



Date of Council Meeting: December 9, 2013

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: Downtown Improvements Project, temporary creation of ultimate improvements to King Street

Staff Contact: Scott E. Parker, AICP, Assistant Town Manager

Issue: Should the Town consider building a “temporary” representation of the approved King Street sidewalk widening for consideration.

Fiscal Analysis: The installation of the “temporary” representation of the widened sidewalks will have an approximate cost of \$35,000 - \$45,000 if trees, planters, tables and chairs are included. This cost would come from the approved project budget.

Background: In response to a petitioner request made during the November 26, 2013 Town Council meeting, staff was directed to evaluate the feasibility of creating a temporary representative version of the approved King Street widened sidewalk design. The purpose of the demonstration would be to gauge the effectiveness and desirability of the widened sidewalks. The temporary demonstration would be in place during the winter months from February 17th to April 17th. The request came as a result of a petition that was circulated within the King Street business community. To date, of the 76 businesses with addresses on the north and south block of King Street, 17 are represented on the petition (22% of the businesses).

When analyzing the viability of such a proposal, staff has considered a variety of options to accomplish the goal. The only practical solution staff can recommend is that of jersey style barriers and the building of a temporary wooden platform over the area of widened sidewalks between the curb and said jersey barriers to bridge the space between the existing curb and the barrier (Attachment 1).

Use of Jersey Barriers

Safety standards to protect pedestrians require either a horizontal or vertical separation between vehicles and pedestrians. To be considered effective, a vertical separation (such as a curb) must be able to withstand impacts by vehicles and must be shaped to deflect the vehicle (rather than allow the vehicle to easily roll over it). Since the temporary wooden platform will not be constructed to withstand vehicle impacts, another mechanism must be installed to provide the required separation.

Similar safety standards for protection of vehicle drivers and passengers require that there be a clear area adjacent to the travel lane with no fixed obstructions where an errant vehicle can recover. If providing that clear zone space is not practical, then another mechanism (such as a curb, barrier, or guard rail) is required. These mechanisms are designed to deflect an errant vehicle back into the road before it collides with fixed objects (such as trees, planter, fire hydrants, etc.) and potentially injuring the vehicle occupants.

Staff has determined that installation of Jersey barriers is the most practical way to create a temporary demonstration that is safe for both pedestrians and vehicles. The use of Jersey barriers accomplishes the goals of protecting pedestrians on the sidewalk and creating a deflection mechanism for cars without creating a dangerous obstruction.

A break in the line of Jersey barriers will be provided for cross-street access in the vicinity of the approved mid-block crosswalk. Safety measures will be required at this break.

Creation of a Platform

With the use of Jersey barriers or other vehicle deflection mechanism, there will be a space of approximately three feet between the edge of the existing curb and the barrier. Staff believes that in order to best represent the widened sidewalk concept, as well as to mitigate a potential tripping hazard, construction of a temporary wooden platform bridging the "gap" would be necessary. This would create the appearance and functionality of the continuous sidewalk in the approved design. The wooden platform would be raised to the level of the existing sidewalk, and would be constructed with an open area below the platform to allow unimpeded flow of drainage in the existing gutter.

Order of Magnitude Cost

Based on this conceptual design, the estimated cost of creating the demonstration is approximately \$30,000 to \$40,000 for the Jersey barrier and sidewalk platform. If planters and trees were purchased to represent the street tree locations of the approved plan, the cost for that would be approximately \$2,500. Any tables and chairs purchased by the Town for use in the demonstration area would vary based on numbers purchased. Similar furniture used by the Town for use on streets is approximately \$200 per chair and \$300 per table. This is for heavy furniture that is not subject to theft or affect by wind. As an alternative, staff could look into the possibility of rental of furnishings.

Concerns for Council Consideration

The following concerns/observations should be considered by Council:

- The demonstration may not be an accurate representation of the approved project.
- Outdoor seating areas in the February to April time frame will not be a good gauge of its appeal during winter months.
- Jersey barriers may create an unattractive visual of construction activities that are not actually occurring.

Attachments:

1. Concept Drawing
2. Cost Breakdown



THE COUNTRY GALLERY

WINE KITCHEN

Wine Kitchen
and bread shop

EMERGENCY
SERVICE ROUTE
NO PARKING
IF OVER
2 INCHES

NO PARKING
2 AM
TO
6 AM

XPV-6705

DOWNTOWN IMPROVEMENTS

KING STREET

From Loudoun Street to Cornwall Street

ORDER OF MAGNITUDE COST

for Construction of

TEMPORARY SIDEWALK DEMONSTRATION

Construction Item	Estimated Cost
Concrete Barrier Wall	\$ 14,700
Wooden Platform	9,600
Planters and Trees	3,800
Street Furniture (Tables and Chairs)	6,400
Subtotal	\$ 34,500
Contingency	\$ 8,600
Estimated Total	\$ 43,100