



City of Bloomington Brick Streets Master Plan

Jim Karch, PE CFM

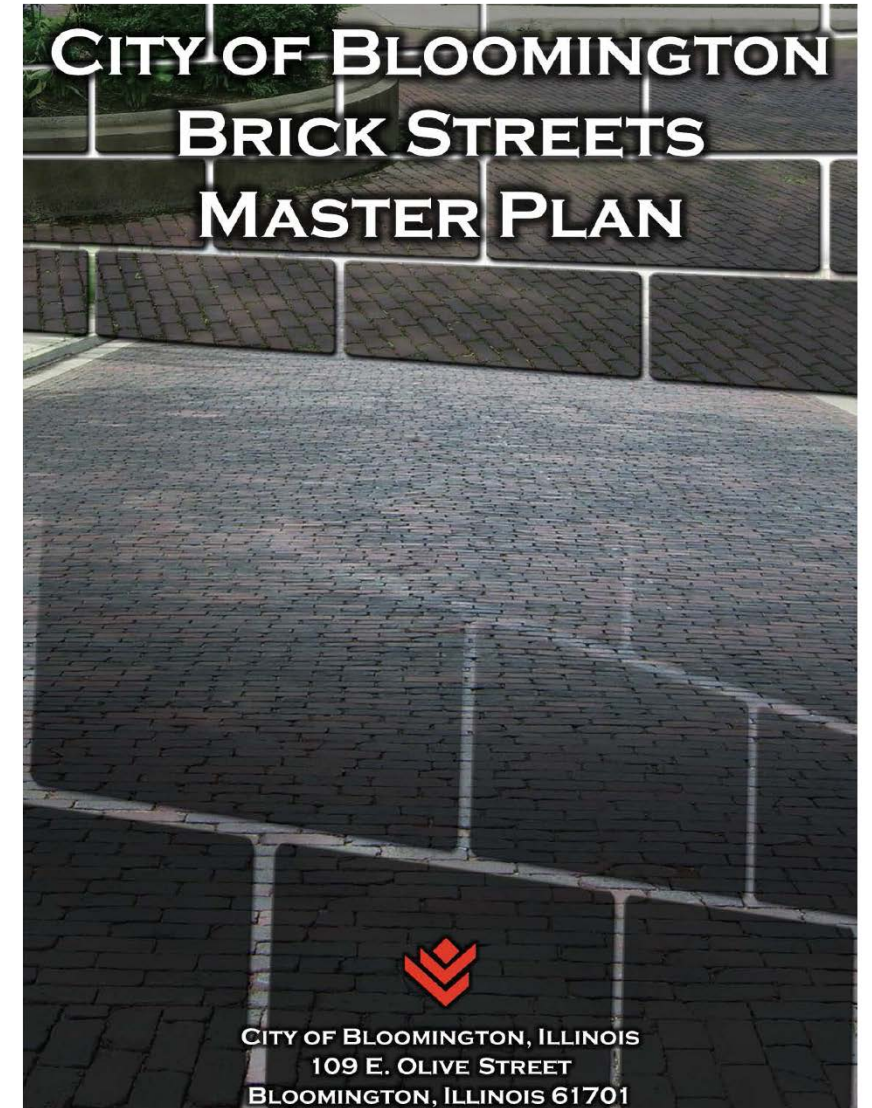
Director of Public Works

August 17, 2017

Historic Preservation Commission



- Completed August 10, 2017
- Added new sections
 - Examples
 - Historical curbs
 - Additional 10-year plan information
- Removed or modified sections from previous draft
 - Examples
 - Funding mechanisms
 - Brick street history
 - 2009 strategic plan clarification



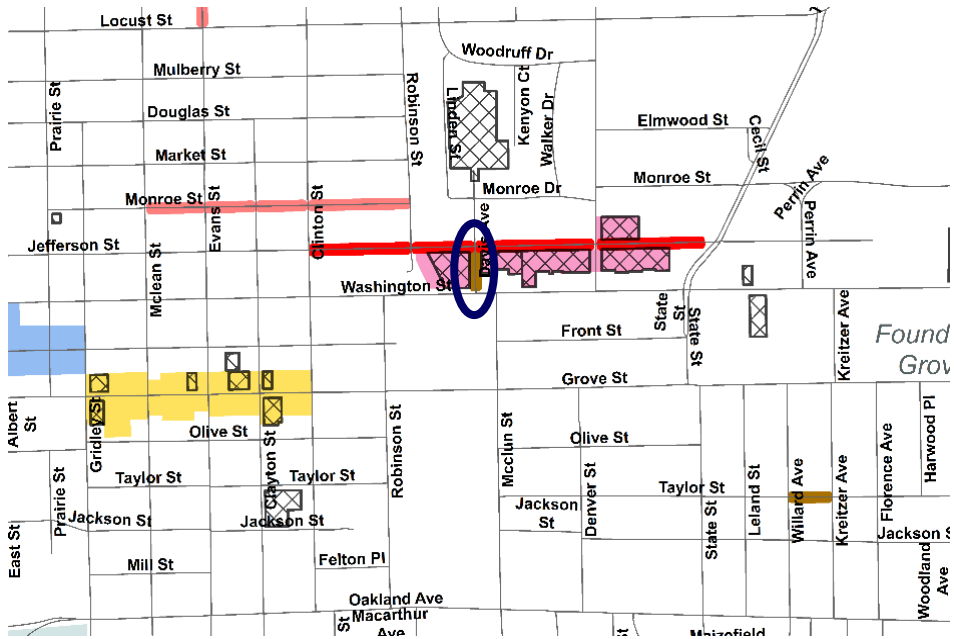


- Updated street ratings
 - 10 streets in Reconstruct Category
 - 20 streets in Patch Category
 - 7 streets in Serviceable (No Patch) Category
- Changed metrics to make the priorities more equitable:
 1. PASER system rating
 2. Historic District location
 3. Potential Historic District
 4. Area of brick that will be part of the project

Brick Street Rating System

Surface Rating	General Condition & Defects	Functionality & Aesthetics
10 New	None	Brand new or newly reconstructed. Zero non-brick patches.
9 Excellent	No rutting.	Like new condition. Zero non-brick patches.
8 Very Good	Less than 25% of bricks cracking or spalling. No rutting.	Minor defects caused by weathering. Still looks acceptable. Very good ride. Very few defects. Zero non-brick patches.
7 Good (+)	Over 25% of bricks have minor weathering. 25% to 50% shows minimal cracking along the street. Unevenness, but no rutting.	Weathering and minor defects are becoming visible. Still functional. Good ride. Zero non-brick patches.
6 Good (-)	Moderate aging beginning to be visible. Minimal cracking is visible in over 50% of the street. Very minor rutting may be visible.	Minor defects. Functionality and aesthetics are slightly lowered. Still acceptable. Good ride. Zero non-brick patches.
5 Fair (+)	Less than 25% of the brick street has moderate cracking. Over 50% of the street has moderate spalling. Sunken or settled areas. Broken bricks or blocks. Open joints. Minor rutting.	Ride may be uneven and rough. Might be a hindrance to some vehicles, but functionality acceptable to most. Areas of poor drainage. Zero non-brick patches.
4 Fair (-)	One or more types of defects present extending over 5% to 10% of the surface area of the street. Less than 50% of the street has severe spalling. Less than 50% of the brick street has moderate cracking. Sunken or settled areas. Broken bricks or blocks. Open joints. Rutting causing minor ride issues and drainage issues.	Ride may be uneven and rough. Still usable by most. Lacking aesthetic appeal. Areas of poor drainage. Zero non-brick patches.
3 Poor	One or more types of defects present extending over 10% to 20% of the surface area of the street. Severe spalling and moderate cracking is evident in 50% of the brick street. Sunken or settled areas. Broken bricks or blocks. Open joints. More severe rutting.	Ride uneven and rough. Functionality is almost gone. Negative aesthetics. Areas of poor drainage. Non-brick patches 5% to 10% of surface area. Street needs to be reconstructed.
2 Very Poor	Defects cover 20% to 30% of the surface area. Up to 50% of the brick street has severe cracking. Extreme rutting.	Very rough ride. Not functional. Street needs to be reconstructed. Poor drainage. Non-brick patches 10% to 20% of surface area.
1 Failed	Defects cover more than 30% of the surface area. Complete loss of brick. Over 50% of the brick street has severe cracking. Extreme rutting.	Brick street is impassable. Street needs to be reconstructed. Poor drainage. Non-brick patches 20% to 30% of surface area.

- Davis Ave.,
Washington St. to Jefferson St.
 - Serviceable (No Patch)
Category
 - Priority 1
 - PASER 10
 - Highest-rated brick street



Map

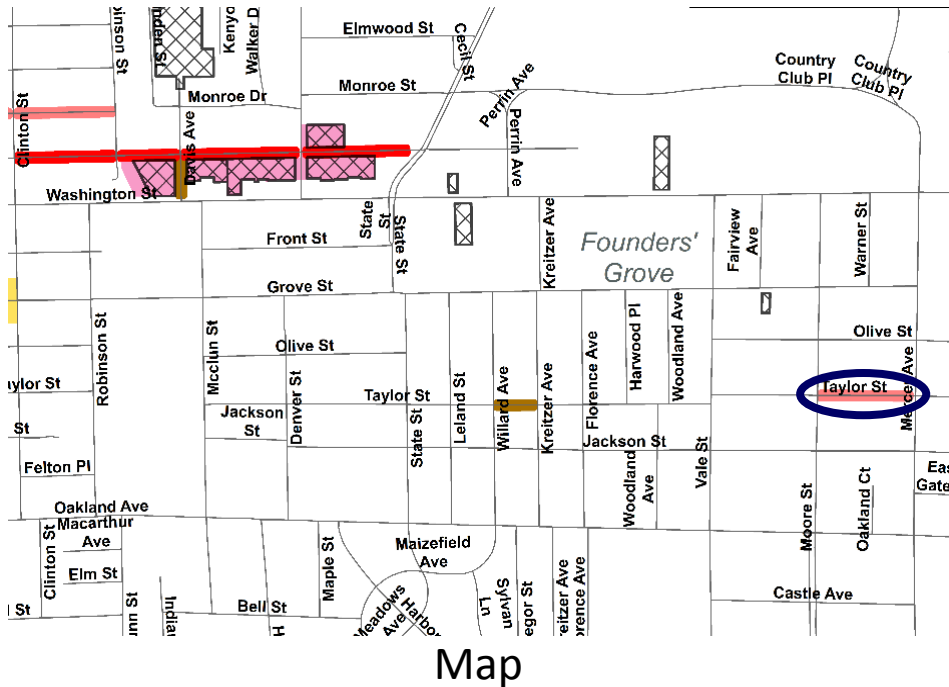


Southbound



Northbound

- Taylor St.,
Moore St. to Mercer Ave.
 - Reconstruct Category
 - Priority 2
 - PASER 3
 - Lowest-rated brick street



Rutting and unevenness



Storm drain unevenness

- Taylor St.,
Moore St. to Mercer Ave.
 - Reconstruct Category
 - Priority 2
 - PASER 3
 - Lowest-rated brick street



Rutting



Worn bricks

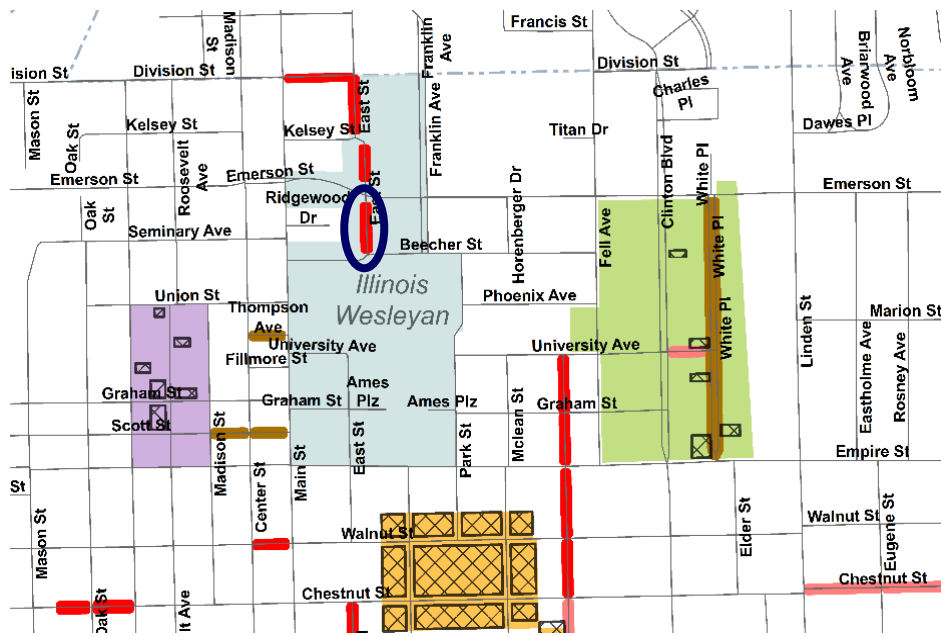


Worn bricks

- East St.,
Emerson St. to Beecher St.
 - Patch Category
 - Priority 20
 - PASER 4



Asphalt and concrete patches

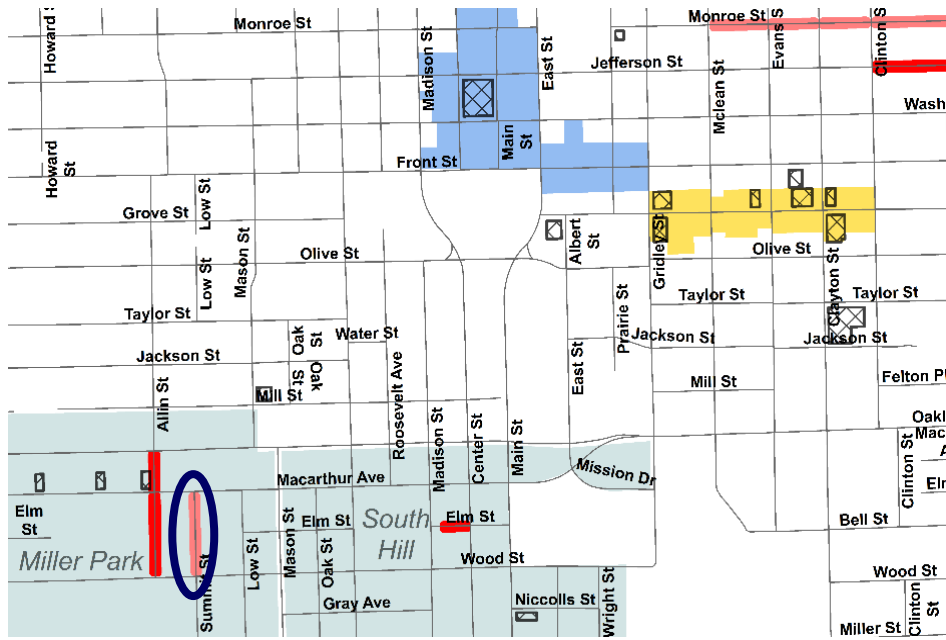


Map



End of block

- Summit St.,
Macarthur Ave. to Wood St.
 - Reconstruct Category
 - Priority 9
(Reconstruct/Patch)
 - PASER 6



Map

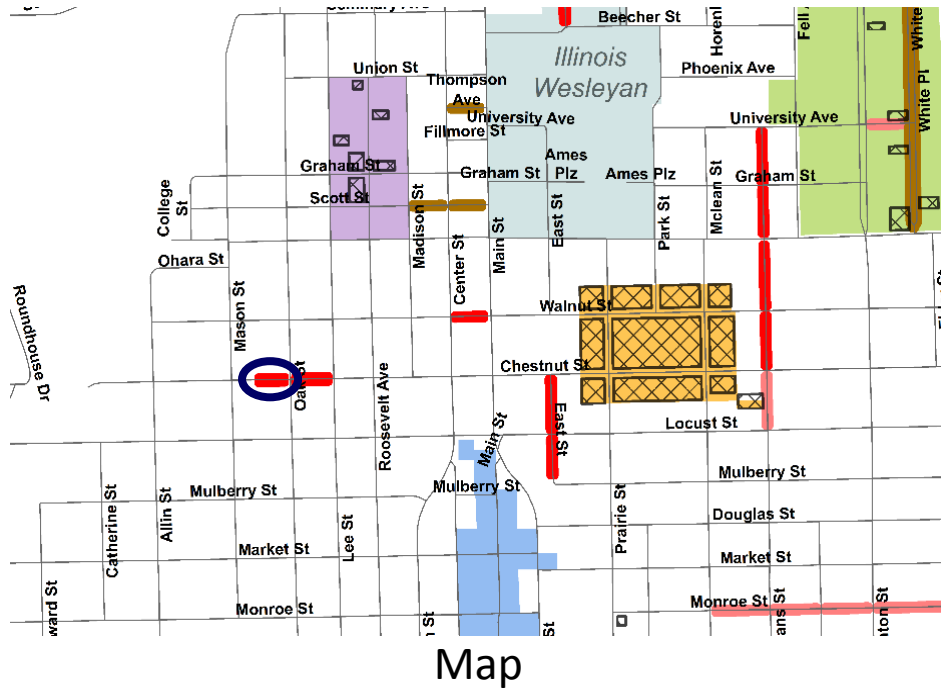


Northbound



Concrete patches and very minor rutting⁹

- Chestnut St.,
Mason St. to Oak St.
 - Patch Category
 - Priority 1
 - PASER 8

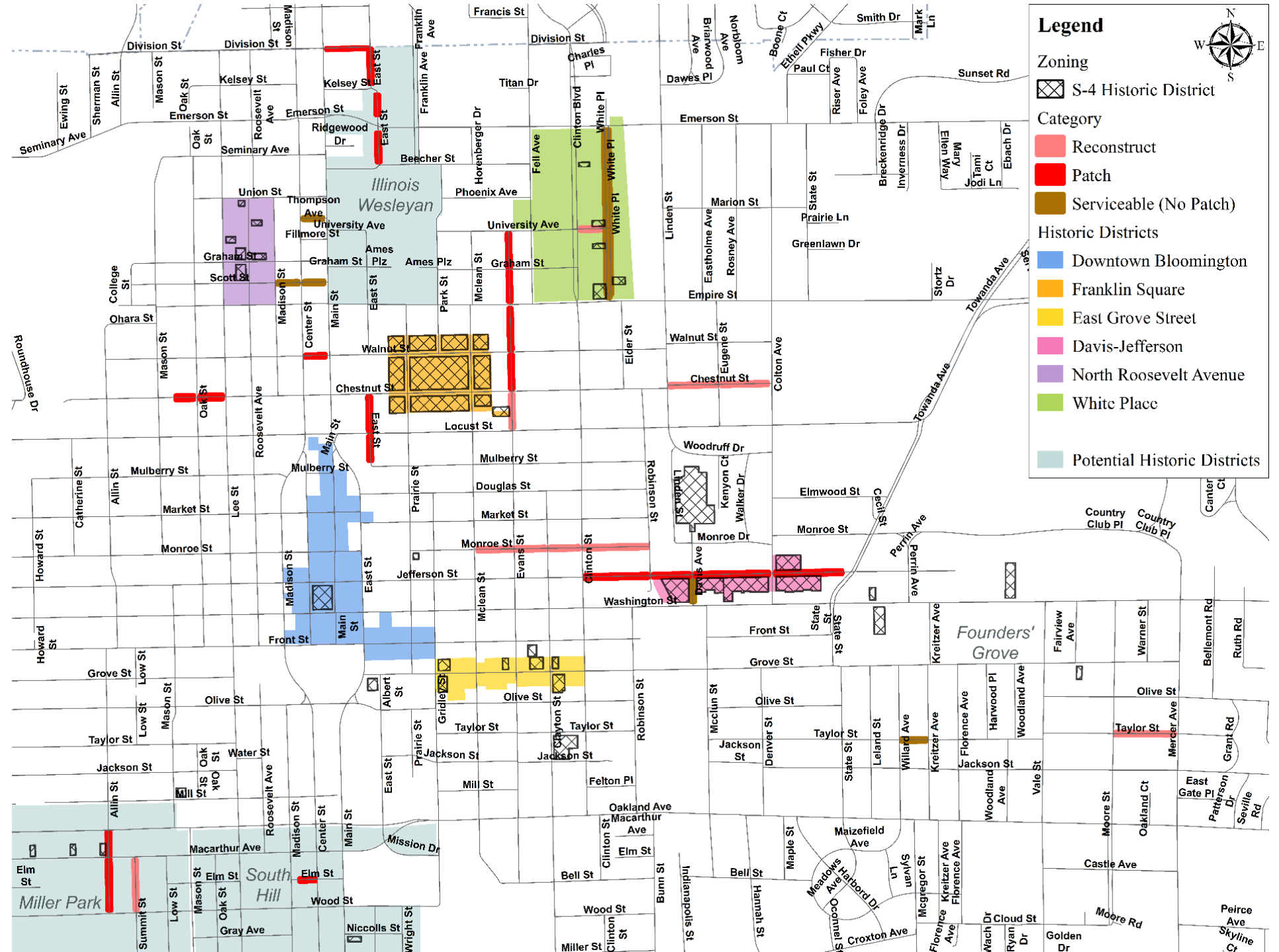


Eastbound



Concrete and asphalt patches

Historic Districts and Potential Historic Districts



Reconstruct Category

Prioritized by City Council (PASER 4)				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
Monroe St., Clinton St. to Robinson St.	1	16,330	Near East Side Neighborhood	No
PASER 3				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
Taylor St., Moore St. to Mercer Ave.	2	13,150	Founders Grove	No
PASER 4				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
University Ave., Clinton Blvd. to White Pl. (Patio Brick)	3	9,505	White Place Historic District	Historic District
Chestnut St., Linden St. to Eugene St.	4	11,575	N/A	N/A
Chestnut St., Eugene St. to Colton Ave.	5	10,883	Northwest	No
Monroe St., Clayton St. to Clinton St.	6	7,649	Near East Side Neighborhood	No
PASER 5				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
Evans St., Chestnut St. to Locust St.	7	8,582	Franklin Square	Potential Historic District
PASER 5 (Reconstruct or Patch)				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
Monroe St., McLean St. to Evans St.	8	9,040	Near East Side Neighborhood	No
PASER 6 (Reconstruct or Patch)				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
Summit St., Macarthur Ave. to Wood St.	9	12,433	Miller Park	Potential Historic District
Monroe St., Evans St. to Clayton St.	10	7,712	Near East Side Neighborhood	No



Patch Category

PASER 8					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Chestnut St., Mason St. to Oak St. (Brick Portion)	1			Northwest Union Neighborhood	No
PASER 7					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
East St., Locust St. to Mulberry St.	2	506.8	6.9	Downtown Bloomington?	Potential Historic District
PASER 6					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Jefferson St., Robinson St. to Davis Ave.	3	11.9	0.1	Davis Jefferson Historic District	Historic District
Jefferson St., Colton Ave. to Towanda Ave.	4	1449	7.3	Davis Jefferson Historic District	Historic District
Elm St., Madison St. to Center St. (Brick Portion)	5			South Hill Neighborhood	Potential Historic District
Allin St., Oakland Ave. to Macarthur Ave.	6	112.7	1.6	Miller Park (Frederick Garling house)	Potential Historic District
East St., Division St. to Kelsey St.	7	324.3	3.1	Illinois Wesleyan University	Potential Historic District
Allin St., Macarthur Ave. to Wood St.	8	633.1	4.1	Miller Park	Potential Historic District
Division St., Main St. to East St.	9	43.3	1.1	N/A	N/A
Evans St., Walnut St. to Chestnut St.	10	179.9	2.1	N/A	N/A
Evans St., University Ave. to Graham St.	11	261.3	3	N/A	N/A
East St., Chestnut St. to Locust St.	12	375.9	3.7	N/A	N/A
PASER 5					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Jefferson St., Davis Ave. to Colton Ave.	13	359	1.6	Davis Jefferson Historic District	Historic District
East St., Kelsey St. to Emerson St.	14	85.2	1.4	Illinois Wesleyan University	Potential Historic District
Walnut St., Center St. to Main St.	15	59.7	1.2	Northwest Union Neighborhood	No
Evans St., Graham St. to Empire St.	16	111.8	1.5	N/A	N/A
Evans St., Empire St. to Walnut St.	17	277.4	2.6	N/A	N/A
Jefferson St., Clinton St. to Robinson St.	18	474.3	2.5	Near East Side Neighborhood	No
Chestnut St., Oak St. to Lee St.	19	558.4	6.30	Northwest Union Neighborhood	No
PASER 4					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
East St., Emerson St. to Beecher St.	20	612.6	7.10	Illinois Wesleyan University	Potential Historic District



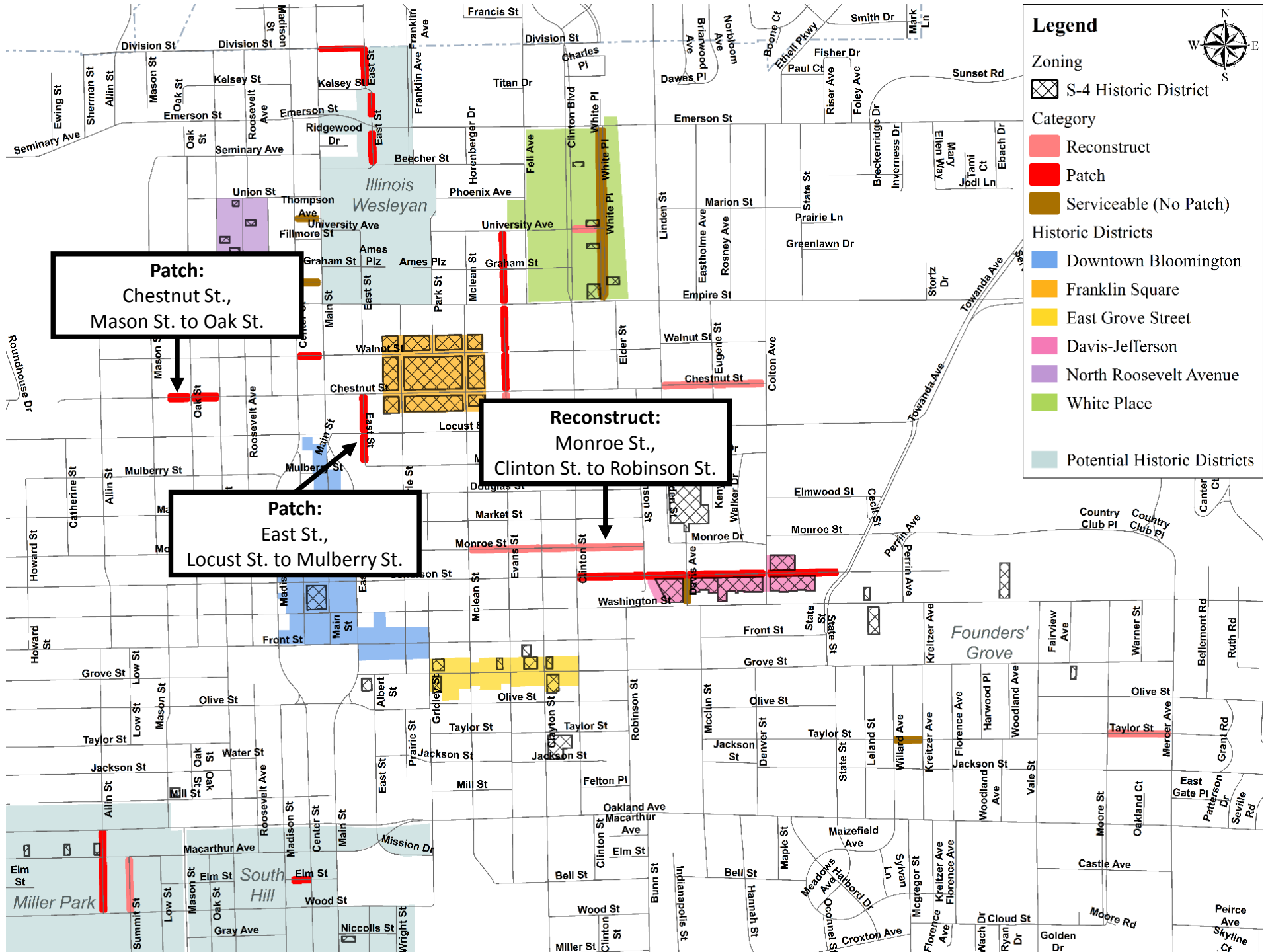
PASER 10					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Davis Ave., Jefferson St. to Washington St.	1			Davis Jefferson Historic District	Historic District
PASER 8					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Scott St., Center St. to Main St.	2			Northwest Union Neighborhood	No
PASER 7					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
White Pl., Emerson St. to University Ave.	3			White Place Historic District	Historic District
White Pl., University Ave. to Empire St.	4			White Place Historic District	Historic District
Scott St., Madison St. to Center St.	5			Northwest Union Neighborhood	No
PASER 6					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Thompson Ave., Center St. to Main St.	6			Northwest Union Neighborhood	No
PASER 5					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Taylor St., Willard Ave. to Kreitzer Ave.	7			Founders Grove	No

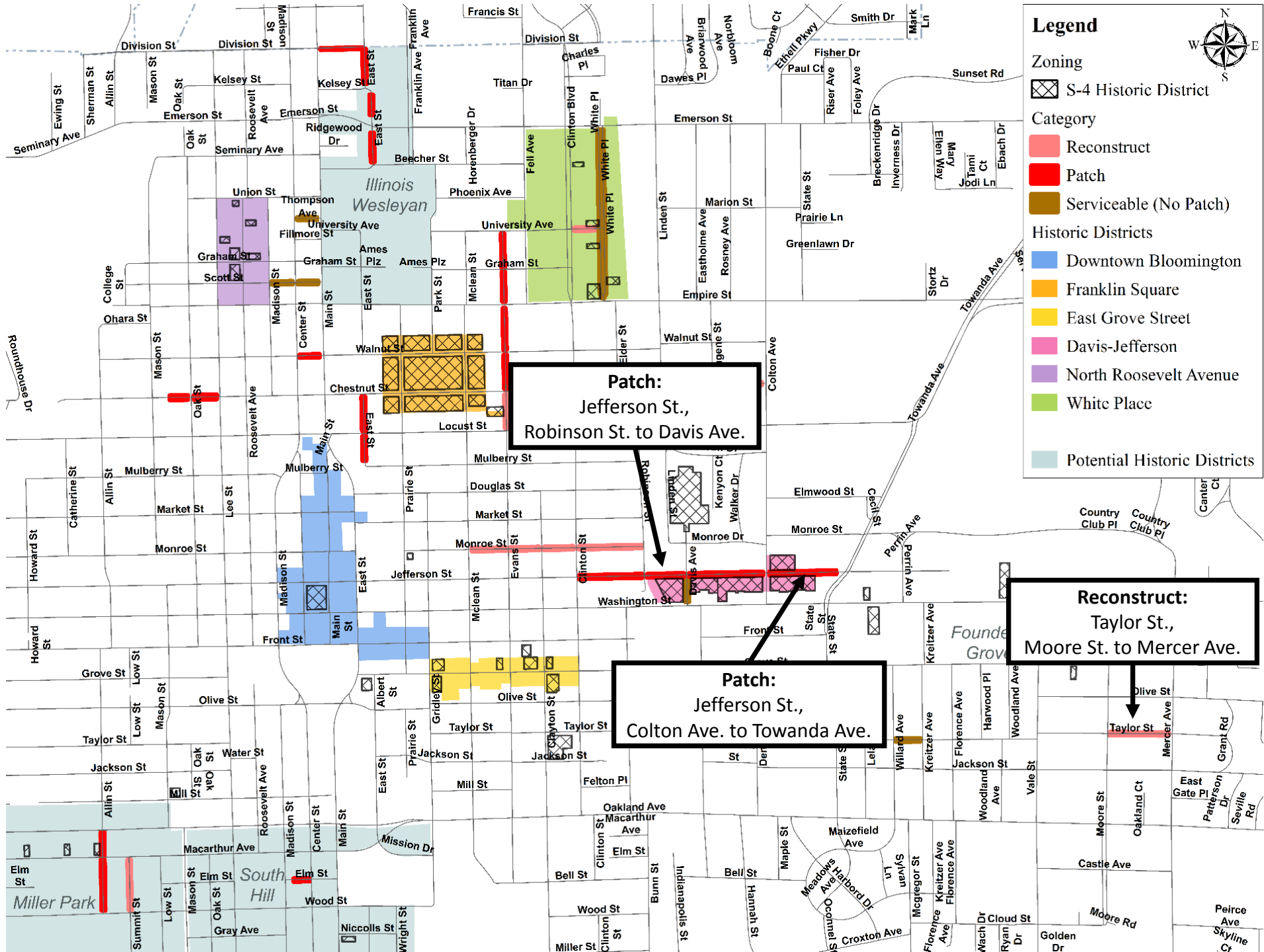
Ten-Year Spending Plan

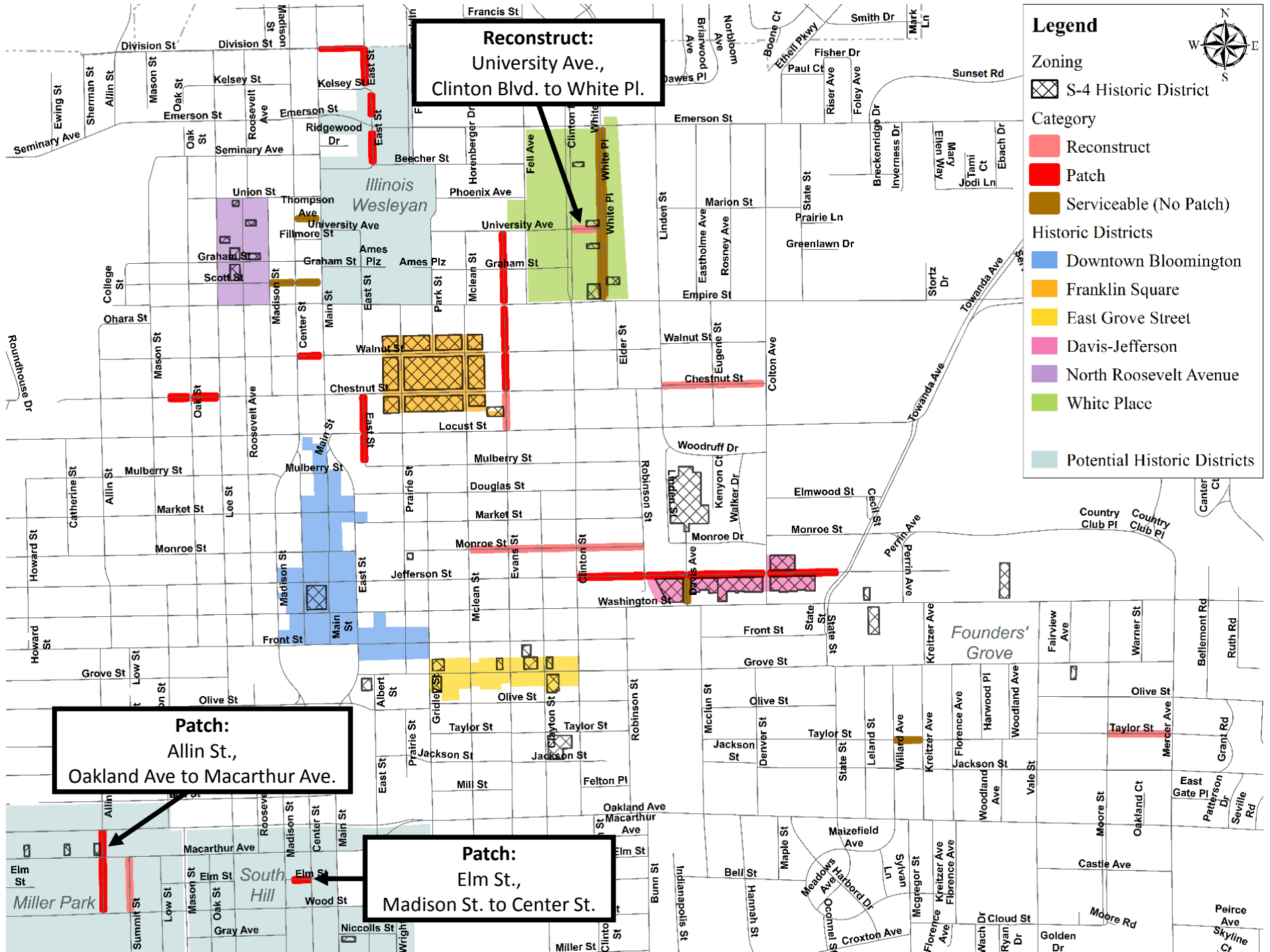
	Priority Reconstruction Amount (\$)	Priority Reconstruction Blocks	Priority Patch Amount (\$)	Priority Patch Blocks
Year 1	\$400,000	Monroe St., Clinton St. to Robinson St.	\$100,000	Chestnut St., Mason St. to Oak St. (Brick Portion) East St., Locust St. to Mulberry St.
Year 2	\$412,000	Taylor St., Moore St. to Mercer Ave.	\$103,000	Jefferson St., Robinson St. to Davis Ave. Jefferson St., Colton Ave. to Towanda Ave.
Year 3	\$424,000	University Ave., Clinton Blvd. to White Pl.	\$106,000	Elm St., Madison St. to Center St. (Brick Portion) Allin St., Oakland Ave. to Macarthur Ave.
Year 4	\$437,000	Chestnut St., Linden St. to Eugene St.	\$109,000	East St., Division St. to Kelsey St. Allin St., Macarthur Ave. to Wood St.
Year 5	\$450,000	Chestnut St., Eugene St. to Colton Ave.	\$113,000	Division St., Main St. to East St. Evans St., Walnut St. to Chestnut St.
Year 6	\$464,000	Monroe St., Clayton St. to Clinton St.	\$116,000	Evans St., University Ave. to Graham St. East St., Chestnut St. to Locust St.
Year 7	\$478,000	Evans St., Chestnut St. to Locust St.	\$119,000	Jefferson St., Davis Ave. to Colton Ave. East St., Kelsey St. to Emerson St.
Year 8	\$492,000	Monroe St., McLean St. to Evans St.	\$123,000	Walnut St., Center St. to Main St. Evans St., Graham St. to Empire St.
Year 9	\$507,000	Summit St., Macarthur Ave. to Wood St.	\$127,000	Evans St., Empire St. to Walnut St. Jefferson St., Clinton St. to Robinson St.
Year 10	\$522,000	Monroe St., Evans St. to Clayton St.	\$130,000	Chestnut St., Oak St. to Lee St. East St., Emerson St. to Beecher St.

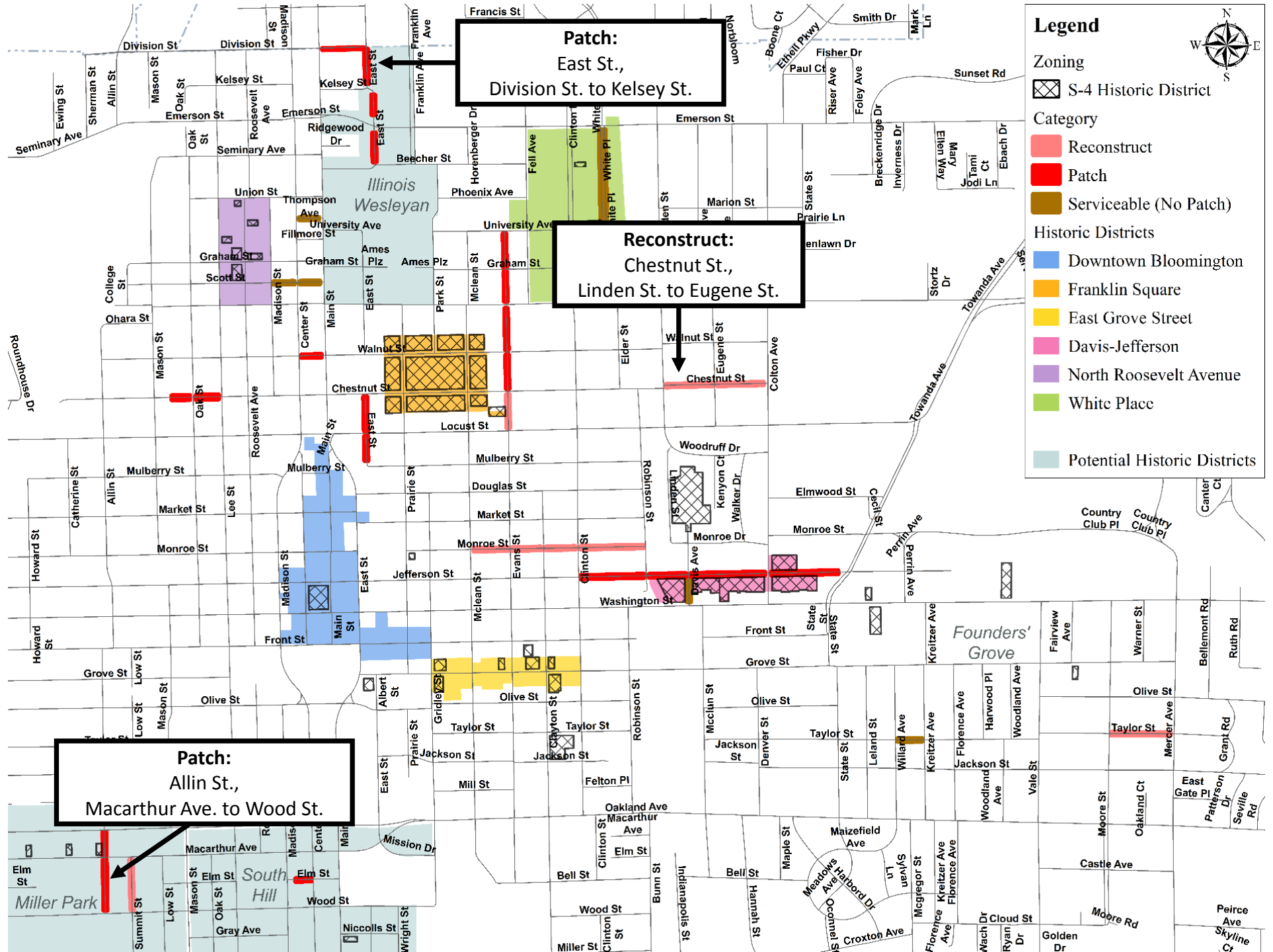


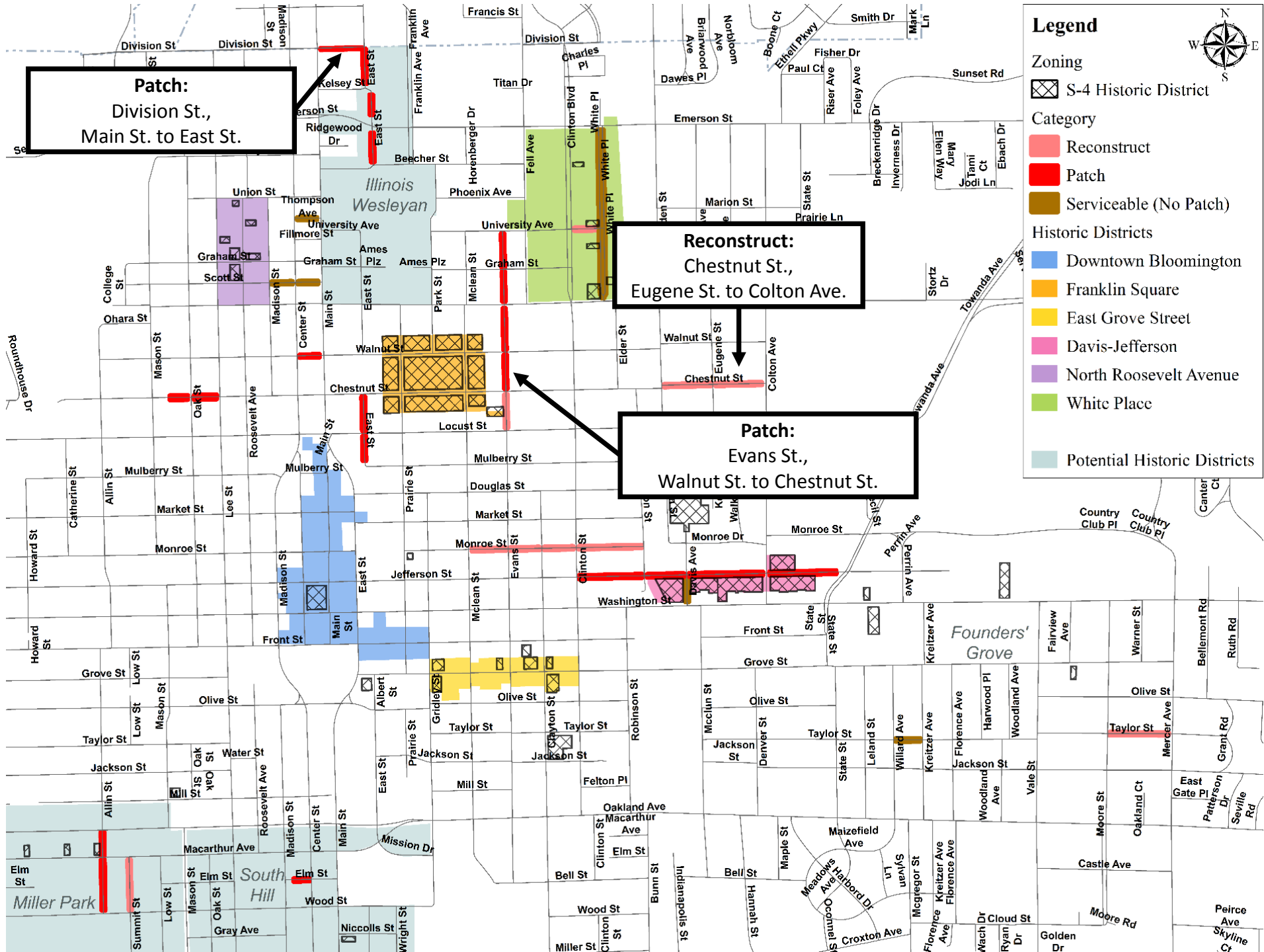
Year 1

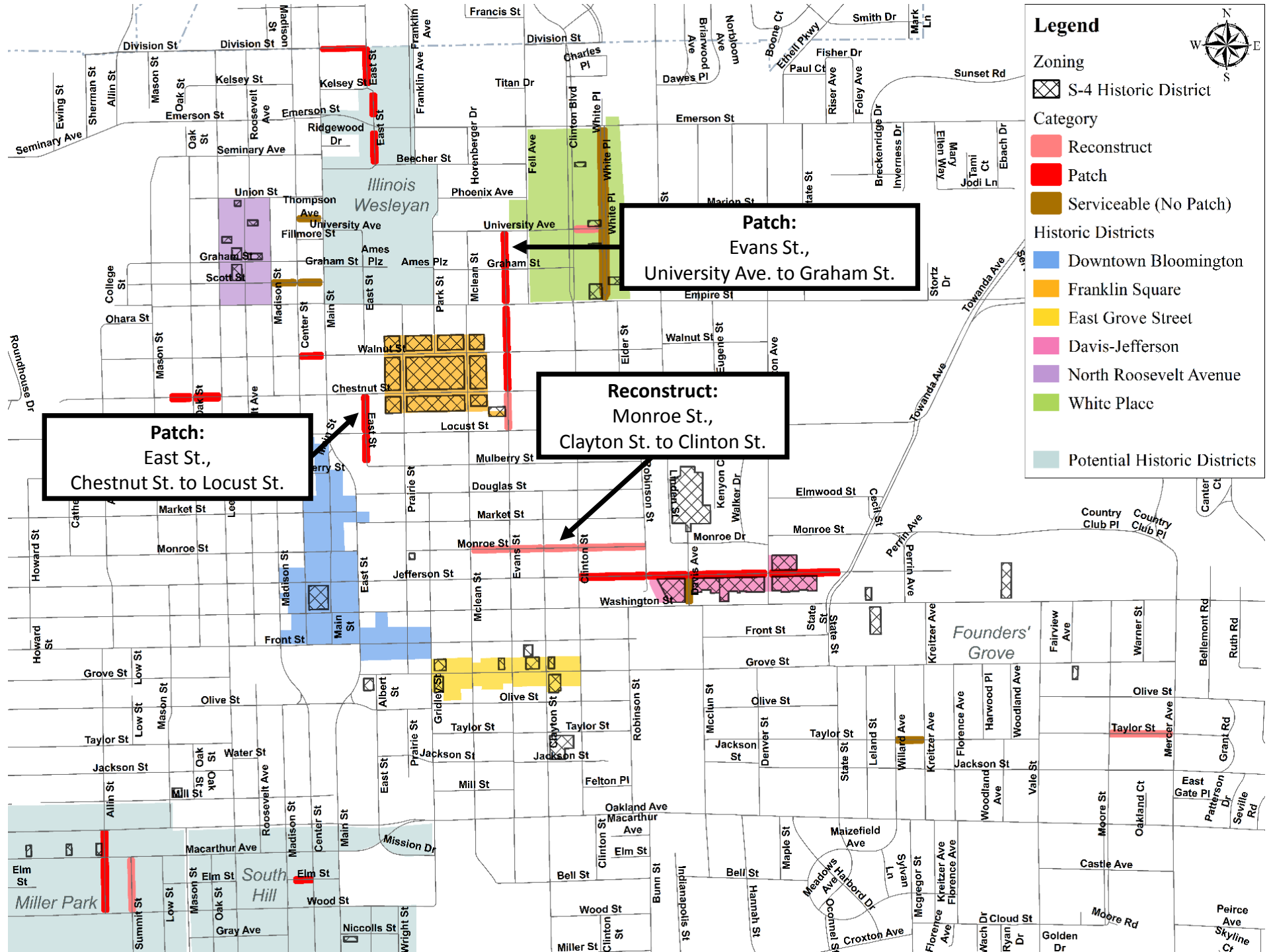


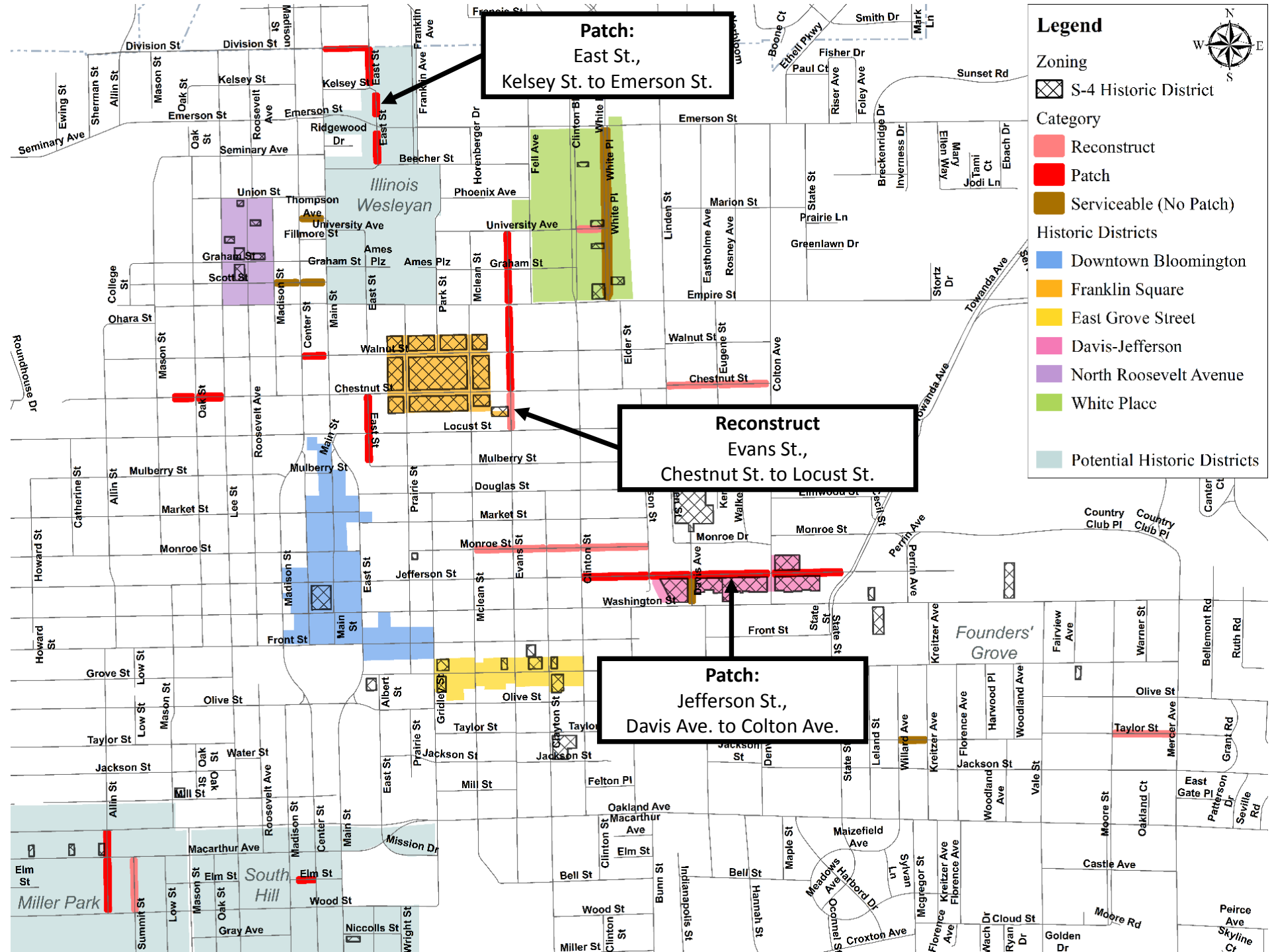


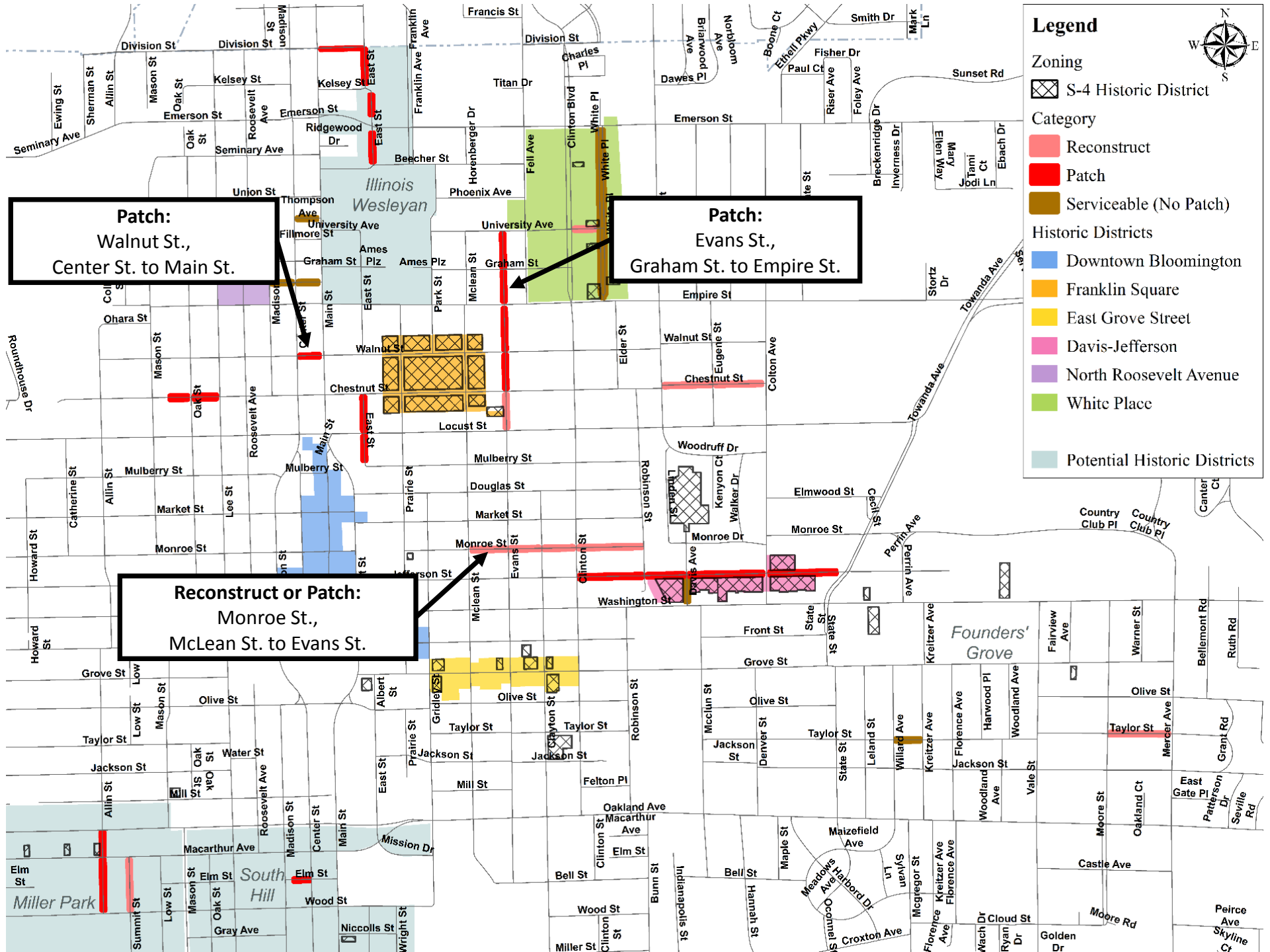


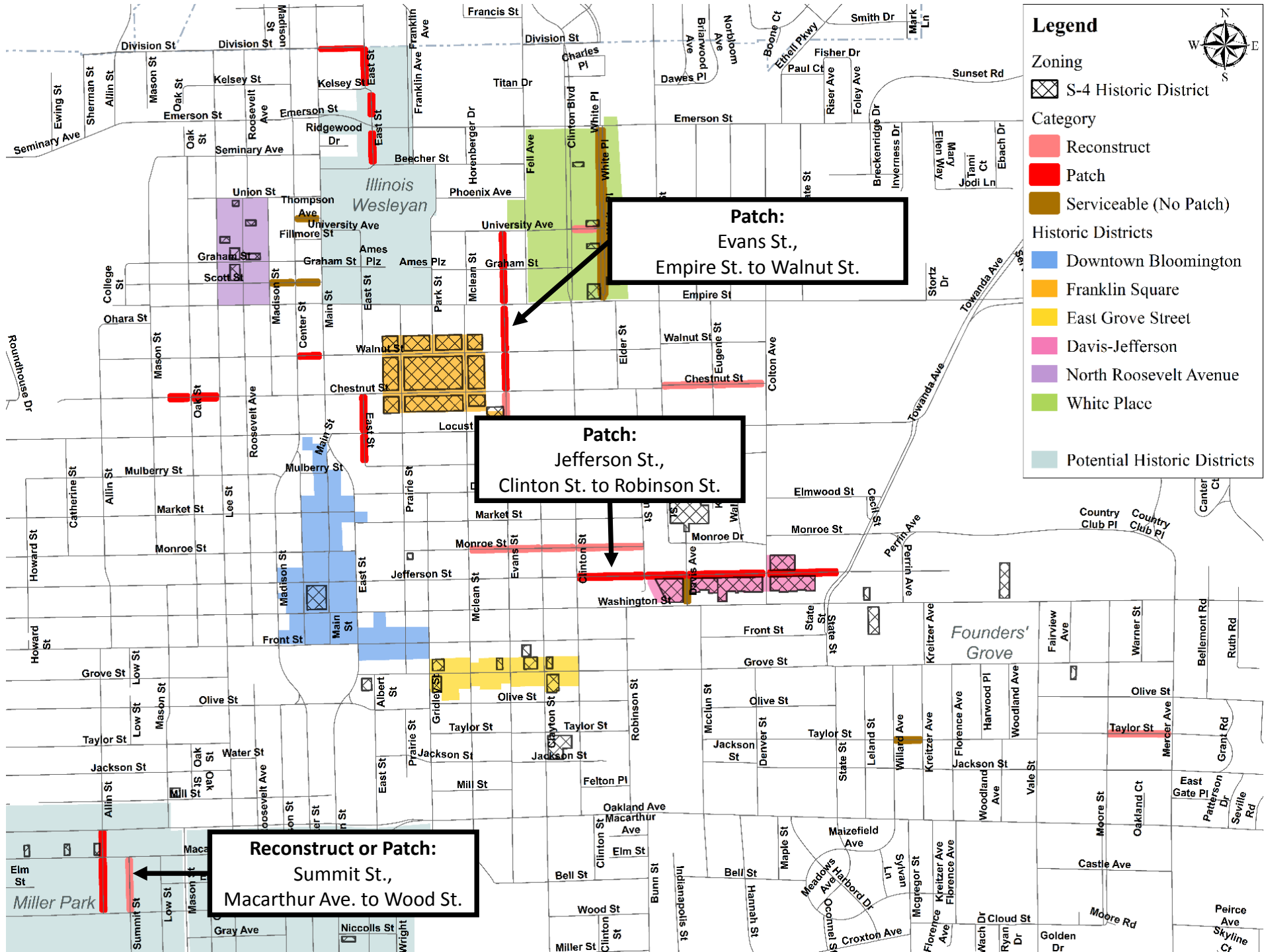




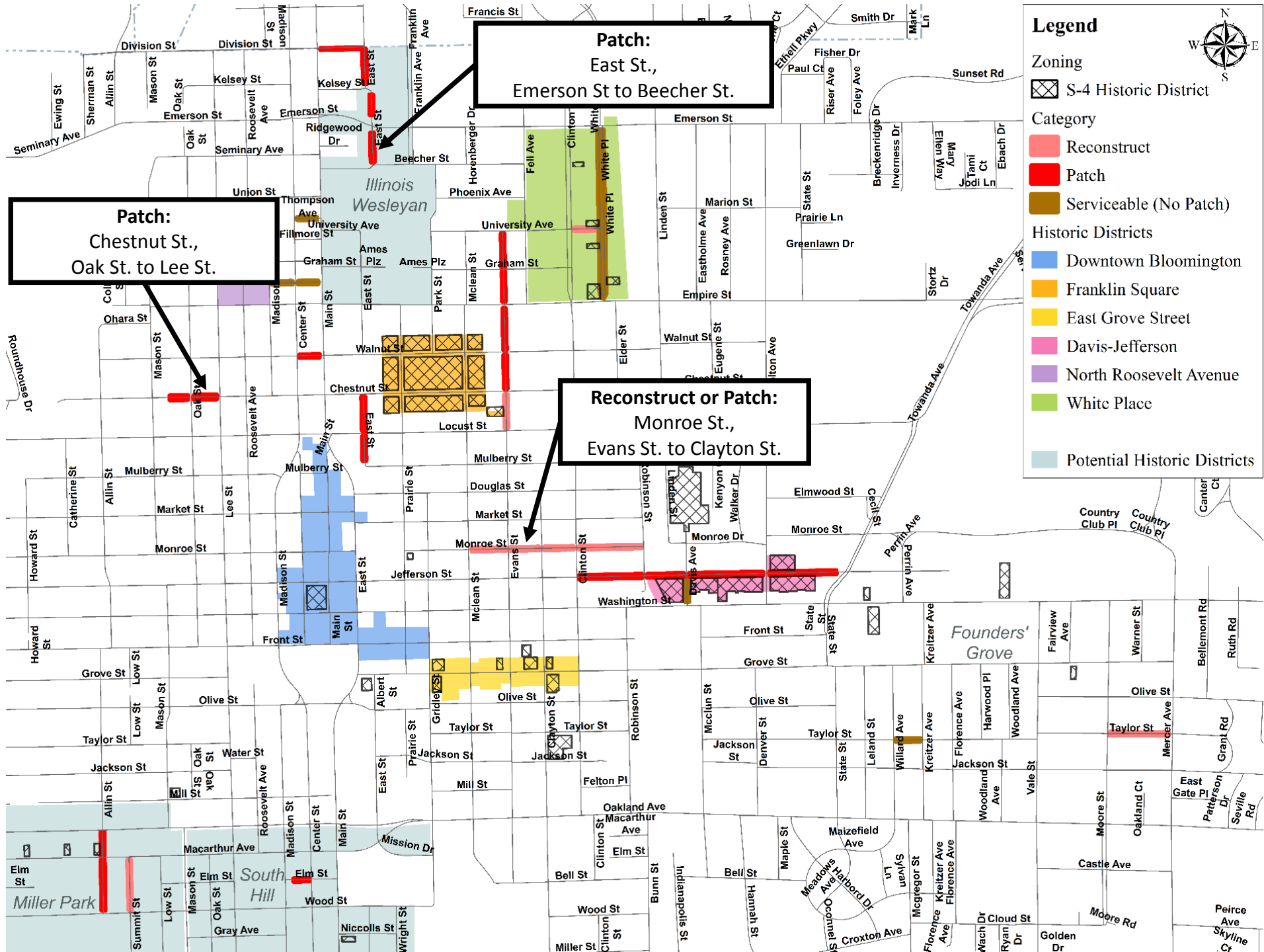








Year 10



Questions or Comments?

