

THE SHOPS

# SHOPS

Alternative 2  
**With Median**

Retain the median, modify on-street parking, expand the sidewalk width



# EXISTING: SE 9<sup>th</sup> Ave (looking west)



Sidewalk  
Width  
( $\cong$  5 Ft)

Private  
setback  
(varies)



# Alternative 2: With Median. SE 9th Ave. Side with parking (looking west)



Alternating  
side On-  
street  
Parking.

Sidewalk  
Widened  
(one side  
≈ 7 Ft)

Private  
setback  
(varies)

The rendering is intended to visually represent the proposed design.



# Alternative 2: With Median. SE 9th Ave. Side without parking (looking west)



**Alternating  
Side On-  
street  
Parking.**

**Sidewalk  
Widened  
(other  
side  $\approx$  14ft)**

**Private  
Setback  
(varies)**

*The rendering is intended to visually represent the proposed design.*



# EXISTING: SE 9<sup>th</sup> and 10<sup>th</sup> Terrace (looking east)





# Alternative 2: With Median SE 9<sup>th</sup> and 10<sup>th</sup> Terrace (looking east)



**Raised  
mid-block  
Crosswalk**

**≈ 2X  
increase in  
tree canopy  
- Shops**

**67  
SHADED  
TREES**

**39  
FLOWER  
TREES**

**Curb  
Extended**

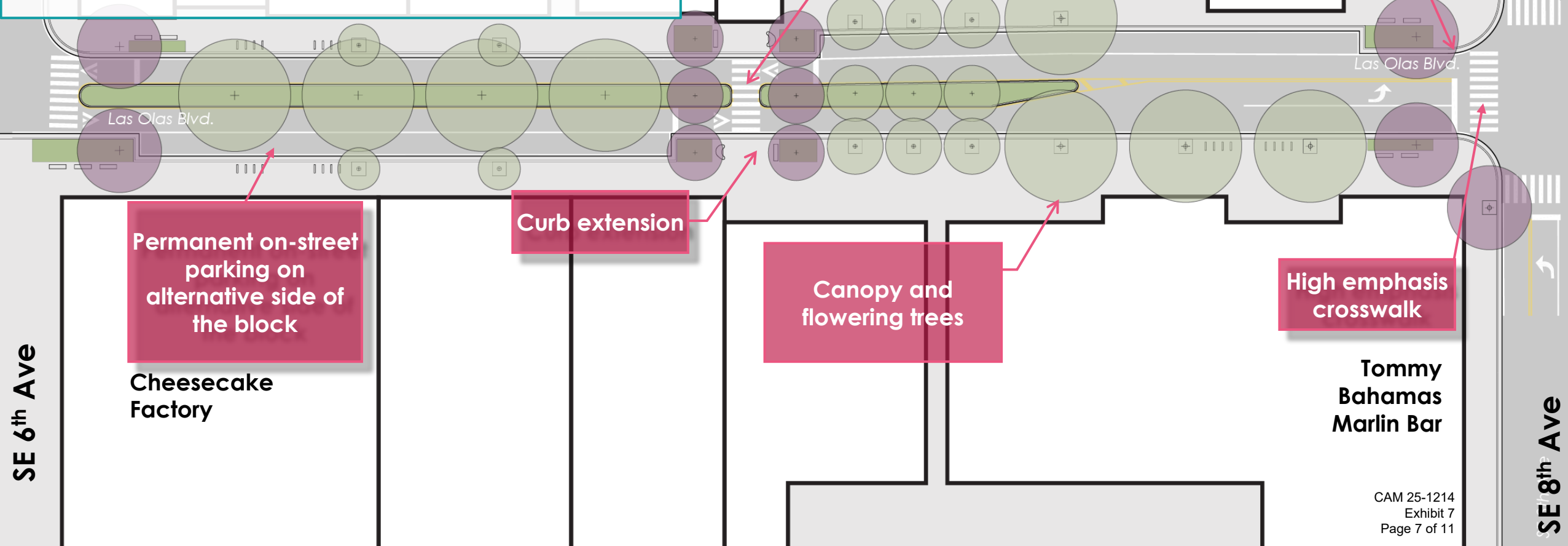
*The rendering is intended to visually represent the proposed design.*



# Alternative 2: With Median SE 6<sup>th</sup> to 8<sup>th</sup> Ave

## Shops Alternative 2: With Median

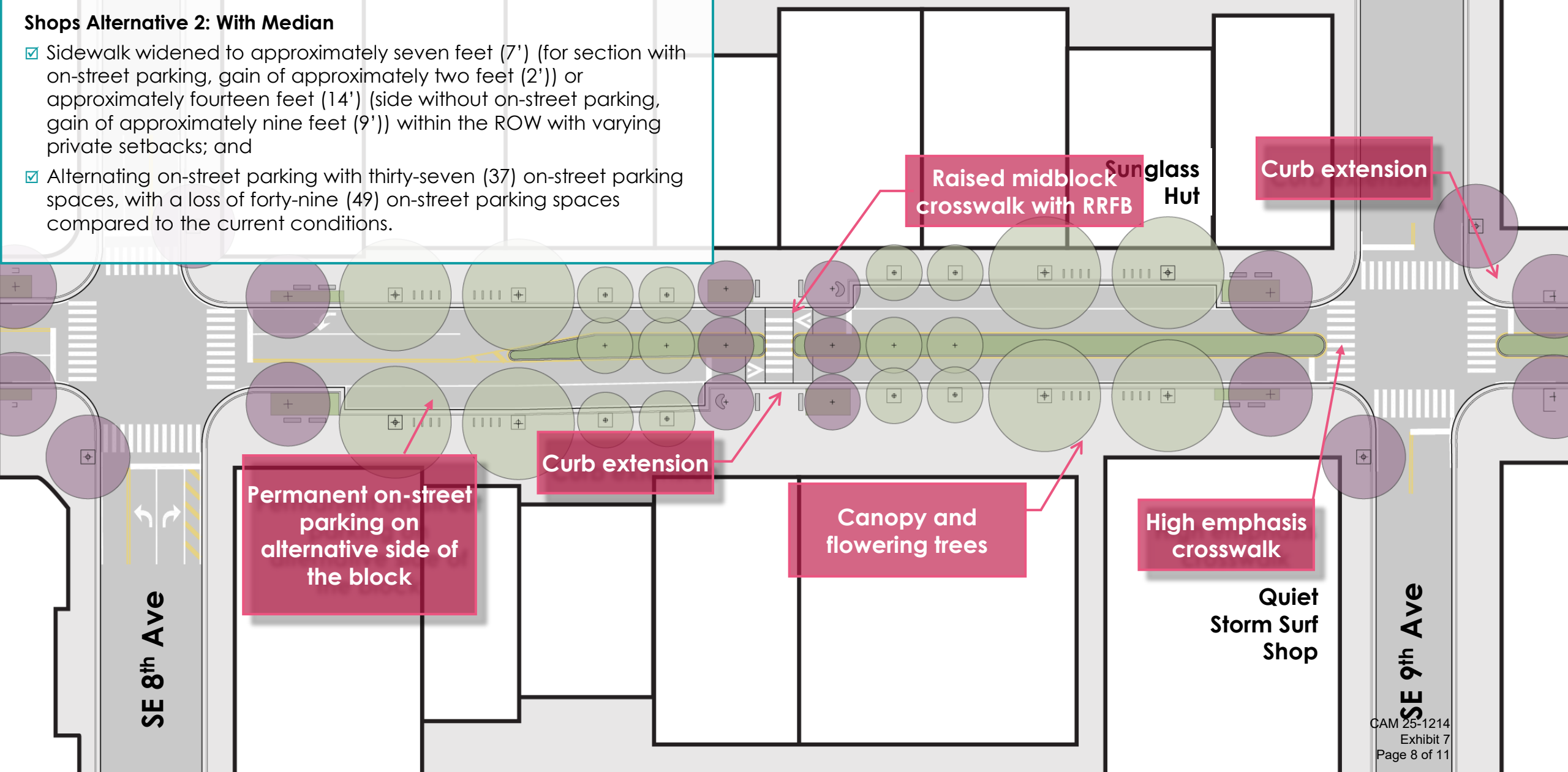
- ✓ Approximately two (2) times more canopy with flowering and shade trees compared to the current conditions;
- ✓ Remove the center turn lane at SE 9 Avenue and the east and west-bound right turns at SE 8 Avenue; and
- ✓ Raised mid-block crossing at each block with appropriate crosswalk treatments and high-emphasis crosswalk markings at intersections.



# Alternative 2: With Median SE 8<sup>th</sup> to 9<sup>th</sup> Ave

## Shops Alternative 2: With Median

- ☑ Sidewalk widened to approximately seven feet (7') (for section with on-street parking, gain of approximately two feet (2')) or approximately fourteen feet (14') (side without on-street parking, gain of approximately nine feet (9')) within the ROW with varying private setbacks; and
- ☑ Alternating on-street parking with thirty-seven (37) on-street parking spaces, with a loss of forty-nine (49) on-street parking spaces compared to the current conditions.





# Livability Improvements

## SIDEWALK

Entire corridor



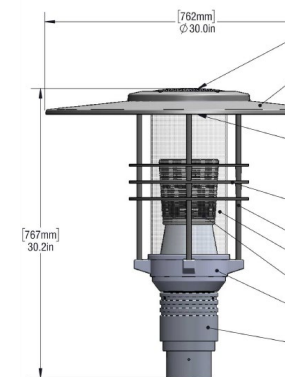
## SEATING (precast concrete)

Entire corridor



## LIGHTING

Downtown



Pole height 13'

Shops,  
Colee Hammock



Pole height 15'

Entire corridor  
(Vehicle Lighting)



**COST:** \$

\$\$

\$\$

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**DURABILITY:** ++++

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+++

+++

**MAINTENANCE:** Minimal

Minimal

Moderate

Moderate

**COMMENTS:** Custom colors,  
permeable

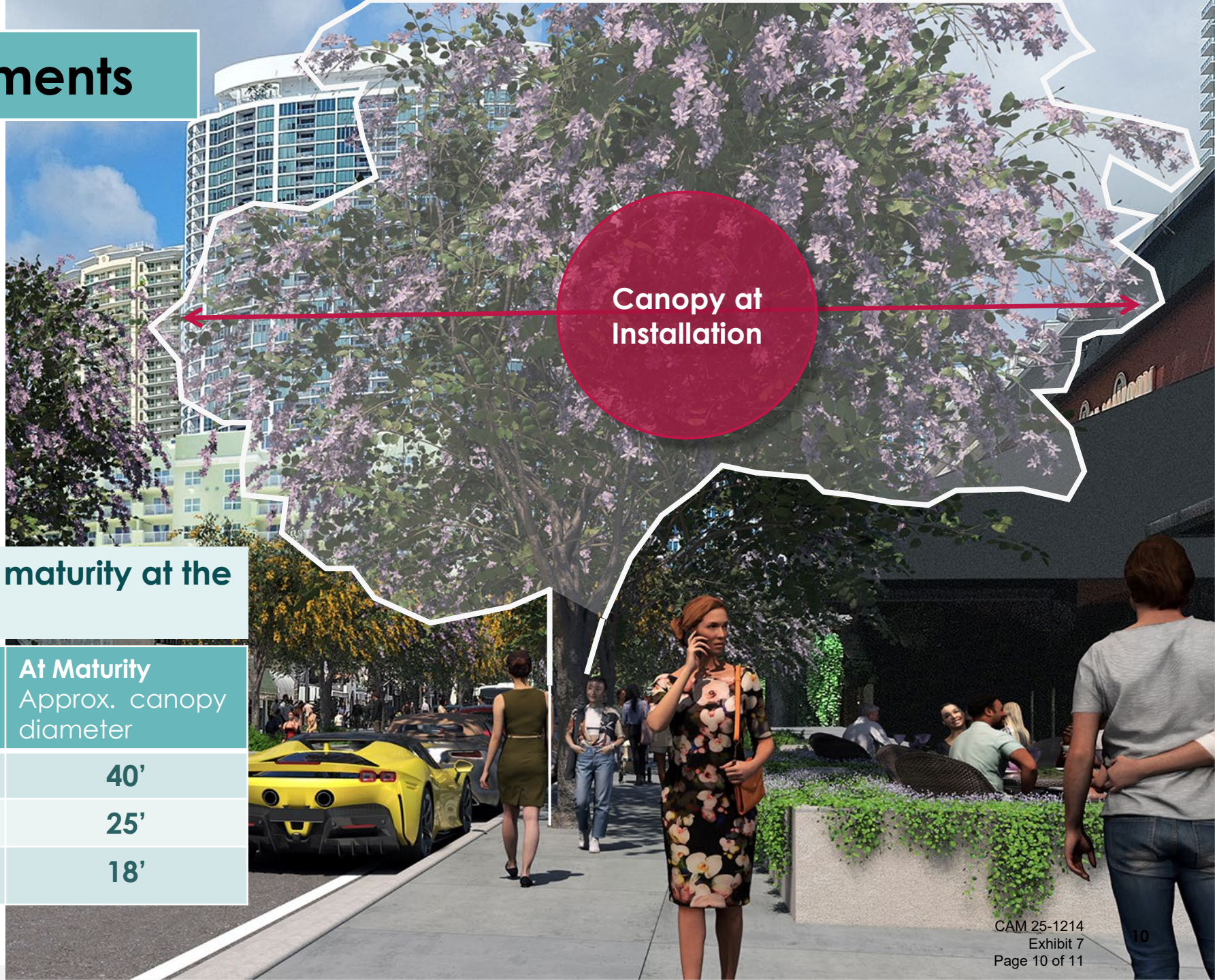
Modular and customizable with  
handrails

Modular with different finishes  
and mounting heights

Modular, various  
finishes, mounting  
heights



# Livability Improvements

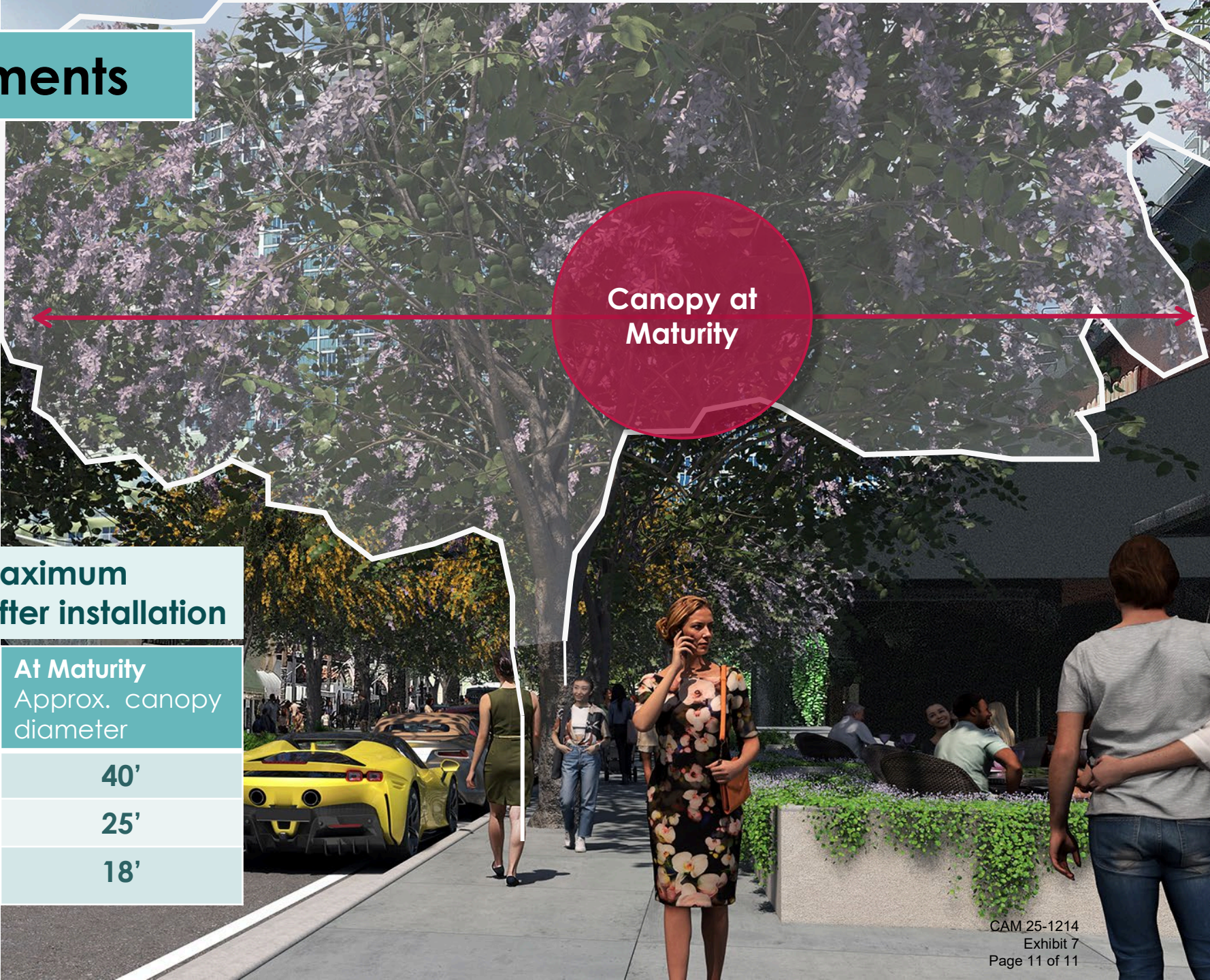


Proposed trees will be at 75% maturity at the time of installation.

	At Installation Approx. canopy diameter	At Maturity Approx. canopy diameter
Large trees	35'	40'
Medium trees	20'	25'
Small trees	15'	18'



# Livability Improvements



Proposed trees would have maximum shade potential in 5-8 years after installation

	At Installation Approx. canopy diameter	At Maturity Approx. canopy diameter
Large trees	35'	40'
Medium trees	20'	25'
Small trees	15'	18'