

# SIDEWALK MAINTENANCE PROGRAM

City of San Rafael Public Works Department

# SIDEWALKS IN SAN RAFAEL

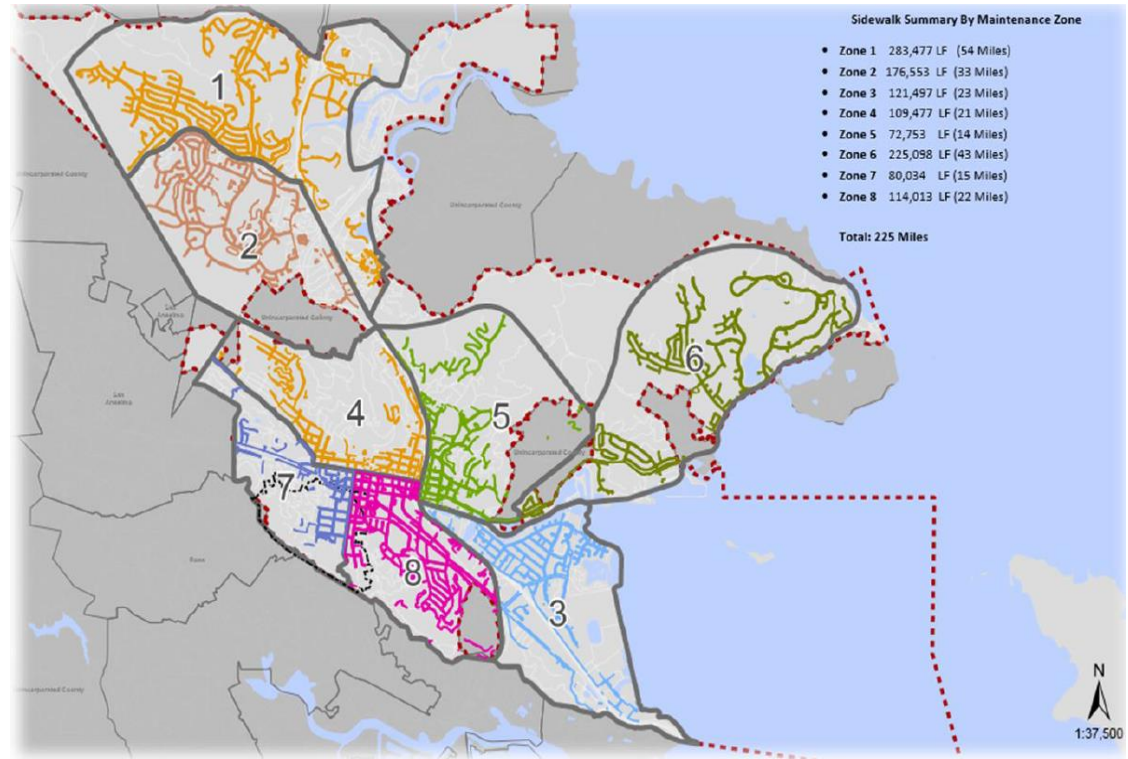
- ❑ Over 275 miles of sidewalks within the City
- ❑ San Rafael is a tree city. Thousands of trees line the sidewalks
- ❑ Many flags of sidewalk are uneven, present tripping hazards, and do not meet ADA requirements (1/2 inch offset maximum)
- ❑ State law (California Streets and Highway Code) requires adjacent owner to maintain sidewalks and trees such that they will not endanger persons or property or interfere with public convenience

## Estimated Costs of Repair

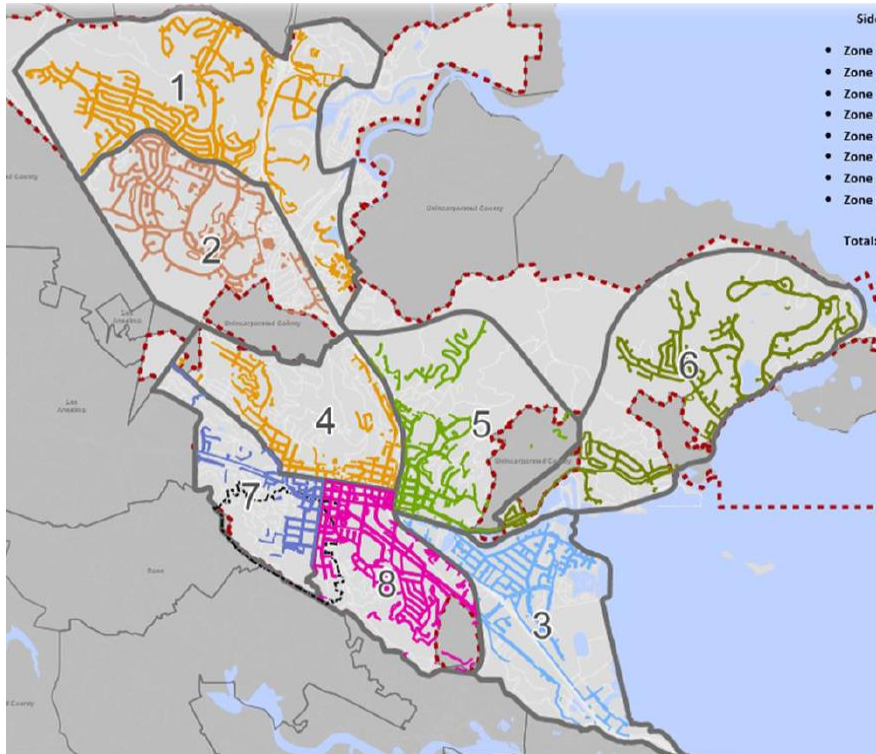
- ❑ Sidewalk replacement ranges from \$10 to \$20 per square foot
- ❑ Root trimming is \$250-\$500 (if needed)
- ❑ Tree removal/replacement is expensive (\$1,000 +)

# SIDEWALK ASSESSMENT

- Inspected five sidewalk miles in each zone for uneven flags  $\frac{1}{2}$ " or greater
- Identified flags that require removal and replacement
- Identified if trees are the cause of sidewalk damage



# SIDEWALK ASSESSMENT RESULTS



Zone	Failed Sidewalk Flags	Repaired via Sawcutting (% of Failed Flags)	Removal and Replacement (% of Failed Flags)
1	972	92%	8%
2	601	97%	3%
3	620	88%	12%
4	567	90%	10%
5	1,315	91%	9%
6	1,075	96%	4%
7	972	87%	13%
8	1,160	93%	7%
<b>Citywide</b>	<b>7,282</b>	<b>92%</b>	<b>8%</b>

# PUBLIC OUTREACH

- ❑ Public Works held three public meetings to have an open discussion with San Rafael residents about the condition of sidewalks and input for a plan moving forward.
- ❑ A survey was conducted to determine residents' thoughts about a sidewalk maintenance program (sidewalk repairs and tree trimming) and how it should be funded.
- ❑ In total, 378 responses were received.



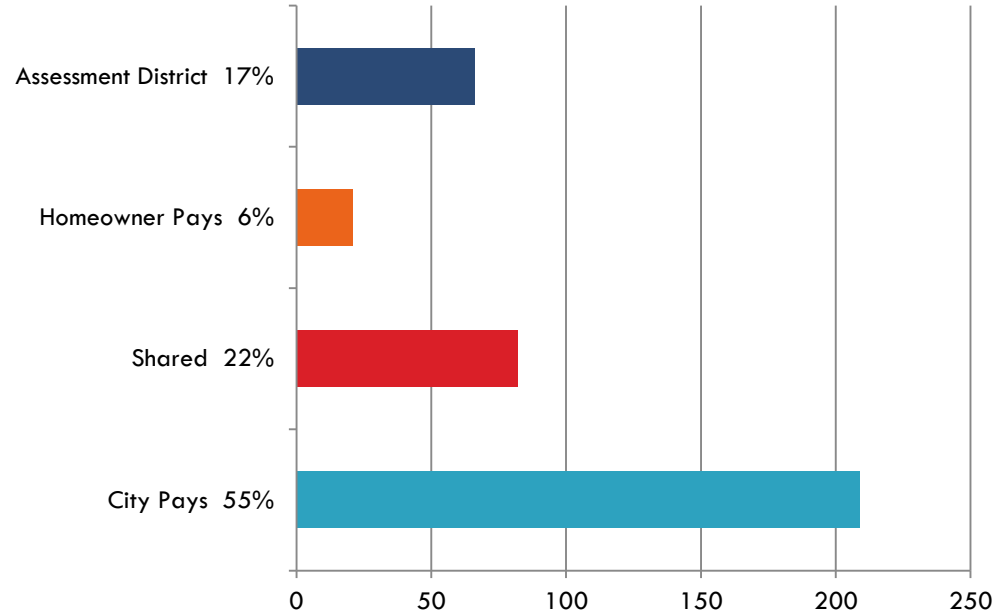
# SURVEY RESULTS

Create tax assessment district  
or parcel tax

Private pays 100% of costs as per  
State code

Public and Private share costs to a set  
amount; Private responsible for  
remainder of costs above  
set amount \*

Public pays 100% of costs



\* Several surveys suggested that Private should have a defined cost and Public pays the remainder

# PRIVATE PAYS

## Pros

- Follows California Streets & Highways Code 5610, consistent with the majority of other communities
- Funds remain available for other CIP projects

## Cons

- Financial burden on Private
- Multiple contractors may result in lack of consistency

# SHARED COSTS

## Pros

- ❑ Lessened financial impact to homeowners
- ❑ Lessened financial impact to other City services (vs. City pays)
- ❑ Consistent quality w/ single contractor

## Cons

- ❑ Financial burden to the City
- ❑ Reduces capital funding for annual street resurfacing and other ROW projects.
- ❑ Limited annual budget for work requires a lottery or other system
- ❑ Will require determination of defined financial maximum for Public or Private



# PUBLIC PAYS

## Pros

- Uses one contractor to replace/repair damaged sidewalks (cost savings and efficiency)
- Using one contractor will result in consistent quality of work
- Financial relief to Private

## Cons

- Financial burden to the Public
- Reduces capital funding for annual street resurfacing and other ROW projects.
- Or requires new source of funds

# ASSESSMENT DISTRICT or PARCEL TAX

## Pros

- ❑ Private will be assessed or taxed equally or by street frontage
- ❑ Funds are still available for other CIP projects such as resurfacing
- ❑ Still can have one contractor do sidewalk in front of multiple homes
- ❑ Puts Public in control of sidewalk repair and tree maintenance

## Cons

- ❑ Requires agreement of the involved districts or the entire City
- ❑ With AD, each district will have a unique fee to cover costs in that zone
- ❑ Takes time to put in place (needs to go to vote)

# DISCUSSION

- Rough order of magnitude cost upwards of \$10 million
- Private pays is the least favored 6%
- Public Pays is the most popular 55%
- Shared Cost & Assessment District or Parcel tax are similar 22% and 17%
- If Public sets aside \$250,000...
  - ▣ At \$1000 per house = 250 houses per yr
  - ▣ Upwards of 10,000 parcels with sidewalks
- Assessment District or Parcel Tax will take time and Private approval to put in place
- Assessment District is not a City wide solution