

MEMORANDUM

DATE: June 15, 2016

SUBJECT: Walkability/Pedestrian Master Plan

FROM: Walkability Policy Committee

TO: Windsor Heights City Council

The Windsor Heights Walkability Policy Committee was formed at the direction of the Council to address the following issues:

1. Develop a sidewalk master plan;
2. Develop a timeline for implementation;
3. Develop a recommendation for how to finance the sidewalk plan; and,
4. Update the Windsor Heights sidewalk policy.

The Windsor Heights Walkability Policy Committee held two meetings to address the above issues. The first meeting took place on May 31, 2016, with a second meeting occurring on June 6, 2016. This memorandum provides an overview of the committee's recommendations.

Sidewalk Master Plan:

At the May 31, 2016, meeting the committee identified where the City of Windsor Heights should locate sidewalks to create a connected pedestrian network in the city. The committee identified sidewalk implementation in two phases. Phase 1 focuses on completing key pedestrian links to schools and parks. Phase 2 focuses on secondary connections to complete a complete pedestrian network. The committee acknowledges that while the two phases do not result in sidewalks on all streets in the city, the plan does create a city-wide connected system with sidewalks on most streets. The proposed Sidewalk Master Plan is attached as *Appendix G*.

Timeline for Implementation:

The committee recommends the following implementation timeline:

Phase 1 – All sidewalks identified in the first phase should be completed by the end of 2018.

Phase 2 – All sidewalks identified in the second phase should be completed by the end of 2020.

Cost Estimate and Financing:

The City Engineer developed a preliminary cost estimate for Phase 1 sidewalk implementation. The total estimated cost for Phase 1 implementation is \$2,888,750. This estimate includes construction, engineering, legal, and administrative costs. A complete breakdown of Phase 1 costs is attached as *Appendix H*.

The Committee discussed a variety of options for financing the Sidewalk Master Plan. These included:

- Assessing abutting property owners for the entire cost of the sidewalk installation;

- Assessing abutting property owners for a portion of the cost of the sidewalk installation;
- Assessing all property owners for full or a portion of the cost of sidewalk installation; or,
- Issuing bonds to cover the full cost of sidewalk installation.

The committee recommends that the Council issue bonds to cover the full cost of new sidewalk installation, and that existing sidewalk maintenance will be covered by abutting property owner through the assessment process outlined in the updated policy.

Updated Sidewalk Policy

The committee reviewed the current sidewalk policy and developed recommendations for strengthening the language in the policy. The following is a summary of the changes made to the policy:

Section 136.01 Definitions

- Condensed and clarified the definitions for defective sidewalks; and,
- Added definitions for shared use path, bicycle/recreational trail, and trailhead.

Section 136.04 Annual Inspection Zones

- Added section on annual inspection zones that divides Windsor Heights into five zones;
- Inspections will occur on a five year cycle with the intent of identifying the defects outlined in Section 136.01;
- Added timeline for inspections; and,
- Updated language allows for the City to take action on a reported sidewalk defect regardless of the regular inspection cycle.

Section 136.03 Property Owner's Responsibility for Maintenance

- Added language regarding property owners not being responsible for the cost of installing ADA ramps. This cost will be covered by the City.

Section 136.05 City Shall Order Repairs

- Strengthened "may" language to "shall";
- Added 75 day requirement for property owner to repair or replace sidewalk;
- Address language clarify that the Public Works Director does not have the authority to order sidewalk installation where there is not an existing sidewalk. This is a Council decision; and,
- Added language describing the assessment process.

Section 136.07 Economic Hardship

- Added section to address economic hardship process modeled off of the City of West Des Moines process.

Section 136.15 Determining Location of Sidewalks

- Added section describing how the City will determine where sidewalks should be placed within the right-of-way;
- Added language to encourage the protection of mature trees;
- Added language concerning the use of easements to avoid tree removal; and,

- Added language noting the City is not responsible for replacing or compensating property owners for landscaping located within the public right-of-way.

Section 136.21 Vegetation Overgrowth on Sidewalk

- Added section to address the property owner’s responsibility for addressing the encroachment of vegetation on the sidewalk.

Overview of Recommendations

1. Windsor Heights should implement the attached Phase 1 and Phase 2 Sidewalk Master Plan (Appendix G);
2. Phase 1 should be completed by the end of 2018, and Phase 2 should be completed by the end of 2020;
3. Windsor Height should pay for the full cost of the sidewalk master plan by issuing bonds; and,
4. Windsor Heights should adopt the updated sidewalk policy along with supporting documents (Appendix A-F).

Additional Recommendations

- The City should pursue grant funding for the sidewalk along 63rd Street and 73rd Street;
- Bids must cover both concrete and interlocking paver system and the Council should consider material based not just on cost, but also on life cycle;
- Develop sidewalk installation standards for interlocking paver systems; and,
- Windsor Heights should form a committee to discuss overall walkability and public space issues in the city including but not limited to street design and layout, street trees, overhead power lines, on-street bicycle facilities, and other traffic calming measures.

Attachments

Chapter 136 – Sidewalk Policy

Appendix A – Map of Inspection Zones

Appendix B – Sidewalk Defect Graphics

Appendix C – How-to Guide for Sidewalk Repair

Appendix D – Sidewalk Repair Standards

Appendix E – Economic Hardship Applications and Income Limits

Appendix F – Sidewalk Permit

Appendix G – Sidewalk Master Plan Map

REDUCE PHASE 1 costs by delaying or removing 63rd and 73rd until you have grants

Create a WH citizens group to obtain another cost estimate

Engineering costs seem extremely high- what does it include? Legal, Admin,?

Slow down and have a committee involved

Get additional costs too expensive

Not enough traffic – get more data

Do more surveys

Do older areas too. We want our sidewalks wider and ADA compliant

Repair streets at the same time

Provide a list of contractors for repairs

City of Windsor Heights
 SAMPLE Levy Impact Estimator
 Valuation Growth 0%

	A	B	C	D	E	F	G	H	I	J	K	L
	Fiscal Year	Taxable Valuation	Project: Debt Service ¹	\$2,800,000 Impact	Property Owner Impact per \$100,000 Taxable Value	Estimated Impact For \$169,400 home ² \$94,230 (Taxable Value)	Estimated Impact For \$275,000 home ³ \$152,971 (Taxable Value)	Project: Debt Service ¹	\$2,800,000 Impact	Property Owner Impact per \$100,000 Taxable Value	Estimated Impact For \$169,400 home ² \$94,230 (Taxable Value)	Estimated Impact For \$275,000 home ³ \$152,971 (Taxable Value)
			(20 Year Debt)			Annual Taxes		(15 Year Debt)			Annual Taxes	
1	2017	248,666,403			\$100,000	\$94,230	\$152,971			\$100,000	\$94,230	\$152,971
2	2018	248,666,403	183,133	0.73646	73.64606	69.39668	112.65711	237,543	0.95527	95.52658	90.01469	146.12796
3	2019	248,666,403	186,820	0.75129	75.12877	70.79384	114.92522	235,624	0.94755	94.75486	89.28750	144.94746
4	2020	248,666,403	185,322	0.74526	74.52615	70.22599	114.00340	238,515	0.95917	95.91746	90.38302	146.72590
5	2021	248,666,403	183,688	0.73869	73.86925	69.60699	112.99853	236,155	0.94969	94.96860	89.48891	145.27442
6	2022	248,666,403	186,920	0.75169	75.16878	70.83154	114.98643	233,601	0.93941	93.94132	88.52091	143.70298
7	2023	248,666,403	184,946	0.74375	74.37494	70.08351	113.77210	235,851	0.94846	94.84635	89.37371	145.08741
8	2024	248,666,403	187,832	0.75536	75.53554	71.17714	115.54746	237,831	0.95643	95.64259	90.12402	146.30543
9	2025	248,666,403	185,512	0.74603	74.60256	70.29799	114.12028	234,551	0.94324	94.32356	88.88109	144.28769
10	2026	248,666,403	188,047	0.75622	75.62200	71.25861	115.67973	236,066	0.94933	94.93281	89.45519	145.21967
11	2027	248,666,403	185,347	0.74536	74.53621	70.23547	114.01878	237,286	0.95423	95.42343	89.91749	145.97017
12	2028	248,666,403	187,497	0.75401	75.40082	71.05019	115.34138	238,201	0.95791	95.79139	90.26423	146.53304
13	2029	248,666,403	184,474	0.74185	74.18533	69.90484	113.48205	233,911	0.94066	94.06619	88.63857	143.89398
14	2030	248,666,403	186,374	0.74949	74.94941	70.62483	114.65086	234,511	0.94307	94.30747	88.86593	144.26308
15	2031	248,666,403	183,078	0.73624	73.62394	69.37584	112.62328	234,876	0.94454	94.45426	89.00425	144.48762
16	2032	248,666,403	184,686	0.74271	74.27059	69.98518	113.61246					
17	2033	248,666,403	186,089	0.74835	74.83480	70.51683	114.47554					
18	2034	248,666,403	187,298	0.75321	75.32099	70.97497	115.21927					
19	2035	248,666,403	183,308	0.73716	73.71643	69.46299	112.76476					
20	2036	248,666,403	184,248	0.74094	74.09445	69.81920	113.34302					

Notes:
¹Assumes 0.17% credit spread and current rates as of June 16, 2016 plus 0.20% for potential market movement.
 Capitalized interest for one interest payment is also assumed to avoid levy impact in the year of issuance. Results will vary with timing.
²Due to residential property tax rollback of 55.6259%, a house assessed with the current median household value of \$169,400 will pay taxes based on a taxable value of \$94,230 for fiscal year 2017.
 Residential properties are not taxed at full value.
³Due to residential property tax rollback of 55.6259%, a house assessed at \$275,000 will pay taxes based on a taxable value of \$152,971 for fiscal year 2017.
 Residential properties are not taxed at full value.

Street Name	From	To	PCI Rating	1-5 PCI Pavement Score	1-4 DSM Water Works Priority Score	1-5 City's Preferred Score	1-4 Storm Sewer	1-4 Sanitary Sewer	1-4 Walkability Connectivity	Total Score
Wilshire Blvd	75th	74th	Very Poor	5		3	1	2	2	13
Wilshire Blvd	74th	73rd	Poor	4		2	1	2	2	11
Wilshire Blvd	73rd	70th	Poor	4		2	2	1	2	11
Washington Ave	69th	68th	Very Poor	5	1	2	3	1	1	13
Washington Ave	68th	69th	Very Poor	5	1	2	1	1	1	11
Washington Ave	73rd	70th	Very Poor	5		2	2	1	1	11
Washington Ave	68th	63rd	Very Poor	5		2	1	1	1	10
University Ave.	73rd	70th	Poor	4		5	2	3	1	15
University Ave.	70th	69th	Poor	4		5	2	3	1	15
University Ave.	69th	63rd	Poor	4		5	2	3	1	15
University Ave.	Creek	73rd	Good	2		1	2	2	1	8
Timmons Dr.	69th	68th	Very Poor	5		2	2	1	3	13
Sunset Ter	73rd	70th	Very Poor	5	4	5	2	3	3	22
Sunset Ter	70th	68th	Very Poor	5	4	5	2	2	3	21
Sunset Ter	68th	66th	Poor	4	4	5	1	1	3	18
Sunset Ter	64th	63rd	Poor	4	2	3	1	2	3	15
Sunset Ter	63rd	64th	Fair	3	4	2	1	1	3	14
Sunrise Blvd	73rd	70th	Very Poor	5		2	2	1	3	13
Shasta Pl.	Hickman	Garrison	Poor	4		2	1	2	2	11
School St.	67th	65th	Very Poor	5		4	3	2	1	15
School St.	69th	68th	Poor	4		3	3	4	1	15
School St.	68th	Hunter Cir	Poor	4		3	3	4	1	15
School St.	Hunter Cir	Hunter Cir	Poor	4		3	3	4	1	15
School St.	Hunter Cir	66th	Poor	4		3	3	4	1	15
School St.	66th	64th	Poor	4		3	3	1	1	12
School St.	64th	63rd	Poor	4		3	2	1	1	11
Reite Ave	73rd	70th	Poor	4	3	2	2	1	2	14
Reite Ave	70th	68th	Poor	4	3	2	1	2	2	14
Plaza Cir.	College	Dead End	Very Poor	5		3	3	2	2	15
Northwest Dr.	69th	64th	Poor	4		3	3	1	4	15
Mott Ave.	69th	68th	Poor	4		4	3	1	4	16
Mott Ave.	68th	67th	Poor	4		4	3	1	4	16
Mott Ave.	67th	66th	Poor	4		4	3	1	4	16
Mott Ave.	65th	64th	Poor	4		4	3	1	4	16
Monterey Dr.	Garrison	Hickman	Poor	4		2	2	2	2	12
Marilyn Dr.	City Bndy	80th	Very Poor	5		2	3	1	1	12
Marilyn Dr.	80th	78th	Very Poor	5		2	3	1	1	12
Marilyn Dr.	78th	77th	Poor	4		2	3	2	1	12
Marilyn Dr.	77th	79th	Poor	4		2	3	1	1	11
Luin Ln.	College	Luin Ln	Poor	4		3	3	1	1	12
Luin Ln	Luin Ln	Luin Ln	Poor	4		3	3	2	1	13
Lincoln Ave	68th	66th	Poor	4		2	3	1	3	13
Lincoln Ave	66th	64th	Fair	3		1	3	1	0	8
Lamar Pl.	65th	64th	Poor	4		2	2	1	2	11
Jefferson Ave	73rd	70th	Poor	4	1	2	1	2	0	10
Hunter Cir.	Hunter Cir	Hunter Cir	Poor	4		1	3	2	1	11
Hickman Rd.	Monterey	70th	Poor	4		2	1	1	4	12
Harwood Ct.	64th	Dead End	Fair	3		1	1	1	1	7
Harbach Blvd.	City Bndy	NW 78th	Poor	4		1	1	2	0	8
Garrison Rd.	72nd	70th	Poor	4		1	1	2	2	10
Franklin Ave	73rd	70th	Very Poor	5		2	3	3	1	14
Franklin Ave	66th *	64th	Very Poor	5		2	3	1	2	13
Franklin Ave	64th	63rd	Fair	3		1	1	1	4	10
Forest Ct	73rd	72nd	Very Poor	5		4	3	3	3	18
Forest Ct	71st	70th	Very Poor	5		4	3	1	3	16
Forest Ct	70th	68th	Very Poor	5		4	1	3	3	16
Forest Ct	68th	66th	Very Poor	5		4	1	3	3	16
Forest Ct	66th	65th	Very Poor	5		4	1	3	3	16
Forest Ct	65th	64th	Very Poor	5		4	1	3	3	16
Forest Ct	72nd	71st	Poor	4		3	2	3	3	15
Elmcrest Dr.	65th	64th	Very Poor	5		3	2	1	2	13
Elmcrest Dr.	68th	66th	Fair	3		2	3	2	2	12
Elmcrest Dr.	66th	65th *	Good	2		1	1	1	2	7
El Rancho Ave	73rd	70th	Very Poor	5		3	3	3	2	16
Del Matro Ave	73rd	70th	Fair	3		1	3	3	4	14
Del Matro Ave	70th	66th	Poor	4		2	2	1	4	13
Del Matro Ave	66th	68th	Poor	4		2	1	1	4	12
Del Matro Ave	68th	63rd	Poor	4		2	1	1	4	12
Del Matro Ave	68th	67th	Fair	3		1	1	1	4	10
Del Matro Ave	67th	64th	Fair	3		1	1	1	4	10
Crocker St.	65th	Mariner Pl	Very Poor	5		3	3	2	2	15
College Dr.	80th	79th	Very Poor	5		5	4	3	1	18
College Dr.	79th	78th	Very Poor	5		5	4	3	1	18
College Dr.	78th	77th	Very Poor	5		5	4	3	1	18

College Dr.	77th	Plaza Cir	Very Poor	5		5	4	3	1	18
College Dr.	Plaza Cir	74th	Very Poor	5		5	4	3	1	18
College Dr.	80th	Luin Ln	Very Poor	5		5	4	3	1	18
College Dr.	Luin Ln	75th	Poor	4		5	4	3	1	17
College Dr.	Luin Ln	Harbach	Poor	4		5	4	3	1	17
College Dr.	Harbach	73rd	Very Poor	5		5	4	1	1	16
College Dr.	73rd	76th	Poor	4		5	4	2	1	16
College Ave	68th	66th	Very Poor	5		5	4	3	1	18
Colby Ave	66th	68th	Poor	4		2	1	3	4	14
Colby Ave	66th	63rd	Poor	4		2	1	3	4	14
Colby Ave	63rd	64th	Fair	3		1	1	3	4	12
Colby Ave	73rd	70th	Fair	3		1	2	1	4	11
Center St.	Creek	65th	Very Poor	5	2	3	2	2	2	16
Center St.	65th	Mariner Pl	Poor	4		2	2	1	2	11
Center St.	73rd	Hoak Dr	Fair	3		1	3	1	2	10
Carpenter Ave.	68th	66th	Very Poor	5		2	3	3	2	15
Carpenter Ave.	65th	64th	Poor	4	1	1	1	3	2	12
Bellaire Ave	73rd	70th	Very Poor	5		2	2	2	1	12
Allison Ave.	66th	64th	Very Poor	5		2	2	1	2	12
80th St.	64th	College	Very Poor	5		1	1	2	1	10
80th St.	Culdesac	Marilyn	Poor	4		2	1	1	1	9
79th St.	Marilyn	College	Fair	3		1	1	1	1	7
78th St.	Marilyn	College	Poor	4		2	1	1	1	9
77th St.	Marilyn	College	Poor	4		2	1	2	1	10
76th St.	77th	76.5th	Very Poor	5		2	1	3	1	12
76th St.	76.5th	College	Poor	4		2	1	3	1	11
75th St.	Wilshire	College	Poor	4		2	1	3	1	11
74th St.	Wilshire	College	Very Poor	5		2	1	2	1	11
73rd	Forest	University	Poor	4	2	3	4	3	0	16
73rd	University	Center	Poor	4		3	4	3	0	14
73rd	Sunrise	College	Fair	3	2	1	4	3	0	13
73rd	Colby	Forest	Fair	3	2	1	4	1	0	11
73rd	College	Colby	Fair	3		1	4	3	0	11
73rd	Hickman	Wilshire	Good	2		1	4	3	0	10
73rd	Wilshire	Sunrise	N/A	N/A	2	1	4	3	0	10
72nd St	Forest	Dead End	Very Poor	5		2	3	1	2	13
71st St.	Forest	Dead End	Fair	3		1	1	1	3	9
70th St.	Hickman	Wilshire	Poor	4		2	1	3	1	11
70th St.	Colby	Sam's Club	Poor	4		2	1	1	1	9
70th St.	Sunset	Colby	Fair	3		1	3	1	1	9
70th St.	Wilshire	Washington	Fair	3		1	1	2	1	8
70th St.	Washington	Sunset	Good	2		1	3	1	1	8
69th St.	Mott	School	Poor	4	5	2	3	2	1	17
69th St.	Hickman	Timmons	Poor	4	1	2	2	1	2	12
69th St.	Timmons	Washington	Fair	3	1	1	2	1	4	12
69th St.	University	Mott	Poor	4		2	3	2	1	12
68th St.	Washington	Del Matro	Very Poor	5	2	4	2	1	3	17
68th St.	Del Matro	Colby	Very Poor	5	1	4	2	1	3	16
68th St.	Colby	Elmcrest	Very Poor	5	1	4	1	1	3	15
68th St.	Hickman	Timmons	Very Poor	5		4	2	1	3	15
68th St.	Elmcrest	Park	Very Poor	5		4	1	1	3	14
67th St.	University	School	Very Poor	5		3	2	3	3	16
67th St.	Del Matro	Dead End	Poor	4		3	1	3	3	14
66th St.	Elmcrest	University	Poor	4	5	3	2	3	4	21
66th St.	Forest	Elmcrest	Fair	3	5	1	2	3	4	18
66th St.	Del Matro	Sunset	Poor	4	2	2	2	3	4	17
66th St.	Colby	Forest	Very Poor	5		3	2	3	4	17
66th St.	University	School	Poor	4	1	2	1	3	4	15
66th St.	Sunset	Colby	Poor	4		2	1	1	4	12
66th St.	Lincoln	Dead End	Poor	4		2	2	1	2	11
66th St.	Washington	College	Fair	3		1	1	1	3	9
65th St.	Forest	Elmcrest	Very Poor	5		3	2	3	3	16
65th St.	Carpenter	School	Very Poor	5		3	1	3	3	15
65th St.	Elmcrest	Carpenter	Poor	4		2	1	3	3	13
65th St.	School	Lamar	Poor	4		2	2	1	2	11
65th St.	Crocker	Center	Fair	3		1	2	1	2	9
64th St.	Sunset	Forest	Very Poor	5		2	1	2	4	14
64th St.	Forest	University	Poor	4		2	1	3	4	14
64th St.	Franklin	Northwest	Very Poor	5		2	1	1	4	13
64th St.	College	Sunset	Poor	4		2	1	2	4	13
64th St.	Dead End	Franklin	Poor	4		2	1	1	4	12
64th St.	Dead End	School	Poor	4		2	1	3	2	12
64th St.	Harwood	Dead End	Poor	4		2	1	3	2	12
64th St.	Center	Harwood	Very Poor	5		2	1	1	2	11
63rd St.	Hickman	Center	Fair	3		1	3	1	3	11