

# ZONING TEXT AMENDMENT

*Amendment to Article 6 – Sidewalk Widths*



**LEXINGTON**



# Walkability

## *A General Theory*

- First we must recognize the *choice pedestrian* as a species



# Walkability

## *A General Theory*

- The Choice Pedestrian is a very fragile species





# Walkability

## *A General Theory*

- Creating conditions for a thriving choice pedestrian species
  - *The walk must be USEFUL*
  - *The walk must be SAFE*
  - *The walk must be COMFORTABLE*
  - *The walk must be INTERESTING*

# Walkability

## *A General Theory*

- Some examples





# ZOTA Article 6 – Sidewalks

## *Proposed changes*

- Non Residential and Industrial Collectors/Connectors (40' Street Width) 6' minimum width.
- Non-Residential and Industrial Collectors/Connectors (51' Street Width) 6' minimum
- Residential Collectors/Connectors and Industrial Locals 6' minimum, recommended minimum 7'-8' in high use areas such as downtown urban environments, near shopping centers, schools, civic facilities, ect.
- Local Residential 5' minimum width.
- Local Residential Cul-de-sac 5' minimum width
- Arterial Major and Minor 6' minimum, recommended minimum 7'-8' in high use areas such as downtown urban environments, near shopping centers, schools, civic facilities, ect.



# ZOTA Article 6 – Shared Use Path

## *Proposed changes*

- Where these paths are indicated in the Comprehensive Plan **as outlined in the Lexington area MPO Bike and Pedestrian Master Plan and where existing trails provide opportunities for connections**, the commission shall require the dedication of right-of-way, or an easement of sufficient width for the construction and use of the path. **If a shared-use path is required by the Commission in lieu of a sidewalk, the developer shall build the shared-use path at a minimum width of (10) feet.** The shared-use path shall be designed and constructed in conformance with the Roadway Manual.



# ZOTA Article 6

*Why are these changes proposed*

- Americans with Disabilities Act
- Federal Highway Department Standards and Recommendations
- Kentucky Transportation Cabinet Standards and Recommendations
- Public Health
- Economics
- Best Practices in Peer Cities



# ZOTA Article 6

## *Americans with Disabilities Act*

- United States Access Board, *Advancing Full Access and Inclusion for All*
  - Where *public sidewalks* are provided, they shall contain a *pedestrian access route*. The pedestrian access route shall connect to elements required to be accessible
- Reduced Vibration Zone
- Clear Width
- Placement of Street Fixtures





# ZOTA Article 6

## *Federal Highways*

- Guidance for Minimum Width of Sidewalks
  - Sidewalks require a minimum width of 5.0 feet if set back from the curb or 6.0 feet if at curb face
  - Any width less than this does not meet the minimum requirements for people with disabilities
  - For any two people to walk together 5.0 feet of space is the bare minimum
  - In some areas such as near schools, sporting complexes, parks, shopping districts the minimum width for a sidewalk is 8.0 feet



# ZOTA Article 6

## *Kentucky Transportation Cabinet*

- Highway Design Manual; Guidelines for Pedestrian and Bicycle Accommodation
  - 5' sidewalks with 2' buffer strip on both sides of the roadway (desirable)
  - 5' minimum, 6'-10' desirable for sidewalks in heavily-traveled pedestrian areas, Central Business Districts (CBDs), and other special applications
  - 10' desirable, 8' minimum shared use path (two-way directional travel)
  - 10' shared use path with 5' sidewalk on opposite side



# ZOTA Article 6

## *Public Health and Economics*

- AARP – Sidewalks: A Livability Fact Sheet

Eight in 10 Americans prefer being in a community that offers sidewalks and good places to walk. Six in 10 prefer a neighborhood that features a mix of houses, shops and services within an easy walk versus a neighborhood that requires a car for every errand. *National Association of Realtors. (November 2013) National Community Preference Survey.*

<http://www.realtor.org/articles/nar-2013-community-preference-survey>

People who live in neighborhoods with sidewalks are 47 percent more likely than residents of areas without sidewalks to be active at least 39 minutes a day. *Sallis J., et al. "Neighborhood Environments and Physical Activity among Adults in 11 countries." American Journal of Preventive Medicine, Vol. 36, No.2*

Sidewalks increase foot traffic in retail centers, delivering the customers that local shops and restaurants need in order to thrive. Retail properties with a Walk Score ranking of 80 out of 100 were valued 54 percent higher than those with a Walk Score<sup>4</sup> of 20 and had an increase in net operating income of 42 percent. *Pivo, G. and Fisher, J.D. (2010) The Walkability Premium in Commercial Real Estate Investments. University of Arizona and Benecki Center for Real Estate Studies, Indiana University.*

Interest in sidewalks is so keen that they've become a factor in home prices. For example, in a scenario where two houses are nearly identical, the one with a five-foot wide sidewalk and two street trees not only sells for \$4,000 to \$34,000 more but it also sells in less time. *Pivo, G. and Fisher, J.D. (2010) The Walkability Premium in Commercial Real Estate Investments. University of Arizona and Benecki Center for Real Estate Studies, Indiana University.*



# ZOTA Article 6

## *Best practices in peer cities*

**Louisville, KY:** Downtown: 5' min, 7' preferred Traditional: 5' min, 6' preferred Suburban: 5' min, 6' preferred  
Rural: 5' min

**Scottsdale, AZ:** 5' one side -- local rural streets, 6' or 8' in activity -- local residential/local commercial, 6' or 8' in activity -- minor collector and local collectors, 8' min - arterials and major collectors, 10' min - arterials and major collectors in urban conditions

**Durham, NC:** 5' min, 6' wide at back of curb

**Eugene, OR:** 5' min

**Fort Collins, CO:** 4.5' residential local / connector local / industrial local, 5' commercial local / minor collector / major collector, 6' 2-lane arterial / 4-lane arterial, 7' 6 lane arterial

**Greensboro, NC:** 5' residential, 6' non-residential



# ZOTA Article 6

*What does this cost?*

**LFUCG Unit Price Contract:** Average cost of 50 SF of Sidewalk \$260

**Materials Cost:** materials cost of 50 SF of 4.5" concrete sidewalk \$70

**Percent increase in cost of median sale price of home:** .1% and .04% respectively based on \$175,000 home



# POLICY RECOMMENDATIONS

*Questions?*