

Concrete and Asphalt Services for Redevelopment Projects

Purpose:

The intent of this policy is to provide safe, consistent, and structurally sound sidewalks for pedestrians, and crossings for vehicles within The City road right of way during the course of development of the adjacent property.

Definition:

Development for the purpose of this policy, is defined as the construction of an addition or replacement building on an adjacent property.

Policy Statement(s):

The Developer will be advised of the following options for installation, repair, or replacement of concrete and asphalt surfaces within the right of way:

1. Where concrete or asphalt on City property is damaged by either building demolition or construction on adjacent private property, and the concrete or asphalt has been designated as Priority 1 (under Public Works Policy 4601), The City will be responsible for the entire repair or replacement cost to the same standard that existed prior to sustaining the damage.
2. Where concrete or asphalt on City property is damaged by either building demolition or construction on adjacent private property, and the concrete or asphalt has been designated as Priority 2 or 3 (under Public Works Policy 4601), the Developer will be responsible for the entire repair or replacement cost to the same standard that existed prior to the damage.
3. Where concrete or asphalt on City property must be installed, altered, or replaced at the request of the Developer due to the requirements for a new building (such as new, widened, or relocation of driveway crossings), or as a condition of either a City Development Permit or Building Permit, the Developer will be responsible for the entire cost of the alterations.

NOTE: In conjunction with the options noted above, the Public Works Department will conduct a visual inspection of the existing concrete prior to either a

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Demolition Permit or a Development Permit being issued, to establish the priority rating.

- a. If The City requires an enhanced design in addition to what originally existed, The City will contribute the additional cost.
- b. If the Developer requests an enhanced design of the concrete or asphalt installation or replacement, and the request is approved by The City, the Developer will contribute the additional cost.
- c. If the Developer requests the widening or changing of residential, commercial, or industrial driveway crossings where there is no development involved, the Developer will be responsible for the entire cost.

Authority/Responsibility to Implement:

The City Manager will ensure the policy requirements are met and updated as required.

Document History:

Approved: March 9, 1998
Administrative Revision (new template): March 9, 2010