

## **Boones Ferry Road – PAC Meeting #5 – August 18, 2015**

### **Hardscape Elements, Prep Notes for PAC**

To the PAC Members:

We have a very full agenda for our next PAC meeting. We will have 45 minutes to discuss the 'hardscape' elements of the streetscape. We have chosen four topics to discuss in the meeting and we have provided the following notes and graphic displays for your preparation. We will try to keep our presentation of each topic to a minimum so that you, the PAC members, will have time for meaningful discussion and feedback to the design team. Please spend time preparing and writing down comments, questions, and observations to share with all at the meeting. If you need help understanding anything prior to the PAC meeting, please ask questions by Monday and a design team member or I will try to help you before the meeting. You can email questions to [ben@nevuengan.com](mailto:ben@nevuengan.com)

The display sheets are organized by numbering like they were for the last PAC meeting. The following text helps describe each display:

#### **SIDEWALK AREA**

##### **Sheet 5.1**

The 2011 Refinement Plan (RP) endorsed the 'Path in the Woods' concept for the sidewalk area, a graphic from the RP is included. The plan and cross section on this display is our interpretation of that concept. It depicts where street lights, planters, trees and street furnishings need to be placed in coordination with the pedestrian walking zone. The width of the sidewalk area between the property line (future building wall) and the curb is 9 feet wide. More observations:

- The organization of the sidewalk area is governed mostly by the rhythm of street lights and trees which are very closely coordinated. The street lights are spaced between 55' -70' for this exercise. Two trees are placed between lights.
- The plan shows long sections of planter areas, but includes breaks for street furnishings.
- There will be utility vaults and cabinets that have to be integrated into the sidewalk area. They are not shown in the plan at this time.
- The standard sidewalk material is depicted as concrete in anticipation of the inevitable budget constraints. There are ways to make concrete paving special, see embedded metal banding and interpretive plaques on 5.3. Other paving materials could be integrated as much as the budget allows.

Questions:

1. Regarding the organization of the sidewalk area, is this a good interpretation of the RP?
2. Do you want to see other materials used in the sidewalk area besides concrete?
3. Is this what you want to see on BFR?

##### **Sheet 5.2**

This plan is a variation of the RP theme and responds to a comment shared on the website by a PAC member to try to break up the rectilinear aspect of the street with something non-rectilinear. The planter areas are reshaped with an arc next to the sidewalk and reduced somewhat to provide more paved area for furnishings and width for pedestrians.

- The organization of street lights and trees is the same as shown in 5.1.
- The planter width is reduced by 6 inches to maximum of 3 feet. Where the planter is a stormwater facility, the required low barrier is proposed to be a thin metal edge to allow the sidewalk width to be expanded (6 inches) without compromising the width of the planter (as a stormwater facility). (Note: this same strategy can be employed on the plan shown on 5.1.)

- The metal edge creates opportunities for art and historic interpretive elements.
- The reduced planted area may hurt the quantity of stormwater treatment areas that we need.

Questions:

1. Which do you like better, 5.1 or 5.2?
2. Is this what you want to see on BFR?
3. Decreasing planter width to increase the sidewalk area by 6 inches creates more pedestrian space for a vibrant main street. This is a modification to the Refinement Plan. Do you approve? (This question applies to both plans on 5.1 and 5.2.)

### Sheet 5.3 and 5.4

This board shows material options for discussion on sidewalk areas and expanded sidewalk areas.

- 5.3 highlights paving materials. Assuming concrete paving is the base material, others are shown as potential accent or special areas like the expanded sidewalk areas.
- 5.4 highlights options for small barriers around sidewalk stormwater facilities.
- 5.4 highlights architectural walls that will be used to retain grade where necessary, but could also be used to define public open space and create seating areas. Stone walls probably best represent the 'natural' look that is desired by the PAC. Gabion walls are included because they can have a natural look and offer flexibility to include other elements like art (there was a dislike for them earlier). Concrete walls with texturing that reflects nature is included for consideration. Masonry walls (brick) were not included because they generally do not mimic nature.

Questions:

1. What are your preferences?

## LIGHTING

### Sheet 5.5 and 5.6

There are 3 types of lighting that we are contemplating for BFR. They are 1) roadway lighting, , 30'+ tall, 2) pedestrian lighting, 14'-16' tall, and 3) specialty lighting like uplighting trees in median, wire-suspended lighting at expanded sidewalk areas, etc. This discussion focuses on the architectural form of roadway and pedestrian light fixtures which will affect the streetscape in meaningful way. Their style or look can contribute to a theme or not.

- To frame our discussion on lighting, Brian Copeland/DKS will provide some standards and requirements to keep in mind.
- Pedestrian light placement must work in concert with street trees. Both are placed along the edge of the sidewalk next to the curb. Lights that are placed too closely to trees will lose their effectiveness as the tree matures in size and blocks light.
- Several styles of fixtures were selected and shown on 5.5 to gauge your input. They range from modern to historic. Ralph Tehran will lead the discussion and explain the pros and cons of each type.
- Sheet 5.6 shows potential organizations of the roadway and pedestrian light fixtures. Notice that the median can have the larger roadway lights or none at all (except at mid-block crossings).

Questions:

1. Which style of light fixtures do you favor?
2. Do you favor light fixtures in the median or not?

## EXPANDED SIDEWALK AREAS

### Sheet 5.7

Expanded Sidewalk Area #1 is the same as previously shown in PAC #3 that is on the east side of BFR at the shopping center where Zupan's is located. It's imagined as a large, active, public open space. A retaining wall reconciles the grade of the additional sidewalk area and the parking lot landscape planter to the east which is lower in elevation. What is new to the scheme is the potential to use the parking lot planter below for stormwater treatment by conveying stormwater runoff through the sidewalk area with trench drains through the retaining wall and cascading into the parking lot planter.

- The owner of the property has expressed interest in the proposed development.
- This is a good location with proximity to commercial uses like Starbucks and the market as well as the mid-block crossing just to the south.

Questions:

3. Do you like the concept?
4. What are your ideas for a special feature?
5. What other elements or details should/could be included in this public open space?

### **Sheet 5.8**

Expanded Sidewalk Area #2 is the same as previously shown in PAC #3 that is on the west side of BFR from the shopping center. This space is not as long, but is wider than the #1. This site is also where an art sculpture will be moved to from the Wiser block. We are beginning to think of this space as a quieter more passive space, maybe featuring special plants with special fragrance/blooming qualities.

- The owner of the property has expressed interest in the proposed development.
- This space when paired with the other one across the street creates an event along BFR. The lack of a median island at this location (left turn pocket) allows them to be seen together.

Questions:

1. Do you like the concept?
2. Should the materials be the same as the other space across the street or different to distinguish them from each other?
3. What other elements or details should/could be included in this public open space?

### **Sheet 5.9**

This is a new, potential expanded sidewalk area. We chose it to highlight the potential for sidewalk commerce with existing uses (probably goes away if the property is redeveloped). It is located north of Bryant at Aaron Brothers store and LaVang's Restaurant.

- Expanded sidewalk area at Aaron Brothers provides an opportunity to display goods for sale outside the building, ie 'sidewalk sale'.
- Expanded sidewalk area at LaVang's Restaurant creates a potential for outdoor seating.
- No discussions have been had with the building/business owners.

Questions:

1. Do you like the concept?

## **MEDIAN**

### **Sheet 5.10**

Depicts the mid-block crossing in the median south of the expanded sidewalk areas and is approximately 400 feet south of the Bryant intersection.

- The midblock crossing aligns with the walkway to the business entries at the shopping center which is a natural pedestrian desire line. Aligning them will reinforce pedestrian movements that already occur. This concept follows principles from the NACTO Urban Street Design Guide, a diagram is included.

- The design incorporates the 'Z' alignment forcing pedestrians to look at on-coming traffic from the median.
- There are pedestrian street lights at the sidewalk and median adjacent to the crossing to provide night time visibility of pedestrians to drivers.
- The median will probably incorporate a stormwater area here. A bridge could be built over it to facilitate crossing and serve as a point of interest for pedestrians.
- The plantings of the median should be low to allow maximum visibility of pedestrians and vehicles.
- Crosswalk markings on the street probably will not be allowed without a traffic control signal.

Questions:

1. Do you like the concept?

## **DEMONSTRATION AREA**

### **Sheet 5.11**

(This is a long drawing, we suggest you just review it on your monitor. It may not be worth printing even at 11x17.)

An overall plan of the demonstration area from just south of Starbucks to LaVang's Restaurant, includes the Bryant intersection. Some of the changes from the plan shown in PAC #3 are as follows:

- Light poles are placed along the sidewalk which caused a repositioning of trees.
- Trees and planters at B of A Bank are removed, there is limited room and the sidewalk may only be 5 feet wide. Lights and trees may be located on the back side of the sidewalk if it can be worked out with the property owner.
- The plan is expanded to the north to add another potential expanded sidewalk area at Aaron Brothers/LaVang's Restaurant.
- The mid-block crossing is updated.
- Lights and trees at the median are updated.
- The Bryant intersection is updated.