

Route 5E Assessment

School Property > Parkland > Tracy Avenue > Valley View Road

Overview

Route 5E starts at the northeast corner of the high school playfields and heads east to Tracy Avenue. A boardwalk is proposed to cross the creek and associated wetland areas. An easement from Creek Valley Baptist Church may be required due to limited parkland on the north side of the creek. Route 5E ends at Valley View Road.



The above photograph shows the southern boundary of Creek Valley Church. Route 5E is proposed between Nine Mile Creek and the church driveway. An easement from the church may be required.

Economic Assessment

Preliminary Construction Estimate:
\$1,100,000



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Social Assessment

<p>Adjacent Residential Yards</p> <p>Different areas of residential property offer varying levels of privacy and access which may be altered by the trail.</p> <p><i>Number of residential front yards</i> 0</p> <p><i>Number of residential side yards</i> 0</p> <p><i>Number of residential back yards</i> 13</p>	<p>Proximity of Adjacent Homes</p> <p>Homes closer to the proposed trail have greater opportunity for potential trail related impacts (visual, noise, privacy).</p> <p><i>Average distance from house to trail</i> 450'</p> <p><i>Average distance from house to property line</i> 120'</p> <p><i>Number of houses < 25 feet</i> 0</p>
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Technical Assessment

<p>Space Requirements</p> <p>If adequate right-of-way is not available, additional easements or street redesign may be required.</p> <p><i>Proposed street redesign: N/A</i></p>	<p>Driveway Crossings</p> <p>Each driveway crossing will result in encounters between trail users and motorists. Each encounter creates an opportunity for an incident.</p> <p><i>Single family driveway crossings</i> 0</p> <p><i>Multi-family driveway crossings</i> 0</p> <p><i>Low turnover commercial crossings</i> 0</p> <p><i>High turnover commercial crossings</i> 0</p> <p><i>Total driveway crossings</i> 0</p>
<p>Road Crossings</p> <p>Each road crossing will result in encounters between trail users and motorists. Each encounter creates an opportunity for an incident.</p> <p><i>Number of road crossings</i> 1</p> <p><i>Speed limit of roads</i> 1 at 30 mph or less</p> <p><i>Average annual daily traffic</i> 1 at 7,000 vehicles/day - 9,000 vehicles/day</p> <p><i>Functional Class</i> 1 collector road</p>	

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CAT Design Recommendations

Route 5E recommends locating the trail along Nine Mile Creek on the south side of the Creek Baptist Church property to minimize potential impacts on the church.

Additional CAT Member Narrative

Disclaimer: The views and opinions expressed in the CAT Member Narrative are those of the author and do not reflect the official policy or position of Three Rivers Park District.

"Segment 5E would be favored by Creek Valley Church, and an easement could probably be negotiated without difficulty. Segment 5D would have the same problem of crossing Tracy at the intersection with Valley View Rd, however. Additionally, several more private homes would be affected by a backyard view of the trail (though frankly from quite a distance across a reflecting pond)."

- Robert Peterson, Segment 5D Representative

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