

Memorandum



CITY OF DALLAS

DATE October 10, 2008

TO Members of the Transportation and Environment Committee:
Linda L. Koop (Chair), Sheffie Kadane (Vice Chair), Jerry R. Allen,
Carolyn R. Davis, Vonciel Jones Hill, Angela Hunt, Pauline Medrano
and Ron Natinsky

SUBJECT Sidewalk Improvement Programs Briefing
October 13, 2008

Attached is the Sidewalk Improvement Programs Briefing that will be presented to you on Monday, October 13, 2008.

Please contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'Ramon F. Miquez'.

Ramon F. Miquez, P.E.
Assistant City Manager

Attachment

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, Jr., City Attorney
Deborah Watkins, City Secretary
Craig Kinton, City Auditor
Judge C. Victor Lander, Judiciary
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A.C. Gonzalez, Assistant City Manager
David O. Brown, Interim Assistant City Manager
David Cook, Chief Financial Officer
Jeanne Chipperfield, Director, Budget and Management Services
Edward Scott, Director, Controller's Office
Helena Stevens-Thompson, Assistant to the City Manager – Council Office
Rick Galceran, P.E., Director, Public Works and Transportation

Sidewalk Improvement Programs

Presented to the Transportation and Environment Council Committee

October 13, 2008



Sidewalk Program Comments

Discussion points from September 24, 2008 City Council meeting – Agenda Item 44

- Need to perform a city wide inventory to determine where sidewalks are missing and where replacement is needed
- Consider a water bill insert to seek corporate contributions
- Place more emphasis on sidewalks
- Have a comprehensive program to repair and/or replace sidewalks all over the City. Do it all at the same time.
- Is there any assistance for Seniors that are on fixed incomes?
- Apply for more CDBG funding as it can be used in many instances.
- Minimize the disparity between council districts solely because some are more able than others to pay their share of the cost.
- An education program needs to be considered so more property owners are aware of City ordinances relating to sidewalks and property owner responsibilities.



Sidewalk Costs in Context with Other Citywide Needs

Current Estimated Costs Based on Known Needs

- Construct the missing 2800 linear miles of sidewalk \$665 Million
- Reconstruct the 1831 miles of deteriorated sidewalk \$435 Million
- Reconstruct the Alleys included in the Needs Inventory \$194 Million
- Reconstruct the Streets and Thoroughfares included in the Needs Inventory \$229 Million
- Resurface the Streets and Thoroughfares included in the Needs Inventory \$200 Million



Purpose of Briefing

- Review the history, funding and challenges associated with the City Sidewalk Programs
- Review the current Sidewalk Programs
- Present the new, additional Sidewalk Replacement Program – “Fast Fix”



Overview – Who builds & repairs sidewalks in the City

- Private Developers and Property Owners
 - build a significant portion of the original and replaced sidewalks in the City
- Public Works and Transportation
 - City contracts to build new sidewalk
- Street Services
 - Temporary asphalt repairs of sidewalk
 - Build a small amount of sidewalk with City Forces funded by the Neighborhood Investment Program
- Dallas Water Utilities
 - Replace sidewalk only when impacted by water and sewer construction



Overview

- Sidewalk Requests
 - The Public Works and Transportation Department received 750 Citizen Request Management System (CRMS) inquiries or complaints regarding Sidewalk Replacement or requests for new sidewalk construction in 2007
 - The Public Works and Transportation Department over recent years annually received:
 - approximately 60 sidewalk requests for locations where there is missing sidewalk
 - 360 sidewalk replacement citizen inquiries
 - Increased to 500 in the past year



Overview

- Sidewalk Maintenance
 - According to the City Code, Chapter 43, Section 43-63, Repair and maintenance of defective sidewalks are the responsibility of the abutting property owners
 - Street Services will provide temporary asphalt repairs to the defective sidewalks only when there is a reported and verified safety concern



Overview - Codes Pertaining to Sidewalks

- Dallas City Code, Section 51A-8.606(a)
 - requires sidewalk construction along all newly constructed public and private streets
- Dallas City Code 51A-8.606(c)
 - Sidewalk construction is required adjacent to all new private development
- Dallas City Code, Chapter 43, Section 43-63
 - Repair and maintenance of defective sidewalks are the responsibility of the abutting property owners
 - Code Compliance enforces this code



Overview – Challenges Building New Sidewalks Where Missing

- Lack of right-of-way
- Obstruction in the parkway such as trees, shrubs, fences, power poles, utility vaults and fire hydrants
- Challenging topography
 - Drainage ditches
 - Sloping parkway

Overview – Challenges Building Sidewalks



Lack of right-of-way and obstructing screening wall
Location: McCallum Blvd.

Overview – Challenges Building Sidewalks

Obstructing large tree trunk and roots



Location: Mimosa and Edgemere

Location: Henderson near 75



Business parking not compatible with sidewalk

Overview – Challenges Building Sidewalks and Common Problems



Inclined parkway and neglected vegetation
Location: Lakeview Dr.

Ditch and drainage inlet and gully

Location: McCallum Blvd.



Fire hydrant, inclined parkway & Fence
Location: Ewing Ave.

Overview – Challenges Building Sidewalks



RR track crossing
Complicated due to RR involvement and
slope Location: McCallum Blvd.

Challenging topography, drainage
problems and existing conditions
Location: Irving Blvd.



Overview – Challenges Building Sidewalks

Challenges to constructing sidewalk along unimproved streets

Unimproved
asphalt
street with
bar ditches



The best option on most unimproved streets
is the Street Petition Program



City Wide Sidewalk Data from current Street Inventory

- 2007 Street Inventory
 - 4,258 linear miles of sidewalk in the City
 - 4,216 linear miles of sidewalk along improved Roads
 - 42 linear miles of sidewalk along unimproved Roads
 - The City has approximately 2,800 linear miles of missing sidewalks along improved & unimproved roadways
- Currently 1831 miles (43% of the total) of sidewalk is in unsatisfactory condition
- The design life span for sidewalks is 30-years
- Assuming average sidewalk life of 30 years another 81 miles become unsatisfactory each year
- The 2006 Bond Program funded projects will add approximately 40 miles of new sidewalk and replace approximately 20 miles of deteriorated sidewalk



Sidewalk Improvement Programs

- Sidewalk Petitions
- Sidewalk Safety
- Sidewalk Replacement (50-50 Cost Share)
- Safe Route to School
 - Interagency Program with TxDOT – target school areas
 - \$3,219,087 grant funds in 07/08
- Sidewalk Improvements in CDBG eligible areas
 - Minimal, occasional funding
- **“Fast Fix” - 100% Citizen Funded Sidewalk Replacement Program – NEW!!!**



Sidewalk Petition Program

- Requires a petition from 2/3rds of the property owners with at least 50% of the property frontage or 50% of the property owners with 2/3rds of the frontage
- Approved petitions are placed on the Needs Inventory and considered for inclusion in future bond programs
 - 1st come – 1st served basis as funding allows
- **Adjacent property owners are assessed a share of the cost of the improvements**
 - **Community Development Block Grants are available to pay qualifying residents' assessments**

Sidewalk Petition Program

Examples of before and after construction pictures of Sidewalk Petition projects along improved roads



Ewing Ave. from Clarendon to 12th St.
2006 BP Sidewalk Petition Project
Construction scheduled for 2009



Lazy River Dr. from Trade Winds
to Caravan
2003 BP Sidewalk Petition Project
Complete




Sidewalk Safety Program

- Projects are requested by local schools, PTAs or citizens
- Improved or unimproved streets with no existing sidewalks along direct routes to schools are eligible
 - Along unimproved roads only if feasible
- Projects are submitted to the Citizen Safety Advisory Committee for approval
- Abutting property owners consent is not required
- Approved projects are placed on the Needs Inventory and considered for inclusion in future bond programs
- **Adjacent property owners are assessed a share of the cost of the improvements**
 - **Community Development Block Grants are available to pay qualifying residents' assessments**

Sidewalk Safety



- Plymouth Road Sidewalk Safety Project funded in the 2003 Bond Program (same location-before and after)



Sidewalk Replacement Program (50-50 Cost Share)

- Projects are requested by the individual abutting property owner to repair their existing damaged concrete sidewalks
- Small Program
- 1st come – 1st served basis as funding allows
- Property Owner inquiries are logged by date received
- Property Owners are contacted when funding is available
- Program takes
 - 1-3 years between citizen inquiry and entry in to Program/participate in a contract
 - 6-months to 14 months from entry in program to construction complete
- Adjacent property owners are responsible for 50% of the cost of the concrete sidewalk removal and replacement in front of their properties
 - City pays 100% of the cost of all misc items except drive approaches
 - Residents pay 100% of the cost of drive approaches
 - Combined Property Owners share of the total sidewalk construction cost is 25-33%

Sidewalk Replacement Program



Location: Overton Rd

Typical
Sidewalk
Replacement
Candidates



Location: Mercedes Ave.



Location: Grumman Dr.

Completed
Sidewalk
Replacement
Projects



Location: Grumman Dr.

Sidewalk Replacement Program



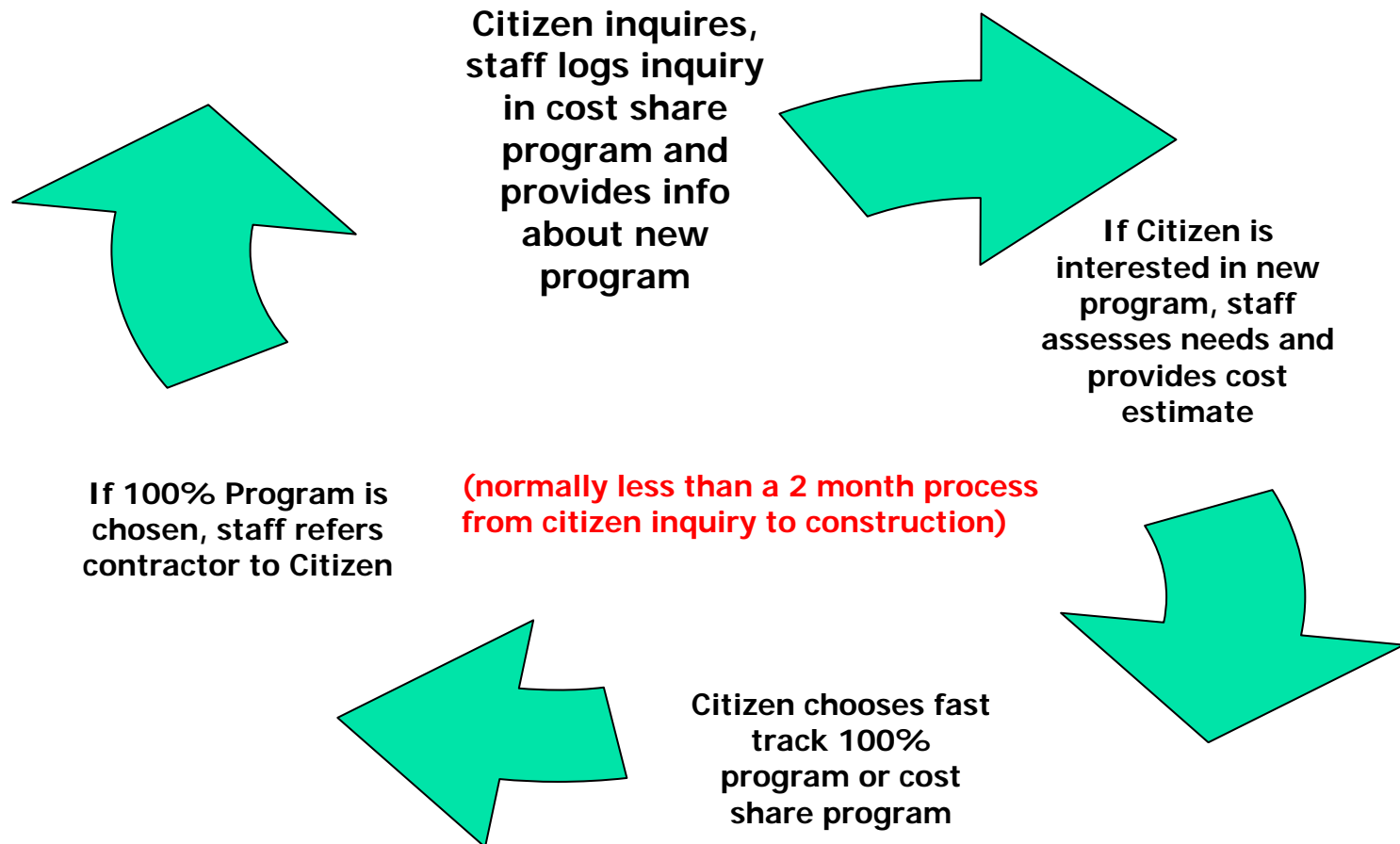
Before and after sidewalk repair that was damaged by tree roots



Safe Route to School Program (SRTSP) & Community Development Block Grant (CDBG) Funded Sidewalk Projects

- Safe Route to School Program is an Interagency, TxDOT grant program to target school areas
 - Total grant funds for FY 07-08 - \$3,219,087
 - Program includes design and construction for installation of sidewalk, barrier free ramps, traffic signs and cross walk markers improvements for 15 schools (list included in Appendix)
- CDBG Funds
 - Occasional, small funding
 - Project areas must meet HUD requirements for eligibility
- No assessment are levied on the adjacent property owners for 100% CDBG funded projects or SRTSP projects

New "Fast Fix" Sidewalk Replacement Program-100% Citizen Cost



New "Fast Fix" Sidewalk Replacement Program-100% Citizen Cost

New Program

- City will offer this additional option to Citizens who are willing to pay 100% of the cost to expedite the process.
- Interested citizens will be referred to a contractor with a price agreement contract with the City to replace their residential sidewalks for the contract unit price
- The City can offer Home Owners thru a 3-year price agreement contract
 - low unit cost of \$4.60/s.f. for basic sidewalk removal & replacement
 - Insured and Bonded Contractor
 - No required permits from property owners
 - City Inspection and One year warranty of work
 - 2 month time frame from request to completion



Recommendations

- Fund programs with the recommended funding levels in future Bond Programs or General Fund
 - Sidewalk Petition and Safety - \$2,000,000/yr.
 - Sidewalk Replacement Program - \$414,000/yr. (minimum)
 - \$414,000 will address approx 180 residential properties
- Support the Implementation of the new “Fast Fix” 100% Citizen Funded Sidewalk Replacement Program
- Continue to promote the various Sidewalk Programs
 - Add information to the City web site about the Sidewalk Replacement Program and Petition Programs
 - News Release about the “Fast Fix” Program is on the City website
- **Continue to pursue federal grant (CDBG) money to pay qualifying residents’ assessments**
- Continue to provide information about the Sidewalk Replacement Programs and Petition Programs at Public meetings



APPENDIX

- Appendix A – How Does the Sidewalk Replacement (50-50) Program Work
- Appendix B: Codes Pertaining to Sidewalks
- Appendix C: Proposed New Sidewalk Replacement Program Steps (100% Resident Cost)
- Appendix D: Sidewalk Funding History
- Appendix E: Current Funding and Recommended Funding Levels City-Wide
- Appendix F: List of Schools included in SRTS

Appendix A: How does the Sidewalk Replacement (50-50) Program Work?



- Individual Property Owners or neighborhoods/HOAs express interest in participating in the Program
- Staff adds the new Property Owner's names to the list in order of date received
- Staff sends an authorization letter to the next group of individual property owners on the list to confirm their continued interest in participating (typically half of the listed people elect to continue)
- Staff assesses the condition, determine the recommended limits of replacement and estimates the total cost and homeowners share of the cost
- City sends letter stating homeowners share of the cost and a 30-day deadline for reply
- Homeowners that elect to continue, send payment for their share or select a payment plan (normally 12 months)
- City staff prepares the contract documents, advertises, awards and manages the construction contract.

Appendix A: How does the Sidewalk Replacement (50-50) Program Works? (Cont'd)

■ Sidewalk Replacement Program

- The Program is a 50/50 cost Share Program for sidewalk in the front and 25/75 for sidewalk on the side or rear of a property
- The Property Owners share is 50% of the cost of concrete removal and replacement (25% if side or rear).
- Property Owners do not share in the cost of the Barrier Free Ramps, curb replacement and miscellaneous items included in the contracts
- The Property Owners pay 100% of the cost of concrete drive approaches if they elect to replace them with this Program.
- The Property Owners share is normally 25-33% of the total construction cost

Appendix B: Codes Pertaining to Sidewalks

■ SEC. 51A-8.606. SIDEWALKS.

- (a) **Required.** Sidewalk construction is required along all public and private streets unless waived by the director of development services.
- (b) **Design.** All sidewalks must be designed and constructed to be barrier-free to the handicapped, and in accordance with the requirements contained in the Paving Design Manual, the Standard Construction Details, and, in the central business district, the Dallas Central Business District Pedestrian Facilities Plan, as amended. When poles, standards, and fire hydrants must be placed in the proposed sidewalk alignment, the sidewalk must be widened as delineated in the Standard Construction Details to provide a three-foot-wide clear distance between the edge of the obstruction or overhang projection and the edge of the sidewalk. All sidewalks must be constructed of Portland cement concrete having a minimum compressive strength of 3000 pounds per square inch.
- (c) **Timing of construction.** All sidewalks in the parkways of thoroughfares must be constructed concurrently with the thoroughfare or, if the thoroughfare is already constructed, before the acceptance of any improvements. Construction of sidewalks along improved minor streets must be completed before a certificate of occupancy is issued or before a final inspection of buildings or improvements constructed on the property.
- (d) **Waiver of sidewalks.** A person desiring a waiver of a sidewalk requirement shall make application to the director of development services. The director of development services shall take into account any specific pedestrian traffic need such as a project recommended by the school children safety committee, transit stops, parks and playgrounds, and other population intensive areas when considering the request for sidewalk waivers. Should the director of development services waive the required sidewalks, the waiver does not preclude the city from installing sidewalks at some later time and assessing the abutting owners for the cost of the installation. A waiver of the sidewalk requirement may be appropriate in the following instances:
 - (1) The potential pedestrian traffic in the area is so minimal that sidewalks are not warranted.
 - (2) In a single family or duplex zoning district, at least 50 percent of the lots located on the same side of the block as the proposed plat have been developed with completed, approved structures without sidewalks.
 - (3) A permanent line and grade cannot be set within the public street right-of-way.
 - (4) It is desirable to preserve natural topography or vegetation preexisting the proposed plat, and pedestrian traffic can be accommodated internally on the property. (Ord. Nos. 20092; 23384; 25047)
- **SEC. 43-63: When a sidewalk, driveway or any appurtenance to a sidewalk or driveway become defective, unsafe or hazardous, the abutting property owner shall reconstruct or repair the sidewalk, driveway or appurtenance and the expense of such work must be borne by the abutting property owner.**



Appendix C: New “Fast Fix” Sidewalk Program Steps

Details of the 100% resident funded Sidewalk Replacement Program:

- DWU processed a \$0 AA CO approving NPL to construct sidewalk repairs per PW&T work orders.
 - All work will be done under the terms of the contract except for payment
- PW&T is offering the Program
- PW&T takes the Citizen requests to participate in the Program
- PW&T communicates with the resident, inspects the sidewalk and measures up the agreed to replacement area and then provides a preliminary quote for the resident’s cost to repair the sidewalk
- PW&T will issue the street cut permit and work order to NPL and copy DWU
- NPL will communicate with the property owner and provide the official quote for the work.
 - NPL will remove and reconstruct sidewalk for the residents for \$4.60 per square foot.
 - If there is needed curb or BFR reconstruction/replacement or water meter box or wastewater lateral clean out cover replacement needs included with the sidewalk replacement work order, the Citizen will be charged the contract unit costs for these items.
 - If there are special items necessary, such as, tree removal or resetting a mail box a price will be negotiated between NPL and the homeowner
- NPL will send the quote and proposed schedule to complete the work, contingent on receiving payment to the resident
- NPL will complete the work after the full payment is made
- NPL returns work order completion form to PW&T and copy DWU after work is complete

Appendix D: Sidewalk Funding History

Program	98 BP	03 BP	06 BP	CDBG Re-programmed	General Funds	TxDOT grant funds
Sidewalk Petitions	\$205,000	\$215,540	\$224,789			
Sidewalk Safety	\$2,219,000	\$5,346,271	\$7,009,919			
Sidewalk Replacement	\$900,000	\$52,400	\$640,262	\$139,000 in 05-06 (at no cost to property owners)	\$241,500 07/08 Curb Appeal - General Fund + \$153,000 07/08 Gen Fund	
Sidewalk Replacement in CDBG eligible areas at no cost to Property Owners				\$119,000 proposed 08-09 (at no cost to property owners)	\$350,000 in 06-07	
Safe Route to School						\$3,219,087 TXDOT funds in 07/08 FY

Appendix E: Current Funding and Recommended Funding Levels City-Wide

Sidewalk Program	Current Funding City-Wide	Needs Inventory	Recommended Funding Level
Sidewalk Petitions	\$224,789 (06 BP)	0	\$50,000/yr
Sidewalk Safety	\$7,009,919 (06 BP)	38	\$2,000,000/yr
Sidewalk Replacement	\$640,262 (06BP) \$241,500 07/08 Curb Appeal \$153,000 07/08 Gen Fund	Approx 430 w/ current funding in contract Current funding will fund all entries up to approx. July 07, 180 new entries and 360 new inquiries per yr	\$414,000/yr (min)
Sidewalk Improvements in CDBG eligible areas at no cost to Property Owners	\$119,000 proposed in 08-09	3 in CD 1	
Safe Route to School	\$3,219,087	NA	NA



Appendix F: List of Schools included in the Safe Route to School Program

1. Anson Jones Elementary
2. Burnet Elementary
3. John Ireland Elementary
4. Albert Sidney Johnston Elementary
5. Jack Lowe, Sr. Elementary
6. Jill Stone Elementary
7. Reinhardt Elementary
8. Oran B. Roberts Elementary
9. J.P. Starks Elementary
10. George W. Truett Elementary
11. Martin Weiss Elementary
12. D.A. Hulcy Middle School
13. White Rock Elementary
14. Sarah Zumwalt Middle
15. Tasby Middle