



City of Lubbock Broadway

June 27, 2023



History of Brick Streets in Lubbock

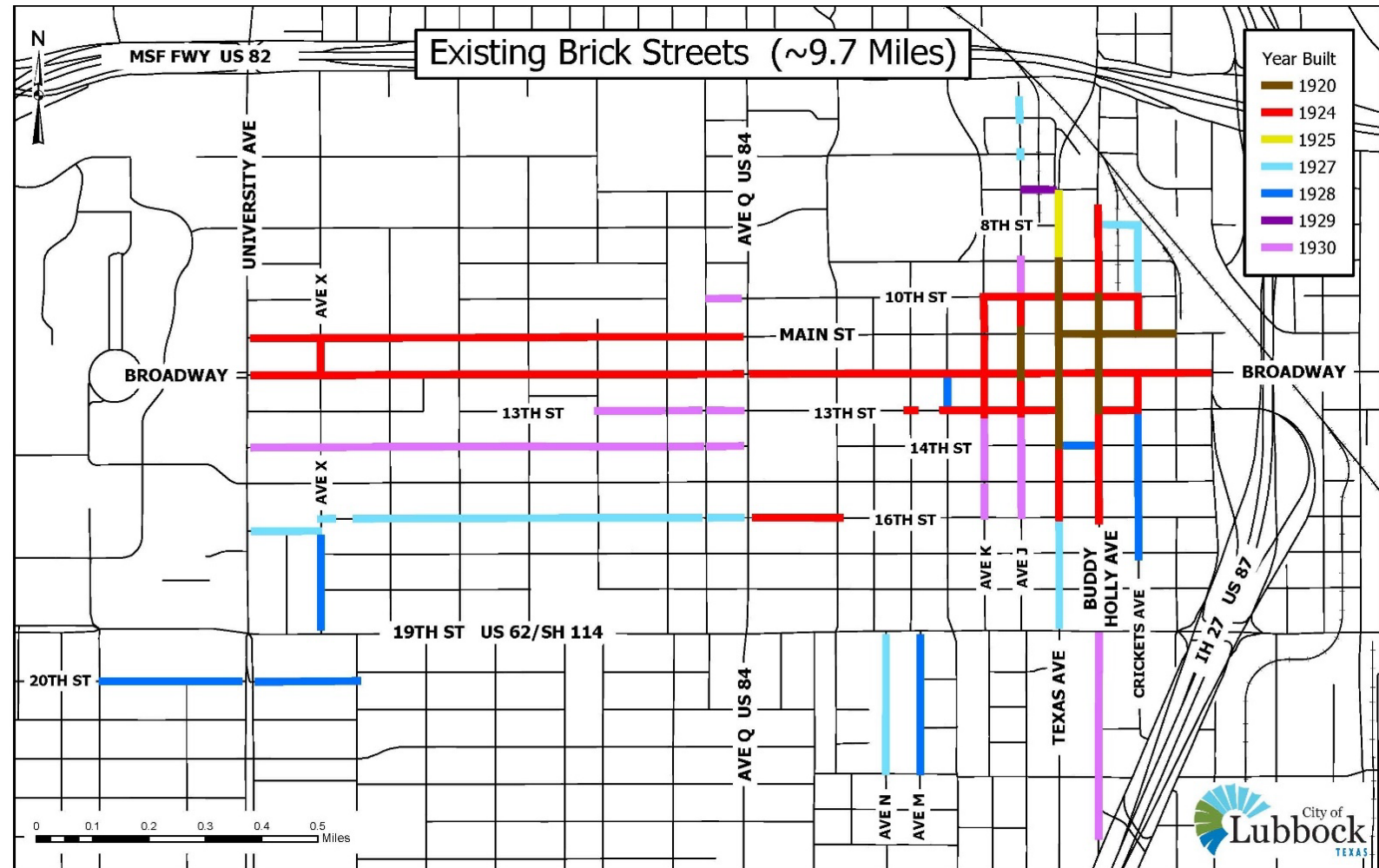
- Pre-1920 – Dirt streets maintained with water for dust control
- 1920 – The City of Lubbock's first bond for the paving of City Streets with vitrified brick from the Thurber Brick Company



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Original installation of Broadway 1920's

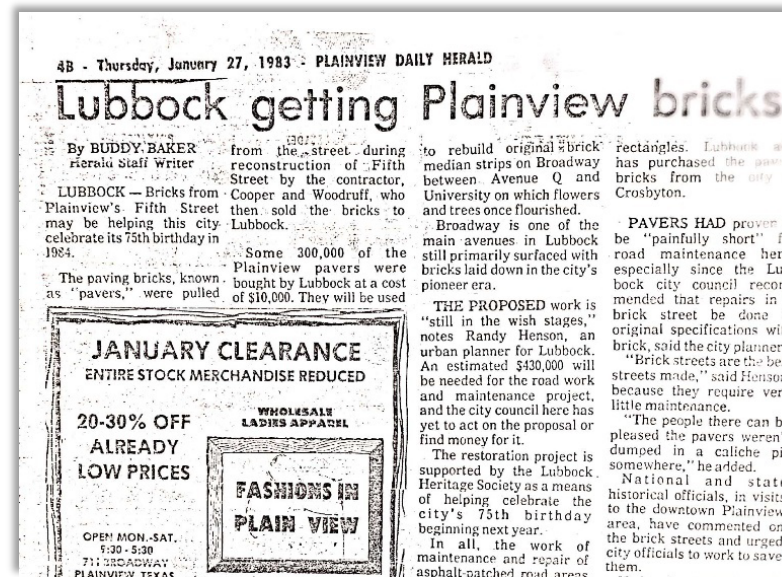
History of Brick Streets in Lubbock

1920 to 1930 – Construction of most brick streets that exist today



History of Brick Streets in Lubbock

- 1930 — All future paving was constructed in asphalt
- 1982 — Resolution No. 1024 adopted a policy of continued protection of all of the City's brick streets
- 1982 — City purchased approximately 345,000 used brick pavers from the Cities of Plainview and Crosbyton for use on Broadway



RESOLUTION 1024 - 2/11/82

SMH:mck

RESOLUTION

A RESOLUTION ADOPTING THE CONTINUED PROTECTION OF BRICK PAVERS ON LUBBOCK STREETS.

WHEREAS, the City Commission authorized Lubbock's first brick street paving in 1920; and

WHEREAS, the first portions of streets to be paved included the area around the Lubbock County Courthouse; and

WHEREAS, these brick paving projects were continued throughout the 1920's and 1930's, and include many miles of brick streets; and

WHEREAS, many of Lubbock's brick streets are paved with red brick manufactured by the Thurber Brick Company, Thurber, Texas, which is no longer available; and

WHEREAS, brick streets are a part of the heritage of Lubbock; and

WHEREAS, preservation of this heritage will benefit existing and future generations of Lubbock citizens; and

WHEREAS, brick streets provide a continuing useful and low maintenance paving material; and

WHEREAS, numerous utility repairs and installations, street repair, and re-surfacing of intersecting streets have left Lubbock's brick streets a patchwork of brick, asphalt, and concrete; and

WHEREAS, the Urban Design and Historic Preservation Commission and the Planning and Zoning Commission for the City of Lubbock have resolved that the preservation and restoration of brick streets is a continuing source of community pride;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:

THAT any portion of any brick street surface disturbed by any public or private agency for whatever reason be replaced in a manner consistent with original construction.

Passed by the City Council this 11th day of February, 1982.

ATTEST:
Evelyn Gaffga, City Secretary-Treasurer

APPROVED AS TO FORM:
H. David Jones, Senior Planner

APPROVED AS TO FORM:
Susan M. Horton, Asst. City Attorney

ALAN HENRY, MAYOR PRO TEM

[Signature]

Broadway

1984 to 1985 — The City of Lubbock contracted with Kerr Construction Company for the Broadway Brick Renovation from University Avenue to Avenue R



Broadway 1984

Broadway 1985



Adopted City Ordinances/Policies



- 2006 — Ordinance No. 2006-00069 adopted in response to numerous utility repairs, installations, street repairs, and resurfacing projects that had left a patchwork of brick, asphalt, and concrete.
- 2008 — Adopted the Lubbock Downtown Revitalization Plan which included a recommendation to maintain and/or extend brick paving on: Broadway, Avenue J, Buddy Holly, & Crickets
- 2012 — Downtown Public Improvements Design Standards which reiterated the protection of brick streets and encouraged the use of stored historic brick for projects before using new or non-historic brick
- 2018 — Updated the Downtown Public Improvements Design Standards
 - Amended what types of projects trigger the public improvement requirements, the approval process, and updated the boundary
- 2020 — New Downtown Master Plan adopted by the Lubbock City Council to include recommendations pertaining to brick streets

New City Ordinance – 2020



2020 Public Meetings on new Ordinance regarding Brick Streets:

01-14-2020	City Council Work Session
01-28-2020	City Council Work Session on Downtown Master Plan Update
07-02-2020	Planning and Zoning Commission Public Hearing and Presentation
07-29-2020	City Council Adoption of the Downtown Master Plan Update
07-28-2020	City Council Work Session, Public Hearing, and 1 st Read of Proposed Ordinance
08-18-2020	Urban Design and Historic Preservation Committee Presentation
08-25-2020	City Council 2 nd Read and Adoption of New Ordinance

Ordinance No. 2020-0098



- August 25, 2020 City Council Adopted Ordinance No. 2020-00098 redefining the protection of Brick Streets and Alleys.

First Reading
July 28, 2020
Item No. 8.2

Second Reading
August 25, 2020
Item No. 8.17

ORDINANCE NO. 2020-0098

AN ORDINANCE AMENDING CHAPTERS 36 AND 40 OF THE CODE OF ORDINANCES OF THE CITY OF LUBBOCK, TEXAS, BY REPEALING SECTIONS 36.07.011 AND 36.08.006 IN THEIR ENTIRETY, AND AMENDING SECTION 40.03.3221 "PUBLIC IMPROVEMENTS" REGARDING BRICK STREETS AND ALLEYS, PROVIDING A SAVINGS CLAUSE, PROVIDING A PENALTY CLAUSE, AND PROVIDING FOR PUBLICATION.

WHEREAS, at the January 28, 2020 work session of the City Council of the City of Lubbock, the City Council heard a presentation by Overland Partners, Inc. ("Overland") regarding the Downtown Master Plan Update (the "Plan"); and

WHEREAS, as a part of the Plan, Overland made specific recommendations to the City Council regarding brick streets and alleys in Downtown Lubbock; and

WHEREAS, the City considers Overland's recommendation for brick streets an important resolution to the maintenance of brick streets and alleys; and

WHEREAS, on July 9, 2020 the City Council adopted the Plan via Resolution No. 2020-R0187, NOW THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:

SECTION 1. THAT SECTIONS 36.07.011 AND 36.08.006 are repealed in their entirety, and the remainder of the Articles within which they are located, shall be renumbered accordingly.

SECTION 2. THAT Section 40.03.3221(b) of the Code of Ordinances of the City of Lubbock, Texas, is amended to read as follows:

Sec. 40.03.3221 Public improvements

(b) Brick streets and alleys

(1) **Protection.** In keeping with the policies outlined in Section 40.03.3213 of the City of Lubbock Code of ordinances, historic brick streets are hereby prioritized with certain protections through preservation and provisions for alteration or removal.

(A) Any portion of Broadway Avenue (between University Avenue to Avenue E) disturbed by any public or private agency for any reason must be replaced in a manner consistent with a design adopted by the City Council retaining the historic brick wherever brick is included in the adopted design. City Council shall seek input from the UDHPC, the CBD TIF Board, the City Manager, and the public prior to adopting a design.

(B) Any portion of the following brick streets disturbed by any public or private agency for any reason shall be replaced in a manner consistent with one or more designs adopted by the City Council which shall respect the original brick aesthetics of the following streets:

(i) Crickets Avenue (between 17th Street and Broadway Avenue);

(ii) Buddy Holly Boulevard (between 16th Street and 8th Street);

(iii) Texas Avenue (between 19th Street and 7th Street); and

(iv) Avenue J (between 16th Street and 9th Street).

(C) Any portion of the brick streets disturbed by any public or private agency for any reason within the following areas must be replaced in a manner consistent with the original brick construction:

(i) The South Overton Residential Historic District, and in keeping with the Historic District requirements as set forth in Ordinance 2011-00072;

(ii) 20th Street (between Boston Avenue and Avenue X); and

(iii) Main Street (between University Ave and Ave Q).

(D) All other brick streets disturbed for any reason, other than utility repairs, may be replaced by asphalt, concrete or brick in a manner consistent with Article 36.04 of this Code of Ordinances upon review and approval by the City Manager. In making his/her determination, the City Manager shall consult with the UDHPC, and shall consider the following:

(i) Adjacent to historic or potentially historic buildings;

(ii) Majority of the brick surface intact;

(iii) Importance to community history;

(iv) Importance to downtown redevelopment efforts; and

(v) Structural condition/indications for long-term stability.

(2) **Review.** Review and approval of requests for removal or reconstruction should be conducted prior to project bid, and must be completed before removal or reconstruction can begin. Any contractor or department wishing to remove or alter a brick street surface must submit complete plans to the City Manager, or designee, for approval.

(3) **Appeal.** Any applicant or interested person aggrieved by a ruling of the City Manager shall appeal to the City Council of the City of Lubbock within thirty (30) days of the City Manager's decision.

(4) **City Property.** Any bricks removed from any street or alley, whether through repair, reconstruction or removal, are the property of the City of Lubbock and must be returned to the Streets Department.

(5) **Repair.** Any utility cuts or other disturbances to brick street surfaces must be repaired in a manner consistent with current construction of the street as outlined in Sections 36.05.002 through 36.05.004 of this Code of Ordinances.

(6) **Exceptions.** The following bricks are not subject to the requirements of this section other than subsection (4) above:

(A) Any portion of a brick street intersection disturbed and/or removed for construction of new crosswalks in compliance with the Americans with Disabilities Act (ADA);

(B) Construction related to stormwater drainage valley gutters; or

(C) Existing brick alleys, which may be replaced by asphalt, concrete or brick in a manner consistent with Article 36.04 of this Code of Ordinances upon review and approval by the City Manager.

SECTION 3. THAT a violation of any provision of this Ordinance shall be deemed a misdemeanor punishable in accordance with state law and Section 1.01.004 of the Code of Ordinances of the City of Lubbock.

SECTION 4. THAT should any paragraph, sentence, clause, phrase or work of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected thereby.

SECTION 5. THAT the City Secretary is hereby authorized to cause publication of the descriptive caption of this Ordinance as an alternative method provided by law.

AND IT IS SO ORDERED.

Passed by the City Council on first reading this 28th day of July, 2020.

Passed by the City Council on second reading this 25th day of August, 2020.

DANIEL M. POPE, MAYOR

ATTEST:

Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:

Juan Chadis, Councilman, District 1

Jeff Griffith, Mayor Pro Tem

APPROVED AS TO FORM:

Kelli Leisure, Assistant City Attorney

codocs/AS PASSED, Brick Streets Sub
08.19.20

Public Input Process

2023 Public Meetings on Broadway

- 01/12/2023: CBD TIF Board Meeting
- 01/17/2023: UDHPC Meeting
- 02/20/2023: Joint CBD TIF/UDHPC Subcommittee
- 02/21/2023: UDHPC Meeting
- 03/02/2023: CBD TIF Board Meeting
- 03/20/2023: UDHPC Meeting
- 04/11/2023: CBD TIF Board Meeting
- 04/18/2023: UDHPC Recommendation
- 05/15/2023: Survey Launched
- 05/25/2023: Public Input Meeting
- 06/06/2023: Town Hall District 6
- 06/13/2023: Survey Closed

CBD TIF Recommendations

- A design firm should be hired to provide a complete design for the street.
- Underground utilities should be considered at the same time as street repair.
- The design should provide a balance between what is historical and what is practical.
- The CBD TIF Board's preference would be that brick be used in key intersections only, not in the drive lanes, for the following reasons:
 - Cost of material and installation
 - Does not require tearing up other streets to gather material
 - Drive lanes and bike/walking lanes will be smoother and easier to repair
 - We believe this will have citizen buy-in because it honors the history of the street without overspending, and it allows for more reasonable maintenance
 - Historic brick should not be added to Broadway eastbound beginning at Ave E.
 - Historic brick should not be added into sidewalks, or back of curb.
 - Historic brick should not be used in bike lanes and crosswalks.
 - Historic brick should be incorporated into the street design.

UDHPC Recommendations

- Don't use Thurber brick where it wasn't originally located.
 - Don't use east of Ave E
 - Don't use on sidewalks.
- **Use Thurber brick as much as possible on the entire width of the street (i.e. curb to curb) to retain the historic image/sense of place of Broadway**
 - As a minimum use the Thurber brick on all drive/turn lanes
 - Create a design that emphasizes/reinforces the image of historic red brick from curb to curb. With a goal to minimize the use of other colors/materials across the width of the street.

UDHPC Recommendations Cont.

- If Thurber brick can't be used everywhere then prioritize its use:
 - Highest priority: use the Thurber brick on all drive/turn lanes.
 - Lesser acceptable priorities to consider if Thurber bricks quantity is a concern or for significant engineering reasons:
 - Consider a series of center medians west of Ave Q, since it had that initially. This could also slow traffic down.
 - Intersections: Consider using new brick pavers in the intersections much like what was done at City Hall.
 - Redefine “curb to curb” by moving where the curb is.
 - Lubbock Heritage Society (LHS) Option #2: Separates bike lane from drive lanes with a raised curb, this bike pavement area could be typical concrete
 - LHS Option #3: Puts bike lane on same plane as sidewalk
 - Parallel parking/flex zone area (and bike lane if not physically separated):
 - new brick pavers of similar color. Use of brick here would mean that “patching” would not be noticeable.
 - red colored concrete with frequent joint sections and require replacement of an entire section when patched.
- Lastly, encourage the coordinated replacement of utilities to be done when the street is being repaved to minimize “patching of new street” (regardless of what paving material is being used).

UDHPC Recommendation Cont.

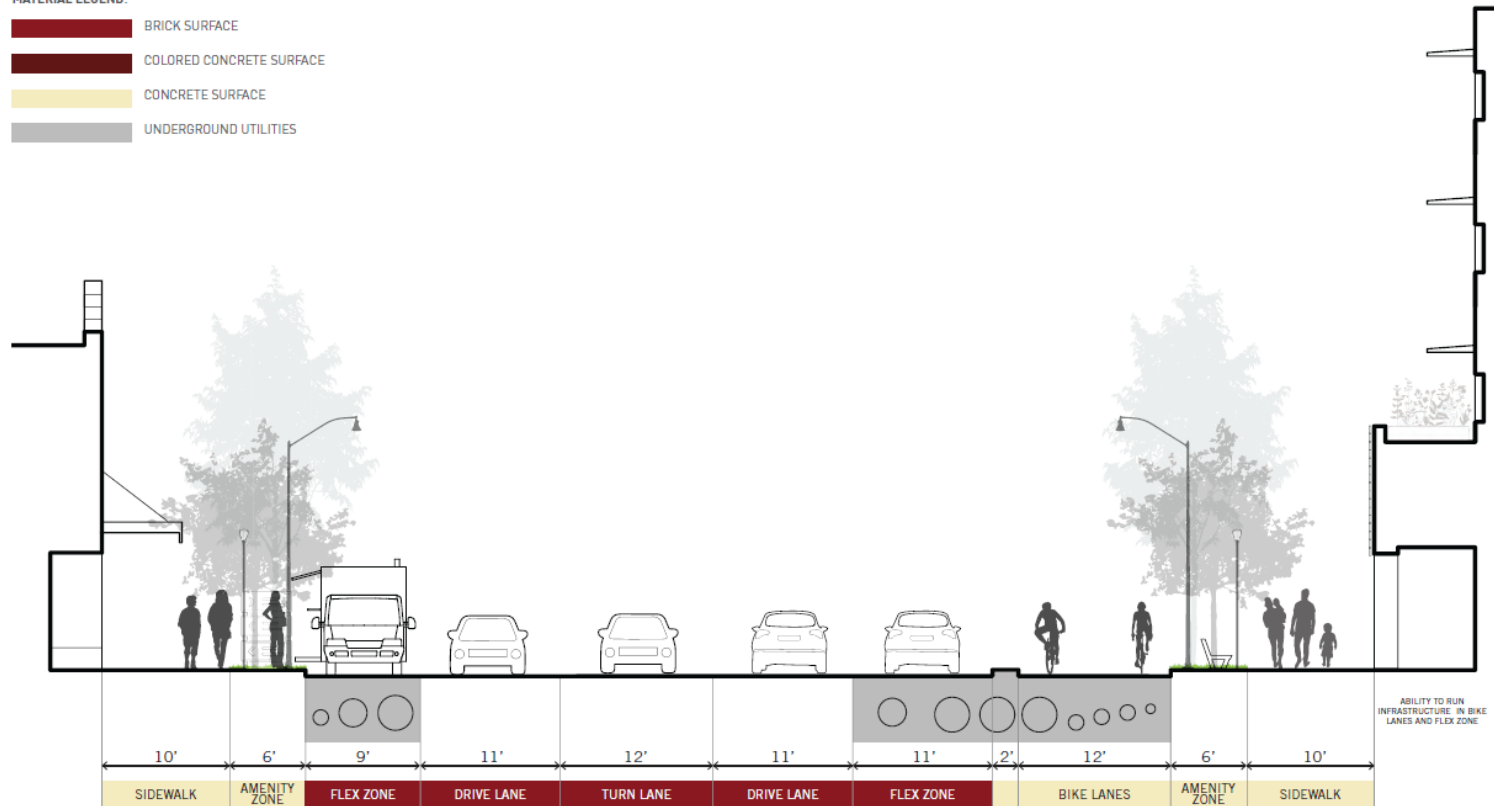


UDHPC Recommendation Cont.

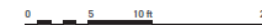
BROADWAY OPTION 2

MATERIAL LEGEND:

- BRICK SURFACE
- COLORED CONCRETE SURFACE
- CONCRETE SURFACE
- UNDERGROUND UTILITIES



BROADWAY OPTION 2 PROPOSED SECTION





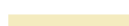

UDHPC Recommendation Cont.

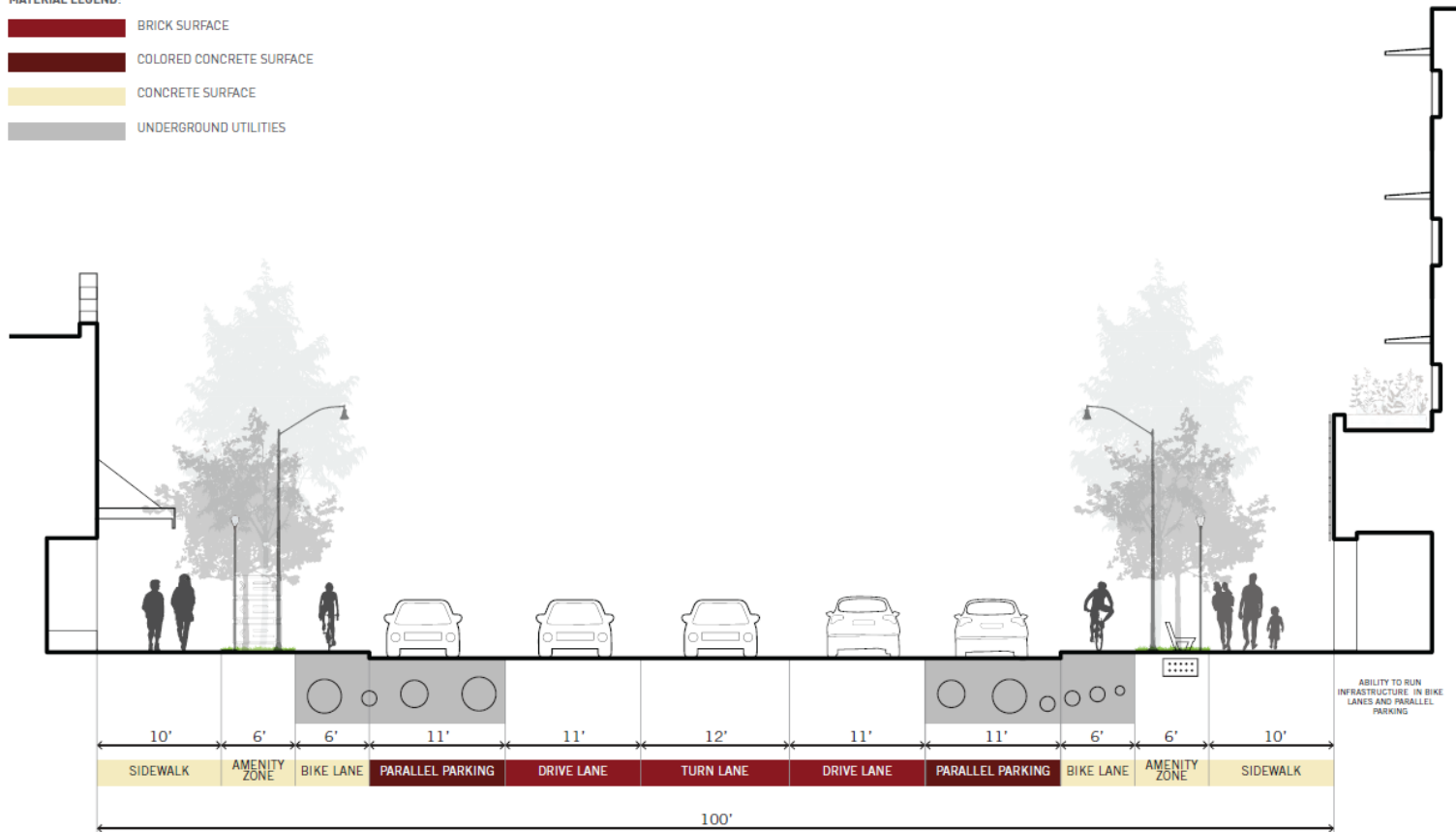


UDHPC Recommendation Cont.

BROADWAY OPTION 3

MATERIAL LEGEND:

-  BRICK SURFACE
-  COLORED CONCRETE SURFACE
-  CONCRETE SURFACE
-  UNDERGROUND UTILITIES



BROADWAY OPTION 3 PROPOSED SECTION

Public Input Meeting Summary



Survey Questions



- Do you think the City should move forward with a project to rebuild Broadway?
- How important is each section of Broadway from University Ave. to Martin Luther King, Jr. Blvd?
- Which sections of Broadway should be rebuilt and should the design be the same?
- What is the most important aspect of Broadway (design aesthetic, maintaining historic brick, ride quality)?
- What materials should be used in the vehicular drive lanes (historic brick, brick pavers, asphalt/concrete)?
- What materials should be used in the intersections (historic brick, brick pavers, asphalt/concrete)?
- What materials should be used in the bike lanes (historic brick, brick pavers, asphalt/concrete)?
- Should new brick pavers be used instead of historic brick, giving the look of brick, but using new material?

Survey Results

- Survey Launched 05/15
- Survey Closed 06/13
- 3,389 Online Surveys
- 102 Hard Copies
- 3,491 Surveys Total

Survey Results Cont...



Staff Recommendations





Questions?