

West Central Neighborhood Association Sidewalk/Curb Program Guidelines

The West Central Neighborhood Association (WCNA) will reimburse up to ½ of the property owner's portion of the cost of sidewalk/curb improvements performed by the [City of Fort Wayne](#). For most properties, the maximum reimbursement from the WCNA is \$1,500. Corner properties, however, have two stretches of streetscape to maintain and are therefore subject to a higher maximum reimbursement of \$3,000.

Examples

The City pays 50% of the total cost, and the WCNA will reimburse ½ of the remaining 50% due from the property owner. That is, the WCNA will reimburse 25% of the total cost, and the net cost to the property owner will be the remaining 25% of the total cost.

- Example 1: A property owner has the City replace the entire sidewalk in front of her home. The sidewalk is 5 foot wide and consists of 12 slabs. If the property owner's 50% share of the cost is \$155 per slab, then the property owner would pay $\$155 \times 12 = \$1,860$. Under this program, the WCNA will pay ½ of \$1,860, which is $\frac{1}{2} \times \$1,860 = \930 , and the net cost to the property owner is $\$1,860 - \$930 = \$930$.
- Example 2: A property owner has a sidewalk that is in good repair, except for a 15-foot section that needs replacement. If the property owner's 50% share of the cost is \$465, then under this program, the WCNA will pay ½ of \$465, which is $\frac{1}{2} \times \$465 = \232.50 . The net cost to the property owner is $\$465 - \$232.50 = \$232.50$.
- Example 3: A property owner has a 50-foot section of curb replaced. If the property owner's 50% share of the cost is \$17.50 per lineal foot, then the property owner would pay $50 \times \$17.50 = \875 . Under this program the WCNA will pay ½ of \$875, which is $\frac{1}{2} \times \$875 = \437.50 . The net cost to the property owner is $\$875 - \$437.50 = \$437.50$.

Steps

The steps to participating in this program are envisioned as follows. For more information about the City's [procedures](#), please contact the City at 427-1112.

1. The property owner fills out a [petition](#) for improvements to the property owner's sidewalks and/or curbs and submits this petition to the City. [Note: Submitting the [petition](#) for a single address does not obligate the property owner to have the work performed.]
2. The City evaluates the petition and the property to determine whether the City will perform the work and pay 50% of the cost.
3. The City sends a cost estimate (also known as the "waiver") to the property owner informing the property owner of the cost to have the work performed. The property owner can then choose whether to have the work performed.
4. The property owner fills out a *WCNA Application for WCNA Sidewalk/Curb Reimbursement* and submits it, along with a copy of the cost estimate, to the WCNA.
5. The WCNA informs the property owner of the amount of reimbursement available to the property owner.
6. If the property owner wishes to have the work performed, then the property owner signs the cost estimate and returns it to the City.
7. After the work is completed, the homeowner receives a bill from the City. The homeowner provides a copy of the bill to the WCNA, and the WCNA pays the reimbursement to the property owner.

Limitations

Determination of whether a sidewalk/curb replacement is eligible for this program is based on the appearance, usability, and benefit of the proposed sidewalk/curb project to the neighborhood, not to the homeowner. WCNA will only reimburse for the sections of sidewalk or curb that are damaged or cause a hazard. This program does not provide funds for the following:

- Driveways
- Walkways through the park strip, from the sidewalk to curb
- Replacement of historical sidewalks consisting of brick, bluestone, or other materials lending charm to the neighborhood
- Replacement of sidewalks/curbs that are currently in acceptable condition
- Any work requested by the homeowner of the concrete contractors that is in addition to the replacement of the sidewalks/curbs in front of the home
- Nonresidential properties
- Properties owned by non-members of the WCNA
- Properties for which the *WCNA Application for WCNA Sidewalk/Curb Reimbursement* or the City's *cost estimate* are received after the work is completed. The application and cost estimate should be received by the WCNA at least 4 weeks before the work is completed. Exceptions are possible if the WCNA is able to verify that the sidewalk was eligible for replacement under the program's guidelines.
- Work that was completed more than two years ago
- Replacement of sidewalks/curbs necessitating the removal of street trees. Exceptions may be made if the following conditions are met:
 - Both the sidewalk/curb and the tree are in exceptionally poor condition.
 - The homeowner has received prior approval from the WCNA before the tree has been removed.
 - The homeowner replaces the tree.

In many cases, a tree can be saved by routing a sidewalk around the tree.

The WCNA reserves the right to assess the degree to which the proposed sidewalk/curb project enhances the appearance, character, and usability of the neighborhood. Based on that assessment, the WCNA may deny an application or reimburse at a level that is less than ½ of the property owner's portion of the cost.

The budget for this program is limited. If the applications for funds exceed the budgeted amount, then the WCNA:

- May prioritize funding based on the value to the neighborhood of having specific sidewalks/curbs improved, and
- May offer the applicants a reimbursement of less than ½ of the property owner's portion of the costs.

Questions

Questions about the WCNA's sidewalk/curb program? Please call 385-WEST (385-9378) or send an email to Info@WestCentralNeighborhood.org.

Questions about the City of Fort Wayne's [program](#)? Please call 427-1112.