

# CITY OF MOUNT VERNON SIDEWALK REPLACEMENT PROGRAM

Sidewalks are an important part of our community's mobility and livability. In almost every situation, sidewalks are dedicated public rights of way.

Many property owners may not know that normal repair and maintenance of public sidewalks is the responsibility of the abutting property owner, occupant or agent. In order to assist property owners in meeting this responsibility and to improve the overall safety of the public sidewalk system, the City has established a "*Sidewalk Replacement Program*." This program is a collaborative effort between property owners and the City to replace eligible sidewalks; provided the benefiting property owner is willing to pay for material and disposal costs.

Property owners that would like to be considered for the *Sidewalk Replacement Program* may call the City's Public Works Office at (360) 336-6204, submit a written request to the City of Mount Vernon, Public Works Dept., at 1024 Cleveland Ave, Mount Vernon, WA 98273 or email a completed request to [mvengineering@mountvernonwa.gov](mailto:mvengineering@mountvernonwa.gov).

Once a request has been submitted, the City will complete a Sidewalk Replacement Inspection Assessment and schedule a meeting with the property owner to review the results and discuss the property owner's responsibilities which include:

- Possible ROW permit
- Tree, tree root and affected slab removal
- Installation of Crushed Surface Top Course (CSTC)

Once the property owner has completed their responsibilities, they must notify the City who will then compile an estimate of the costs to replace the affected sidewalk. Once the estimate is signed by the Property owner, it will be added to the Sidewalk Replacement Program list and the affected sidewalk will be replaced as soon as practical.

Please recall the property owners are responsible for material expenses and the City is responsible for labor expenses. Payment for work will be due once the sidewalk work has been completed.

## SCHEDULE OF SIDEWALK WORK

The City's Public Works Director determines the scheduling and priority of sidewalk replacements based on the need to most effectively improve public safety and benefit. Examples of the factors that will be considered in ranking projects are:

- severity of safety hazards;
- volume of pedestrian traffic;
- visibility of condition;
- length of time the condition has existed
- availability of City resources

Depending upon the availability of City resources and the demand for program services, the time required for a sidewalk to be constructed may be a lengthy period. During this time period, property owners retain their normal responsibilities for the condition of the abutting public sidewalk. For this reason, property owners may need to perform interim measures to mitigate sidewalk hazards, such as asphalt ramps, grinding or placement/replacement of CSTC.

Sidewalk work eligible to be performed by the City includes all public sidewalks and sidewalk sections of driveways that are located on City right-of-ways or City easements. Work will be solely for the purpose of repair and maintenance of existing sidewalks to a reasonably safe condition, or installation of new sidewalks when permitted under this program. Work will not take place in areas outside the City right-of-ways or easements, except minor accessory work that is needed to match grades of the replaced sidewalk with existing ground and facilities.

Properties with existing curbs but no sidewalks are eligible for installation of a new sidewalk using this program.

Properties where there are no existing curbs or sidewalks are not eligible for this program.



## FREQUENTLY ASKED QUESTIONS

### **Is a landowner responsible to replace and repair sidewalks removed by the City or a utility?**

Under normal circumstances, the City, developer, and/or other utilities must replace sidewalks that are removed or damaged while constructing utility and infrastructure projects under their control.

### **Is the property owner responsible for sidewalk damaged by trees in the right-of-way?**

Property owners are normally responsible for sidewalk repairs even though the damage may have been caused by trees in the public right-of-way.

### **Are there other options available for completing work?**

Abutting property owners may need to proceed with sidewalk repairs on their own, because of scheduling limitations for the City's sidewalk replacement program. In this situation, property owners would need to obtain a right-of-way permit before proceeding with the sidewalk replacement. This permit can be obtained from the City's Development Services Department for a minimal permit fee, (360) 336-6214.

All work must be done in accordance with City standards and specifications. Any work done in the right-of-way must be inspected by a City representative.

### **Will the City replace landscaping?**

Landscaping damaged by the City's sidewalk replacement work will be restored as part of the sidewalk work. The City will restore landscaping as near to its original condition as is feasible.

City of Mount Vernon  
Public Works Department  
1024 Cleveland Ave  
Mount Vernon, WA 98273



Public Works Department

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