# ZONING TEXT AMENDMENT

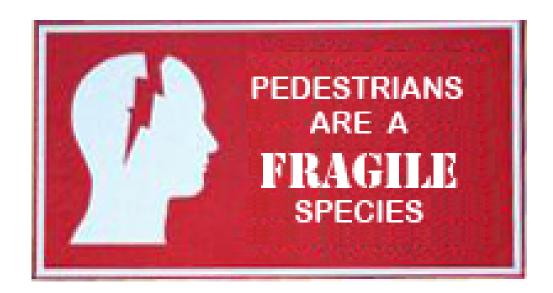
Amendment to Article 6 – Sidewalk Widths





#### A General Theory

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





### A General Theory

• The Choice Pedestrian is a very fragile species





#### 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

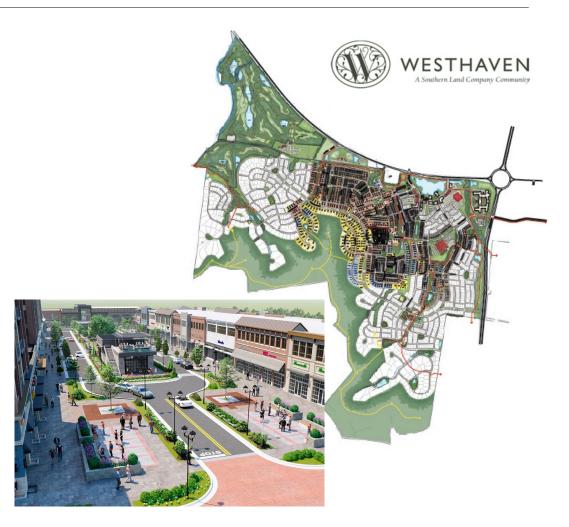


A General Theory

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.



### 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



#### 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





#### 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



#### 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



#### 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 Score4 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.



#### 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



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?