

Proposed Sidewalk in Lieu Fee

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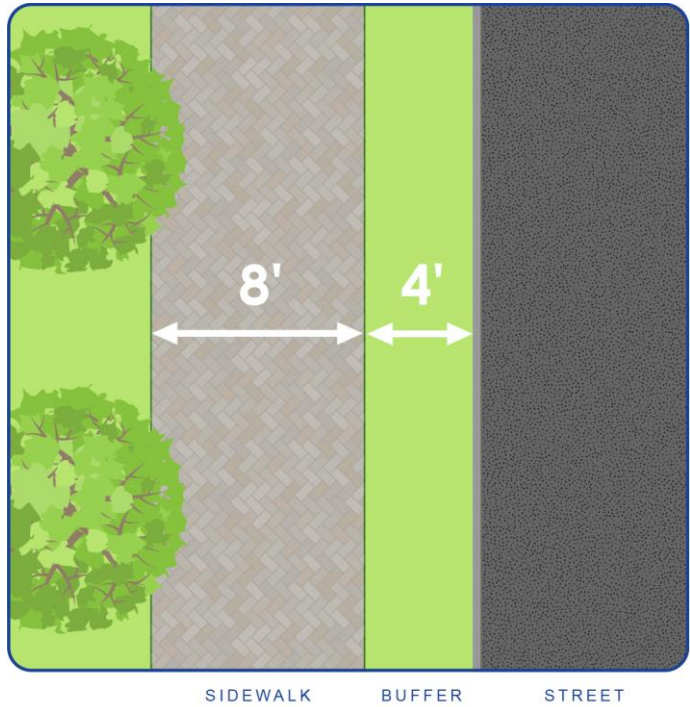
August 23, 2022



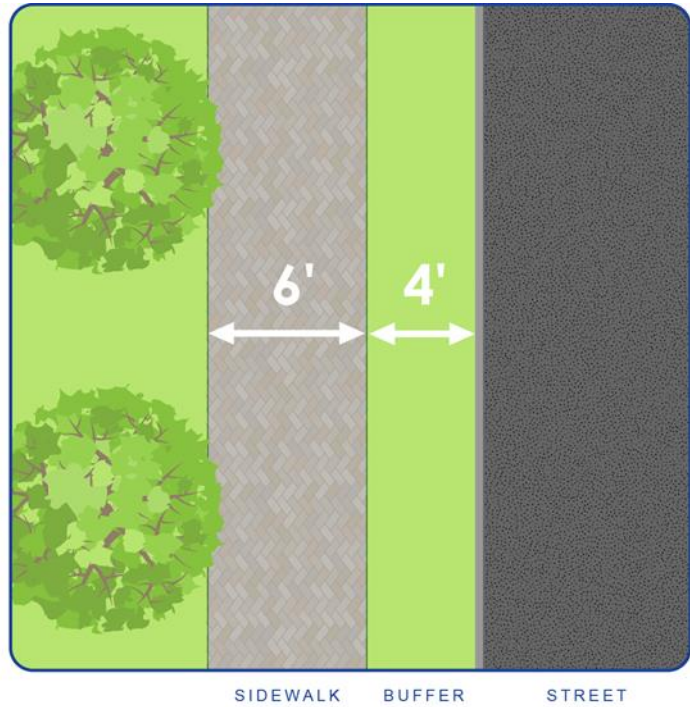
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Current Standards

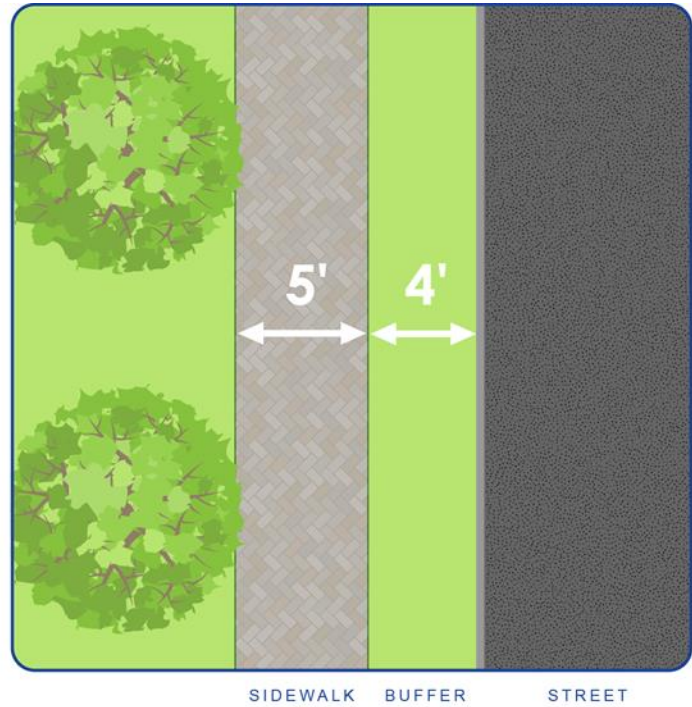
Central Business District



Major Thoroughfare



Local Street



Proposed Options for Sidewalk Compliance

- 1) Construct the required sidewalks
- 2) Submit a Sidewalk Standard Modification Application to allow:
 - a. Modification of sidewalk width
 - b. Modification or exemption of safety buffer width
- 3) New: Pay the Fee in Lieu if meeting one of the following:
 - a. Automatically eligible to pay the fee if meets certain criteria; or
 - b. Request the Sidewalk Committee authorize to pay fee in lieu and the request is approved.

Proposed Sidewalk in Lieu Fee

- COH sidewalk construction cost: \$30/sqft
- Proposed sidewalk fee:
 1. SFR without increasing lot density: \$12/sqft
 2. Others: \$30/sqft
- Existing sidewalk program annual budget: \$3.3 million
 - MOPD/Ped Accessibility
 - School Sidewalks
 - Major Thoroughfares
- Projected annual Sidewalk In Lieu Fee revenue: \$1.8 million

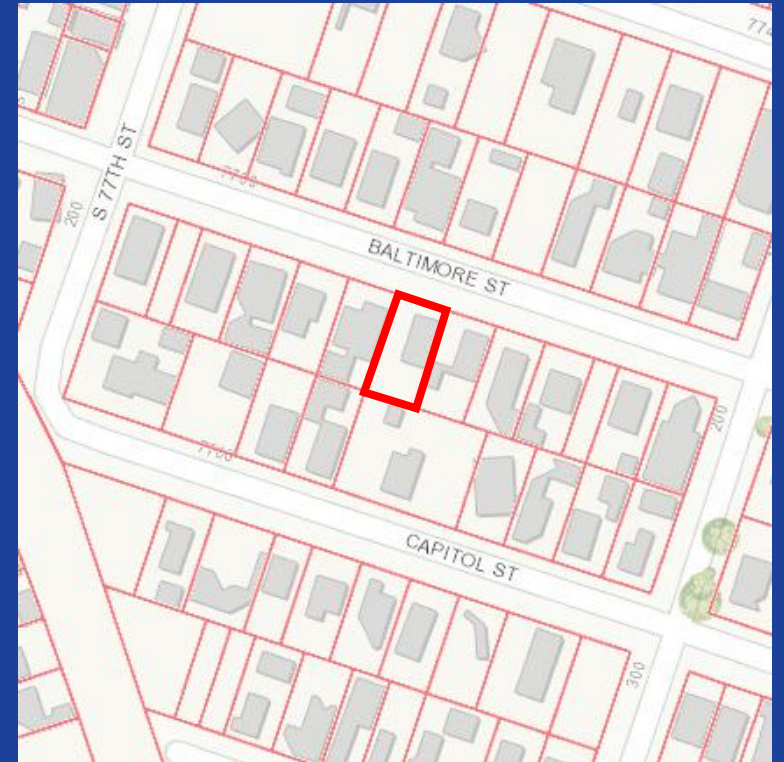
Sidewalk in Lieu Fee Scenarios

Scenario 1: New Single Family Residential (SFR)

Lot frontage: 50 feet

Required sidewalk width: 5 feet

Sidewalk fee: 50 feet x 5 feet x \$12/sqft = \$3,000



 New SFR construction automatically eligible for paying the sidewalk fee

Sidewalk in Lieu Fee Scenarios

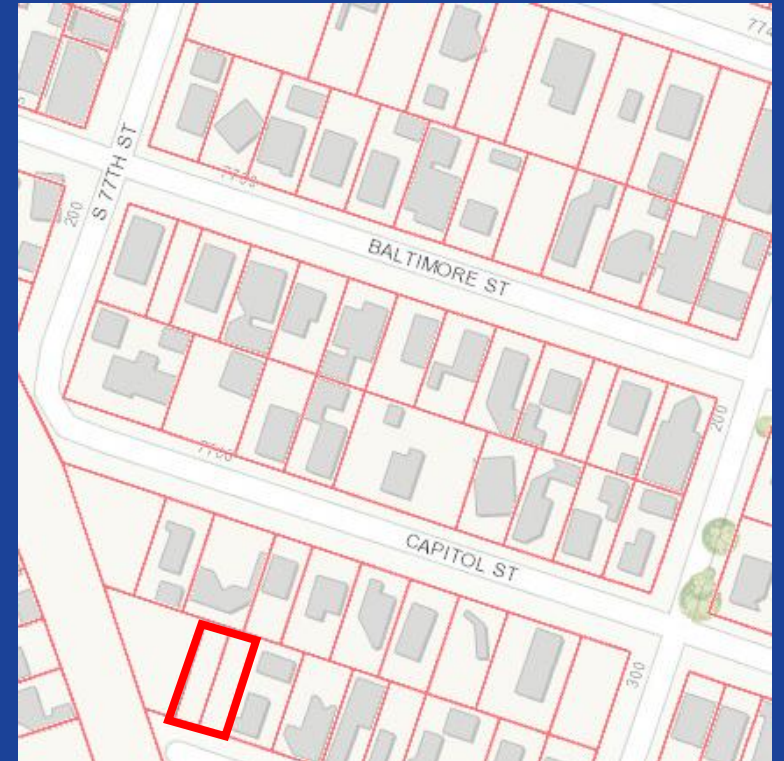
Scenario 2: Subdivided + SFR Construction


Lot frontage: 25 feet

Required sidewalk width: 5 feet

Sidewalk fee for the newly created lot:

$$25 \text{ feet} \times 5 \text{ feet} \times \$30/\text{sqft} = \$3,750$$



 New subdivided SFR construction, authorized by the Sidewalk Committee to pay the sidewalk fee

Sidewalk in Lieu Fee Scenarios

Scenario 3: New Non-SFR Construction

Lot frontage: 100 feet

Required sidewalk width: 6 feet

Sidewalk fee: 100 feet x 6 feet x \$30/sqft = \$18,000



New non-SFR construction,
authorized by the Sidewalk Committee
to pay the sidewalk fee

City of Houston Proposed Sidewalk Service Areas

Freeways

Sectors

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17

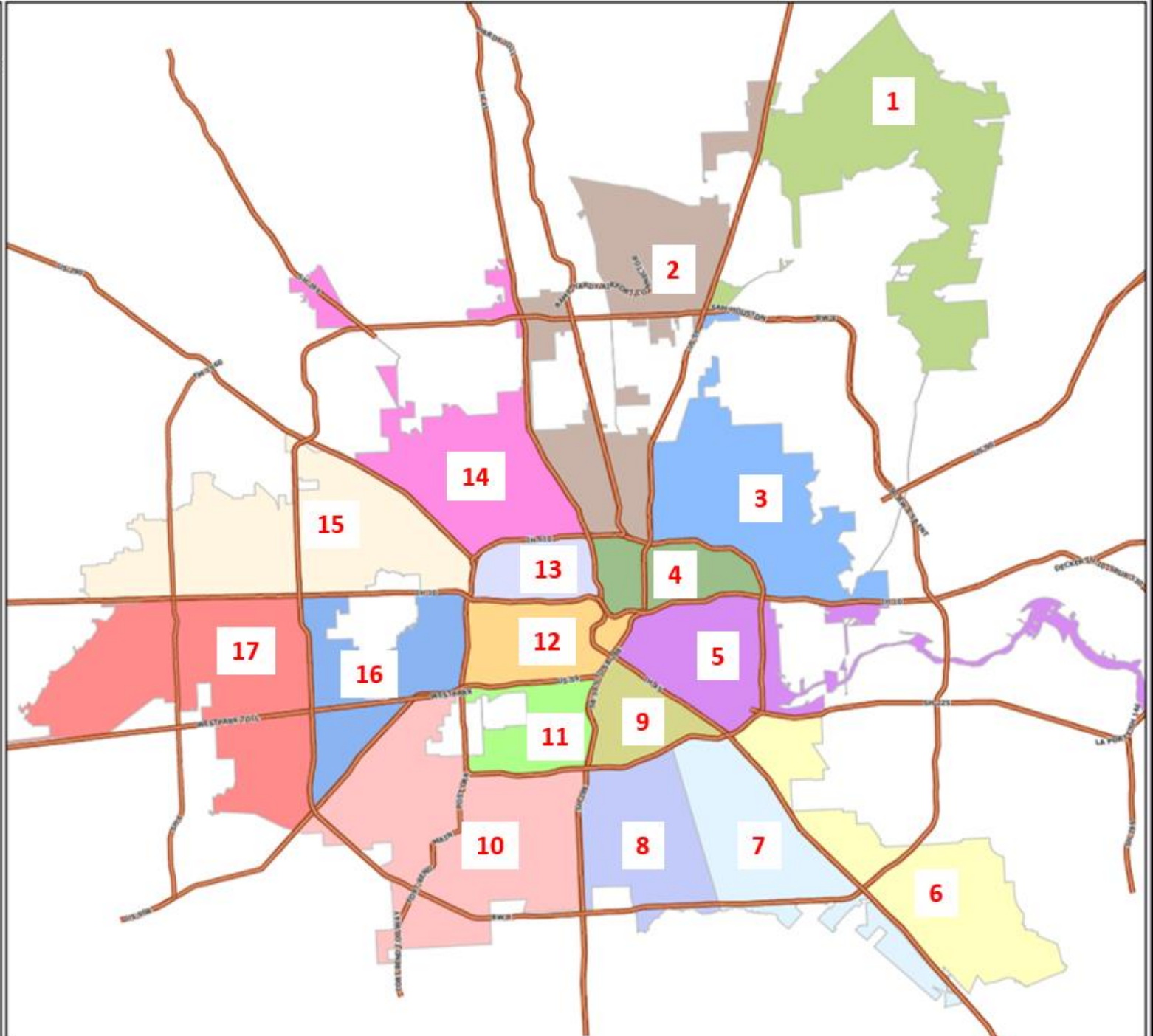
Source: COHGIS Database
Date: August 2022
Reference: pj25423



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



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Proposed Sidewalk Service Areas

The Sidewalk Service Area boundaries are proposed based on:

- Population
- Size of the developable area
- Amount of recent sidewalk permit activities
- Freeway location which creates physical barriers
- Appropriate size for effective fund management

Proposed Sidewalk Fund



- Establish a cost center for each sidewalk service area
- 70% spent in same sidewalk sector, 30% spent citywide
- Managed by P&D, implemented by HPW

Factors to Prioritize Projects



Safety

Existing Transportation Facilities

Presence of Major Trip Generators

Demographics and Equity

Available Funding

Previous & Upcoming Presentations

- Super Neighborhood Alliance: Feb 14, 2022
- Super Neighborhood Alliance: May 9, 2022
- Greater Houston Builders Association: May 9, 2022
- Planning Commission: May 26, 2022
- Houston Real Estate Council: August 15, 2022
- Super Neighborhood Alliance: August 22, 2022
- Regulatory and Neighborhood Affairs and Transportation, Technology & Infrastructure Joint Committee: August 23, 2022
- Super Neighborhood Alliance: September 12, 2022
- Greater Houston Builders Association: TBD

Public Comment Summary

- Public comment period: May 23 – June 23, 2022
- Received 151 public comments
 - 107 (70.9%) comments support promoting a complete sidewalk network
 - 29 (19.2%) comments requesting clarification
 - 15 (9.9%) comments oppose enforcement of sidewalk construction