

Sidewalk repair

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Outline

The problem

Current practice in Olympia and other cities

Possible approaches

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

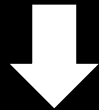
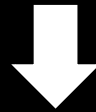
- Public/private realms
- Liability
- Public perception



Interim approach

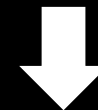
Locations reported by public

Since 2014, about 200 locations tracked



City repairs

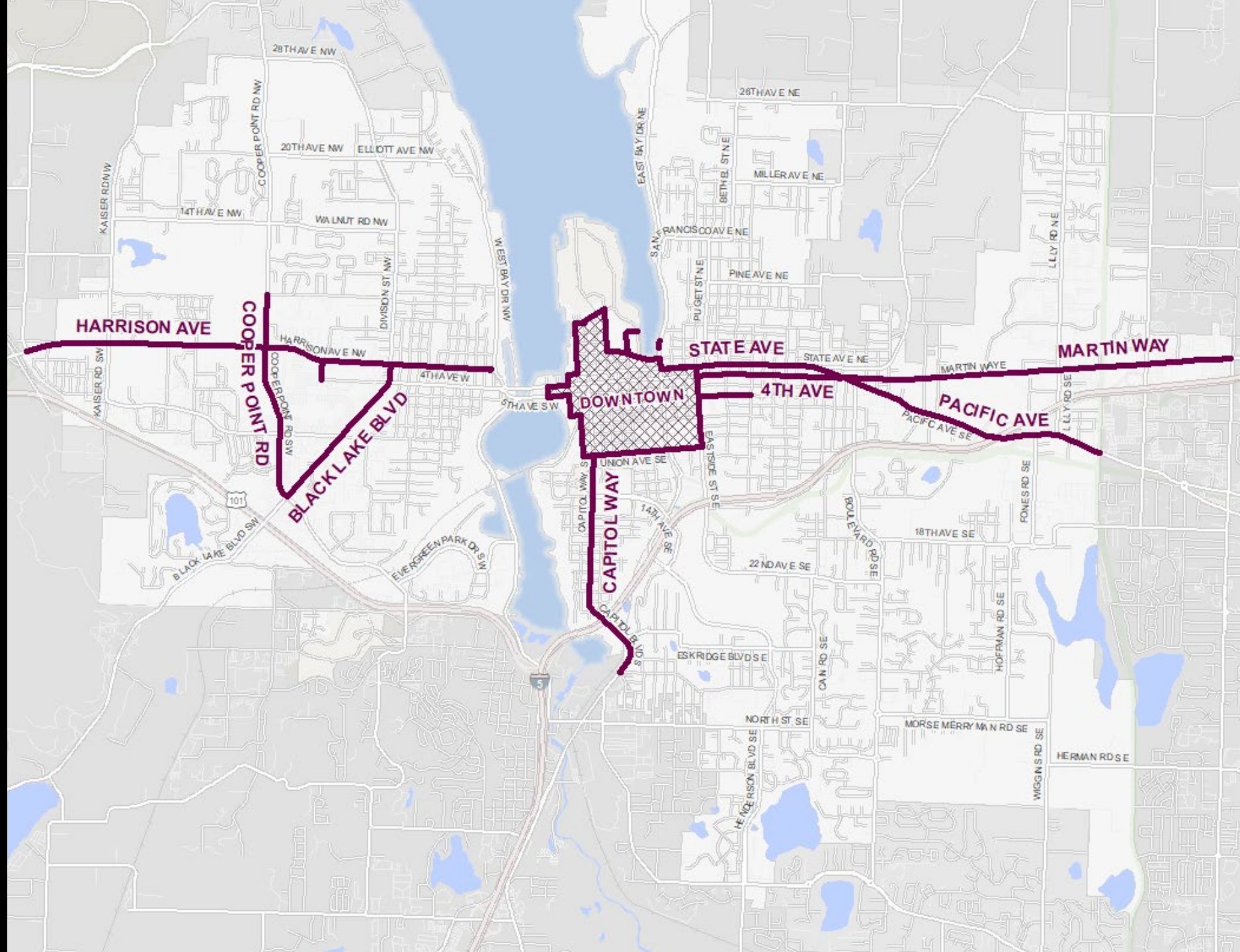
Fix sidewalks downtown and
on certain large streets where
the City maintains street trees



Notify property owner

Send letter explaining code and
guidance on repairing

Street tree and sidewalk repair



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

\$300,000 for contractor



What are other cities doing?

Findings

- Temporary versus permanent repairs
- Inventory versus request-based

What we found

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

Lacey



Policy: maintain all sidewalks



Inventory for \$75,000



Funded at \$839,000 in 2023



\$500,000 from TBD



\$329,000 from operating budget

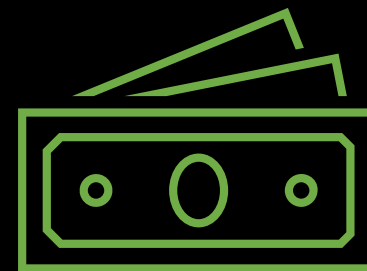
Auburn



Complaint-based



City hires contractor



Residents may pay less

Upgrade with sale

- Piedmont
- Pasadena



Inventory

Method	Pros	Cons
Complaint-driven	<ul style="list-style-type: none">• Less expensive in short term	<ul style="list-style-type: none">• Less fair• Incomplete• Higher risk
Complete	<ul style="list-style-type: none">• More fair• Comprehensive• Lower risk	<ul style="list-style-type: none">• More expensive in short term (labor, funding)



General observations



For new development, greater use of structural soil, tree root cells



Pair with urban forestry program



Improved internal structure



Decisions must be case-by-case

Decisions

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

If more
responsibility....

- Significant budget impact
- Short-term versus long-term staffing resources
- On call contract?
- Long-term goal: in-house sidewalk maintenance program?

Policy approaches

Approach	Cost to City	Effectiveness	Risk	Equity
City maintains all sidewalks	Medium	High*	Low	High
Cost sharing	High	Medium	Medium	Medium
Fix with sale	High	High?	Low	Medium
Existing w/grant program	Medium	Low	High	Medium
No change	Medium	Low	High	Low

**Depending on funding*



Discussion

Thank you!
