

# City Hall Parking Lot Slurry Seal: Purpose, Benefits & What to Expect

*Public Works & Facilities Committee  
September 4, 2025*

# Why We Slurry Seal

Extends pavement life by sealing cracks and preventing water infiltration

Restores skid resistance for safer driving and walking

Protects against oxidation and environmental wear

Cost-effective preventive maintenance — delays costly reconstruction

Improves aesthetics with a uniform, fresh surface

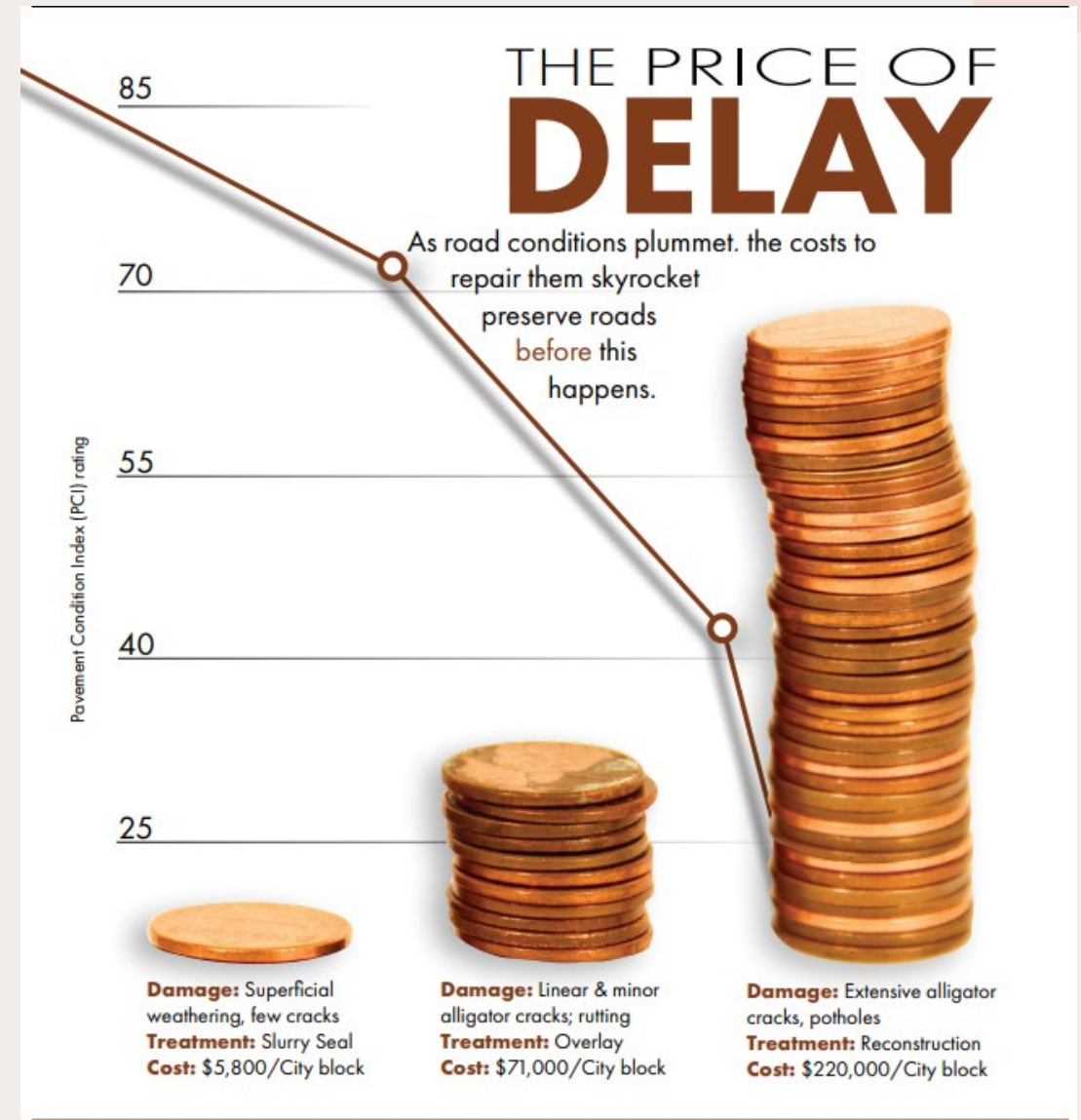
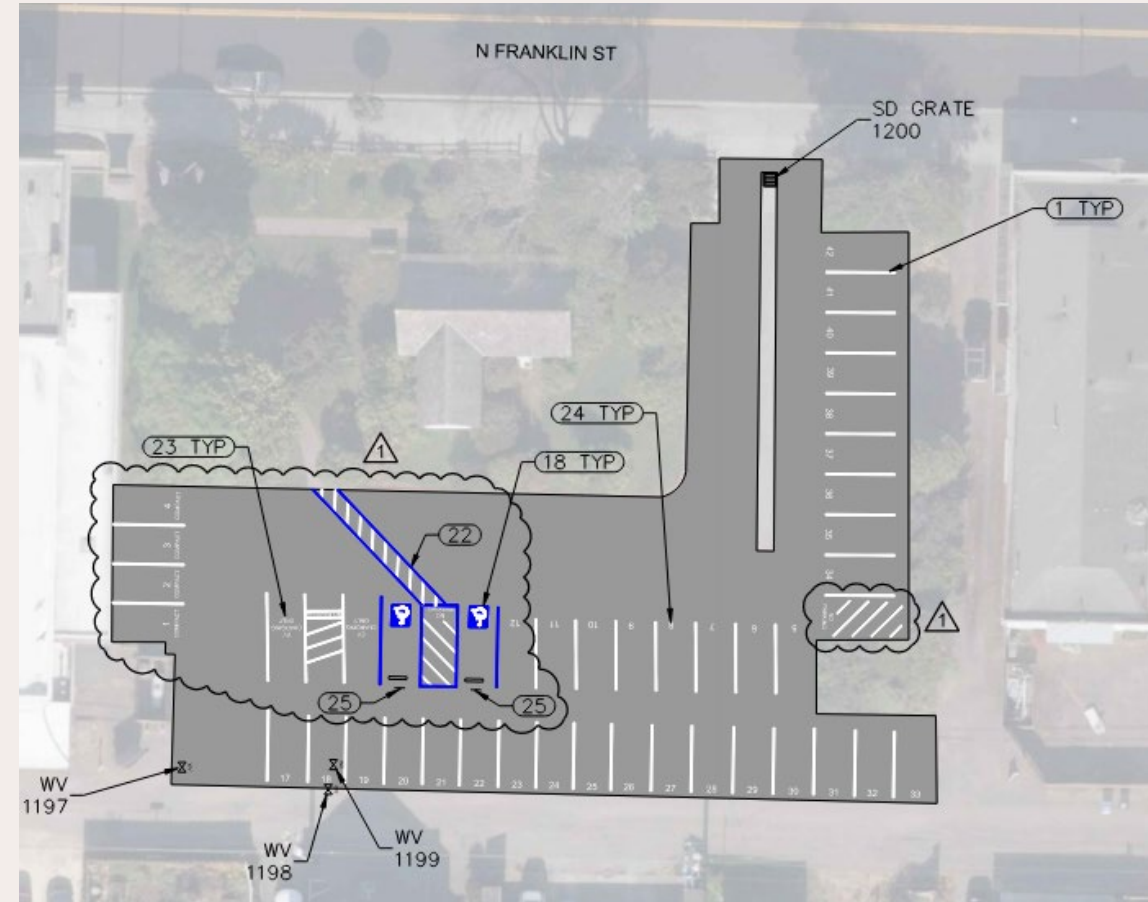


Photo from City of Kirkland Washington "Street Saver"

# Project Timing & Logistics

- Target application window: September 16th-19th
- Weather requirements: 55°F and rising, dry conditions for optimal curing
- Traffic control: Lot closed during application and curing (closed through the weekend and reopening Monday)
- Public notice: Signage and staff communications in advance



# Sealed roads smooth out with time, traffic & sweepings

One week later ...



Seven months later ...



One year later ...



## What to Expect Immediately After Application

- Color change from light brown (wet) to dark black (dry)
- Surface vulnerable to marring from sharp turns or stationary wheel rotation
- Loose aggregate (fine gravel) may appear — normal during wear-in period
- Minor surface variations or streaks — cosmetic, blend over time

# 24-48 Hours After Install



## Protecting Your Street's New Surface

- Wet and freshly dried treatments are vulnerable to damage from vehicles
- The marks shown are from driving and hard turning on a fresh slurry seal
- Most of this type of marring will blend in in time
- This wear-in also applies to the initial surface texture - note the texture difference once the road has worn in

## TIPS:

- Avoid sitting still and turning your wheels or cutting the steering wheel hard like when backing out of a driveway.

# Common Concerns & Clarifications

Concern	Explanation	Status
Surface variations	Cosmetic, blend over time	Normal
Tire marks	Fade with traffic	Normal
Loose gravel	Expected during wear-in	Normal
Color fading	Natural oxidation	Normal
Raveling	Only a concern if severe	Monitor
Pooling water	Pre-existing grade issue	Not caused by slurry

Staff and Construction Management Team will be actively monitoring should issues arise that are not within normal application tolerances and address FAQs

# PAVEMENT PRESERVATION



## Slurry Seal

A preventive or corrective maintenance surface treatment composed of a mixture of aggregate, emulsified asphalt, mineral filler, additives and water. The slurry seal improves road surface texture and seals and protects the pavement.

- Extends pavement life by 6–8 years
- Improves safety and appearance
- Reduces long-term costs
- Demonstrates proactive stewardship of public infrastructure