



Welcome!

Woodcroft Neighbourhood Renewal

Executive Committee

Woodcroft Executive Committee

May 17, 2010



Overview of the Neighbourhood Renewal Program

*Presented By: Steve Aguiar and Gary Ursulak,
Transportation Operations*

Woodcroft Executive Committee

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Current Neighbourhood Roadway Infrastructure

- *Neighbourhoods in Edmonton:*
 - 300 (Incl. Industrial)
- *Surface Infrastructure Life Expectancy:*
 - Approx. 40-50 Years
- *Neighbourhoods Requiring Renewal:*
 - 160 (95+ neighbourhoods need will require reconstruction)
- *For a Sustainable Renewal Plan:*
 - 13 – 15 Neighbourhoods/Year
 - \$3.4 Billion (in 2010\$) over the next 30 years, but **does not** include alleys



(Photo Courtesy of Edmonton Tourism)

Types of Neighbourhood Renewal

- *Microsurfacing:*
roads are resealed with a thin asphalt ride surface.
- *Microsurfacing candidates have good road conditions and are applied 10-12 years after road reconstruction or resurfacing*



Types of Neighbourhood Renewal

- *Rehabilitation:*
 - *Resurfacing of the Pavement*
 - *Sidewalks panels are treated to eliminate safety hazards*
 - *Selective Repairs to Curbs and Sidewalk*
- *Overlay neighbourhood candidates have poor road condition and good sidewalk condition*



Types of Neighbourhood Renewal

➤ *Reconstruction:*

- *Reconstruction of the Pavement*
- *Extensive Replacement of Curbs and Sidewalks*
- *Upgrading of Standard Street Lighting and existing alley lights*



Neighbourhood Renewal Program Scope for 2010

➤ Rehabilitation

- Lymburn
- Balwin
- Patricia Heights
- Daly Grove
- Summerlea
- Cloverdale
- Westridge
- Stone Industrial

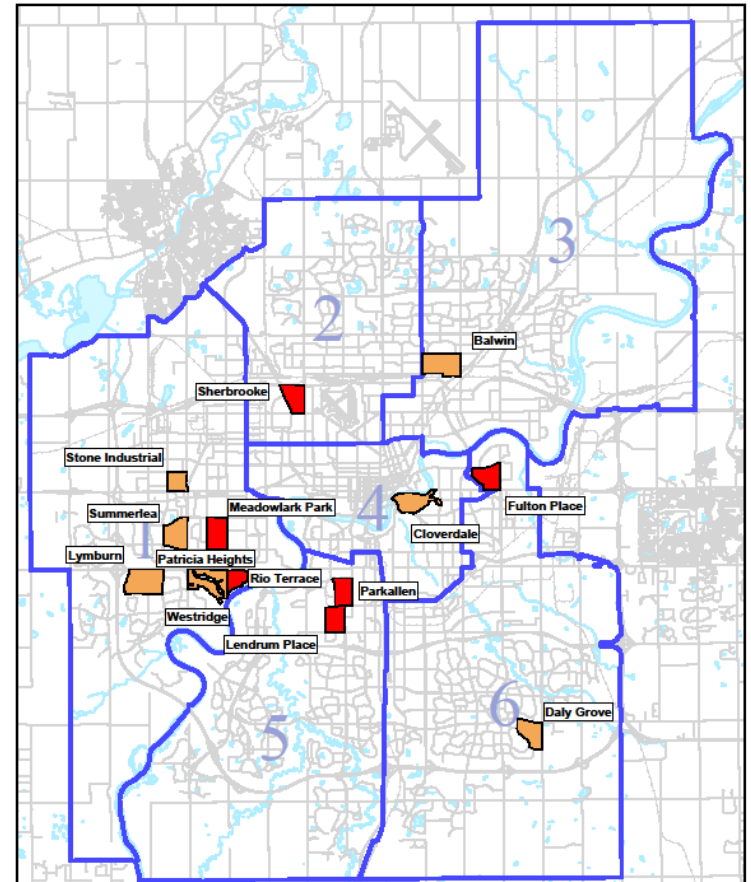
➤ Reconstruction

- Parkallen
- Sherbrooke
- Fulton Place
- Rio Terrace
- Meadowlark Park (Completion)
- Lendrum Place (Completion)

2010 Renewal Neighbourhoods

Legend

- Reconstruction Neighbourhoods
- Rehabilitation Neighbourhoods



Current Funding Sources for the Neighbourhood Renewal Program

➤ *Alberta Municipal Infrastructure Program (AMIP)*

- \$43.8 Million (\$10.6M, \$33.2M in 2009 and 2010)

➤ *Municipal Sustainability Initiative (MSI)*

- \$113.2 Million (\$17.7M, \$13.7M, \$81.8M for 2009 – 2011)

➤ *City of Edmonton General Financing*

- \$12.8 Million (for 2009 -2011)

➤ *Local Improvement Tax Levy - Sidewalk*

- \$16.6 Million (for 2009 -2011)

➤ *2% Neighbourhood Tax Levy*

- \$95.5 Million (\$15.4M, \$31.6M, \$48.5M)



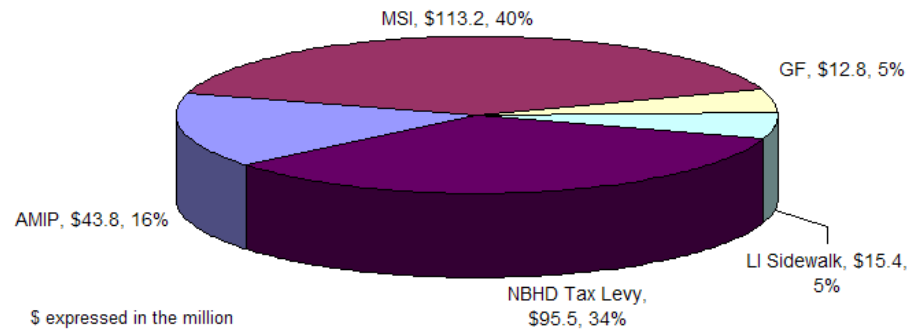
(Photo Courtesy of Wikipedia)



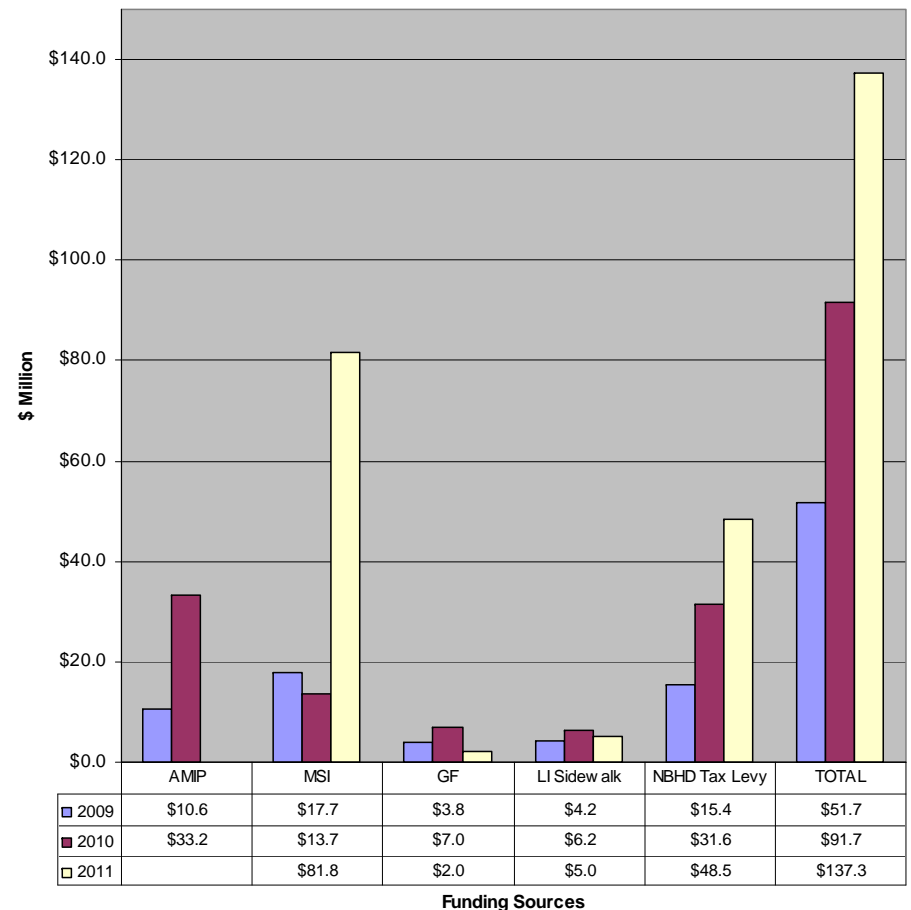
(Photo Courtesy of Dub Architects Ltd.)

Neighbourhood Renewal Funding Breakdown

2009 -2011 Neighbourhood Renewal Funding Source Breakdown



Total Neighbourhood Renewal Budget - \$280.7 Million



Neighbourhood Renewal Funding Breakdown

Infrastructure	Source
<i>Roads, Curbs, and Gutters</i>	<i>100% City</i>
<i>Underground Utility Work (EPCOR, Water, Drainage)</i>	<i>100% Utility</i>
<i>Standard Street Lights</i>	<i>100% City</i>
<i>Decorative Street Lights</i>	<i>100 % Property Owner on incremental costs above Standard Street Lights</i>
<i>Upgrade of Existing Alley Lights</i>	<i>100% City</i>
<i>Sidewalk Reconstruction</i>	<i>50% Property Owner/50% City</i>

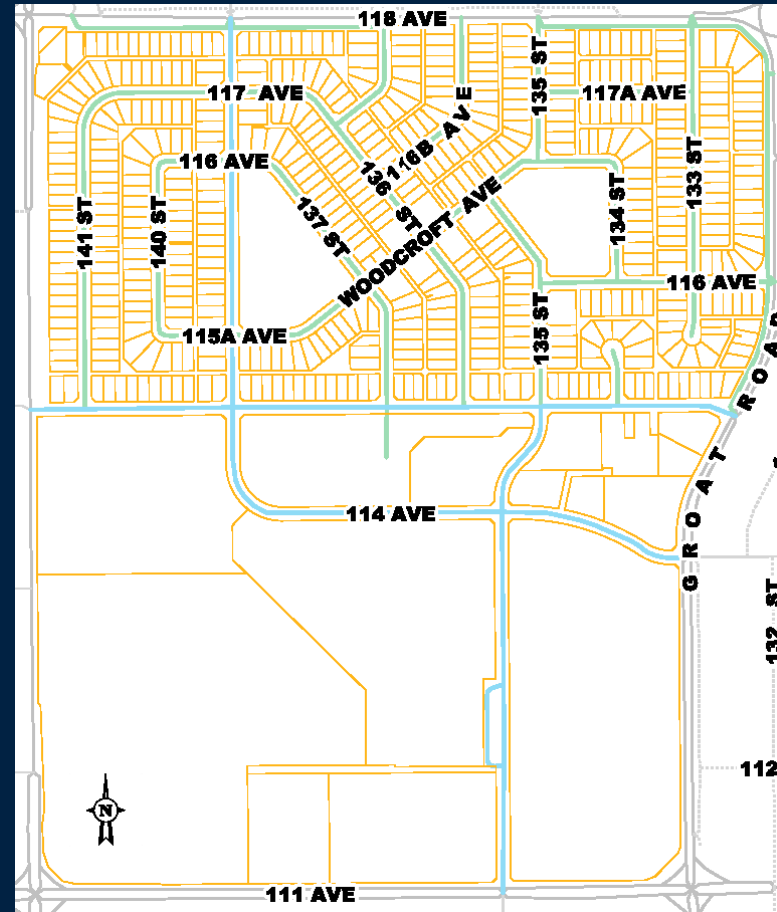


Neighbourhood Renewal Selection Criteria

- *Average Condition of Pavement and Concrete*
 - *1/4 of the neighbourhoods surveyed each year*
 - *Collector and Arterial collected on alternating years of each other*
- *Average Condition of Underground Infrastructure*
- *Coordination with Other Capital Projects*
 - *City (Internal)*
 - *External Agencies*
- *Available Funding*
 - *Approved Budget from Council*
 - *Construction Costs*

Woodcroft Neighbourhood Current Level of Service

- Age
 - +45 Years (est. 1956 - 1964)
- Pavement
 - Fair Condition
- Curbs
 - Poor Condition
- Sidewalks
 - Poor Condition



Woodcroft Neighbourhood Selection Criteria

- *Drainage Services Construction (2010)*
 - *Sewer Rehabilitation*
 - *Flood Prevention*



(Photos Taken July 11, 2004)



Woodcroft Construction Staging

- Construction will be Staged Over 2 Years
 - Scheduled to start 2011 or 2012
- Ultimate Staging is Dependent Upon:
 - Weather Conditions
 - Coordination of Work with Other Utilities
 - Design / Construction Issues
- *To produce minimal disturbance at schools, construction activities around the schools will be scheduled during the summer months*

Woodcroft Neighbourhood Renewal Cost Estimate

- *Woodcroft Surface Works
Conceptual Cost Estimate*
 - *\$15 Million (Incl. Standard Street Light Replacement)*
 - *Neighbourhood reconstruction work includes replacement of pavement, curbs, sidewalk and street lighting for residential and collector roads only and **does not** include arterial and alley roadways, and underground utility work.*



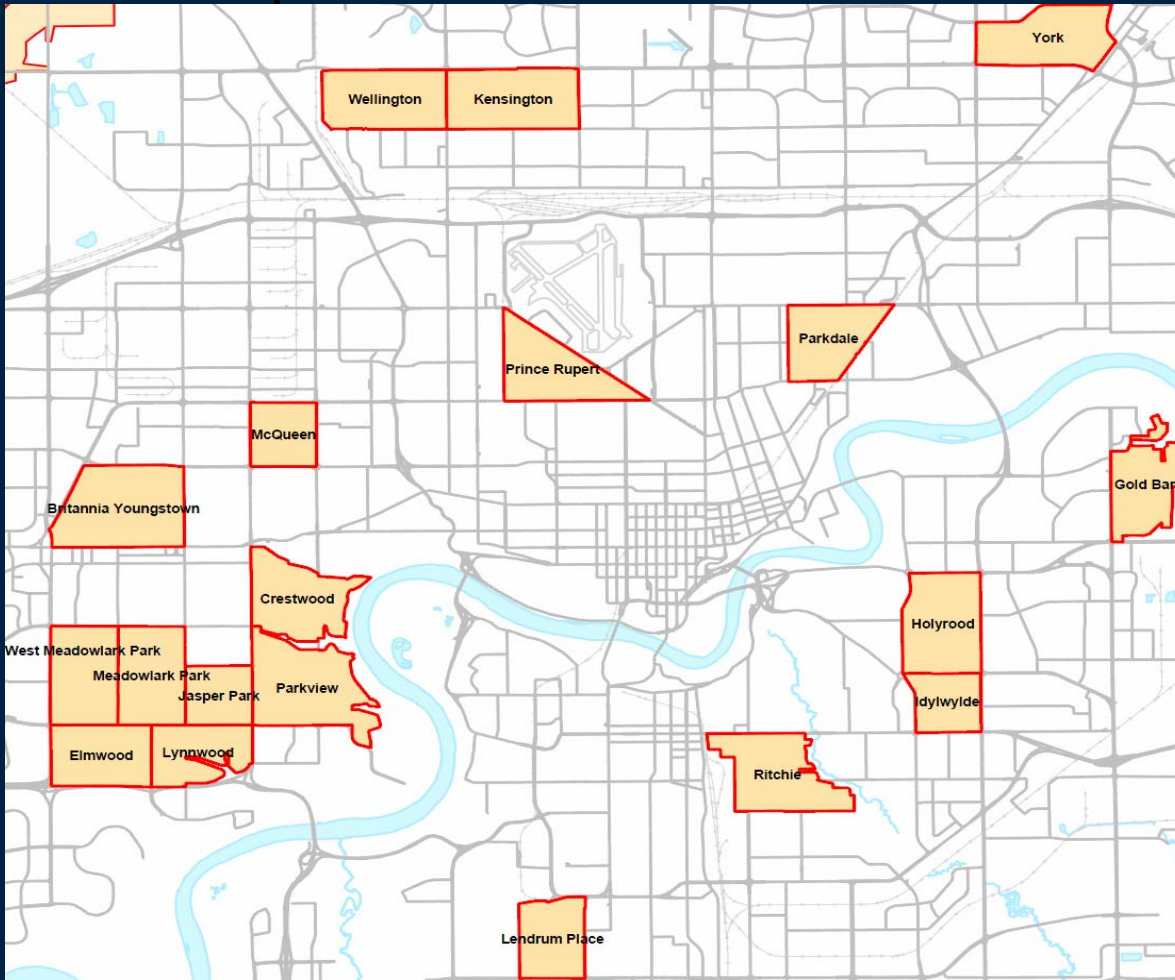
50/50 Cost Share Local Improvement for Sidewalks

- 1995: Originated as a Pilot Project (*Prince Rupert and Jasper Park*)
- 1998: Approved by City Council
- 19 neighbourhoods were reconstructed with the 50/50 cost share local improvement for sidewalks



(Photo Courtesy of Dub Architects Ltd.)

Neighbourhoods with Sidewalk Replacement as a Local Improvement



Neighbourhoods completed under the 50/50 cost share include:

Prince Rupert (1995), Jasper Park (1995), Elmwood (1997), Lynnwood (1997), Gold Bar (1999), Kensington (majority) (2001), Youngstown (W of 163 Street) (2004), York (significant portion) (2004), McQueen (2005), Holyrood (2005), Ritchie (2006), Wellington (2006), Idylwyde (2006), West Meadowlark Park (2006), Crestwood (2008), Parkview (W of 142 St) (2008), Parkdale (2009), Lendrum Place (2010) and Meadowlark (2010)

50/50 Cost Share Local Improvement for Sidewalks

- Sidewalk Cost Estimates Include:
 - Concrete Removal and Excavation
 - Gravel Base
 - Reinforcing Steel
 - Concrete Placement
 - Private Walkway Connector Tie-Ins
 - Landscaping (Topsoil and Sod)





50/50 Cost Share Local Improvement for Sidewalks

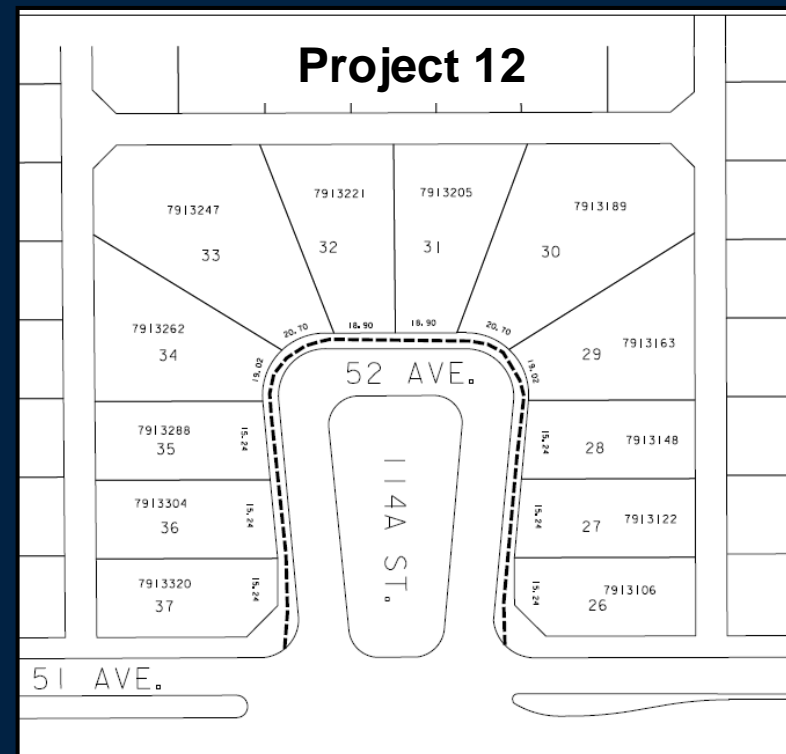
- *Current 2010 LI rates are as follows:*
 - *One time cash payment (\$164.08/metre of frontage).*
 - *Yearly rate (\$12.36/metre per year amortized over 20 years).*

Typical 50 ft (or 15.24m) frontage, based on 2010 rates, would be \$2,500.58 cash, or \$188.37 per year for 20 years.

Lot flankages will be assessed 15% of the LI value. Pie-shaped lots will be assessed the average of the front and back lot dimensions.

50/50 Cost Share Local Improvement for Sidewalks

- Dozen or more Sidewalk Projects are Created
- Each Project May be Petitioned Against
 - Must have the Majority of Property Owners to Defeat the Local Improvement





What Happens if a Project is Successfully Defeated?

- If a Project is Defeated the City Will Still, at No Cost to the Property Owners:
 - Reconstruct Roads
 - Spot Repair Curbs
 - Replace Street Lights
 - Repair Underground Utilities
 - Perform Maintenance Activities on Sidewalks
 - Asphalt Patching, Grinding, Mud Jacking

Condition Prior to Sidewalk Maintenance



Sidewalk Maintenance – Asphalt Patching



Sidewalk Maintenance – Grinding



Sidewalk Maintenance – Mud Jacking



Completed Renewal

(Without Support of Sidewalk Reconstruction)





Completed Renewal

(With Support of Sidewalk Reconstruction)





Street Light Rehabilitation

- Why is the lighting being replaced?
 - In mature neighbourhoods, the majority of the lighting system are at or near the end of it's life expectancy. Deteriorated poles, bases and wiring needs to be replaced to ensure safe and efficient operation and to eliminate the need for additional repairs in the future.
- What is replaced?
 - Street Light Poles – new galvanized poles
 - Underground Bases – new concrete bases
 - Electrical wiring system – updated wiring to new electrical codes
 - Luminaires (Light fixtures) – new fixtures
- Standard galvanized poles are installed with standard luminaires
- Decorative colors, poles and luminaires are optional and must be initiated through a local improvement process

● ● ● *Street Light Replacement Process*

- Street Lights are replaced prior to sidewalk construction
- Existing street lighting system is maintained during construction
- Pole locations may change from existing location to the opposite side of the road
- Poles are placed on city property. Between homes, poles are placed on, or as close to joining property lines.



Street Lighting Facts

- Do light levels increase?
 - Yes, light levels generally will increase from current levels to meet the specified lighting guidelines (Transportation Association of Canada)
- Will the number of poles/lights increase?
 - Yes, the number of poles/lights may change depending on what is required to meet design guidelines.
- Is there a change in the amount of light trespass (stray light or light pollution)?
 - The new lighting directs more light down to the road/sidewalk in comparison to the existing lighting which was originally installed.



Street Lighting Facts Continued

- Does the wattage of the lights increase?
 - On average the overall wattage may change – this is dependant on whether or not additional lights are required to meet design levels.
- Will the decorative lights use more power and increase light levels?
 - No, the decorative luminaires and poles will replace standard poles with no increase in power or light levels.



Lighting Cost Breakdown

<i>Infrastructure</i>	<i>Source</i>
<i>Standard Street Lights</i>	<i>100% City</i>
<i>Decorative Street Lights</i>	<i>100 % Property Owner on incremental costs above Standard Street Lights</i>
<i>Upgrade of existing alley lights</i>	<i>100% City</i>

Note for Alley lighting:

- We intend to upgrade all alley light arms and luminaires to current standard. In some areas, new standard fixtures may have already been installed – either through a recent local improvement or maintenance repair – these fixtures will not be replaced under this project.
- Any new additional alley lights must go through Local Improvements.

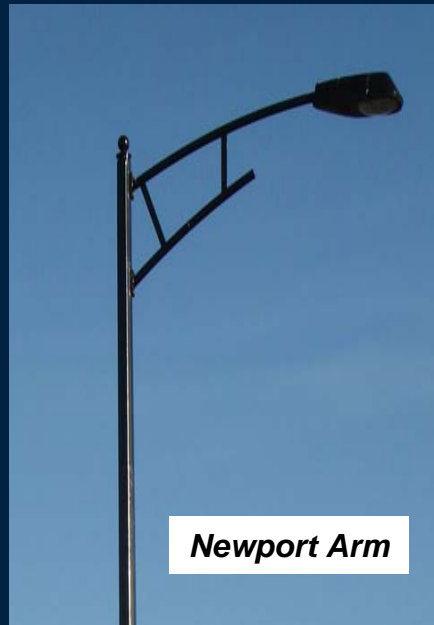
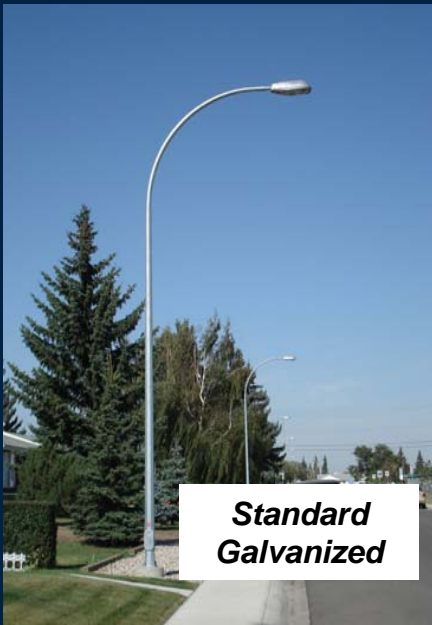
Street Light Options

Decorative Street Light Options

Color Options: 1 - Black; 2 - Blue; 3 - Green

Pole Options: 1 - Octagonal; 2 - Fluted

Arm Options: 1 - Newport; 2 - Scroll; 3 - Heritage



Windermere area: W of Terwillegar Dr, N of Windermere Blvd

Summerside area: 70 St SW - Stanton Dr SW

Rutherford area: 119 St SW, S of Ellerslie Rd



Decorative Lighting LI Cost

- ***Cost of Decorative Street lights varies based on the option(s) selected (color, pole, arm)***

2009 LI Costs for “Lendrum” Decorative Street Lights were:

- *One Time Cash Payment (\$44.90/m of frontage)*
- *Yearly Rate (\$4.16/m of frontage/yr for 15 years)*

Typical 50 ft (or 15.24m) frontage, based on 2009 rates, would be:

- *One Time Cash Payment of \$684.28*
- *Yearly Rate of \$63.40 for 15 years*



Decorative Lighting LI Process

Steps to start the Decorative Street Lights Local Improvement:

- 1.) Meet with Community Executives and explain their option from regular street lights to decorative street lighting.
- 2.) If Executive is interested, create a Decorative Lighting Committee and it must select the color, arm and pole style, and provide notice to the City that they wish to proceed with the Expression of Interest (EOI)
- 3.) The City obtains estimate from EPCOR
- 4.) The City requests Finance for borrowing rates.
- 5.) The City prepares EOI package and gives it to the Executive.
- 6.) The Executive canvasses the neighbourhood and submit signed documentation of greater than 50% support (aim for 60%) for the City to proceed with Local Improvement
- 7.) The City validates the signatures upon receiving EOI back.
- 8.) Initiate the Local Improvement process (takes 90 days at least) if there is an acceptance of 51% of signatures for the EOI.



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