



Downtown Pathway Project – Site Assessment

August 19, 2021



ENGINEERING
RESOURCES, INC.

4175 New Vision Drive
Fort Wayne, IN 46845

www.eri.consulting

ALLEYWAY ASSESSMENTS

ALLEY "1" (NORTH 100 BLOCK OF W. MARKET ST.):



General Description

Adjacent property owners include Foundations of Truth Inc., OKA Corp. Holdings LLC, & American Salvage Co LLC.

Located north of the Wells County Courthouse & the Parlor City Plaza.

Focused mainly on vehicular traffic and utilitarian uses.

Buildings along full length of alley on both sides, 2-3 stories

Accessibility & Safety

Relatively flat with no glaring slope issues for ADA compliance.

Downspouts daylight onto pavement, potential for ice.

Door thresholds, one door with a step, the other has pavement patch for a flush condition.

Lighting exists above door height along building owned by Foundations.

Pavement

Asphalt pavement in decent condition, no major cracking or heaving.

Gutter lines along building are showing signs of cracking, spalling, and have collected loose debris and pavement.

Concrete patching has been done, likely because of pavement erosion from downspouts.

Drainage

No storm inlets located within alley.

Crowned alley with a break line in the center, draining into gutters towards Market St. and Perry St.

Downspouts daylight onto pavement, directly into gutter line.

Utilities

Air conditioning units mounted onto buildings around 2nd floor. Clearances?

Wires with significant sag along east building face, just above door height. Also wires along 2nd floor, crossing alley diagonally from SW corner to NE corner, crossing the alley at the north entrance and connecting to utility pole on Perry St.

Building Facades

Various types and colors of bricks even within the same building facades. Some have been painted and is fading in some places.

Some areas show significant wear and could benefit from repairs or tuckpointing.

1st floor windows have all been bricked in. 2nd floor windows on west building have been covered with metal panel.

Downspouts have varying sizes and materials.

ALLEY "2" (NORTH 200 BLOCK OF W. MARKET ST.):



General Description

Adjacent property owners include Thomas Liby, Kenneth Gasper, & Midland LLC.

Located south of the Phillips 66 and public parking lot.

Focused mainly on vehicular traffic, utilities, and utilitarian uses.

Buildings along length of alley on both sides, except Northeast corner, 1 story on northern -2 stories on southern

Accessibility & Safety

Relatively flat with no glaring slope issues for ADA compliance.

North sidewalk crossing has full curb, no ramps

Downspouts daylight onto pavement, potential for ice.

Door thresholds, one door with a rolled curb, the other two have flush conditions.

Single light exists on southernmost utility pole.

Pavement

Asphalt pavement in decent condition, some minor cracking.

Gutter line along west building has collected loose debris, gutter line along east building has a curb to channel drainage and has broken off in some areas.

Drainage

No storm inlets located within alley.

Crowned alley with a break line in the center, draining into gutters towards Market St. and Perry St.

Downspouts daylight onto pavement, daylight perpendicular to building.

Utilities

Air conditioning units mounted into windows and next to door.

Wires and conduit held tight to building faces.

Two utility poles along west building face, northern pole has transformer. Lines run parallel with alley, service lines from poles to northeast building.

Utility pole with meter bank at northwest corner of the northeast building.

Gas meter located at northwest corner of northeast building, protected with steel bollard.

Building Facades

Various types and colors of bricks even within the same building facades. Some have been painted and is fading in some places. Painted CMU block peeling on 1st floor, and vinyl siding on 2nd floor of Northeast building, metal panel on north end of west building, showing some wear and denting.

Some areas show significant wear and could benefit from repairs or tuckpointing.

1st floor windows on east building all been covered with plywood, one window on west building covered with metal panel. 2nd floor windows on west building have been modified to have upper portion covered with plywood.

Downspouts have varying sizes and materials.

ALLEY "3" (SOUTH 200 BLOCK OF W. MARKET ST.):



General Description

Adjacent property owners include Bastille Partners LLC & West Market Centre, LLC.

Located north of the Wells Carnegie Government Annex & parking lot.

Focused mainly on vehicular traffic access to adjacent parking lot and utilities.

2 story buildings along length of alley on east side, parking spaces along length of west side, with 1 story building adjacent to the parking.

Accessibility & Safety

Relatively flat with no glaring slope issues for ADA compliance.

South sidewalk crossing is broken

Downspouts daylight onto pavement, potential for ice.

One door threshold with 2 steps, inset into building façade.

Single light just north of door on east building face, single light on south utility pole facing parking.

Pavement

Asphalt pavement in decent condition, some minor cracking and a pavement path.

Gutter line along east building is stone and has collected loose debris

Drainage

No storm inlets located within alley.

Crowned alley with a break line in the center, draining into gutters towards Market St. and Walnut St., parking drains towards alley.

Downspouts daylight onto pavement, daylights perpendicular to building.

Utilities

Wires and conduit held tight to building faces.

Two utility poles along west edge, southern pole has transformer. Lines run parallel with alley, service lines from poles to east building.

Building Facades

Some brick on east has been painted which has come off in some places. The south portion of the east building has metal panel on the 2nd floor.

Some areas show significant wear and could benefit from repairs or tuckpointing.

1st floor windows on east building all been covered with painted plywood, one old door has been infilled with metal panel.

Downspouts have similar sizes, color and materials.

ALLEY "4" (NORTH 100 BLOCK OF W. WASHINGTON ST.):



General Description

Adjacent property owners include Wells Veterans Inc., First Source Bank, & TM Rentals, LLC.

Located south of the Parlor City Plaza.

Focused mainly on vehicular traffic, utilities, and parking access.

1 story building along length of alley on west side, parking lots along west side

Accessibility & Safety

Relatively flat roadway with no glaring slope issues for ADA compliance.

Sidewalk along west building face has various impediments and is not ADA accessible.

Downspouts daylight onto pavement, potential for ice.

Door threshold, one door with an elevated stoop and handrail, not ADA accessible.

Parking lot light in south parking lot on east side of alley.

Pedestrian crossing sign located on east side near Washington St.

Pavement

Asphalt pavement has some minor cracking and some broken areas along northeast edge.

Curb on south half of east side, curb face walk on west side that goes from flush on north end to a small wall on the south end, wall has guardrail, curbing and walk seem to be in decent condition

Drainage

No storm inlets located within alley.

Crowned alley that transitions to a single slope going east on north end, drains into gutters towards Walnut St. and Washington St.

Downspout daylight onto concrete walk, drainage from building under sidewalk and onto alley pavement in multiple locations, curb cuts with pvc pipe along south parking lot

Utilities

Grease disposal bin located on curb face sidewalk.

Meters and conduit held tight to building faces.

Vents located along west building face above door height.

Access ladder on west building face with lockable guard.

Two utility poles with 4 transformers and ground mounded utility cabinet along south parking lot. Utility pole with single light located on west side at north end. Lines run parallel with alley, between all the pole, and service lines from poles to the west building.

Building Facades

Brick building façade with some brick infills for old doors and windows.

Some areas show minor wear.

Sign above door on west building face with signage lighting.

Parking lot signage located near south parking lot on east side.

ALLEY "5" (NORTH 100 BLOCK OF E. MARKET ST.):



General Description

Adjacent property owners include Rachel Quillen, ACS Commercial Properties, LLC, & Tracy and Kent Beer.

Located north of City Hall.

Focused mainly on vehicular traffic, utilities, and utilitarian uses. Pavement on each side of north end is used for parking/loading.

Buildings along length of alley on both sides, except Northeast and Northwest corners, 1 story on east side and northwest corner, 2 stories on the rest of west side

Accessibility & Safety

Relatively flat with no glaring slope issues for ADA compliance.

No downspouts.

Door thresholds, door on west with two steps last step is within alley, the east door has a flush condition.

Single light exists on northernmost utility pole.

Pavement

Asphalt pavement in decent condition.

Gutter line along buildings have collected loose debris, some concrete in the gutter hasn't been overlaid.

Drainage

No storm inlets located within alley but one on north end in Perry St. gutter line.

Crowned alley with a break line in the center, draining into gutters towards Market St. and Perry St. Pavement warps towards inlet in Perry St. gutter line.

No downspouts.

Utilities

Air conditioning unit mounted into 1st floor window on west building face.

Wires and conduit on building faces.

Two utility poles along east building face. Lines run parallel with alley, service lines from poles to buildings.

Vent pipe from basement to roof on west building.

Meters located at door on west building protected with bollards.

Building Facades

Bricks on east face seem to be in good shape, bricks on west are showing some wear. Some bricks on west building have been mortared over in attempt to repair wall. CMU was also used to repair west building façade. Northwest building is metal panel with guardrail tight to the building along the entire face. The north portion of the east building has a larger tan colored brick.

Some areas on the west building face show significant wear and could benefit from repairs or tuckpointing.

1st floor windows on east building all been covered with plywood except two near north ends, some 1st floor windows along with an old door opening on west building have been cover with plywood as well.

No downspouts.