

# Sidewalk repair

Land Use & Environment  
Committee  
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# Outline

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The problem

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Current practice in Olympia and other cities

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Possible next steps

# Repair definition

- Broken, lifted concrete



# Many sidewalks are in poor repair

- Mobility & accessibility
- Liability



# Main causes

- Tree roots, which is largely caused by...
- ...soil compaction



# ...and...

- People: driving/parking on sidewalks
- Many sidewalks are reaching end of life cycle
  - 80 years in ideal conditions
  - 25 years in typical conditions



# Edge of the right-of-way

- Public/private realms
- Liability
- Public perception



# Interim approach

Locations reported by public

Since 2014, about 200 locations tracked



City marks location



City repairs

Fix sidewalks downtown and on certain large streets where the City maintains street trees

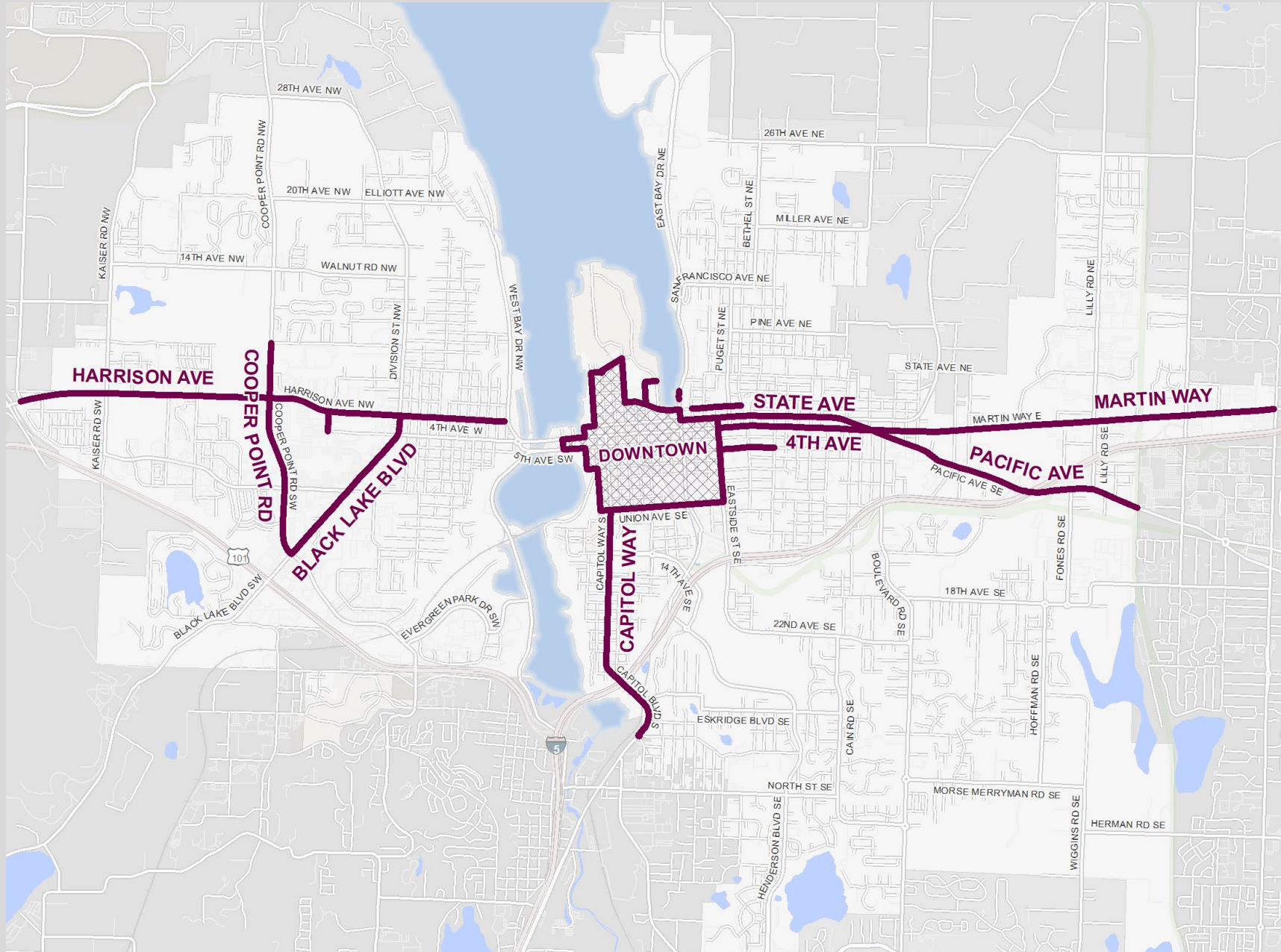


Notify property owner

Send letter explaining code and guidance on repairing



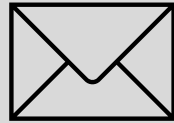
# Street tree maintenance



# Challenges to current approach



Staffing



Request,  
not enforce



Equity



Scale is  
unknown

# More challenges

- Finding a contractor
  - Can be expensive relative to project
  - Working in right-of-way



# Upcoming CFP project

- \$500,000 to do repairs in 2024



# What are other cities doing?

## Findings

- Permanent versus temporary repairs
- Inventory versus request-based

# What we found

<b>City repairs all sidewalks</b>	<b>Property owners responsible</b>	<b>Hybrid</b>
Bellingham	Seattle	Wenatchee
Lacey	Vancouver	Walla Walla
Cheney	Duvall	Centralia
Issaquah	Richland	Auburn
Tumwater		
Dupont		

# Lacey

- Policy: maintain all sidewalks
- Inventory for \$75,000
- 224 miles of sidewalks
- Funded at \$829,000 in 2023
- \$500,000 from TBD
- \$329,000 from operating budget



# Auburn

- 12-14 sites per year
- \$100,000 - \$200,000 annually
- Complaint-based
- City fixes sidewalks where damage not caused by property owner
- Property owner responsible: can pay the City to fix

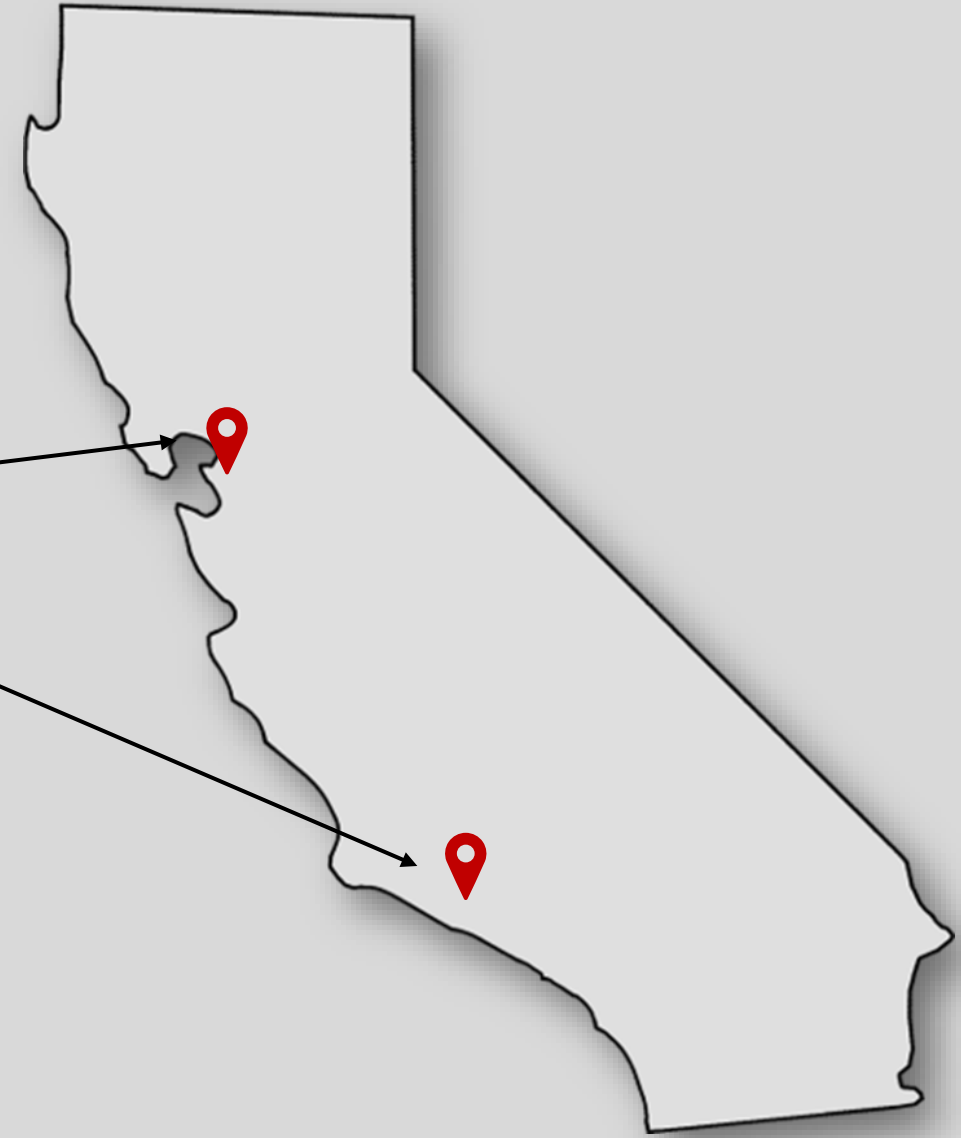




# Upgrade with sale

- Piedmont

- Pasadena



# Inventorying sidewalk conditions

## Complaint-based system

- May be less expensive in short term
- Less fair
- Incomplete
- Higher risk



# Inventorying sidewalk conditions

- Full inventory
  - More fair
  - Complete
  - Lower risk
  - More expensive in short term
  - Requires updating



# Decision points

- Should the City take on responsibility to repair all, some, or none of the sidewalks?
- Who should pay for the work? City or adjacent property owner? Combination?
- How do we know if there's a problem? Complaint or inventory?

# Next steps: make progress, learn the scale

- CFP sidewalk repair project - \$500,000
- Inventory to understand size of problem - \$100,000
- Return to Land Use for policy discussion
  - Size of problem
  - Costs
  - Staffing needs
- This is one of many needs



# Discussion

Thank you!

