

ITEM#: 18
DATE: 03-23-21

COUNCIL ACTION FORM

SUBJECT: SIDEWALK INFILL FOR 2019/20 CONCRETE PAVEMENT IMPROVEMENT PROGRAM (E 3RD STREET, E 2ND STREET, DES MOINES AVENUE, AND CENTER AVENUE)

BACKGROUND:

This is an annual program to rehabilitate or reconstruct concrete street sections that have deteriorated in order to prevent premature breakdown of the pavement. This work will provide enhanced rideability to residents and visitors. **This project involves a pavement rehabilitation on E 2nd Street, E 3rd Street, Des Moines Avenue, and Center Avenue. As design nears completion, direction from City Council is required regarding the sidewalk infill to be completed as part of the street improvements.**

The City Council has adopted a Complete Streets Plan and policy. According to this policy, in the project evaluation stage it is noted that, **“If all the specified street elements and modal facilities cannot be incorporated into the street design, the designer and project team should seek solutions that at least partially achieve the goals of the project. One example of this approach is adding a sidewalk to only one side of the street where right-of-way is constrained.”**

Staff has completed the technical engineering analysis for this street improvement project. Due to challenging grades, property access needs, and lack of available right-of-way, it is recommended that infill of sidewalk be implemented on all streets on this project except:

1. Both sides of the street along Des Moines Ave (E 2nd St to E 3rd St)
2. The east side of Des Moines Ave (E Lincoln Way to E 2nd St)
3. The south side of E 2nd St (Des Moines Ave to Center Ave.
4. The west side of Center Ave (East Lincoln Way to E 2nd St).

Attachment 1 outlines the extent of the project area and indicates where sidewalk exists and where sidewalk is proposed to be installed as part of this overall project. Where sidewalk is proposed not to be installed, the specific concerns for each area are described in further detail below, and are illustrated on the maps and photos attached to this Council Action Form:

Des Moines Ave (E 2nd St to E 3rd St) – Attachment 2

There are multiple businesses with existing parking spaces up to the front of their building. Infill of sidewalk along this section will cause all businesses to lose their existing parking spaces and impact loading access. **This street segment is the only**

full block in this project proposed to be reconstructed without sidewalk. It is located just over 100' east of Duff Avenue, which has full sidewalk access.

Des Moines Ave (E Lincoln Way to E 2nd St) – Attachment 3

There are multiple businesses with existing parking spaces up to the front of their building. Infill of sidewalk along this section will cause all businesses to lose their existing parking spaces. **Sidewalk exists on the west side of this block.**

E 2nd St (Des Moines Ave to East Ave) – Attachment 4

There are safety concerns with implementation of sidewalk infill along this section with limited space for infill of sidewalk. The infill of sidewalk will have to be located at back of curb and there are multiple businesses with doors and a garage door that open onto the street. **An existing partial sidewalk segment on the north side of this block will be extended to provide connectivity between Des Moines Avenue and East Avenue on one side.**

E 2nd St (East Ave to Center Ave) – Attachment 5

The property located at 308 E 2nd St has a garage access and an existing slope range from 3.9% to 8.3% in front of their business. The infill of sidewalk in front of this business will make the garage access not usable as the slope would change from 8.3% to 23%. **An existing partial sidewalk segment on the north side of this block will be extended to provide connectivity between East Avenue and Center Avenue on one side.**

Center Ave (E Lincoln Way to E 2nd St) – Attachment 6

The infill of sidewalk on the west side of this street would require installation of modular block retaining wall up to 3' in height, the new sidewalk would be located at back of curb, and the existing slope in front of 307 E Lincoln Way (Magic Muffler) would be steepened. **A sidewalk is proposed to be installed on the east side of Center only.**

Staff sent letters to all residents/businesses to obtain input on staging, infill of sidewalk, construction timing, and special access needs. All comments received will be considered during the project design.

Of the three properties proposed to receive new sidewalk as part of this project, two are owned by the City of Ames and one is owned by Story Construction. Staff has met with a Story Construction representative to discuss the infill of sidewalk along their property, and Story Construction representative approved of the proposed sidewalk installation.

Revenue and expenses for this project are estimated as follows:

Source/Activity	Available Revenue	Estimated Expenses
G.O. Bonds	\$ 2,200,000	
Construction/Engineering/Admin		\$2,141,834.71
TOTAL	\$ 2,200,000	\$2,141,834.71

ALTERNATIVES:

1. Direct staff to incorporate sidewalk infill in this project as proposed by City staff in this report.
2. Direct staff to modify plans for this project to include sidewalk infill in addition to the areas recommended by City staff.
3. Direct staff to complete the project design with no new sidewalk infill.

CITY MANAGER'S RECOMMENDED ACTION:

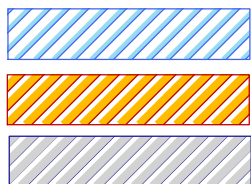
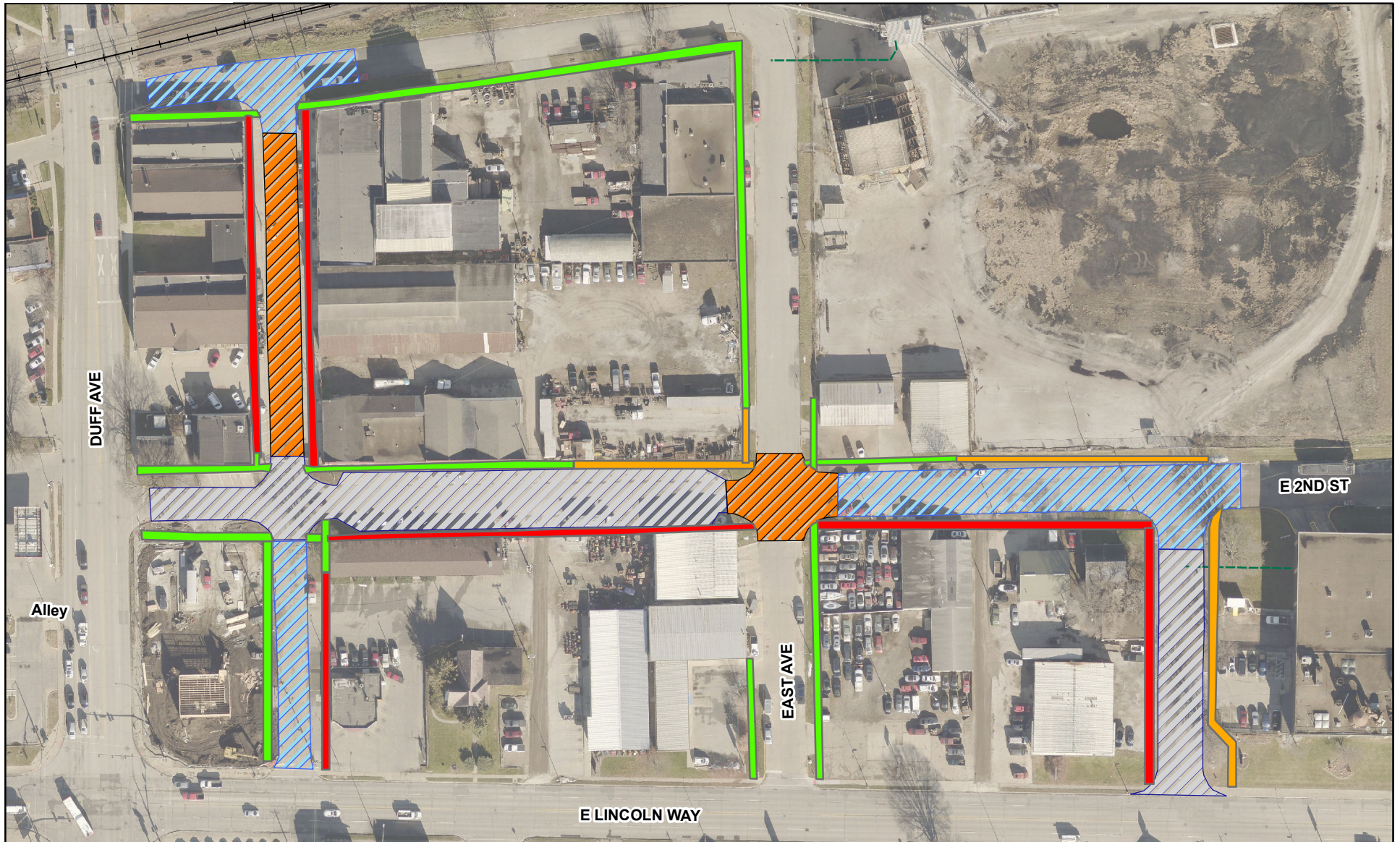
This project area is a difficult location to install additional sidewalks that comply with accepted standards due to challenging grades, lack of right-of-way, and access drives and parking areas for businesses. **Even without sidewalk infill as highlighted above for these locations, sidewalk connectivity will still be provided throughout this area. By connecting existing sidewalks with recommended sidewalk infill, sidewalk access will be available on at least one side of all streets, except the one block of Des Moines Avenue from E 2nd St to E 3rd St. Staff believes this sidewalk infill plan is consistent with the City's Complete Streets policy, as noted above.** In addition, it should be noted that this project will lower street maintenance costs, improve area drainage, and provide a better neighborhood aesthetic.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 and direct staff to incorporate sidewalk infill in this project as proposed by City staff in this report.

The staff will need to return to the City Council for approval of the plans and specifications that incorporate Council's direction regarding sidewalk infill. **In order to facilitate timely completion of this project, staff will be seeking to schedule a special City Council meeting, possibly as early as March 26, 2021, to approve preliminary plans and specifications.**

2019/20 Concrete Pavement Improvement Program

ATTACHMENT 1



Phase 1

Phase 2

Phase 3



Existing Sidewalk

No New Sidewalk Infill

New Sidewalk Infill

1 inch = 125 feet

N

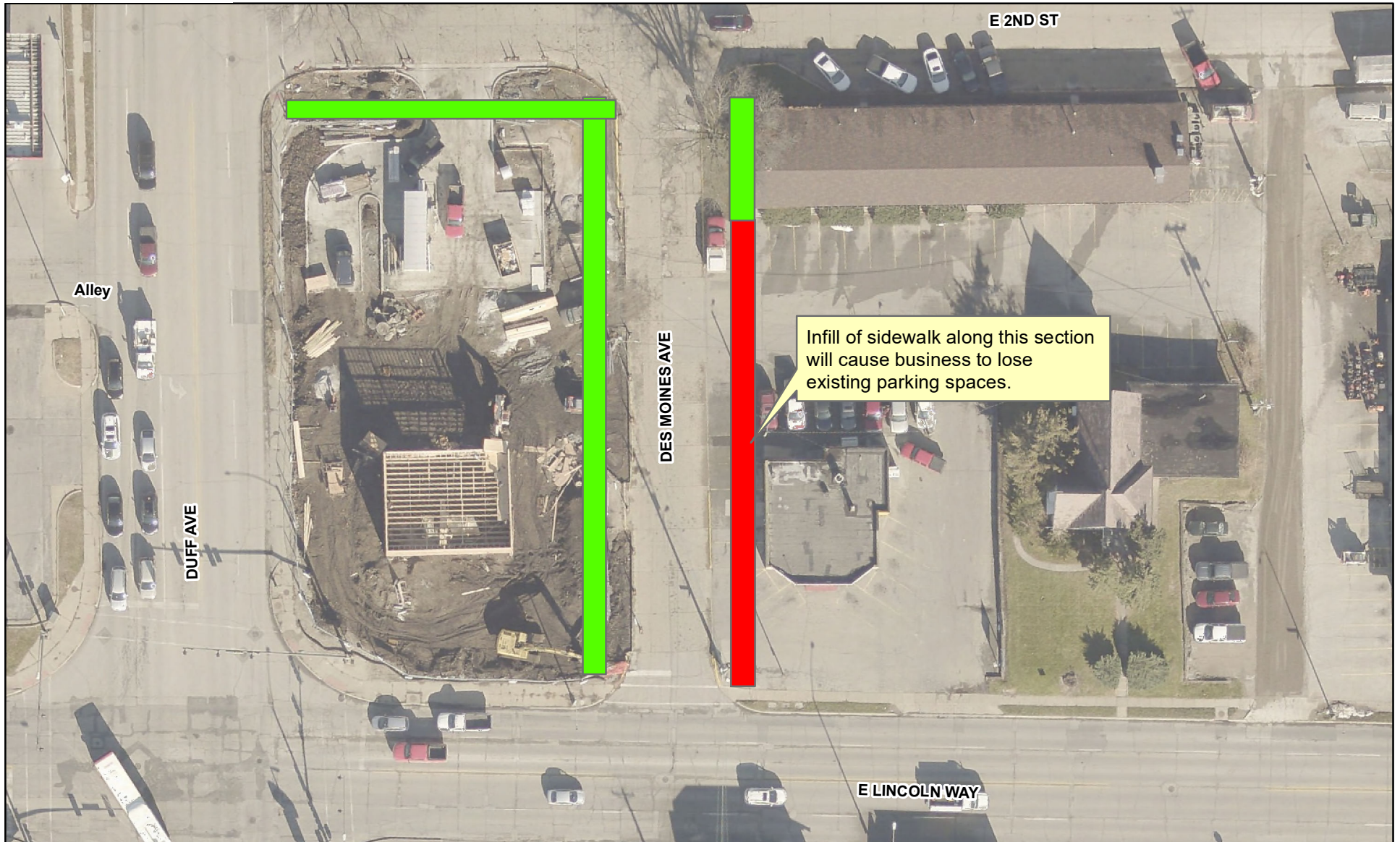




No New Sidewalk Infill

Des Moines Ave - (E 2nd St to E 3rd St)





No New Sidewalk Infill

Existing Sidewalk

Des Moines Ave - (E Lincoln Way to E 2nd St)





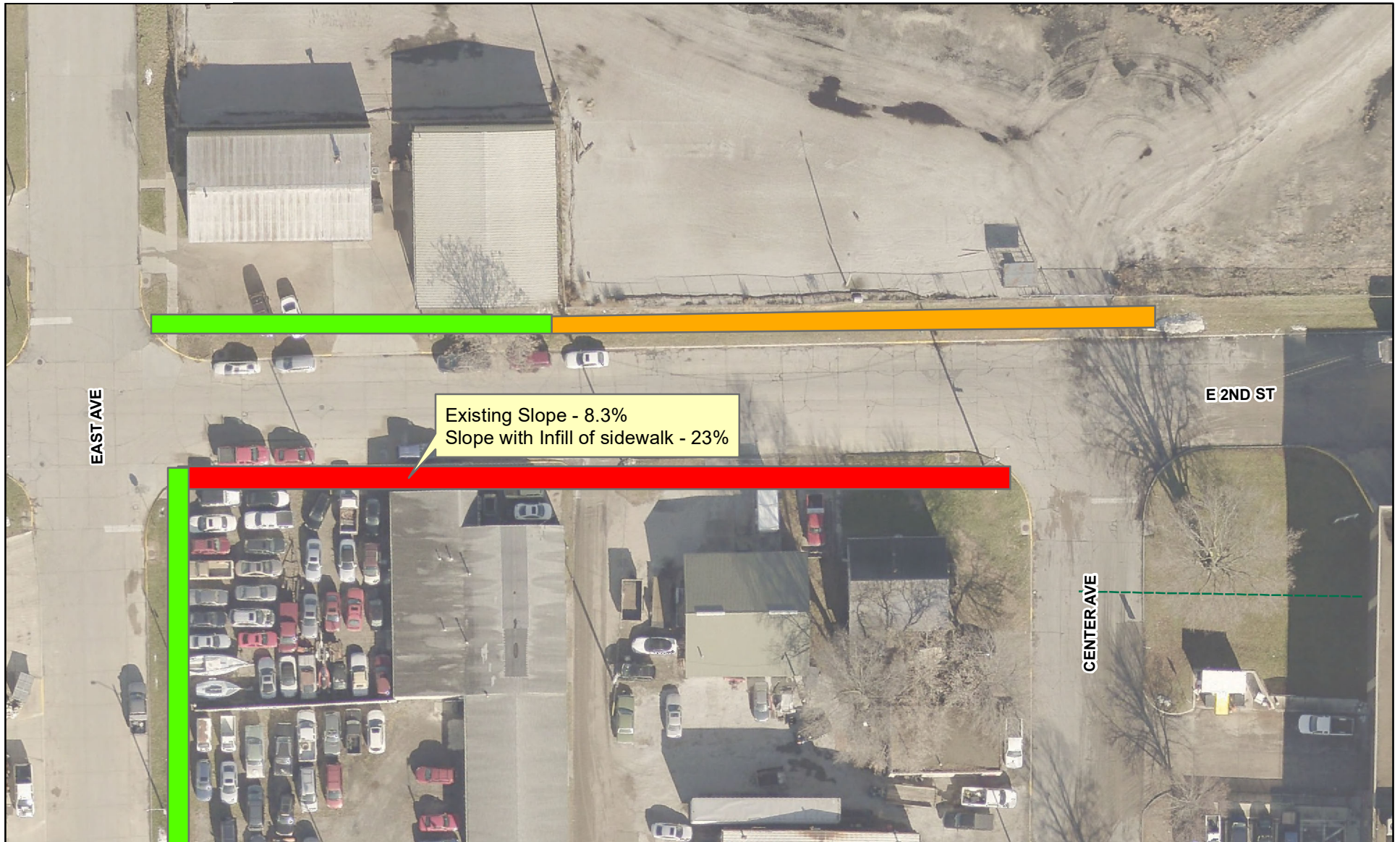


-  No Sidewalk Infill
-  Existing Sidewalk
-  New Sidewalk Infill

E 2nd St - (Des Moines Ave to East Ave)







E 2nd Ave - (East Ave to Center Ave)



E 2nd St





-  No New Sidewalk Infill
-  Existing Sidewalk
-  New Sidewalk Infill

Center Ave - (E Lincoln Way to E 2nd St)

N



