

## Westminster Glen Avenue Sidewalk Project

In November, 2017, the Travis County bond proposal that included money for a sidewalk along Westminster Glen Avenue was approved by the voters. Since that time, the County has developed plans for the sidewalk and is in the process of preparing a bid package for construction in 2019.

The sidewalk will provide a major improvement in safety for the many residents, including schoolchildren, that walk along the street, and bring a great new amenity to our neighborhood. It will be located in the County Right-of-Way along the south side of Westminster Glen Avenue from the eastern intersection with Mountbatten Circle to the intersection with Narrow Ridge.

The Westminster Glen HOA Board of Directors and the Architectural Control Committee have been working with representatives of the County to give comments on the design and understand the scope and timing of the project.

It is important for all affected residents to realize that this is a County project using their (taxpayer) money and the project is being done on County property. **The landscaping (trees, bushes, grass, retaining walls, irrigation, etc. ) that many residents have placed in the county-owned ROW will be affected in some way, even removed, with no compensation.** Driveways may be affected also depending on slope, but the county will bear the associated costs.

The firm designing and running the project is MWM Design group, and the Project Manager is Tony Buonodono. He is available to meet with any affected homeowners before the project and can be contacted at 512-992-2969.

Here are some of the important points about the project that residents should be aware of:

### 1. Location:

- The sidewalk will be located in the County Right-of-Way (ROW) along the south side of Westminster Glen Avenue from the eastern (upper) intersection with Mountbatten Circle to the intersection with Narrow Ridge.
- The project does not extend up Narrow Ridge toward Big View, but the County representatives are aware of the safety need for a sidewalk along this street, and should funding be available they would recommend it be done.
- The Right-of-Way strip is nominally about 15 feet wide, extending from the concrete ribbon next to the asphalt toward the property line. The width can vary significantly depending on where the street is located within the ROW. Check your survey to see what it is in your case.
- It will generally follow the road curvature and located ideally 3 ft. from the outer edge of the concrete ribbon.

### 2. Design:

- The sidewalks will be 5 ft. wide and will be level with the existing grade.
- Where the 3-ft. distance to the road is not possible because of a steep lateral slope or drainage channel, the sidewalk will be closer to the road. In that case the existing ribbon will be removed and replaced with a "saw-cut" curb for safety, reducing the overall street width by 6 inches. (A saw-cut curb is like a regular curb but with 1-ft. gaps for drainage every 3 ft.)
- Where necessary because of steep grades laterally away from the road, retaining walls will be installed. For a drop-off shorter than 30" the wall will have a short exposed curb on top; if the drop-off is more than 30" a railing would be installed atop the retaining wall.

- The sidewalk will be brushed concrete (except at driveways—see below) and retaining walls will be concrete.

### 3. Driveways:

- The sidewalk can have a lateral slope of no more than 2% per code, and where a driveway is crossed, the sidewalk must retain that maximum slope.
- If the slope of the driveway is greater than 2%, the driveways will be reconstructed (the ROW portion) and they will match as much as possible the existing driveway finish. In these cases the sidewalk will reduce to 3 ft. wide near the driveway and be placed next to the ribbon (with saw-cut curb).
- Existing culverts will remain unless they are damaged during the demolition. The county will repair/replace as necessary.

### 4. Landscaping:

- Removal of existing landscaping will be removed in most cases. The County will work with the homeowner to try to mitigate the damage, but this does not include repairs or transplanting trees and bushes.
- The space between the ribbon and the sidewalk will be seeded with grass, but the County will not install (or re-install) sprinklers. The County will provide sleeves under the sidewalk for the homeowner to do this.

### 5. Drainage:

- Existing drainage patterns will be maintained, and the sidewalk will not be located over the existing swales and drainage channels; instead, where necessary, the sidewalk will be placed closer to the road.

### 6. Parking:

- Parking on the ROW will be more restricted compared to now. This will impact traffic flow and speeds.

### 7. Communication:

- Homeowners can contact Tony Buonodouno at 512-992-2969 to meet on site beforehand to discuss the impact of the project on their site.
- Typically two weeks before the start of the construction, the homeowner will be notified by door tag and a pre-construction meetings will be held if requested.
- All communication between the homeowners and Travis County should go directly to Tony Buonodouno, not the ACC nor Goodwin.

### 8. Schedule:

- The project will start in the spring and will last the balance of 2019.
- They will normally work 9 am-4 pm daily.
- Residents with driveway modifications will not have use of their driveways for two days, minimum.
- At each construction site, the south side of Westminster Glen Ave. will be closed to one lane with flaggers to control traffic.

### 8. Other:

- Clean-up of concrete spillage along the street will be the responsibility of the contractor (by contract).

- Additional sheriff patrols will be requested by the County during construction because of vehicles being parked on the street or neighboring driveways overnight.