

INFORMAL STAFF REPORT

From: Nina Nixon-Méndez, FAICP, Director of Development Services *nm*

Date: August 26, 2019

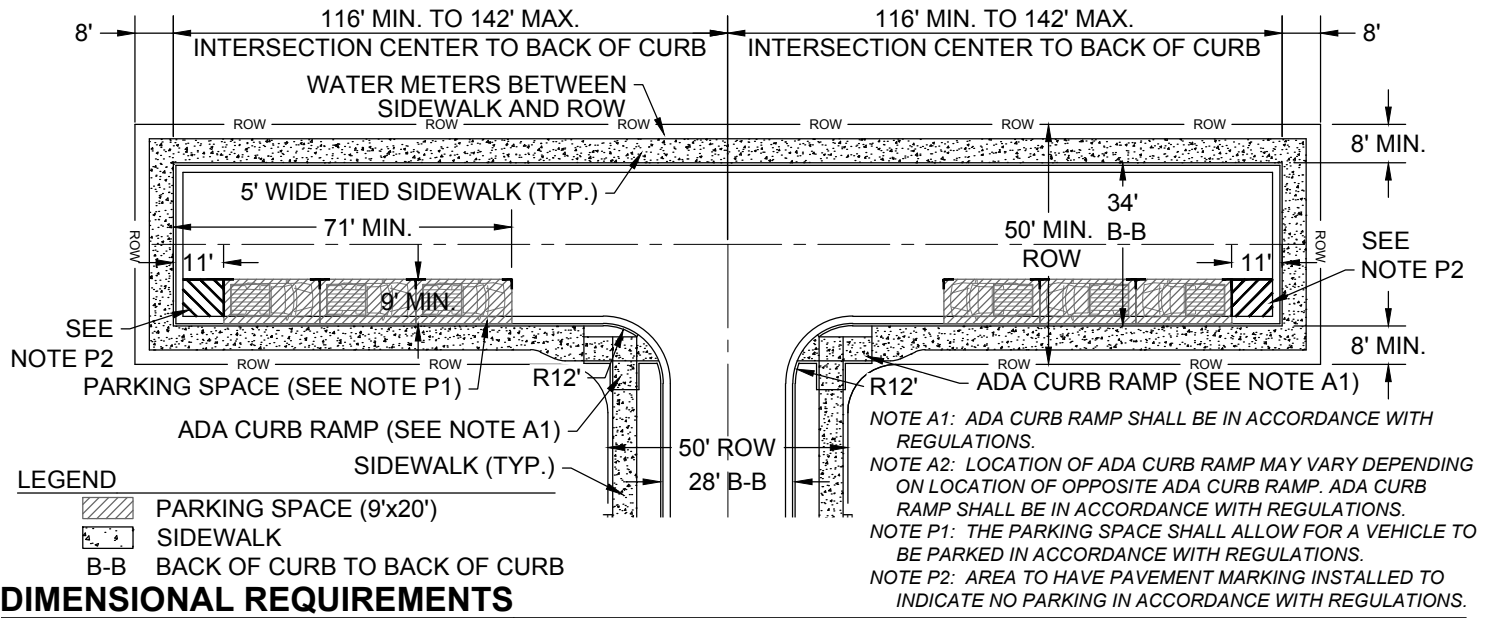
Subject: Street Hammerhead Design Standard

ISSUE: Permitted alternatives to cul-de-sacs include loop lanes, hammerheads and any similar alternatives approved by the Technical Review Committee and meeting the minimum requirements of the International Fire Code, under Unified Development Code Section 8.2.1.G. Development Services has seen an increase in the use of hammerheads in subdivision design, but there are no existing City engineering design standards on hammerheads.

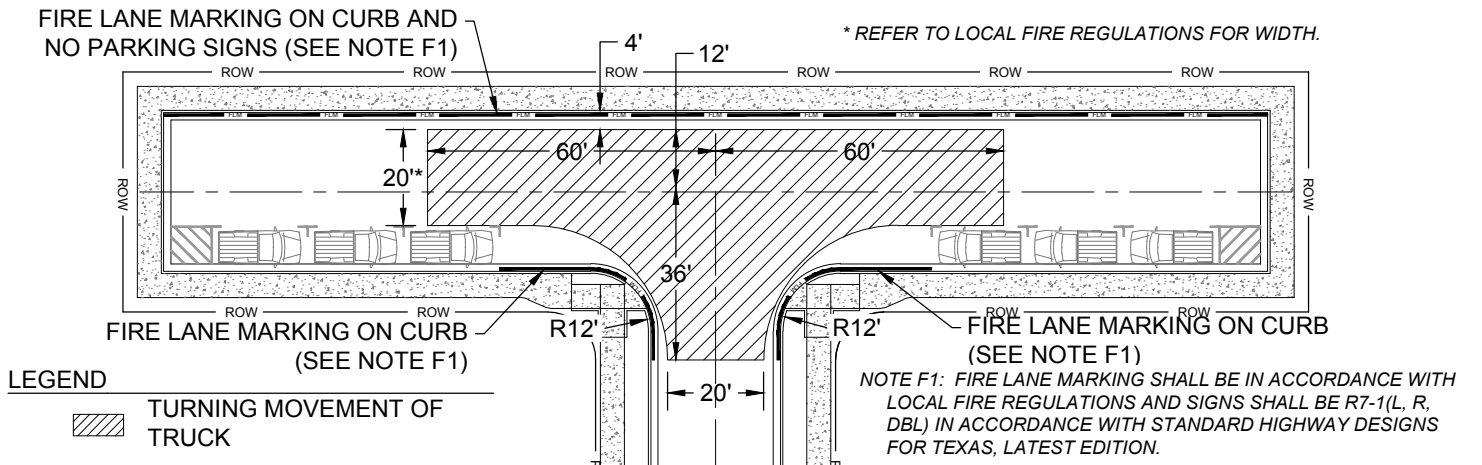
BACKGROUND/FINDINGS: International Fire Code (IFC) Appendix D, Figure D103.1 provides a minimum standard for a hammerhead as a fire apparatus access road turnaround. However, it does not address other considerations in subdivision development, such as right-of-way, sidewalk accessibility, building setback, and residential solid waste collection service.

INTERPRETATION / CONCLUSION: Development Services is adopting a design that takes into account these considerations, and other engineering standards, in addition to the IFC standard. The design standard is attached to this memorandum. To utilize the residential street hammerhead alternatives, a connectivity ratio of 1.2 is required in the proposed final plat or preliminary plat.

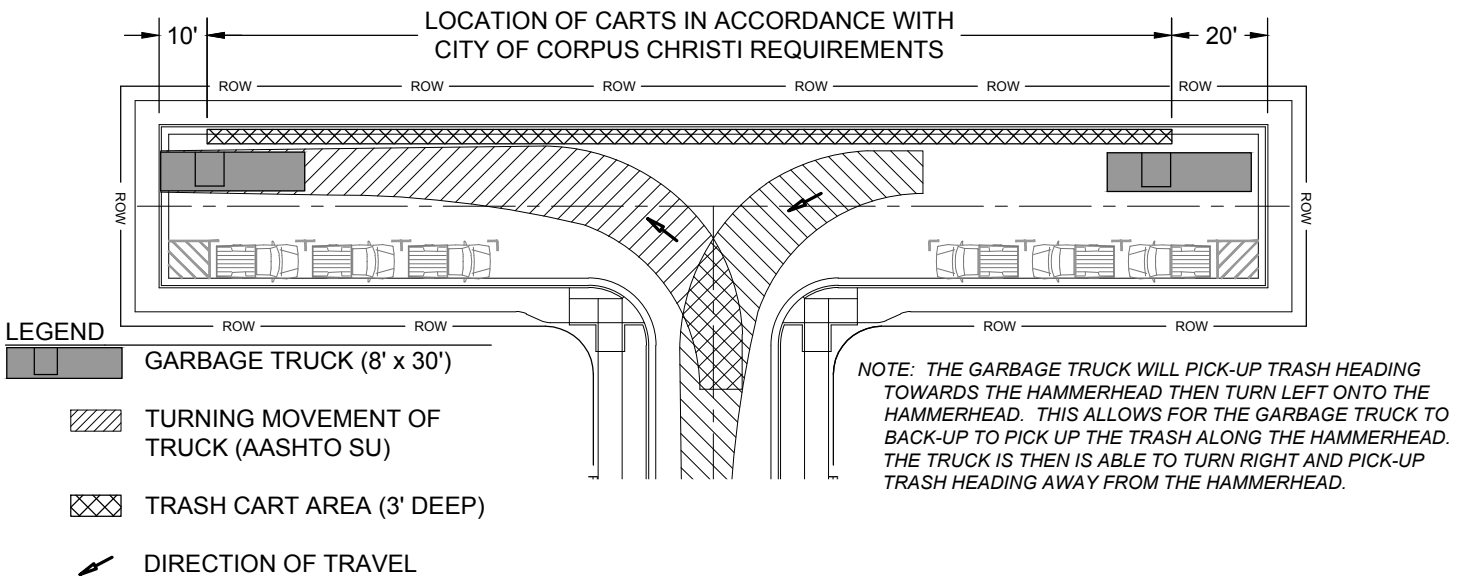
NNM/gc



DIMENSIONAL REQUIREMENTS



FIRE APPARATUS ACCESS HAMMERHEAD REQUIREMENTS



SOLID WASTE DEPARTMENT REQUIREMENTS

RESIDENTIAL STREET HAMMERHEAD REQUIREMENT