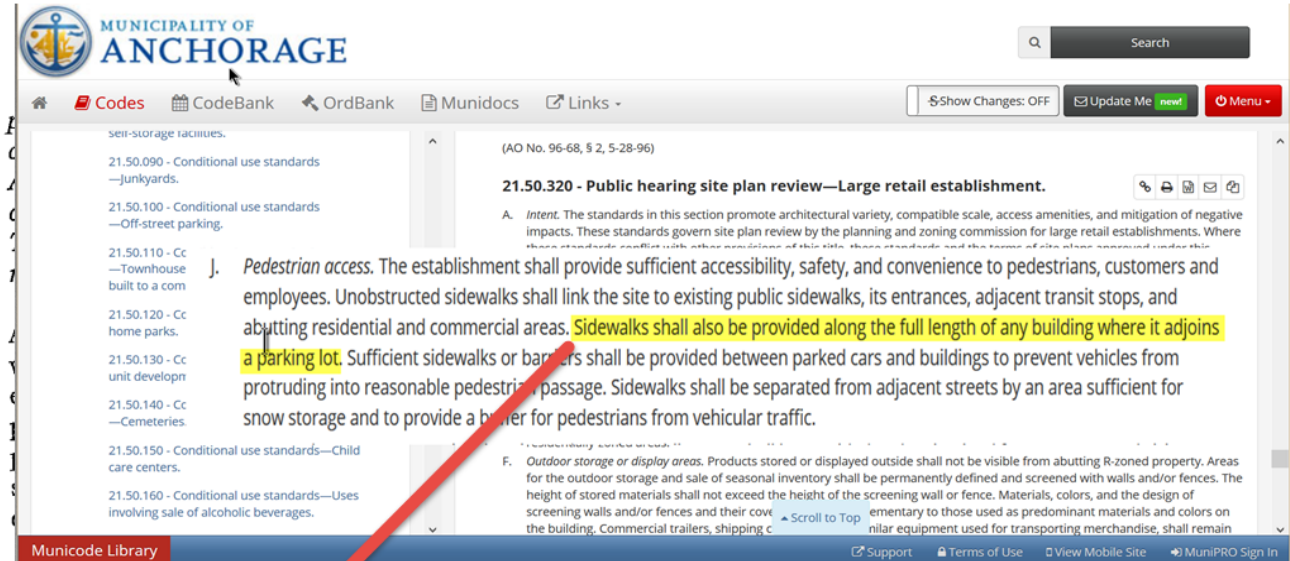


Staff report to Commission



The submitted landscape plan shows the landscaping area that is removed for parking along the west side proposed store fronts being replaced on the north side as part of the loading dock bulb-out area.

Pedestrian access. The establishment shall provide sufficient accessibility, safety, and convenience to pedestrians, customers and employees. Unobstructed sidewalks shall link the site to existing public sidewalks, its entrances, adjacent transit stops, and abutting residential and commercial areas. Sidewalks shall also be provided or barriers shall be provided between parked cars and buildings to prevent vehicles from protruding into reasonable pedestrian passage. Sidewalks shall be separated from adjacent streets by an area sufficient for snow storage to provide a buffer for pedestrians from vehicular traffic.

Sears is not planning to make any pedestrian improvements from existing public sidewalks or transit stops. Landscaping and curbing are provided to the north building elevation which provides a more defined vehicle circulation route and provides a barrier between pedestrians and vehicles. The northeast corner of the sidewalk wrapping the building will be removed and replaced with new concrete. A tubular handrail will be installed between the sidewalk and the loading bay pit.

The Sears Mall has a lack of pedestrian access from the Northern Lights Boulevard sidewalk to the west and east entry doors where improvements are being made. The non-motorized transportation coordinator has requested that a walkway from the sidewalk on Northern Lights Boulevard thru the planting beds to the doorways on the west and east side be constructed. Given the competing priorities of improved pedestrian access and improved landscaping, and the pedestrian connection at the easterly driveway, staff recommends landscaping improvements take precedence over a second pedestrian connection.