

# Pedestrian Lighting Policies - Enhancing Street Lighting

Briefing to Council Transportation and  
Environment Committee

April 24, 2006

Public Works and Transportation

# Purpose

- Establish a policy regarding the installation of enhanced street/pedestrian lighting in the City of Dallas.

# Background

- Street lights illuminate roadways and are mounted 30 to 40 feet above the street.
- Pedestrian lights are mounted 13 to 16 feet above the sidewalk.
- Pedestrian lights augment street lights to increase the illumination of sidewalk areas.
- Pedestrian lighting can create opportunities to enhance aesthetics thru the use of ornamental poles.
- The Illumination Engineering Society sets design guidelines for street lighting but has no standards for pedestrian lighting.
- In 1999, a consultant was hired to develop pedestrian lighting standards for the CBD. A 75 foot spacing was recommended to provide optimum sidewalk lighting.

# Background (Continued)



STREET LIGHT



PEDESTRIAN LIGHTING ALONG CURB



STREET + PEDESTRIAN LIGHTING

# Benefits

## Safety

Pedestrian lighting increases the illumination of sidewalks and enhances people's sense of security.

## Mobility and Air Quality

Pedestrian lighting encourages walking and bicycling trips, reducing automobile congestion and emissions.

## Neighborhood Identity

Pedestrian lighting improves sense of community through use of unique or historic light poles.

# Contract Agreement with TXUED

- The City contracts with TXU Electric Delivery (TXUED) to operate and maintain street and pedestrian lighting.
- TXUED charges a flat minimum rate of \$15.49 per light per month for lights mounted on wood poles.
- This rate includes construction, electricity, maintenance, and pole replacement costs.
- Rates are set by the Public Utilities Commission.
- To keep the flat minimum rate, additional costs are charged up front to offset the increased cost to construct, operate and maintain any of the following:
  - Higher wattage bulbs
  - Metal, ornamental or historic-style poles

# “Standard” Hardware Offered by TXUED



- The hardware shown above is referred to as “standard” pole hardware by TXUED.
- TXUED stocks, operates and maintains a limited number of light pole types because they must serve numerous customers equitably, efficiently and cost effectively.

# Examples of “Non-Standard” Hardware



- TXU does not install “non-standard” poles.
- TXU will repair “non-standard” poles on a time and material charge basis.
- Unlike the monthly rate charges for “standard” poles, the lifetime maintenance and replacement costs are borne by the City as needed.

# Current Pedestrian Lighting Costs

## City-Funded Projects

- In FY 06-07, approximately 530 new pedestrian lights will become operational in the CBD.
- Annual operations and maintenance costs for these new lights is estimated at \$110,000.

### **Additional Costs When Adding Pedestrian Lighting**

Typical 500 foot City Block	Number of Poles	Annual O&M
300 ft spaced wood pole	4	\$ 400
75 ft spaced ornamental pole	12	\$1200

# Current Pedestrian Lighting Costs

## Private Sector Developments

- Approximately 100 new pedestrian lights installed each year by private developers.
- Current practice has been to require developers to pay O&M costs for 20 years. Payments are made up front or annually. This requirement is currently not codified.

# Current Pedestrian Lighting Costs

- Historically, the City has funded few pedestrian lights.
- Most pedestrian lights have been funded by developers and their O&M costs do not affect the operating budget.
- The City recently funded the following streetscape/urban design projects (i.e. CBD North-South Streets, Bishop Arts District, Wheatley Place, Fair Park Link).

## Cost Impacts Related to City Funded Projects

Year	Number of Pedestrian Lights	Annual O&M	% of Street Light Budget
FY 05-06	200	\$ 40,000	0.2%
FY 06-07	530	\$110,000	0.7%
FY 07-08	(pending projects identified in 2006 Bond program)		

Note: FY 05-06 Annual Street Lighting Budget = \$16.2 M

# Other Cities' Experience

A survey of funding responsibilities related to developments.

CITY	INSTALLATION	O&M	SPACING
Dallas	Developer pays	Developer pays*	75'
Fort Worth	Developer pays	City pays	75'
San Antonio	Developer pays	Developer pays	No standard
Austin	Developer pays	Developer pays	80'
Miami	Developer pays	City pays	30'
Phoenix	No program	No program	No program

\*Current practice

# Recommended Policies

## General Policies

- Standard pedestrian light spacing will be 75 feet.
- Streets segments must have sidewalks on the side designated for pedestrian lighting.
- Do not install pedestrian lighting in alleys.
- Install pedestrian lighting along no less than the entire city block.
- Install pedestrian lighting along public streets meeting one or more of the following criteria:
  - Connects community to major destination points
  - Connects community to multimodal transportation facilities
  - Significant entrance or gateway into community
  - Meets the definitions in the ForwardDallas! Vision and Policy Plan of a street within a “walkable mixed-use” development requiring high priority pedestrian realms

# Recommended Policies (Continued)

## Development by the Private Sector

### Standard Metal Pole Hardware Used

- Developer pays installation costs.
- **Option A** - Developer enters into an agreement with the City to pay all O&M for 20 years.
- **Option B** – City pays for the O&M costs if the criteria listed under General Policies is met; otherwise the developer pays for O&M.
- Developer must pay the difference in construction costs associated with metal poles or higher wattage bulbs.

### Non-Standard Hardware Used

- Developer owns, operates and maintains lights.
- Developer obtains private license to insure lights will be operated and maintained.

# Recommended Policies (Continued)

## **Projects Initiated by the City**

- Install pedestrian lighting along streets meeting the criteria listed under General Policies.
- Use bond or TIF monies to pay for the construction of pedestrian lighting projects and use operating funds to pay for O&M.
- All pedestrian lighting projects must be reviewed and approved by the TEC.

# Requested Committee Actions

- Approve either Option A or Option B listed under Recommended Policies for Development by the Private Sector.
- Permission to forward recommended policies to Council for approval and create a new section of the Dallas Development Code related to pedestrian lighting.