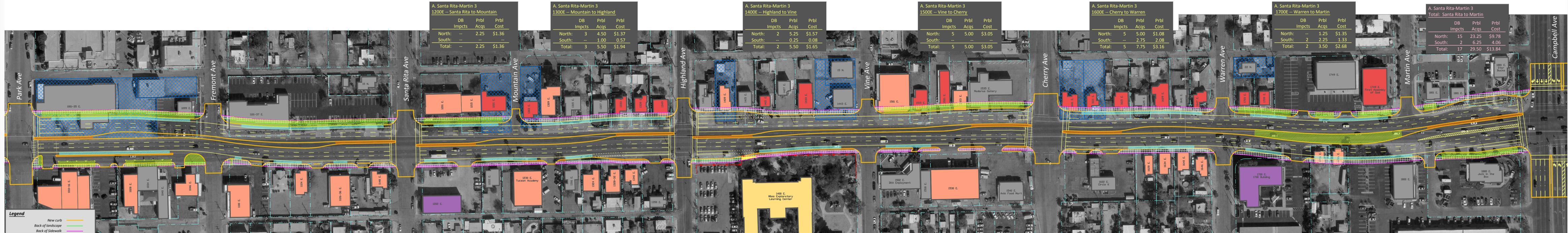


# A. Santa Rita - Martin: Alternative 3



- Legend**
- New curb
  - Back of landscape
  - Back of Sidewalk
  - Medians or Sidewalk & Landscape >= 16' (Allows Street Trees)
  - Medians <= 7' or Landscape <= 4' (Gravel - No Plantings)
  - Sidewalk < 8'
  - Raised Cycle Track
  - Sidewalk
  - City Owned Property
- Key to Historic Status**
- Current Contributor
  - Eligible as Contributor
  - Eligible Individually
  - Architecturally Significant (Future individually eligible)

**PRELIMINARY PROGRESS PRINT FOR DISCUSSION PURPOSES ONLY!!**

**1200, 1300 Block**

- o Replace the 16' landscaped/sidewalk strip on the south side with a 10' sidewalk/buffer strip. The sidewalk is shown here as 6.5' wide with at least a 3.5' wide buffer from the street. This strip would be too narrow for planting.
- o This allows centerline to be shifted 6' southward, lowering the direct building impacts on the north side.
- o Narrowing the sidewalk/landscape strips diminishes the quality of the pedestrian environment.

**1400 Block**

- o Reduce impact to north side by replacing the 16' landscaped/sidewalk area on both sides with a 10' sidewalk/buffer strip. This allows centerline to be shifted 6' southward, reducing the number of direct building impacts on the north side.
- o This results in some impact to the Miles garden area which is minimized by narrowing landscape/sidewalk areas and utilizing a bus pull-through instead of pull out.
- o Under this scenario, the sidewalk extends about 10' into garden at widest spot.

**1500 Block**

- o The south side 16' sidewalk/landscape area is replaced by the 10' sidewalk/buffer strip. This allows the street centerline to be shifted 6' southward. This is not however found to reduce the number of buildings directly impacted on the north side. It does increase somewhat the depth of remnant parcels.
- o This approach maintains sufficient width to maintain the existing parking for properties on the south side.

**1600 Block**

- o Shift street centerline southward and reduce the 16' sidewalk/landscape area to 10' on both sides. This places sidewalk at or near face of buildings on the south side.
- o The use of a 10' sidewalk/buffer width significantly reduces the quality of the pedestrian environment.
- o Residences on the north side are still directly impacted but remnant lots are deeper. A representative remnant depth under Variation 2a is 88'. Under Variation this variation it is 118'.
- o The median width is controlled by the left turn bays and cannot be reduced below that shown here.
- o This creates a minor impact to Circle K/gas station.

**1600 Block**

- o Minor impacts to church parking lot.
- o Impact to south side is minor except for two residences which are direct building impacts.

**General**

Reduce the impact to the north side by narrowing the landscape/sidewalk areas from 16' to 10', and shifting the street centerline 6' southward. This is to determine the reduction in property impacts that can be expected from giving up width of landscaping and sidewalk.