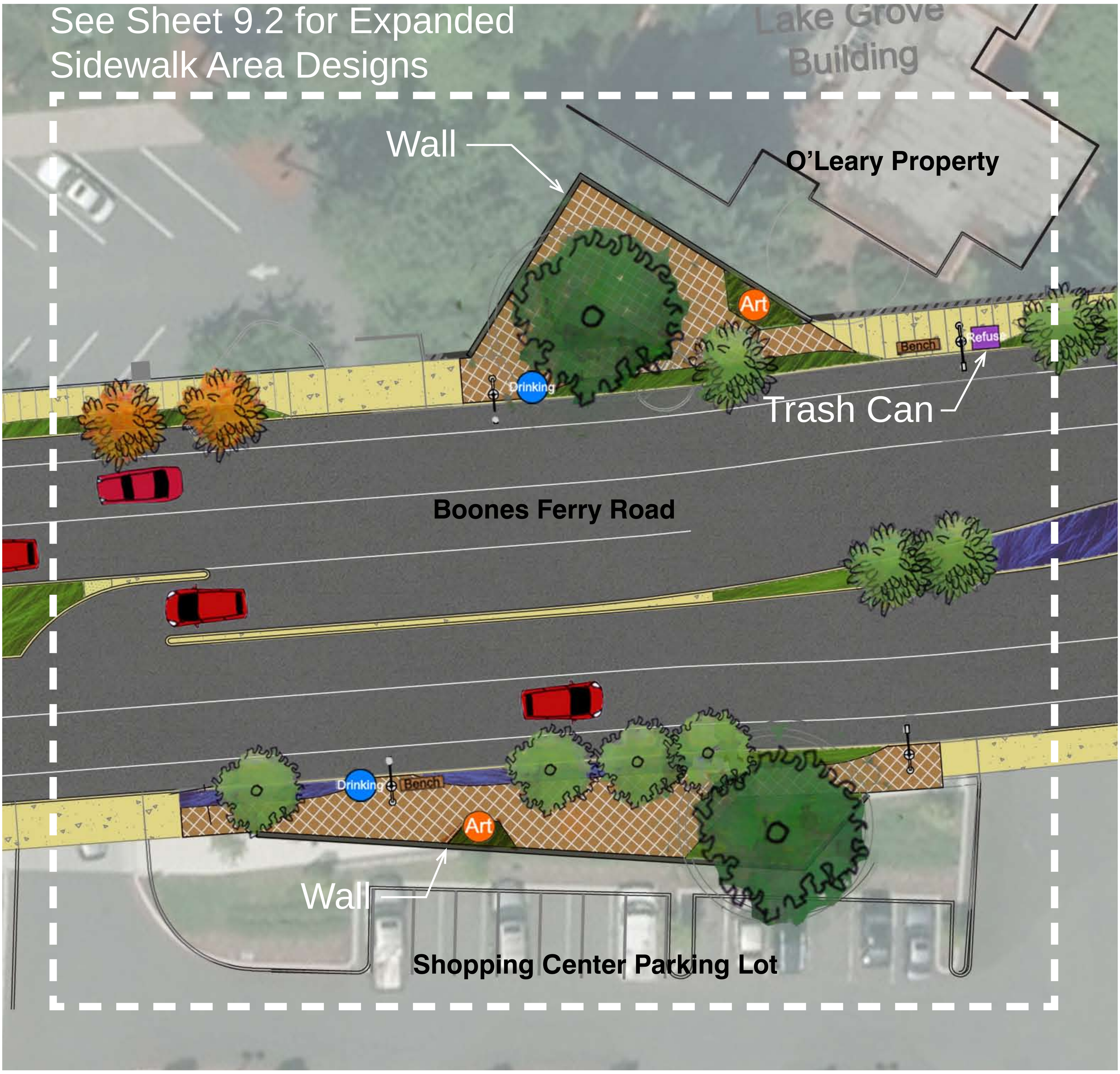
EXPANDED SIDEWALK AREAS AT SHOPPING CENTER 9.2

O’Leary Property
A quieter public space with special garden elements, art and history.

- Plaza is carved out of the private property, short retaining/seat walls bound the edges
- A sculpture from the Wiser property was moved here
- Garden could have special plantings emphasizing seasonal blooming, color and fragrance
- Opportunity for a large tree



Zupan’s
A more vibrant public space with potential demonstration of stormwater management.

- Plaza is formed over a slope of a parking lot landscape area. Fill will be retained by retaining walls that would be raised to seat wall height at the edges of the plaza.
- Opportunity for a large tree
- Lots of area for art and history elements
- Stormwater planters at the sidewalk could tie with others in the plaza or parking lot landscape island below

North

10’

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jla public involvement
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EXPANDED SIDEWALK AREAS AT HAGGEN AND LAVANG 9.3

Northwest Corner at Firwood/Boone's Ferry Road
A small gathering space at the projects largest/busiest intersection.

- Plaza is carved out to the Haggen's parking lot landscape area.
- Overhead covering could provide shelter for bus riders (both stops on north side of intersection)
- Opportunity for art and history

Aaron Bros/LaVang's Restaurant
Plazas to create outdoor commerce along BFR.

- Aaron Bros portion could facilitate outdoor displays of merchandise
- LaVang's portion could support outdoor seating

North

10'

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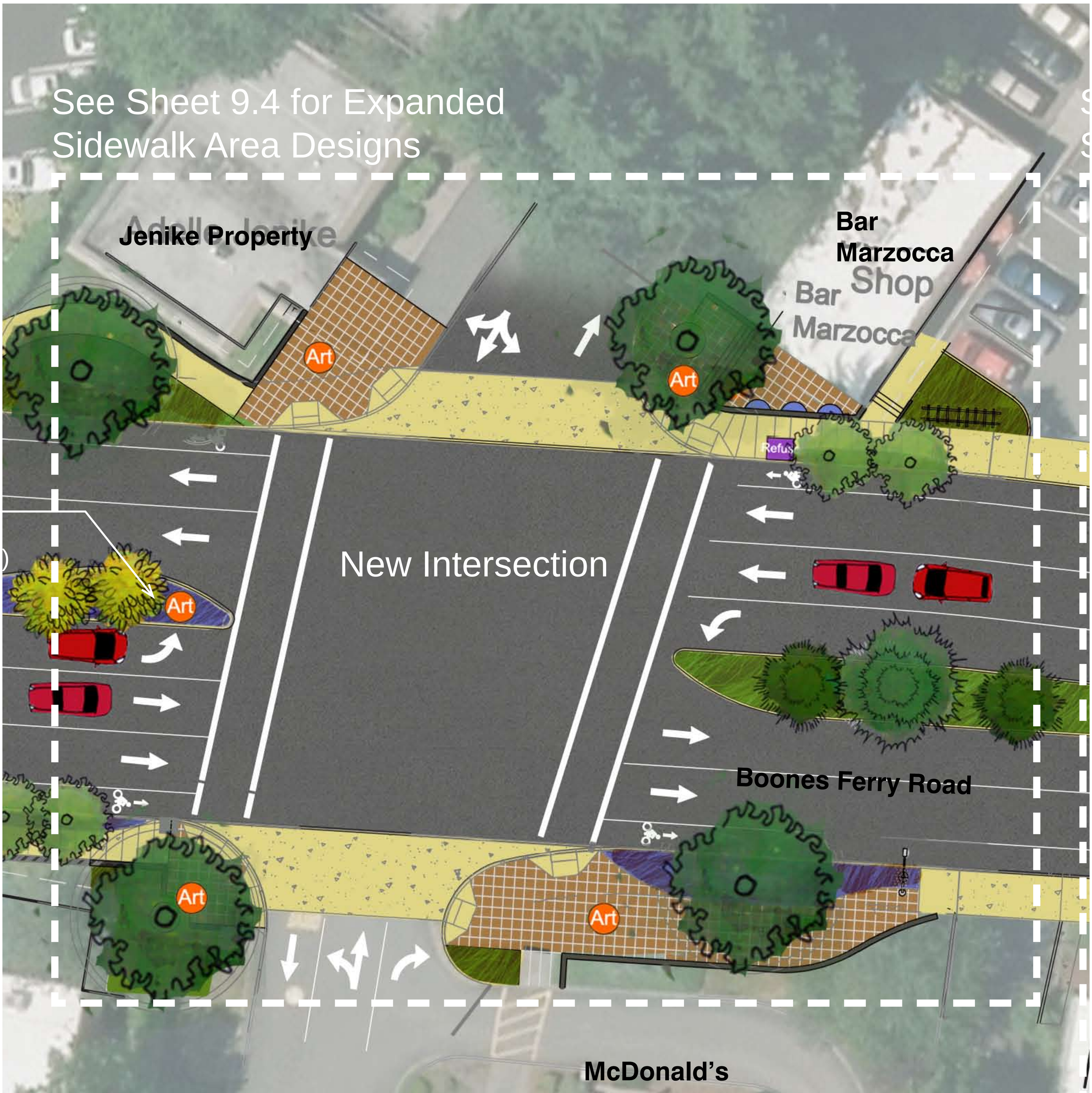
EXPANDED SIDEWALK AREAS AT NEW INTERSECTION 9.4

SW Corner/Jenike Property
The redevelopment of this corner is more landscape oriented, bending the sidewalk to create a place for a larger tree along the road side.

- Opportunity for large tree
- Seat walls could be incorporated at the back of walk
- Opportunity for art and history

NW Corner/Bar Marzocca
A small public area can be developed adjacent to the raised terrace for Bar Marzocca.

- The public space at sidewalk level can be connected to the raise terrace via steps
- Opportunity for a large tree
- Opportunity for art and history



SE Corner/Teriyaki Restaurant
The redevelopment of this corner provides a wider landing at the crosswalk area and landscape opportunities.

- Opportunity for large tree
- Opportunity for art and history

NE Corner/McDonalds
This area has room for a public plaza with special landscape and seating opportunities.

- Opportunity for a large tree
- Opportunity for art and history
- Seatwalls may be incorporated to resolve grade issues

North

10'

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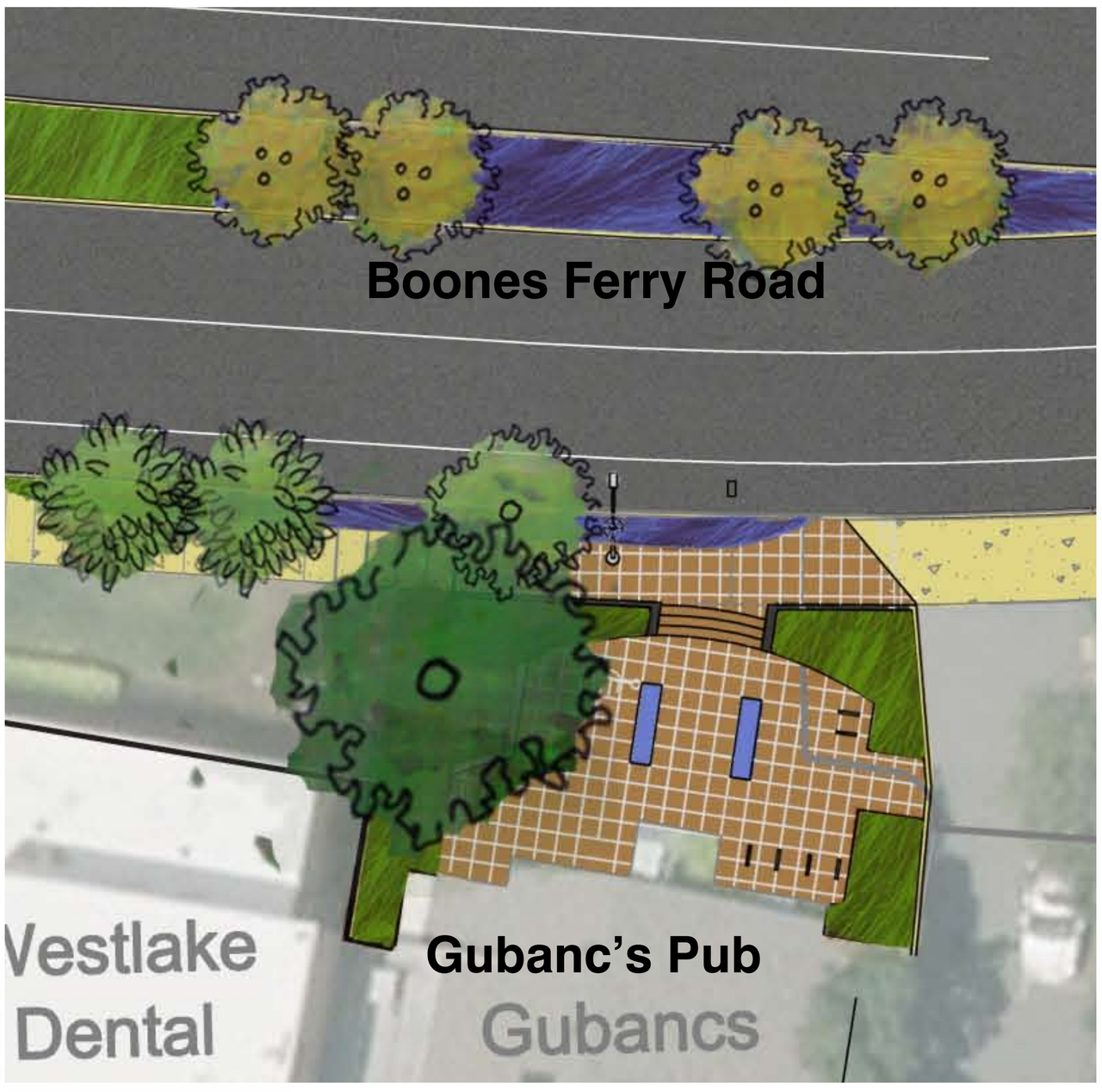
EXPANDED SIDEWALK AREAS @ RICCARDO'S/GUBANC'S 9.5

Riccardo's Ristorante and Bar Marzocca

- Redevelopment of the frontage at Riccardo's Restaurant replaces the existing plaza (piazza) that was considered one of the Pearls in an earlier document. The owner also has a business in the building to the south that has area adjacent to the NW corner of the new intersection at McDonalds. The plan rebuilds the plaza lost at the restaurant and provides elements to link it to the new intersection.
- Rebuilds the water fountain which could be an art opportunity
- Creates seating for public and restaurant patrons
- Incorporates new trellis elements along the frontage
- Replants some of Italian cypress lost to the road widening
- Creates outdoor commerce at Bar Marzocca

Gubanc's Pub

- Redevelopment of frontage at Gubanc's Pub to mitigate loss from road widening.
- Disabled parking stall is replaced elsewhere on site
- Opportunity to expand outdoor seating area to support outdoor commerce goals
- Retaining walls along sidewalk to resolve grade issues from road widening create seating opportunities for pedestrians
- Opportunities for art and history
- Opportunity for stormwater demonstration
- Opportunity for large trees
- Bike parking incorporated in plan



North

10'

Boones Ferry Road Improvements

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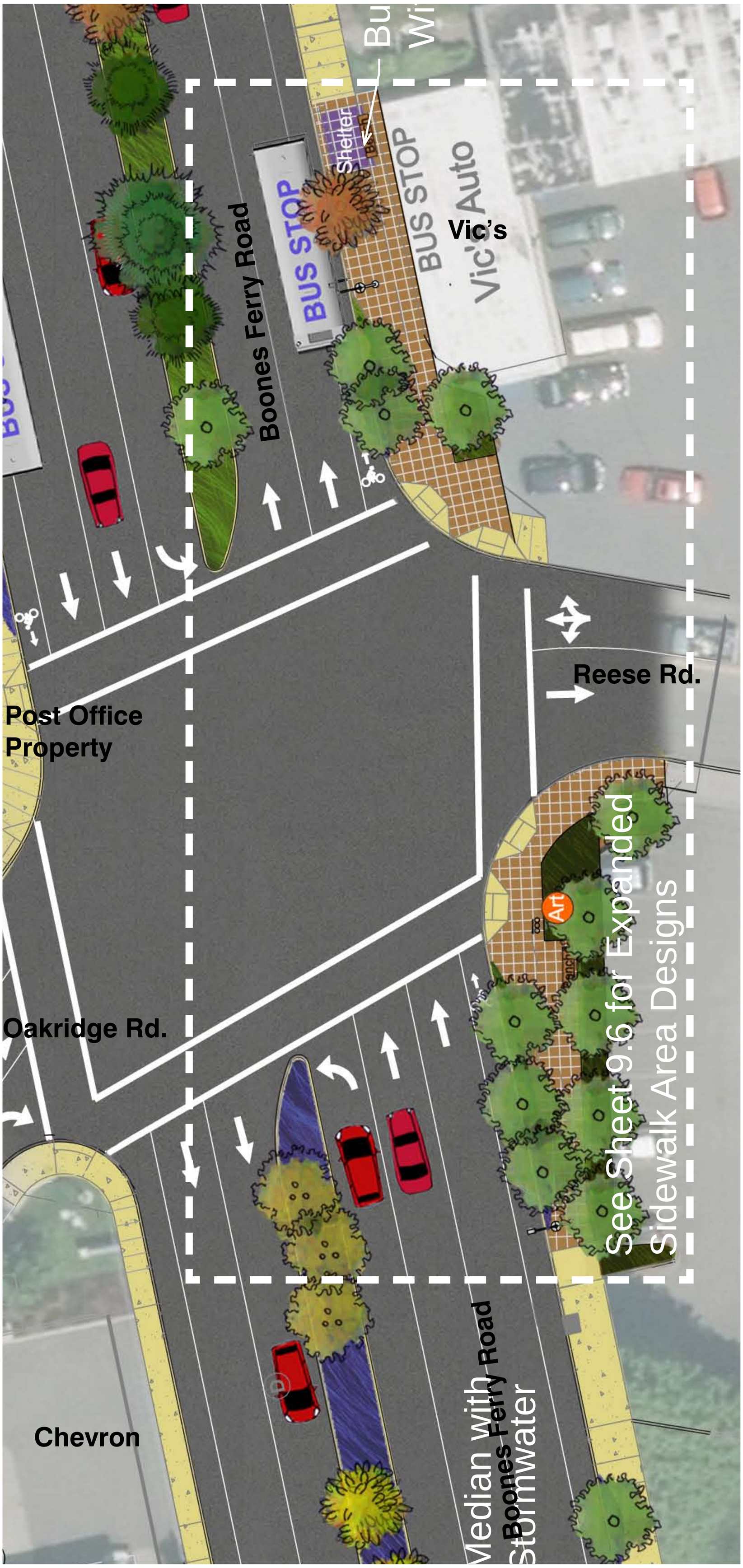
EXPANDED SIDEWALK AREAS AT REESE ROAD 9.6



Vic's Auto

Redevelopment creates simple public open space at a current bus stop

- Shelter provided to encourage bus ridership
- Opportunity for art and history
- Opportunity for a green wall at side of Vic's building

Thompson and Adams

Redevelopment creates simple public open space for seating

- Opportunity for seating setback from road
- Opportunity for a large tree(s)
- Possible stormwater demonstration area
- Requires minor modifications to parking lot

North

10'

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EXPANDED SIDEWALK AREA SKETCHUP VIEWS 9.7

Area Near the O'Leary Property

Area Near Shopping Center

Gubanc's

Riccardo's

Boones Ferry Road Improvements

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