



## MEMORANDUM

**To:** Ken Griffin, P.E., Director of Engineering and Public Works

**From:** Michael Garza, P.E., Assistant Director of Engineering

**Date:** April 14, 2015

**Reference:** Sidewalk Infill

**2030:** Community Wellness and Enrichment  
Multi-use Trail System Connecting the City

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### Introduction:

In 1994, when the subdivision ordinance was adopted, sidewalks were required to be installed by the developer. For residential subdivisions the home builder typically installs the sidewalks when the individual home is constructed and for industrial sites the developer is responsible for constructing the sidewalk. Most of the industrial sites on the west side of town were not required to install sidewalks at the time of development, but there was a note on the plat that stated “sidewalks will be required at the time deemed necessary by the City Engineer”. This council goal is to provide sidewalks along major corridors of the city.

### Analysis:

There are many areas around town that were developed years ago without sidewalks (prior to being required) or they weren’t required such as the west side industrial sites. There are also areas of town that have yet to be developed, therefore no sidewalk has been installed. The philosophy of the city has shifted and we now require sidewalks everywhere including industrial sites. We are developing a plan to install sidewalks where none exist today.

We have identified all the areas where there are no sidewalks and we will prioritize the installment by necessity. For example, there are areas where you can see walking paths in the grass. We will start with the major corridors and work our way throughout the city filling in the missing links. The locations with developable land will remain the responsibility of the developer. There are some locations that will be completed with capital improvement projects and some completed with residential reconstructs.

There is approximately 1.5 million square feet of 5’ sidewalk missing. We estimate that this will cost \$6.75 million just in concrete. There is probably an additional 25-30% increase for possible relocations of utilities, driveway connections, retaining walls, etc.... for a total of \$8.75 million. To

date a funding source has not been identified. It's possible that some priority infills could be included in our yearly sidewalk program. However, the majority of the funding would most likely need to come from a future bond election.

One unknown item to be considered is how our future ADA Transition Plan will impact the schedule for sidewalk infill and replacement of current non-compliant sidewalks and ramps. A contract for the ADA Transition Plan should be on a May council meeting for consideration. Part of the plan requires the City to develop a time table for correction of all deficiencies. Therefore, it's conceivable that most of the yearly sidewalk funding (on average about \$200,000.00 per year) will be consumed by required ADA improvements. Again, the most likely funding source for sidewalk infill and ADA improvements is a future bond election.

**Legal Review:**

N/A

**Fiscal Impact:**

The fiscal impact over the time period required to complete the sidewalk infills is approximately \$8.75 million.

**Recommendation:**

Short term: Identify priority areas and attempt to address immediate needs.

Long term: Explore the possibility of having a bond election to fund necessary sidewalks.