5. Presentation and Q & A: Street Design Concept Alternatives

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Agenda

• Alternatives prepared for Charrette
• What the drawings show
• Overview of each alternative
• Development Diagrams update
• 15 min. for CTF to look at drawings
• 15 to 20 min. Q&A
Street Design Concept Alternatives

• 4-Lane Alternatives
  – “Minimize Direct Building Impacts”
  – “Minimize Property Impacts”

• 4+2T/6-Lane Right-of-Way Alternatives
  – “Minimize Direct Building Impacts”
  – “Minimize Property Impacts”

• 6+2T Lane Alternative
  – “Minimize Property Impacts”
What the Drawings Show

Key
- Back of Sidewalk
- Landscape Area
- Edge of Right-of-Way
- 4+T / 6-Lane Right-of-Way Extents
- Bus Stop
- City-Owned Parcel

Historic Status
- Existing district contributor
- Eligible as district contributor
- Individually eligible
- Architecturally significant (future eligible)
4-Lane “Minimize Direct Building Impacts”

- Align street to avoid impacting buildings
- Minimize r.o.w. width
- Rebuild some parking
- Increases risk of “unintended” acquisitions
- Includes right of way alignment for 4+2T and 6-lane alignments
4-Lane “Minimize Property Impacts”

- Align street to minimize risk of full property acquisitions
- Avoid direct building impacts as feasible
- Includes right of way alignment for 4+2T and 6-lane alignments
4-Lane “Minimize Direct Building Impacts”
4-Lane “Minimize Property Impacts”
6+2T Lane “Minimize Property Impacts”

- Align street to minimize risk of full property acquisitions
- Avoid direct building impacts as feasible
4-Lane “Minimize Property Impacts”
6+2T Lane “Minimize Property Impacts”
Development Diagrams

- Tool for examining economic potential along Street Design Concept Alternatives
Development Diagrams

- Tool for relating the development diagrams to the alternative maps
- Simple building and parking diagram at 1”=50’ to match the map scale
- Color coding relates to the range of diagrams possible in that lot depth: 45’, 60’, 80’, 100’
Development Diagrams

- Theoretical block development diagrams
15 min. for CTF to Look at Drawings