



# City of Ithaca Sidewalk Improvement District (SID) Program

Presentation used with permission from the City of Ithaca's sidewalk  
program manager

# About Ithaca, NY

- 30,000+ Residents
- Majority of Property in the City is Tax Exempt
- 73% of Residents are Renters
- 27% of Residents Own Their Home
- Very High Property Taxes Comparatively-- \$32 per 1000 (including school and county taxes)



# Commuter Transportation

1. Walk (27.7%)
2. Drive Alone (27.5%)
3. Work at Home (23.2%)

Data from the Census Bureau's ACS 5-year Estimate



# State of Sidewalks Pre-2014

- Burden for sidewalk repair on owner
- Fewer sidewalks repaired
- An atmosphere of impunity and mistrust
- Low ADA compliance
- Dangerous conditions
- Repairs could cost \$20,000 or more!
- The median cost 10 years ago was \$2,000—today that cost to replace 31 linear feet of sidewalk is more than \$4,000!
- 47 miles missing and 80% of existing in deficient condition



# Current Sidewalk Policy

- City is responsible for sidewalk replacement
- All sidewalk replacement and repairs designed to ADA standards
- Property owner still responsible for clearing debris/snow from sidewalks and curb ramps adjacent to their property
- Property owners must report damaged sidewalk infrastructure to City in a timely manner
- 5 Districts: Fees collected in district used only for that district
- Single Family Homes
  - \$80 Maintenance Fee; No Square Footage Fee
- Other Properties
  - \$150 Maintenance Fee
  - Frontage Fee (\$50/55 feet) and Square Footage Fee (\$0.02/square foot)



# Examples of Fees

Type of Property	SID Fee
Single Family Home	\$80
Collegetown Apartment Bldg (312 College Ave)	\$2,548
Small Business (Hair It Is) 312 South Street	\$220
Walmart	\$4,375
Downtown Affordable Housing (Breckenridge Place, 100 West Seneca Street)	\$1,510
Church (Immaculate Conception, 113 N. Geneva St.)	\$660
Dentist Office (Integrated Oral Health, 1025 N. Tioga St)	\$360
Agway	\$2,290
South Hill apartments (213-215 Columbia Street)	\$330



# Other Sidewalk Program Models

	Austin, TX	Ithaca, NY	Fort Wayne, IN	Seattle, WA	San Antonio, TX
<b>2018 Population estimate</b>	964,254	30,999	267,633	744,955	1,532,233
<b>Land area (sq. mi.)</b> <i>excludes water</i>	298	5.4	110	84	461
<b>WalkScore®</b>	40	68	29	73.1	38
<b>2017 Population that walks to work (%)</b>	2.3%	38.4%	1.2%	10.2%	1.7%
<b>Sidewalk needs</b>	2,200 miles absent / 1,920 deficient	42 miles missing / Ongoing maintenance citywide	325 miles absent / 1600 miles deficient	835 miles absent / 1,074 miles deficient	1,900 miles absent / 295 miles deficient
<b>Primary funding source</b>	Bonds	Special Assessment Districts Communitywide	Local Option Income Tax (1.48% with 0.13% going to sidewalks)	Levy to Move Seattle (9- year property tax assessment)	Advanced Transportation District Sales Tax (0.25% sales tax)
<b>Funding type</b>	Borrowing	Value Capture	Tax	Tax	Tax
<b>Implementation year</b>	2006, 2010, 2012, 2016, 2018	2014	2017	2016	2004
<b>Annual revenue dedicated to sidewalks</b> <i>(approx.)</i>	\$ 4,880,000 <i>(average bond dedication from 2006 – 2026)</i>	\$ 865,000	\$ 8,700,000	\$ 11,500,000	\$ 5,000,000
<b>Sidewalk funding per capita</b>	\$ 5.06	\$ 27.90	\$ 32.51	\$ 15.44	\$ 3.26
<b>Average annual sidewalk funding prior to implementation</b>	N/A	\$ 401,000	\$ 3,000,000	\$ 6,900,000	N/A



# 2024 Budget

**Total Fees Collected:**  
\$1,154,391

**Balance for Construction, Design, and Maintenance:**  
\$941,823

Proposed 2024 Sidewalk Improvement Distric (SID)--Base Budget

District	\$ 1	\$ 2	\$ 3	\$ 4	\$ 5	TOTAL
Estimated 2024 SID Levy	\$ 207,004	\$ 200,013	\$ 370,321	\$ 222,217	\$ 154,837	\$ 1,154,391
Percentages	18%	17%	32%	19%	13%	100%
Admin & Supplies	\$ 19,450	\$ 18,793	\$ 34,794	\$ 20,879	\$ 14,548	\$ 108,464
Insurance	\$ 4,662	\$ 4,505	\$ 8,341	\$ 5,005	\$ 3,487.35	\$ 26,000
	\$ 182,892	\$ 176,715	\$ 327,186	\$ 196,333	\$ 136,802	\$ 1,019,927
Capital Projects-Repayment		\$ 36,000		\$ 4,200	\$ 24,000	\$ 64,200
Work Performed Credits	\$ 3,047	\$ 4,812	\$ 3,085	\$ 2,890	\$ 70	\$ 13,903
	\$ 3,047	\$ 40,812	\$ 3,085	\$ 7,090	\$ 24,070	\$ 78,103
Balance for 2024 work plan	\$ 179,845	\$ 135,904	\$ 324,101	\$ 189,243	\$ 112,732	\$ 941,824
Construction	\$ 154,518	\$ 111,432	\$ 278,792	\$ 162,055	\$ 93,787	\$ 800,584
Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Inspection/ Engineering Technician	\$ 16,182	\$ 15,636	\$ 28,949	\$ 17,372	\$ 12,104	\$ 90,243
		\$ -	\$ -	\$ -	\$ -	
Reimbursement for New Sidewalk	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 9,145	\$ 8,836	\$ 16,359	\$ 9,817	\$ 6,840	\$ 50,996
Concrete Lifting/Concrete Cutting						



# Credit for Past Work

- Credit issued annually
- Issued for 20 years from date of completion
- Credit cannot exceed annual sidewalk fee at time of completion
- Must provide evidence of work performed
- Must follow City specifications—you must apply for a sidewalk work permit and have your plan approved



# Prioritizing Repairs: Evaluation Criteria

Sidewalk  
Too Steep

Tripping  
Hazards

Broken or  
Missing

Sidewalk  
Too Narrow

Missing  
ADA Ramps

Requested  
Locations



# Raised Sidewalk (Heave)







# Cross-Slope $> 2\%$









# Surface Condition



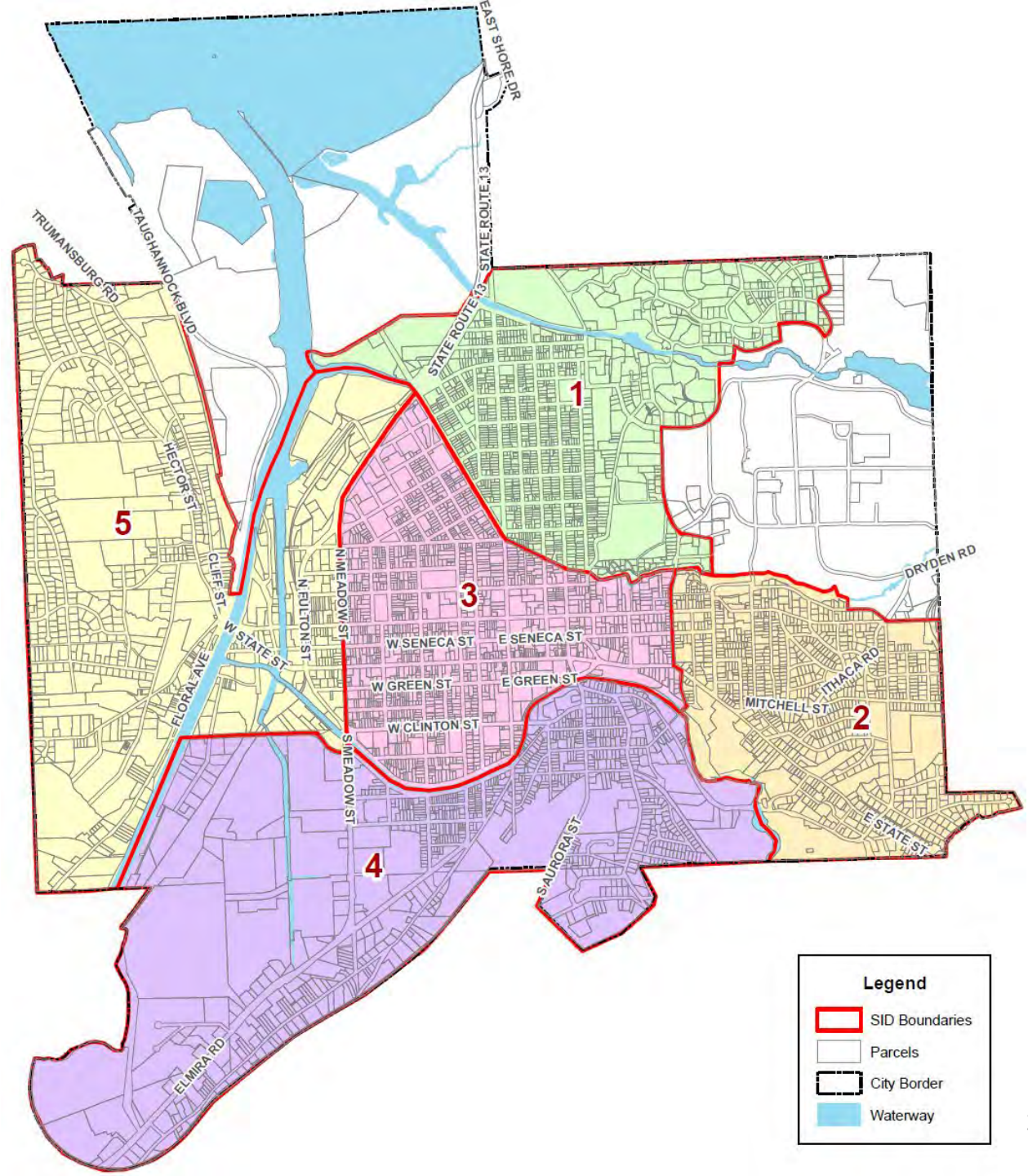




# Evaluation Criteria – Score per location

Near Bus Stop	Near School	Near Government Building	Near Business
Number of Properties Served	On High Traffic Road	On Through Streets	No Sidewalk On Other Side of Street
Condition of Sidewalk on Opposite Side of Street	Multiple Unique Complaints	Serious Injuries Reported	Equity Evaluations (census, year over year balances)

# Sidewalk Improvement Districts (SIDs)





Proposed 2024 Sidewalk Improvement Distric Budget

SID 1:  
2024 Budget

District One

City Block	Street Name	Street	Linear Feet	Unit cost	Cost (5' wide)	Budget
500	N. Aurora	East	200	\$ 23	\$ 23,000	
300	Farm St.	North	200	\$ 23	\$ 23,000	
500	N. Tioga St.	East	200	\$ 23	\$ 23,000	
400	Tompkins St	South	175	\$ 23	\$ 20,125	
100	Short St	East	300	\$ 23	\$ 34,500	
100	Jay St	South	50	\$ 23	\$ 5,750	
300	Auburn St	East	200	\$ 23	\$ 23,000	
			1,325	TOTAL	\$ 152,375	\$154,518
Contingency/Future Years						
500	Utica St.	West	200	\$ 23	\$ 23,000	
400	Utica St.	West	200	\$ 23	\$ 23,000	
300	Utica St.	West	200	\$ 23	\$ 23,000	
200	Utica St.	West	200	\$ 23	\$ 23,000	
100	Utica St.	West	200	\$ 23	\$ 23,000	
300	E. Falls Street	No	500	\$ 23	\$ 57,500	
400	Lake St	West	300	\$ 23	\$ 34,500	
500	lake St	West	300	\$ 23	\$ 34,500	
400	University	West	500	\$ 23	\$ 57,500	
300	University	West	500	\$ 23	\$ 57,500	
200	University	West	500	\$ 23	\$ 57,500	
100	University	West	500	\$ 23	\$ 57,500	
		Total Contingency			\$ 471,500	
Future Collaboration with City Streets' Crews/Grant Money/Captial Projects						
900	Stewart Ave.	West			200000	



# Proposed 2024 Sidewalk Improvement Distric Budget

## SID 2: 2024 Budget

### District Two

City Block	Street Name	Side of Street	Linear Feet	Estimated Unit cost	Cost (5' wide)	Available Budget
<b>Construction</b>						
100	Dryden Rd.	North	460	\$ 23	\$ 63,480	
100	Dryden Rd.	south	460	\$ 23	\$ 63,480	
	White Paint Reflectorized Pavement Stripes -20 Mils	LF	325	\$ 3	\$ 975.00	
			1100	<b>TOTAL</b>	<b>\$ 127,935</b>	<b>\$ 128,674*</b>

### Contingency/Future Years

100	Delaware Ave.	West	350	\$ 23	\$ 40,250
200	Elmwood Ave.	North/South	180	\$ 23	\$ 20,700
500	Mitchell St.	North	100	\$ 23	\$ 11,500
200	Cornell St.	East/West	180	\$ 23	\$ 20,700
100	Linden Ave.	West	550	\$ 23	\$ 63,250
400	Dryden Rd.	North	290	\$ 23	\$ 33,350
200	Delaware Ave.	West	400	\$ 23	\$ 46,000
200	Elmwood Ave.	West	450	\$ 23	\$ 51,750
			<b>Total Contingency</b>		<b>\$ 287,500</b>

\*includes unused funds from 2023

### Future Collaboration with City Streets' Crews/Grant Money/Captial Projects

100	College Ave. Streetscape	East/West	800		50,000
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# Proposed 2024 Sidewalk Improvement Distric Budget

## SID 3: 2024 Budget

### District Three

City Block	Street Name	Side of Street	Linear Feet	Unit cost	Cost (5' wide)	Available Budget
Construction						
400	N. Geneva St.	East	200	\$ 23	\$ 23,000	
300	Cascadilla St	North	265	\$ 23	\$ 30,475.00	
100	Second St.	West	150	\$ 23	\$ 17,250	
400	E. Buffalo St.	North	400	\$ 23	\$ 46,000	
500	E. Buffalo St.	South	300	\$ 23	\$ 34,500	
300	N. Aurora	West	500	\$ 23	\$ 69,000	
400	W. Green St	North	200	\$ 23	\$ 23,000	
100	S. Albany	West	275	\$ 23	\$ 31,625	
			2,240	TOTAL	\$ 274,850	\$278,792

Contingency/ Future Years						
100	S. Geneva St.	East/ West	200	\$ 23	\$ 23,000	
100	S. Plain St.	East	150	\$ 23	\$ 17,250	
100	N. Geneva St.	East/ West	300	\$ 23	\$ 34,500	
500	W. Seneca St.	North	300	\$ 23	\$ 34,500	
100	E. Green St. (vault membrane repair)	North	300	\$ 23	\$ 34,500	
100	Fourth St	West	300	\$ 23	\$ 34,500	new sidewalk
200	S. Cayuga St.		180	\$ 23	\$ 20,700	
			Total Contingency		\$ 198,950	

Future Collaboration with City Streets' Crews/ Grant Money/ Captial Projects



# Proposed 2024 Sidewalk Improvement Distric Budget

## SID 4: 2024 Budget

### District Four

	City Block	Side of Street	Appr. Length of sidewalk	unit cost	Cost (5' wide)	Available Budget
Construction						
100	Park St.	South	400	\$ 23	\$ 46,000	
700	Plain St	East	280	\$ 23	\$ 32,200.00	
200	Wood	North	500	\$ 23	\$ 57,500	
100	Hyers	North	200	\$ 23	\$ 23,000	
			1,380	TOTAL	\$ 158,700	\$ 162,055

### Contingency/ Future Years

100	Grandview Ave	South	80	\$ 23	\$ 9,200	
200	Pleasant St.	North	330	\$ 23	\$ 37,950	
300	Pleasant St.	South	370	\$ 23	\$ 42,550	
300	Columbia St	North	400	\$ 23	\$ 46,000	
100	Grandview Court	North	450	\$ 23	\$ 51,750	
100	S. Titus Ave.	South	370	\$ 23	\$ 42,550	
400	S. Geneva St.	West	400	\$ 23	\$ 46,000	
10	Hawthorn Circ	North	300	\$ 23	\$ 34,500	
Total Contingency					\$ 310,500	

### Future Collaboration with City Streets' Crews/Grant Money/Captial Projects

400	Hillview Pl		650		\$ 223,000	
300	Spencer Rd	East/ West	2100		\$ 400,000	
100	Giles St	South	450		\$ 360,000	
200-300	Giles St	East	1600		\$ 300,000	



# Proposed 2024 Sidewalk Improvement Distric Budget

## SID 5: 2024 Budget

### District Five

City Block	Street Name	Street	Appr. Length Linear Feet	cost	Cost (5' wide)	Available Budget
Construction						
100	Sunrise Rd	South	500	\$ 23	\$ 57,500	
100	Sunrise Rd	South/West	5000	2	\$ 10,000.00	Two ADA Ramps
TOTAL					\$ 67,500	

### Design =retaining wall and protected walk

200	Cliff St	East			\$ 20,000	
TOTAL					\$ 20,000	

TOTAL \$ 87,500 \$ 93,787

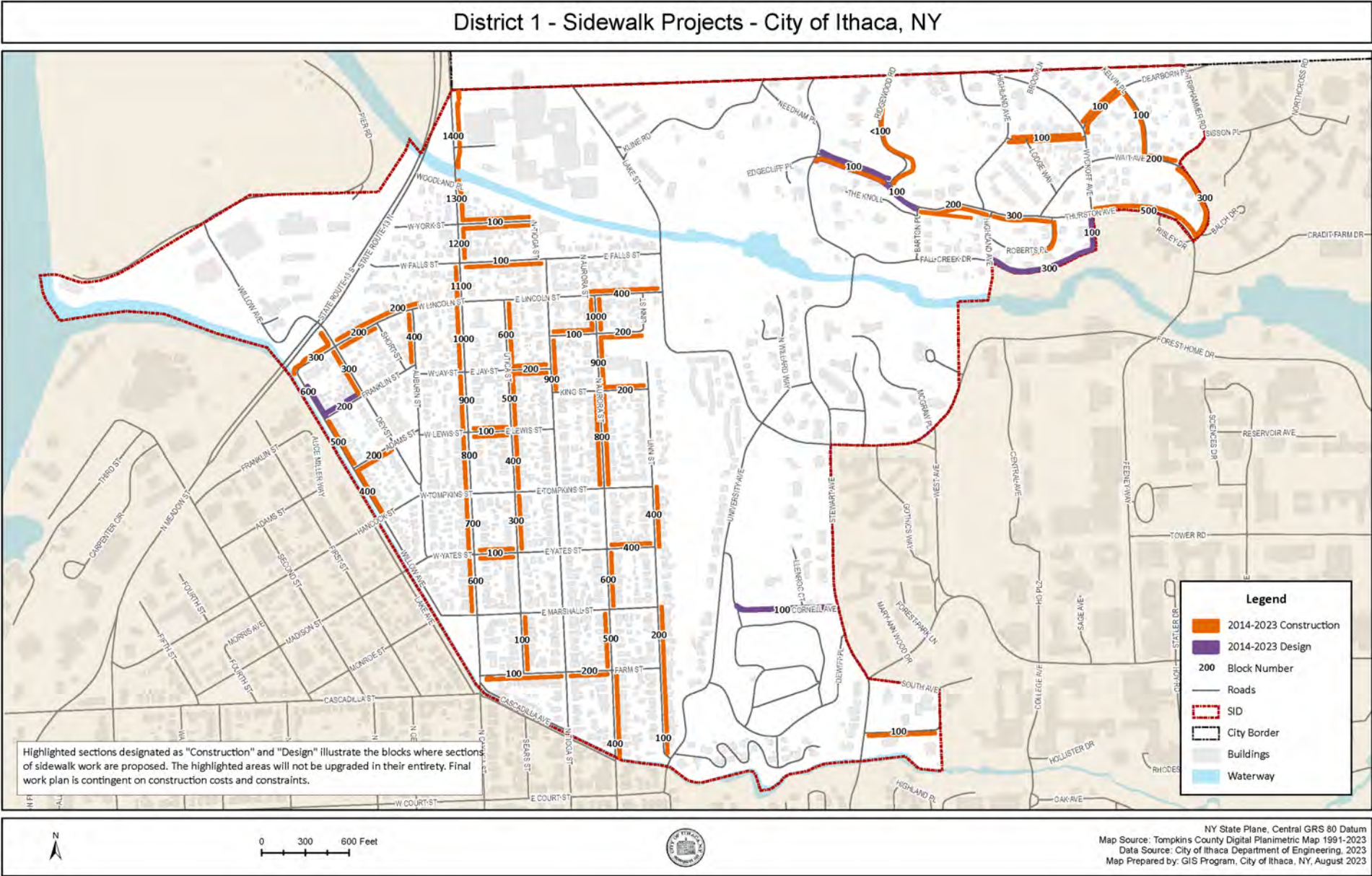
### Contingency/Future Years

200	Cliff St.	East	450	\$ 23	\$ 51,750	
200	Sunrise Rd	South	650	\$ 23	\$ 74,750	
200	Taughannock Blvd.	West	80	\$ 23	\$ 9,200	
500	Esty St.	North	80	\$ 23	\$ 9,200	
600	W. Buffalo St.	North	80	\$ 23	\$ 9,200	
400	Chestnut St.	West	260	\$ 23	\$ 29,900	
100	Chestnut St.part 1	East	500	\$ 23	\$ 57,500	
100	Chestnut St.part 1	East	500	\$ 23	\$ 57,500	
	(RRFB) Assembly		2	\$17,900.00	\$ 35,800	
	White Paint	LF	500	\$3.00	\$ 1,500	
Total Contingency					\$ 336,300	

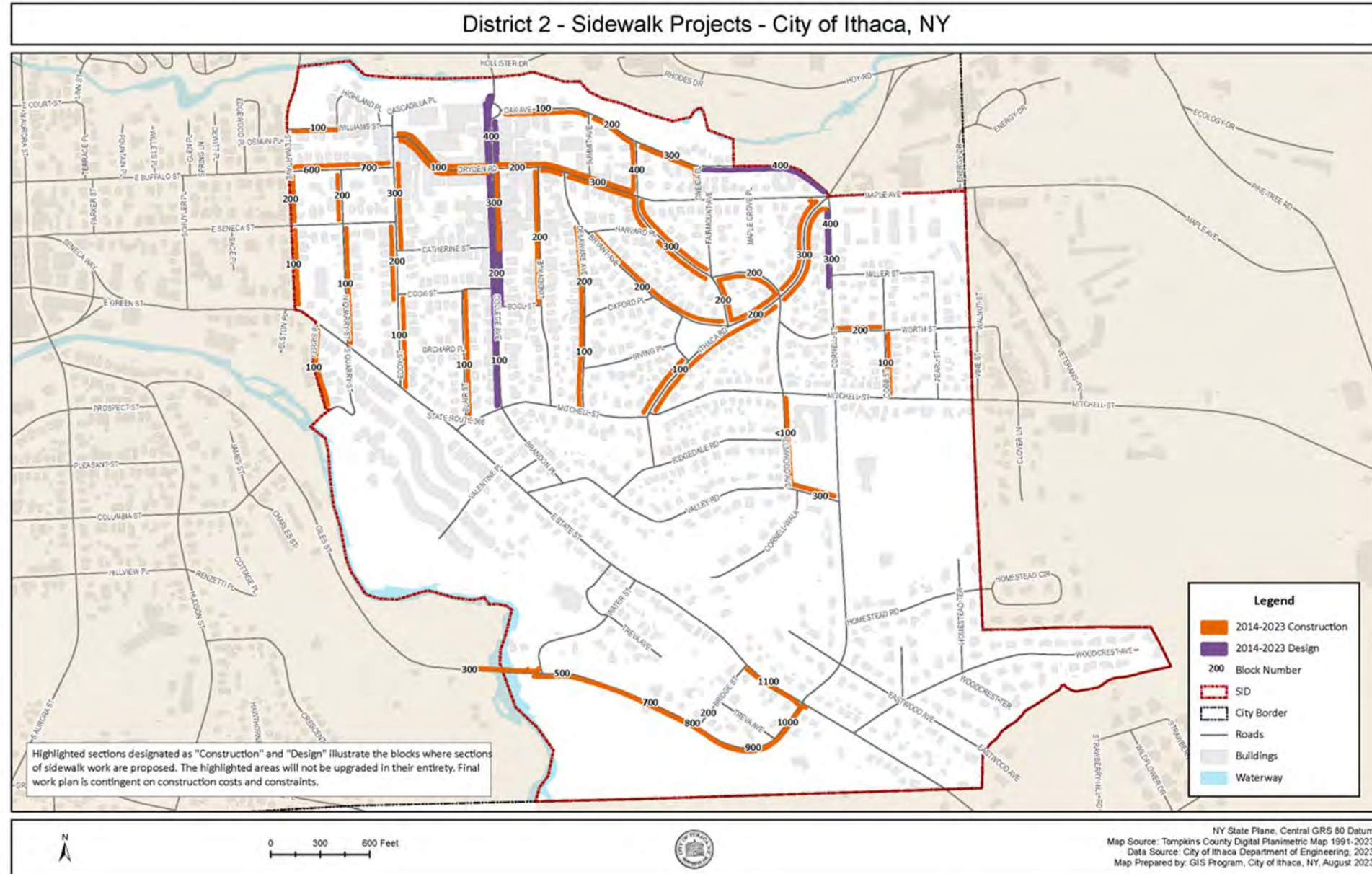
### Future Collaboration with City Streets' Crews/Grant Money/Captial Projects

100-1100	Hector St	North/East	7150		\$ 2,500,000	Completed 2020
200	Cliff Street				100,000	

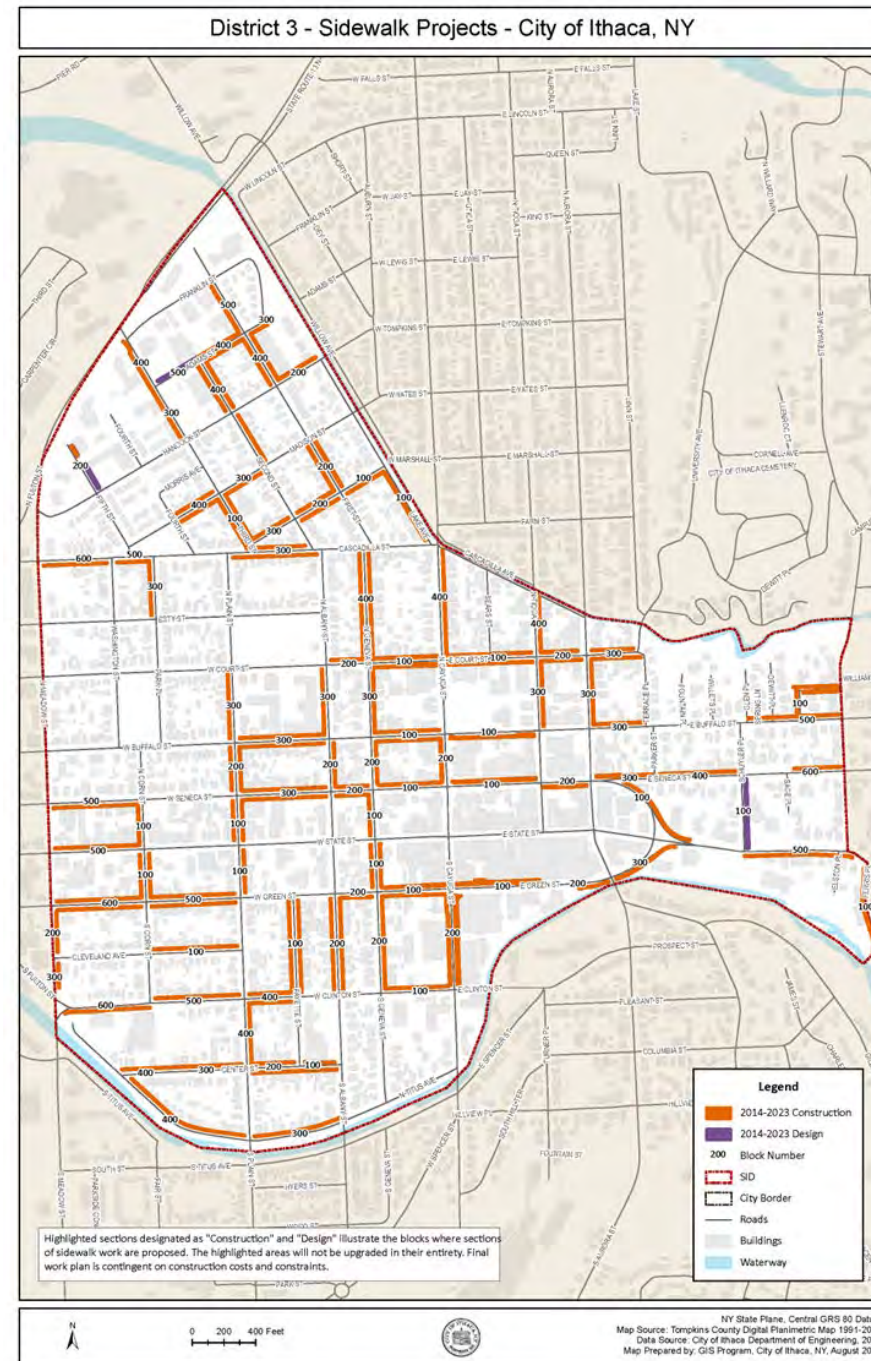
# Past & Current Projects – SID 1



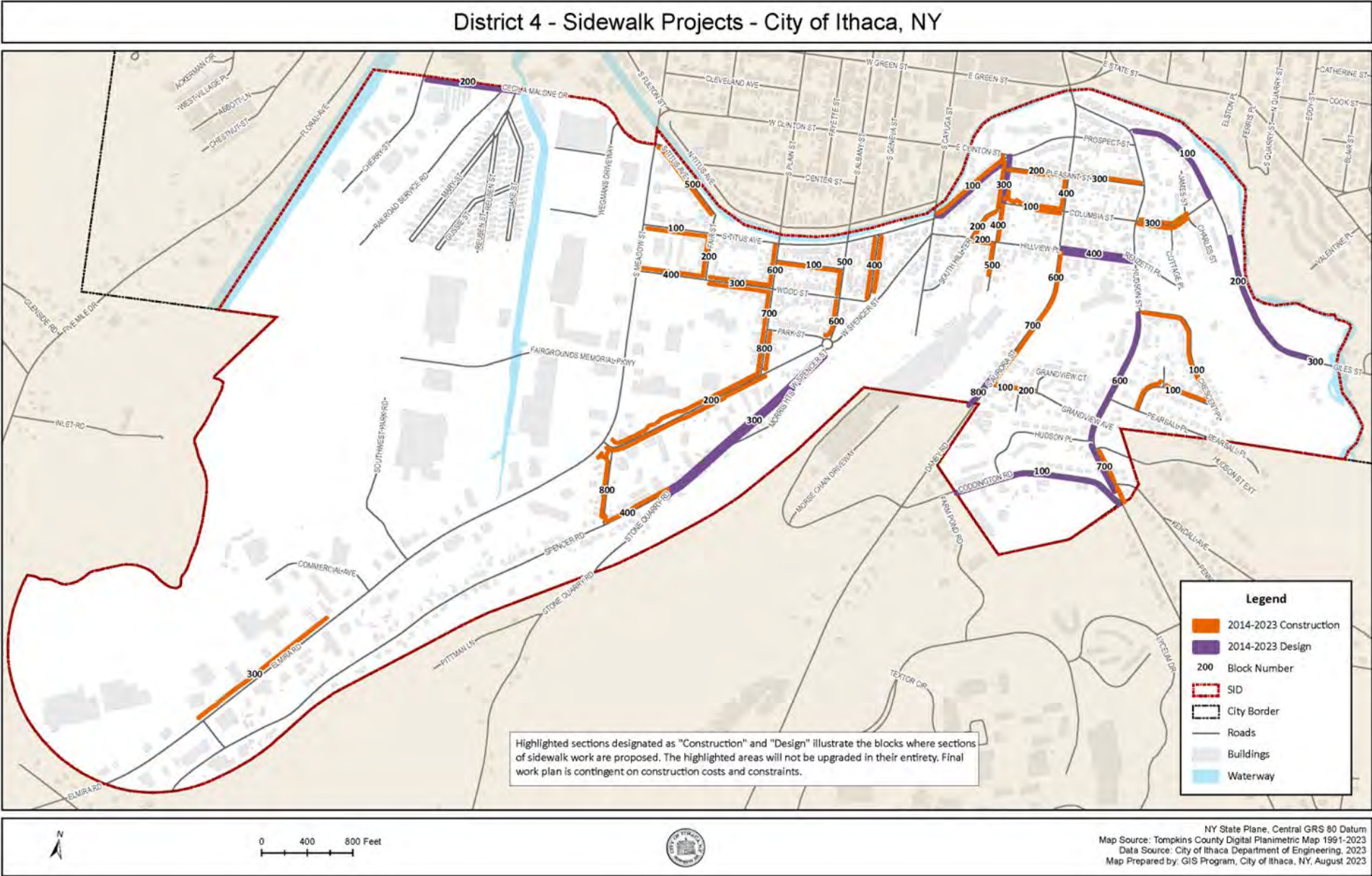
# Past & Current Projects – SID 2



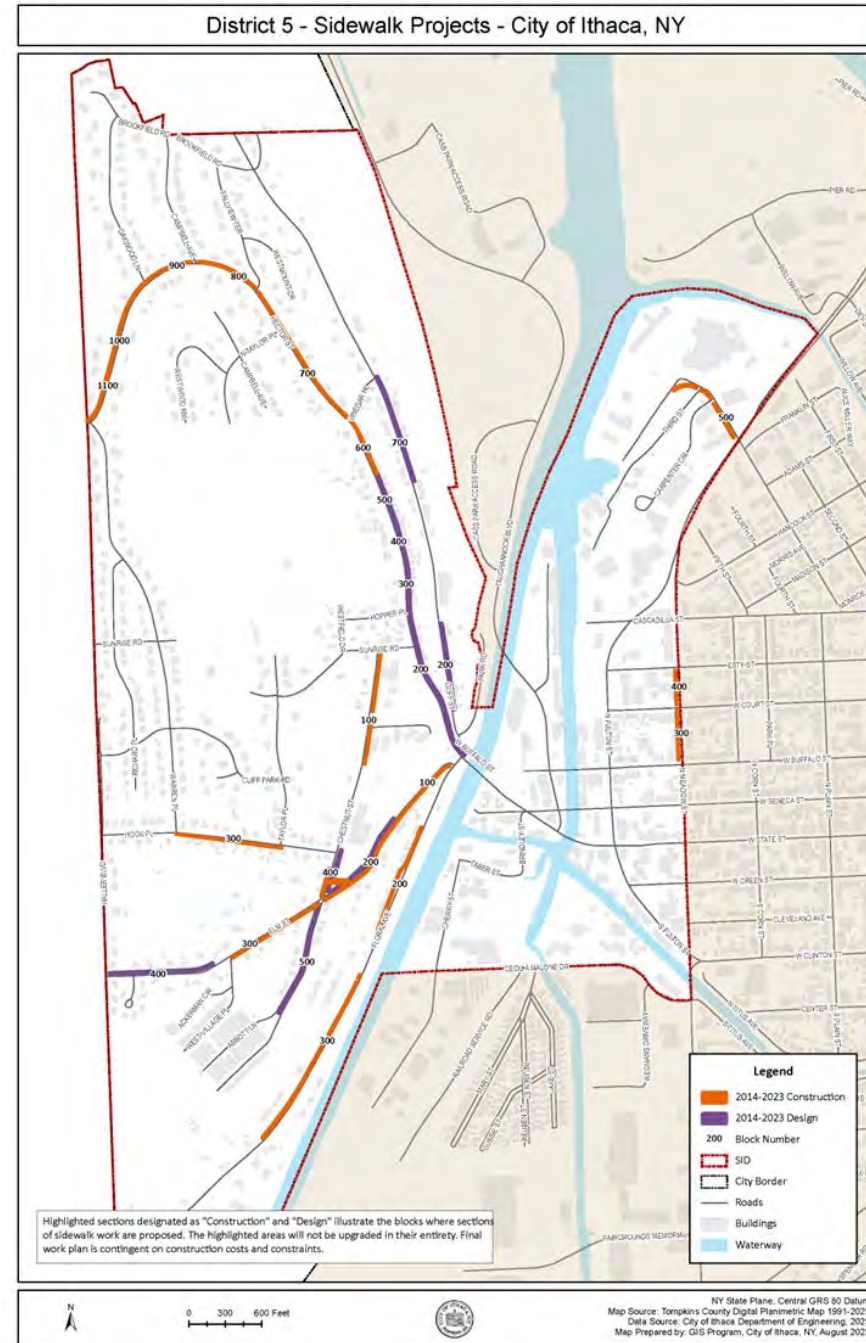
# Past & Current Projects – SID 3



# Past & Current Projects – SID 4



# Past & Current Projects – SID 5





# Questions?

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<https://www.cityofithaca.org/219/Sidewalk-Policy>