



**BRICK STREETS + SIDEWALKS
POLICY SUBCOMMITTEE
MEETING #3**

Meeting purpose

Discuss Draft Policy-- **Where we left off from Policy Direction discussions:**

- **Brick Sidewalk**

- Existing brick sidewalk permitted **anywhere** – so long as meeting safety standards
- Historic areas we *desired* more brick sidewalk – but not **require** property owners to build them
- Allow properties with concrete sidewalk to build brick sidewalk if they're in an area with a lot of brick sidewalk
- Some areas are not appropriate for brick sidewalk due to slope/ other site conditions.
- Staff would create an “enhanced” spec for sidewalk installation for review.

- **Brick Street**

- Exposed brick street should be protected, especially in residential areas
- Bricks are not a renewable resource, the policy could address areas where bricks can be “farmed” or salvaged and the proper treatment of this historic asset.
- Desire for covered brick streets to be uncovered – understanding this may be an effort tackled later due to time constraints and limited funding.
- Staff would create specifications for brick street design for review.

COMMUNITY FEEDBACK

A survey was available April 4 – April 19

176 responses were received

The survey asked respondents to rank a set of ten values from 1-10 to help [us] understand how they prioritize conflicting values. Results are as follows:

Priorities for Brick Sidewalks

1. **Safety**
2. **Accessibility**
3. **Sustainability**
4. Tradition
5. Charm
6. Uniqueness
7. Cost
8. Community
9. Equity
10. Efficiency

Priorities for Brick Streets

1. **Safety**
2. **Sustainability**
3. **Tradition**
4. Charm
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6. Uniqueness
7. Accessibility
8. Community
9. Efficiency
10. Equity

DRAFT POLICY DISCUSSION

*Be sure to consider public feedback

POLICY DISCUSSION (BRIEF OVERVIEW)

Sidewalks Decision Points

Location Criteria

- **Historic Districts + Overlay Districts**
- **Historic Districts + Block majority**
- **Original Townsite**

Installation style

- **Brick above AB-3 Base**
- **Brick above Concrete Base**

Streets Decision Points

Location Criteria

***Preservation Status Map**

Stone Curbs

***like for like**

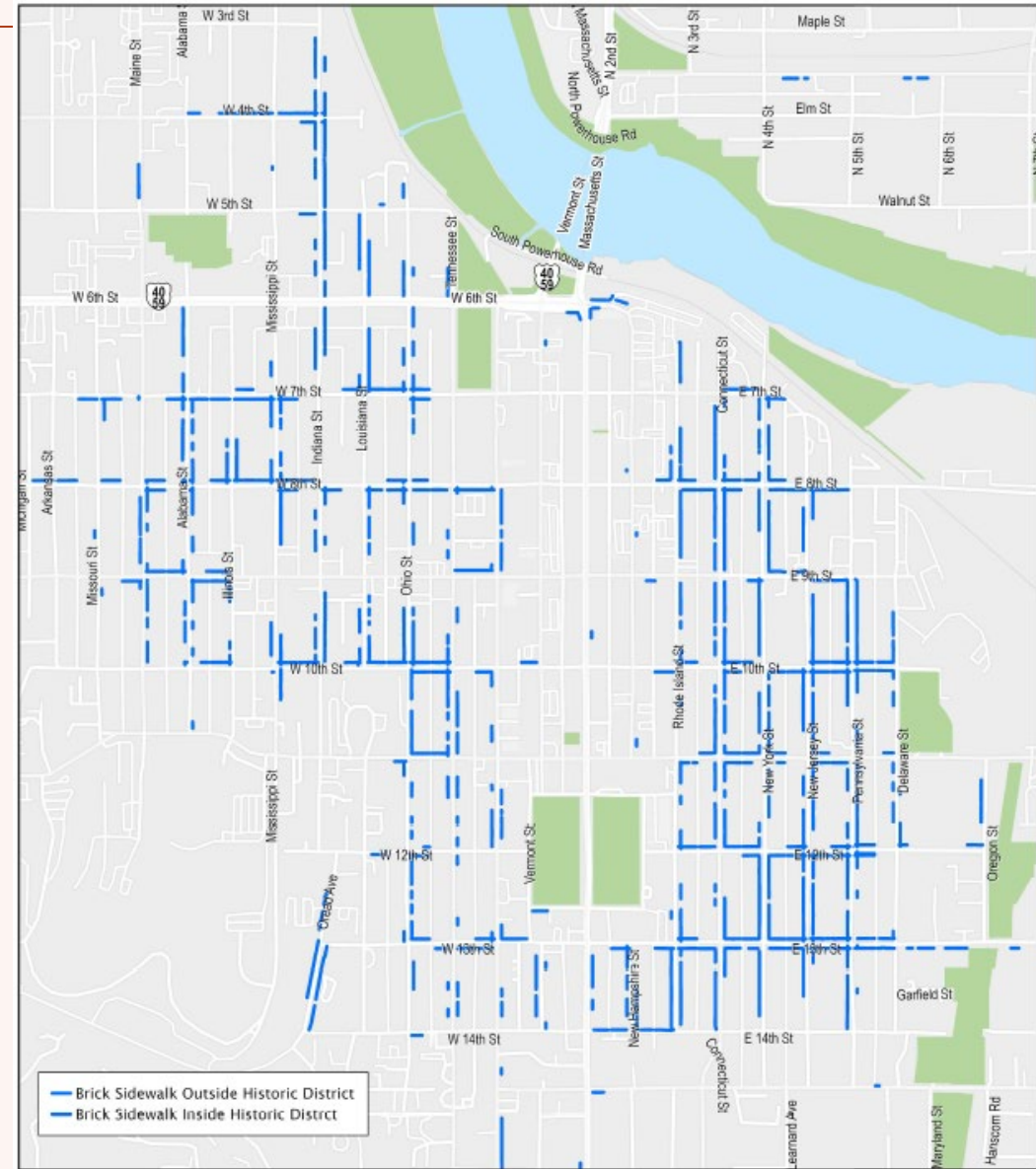
***concrete unless specific conditions**

POLICY DISCUSSION - SIDEWALK

Where brick sidewalks are adjacent to developed property, they must be properly installed and maintained to meet accessibility standards.

Wherever existing brick sidewalks remain in good condition, they should be preserved.

However, when brick sidewalks have fallen into disrepair and do not meet [MSO Design Criteria](#) or Public Rights-of-Way Accessibility Guidelines (PROWAG) they shall be reconstructed to the standards described in this policy.



POLICY DISCUSSION - SIDEWALK

Location Criteria - Option A

When a brick sidewalk in an **area identified by policy map** is determined to not meet accessibility standards (PROWAG)... Property owner makes determination of whether to replace sidewalk with:

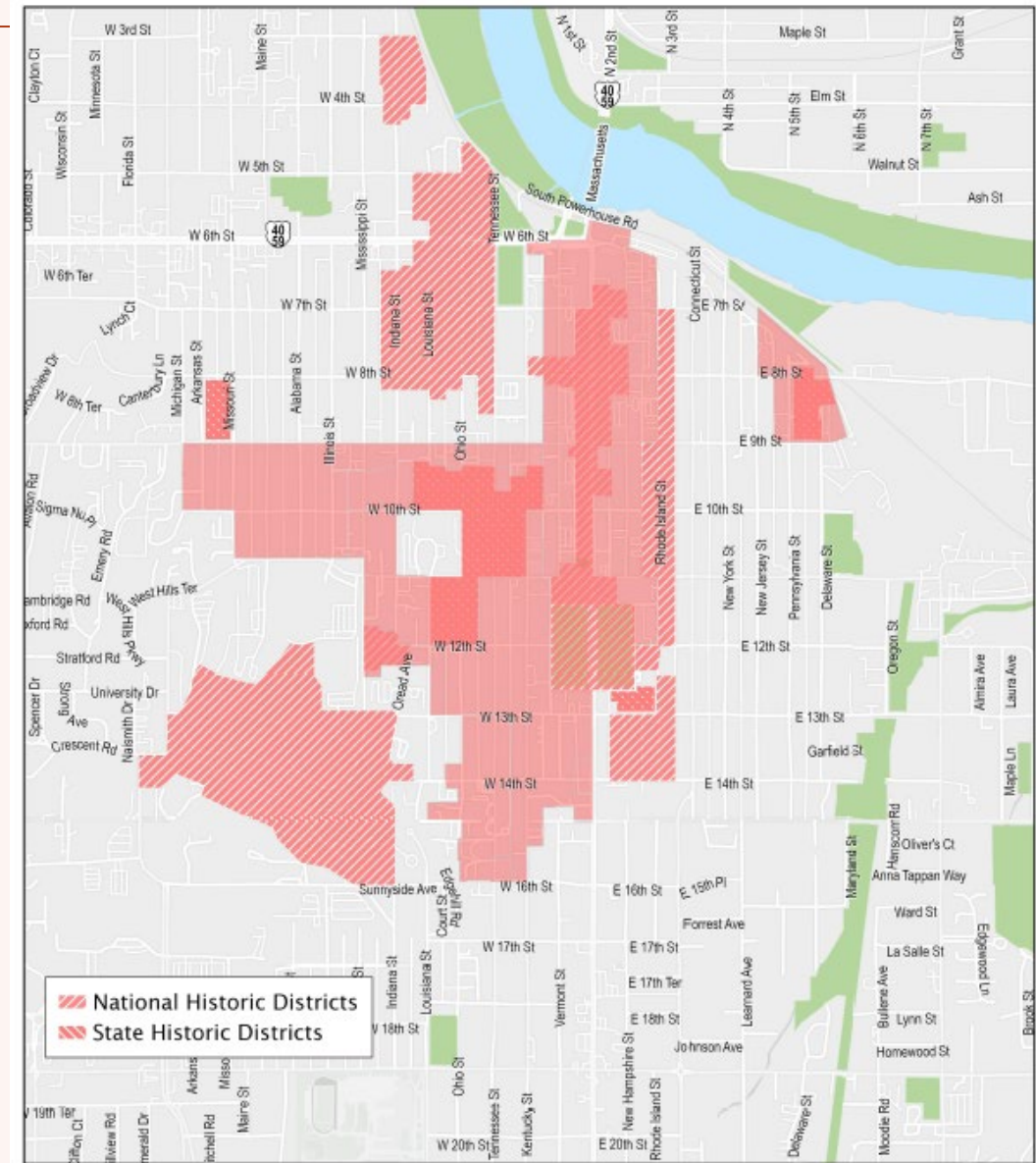
- concrete or
- enhanced brick sidewalk specifications

Property location:

	Brick Sidewalks	Concrete Sidewalk
Inside local, state, or nationally designated historic district	P*	P
Inside an urban conservation overlay zoning district or historic district overlay zoning district	P*	P
Outside of historic district and outside of overlay districts	NP	P

P = Permitted, NP = Not Permitted

*Conditional permission dependent on site conditions



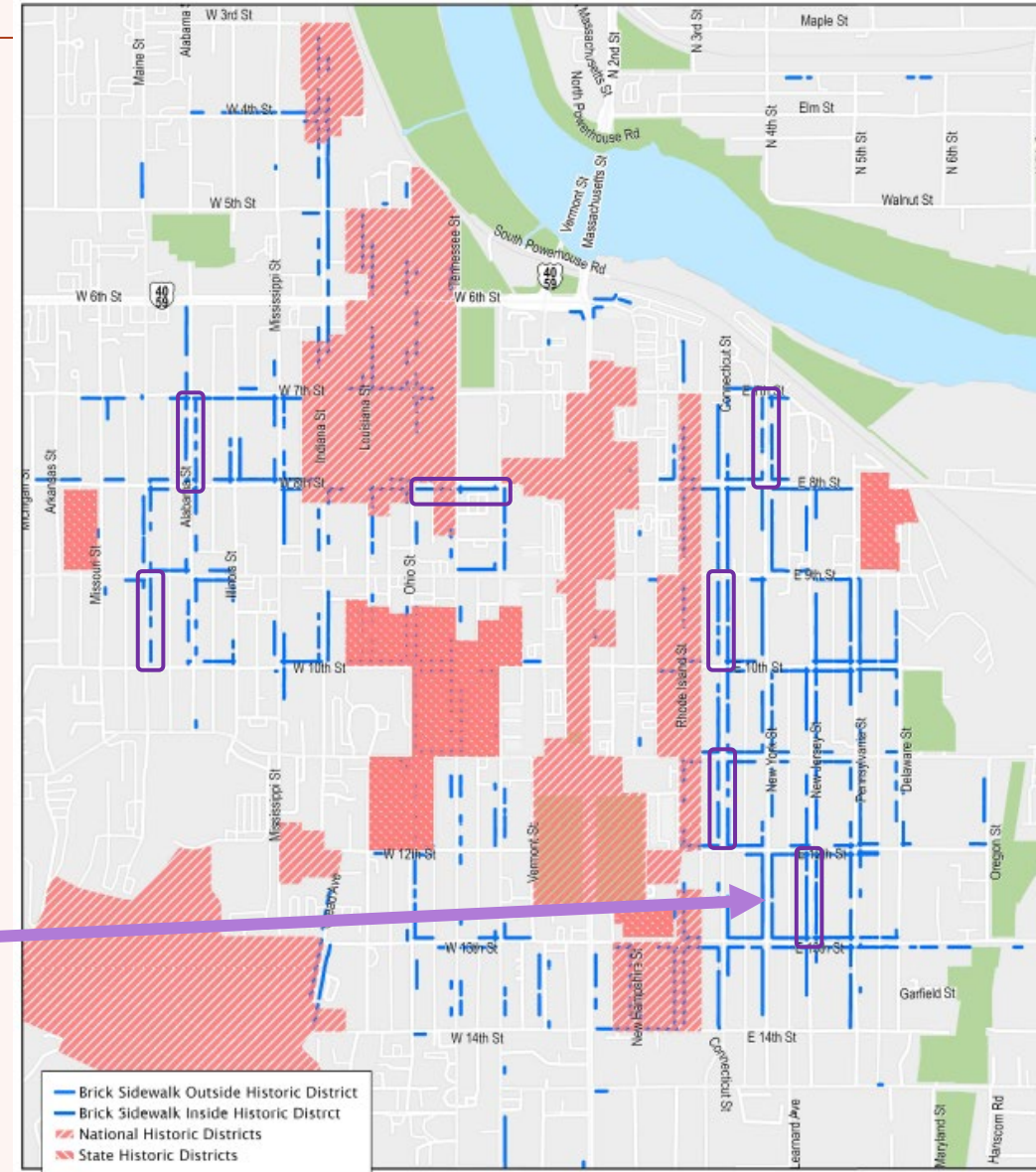
POLICY DISCUSSION - SIDEWALK

Location Criteria – Option B

Policy Map + determination necessary when a property owner has an existing concrete sidewalk & wants to have a brick sidewalk ~ 51% of properties on block have existing brick sidewalks.

Property characteristics:	Brick Sidewalks	Concrete Sidewalk
Located inside local, state, or nationally designated historic district	P*	P
Existing brick sidewalk	P*	P
Located on a block where a majority of properties have existing brick sidewalks	P*	P
Without existing brick sidewalk, located outside of historic district and not located on a block with a majority of properties with existing brick sidewalk	NP	P

P = Permitted, NP = Not Permitted
 *Conditional permission dependent on site conditions



POLICY DISCUSSION - SIDEWALK

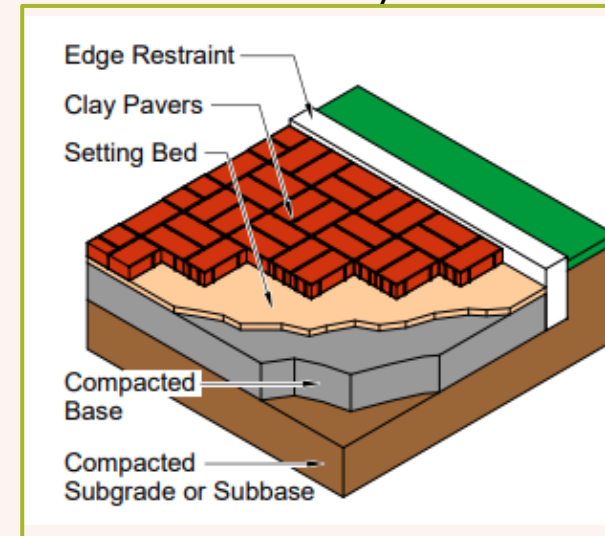
Installation

When a brick sidewalk in an area identified by policy map is determined to not meet accessibility standards (PROWAG)...

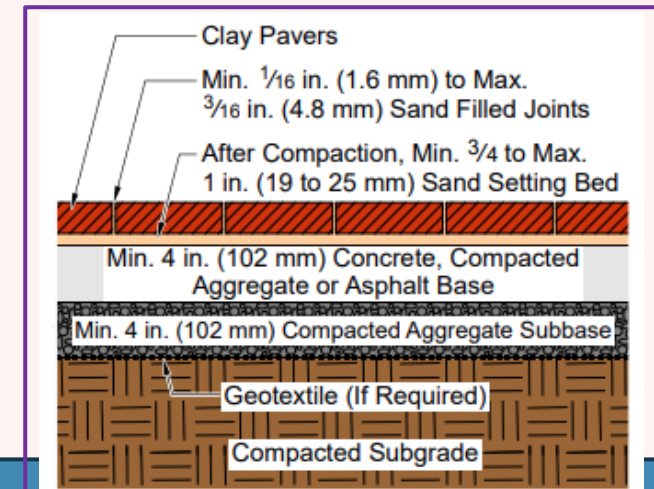
Comparison of Pavements Made with Clay Pavers

Clay Pavers On:	Advantages	Disadvantages
Sand Setting Bed on Aggregate Base	<ul style="list-style-type: none"> Most durable Cost-effective Easy access to repair underground utilities Good as overlay to existing asphalt or concrete pavement Allows use of semi-skilled labor Can be designed as a permeable pavement when open-graded aggregates are used 	<ul style="list-style-type: none"> Intensive cleaning may erode joint sand May require a thicker base
Sand Setting Bed on Asphalt Base	<ul style="list-style-type: none"> Good as overlay to existing asphalt pavement 	<ul style="list-style-type: none"> Intensive cleaning may erode joint sand
Sand Setting Bed on Cement-Treated Aggregate Base	<ul style="list-style-type: none"> Good over poor soils or in small, confined areas Good as overlay to existing concrete pavement 	<ul style="list-style-type: none"> Intensive cleaning may erode joint sand
Sand Setting Bed on Concrete Base	<ul style="list-style-type: none"> Good over poor soils or in small, confined areas Good as overlay to existing concrete pavement 	<ul style="list-style-type: none"> Intensive cleaning may erode joint sand Requires good drainage above base Susceptible to greater offset with subgrade movement
Bituminous Setting Bed on Asphalt Base	<ul style="list-style-type: none"> Reduced horizontal movement and uplift Enhanced water penetration resistance 	<ul style="list-style-type: none"> Repairs are more difficult and expensive Little tolerance for paver thickness variations or inaccurate base elevations
Bituminous Setting Bed on Concrete Base	<ul style="list-style-type: none"> Reduced horizontal movement and uplift Enhanced water penetration resistance Good over poor soils or in small, confined areas 	<ul style="list-style-type: none"> Repairs are more difficult and expensive Little tolerance for paver thickness variations or inaccurate base elevations
Mortar Setting Bed Bonded to Concrete Base	<ul style="list-style-type: none"> Greater tolerance for paver thickness variations or inaccurate base elevations Can be used on steeper slopes and with greater vehicle speeds Drainage occurs on the surface 	<ul style="list-style-type: none"> Movement joints must align through entire paving system Least cost-effective Mortar joint maintenance required Repairs are most difficult and expensive
Mortar Setting Bed Unbonded to Concrete Base	<ul style="list-style-type: none"> Greater tolerance for paver thickness variations or inaccurate base elevations Movement joints in setting bed and base are not required to align Preferred when used over elevated structural slab 	<ul style="list-style-type: none"> Bond break must be used to avoid stresses caused by horizontal movement between layers Least cost-effective Mortar joint maintenance required Repairs are most difficult and expensive

Option A



Option B



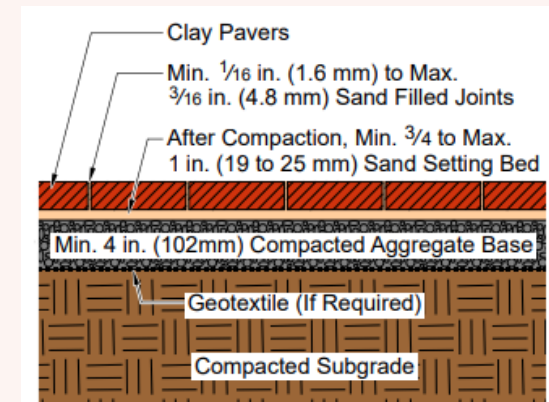
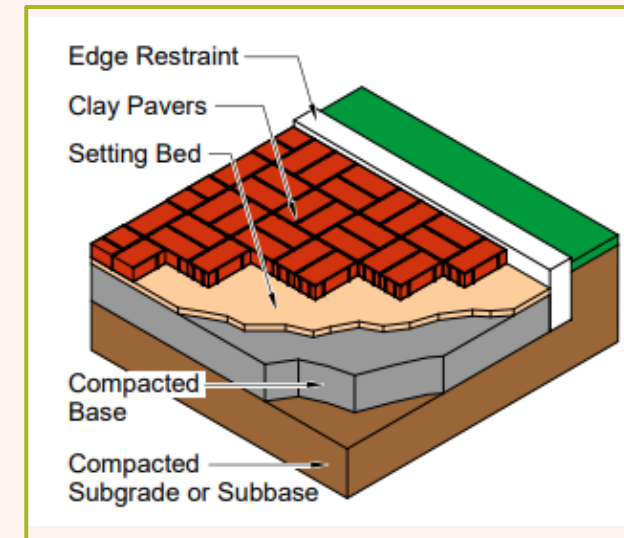
POLICY DISCUSSION - SIDEWALK

Installation – Option A

When a brick sidewalk in an **area identified by policy map** is determined to not meet accessibility standards (PROWAG)...

Option A: Compacted AB-3 base

- Supported by City Engineer
- Used on brick sidewalk along E 9th Steet where city re-installed brick sidewalk
- Brick Industry Association remarked as “most durable”
- Lowest cost solution meeting ADA standards
- Less excavation required (kinder to tree roots)
- AB-3 is an aggregate material which “locks” into place similar to concrete after properly compacted & treated.



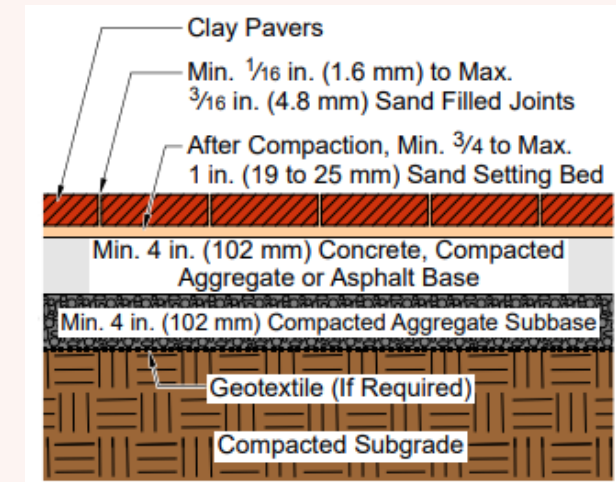
POLICY DISCUSSION - SIDEWALK

Installation

When a brick sidewalk in an **area identified by policy map** is determined to not meet accessibility standards (PROWAG)...

Option B: Concrete base

- Used on sidewalk work along Kentucky Street
- Used in downtown applications of intersection plazas
- Brick Industry Association remarked as “good in confined areas”
- Approximately 2-6X the cost of AB-3 Base Brick Sidewalk
- More excavation required (8”)
- Concrete may be more resilient to high foot traffic + vehicle traffic

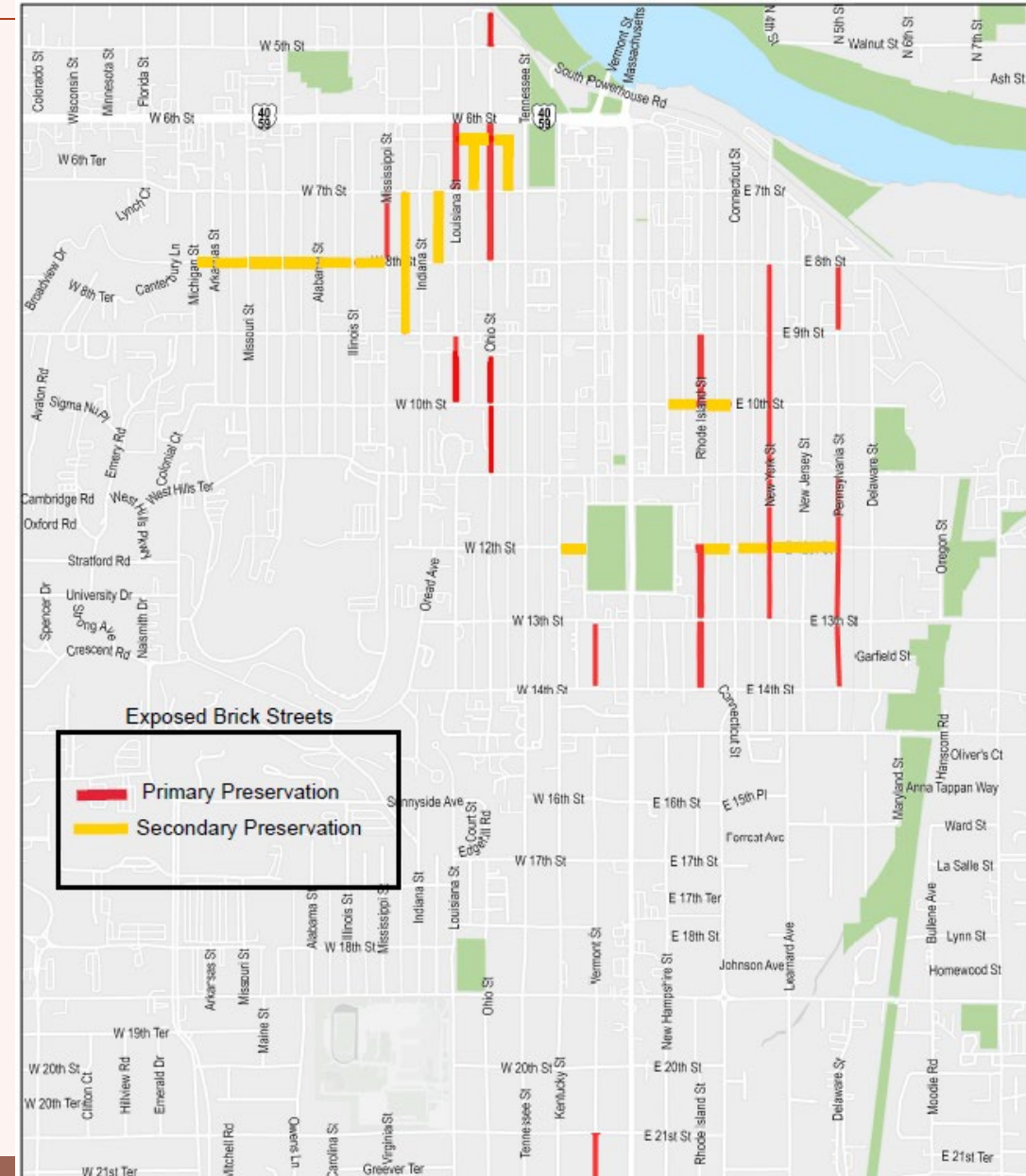


POLICY DISCUSSION - STREET

Location Criteria

Primary Preservation: Exposed brick streets with primary preservation status shall remain brick and may not be covered with asphalt.

Secondary Preservation: Exposed brick streets with secondary preservation status should remain brick but may be redeveloped with city standard materials street should the bricks need to be salvaged for another project or if the safety of the street is deemed unacceptable by the City Engineer.



POLICY DISCUSSION - STREET

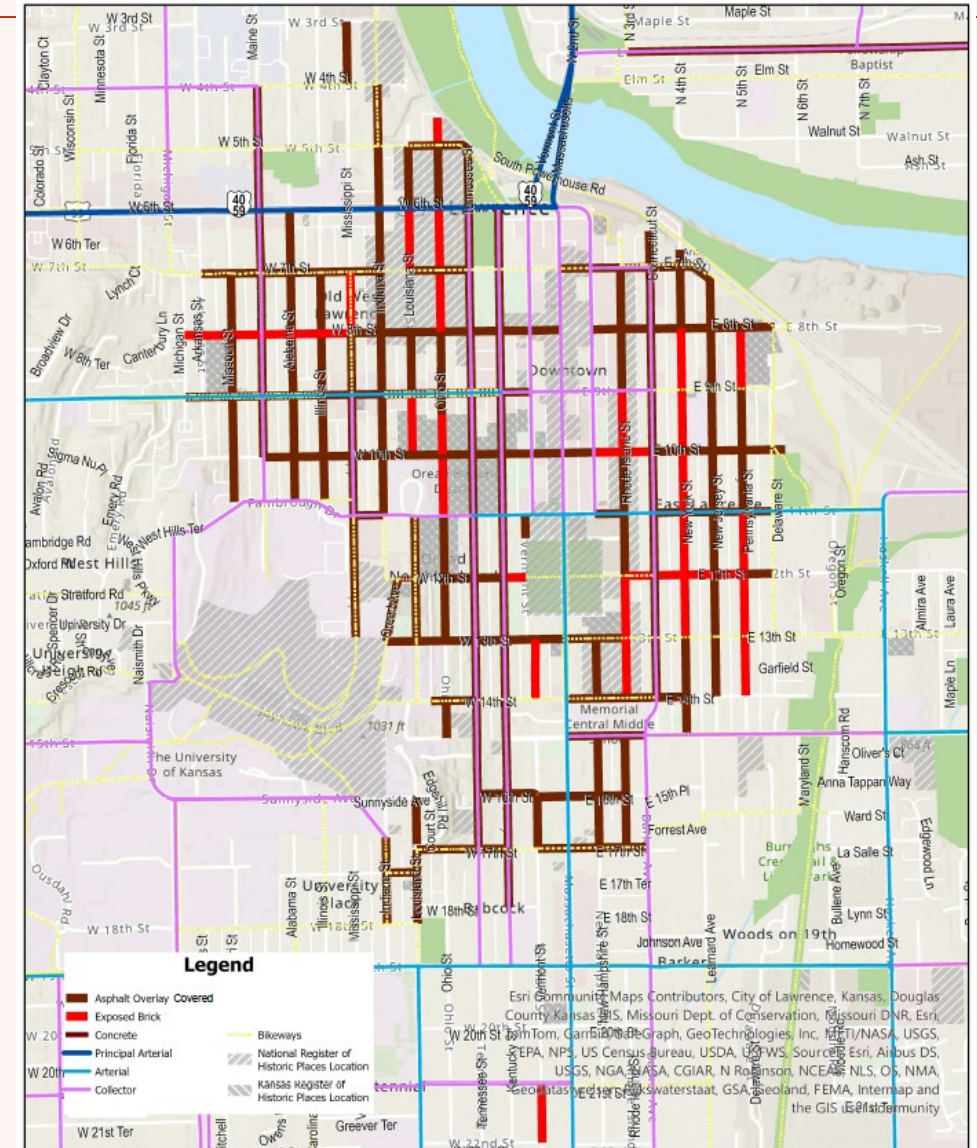
Covered Brick Street Restoration

Adopted neighborhood plans should identify which local covered brick streets there is desire to be restored.

As funding becomes available, these streets may be included in future capital improvement projects. Priority will be given to local covered brick streets inside of historic districts.

Maintenance section references how to handle these streets with desire for restoration

Restoration of covered brick streets is **not permitted** for Collector streets, Arterial streets, or streets identified by the Lawrence Bike Plan as existing or future bikeways to be restored as streets with exposed brick. Other conditions including but not limited to slope, poor drainage, presence of underground utilities, or structural integrity may determine the feasibility of restoration.



POLICY DISCUSSION - STREET

Stone Curbs

Option A

Where utility cuts and regular maintenance includes an area with a stone curb, the curb shall be **replaced using stone** of like kind if available from City storage, otherwise, precast concrete block made to match the height, color and character of adjacent stone curbs shall be used.

Option B

Where utility cuts and regular maintenance includes an area with a stone curb, the curb shall be **reconstructed using precast concrete** block made to match the height, color and character of adjacent stone curbs **unless one of the following conditions are met** and adequate stock of stone curbing in good condition is available:

- Stone curb is located on an exposed brick street with Primary Preservation status.
- Stone curb is located on a covered brick street where there is desire for restoration.
- The site is located in a historic district.
- The site is not in conflict with pedestrian access.

CALENDAR

~~Meeting #1 – Intro (March 25, 2024)~~

~~Meeting #2 - what we heard (May 7, 2024)
/policy direction~~

~~Meeting #2.5 – continue discussion
from meeting #2~~

Meeting #3 - review draft policy



Meeting #4 - finalize policy (Schedule sometime July 22-26th)

CALENDAR

Staff proposed public meetings & engagement activities

~~Open House – Community conversation on values (April 4, 2024 – Carnegie Building)~~

~~Values survey 15-days (April 4 – April 19)~~

Open House – Draft policy publication & education (June 20th @ Library)

15-day Public Comment period (June 11 – June 25th)

MMTC – Study Session (July 1, 2024)

HRC - Review proposed policy, recommend map. (July 18, 2024)

MMTC – Review proposed BS+S policy (August 5, 2024)

City Commission – Recommend Approval of BS+S Policy (August 20th or September 3rd)

THANK YOU

Visit www.lawrenceks.org/brick
to stay up-to-date + view
additional information