

Sidewalk Workshop

City of Lake Jackson – August 13, 2018 @ 6:00 pm



Agenda

1. Historical Review of Sidewalks within the City – Alice Rodgers
2. Ordinance Review – Bill Yenne
3. Sidewalk Inventory – David Van Riper
 - a) Sidewalk Inventory
 - b) Streets Improvement Map
 - c) Hike & Bike Masterplan
 - d) Sidewalk Maintenance by other Cities
4. Sidewalk Assessment – David Van Riper
5. Repair/Replacement Options – Bill Yenne
6. Council Questions - Mayor
7. Public Questions & Answers - Mayor
8. Next Steps – Bill Yenne
9. Adjourn

1. History of Lake Jackson Sidewalks

1948		Council asked that when building permits were issued that all sidewalks were to be built to conform with the existing grade lines.
1952	52-129	Required any owner, builder or developer of residences in Lake Jackson to build concrete sidewalk 4ft wide 4 inches thick along the entire front property line.
1955	55-182	Added corner lots to have sidewalks on the side street and excluded requirement on asphalt or streets without curb and gutter.
1977	77-611	All new streets to be curbed with sidewalks on both sides of the street; in areas developed by individual lot owners the lot owner is responsible for the placement of the sidewalk; for lots in developed area with no sidewalk-owner to construct or the city can assess him 100% front and side - if street becomes curbed assess 50% front 25% side;
1978	78-653	Sycamore – both sides OCD to Carnation\Palm Lane; portion of Wisteria; portion of 100 block Circle Way
1978	78-672A	Sycamore, Oak, Huisache, That Way
1979	79-685	Oak Drive
1984	84-927	Birch OCD to Holly
1985	86-986	Jasmine & Willow
1986	86-1012	Portions of Oyster Creek Drive, Dahlia, Oak Drive, Linden Lane, West Way, Cedar, Magnolia, Center Way and Elm
1989	89-1102	Portion of Petunia, Anchusa, Sunflower, Crocus, Dahlia, Daffodil, Pecan Lane, Oak Drive, Winding Way, Carnation, Ligustrum, Pine, Sycamore, Caladium, Narcissus, Hickory and Center Way
1993	93-1246	Portion of Oyster Creek Drive, Larkspur, Arrowwood, Huckleberry, Cottonwood, Southern Oaks, Winding Way, Camellia, That Way, Sycamore/Mulberry, Corkwood, South Yaupon, Silverbell and Walnut

Paving Assessments

Paving Assessments

Date Assessed	Description	Ord. #	City's portion	Assessed to property owner	Total project
10 15 57	Alley - Blk 9, Area J	5.00 571216	564714	777060	1341774
4 03 59	North Shady Oaks Drive	6.54 57-233	2625276	1469300	4294576
4 3 61	Alley - Blk 8, Area J	7.17 61-256	271791	1181609	1453400
2 4 61	Meadowbrook, Glenwood, Southern Oaks Drive	9.33 61-263	678123	4441691	5119814
11 10 64	Birch - Oak to Holly	4.67 64-344	578330	1540029	2118359
4 24 67	So. Shady Oaks ^{332 to 1000} Road	10.00 67-352	772388	1903710	2676100
7 18 67	Carland Dr, Heather, Talisman	16.00 67-361	665868	2254160	2920028
9 3 68	Plantation Dr	20.00 9 10.00 68-385	5383660	7319360	13203020
3 3 69	Cladwella	10.00 69-293	1127057	1646300	2773357
2 21 70	Sycamore Plantation to Post Oak ^{14.14}	70-424	3330453	2316457	5646910
6 22 71	Oyster Creek Dr. Oak to Loop Willow Dr - Oak to bridge	71-444	37061085 1305734	4777848 1085464	41828929 14142815
6 18 73	Leader Court	17.40 73-500	343597	1042625	1386222
5 15 73	Carland	18.44 73-515	5377821	3983040	9360861
7 21 75	Nasturtium	20.90 75-558	1207490	1728430	2935920
4 1 76	Oyster Creek Dr. - Oak to Amy Way ^{19.96}	76-207	36575348	4234700	40810048
7 21 77	Willow Dr - Bridge to old Angleton ^{31.00}	77-641	5052986	5675972	10728958
8 18 78	Sidewalks - Sycamore, Husache Area, That Way	5.65 78-672A	1063122	267178	1330300
2 5 79	Sidewalk - E side of Oak	7.00 79-685	803819	687461	1498280
7 7 81	That Way - Bridge to 2004	26.88 81-808	9850060	1075200	10925260
3 7 83	Husache - O.C.A. to Holly	49.11 83-890	12649500	21268100	33917600
4 2 84	Sidewalk Birch St - Oak to Holly ^{14.63}	84-927	1811940	1381538	3293478
7 10 84	Post Oak & Post Oak Ct.	43.26 84-941	73340	6183660	1371760
1 21 85	Alley in So. Shady Oaks	13.95 85-959	4031826	3549028	3953010

Paving Assessments

Date Assessed	Description	Ord. #	City's Portion	Assessed to Property Owner	Total Project
1 21 85	Stanford - Forest Oaks to Oak ^{46.87}	85-960	14336979	15229374	29566353
7 15 85	Sidewalk - Jasmine & Willow ^{10.00}	85-986	1028300	243500	1271800
8 4 86	Sidewalks	6.64 86-1012	583696	119184	1728580
8 4 86	Holly	11.35 6.05 sidewalk 86-1018	9809100	3824900	13634000
6 20 88	Blunk & Forest Oaks	41.56 88-1077	94773	17618700	2709643
3 20 89	Sidewalks	5.90 89-1102	483210	1721620	2204830
6 5 89	Lake Rd - 332 to 2004	88.54 89-1106	4107038	20081862	2418890

2. Ordinance Review

Sec. 38-33 – Broken Sidewalks

Whoever shall suffer or permit any sidewalk or footway within the city, which it is the duty of any person to maintain and repair, to become or continue so broken, uneven or out of repair as to endanger life or limb, shall be guilty of maintaining a nuisance.

(Code 1958, § 13-6)

Sec. 82-33 – Maintenance of property

(a) *Sidewalks, alleys, rights-of-way.* All owners or occupants of property shall maintain their property in a clean and litter-free manner, including sidewalks, grass strips, one-half (½) of alleys, curbs, or rights-of-way up to the edge of the pavement of any public street.

(b) *Sweeping into sidewalks or streets.* No person shall sweep into or deposit in any street or sidewalk the accumulation of yard refuse, clippings or litter from any building or property.

(Ord. No. 81-792, § 1, 6-15-81; Code 1958, § 10-28)

Ordinance Review

Sec. 86-1 – Failure to Comply

Should any person, being the owner, builder, broker or developer of property within the city limits, fail to comply with sections [86-2](#) through [86-5](#), the city shall have the right, after notice to the owner in accordance with Vernon's Ann. Civ. St. art. 1105b, to install the required sidewalks and assess the cost of building the sidewalk against either the owner personally or against the property.

(Ord. No. 77-611, § 2, 2-21-77; Code 1958, § 18-5)

Sec. 86-2 - General responsibilities, specifications.

(a) It shall be the responsibility of any person, being the owner, builder or developer of residences, businesses, subdivisions or other buildings or developments, to construct all required streets and sidewalks in accordance with the specifications and provisions of this chapter.

(d) All new streets within the city shall be curbed streets and shall have the required sized sidewalk on both sides of the street. The sidewalks shall be set typically back four (4) feet as is possible, or as otherwise directed by the council through the city engineer and parallel the street, and shall be constructed at the time specified by the planning commission.

(e) It shall be unlawful for any person, being the owner, builder or developer of residences within the city limits, to build or construct a residence, residential complex or other structure within the city limits unless at the time of such construction such owner, builder or developer constructs or causes to be constructed a concrete sidewalk four (4) feet wide and four (4) inches thick and placed along the street, street stub out, parkway or connecting street upon which such residence fronts or abuts.

(f) Concrete used in constructing sidewalks shall be 4.5 sack/C.Y. cement mix design and reach a flexural modulus rupture strength of four hundred fifty (450) psi in twenty-eight (28) days and shall be reinforced at a minimum with #3 (3/8) inch bars at twenty-four (24) inch on center each way.

(Ord. No. 77-611, § 2, 2-21-77; Ord. No. 79-712, § 1, 9-17-79; Code 1958, § 18-1(a), (b), (d), (e); Ord. No. 03-1722, § 1, 7-1-2003; Ord. No. 03-1735, § 1, 10-6-2003)

Ordinance Review

Sec. 86-3 – Undeveloped or new areas, residential and commercial

(a) The builder or developer of new subdivisions, housing developments or other new developments causing the street or streets to be developed shall provide the required sized sidewalk on both sides of the street or streets along the entire length of said street or streets at the time specified by the planning commission, and such sidewalk shall be set back four (4) feet from the curb and parallel the street. The term "entire length" shall include, but not be limited to, street corners, street stub outs, through parkways, connecting streets and the front, side and rear of properties.

(1) The builder of a house shall provide a sidewalk on the front and side of any property that parallels a street, including street corners, street stub outs and connecting streets.

(2) The developer of a subdivision or business development shall provide sidewalks on easements, parkways, street stub outs and the rear of any properties that parallel a street.

(b) In areas developed by individual lot owners, sidewalks shall be built by the individual owners along their entire property paralleling the street (including street corners, street stub outs or connecting streets, and the front and side of properties, but not the rear and not parkways) upon which such residence or business fronts or abuts at the time the building occurs, except in cases that may require continuity of sidewalks to assure safety, in which case blanks, skips or vacancies may be required to be filled by the owner before building takes place if the need is so determined by the city council.

(Ord. No. 77-611, § 2, 2-21-77; Ord. No. 79-712, § 1, 9-17-79; Code 1958, §§ 18-1(c), 18-2)

Sec. 86-4 – Developed areas, residential and commercial

Curbed streets. Where no sidewalks exist in developed areas that have curbed streets, the property owner may construct them himself, or the city may assess him for the cost of the sidewalk construction along the entire property paralleling or abutting any street, street corner, street stubout, through parkway or connecting street upon which his residence or business fronts or abuts at the following rates:

(1) Those who complied with Ordinances No. 182 and 77-611, fifty (50) percent front, twenty-five (25) percent side;

(2) Those who did not comply with Ordinance No. 182 or 77-611, one hundred (100) percent front and side.

(b) Uncurbed streets. No sidewalk is required for uncurbed streets. If the street becomes curbed, the property owner may be assessed for sidewalk construction at the rate of fifty (50) percent front, twenty-five (25) percent side.

(Ord. No. 77-611, § 2, 2-21-77; Code 1958, § 18-3)

Ordinance Review

Sec. 86-4.5 – Sidewalk waiver

The city council may waive the sidewalk requirements of subsections [86-2\(e\)](#) and [86-3](#). In order to waive the requirements, council shall consider whether:

- (1) The new building will be a single-family or two-family home;
- (2) The building is being built on a vacant lot in an already developed subdivision;
- (3) There are no sidewalks that are contiguous to the lot; and
- (4) The street on which the building shall be built is scheduled to be rebuilt.

(Ord. No. 14-2055, § 1, 10-6-2014)

Sec. 86-5 – Commercial areas

(a) It shall be unlawful for any person within the city limits to have engaged in construction or to construct a business or other structure in a business, commercial or industrial zone without at the same time providing a concrete sidewalk along the entire property paralleling or abutting the street, street corner, street stubout, through parkway or connecting street upon which such business fronts or abuts.

(b) Sidewalks shall be six (6) feet in width, four (4) inches thick.

(Ord. No. 77-611, § 2, 2-21-77; Code 1958, § 18-4; Ord. No. 07-1859, § 1, 8-20-2007)

3. Sidewalk Inventory



4 ft. sidewalk replacement cost: **\$41** l.f.

Cursory Report on Sidewalks Condition

CURSORY REPORT ON SIDEWALKS CONDITION

INVENTORY		STATUS OF S/W SINCE 1980			WORST CASE SCENARIO COULD REMOVED & REPLACED		
OWNER	MILES	MILES REPLACED/BUILT	%	EXPECTED CONDITION	MILES REMAINING		COST
CITY	20.67	10.32	50%	GOOD TO EXCELLENT	10.35	50%	\$2,240,568
RESIDENTIAL	153.49	31.12	20%	GOOD TO EXCELLENT	122.37	80%	\$26,490,658
BUSINESS	10.88	3.3	30%	GOOD TO EXCELLENT	7.58	70%	\$1,640,918
TOTAL	185.04	44.74	24%		140.3	76%	\$30,372,144

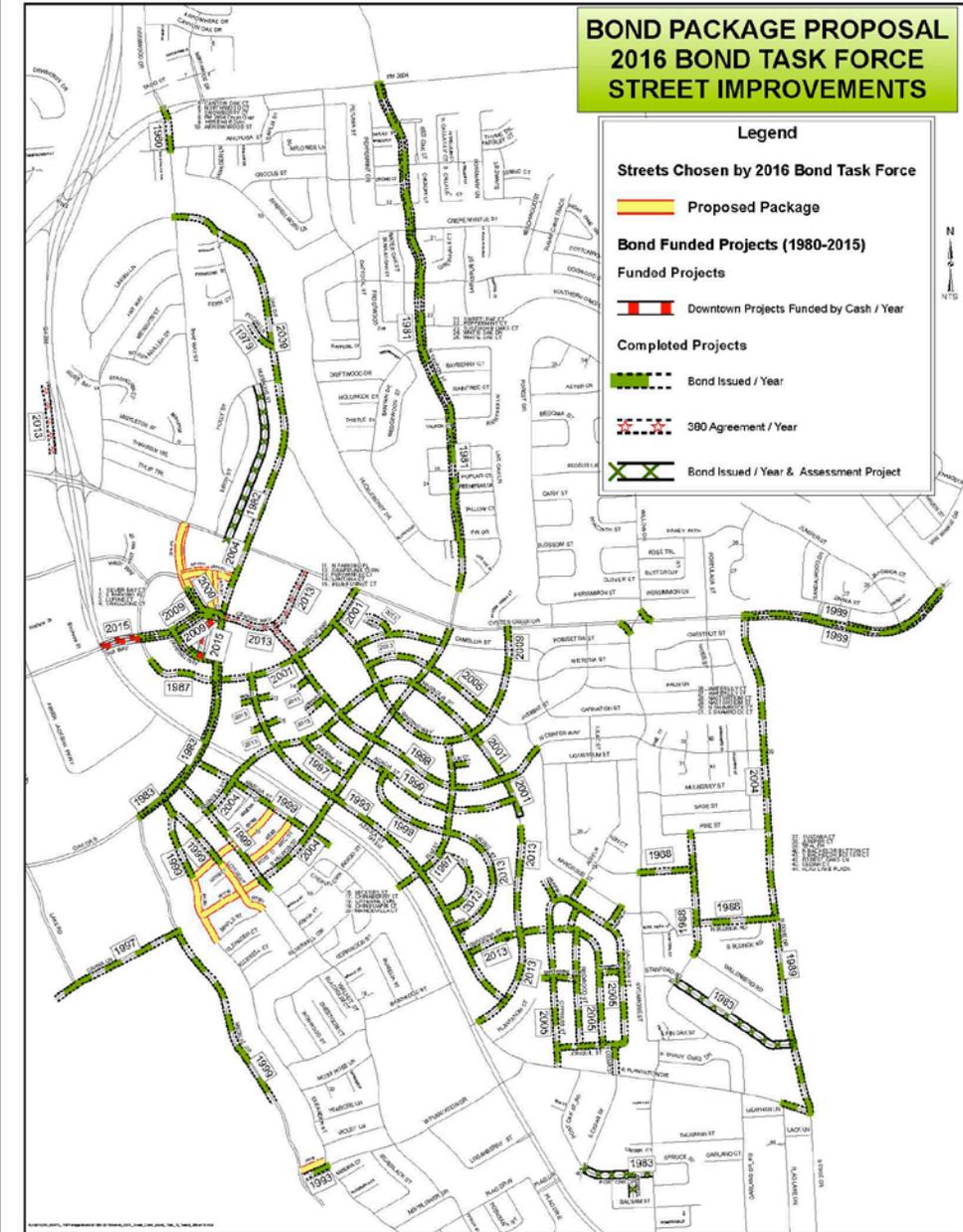
CONDITIONS OF CITY SIDEWALKS BASE ON 2010 ENGINEERING ASSESMENT

CONDITION	MILES	% OF REMAINING MILES	RECOMMENDED ACTION & APPROX. COST	
			REMOVED & REPLACED	REPAIR
VERY POOR	1.06	10.24%	\$229,469	
POOR	0.04	0.39%	\$8,659	
FAIR / AT RISK	0.56	5.41%		\$60,614
GOOD	0.69	6.67%		
VERY GOOD	2.49	24.06%		
EXCELLENT	5.51	53.24%		
TOTAL	10.35	100.00%	\$238,128	\$60,614

PROJECTED EQUIVALENT CONDITIONS OF RSIDENTINAL SIDEWALKS BASE ON 2010 ENGINEERING ASSESMENT

CONDITION	MILES	% OF REMAINING MILES	RECOMMENDED ACTION & APPROX. COST	
			REMOVED & REPLACED	REPAIR
VERY POOR	12.53	10.24%	\$2,713,053	
POOR	0.47	0.39%	\$102,379	
FAIR / AT RISK	6.62	5.41%		\$716,655
GOOD	8.16	6.67%		
VERY GOOD	29.44	24.06%		
EXCELLENT	65.15	53.24%		
TOTAL	122.37	100.00%	\$2,815,432	\$716,655

Streets Improvement Map



Hike and Bike Masterplan



Hike and Bike Trail Master Plan

Legend

- Main Street
- Future Bike Trail
- Existing Bike Trail
- Schools
- City Services
- Major Parks
- Park
- Water

Schools

- A. P. Beutal Elementary
- Bess Brannen Elementary
- Brazosport Christian School
- Brazosport College
- Brazoswood High School
- Elisabet Ney Elementary
- Grady B. Rasco Middle School
- Lake Jackson Intermediate School
- O. M. Roberts Elementary School

City Services

- Civic Center / Veteran's Plaza
- City Hall
- Public Library
- Police Department
- Recreation Center

Parks

- Dunbar
- MacLean
- Morrison Park (at Shy Pond)
- Wilderness



Sidewalk Maintenance by other Cities

	Maintenance Responsibility of Residential Sidewalks	Conditions Assessment	Prioritization Methodology	Incentive Programs for Property Owner Maintenance of Sidewalks
Austin	City	Currently none – segment-based assessment under development	Citizen request; citywide prioritization tool under development	None reported
Houston	Homeowner	Staff inspection	None	Provides a no cost permit for sidewalk maintenance. Administers a “Privately Funded Sidewalk Program”, in which city-hired contractors perform the work and the property owner pays 100% of the costs.
San Antonio	Homeowner	Currently none – segment-based assessment under development	Citizen request (for ADA compliance)	No incentive policy, but will occasionally partner with adjacent property owners to repair poor condition sidewalks.
Minneapolis	Homeowner	Individual inspection for each panel of sidewalk on average 13-year cycle	Based on inspection	Property owner may elect to have maintenance charges assessed with property taxes with costs funded by City assessment bonds and recovered over 5 years (10 years for projects invoices over \$2500) at simple interest rate equivalent to bond sale rate.

Source: Austin Sidewalk Peer City Report July 22, 2015

4. Sidewalk Assessment

HDR Engineering

- Complete Assessment \$80,000
- City does data collection \$60,000

Table 5-1: Condition Rating System

Letter Rating	Descriptive Rating	Description
A	Excellent condition	Fully ADA Compliant
B	Good condition	Minor level of ADA Noncompliance - Functional for almost all users
C	Fair condition	Intermediate level of ADA Noncompliance - May not be functional for some users
D	Poor condition	Severe level of ADA Noncompliance - Not functional for many / May present hazards for all users
F	Failed condition	Extreme level of ADA Noncompliance - Essentially nonexistent as a developed pedestrian route

Table 5-2: Sidewalk Rating Matrix

Sidewalk Condition	FUNCTIONALLY ACCEPTABLE		FUNCTIONALLY DEFICIENT		
	A	B	C	D	F
Width	> 48 in.	36 in. - 48 in.			< 36 in.
Cross-slope	0 - 2%	3 - 5%	6 - 8%	9 - 12%	> 12%
Faults	< 0.25 in.	0.25 - 0.5 in.	0.5 - 2 in.	2 - 4 in.	> 4 in.
Faults (count)	None	< 20 / 100 ft	> 20 / 100 ft		
Cracks	None / Minor	Moderate	Severe		
Vertical Clearance	> 80 in.			< 80 in.	
Obstruction	None				Obstruction

Exhibit 5-3: Existing Sidewalk by Condition Rating

A
EXCELLENT
10%

B
GOOD
10%

C
FAIR
25%

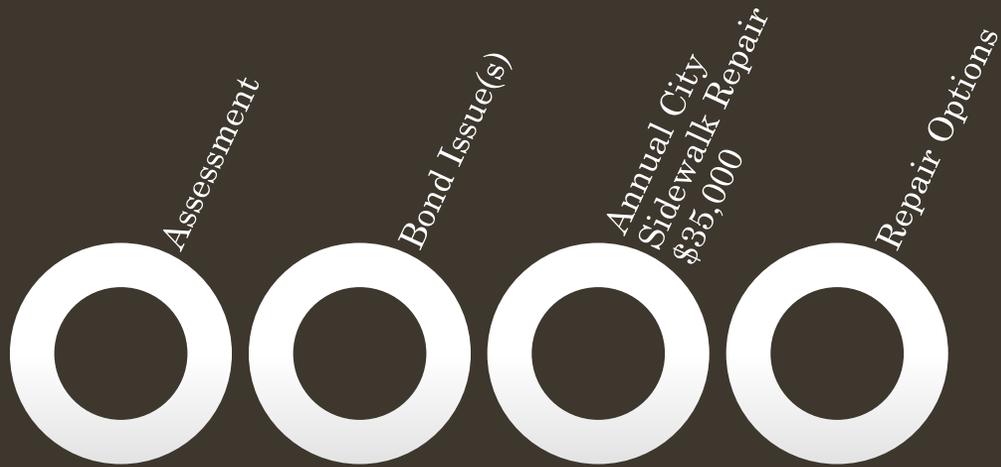
D
POOR
50%

F
FAILED
5%

FUNCTIONALLY ACCEPTABLE

FUNCTIONALLY DEFICIENT

5. Repair/Replacement Options

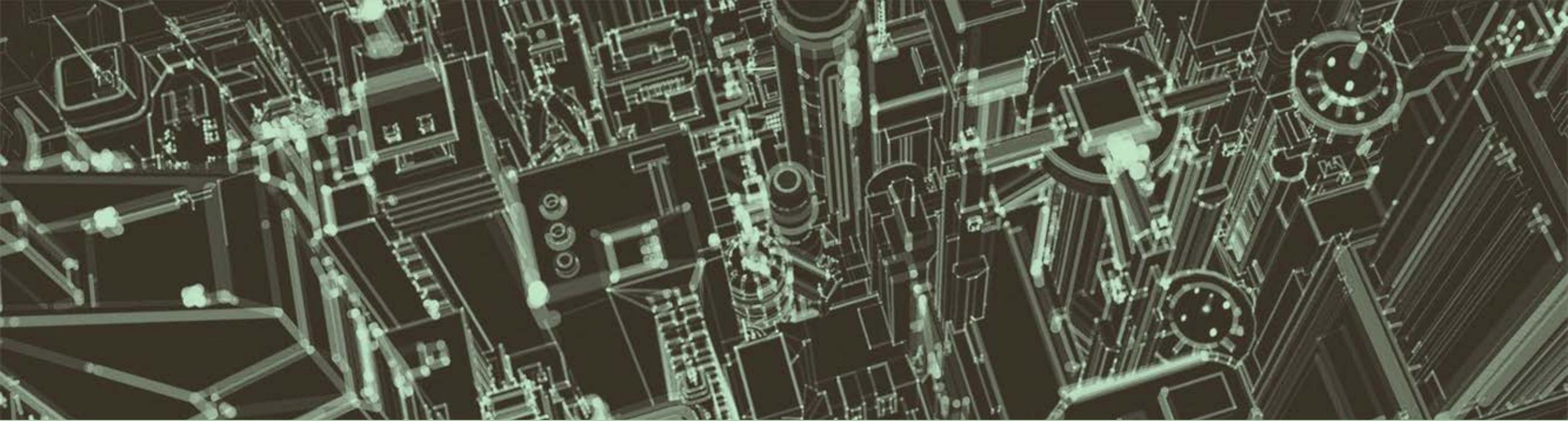


Repair Options



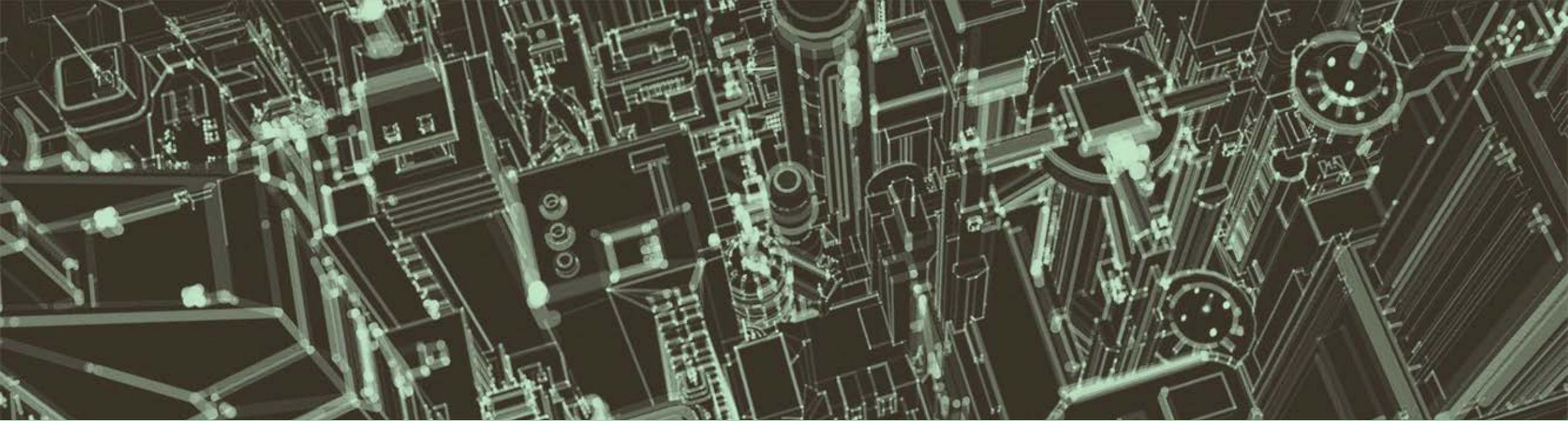
Repair Options





6. Council Questions





7. Public Questions



8. Next Steps



8. Adjourn