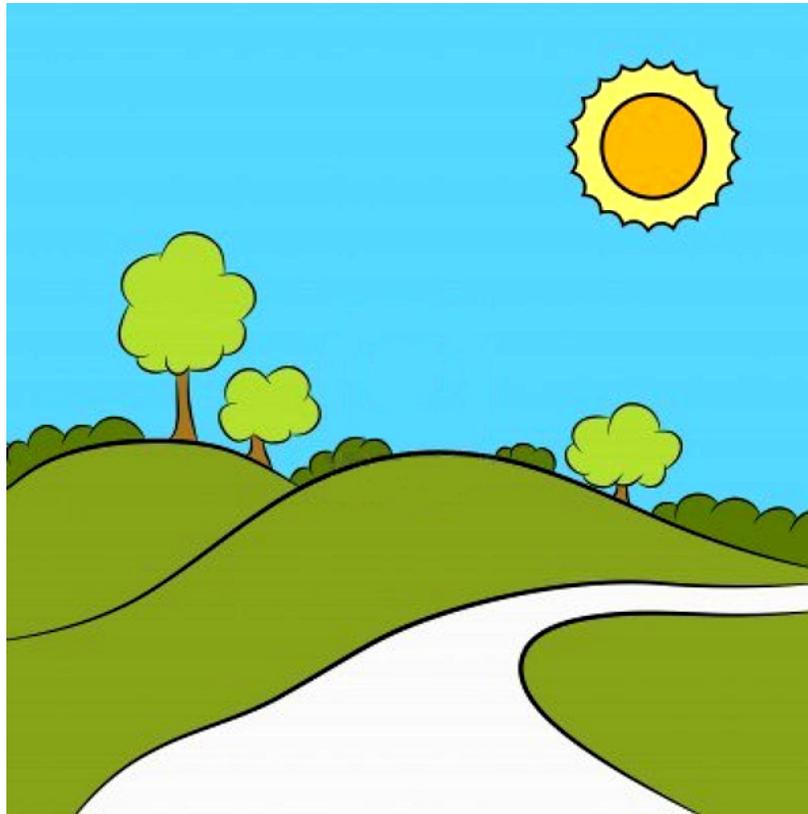


# City of Ithaca Sidewalk Local Law



# Sidewalk Policy History

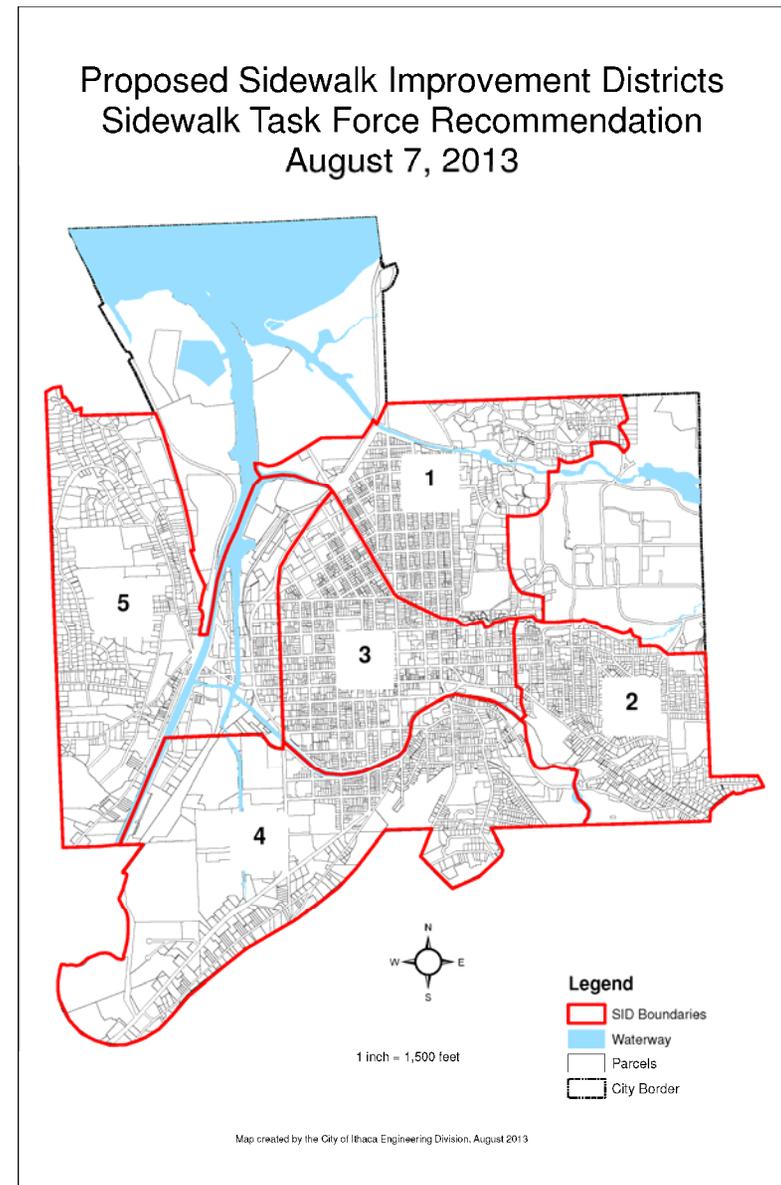
- The City's current sidewalk maintenance plan suffers from delays while unfairly burdening individual property owners.
- As a result, our City builds less new sidewalk and repairs less old sidewalk.
- To solve this problem, the Mayor formed the Sidewalk Task Force to create a new policy for the City's sidewalks.

# Objectives for a New System

- Make sidewalk costs fair and predictable for property owners
- Better, faster sidewalk repairs
- Continue to include tax-exempt property owners in sidewalk financing
- Treat sidewalks as a shared resource and build more sidewalks!

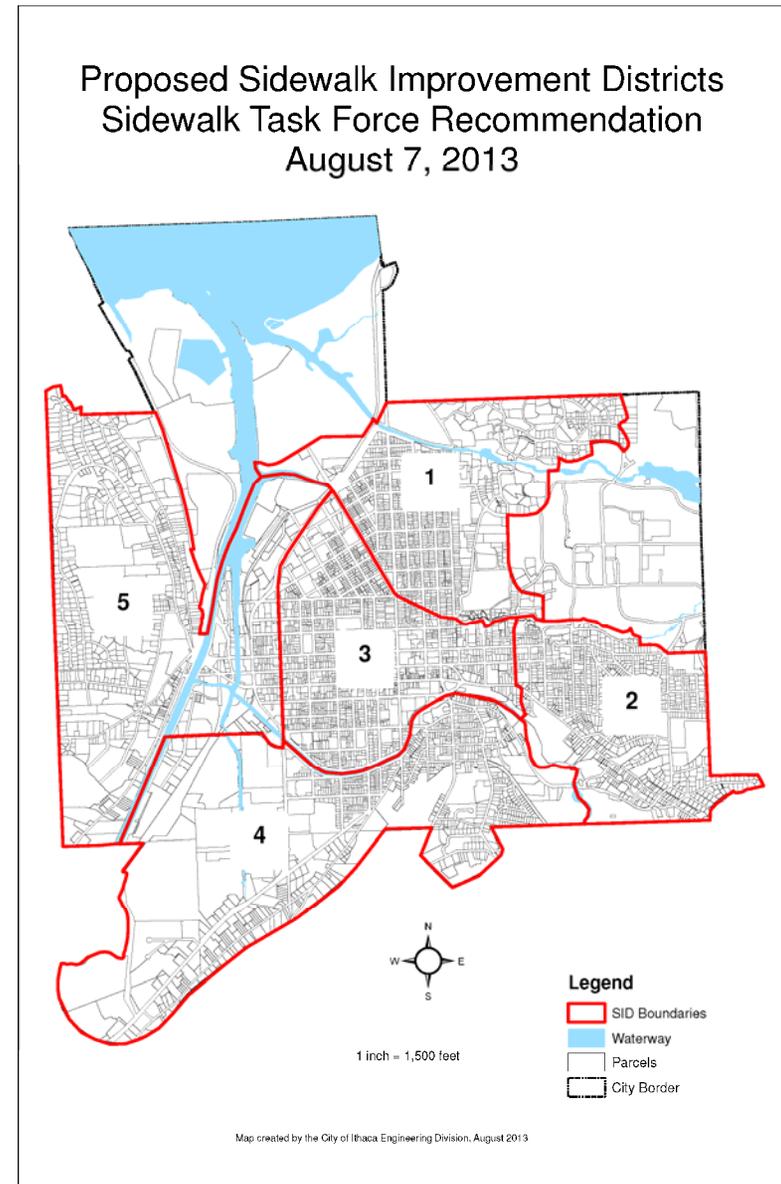
# Sidewalk Improvement Districts

- The Task Force's proposal creates five Sidewalk Improvement Districts.
- The districts distribute costs for sidewalk maintenance throughout the City of Ithaca.
- Cornell's main campus is excluded, making the University responsible for its own sidewalks.



# Sidewalk Improvement Districts

- Each lot will be subject to annual assessment.
- The money raised in each district will only be used to improve sidewalks in that district.
- This plan makes each property owner responsible for a fair share of the cost of nearby sidewalk work.



# Sidewalk Assessments

- The Task Force has proposed a formula to calculate each lot's assessment.
- If approved by the Common Council, the assessments will be liens on the property and will be collected with City property taxes.
- Even tax-exempt properties will be included in the sidewalk assessment.

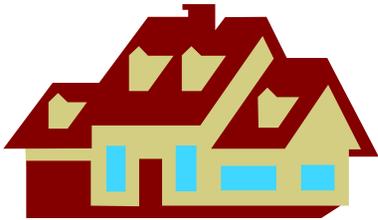
# Assessment Formula

- One- and two-family homes are classified as “Low-Foot-Traffic Lots.”
- Low-Foot-Traffic Lots pay an Annual Maintenance Fee of \$70, and nothing more.
- All other lots pay a base Annual Maintenance Fee of \$140 plus:
  - A Square Footage Fee of \$0.015 per square foot of buildings on the lot.
  - A Frontage Fee of \$30 for each 50 feet of lot frontage on the street

# Assessment Comparison

- Single Family Home

» Total: \$70



- \$70 Maintenance Fee
- No Frontage Fee
- No Square Foot Fee

- 312 College Avenue

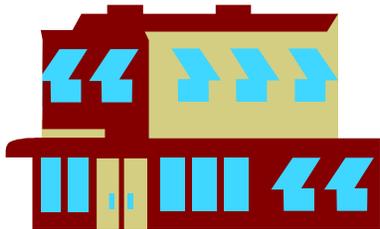
» Estimated  
Total:  
\$1915.88



- \$140 Maintenance Fee
- \$90 Frontage Fee
- \$1685.88 Square Foot Fee

# Assessment Comparison

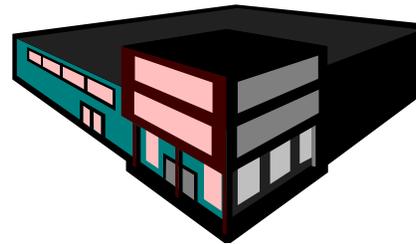
- Small Business



» Total: \$185

- \$140 Maintenance Fee
- \$30 Frontage Fee
- \$15 Square Foot Fee  
(at 1000 sq. ft.)

- Wal-Mart



» Estimated  
Total:  
\$3283.27

- \$140 Maintenance Fee
- \$930 Estimated  
Frontage Fee
- \$2213.27 Square Foot  
Fee

# Funds Raised

- The proposed plan will raise an estimated \$700,000 each year (before credits for past work).
- While each district contributes a different amount, that district's funds will only be spent for improvements within that district.
- The money raised should cover all sidewalk work done in Ithaca each year.

# Credit for Past Work

- If a lot's sidewalk has been constructed or repaired at the owner's expense in the past 20 years, the owner's assessment can be reduced.
- 1/20 of the cost of the past work may be discounted from the assessment for 20 years after the date of construction or repair.
- The Department of Public Works will review these applications for reduction, and owners can appeal decisions to the Board of Public Works.

# Exceptions

- Driveway cuts and aprons will not be funded by assessments and are the property owner's sole expense.
- The City can still require that sidewalk construction or repair be paid for by the property owner as part of the site plan review process.
  - This work cannot be used as a credit to reduce future assessments.

# Community Input

- The Board of Public Works recommends a budget and schedule for sidewalk work to the Council for approval.
- BPW is open to public suggestions for sidewalk repair and construction throughout the year.
- BPW will meet during the winter and spring to discuss sidewalks specifically.
- Common Council members are also a point of contact for sidewalk discussion.
- Public comment is particularly welcome at August 7 Common Council meeting & August 12 GPA Committee Meeting, both at 6pm.