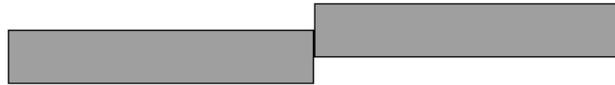




**WHAT IS CONSIDERED A HAZARD?**

One or more of the following hazard types were identified on the sidewalk adjacent to your property.

**VERTICAL SEPARATION** – Part of one panel is higher than the panel next to it, or a panel has broken and a piece of the panel is higher than the adjacent piece – causing a tripping hazard. Vertical separations of a half-inch or greater are marked for repair.



**HORIZONTAL SEPARATION** – A gap or opening between concrete panels or bricks, or between a cracked concrete panel. Horizontal separations of a half-inch or greater are marked for repair.



**DETERIORATION** – Deteriorations to the surface in any manner, including spalling, scaling, cracking or delamination, which might catch the foot are marked for repair.



**PEAKING AND/OR DIPPING** – Adjacent concrete panels peak or dip more than three inches in relation to the established sidewalk grade.



**VEGETATIVE OBSTRUCTION** – Overgrown trees or tree roots, plants, shrubs, grass or any other vegetation that hinders or prevents use of the sidewalk.



If you believe a hazard was marked on the sidewalk adjacent to your property that does not fall into one of these categories, an appeal can be made by submitting an Appeal Form online at [lawrenceks.org/sidewalk-improvement/](http://lawrenceks.org/sidewalk-improvement/).



# 2024 SIDEWALK IMPROVEMENT PROGRAM

## Property Owner Informational Brochure



If you are a tenant of this property, please forward this brochure to the property owner.

**FREQUENTLY ASKED QUESTIONS**  
FAQs about the program are answered online at [lawrenceks.org/sidewalk-improvement/](http://lawrenceks.org/sidewalk-improvement/)

[lawrenceks.org/sidewalk-improvement](http://lawrenceks.org/sidewalk-improvement)

**CONTACT**  
Municipal Services & Operations Customer Service  
☎ 785-832-7800  
✉ [MSO@lawrenceks.org](mailto:MSO@lawrenceks.org)

If you received this brochure, a sidewalk hazard was identified adjacent to your property as part of the Sidewalk Improvement Program and is in need of repair.

### ABOUT THE PROGRAM

The Sidewalk Improvement Program aims at providing safe sidewalks for all Lawrence residents—from kids going to school, to older residents walking to the market, to walkers and joggers of all ages, and especially to our residents with disabilities—by eliminating tripping hazards.

Kansas Statute and City Code require property owners to maintain the sidewalk adjacent to their property, and the Sidewalk Improvement Program assists in those efforts by identifying the hazards and providing technical and financial assistance (when applicable).

### FINANCIAL ASSISTANCE

There are two types of financial assistance available for qualifying property owners who utilize the City's contractor and submit applications.

- **INCOME-BASED ASSISTANCE** - The City funds 100% of repair costs for residential owner-occupied properties that meet an income threshold of less than 80% of area Median Family Income based on US Housing & Urban Development guidelines.
- **COST-SHARING GRANT** - The City provides partial financial assistance for residential owner-occupied properties with sidewalks adjacent to multiple edges of property (i.e., corner lot).

**ELIGIBILITY:** Interested property owners must utilize the City's contractor and fill out the appropriate application to be eligible. More information and applications are available online at [lawrenceks.org/sidewalk-improvement/](http://lawrenceks.org/sidewalk-improvement/).

### 2024 KEY DATES

- **JUNE 1** - By this date, property owners will receive an inspection report and responsibility to repair letter
- **AUGUST 31** - Self-Repair Deadline
- **FALL** - City Contractor Repair Period
- **EARLY 2025** - Bills mailed to property owners who utilized City's Contractor

### HOW THE PROGRAM WORKS

1. A data-driven process is utilized to identify priority sidewalk routes for inspection and repair.
2. City staff inspects sidewalks on identified routes looking for sidewalk hazards, marking hazards with paint.
  - **WHITE PAINT** - Hazard caused by City-owned infrastructure (manholes, street tree roots, etc.) and will be repaired by the city. Property owners are not responsible for these repairs and will not be billed.
  - **PINK PAINT** - Hazard that is the responsibility of the adjacent property owner to repair according to City Code.
3. Property owners will receive a notification via mail no later than the above date informing them of their responsibility to repair sidewalk hazards adjacent to their property.
4. Property owners may hire a contractor or perform self-repairs prior to the self-repair deadline date above. If repairs are not made by the deadline, the City's selected contractor will perform the repairs and the property owner will be billed.



### UTILIZING CITY CONTRACTOR

The City understands that hiring a contractor for concrete repairs may be difficult, which is why we allow property owners to let the City's contractor do the work. In doing so, property owners see a number of advantages, including:

- Favorable pricing due to economies of scale.
  - In **2019**, the City's contractor charged \$7.00 per square foot of concrete.
  - In **2021**, the City's contractor charged \$5.85 sq/ft.
  - In **2022**, the City's contractor charged \$11 sq/ft.
  - In **2023**, the City's contractor charged \$11.57 sq/ft.
- The City solicits competitive bids by preparing a bid package with all properties utilizing the city's contractor.
- City manages the project (permitting, utility coordination and contractor oversight).
- One-year warranty on repair work.
- Financial Assistance for qualifying participants.
- Potential five-year payback period through property tax bill. Bills that are unpaid by the due date will be applied to property taxes in five annual installments with 4% interest.

\*Past prices are not an indication of future prices and are provided for informational purposes only.

### SELF-REPAIR

The City understands that some property owners would rather complete the work themselves, or hire their own contractor to do the work. Those who wish to do so must:

- Ensure work meets City standards, specifications and Code requirements.
- Acquire appropriate permits.
- Coordinate with City staff for inspection following the completion of the repairs.

Property owners who wish to utilize the City's contractor do not need to inform the City of their intent. Properties with sidewalk hazards remaining following the self-repair deadline will automatically be included in the City's bid package.

Should the repairs not pass inspection, the property owner would be required to do further maintenance until the sidewalk meets specifications. These repairs are not eligible for program benefits, including contractor pricing, financial assistance, warranty, inspections or extended payback period through property taxes.

Property owners who plan to self-repair or hire their own contractor should contact Municipal Services & Operations Customer Service to discuss the work.