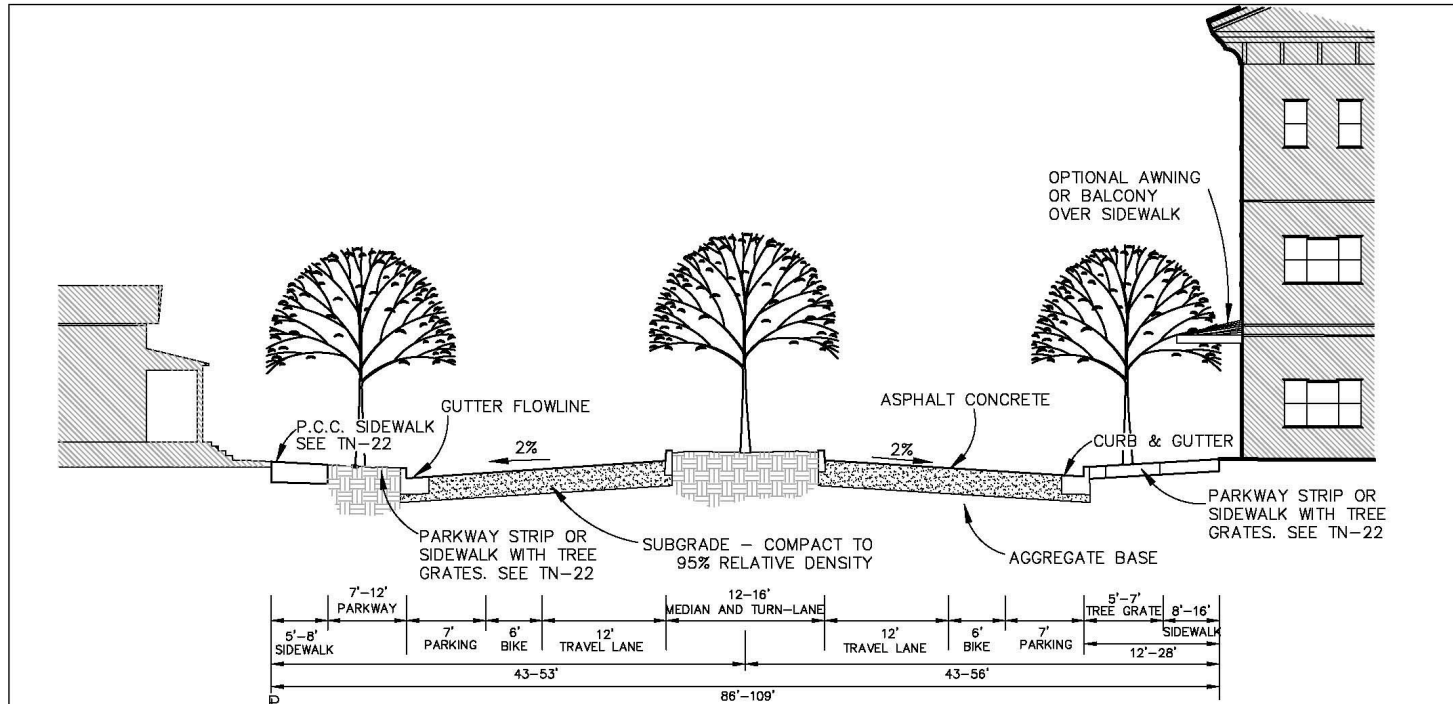
Bicycle Network

- Streets with Class 2 Bike Lanes
- Class 1 Bike Path



Streets Available for Transit

- Streets with Travel Lanes 11' or Wider



NOTES:
 VERTICAL CURBS TYPICAL
 PARKING AND BIKE LANES PROVIDED
 ASPHALT CONCRETE AND AGGREGATE
 BASE THICKNESS TO BE DETERMINED BY
 "R" VALUES AND TRAFFIC INDEX CALCULATIONS

SIDEWALK WIDTH - 5' MINIMUM, 16' MAXIMUM
 PARKWAY WIDTH - 7' MINIMUM, 12' MAXIMUM
 MEASURED FROM FRONT OF WALK TO FACE OF CURB

CITY OF CHICO			BOULEVARD	TN-3	
DRAWN BY	RMS/VKS	DATE			MARCH 2007
CHECKED		SCALE			NONE
APPROVED			ASST. DIRECTOR OF ENGINEERING		

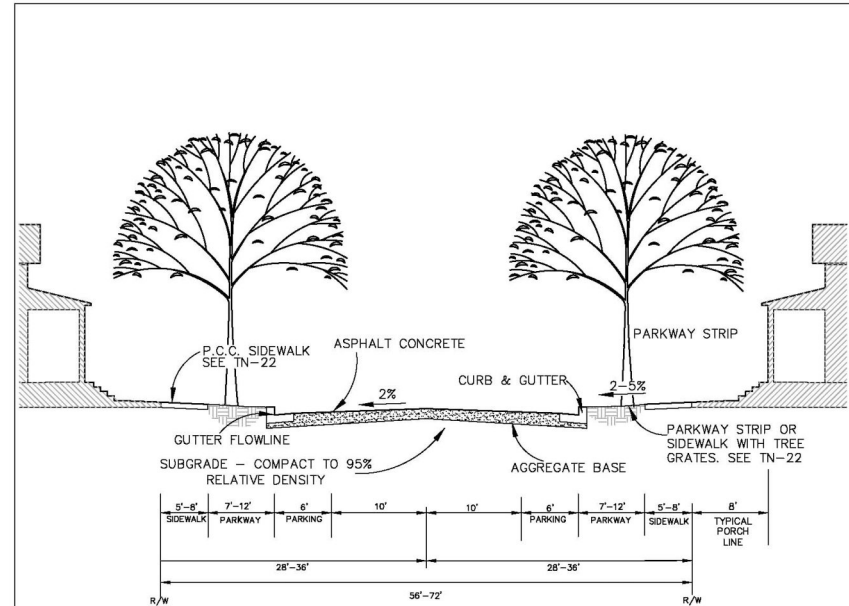
Primary Secondary and 'Off Network' Streets

Table 6-38 Emergency Response Network Standards (continued)

Chico Municipal Code Title 18R TND Street Standard #	Thoroughfare Type	Private Lot Frontage on Thoroughfare Segment	Maximum Distance to Primary or Secondary ERN	Maximum Block Length	Intersection Detailed for Fire Department Vehicle	Length of Curb Side or In-Parking Lane at Intersections
TN-8	32' Interior Street One Way	Alley Required. Buildings addressing off-network street further than 150' from the ERN require NFPA 13 fire sprinklers.	500'	400'	Yes Curb hub at top of fire intersection	50'
TN-9	19' Interior Street One Way	Alley Required. Buildings addressing off-network street further than 150' from the ERN require NFPA 13 fire sprinklers.	500'	300'	Yes Curb hub at top of fire intersection	50'
TN-10	19' One-Way Interior Street Free Movement at Green or Square	Alley Required. Buildings addressing off-network street further than 150' from the ERN require NFPA 13 fire sprinklers.	500'	300'	Yes Curb hub at top of fire intersection	50'
TN-12	30' ROW Alley	Accessory unit allowed if fire hose is provided through front of lot. If access is only from the alley and the building is further than 150' from nearest ERN street, NFPA 13 fire sprinklers required in accessory unit.	n/a	n/a	No	n/a
Off-Network Thoroughfares						
TN-14	Mid-Block Passage	Buildings greater than 150' from curb of the nearest ERN street require NFPA 13 fire sprinklers.	n/a	n/a	No	n/a
	Bungalow Court	Buildings greater than 150' from curb of the nearest ERN street require NFPA 13 fire sprinklers.	n/a	n/a	No	n/a
	Walkway for an Engaged Green or Plaza	Buildings greater than 150' from curb of the nearest ERN street require NFPA 13 fire sprinklers.	n/a	n/a	No	n/a

19.90.040 Street and Streetscape Standards.

A. Design Standards. Each street and streetscape within the TND zoning district shall be designed and constructed in compliance with the street standards set forth in Title 18R which are specifically applicable to the TND zoning district, in addition to the City's standards for street construction. These standards may be modified by the planning commission where necessary to accommodate



- NOTES:
- RESIDENTIAL STREET SECTION
 - VERTICAL CURBS TYPICAL
 - PARKING ALLOWED ON BOTH SIDES
 - ASPHALT CONCRETE AND AGGREGATE BASE THICKNESS TO BE DETERMINED BY "R" VALUES AND TRAFFIC INDEX CALCULATIONS
 - SIDEWALK WIDTH - 5' MINIMUM, 8' MAXIMUM
 - PARKWAY WIDTH - 7' MINIMUM, 12' MAXIMUM MEASURED FROM FRONT OF WALK TO FACE OF CURB

CITY OF CHICO

DRAWN BY RMS/VKS DATE MARCH 2007
 CHECKED _____ SCALE NONE
 APPROVED _____
 ASST. DIRECTOR OF ENGINEERING

32' INTERIOR STREET

TN-5



Meriam Park Drainage

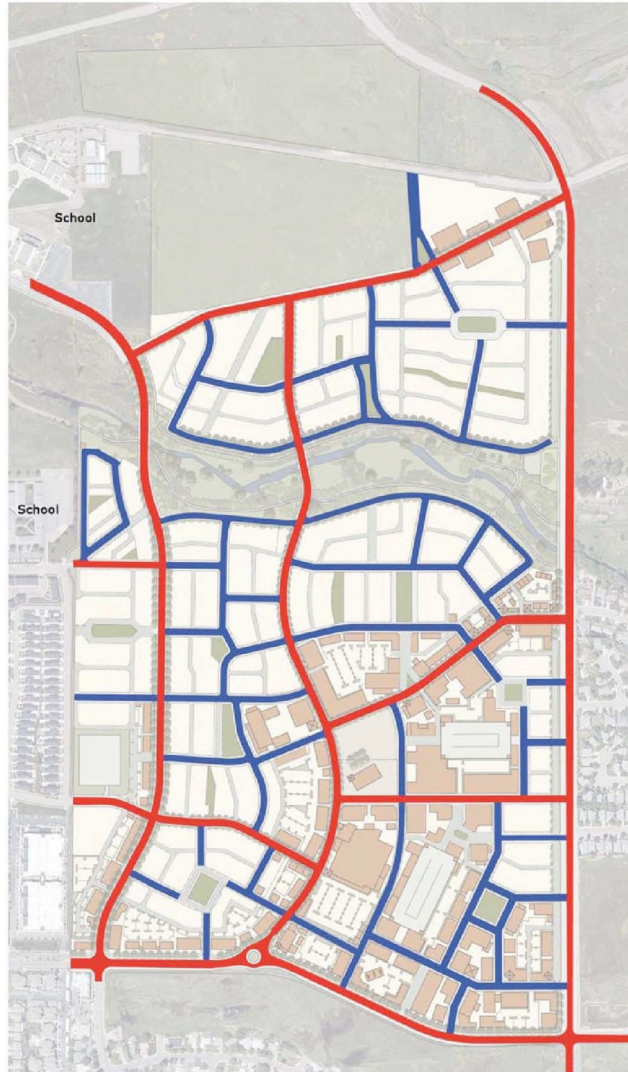




Meriam Park Drainage



Circulation - A Connected Network of Slow Speed Streets



Emergency Response Network

- Primary Network Streets
- Secondary Network Streets
- Off-Network Streets and Alleys

