

City Sidewalk Repair and Replacement Program

May 30, 2006

<http://www.AdventureGovernment.com>



Purpose

- ❑ Improve pedestrian safety
- ❑ Increase handicap accessibility
- ❑ Create a more walkable community
- ❑ Decrease City and resident liability
- ❑ Improve esthetics of City sidewalks and streetscapes
- ❑ Create incentives for residents to maintain sidewalks
- ❑ Complete more sidewalk repairs at a lower cost for City and residents



Purpose

- ❑ Create fair, consistent, and workable rules for city participation in sidewalk repair and replacement
- ❑ Provide assistance to low/moderate income residents who do not have sufficient funds for sidewalk repairs
- ❑ Implement strategic action item in our Comprehensive Plan
- ❑ Modernize another feature of City asset management system



What does the Comprehensive Plan Say?

- ❑ Chapter 4. Land Use
 - **Action 4.5.1** Develop a strategy to target sidewalk improvements based upon condition and role in neighborhood revitalization



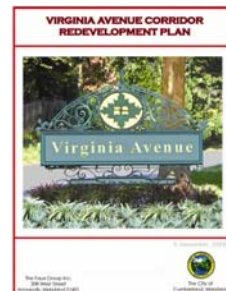
Walkable Community Workshop Report

- ❑ Conducted April 18, 2005
- ❑ Central Business District and Decatur Heights
- ❑ Comments
 - "ADA conditions need improvement at all areas."
 - "The condition of sidewalks needs to be addressed."



Virginia Avenue Corridor Redevelopment Plan

- ❑ "Most sidewalks are in poor repair and few meet current ADA standards for accessibility."
- ❑ "Improved sidewalks throughout the area would encourage residents to walk to Virginia Avenue to shop."



What does City Charter/Code Say?

- **ARTICLE III. SIDEWALK CONSTRUCTION AND REPAIR**
- **Sec. 22-56. Notice to construct.** The city engineer shall fix the grade and width of sidewalks bounding upon each side of every street within the city. Upon notice in writing served upon each person whose property bounds upon any street to construct a sidewalk or pavement covering the front of his property, in accordance with the provisions of this article, within thirty (30) days from the date of such notice, such property owner shall lay or cause to be laid such sidewalk or pavement as directed by such notice. (Code 1966, § 28-22)
- **Sec. 22-57. Construction by city.** If any property owner shall refuse or neglect to lay or construct any sidewalk within the period specified in a notice to do so given pursuant to section 22-56, then the city engineer shall proceed to lay such sidewalk, and the costs thereof shall be charged to the delinquent property owner and shall be collected according to law for the use of the city. (Code 1966, § 28-23)
- **Sec. 22-58. Construction permit.**
- No owner of any lot bounding on any street or alley in the city shall construct any curbing or pavement thereon without first having obtained a permit from the city engineer. (Code 1966, § 28-24)
- **Sec. 22-59. Construction specifications.**
- (a) The city engineer shall prescribe and regulate the line and grade of any curbing and sidewalk construction. If such construction is of concrete or other artificial material, the city engineer shall have full power and authority to regulate and prescribe the components and combination of such material. No such curbing or sidewalk composed of concrete or other artificial material or any other material shall be constructed unless the construction is done to the satisfaction of the city engineer.
- (b) All footways and sidewalks laid or to be laid down by property holders in front of their property bounding on any street in the city shall comply with all specifications adopted by the city engineer. (Code 1966, §§ 28-25, 28-26)

What does City Charter/Code Say?

- **Sec. 22-60. Repairs.** Whenever any sidewalk or line of curbstone shall require repairs, the street superintendent shall notify the owner or occupant of the lot or tenement adjoining and fronting on such sidewalk, by notice in writing, to repair the sidewalk. Such occupant or owner shall make such repairs upon such notice. (Code 1966, § 28-27)
- **Sec. 22-61. Correction of grade.** When sidewalks situated on any street which has been paved or graded require filling up, cutting down or in any manner bringing to the proper grade, the street superintendent shall give notice in writing to the owner of the property fronting thereon to fill up, cut down and bring their sidewalks to a proper grade, as the case may be, within thirty (30) days from the date of the notice. If any such owner shall not, in conformity with such notice, fill up, cut down and bring his sidewalk to the proper grade as the case may require, the mayor shall have the work done under the direction of the street superintendent, who shall ascertain the costs to be paid by each owner, and the costs shall be recovered as provided in section 22-57. In case the owner is unknown or a nonresident, due notice shall be given by publication in a newspaper in the city of the change or alteration required in such sidewalk and, on the failure of such unknown or nonresident owner to have such sidewalk filled up, cut down or brought to the proper grade within sixty (60) days, the mayor shall direct the work to be done and the costs shall be recovered as other fines and forfeitures are recoverable, or as a debt. (Code 1966, § 28-28)
- **Bottom Line: Sidewalks and sidewalk conditions are the responsibility of property owners not the City. City has the power to enforce.**

Repair—Cracking

- Cracking



Repair—Surface Spall

- Surface Spall



Repair—Settlement

- Settlement caused by age and poor drainage.



Repair—Joint Deflection

- Settlement and Grass growth is causing seams to separate and weather.



Repair—Joint Deflection

- Buckling brick and concrete sidewalks caused by tree roots



Repair—Asphalt Patching

- Esthetically unappealing patches to mitigate trip hazards



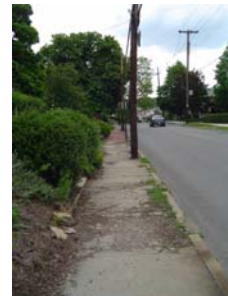
Streetscape Esthetics--Asphalt

- Whole slab is asphalt.



Streetscape Esthetics--Brick

- Concrete sidewalks alternate with brick sidewalks



Hazardous Sidewalk Complaints

- We don't currently document or keep records regarding sidewalk complaints or hazardous areas.
- A City intern worked on an inventory of sidewalks a long time ago for a sidewalk program but funding was cut.



Major City Sidewalk Replacement Outlays Last 10 years

- 1997: Sidewalk Replacement on portions of Oldtown Road, Columbia Street, Franklin Street, and Industrial Boulevard (\$168,063 – CDBG & SHA Retrofit)
- 1999: East Industrial Boulevard (\$238,636 SHA Retrofit)
- FY2001: Glenn Street/Columbia Street (\$109,825 CDBG & Community Legacy)
- FY2002: Columbia Street 100-200 Blocks (\$32,900 CDBG)
- FY2004: Rolling Mill Phase I-II (\$93,000 CDBG \$45,000 City)
- FY2005: Accessibility Sidewalk Improvements (\$35,000 CDBG)
- FY2006: Rolling Mill Phase III (Maryland Avenue) -- \$420,000--\$305,000 CDBG, \$115,000 City)
- FY2006: Greene Street (in house project)
- Over \$1,000,000

Major City Sidewalk Retrofit Outlays Last 10 years

- FY 2004: Industrial Boulevard-- Vancouver to Burger King (\$164,173 SHA)
- FY 2005: Allegany Station Project – Bellevue (\$19,142 CDBG)
- FY 2005: Industrial Boulevard– Burger King to Dairy Queen (\$38,767)
- FY 2006: Industrial Boulevard–Dairy Queen to Ace Hardware (\$36,000)
- Total: Over \$250,000



Program Issues—Funding

- Block replacement program
 - 100% cost participation if sidewalk in good repair
 - 100% cost participation for low/mod income owner-occupied housing (CDBG funds) (Regardless of condition of sidewalk)
 - No cost participation if sidewalk not in good repair or not CDBG eligible
- Spot replacement program
 - Use of CDBG for low/mod income owner-occupied housing
 - No cost participation if sidewalk not in good repair and not CDBG eligible
- Describe conditions where improvements paid by city
 - Handicap curb cuts
 - Replacement of properly maintained sidewalk where utility repairs are necessary



Program Issues--Standards

- Develop specific criteria for when a sidewalk would need to be replaced
- Develop sidewalk design standards/specifications for repairs and replacement
 - Materials (e.g., concrete)
 - Width (e.g., 4/5 ft)
 - Grades and slopes (including cross slopes)
 - Curb cuts
 - Surface (firm and stable, slip resistant, trip hazards)



Program Issues—Materials and Design

- What materials and designs should be allowed?
 - Stamped sidewalk and asphalt stamped sidewalk?
 - "Concrete is the preferred sidewalk surface, providing the longest service life and requiring the least amount of maintenance."
<http://www.walkinginfo.org>



Program Issues—Width

- Institute of Transportation Engineers standards
 - Width of sidewalk depends on street function and pedestrian use
 - 4 feet are needed for wheelchair maneuvering
 - The City has many 4 feet sidewalks built in the past.

Area	Specs
Local or collector	5 feet
Arterial	6-8 feet
Central Business District	8-12 feet
Parks, schools	8-10 feet

Program Issues--Exceptions

- How would historical districts be handled?
- Certain sidewalk features (e.g., brick) may be desired for urban design
 - e.g., Brick sidewalks on Washington Street and downtown
 - e.g., Pressed concrete (Merchant's Alley)



Program Issues--Equipment

- Purchase of milling or cutting equipment for tripping hazard spots?
 - A tripping hazard is defined as a sidewalk lift of 1/2 inch or more according to the guidelines from the Americans with Disability Act.
- <http://www.sidewalksplus.com/software-sidewalk-inventory.shtml>



Program Issues—Curb and Gutter

- Should curbs be included?



Program Issues— Asset Management

- Sidewalk Inventory/Assessment
 - Allows city to understand amount and overall condition of city sidewalks
 - Allows city to prioritize replacement of sidewalk based on sidewalk ratings
 - Allows for collection of sidewalk repairs information
 - An annual amount of replacement can be determined and financial planning can be conducted
- This would complement street, sign and water & sewer inventory.
- Stantec Consulting Services as part of pavement management system is also providing video of other (sign, sidewalk, tree growth) conditions
- **Inventory**
 - Street name
 - Length of sidewalk
 - Number of Slabs
 - Sidewalk width
 - Sidewalk material
 - Handicap ramps
 - Position of sidewalk relative to road
 - Sidewalk Class
- **Condition**
 - Condition
 - Joint deflection
 - Surface spall
 - Settlement
 - Cracking
 - Appearance
 - Specific spot defects
 - Overall rating

Examples

- Example #1: Rolling Mill Project
 - Only 40% of units in 500-600 block are owner-occupied
 - Excess funds would be used toward Maryland Avenue street improvements (Estimated Savings: \$300k)



Examples

- Example #2: Global Marketing System sidewalk
- Example #3: Greene Street
 - Projects would not be eligible. They would have to come under developmental rights agreement or another economic development program.



The Future

- Commit to 25 year plan to get city sidewalks up to appropriate level.
- Adopt program rules, parameters, and standards?
- Begin more aggressive enforcement?
- Apply criteria to current projects?
- Add more funds in each CDBG budget to sidewalk program? Take block by block approach? When overlay or reconstruction occurs include sidewalk component?
- Purchase/rent milling or cutting machine?
- Create Sidewalk Inventory and Assessment System?