

Proposed Sidewalk in Lieu Fee

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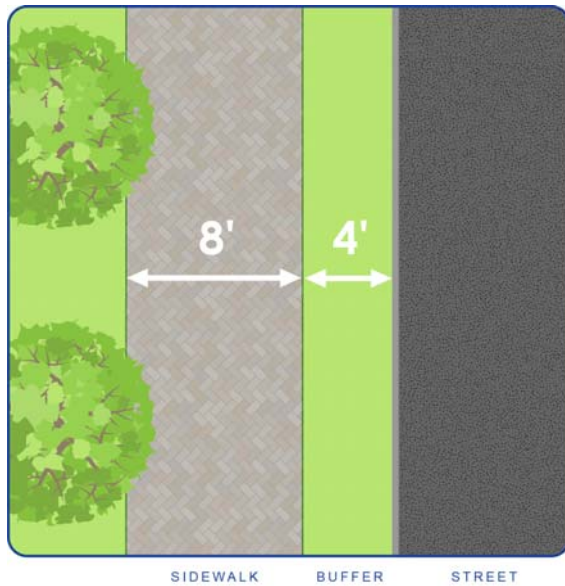
September 12, 2022



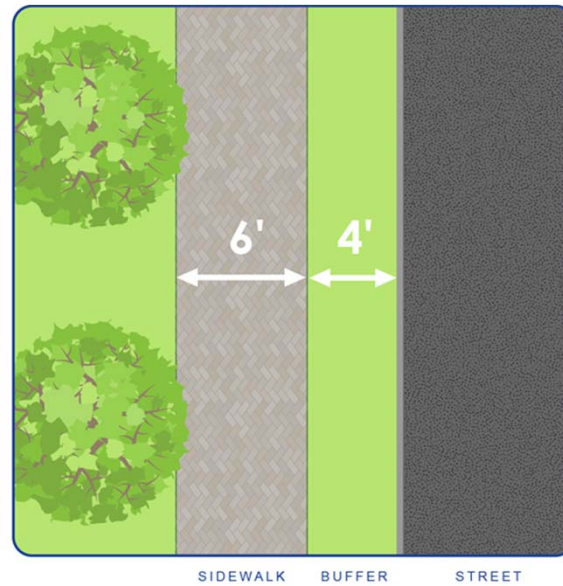
PLANNING &
DEVELOPMENT
DEPARTMENT

Current Standards

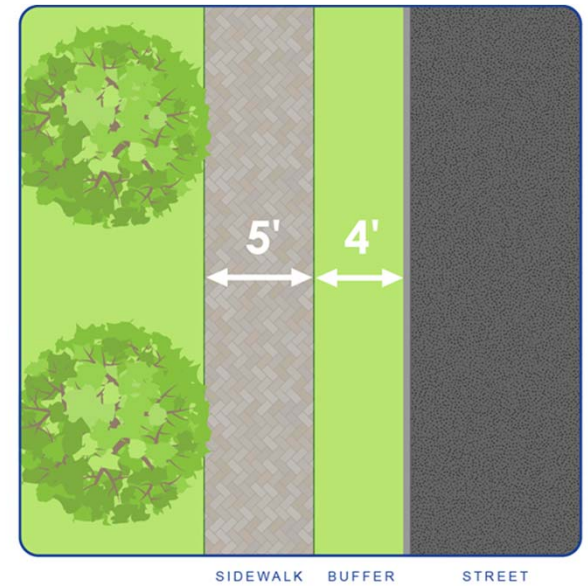
Central Business District



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

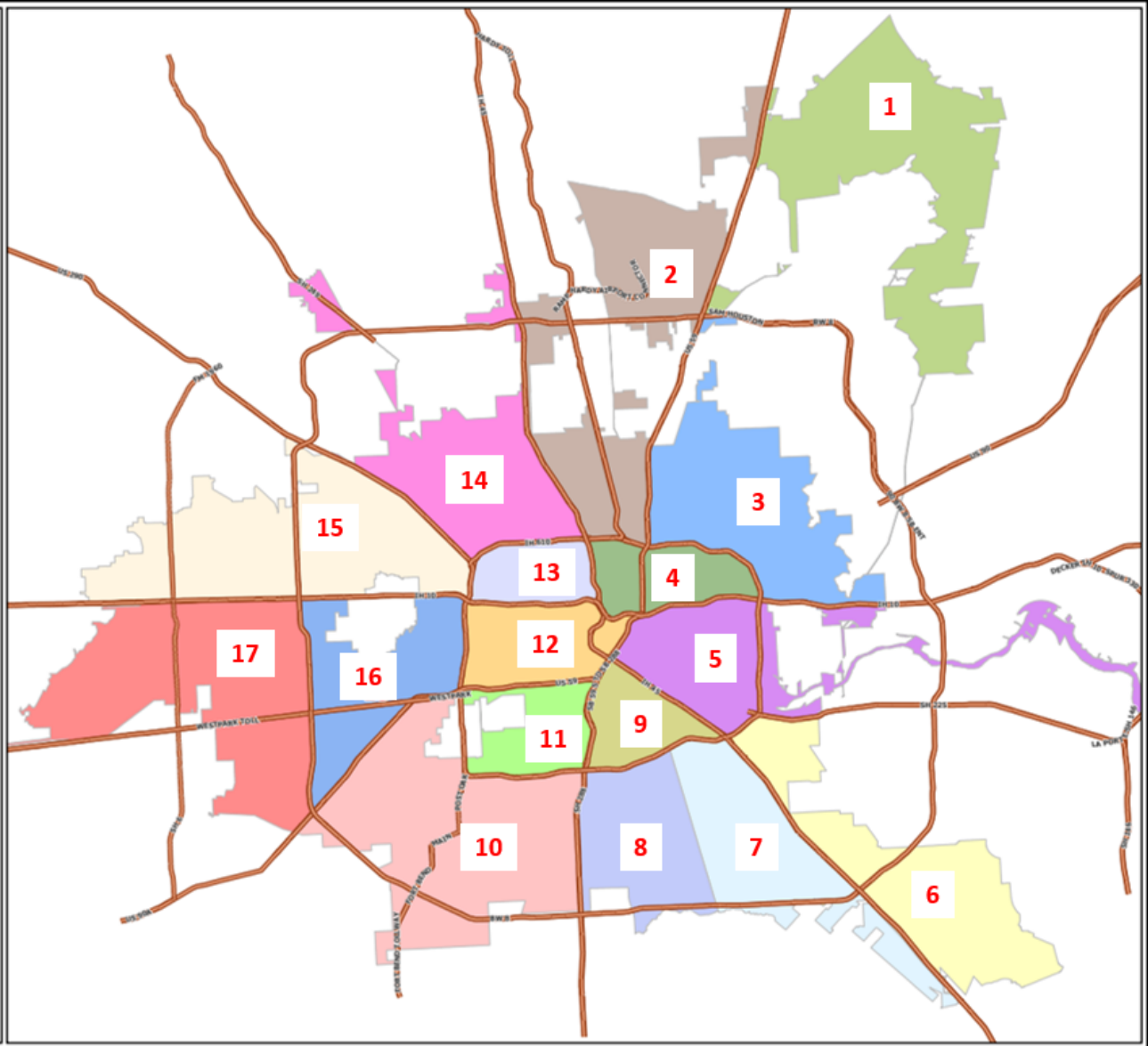
Sectors

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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.



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