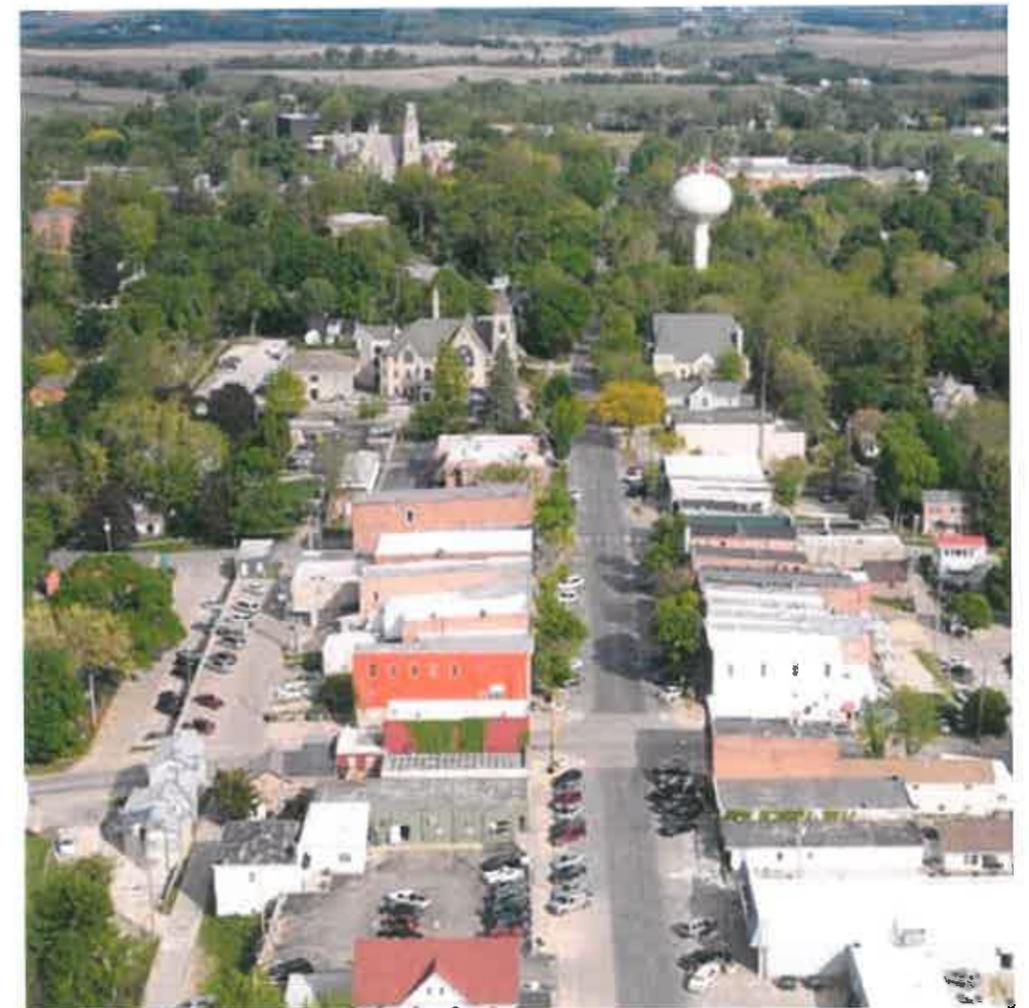




# STREETSCAPE DEVELOPMENT PLAN

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# Project Introduction

## Project History

The community vision for uptown streetscape improvements has evolved over at least the last 15 years. Over this time, community volunteer groups and the City have commissioned several projects to work with the community to study and design improvements.

This project utilizes the community input, vision and preliminary designs as a basis for further design development. (Refer to the summary of improvement goals listed under the index map).

## Design Team

This project was funded by the City of Mount Vernon and the Community Development Group. The design team was comprised of representatives from the City of Mount Vernon, the Community Development Group, and Shoemaker & Haaland. An art subcommittee (formed from the Community Development Group and other community volunteers) was also an integral part of the design team.

## Developmental Design

This plan clarifies uptown streetscape improvement concepts provided by the community and further refines them, creating Developmental Drawings. This “developmental design” shows the layout of streetscape improvements and identifies materials, colors, and other design aspects as a precursor to construction drawings. The materials, amenities, plantings, and surfaces are suggested products for the design feature. Final determination will be made at the project implementation phase.

Four priority improvement areas were identified by the Community Development Group. These areas include:

- 1
  - 2
- 1st Street** (B Avenue to 2<sup>nd</sup> Avenue)

- 3
- North Alley** (between 1<sup>st</sup> & 2<sup>nd</sup> Avenue)

- 4
- South Alley** (between 1<sup>st</sup> & 2<sup>nd</sup> Avenue)

**Backdoor Parking South** (public parking south of Uptown)

## Implementation Costs

Cost opinions were developed for each priority project area. These costs represent an estimate based upon current construction costs and the design concepts presented here. These costs are suitable for developing preliminary estimates, as required for grant applications. An itemized listing of costs is provided so that individual projects may be further broken down into smaller projects to meet available funding resources.

## Gateway Recommendations

This plan also identifies locations recommended as community gateways. General recommendations for visual enhancements along the primary traffic corridors leading to Uptown are presented.

## Design Process

Community input is critical to this process for developing successful public improvements. This plan utilizes community input gathered at a series of public workshops and a Council presentation. We also incorporated improvement goals and designs from earlier community planning efforts.

The resulting Developmental Drawings further clarify design of streetscape improvements and provide the information necessary for development of construction drawings. Final design adjustments to meet site conditions and final selection of materials and colors will occur as part of the development of construction/bid documents.



Index Map

## Summary Of Uptown Streetscape Improvement Goals

- ✦ Preserve and enhance the unique appearance and historic charm of this area
- ✦ Express unique community culture through display of public art and interpretation of historic features
- ✦ Enhance the sense of place by providing attractive public gathering areas
- ✦ Increase public parking by improving pedestrian connections to ‘backdoor’ parking areas
- ✦ Expand Uptown District with ‘Backdoor Plazas’
- ✦ Enhance visual connection to historic Cornell College
- ✦ Provide a safe, comfortable and accessible space while accommodating vehicular traffic
- ✦ Employ ‘traffic calming’ techniques to slow down vehicular traffic
- ✦ Develop street tree improvements
- ✦ Coordinate with City to address public infrastructure improvements
- ✦ Address business owner needs, especially delivery of goods and removal of trash

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## Priority Uptown Projects

*1<sup>st</sup> Street Uptown ♦ North Alley Connection ♦ South Alley Connection ♦ Backdoor Parking South*



# 1<sup>st</sup> Street - East

## Site Analysis

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### Observations & Review

- ✦ Visually and physically disconnected from west 1<sup>st</sup> Street
- ✦ North storefronts are offset south from those on west 1<sup>st</sup> Street
- ✦ More recent architecture & varying building setbacks
- ✦ Narrower right-of-way and narrower walks than west 1<sup>st</sup>
- ✦ Some overhead utility lines
- ✦ No trees or green space
- ✦ No bike parking and very limited bench seating
- ✦ Some paved areas in disrepair
- ✦ Lighted from tall flood lamps/street lights (brighter light levels would improve character, especially at intersection of 1<sup>st</sup> Avenue)
- ✦ Traffic entering area from east often too fast
- ✦ Some walks do not have accessible curb cut

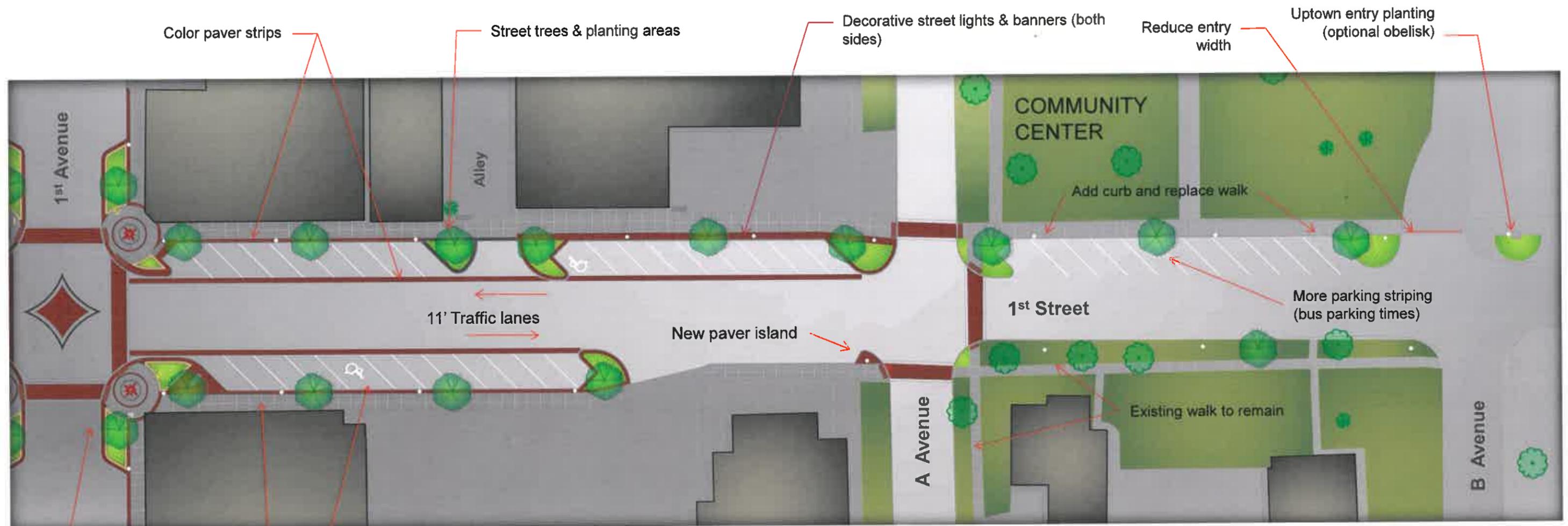
### Index Map



# 1<sup>st</sup> Street East

## Design Recommendations

6



Plan View

Refer to Intersection Layout

New 8' Walk

Handicap Parking

### Design Recommendations

- ✦ Provide visual continuity with west 1<sup>st</sup> Avenue by adding street trees, raised planters, decorative lighting & banners and colorful paving patterns
- ✦ Improve shopper comfort by increasing walk width, provide accessible parking, seating, bike parking and litter receptacles
- ✦ Enhance historic character of uptown by providing small plaques to interpret historic features and become part of historic community walking tour
- ✦ Calm (slow down) traffic with paved cross-walks and Uptown entry Obelisk & planting
- ✦ Incorporate sustainable practices such as recycled materials, collection and re-use of rainwater, and utilizing native plant materials

# 1<sup>st</sup> Street East

## Design Images

7



- New appropriately sized street trees
- Reduce traffic lanes to 11' and increase walk on south side by approximately 2'
- 2' wide color concrete paver strips
- 22" high limestone planters
- New concrete paver cross-walks
- Historic plaque as part of city-wide walking tour
- New colorful paver patterns at intersection corners

Aerial View of East 1<sup>st</sup> Street From 1<sup>st</sup> Avenue



1<sup>st</sup> Street from 1<sup>st</sup> Avenue

- Decorative street light and banner
- New traffic signal with pedestrian activation
- Bench, bike rack and litter receptacle
- 22" limestone planter
- Permeable color concrete paver strip and new concrete sidewalks

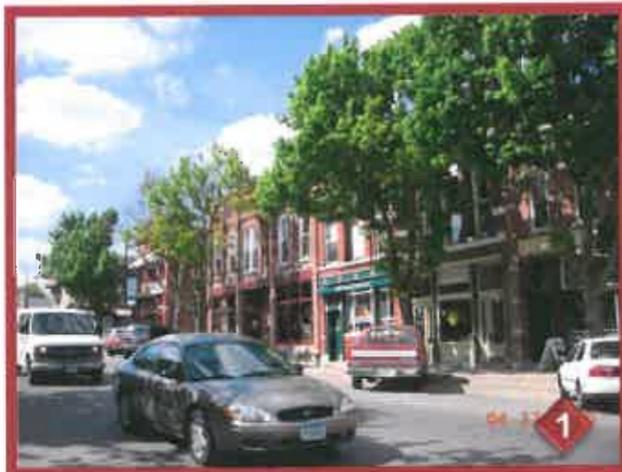


SE Corner at 1<sup>st</sup> Avenue & 1<sup>st</sup> Street

# 1<sup>st</sup> Street West

## Site Analysis

8



### Observations & Review

- ♦ Charming visual character created by historic architecture, street trees, specialty shops & cafés, narrow right-of-way (between buildings), and historic Lincoln Highway
- ♦ Traffic signal poles and lights need replaced, and control box is in middle of walk (southwest corner)
- ♦ Dangerous intersection (1<sup>st</sup> Street & 1<sup>st</sup> Avenue) with busy traffic and limited sight distances
- ♦ Large yellow 'no parking areas' could be used for plantings, benches or bike parking
- ♦ No overhead utility lines
- ♦ Street trees missing (stumps remain) and others in poor health. Large tree varieties block view of historic architecture and limbs brush against buildings
- ♦ Sidewalks are too narrow in many places, some walks steeply sloping and uneven surfaces
- ♦ Wood plank benches and planter pots do not enhance historic character of uptown
- ♦ Street lights are tall floodlights that conflict with historic architecture and illuminate apartments
- ♦ Small intersection bump-outs require pedestrians to enter roadway before being able to see around parked vehicles
- ♦ No bike parking
- ♦ Semi-truck traffic parks in street or takes up many parking places for deliveries
- ♦ Very limited space for public gathering

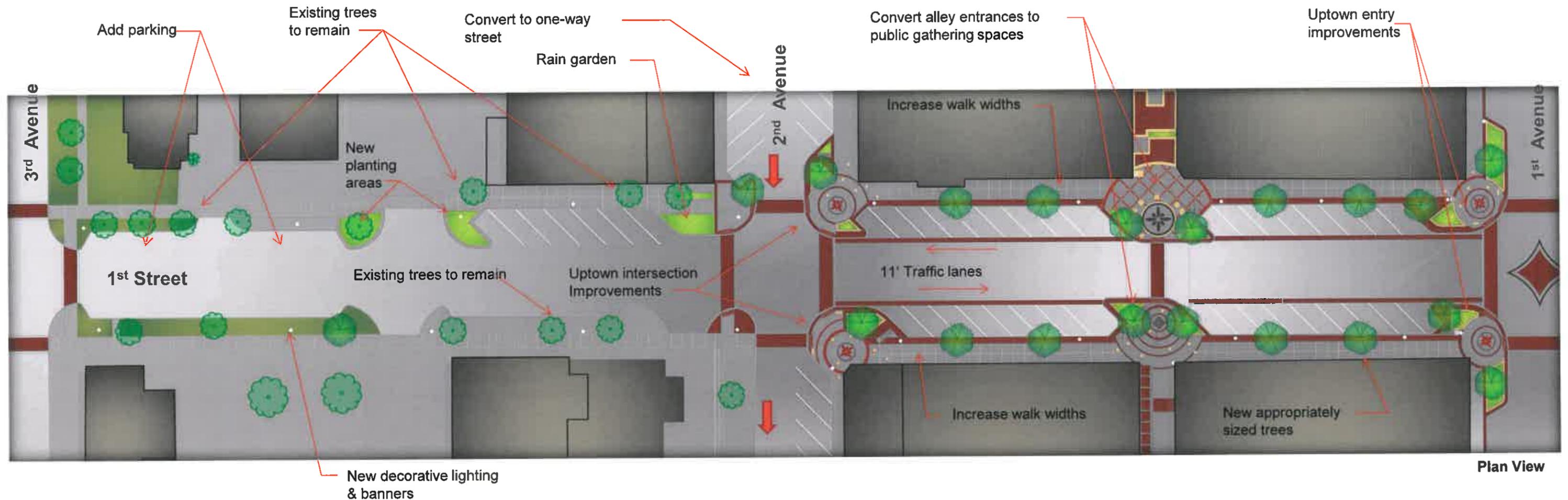
### Index Map



# 1<sup>st</sup> Street West (1<sup>st</sup> Avenue to 3<sup>rd</sup> Avenue)

## Design Recommendations

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### Design Recommendations

- ✦ Previous design option converting some angle parking to parallel parking on west 1st Street was abandoned to preserve parking spaces uptown
- ✦ Improve shopper comfort by increasing walk width, provide accessible parking, seating, bike parking and litter receptacles
- ✦ Improve overall visual aesthetic by replacing missing trees with appropriately sized trees, and providing raised planting areas
- ✦ Provide public gathering spaces to better accommodate performances and promote social gatherings
- ✦ Enhance historic character of uptown by providing small plaques to interpret historic features and become part of historic community walking tour

# 1<sup>st</sup> Street West (1<sup>st</sup> Avenue Intersection)

## Design Images

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Views Looking North to Intersection

6" high limestone planters and street trees

Color paver patterns, raised planters, decorative street lights & banners, bench and litter receptacle – typical intersection

Street-name paver

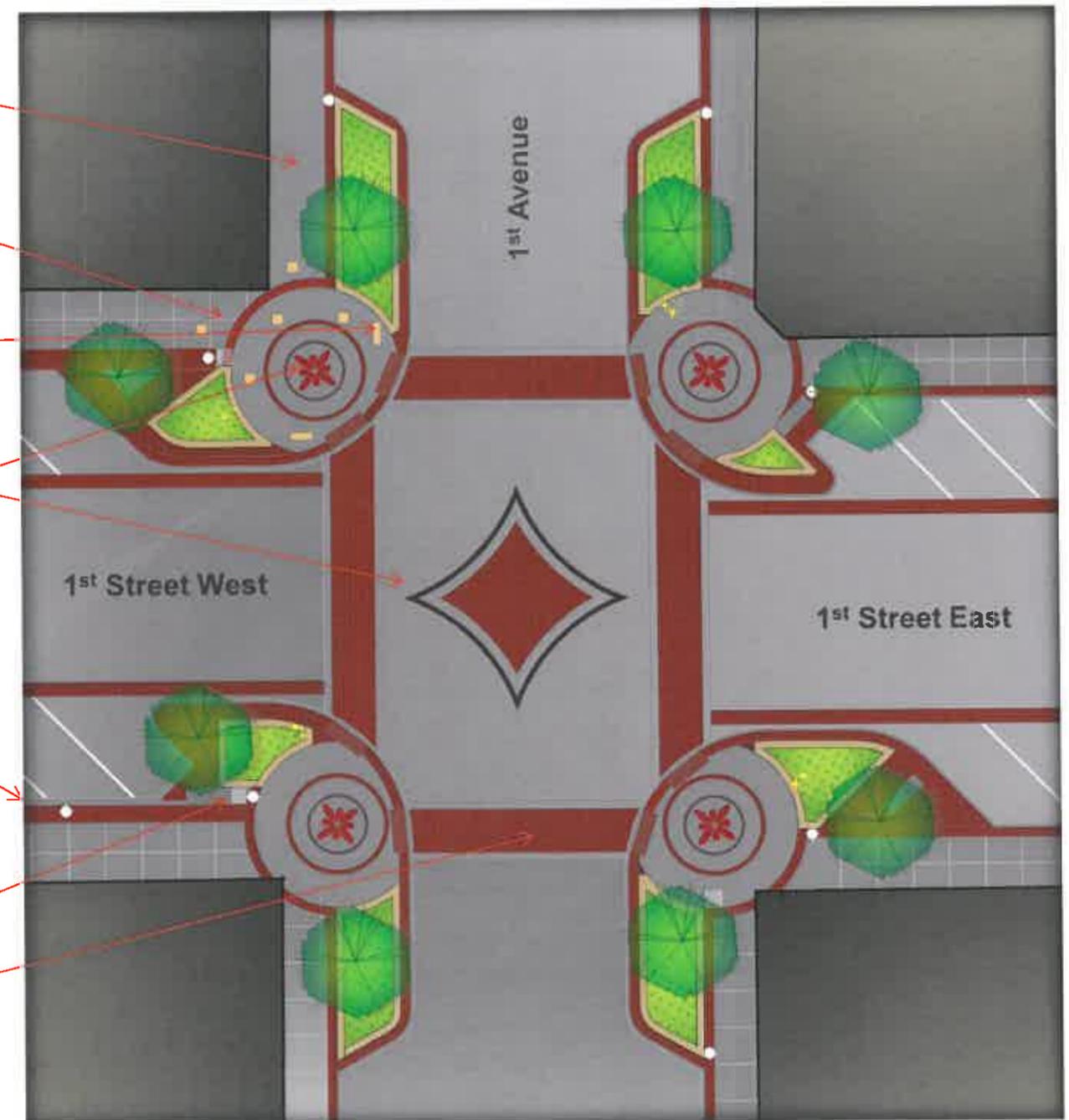
Decorative medallion paving

Reduce street traffic lanes from 12' to 11', to increase walk widths

New permeable paver strips to provide water to trees

New historical plaque (2 per block) as part of city-wide walking tour

New paver cross-walks



1<sup>st</sup> Avenue & 1<sup>st</sup> Street Intersection

# 1<sup>st</sup> Street West (Alley Entry Areas)

## Design Images

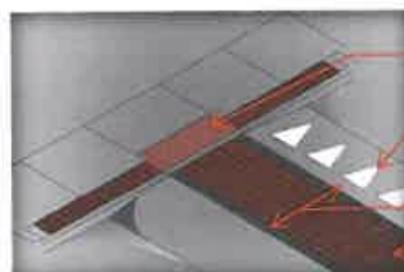
11



North Alley Gathering Space



South Alley Gathering Space



Raised Crosswalk Detail

- Tactile Warning Strip
- Yield Markings
- 8 to 10 Foot Span
- Concrete Pavers

New paver pattern highlighting gathering area

Limestone blocks and benches for seating, bike rack and litter receptacle

22" high limestone planters with street trees

Accessible parking

'Raised' traffic table/cross-walk

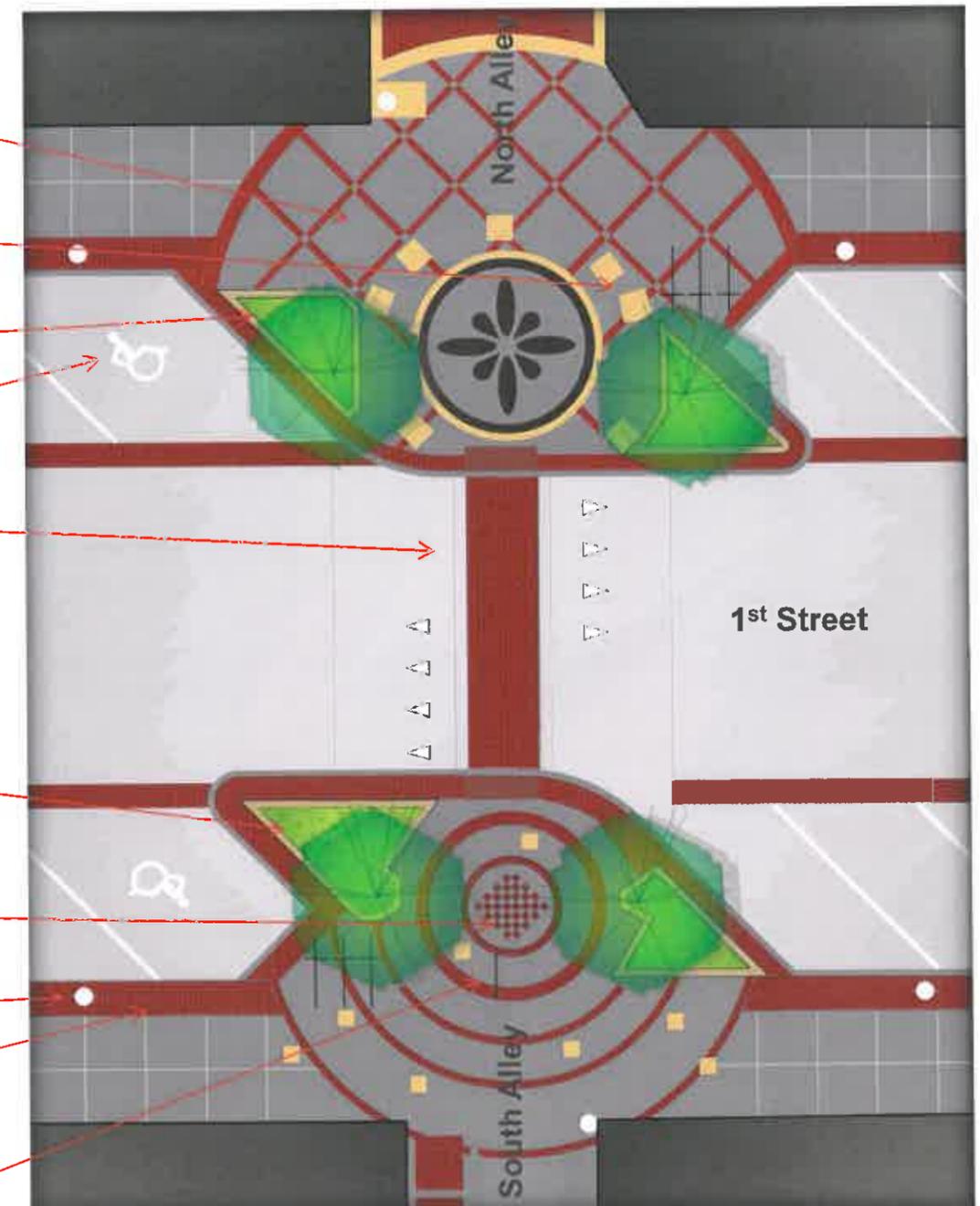
22" high limestone planters with street trees

Paver checkerboard and other square pavers repeating building patterns

Decorative street light

Permeable paver strip

Information/map sign, historic walk marker, and water feature



Alley Gathering Spaces

# 1<sup>st</sup> Street West (2<sup>nd</sup> Avenue Intersection)

## Design Images

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Looking East at 2<sup>nd</sup> Avenue



Example Rain Garden  
By James Hencke

Benches and litter receptacle

New paver pattern highlighting intersection

New drinking fountain

New rain garden

Street name paver

22" high limestone planters with street trees

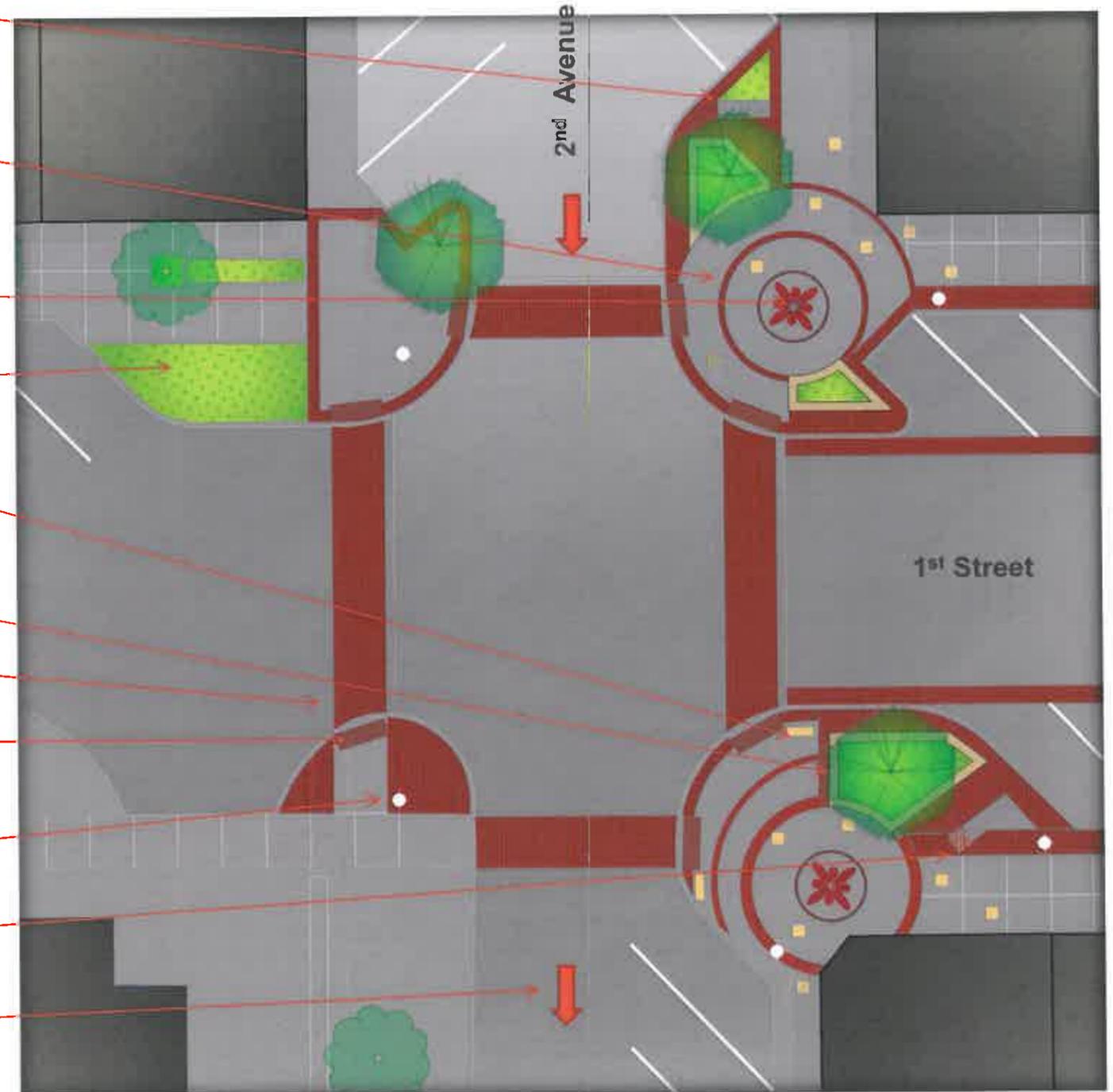
New paver cross-walks

Tactile strips

Decorative street lights

Historic walk marker

2<sup>nd</sup> Avenue to be one-way (south)

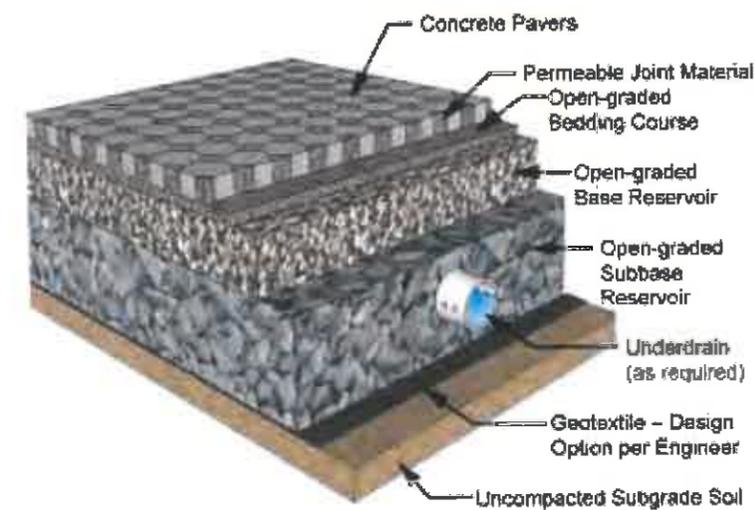
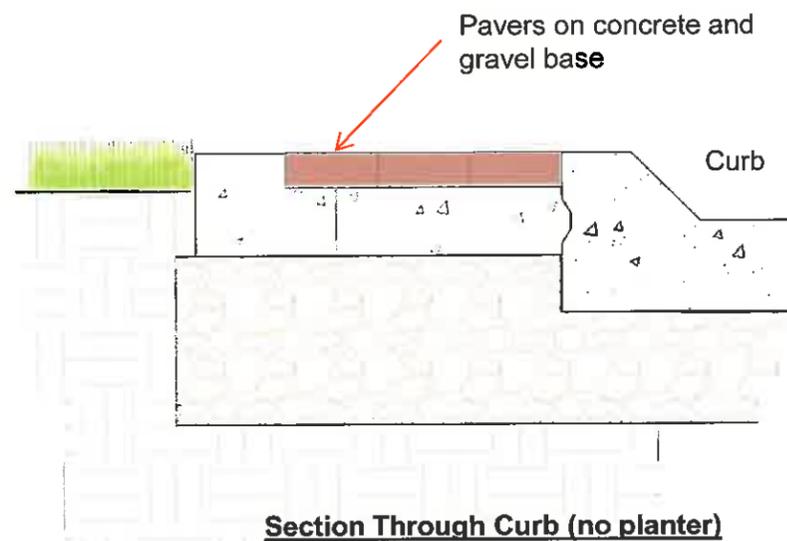
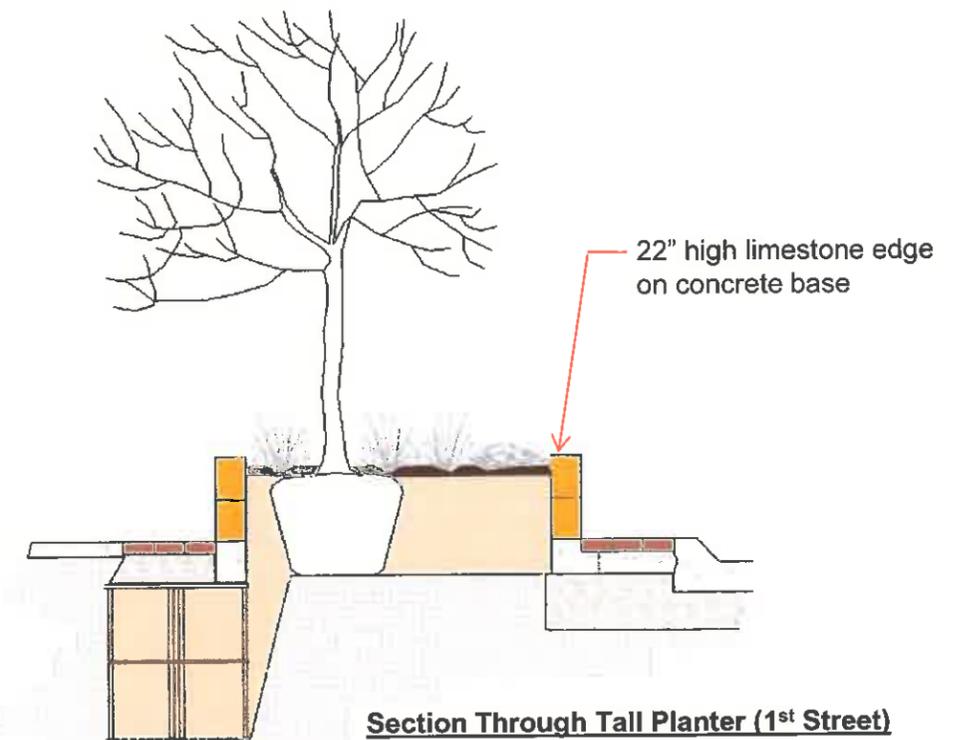
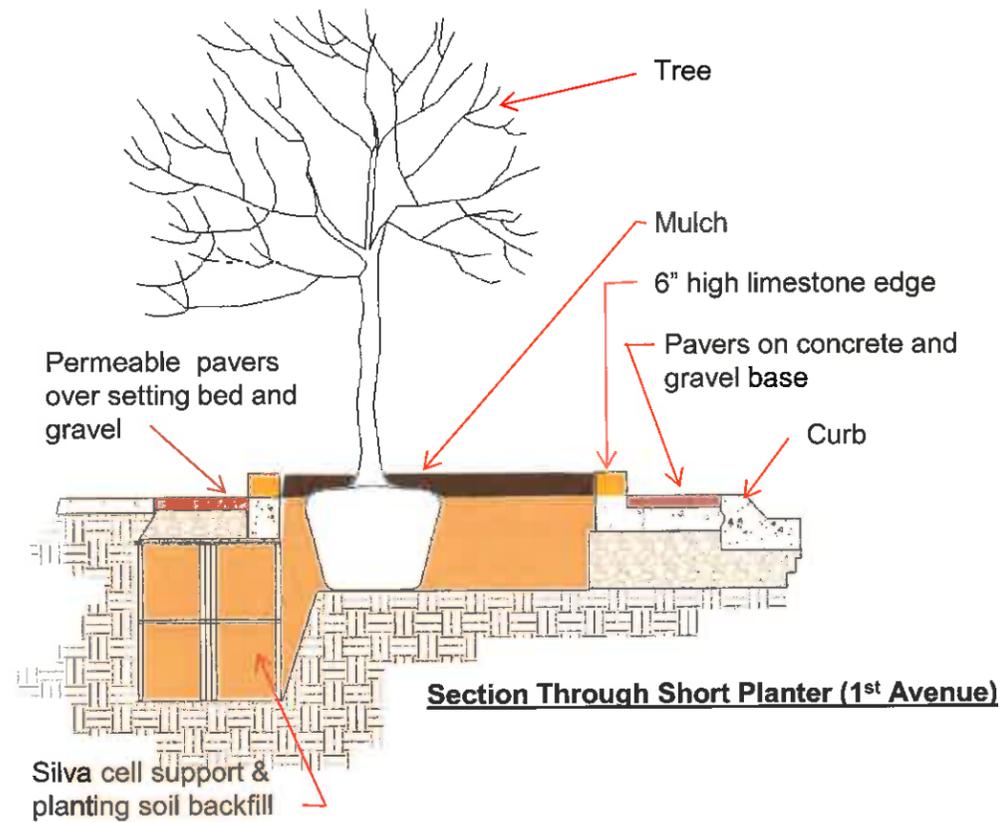


1<sup>st</sup> Street & 2<sup>nd</sup> Avenue Intersection

# 1<sup>st</sup> Street

## Details

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# North Alley Connection

## Site Analysis

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### Observations

- ✦ Important pedestrian connection to back public parking lot
- ✦ Steeply sloped (approx: 15%) concrete surface, and no handrail
- ✦ Snow and ice conditions further limit pedestrian accessibility
- ✦ Trash dumpsters stored at lower end of alley
- ✦ Delivery access door (requiring a ramp) into east building
- ✦ No lighting fixtures in alley

### Design Goals

- ✦ Utilize series of steps and landings to provide safer access to back parking lot
- ✦ Provide seating and colorful plantings to soften hardscape elements and a water feature to dampen noise and provide interest
- ✦ Provide lighting at entries and as overhead canopy
- ✦ Utilize limestone and concrete pavers for walking surfaces and concrete for steps

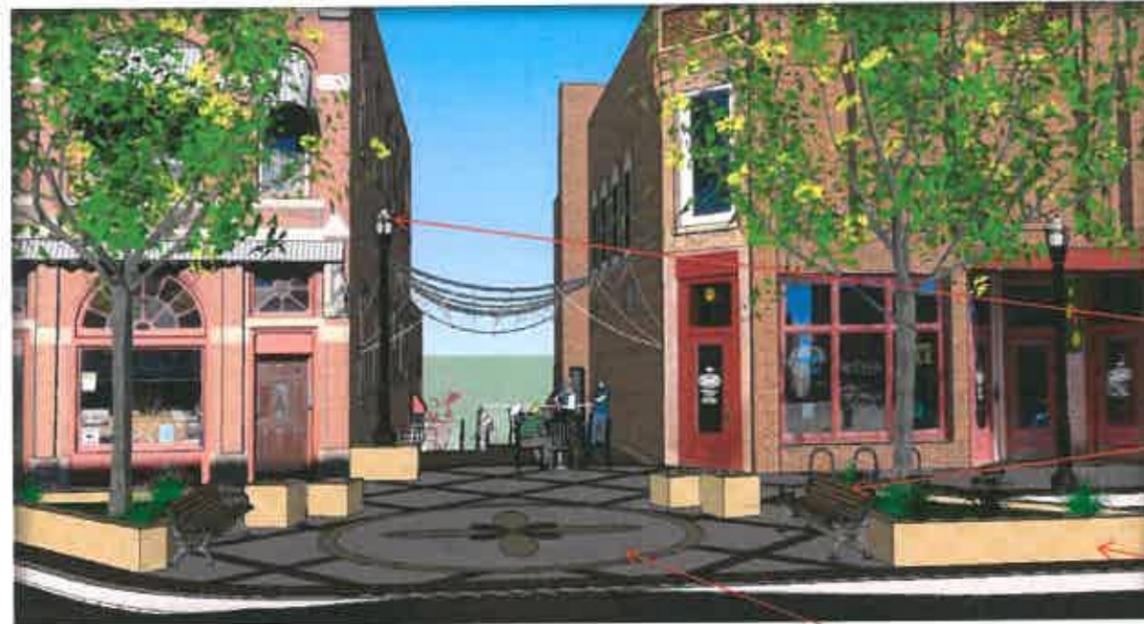
### Index Map



# North Alley Connection

## Design Images

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Public Space at Top of North Alley

Decorative light and banner at entry

Benches and limestone seating

Raised limestone planters

Water feature

Iron railings

Limestone and concrete pavers

Stairwell for door



View Looking North at Top of Alley



View at Bottom of Alley

Colorful paver patterns

Series of small overhead lights

Colorful awnings

3 levels (public gathering spaces) and flights of steps

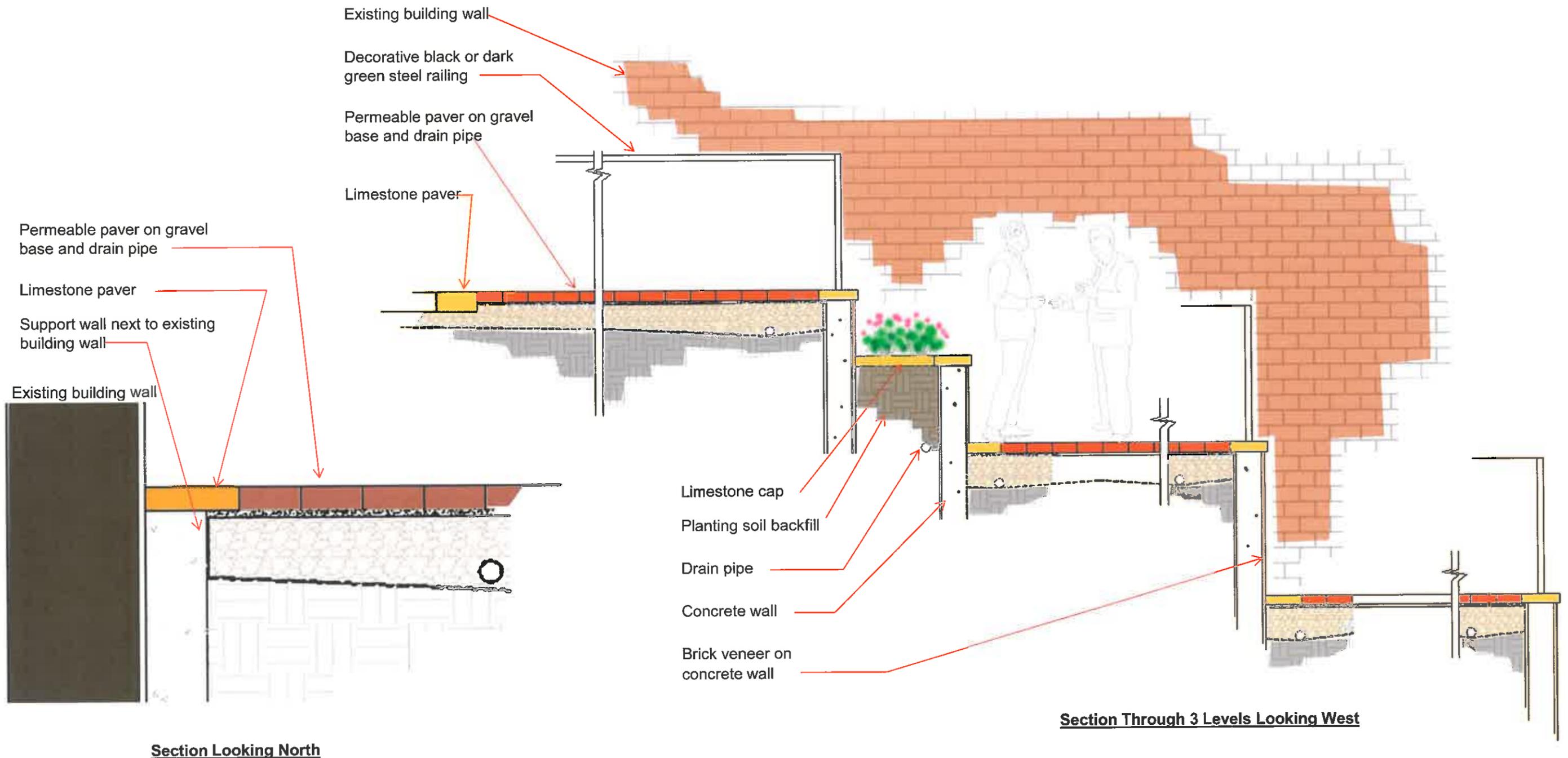
Plantings

Concrete loading ramp

# North Alley Connection

## Details

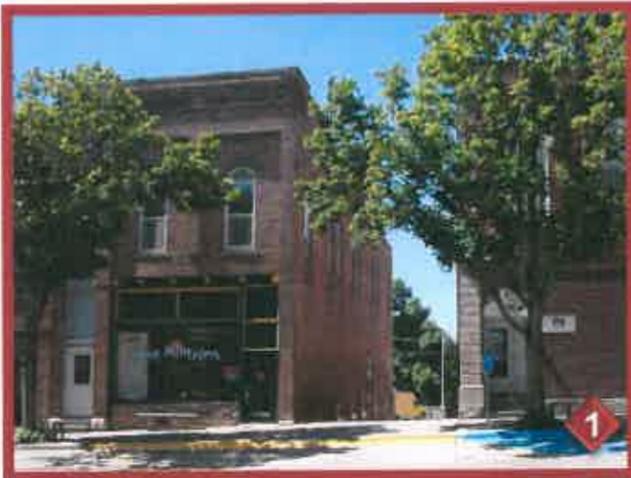
16



# South Alley Connection

## Site Analysis

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### Observations

- ♦ Primary pedestrian access to public parking lot in back
- ♦ Nearly ADA accessible (5% slope) on concrete surface and no handrail
- ♦ Door (3' above alley) exits onto alley from east building
- ♦ Single light fixture (residential scale) on wall
- ♦ Roof downspout empties into alley

### Design Goals

- ♦ Provide ADA accessible sloped surface that can also be used by maintenance vehicles
- ♦ Provide steps & handrail to reduce slip hazard in winter
- ♦ Utilize permeable paved walking surfaces to remove water
- ♦ Increase lighting levels
- ♦ Collect rain water into cistern for irrigation

### Index Map



# South Alley Connection

## Design Images

18



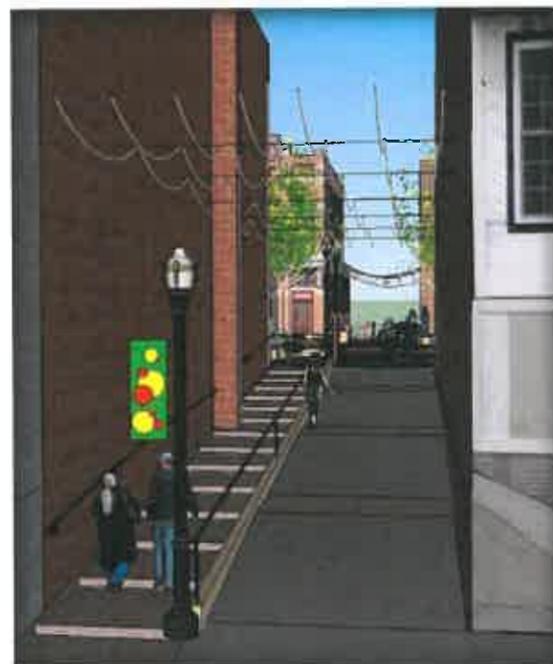
Public Space at Top of South Alley

Information sign, map and historic walking tour plaque

Bike rack

Public gathering space at top of alley, with seating, raised limestone planters, trees, and color paver pattern

Checkerboard pattern



Alternate Design – No Awning

Overhead lighting

Decorative lighting & banner

Colorful awning

Concrete paver steps with handrails

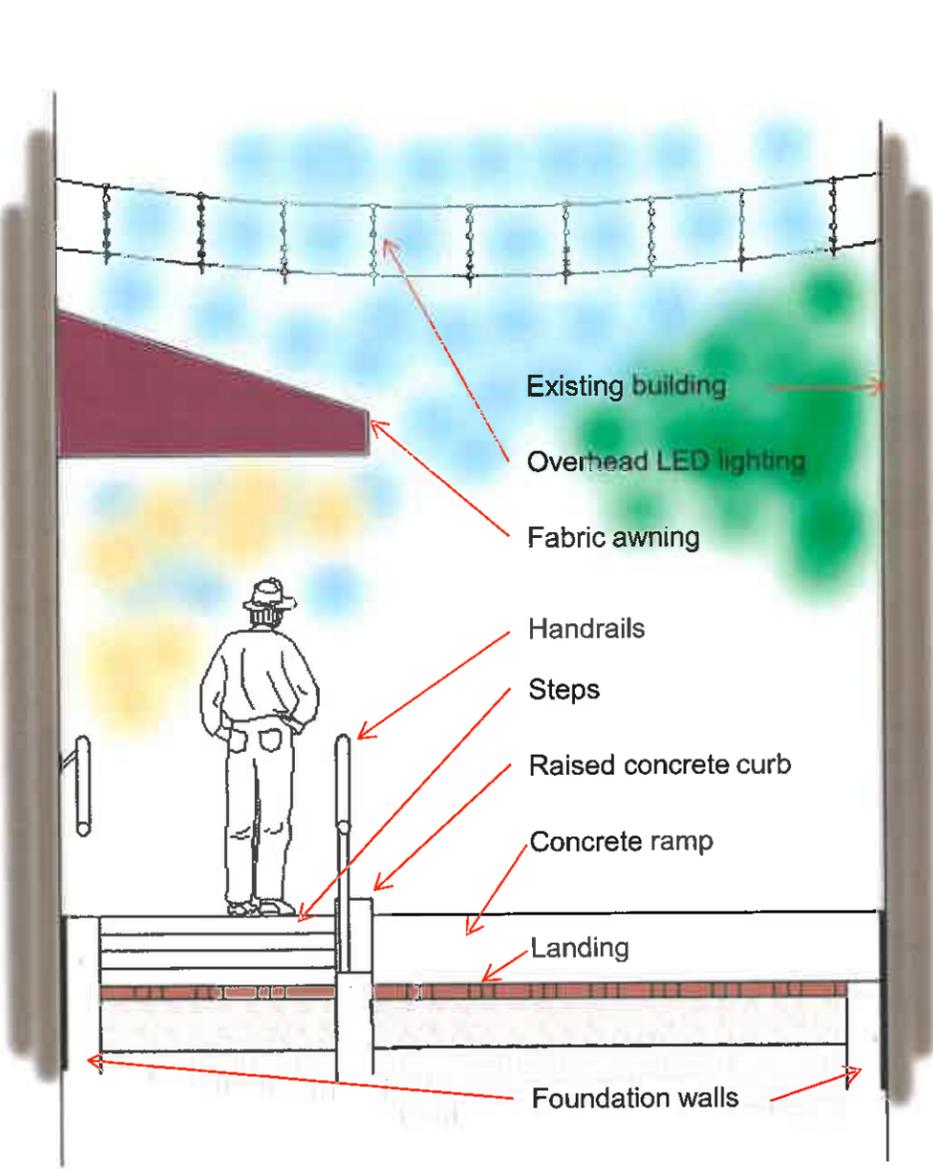
Concrete ramp with color concrete paver landings, to achieve ADA access



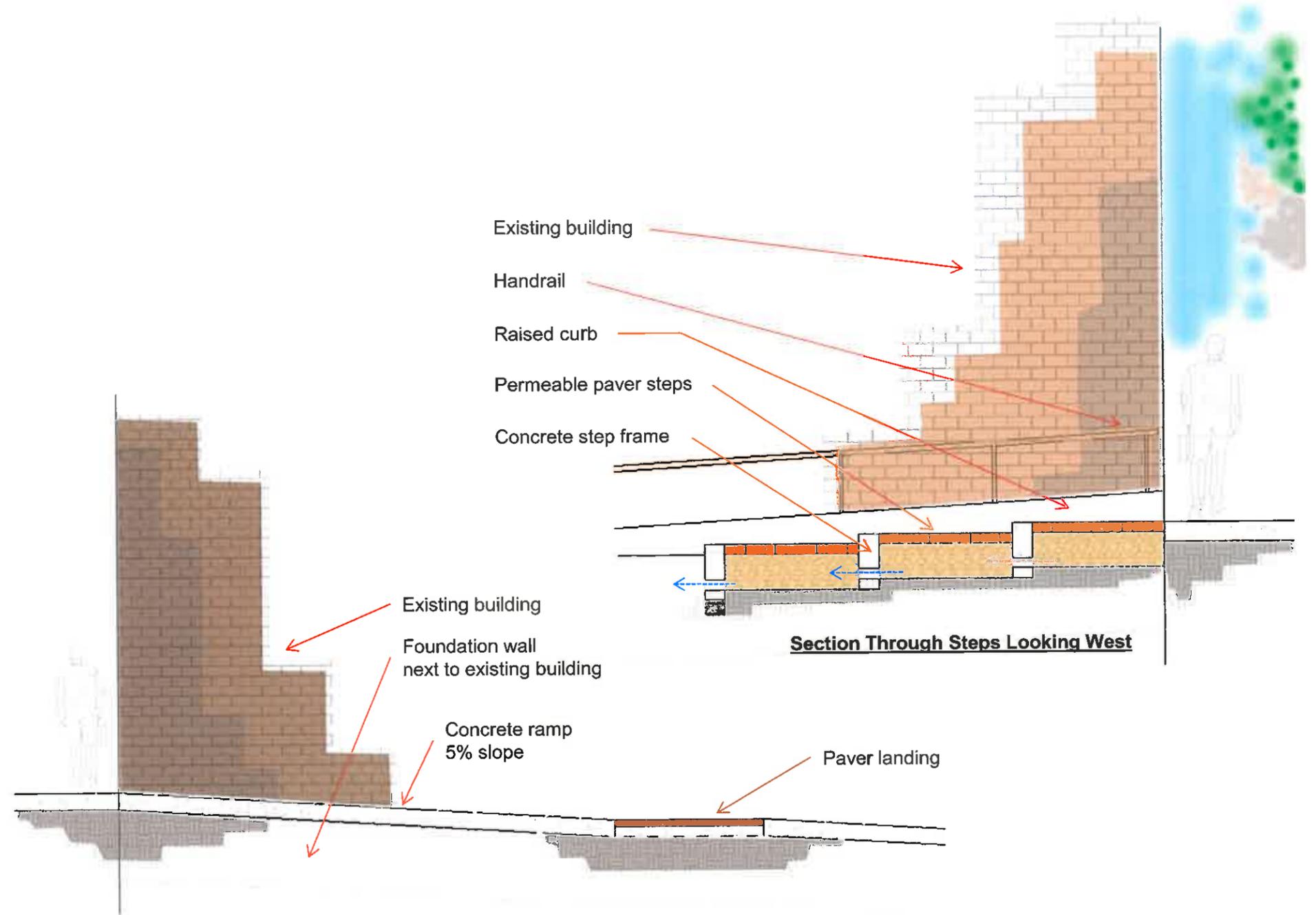
View from Bottom of Alley

# South Alley Connection

## Details



**Section Looking North**



**Section Through Steps Looking West**

**Section Looking East Through Ramped Side**

# Back Door Parking South

## Site Analysis

20



### Observations:

- 38 parking spaces, none designated as handicapped
- Concrete paved surface severely cracked and some differential settlement
- Main entry from 1<sup>st</sup> Avenue not easily recognized as public parking (small sign and few items drawing attention to entry)
- Massive concrete wall separates upper and lower parking levels, also blocks view of apartment car parking (lower level)
- Sloped section becomes can be dangerous in freezing weather
- Trash dumpsters, dense overhead power lines and backs of buildings negatively impact visual character of this area
- Substantial storm water flows were observed coming from roof drains into the upper level parking

### Design Goals:

- Maintain existing number of parking spaces (38)
- Improve visibility of 1<sup>st</sup> Avenue entry
- Improve visual quality of areas by burying electrical lines, screening dumpsters & backs of buildings, and adding plantings
- Collect some of the storm water for irrigation, and re-direct rest away from parking area
- Modify wall to open views to lower parking level, and enhance with brick facing and plantings

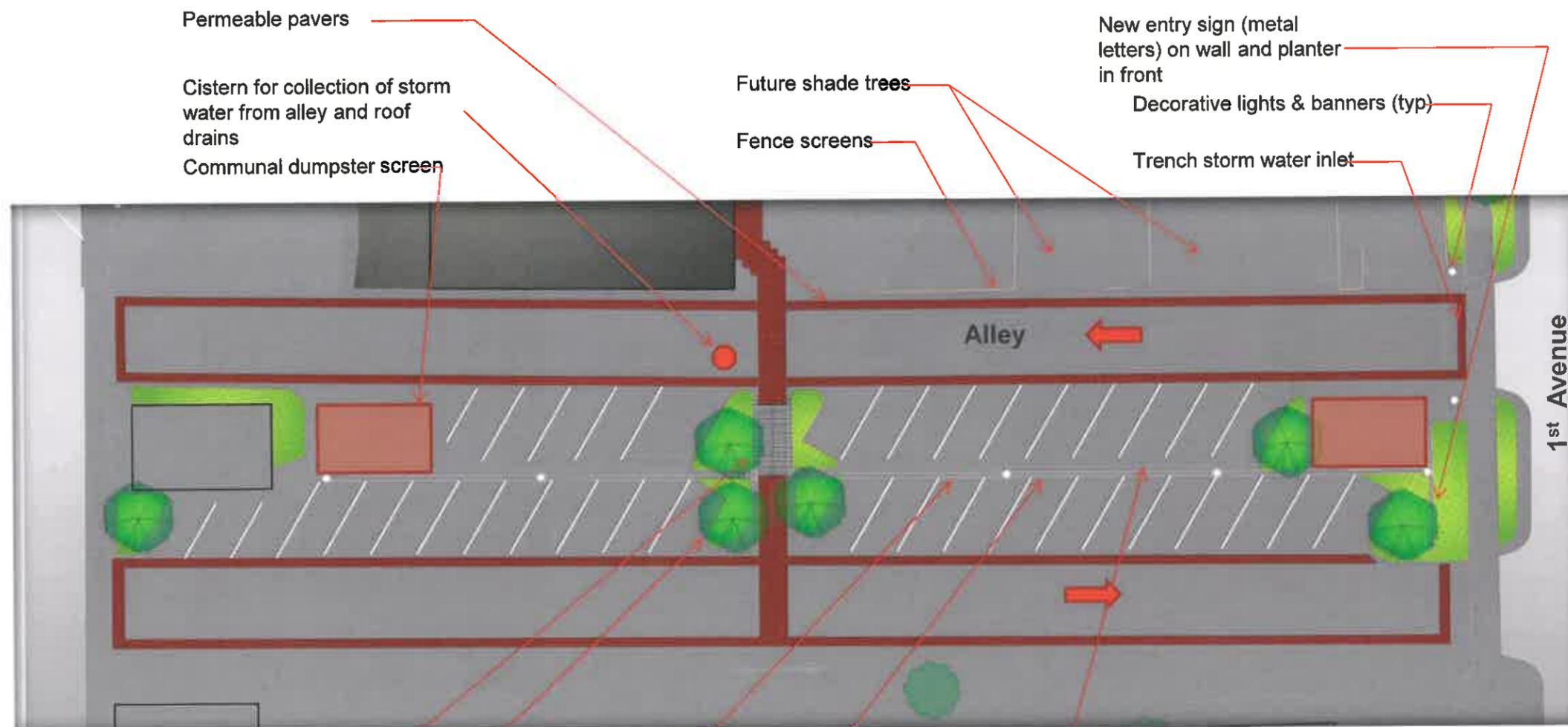


Index Map

# Back Door Parking South

## Design Recommendations

21



Permeable pavers

Cistern for collection of storm water from alley and roof drains

Communal dumpster screen

Future shade trees

Fence screens

New entry sign (metal letters) on wall and planter in front

Decorative lights & banners (typ)

Trench storm water inlet

Alley

1st Avenue

Plan View

Arbor over steps

Planting areas (typ)

Create vines planting pits along south side of retaining wall (typ)

Decorative light & banner on wall (typ)

Remove top of concrete retaining wall and add railing and decorative lights & banners, create columns and face with brick, extending brick down to lower level (south side)

### Design Recommendations

- Use larger parking signage, colorful plants and decorative lights & banners to increase visibility of parking entry from 1st Avenue
- Provide brick enclosures to screen trash dumpsters at 2 communal locations within parking lot
- Partner with business owners to screen backs of buildings with trees and screen (fence) panels
- Remove top of concrete retaining wall and add decorative metal railing and decorative lights and banners
- Collect rainwater in new cistern for irrigation of public plantings, re-direct storm water flow away from sidewalk along 1st Avenue
- Provide arbor over steps (at wall) and plantings throughout parking area to create an attractive and more inviting space
- Provide permeable paver strips to reduce storm water run-off, and to provide a safer walking surface in the winter
- Reconstruct deteriorating paved alley and parking surfaces

# Back Door Parking South

## Design Images

22



1<sup>st</sup> Avenue Entry



South Wall Face



Example Fence/Screen (white vinyl)

# Backdoor Parking South

## Details



Example Wall Railing



Example Arbor Style (vinyl)

Decorative light & banners

Remove top of wall, leaving piers that have limestone cap and a brick veneer

Decorative metal railing, black or green finish

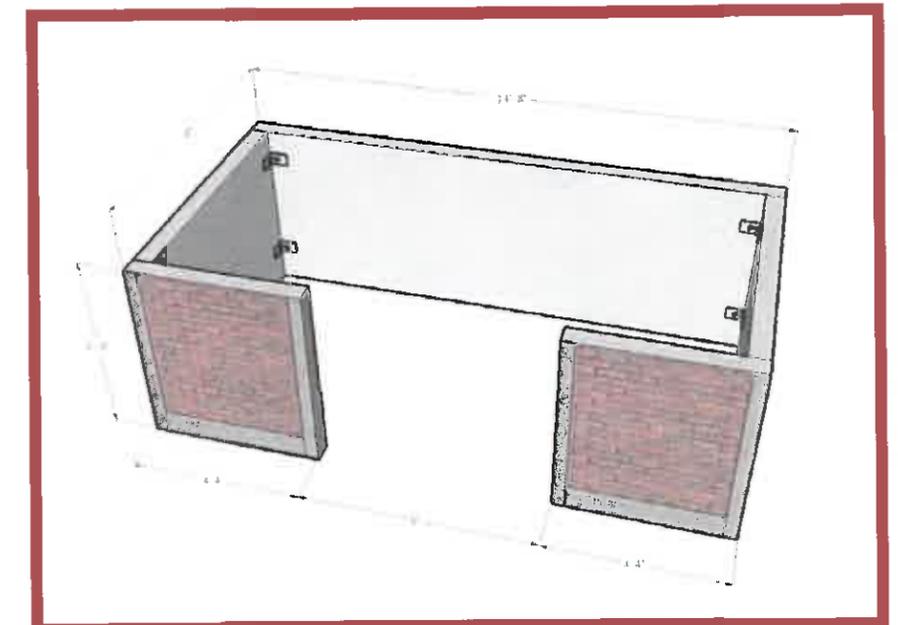
Extend brick veneer column down south wall face

Remove 2' x 3' concrete, provide 2' deep planting soil with vine

New concrete paving with raised barrier

Existing wall

Section Through Wall Looking West



Example Dumpster Precast Enclosure/Screen

24

## Palette

*Materials ♦ Colors ♦ Textures*



# Palette

## Concrete and Pavers

25

### Traffic Lanes

Material: Portland cement concrete  
Color: light grey (plain concrete)  
Finish: light broom

### Intersection Center Medallion

Material: integral color Portland cement concrete,  
Color: red tones  
Finish: light broom  
Alternative Material: Unilock series cophorne (burgundy red, burnt clay and old oak), herringbone pattern

### Intersection Medallion Inner Accent Band

Material: plain Portland cement concrete  
Color: light grey (plain concrete)  
Finish: light broom  
Alternative Material: Unilock series 3000 6"x6" concrete paver mineral ice (white)

### Intersection Medallion Outer Accent Band

Material: integral color Portland cement concrete  
Color: black  
Finish: light broom  
Alternative Material: Unilock series 3000 6"x6", onyx (black), IL Campo finish

### Crosswalk Pavers

Unit: Unilock cophorne  
Pattern: running bond  
Color: (match existing burgundy red, burnt clay and Old oak)

### Crosswalk Accent

Unit: Unilock series 3000 onyx  
Pattern: soldier courses  
Color: black

### Parking Stalls

Material: plain Portland cement concrete  
Color: light grey (plain concrete)  
Finish: light broom

### Color Pavers at Back of Angle Parking

Unit: Unilock cophorne  
Pattern: running bond  
Color: (match crosswalk)

### Sidewalk

Material: plain Portland cement concrete  
Color: light grey (plain concrete)  
Finish: light broom

### Street Name Paver

Unit: granite paver  
Pattern: engraved  
Color: natural

### Accent Paver in Sidewalk

Unit: Architectural paver  
Pattern: engraved  
Color: limestone

### Permeable Paver Strip Behind Curb

Material: Unilock eco-priora 5"x10"  
Color: heritage brown  
Finish: IL Campo

### Alley Entry Area Color Pavers

Material: Unilock eco-priora 5"x10"  
Color: heritage brown  
Finish: IL Campo

### Alley Permeable Pavers

Material: Unilock eco-priora 5"x10"  
Color: heritage brown  
Finish: IL Campo

### Tactile Pedestrian Warning Surface

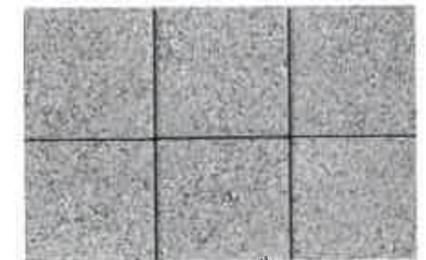
Material: cast iron from Neenah Foundry  
Color: iron oxide black  
Finish: non-slip



Integral Color Portland Cement Concrete Medallion



Series 3000 Onyx



Series 3000 Mineral Ice



Series 3000 Heritage Brown



Cophorne colors

# Palette

## Site Furniture

26



Example Bike Rack

Example Litter Receptacle

Example Drinking Fountain

Example Benches

Example Obelisk

Example Information Kiosks

### Thematic Style

Historic architecture frames the Uptown creating a unique and inviting public gathering space. New streetscape elements such as site furniture that support this theme will further enhance and strengthen the visual quality of the Uptown.

There is a delicate balance between preserving the historic architectural building styles and providing interesting artistic accents that reflect the culture of Mount Vernon and Cornell College. Incorporating streetscape elements that are unique artistic expressions, created by local artisans will provide the unique experience vital to Uptown.

Other features such as the drinking fountain at the intersection of 1<sup>st</sup> Street and 2<sup>nd</sup> Avenue have long been part of the Uptown streetscape.

# Palette

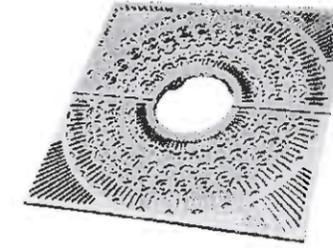
## Trees



### Recommended Street Trees\*

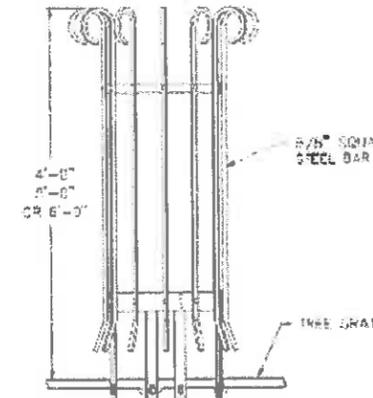
| Scientific Name  | Common Name          | Size                |
|--|----------------------|---------------------|
| <i>Acer miyabei</i> 'Morton'                             | State Street Maple   | 25' high x 20' wide |
| <i>Carpinus betulus</i> 'Fastigiata'                     | European Hornbeam    | 35' high x 20' wide |
| <i>Carpinus caroliniana</i> 'Pyramidalis'                | American Hornbeam    | 30' high x 25' wide |
| <i>Corylus colurna</i>                                   | Turkish Filbert      | 40' high x 20' wide |
| <i>Ginkgo biloba</i> 'Autumn Gold'                       | Autumn Gold Ginko    | 50' high x 30' wide |
| <i>Gleditsia triacanthos var. inermis</i> 'Shade Master' | Shade Master Locust  | 45' high x 35' wide |
| <i>Pyrus calleryana</i> 'Chanticleer'                    | Chanticleer Pear     | 35' high x 20' wide |
| <i>Ostrya virginiana</i>                                 | American Hophornbeam | 35' high x 30' wide |
| <i>Syringa reticulata</i> 'Ivory Silk'                   | Ivory Silk Lilac     | 25' high x 15' wide |

\* These trees were selected for their tolerance of urban conditions, hardiness and moderate size (narrow) habit that will better fit the confined spaces available in the Uptown. Trees with 2" caliper size are recommended.



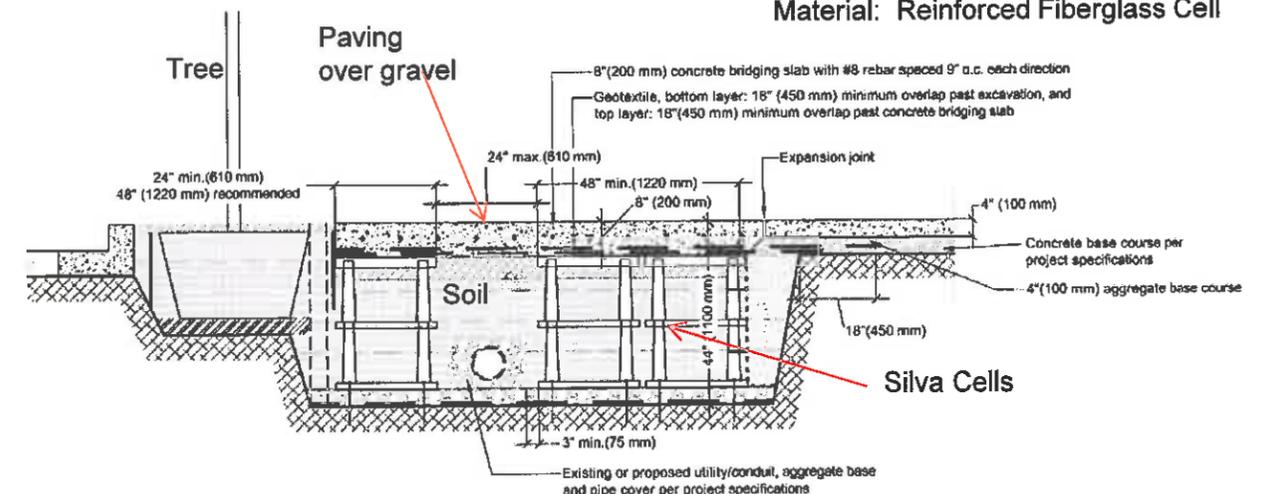
### Tree Grate

Unit: Neenah Greenwich Series  
 Material: Cast Iron  
 Color: Iron-oxide Black  
 Finish: Iron-oxide silicate



### Tree Guard

Unit: Fabricated Steel  
 Material: Pickled and Oiled Mild Steel  
 Color: Black  
 Finish: Powder Coat Paint



### Street Tree Planting Vault

Unit: Deep Root Silva Cell  
 Material: Reinforced Fiberglass Cell

# Palette

## Alley & Street Lighting



Festoon Alley Lighting Option – Single Strand



Festoon Alley Lighting Option – Multiple Strand

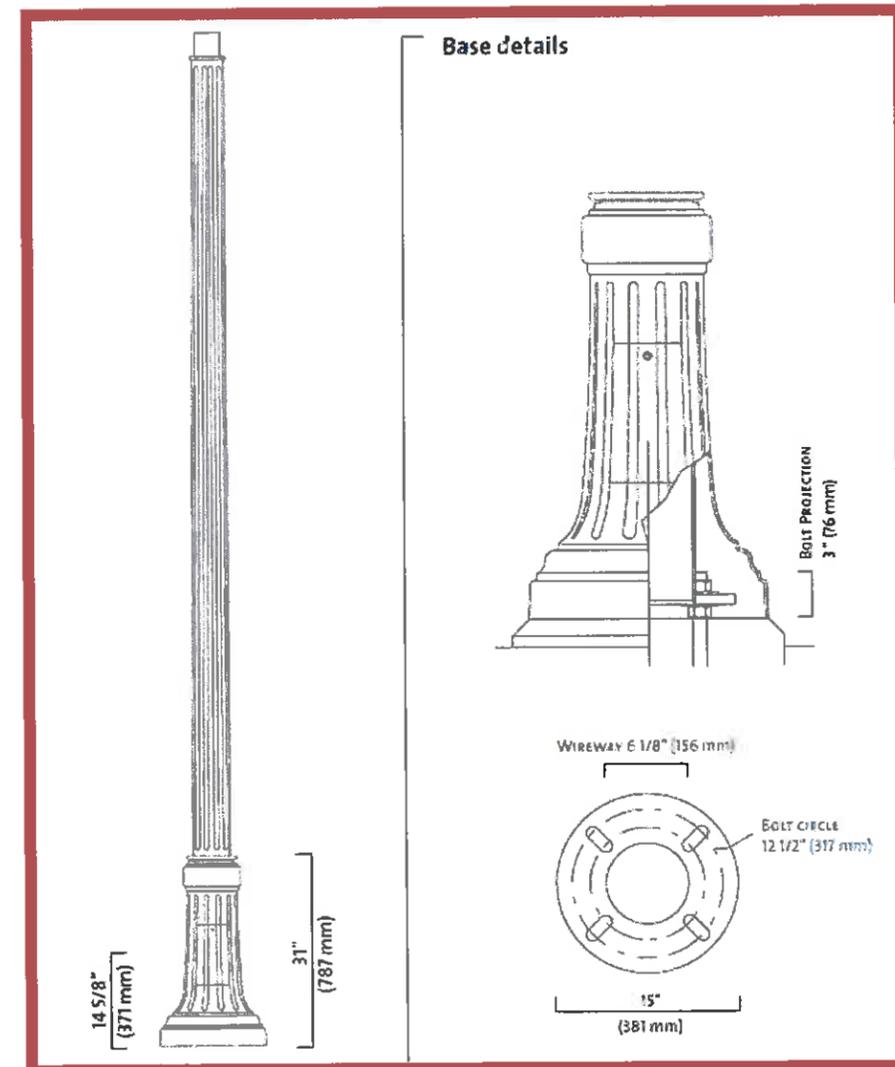
'Festoon' style overhead alley lighting will be LED type fixtures, supported by stainless steel cable (mounted to buildings or independent poles). White lights preferred, but available in colors.



Festoon Alley Lighting Option – Swag



Lumec Decorative (old fashioned) Styles, LED and Dark Sky Compliant



Tapered - Fluted Aluminum Pole

Lumec 'Serenade' series decorative light fixture with light cut-off protection, LED lamp, and 'dark-sky' compliant. Utilize tapered/fluted aluminum pole (style shown). Incorporate banner arm one side and plant basket hanger on other side. Provide electrical outlet for seasonal lighting. Black or dark green finish.

## Cost Opinion

*1<sup>st</sup> Street ♦ North & South Alleys ♦ Backdoor Parking South*

# Cost Opinion

## 1<sup>st</sup> Street

30

| Item No.     | Item Description   | Units | Unit Price  | Quantity  |           | Extended Price |             |
|--------------|--|-------|-------------|-----------|-----------|----------------|-------------|
|              |  |       |             | E 1st St. | W 1st St. | E 1st St.      | W 1st St.   |
| 1            | Class 10 Excavation  | CY    | \$15.00     | 580       | 1,125     | \$8,700        | \$16,875    |
| 2            | Below Grade Excavation (Core Out)                            | CY    | \$25.00     | 50        | 50        | \$1,250        | \$1,250     |
| 3            | Subgrade Preparation w/ M & D Control                        | SY    | \$2.50      | 3,800     | 6,885     | \$9,500        | \$17,213    |
| 4            | 6" Modified Subbase  | SY    | \$10.00     | 1,000     | 1,935     | \$10,000       | \$19,350    |
| 5            | Special Backfill for Temporary Driveway Surfacing Material   | TON   | \$20.00     | 160       | 220       | \$3,200        | \$4,400     |
| 6            | 6" Dia. PE Subdrain  | LF    | \$12.50     | 1,200     | 1,800     | \$15,000       | \$22,500    |
| 7            | 9" PCC Roadway Paving, C-4 Mix, Class 3 Durability Aggregate | SY    | \$75.00     | 1,925     | 3,600     | \$144,375      | \$270,000   |
| 8            | Removal of Existing Pavement (inc. brick)                    | SY    | \$12.00     | 3,670     | 6,885     | \$44,040       | \$82,620    |
| 9            | 5" PCC Sidewalk  | SY    | \$45.00     | 615       | 1020      | \$27,675       | \$45,900    |
| 10           | 6" PCC Sidewalk  | SY    | \$47.00     | 1000      | 0         | \$47,000       | \$0         |
| 11           | Detectable Warnings for Pedestrian Curb Ramp                 | SF    | \$28.00     | 80        | 280       | \$2,240        | \$7,840     |
| 12           | 6" PCC Driveway  | SY    | \$47.00     | 260       | 1340      | \$12,220       | \$62,980    |
| 13           | Finish Grade, Fertilize, Seed and Mulch                      | AC    | \$10,000.00 | 0.5       | 0.5       | \$5,000        | \$5,000     |
| 14           | SWPPP Management   | LS    | \$450.00    | 1         | 1         | \$450          | \$450       |
| 15           | SWPPP Rainfall Inspection                                    | EA    | \$225.00    | 20        | 20        | \$4,500        | \$4,500     |
| 16           | Inlet Protection Device Maintenance                          | EA    | \$75.00     | 2         | 2         | \$150          | \$150       |
| 17           | PCC Concrete Steps   | SF    | \$55.00     | 0         | 150       | \$0            | \$8,250     |
| 18           | Handrail   | LF    | \$100.00    | 0         | 0         | \$0            | \$0         |
| 19           | Brick Veneer   | SF    | \$8.75      | 0         | 0         | \$0            | \$0         |
| 20           | Limestone Veneer   | SF    | \$24.60     | 0         | 0         | \$0            | \$0         |
| 21           | Concrete Brick Pavers  | SY    | \$81.00     | 180       | 800       | \$14,580       | \$64,800    |
| 22           | Colored Concrete Roadway Paving                              | SY    | \$125.00    | 0         | 200       | \$0            | \$25,000    |
| 23           | Decorative Pavers  | SY    | \$95.00     | 0         | 200       | \$0            | \$19,000    |
| 24           | Limestone Blocks for Seating                                 | EA    | \$350.00    | 0         | 7         | \$0            | \$2,450     |
| 25           | Limestone Planter  | EA    | \$5,100.00  | 2         | 13        | \$10,200       | \$66,300    |
| 26           | Structural Concrete Retaining Wall                           | CY    | \$500.00    | 0         | 0         | \$0            | \$0         |
| 27           | Misc. Modifications to Existing Buildings                    | EA    | \$4,500.00  | 1         | 1         | \$4,500        | \$4,500     |
| 28           | Pavement Markings-Symbols                                    | EA    | \$100.00    | 7         | 14        | \$700          | \$1,400     |
| 29           | Roadway Pavement Markings                                    | STA   | \$100.00    | 19        | 27        | \$1,900        | \$2,700     |
| 30           | Signage  | EA    | \$120.00    | 16        | 16        | \$1,920        | \$1,920     |
| 31           | Banners  | EA    | \$250.00    | 18        | 30        | \$4,500        | \$7,500     |
| 32           | Play Structure   | EA    | \$3,500.00  | 0         | 1         | \$0            | \$3,500     |
| 33           | Kiosk  | EA    | \$1,500.00  | 0         | 4         | \$0            | \$6,000     |
| 34           | Water Fountain   | EA    | \$2,860.00  | 0         | 1         | \$0            | \$2,860     |
| 35           | Bicycle Rack   | EA    | \$535.00    | 2         | 4         | \$1,070        | \$2,140     |
| 36           | Plantings  | EA    | \$45.00     | 100       | 400       | \$4,500        | \$18,000    |
| 37           | Tree Removal   | EA    | \$350.00    | 1         | 1         | \$350          | \$350       |
| 38           | Tree   | EA    | \$425.00    | 16        | 24        | \$6,800        | \$10,200    |
| 39           | Tree Grate   | EA    | \$830.00    | 8         | 19        | \$6,640        | \$15,770    |
| 40           | Tree Planting Pit  | EA    | \$1,600.00  | 8         | 19        | \$12,800       | \$30,400    |
| 41           | Benches  | EA    | \$870.00    | 3         | 10        | \$2,610        | \$8,700     |
| 42           | Screening Fence  | LF    | \$42.00     | 0         | 0         | \$0            | \$0         |
| 43           | Rainwater Cistern  | EA    | \$3,500.00  | 0         | 0         | \$0            | \$0         |
| 44           | Street Lights  | EA    | \$2,100.00  | 18        | 30        | \$37,800       | \$63,000    |
| 45           | Light Pole Base  | EA    | \$350.00    | 11        | 30        | \$3,850        | \$10,500    |
| 46           | Alley Festive Lighting                                       | LS    | \$4,300.00  | 0         | 0         | \$0            | \$0         |
| 47           | Conduit / Conductors   | LF    | \$12.50     | 1200      | 1600      | \$15,000       | \$20,000    |
| 48           | Lighting Controls  | LS    | \$4,000.00  | 1         | 1         | \$4,000        | \$4,000     |
| 49           | Modify Existing Structures                                   | LS    | \$4,000.00  | 1         | 1         | \$4,000        | \$4,000     |
| 50           | Trellis Structure  | LS    | \$6,000.00  | 0         | 0         | \$0            | \$0         |
| 51           | Structural Demolition  | CY    | \$500.00    | 0         | 0         | \$0            | \$0         |
| 52           | Traffic Control, Staging                                     | LS    |             | 1         | 1         | \$9,500        | \$12,500    |
| Subtotal:    |  |       |             |           |           | \$482,520      | \$976,768   |
| 53           | Mobilization   | LS    |             | 1         | 1         | \$33,776       | \$68,374    |
| Site Total:  |  |       |             |           |           | \$516,296      | \$1,045,141 |
| Contingency: |  |       |             |           |           | \$77,444       | \$156,771   |
| Engineering: |  |       |             |           |           | \$59,374       | \$120,191   |
| *TOTAL:      |  |       |             |           |           | \$653,115      | \$1,322,104 |

\*Total prices do not include utilities. A comprehensive utility study should be completed prior to applying for funding for any project. Costs reflect 2010 pricing.

# Cost Opinion

## North & South Alleys

### North Alley

| Item No. | Item Description                          | Units | Unit Price  | Quantity | Extension |
|----------|---|-------|-------------|----------|-----------|
| 1        | Class 10 Excavation                       | CY    | \$25.00     | 125      | \$3,125   |
| 2        | Below Grade Excavation (Core Out)         | CY    | \$45.00     | 5        | \$225     |
| 3        | Subgrade Preparation w/ M & D Control     | SY    | \$2.50      | 155      | \$388     |
| 4        | 6" Modified Subbase                       | SY    | \$20.00     | 155      | \$3,100   |
| 5        | 6" Dia. PE Subdrain                       | LF    | \$25.00     | 100      | \$2,500   |
| 6        | Removal of Existing Pavement (inc. brick) | SY    | \$20.00     | 155      | \$3,100   |
| 7        | 5" PCC Sidewalk                           | SY    | \$45.00     | 115      | \$5,175   |
| 8        | 6" PCC Sidewalk                           | SY    | \$47.00     | 10       | \$470     |
| 9        | SWPPP Management                          | LS    | \$450.00    | 1        | \$450     |
| 10       | SWPPP Rainfall Inspection                 | EA    | \$225.00    | 10       | \$2,250   |
| 11       | PCC Concrete Steps                        | SF    | \$85.00     | 130      | \$11,050  |
| 12       | Handrail                                  | LF    | \$100.00    | 80       | \$8,000   |
| 13       | Brick Veneer                              | SF    | \$8.75      | 200      | \$1,750   |
| 14       | Limestone Veneer                          | SF    | \$24.60     | 50       | \$1,230   |
| 15       | Concrete Brick Pavers                     | SY    | \$90.00     | 112      | \$10,080  |
| 16       | Decorative Pavers                         | SY    | \$95.00     | 5        | \$475     |
| 17       | Limestone Cap                             | TON   | \$550.00    | 5        | \$2,750   |
| 18       | Structural Concrete Retaining Wall        | CY    | \$700.00    | 31       | \$21,700  |
| 19       | Signage                                   | EA    | \$120.00    | 2        | \$240     |
| 20       | Canopy                                    | EA    | \$950.00    | 3        | \$2,850   |
| 21       | Banners                                   | EA    | \$250.00    | 2        | \$500     |
| 22       | Play Structure                            | EA    | \$3,500.00  | 1        | \$3,500   |
| 23       | Water Fountain                            | EA    | \$10,560.00 | 2        | \$21,120  |
| 24       | Plantings                                 | EA    | \$45.00     | 24       | \$1,080   |
| 25       | Street Lights                             | EA    | \$2,100.00  | 2        | \$4,200   |
| 26       | Light Pole Base                           | EA    | \$350.00    | 2        | \$700     |
| 27       | Alley Festive Lighting                    | LS    | \$6,000.00  | 1        | \$6,000   |
| 28       | Conduit / Conductors                      | LF    | \$20.00     | 200      | \$4,000   |
| 29       | Lighting Controls                         | LS    | \$4,000.00  | 1        | \$4,000   |
| 30       | Modify Existing Structures                | LS    | \$4,000.00  | 1        | \$4,000   |
| 31       | Structural Demolition                     | CY    | \$500.00    | 2        | \$1,000   |
| 32       | Traffic Control                           | LS    | \$750.00    | 1        | \$750     |

Subtotal: \$131,758

|    |              |    |            |   |         |
|----|--------------|----|------------|---|---------|
| 33 | Mobilization | LS | \$6,750.00 | 1 | \$6,750 |
|----|--------------|----|------------|---|---------|

Subtotal: \$138,508

15% Contingency: \$20,776

Engineering: \$23,893

\*Total: \$183,176

### South Alley

| Item No. | Item Description                          | Units | Unit Price | Quantity | Extension |
|----------|---|-------|------------|----------|-----------|
| 1        | Class 10 Excavation                       | CY    | \$25.00    | 150      | \$3,750   |
| 2        | Below Grade Excavation (Core Out)         | CY    | \$45.00    | 5        | \$225     |
| 3        | Subgrade Preparation w/ M & D Control     | SY    | \$2.50     | 70       | \$175     |
| 4        | 6" Modified Subbase                       | SY    | \$20.00    | 70       | \$1,400   |
| 5        | 6" Dia. PE Subdrain                       | LF    | \$25.00    | 125      | \$3,125   |
| 6        | Removal of Existing Pavement (inc. brick) | SY    | \$20.00    | 225      | \$4,500   |
| 7        | 5" PCC Sidewalk                           | SY    | \$45.00    | 145      | \$6,525   |
| 8        | 6" PCC Sidewalk                           | SY    | \$47.00    | 80       | \$3,760   |
| 9        | SWPPP Management                          | LS    | \$450.00   | 1        | \$450     |
| 10       | SWPPP Rainfall Inspection                 | EA    | \$225.00   | 10       | \$2,250   |
| 11       | Handrail                                  | LF    | \$100.00   | 90       | \$9,000   |
| 12       | Concrete Brick Pavers                     | SY    | \$90.00    | 110      | \$9,900   |
| 13       | Structural Concrete Retaining Wall        | CY    | \$700.00   | 20       | \$14,000  |
| 14       | Concrete Stairs                           | SF    | \$11.90    | 700      | \$8,330   |
| 15       | Signage                                   | EA    | \$120.00   | 2        | \$240     |
| 16       | Canopy (8ftx20ft)                         | EA    | \$4,800.00 | 3        | \$14,400  |
| 17       | Banners                                   | EA    | \$250.00   | 2        | \$500     |
| 18       | Street Lights                             | EA    | \$2,100.00 | 2        | \$4,200   |
| 19       | Light Pole Base                           | EA    | \$350.00   | 2        | \$700     |
| 20       | Alley Festive Lighting                    | LS    | \$4,300.00 | 1        | \$4,300   |
| 21       | Conduit / Conductors                      | LF    | \$20.00    | 200      | \$4,000   |
| 22       | Lighting Controls                         | LS    | \$4,000.00 | 1        | \$4,000   |
| 23       | Modify Existing Structures                | LS    | \$4,000.00 | 1        | \$4,000   |
| 24       | Structural Demolition                     | CY    | \$500.00   | 2        | \$1,000   |
| 25       | Traffic Control                           | LS    | \$750.00   | 1        | \$750     |

Subtotal: \$105,480

|    |              |    |            |   |         |
|----|--------------|----|------------|---|---------|
| 26 | Mobilization | LS | \$6,750.00 | 1 | \$6,750 |
|----|--------------|----|------------|---|---------|

Subtotal: \$112,230

15% Contingency: \$16,835

Engineering: \$19,360

\*Total: \$148,424

\* Total prices do not include utilities. A comprehensive utility study should be completed prior to applying for funding for any project. Costs reflect 2010 pricing.

# Cost Opinion

## Backdoor Parking South

32

| Item No. | Item Description   | Units | Unit Price  | Quantity | Extended Price |
|----------|--|-------|-------------|----------|----------------|
| 1        | Class 10 Excavation  | CY    | \$15.00     | 500      | \$7,500        |
| 2        | Below Grade Excavation (Core Out)                            | CY    | \$25.00     | 50       | \$1,250        |
| 3        | Subgrade Preparation w/ M & D Control                        | SY    | \$2.50      | 2,400    | \$6,000        |
| 4        | 6" Modified Subbase  | SY    | \$10.00     | 735      | \$7,350        |
| 5        | Special Backfill for Temporary Driveway Surfacing Material   | TON   | \$20.00     | 60       | \$1,200        |
| 6        | 6" Dia. PE Subdrain  | LF    | \$12.50     | 800      | \$10,000       |
| 7        | 9" PCC Roadway Paving, C-4 Mix, Class 3 Durability Aggregate | SY    | \$75.00     | 170      | \$12,750       |
| 8        | Removal of Existing Pavement (inc. brick)                    | SY    | \$12.00     | 2,500    | \$30,000       |
| 9        | 5" PCC Sidewalk  | SY    | \$45.00     | 175      | \$7,875        |
| 10       | 6" PCC Sidewalk  | SY    | \$47.00     | 0        | \$0            |
| 11       | Detectable Warnings for Pedestrian Curb Ramp                 | SF    | \$28.00     | 32       | \$896          |
| 12       | 6" PCC Driveway  | SY    | \$47.00     | 2,250    | \$105,750      |
| 13       | Finish Grade, Fertilize, Seed and Mulch                      | AC    | \$10,000.00 | 0.2      | \$2,000        |
| 14       | SWPPP Management   | LS    | \$450.00    | 1        | \$450          |
| 15       | SWPPP Rainfall Inspection                                    | EA    | \$225.00    | 10       | \$2,250        |
| 16       | Inlet Protection Device Maintenance                          | EA    | \$75.00     | 2        | \$150          |
| 17       | PCC Concrete Steps   | SF    | \$55.00     | 50       | \$2,750        |
| 18       | Handrail   | LF    | \$100.00    | 275      | \$27,500       |
| 19       | Brick Veneer   | SF    | \$8.75      | 300      | \$2,625        |
| 20       | Limestone Veneer   | SF    | \$24.60     | 500      | \$12,300       |
| 21       | Concrete Brick Pavers  | SY    | \$81.00     | 180      | \$14,580       |
| 22       | Colored Concrete Roadway Paving                              | SY    | \$125.00    | 0        | \$0            |
| 23       | Decorative Pavers  | SY    | \$95.00     | 0        | \$0            |
| 24       | Limestone Blocks for Seating                                 | EA    | \$350.00    | 0        | \$0            |
| 25       | Limestone Planter  | EA    | \$5,100.00  | 0        | \$0            |
| 26       | Structural Concrete Retaining Wall                           | CY    | \$500.00    | 21       | \$10,500       |
| 27       | Misc. Modifications to Existing Buildings                    | EA    | \$4,500.00  | 1        | \$4,500        |
| 28       | Pavement Markings-Symbols                                    | EA    | \$100.00    | 10       | \$1,000        |
| 29       | Roadway Pavement Markings                                    | STA   | \$100.00    | 12       | \$1,200        |
| 30       | Signage  | EA    | \$120.00    | 10       | \$1,200        |
| 31       | Banners  | EA    | \$250.00    | 9        | \$2,250        |
| 32       | Play Structure   | EA    | \$3,500.00  | 0        | \$0            |
| 33       | Kiosk  | EA    | \$1,500.00  | 0        | \$0            |
| 34       | Water Fountain   | EA    | \$2,860.00  | 0        | \$0            |
| 35       | Bicycle Rack   | EA    | \$535.00    | 1        | \$535          |
| 36       | Plantings  | EA    | \$45.00     | 200      | \$9,000        |
| 37       | Tree Removal   | EA    | \$350.00    | 1        | \$350          |
| 38       | Tree   | EA    | \$425.00    | 9        | \$3,825        |
| 39       | Tree Grate   | EA    | \$830.00    | 0        | \$0            |
| 40       | Tree Planting Pit  | EA    | \$1,600.00  | 0        | \$0            |
| 41       | Benches  | EA    | \$870.00    | 0        | \$0            |
| 42       | Screening Fence  | LF    | \$42.00     | 150      | \$6,300        |
| 43       | Rainwater Cistern  | EA    | \$3,500.00  | 1        | \$3,500        |
| 44       | Street Lights  | EA    | \$2,100.00  | 9        | \$18,900       |
| 45       | Light Pole Base  | EA    | \$350.00    | 9        | \$3,150        |
| 46       | Alley Festive Lighting                                       | LS    | \$4,300.00  | 0        | \$0            |
| 47       | Conduit / Conductors   | LF    | \$12.50     | 400      | \$5,000        |
| 48       | Lighting Controls  | LS    | \$4,000.00  | 1        | \$4,000        |
| 49       | Modify Existing Structures                                   | LS    | \$4,000.00  | 1        | \$4,000        |
| 50       | Trellis Structure  | LS    | \$6,000.00  | 1        | \$8,000        |
| 51       | Structural Demolition  | CY    | \$500.00    | 32       | \$16,000       |
| 52       | Traffic Control, Staging                                     | LS    |             | 1        | \$3,000        |
|          |  |       |             |          | \$361,386      |

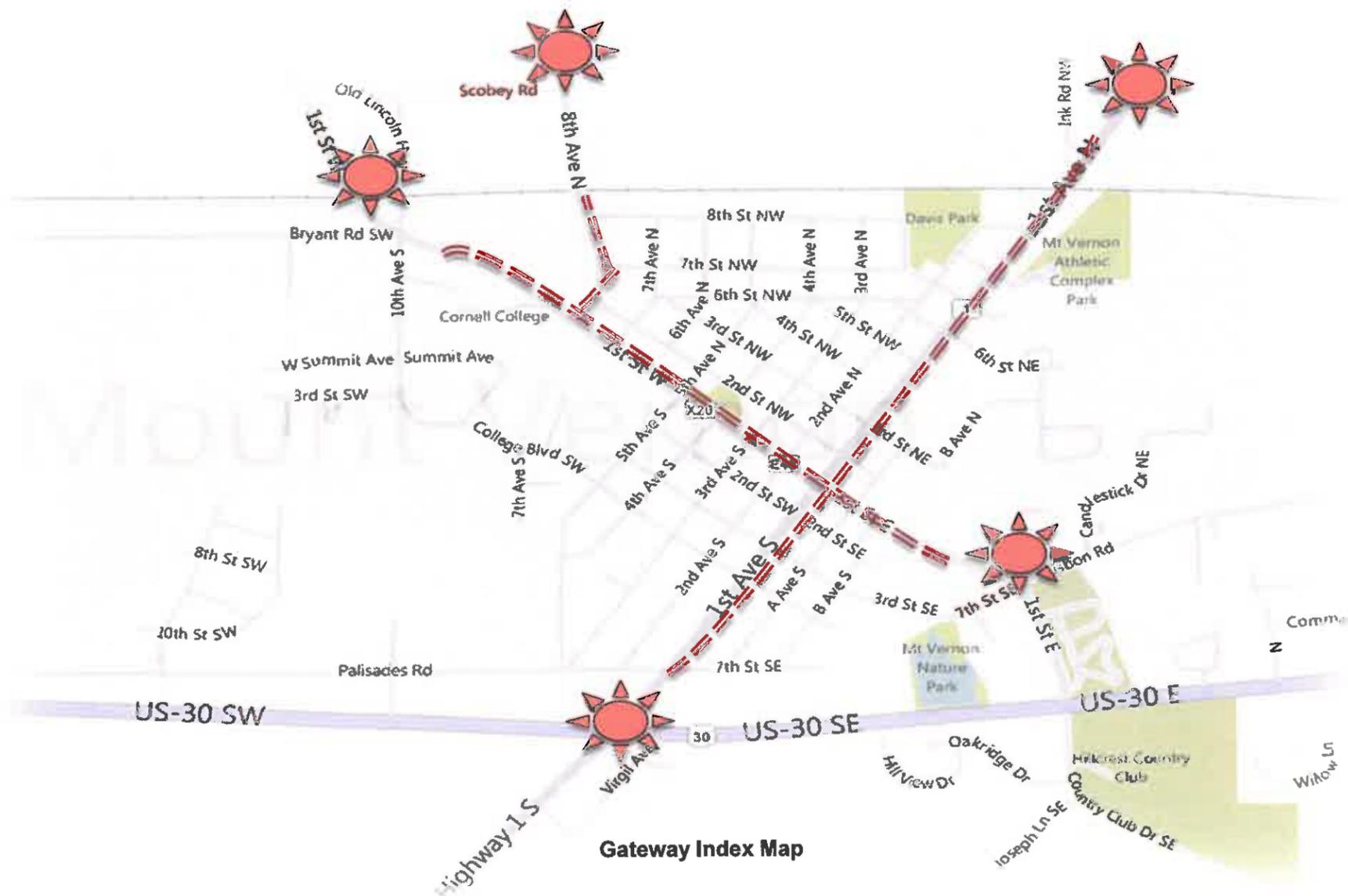
|    |              |    |  |   |          |
|----|--------------|----|--|---|----------|
| 53 | Mobilization | LS |  | 1 | \$25,297 |
|----|--------------|----|--|---|----------|

|                |                  |
|----------------|------------------|
| Site Total:    | \$386,683        |
| Contingency:   | \$58,002         |
| Engineering:   | \$44,469         |
| <b>*TOTAL:</b> | <b>\$489,154</b> |

\*Total prices do not include utilities. A comprehensive utility study should be completed prior to applying for funding for any project. Costs reflect 2010 pricing.



# Community Gateways



## Community Gateways

Another goal of this study is to identify the preferred locations for gateway development. Refer to adjacent map.

Community gateways (sign & planting) are often used to identify the corporate limits of a community. They are the first image representing the community. Style, size, materials, text, lighting, planting, and maintenance are all important considerations.

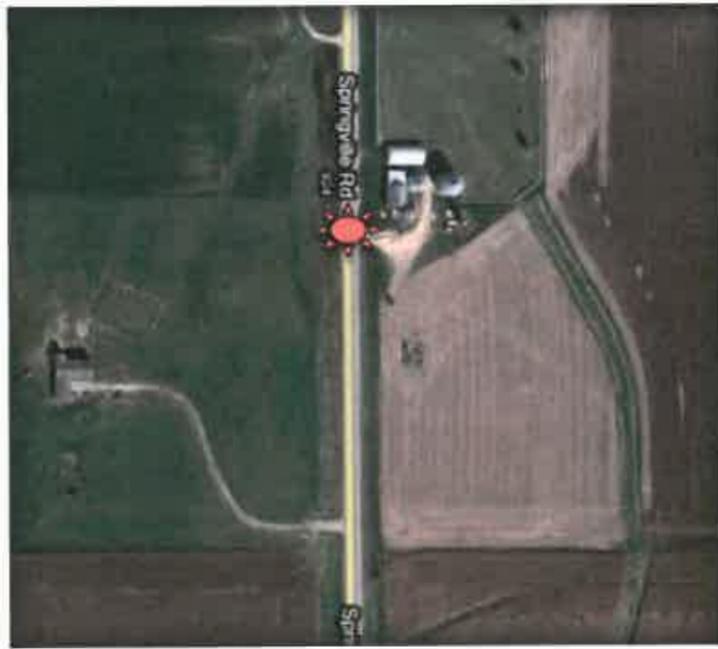
Three existing gateway locations along Lisbon Road, Highway 1 South and 1st Street West should remain at their current location. Two new gateway locations are recommended at the corporate limits along 8th Avenue and Highway 1 North. (Aerial maps and images of these locations are shown on the following sheet.)

Gateway corridors are the primary vehicular routes between gateways and the Uptown. These high-visibility corridors represent the community to all who travel through them. They can also provide streetscape elements that act as visual cues to direct visitors to the Uptown. (See important corridors shown on the adjacent map).

Tree lined streets, well-marked busy crossings, park signs, historic signs (Lincoln & Military Highways), attractive buildings & lawns make a good impression. Using shrubs or low trees to screen industrial areas will help. Also, locating Uptown features (such as decorative lighting and banners) either at the ends or throughout these corridors will prove effective.

Strengthening the visual connection (corridor) between Cornell College and Uptown is critical. In addition to the items listed above, historic markers (as part of a self guided walking tour) could be located near intersections or near historic sites throughout this corridor.

# Community Gateways



Springville Road at City Limits – New Location



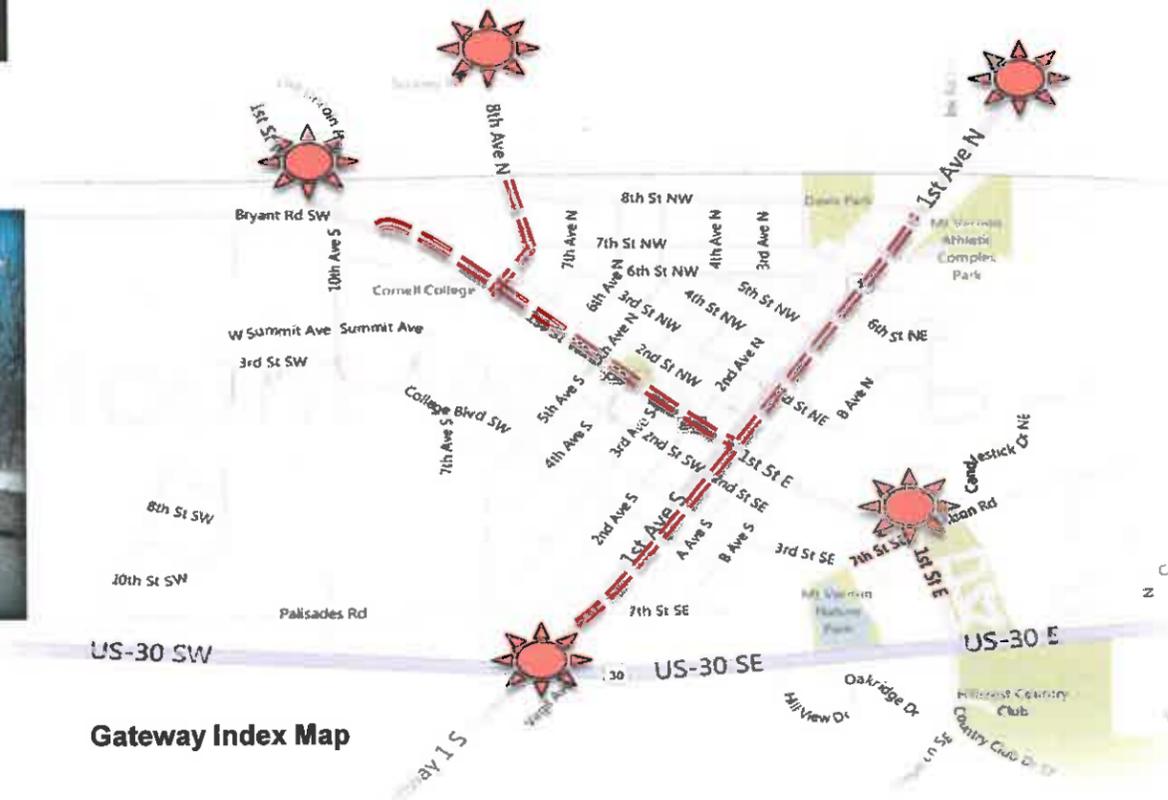
Lisbon Road Sign – Existing Sign



Highway 1 North at City Limits – New Location



Marion Road Sign – Existing Sign



Gateway Index Map



Highway 1 South at City Limits – Existing Sign

# Conclusions

## **PROJECT DESIGN GOALS**

Specific streetscape design objectives were identified for each of the four priority projects. As these projects are implemented over the years, it will be important to review and update these objectives.

### **1<sup>st</sup> Street**

- ✦ Adding matching street trees and benches on East 1<sup>st</sup> Street will expand the breadth of the Uptown cultural district
- ✦ Optimizing the number of uptown parking spaces will boost the ease of access to businesses and increase customer volumes
- ✦ Decorative lighting and historic walking tour markers/plaques will enhance the visual connection and cultural tie to Cornell campus
- ✦ Increasing uptown walk width by reducing street lane width will improve pedestrian circulation (walking & biking), enhancing patron's comfort
- ✦ Reducing traffic lane width will also calm (slow-down) vehicular traffic, making the area safer for motorists and pedestrians
- ✦ Replacing street trees with appropriately sized, hardy varieties reduces maintenance costs, eliminates tree damage to infrastructure, and opens views to historic architecture
- ✦ Collection and reuse of rainwater using underground cisterns is a sustainable practice which reduces runoff volumes
- ✦ Permeable pavers provide means for removing water from melting snow on walking surfaces making foot travel in winter time safer
- ✦ In the future 'snow-melt' systems for uptown walks & streets may prove to be more cost effective and would ease snow removal
- ✦ Changing 2<sup>nd</sup> Avenue to one-way traffic (in uptown) will enhance safety by reducing the potential for conflicting vehicle movements

### **North Alley Connection**

- ✦ Improve accessibility to back door public parking lot by utilizing stairs through three level landing (public use) areas
- ✦ Provide seating, lighting, colorful plantings and water feature to create an attractive and inviting space
- ✦ Maintain ramped delivery access to east building, as well as pedestrian access to existing doors of both buildings
- ✦ Utilize colorful permeable pavers for interest and to remove water from walking surface

### **South Alley Connection**

- ✦ Provide ADA compliant ramped walk access between 1<sup>st</sup> Street and south back door public parking
- ✦ Provide stairs for safer winter access, and provide an awning for protection from rain

- ✦ Provide a barrier curb between ramped access and steps to accommodate maintenance vehicles
- ✦ Provide lighting and public art elements creating an attractive and inviting space
- ✦ Utilize colorful permeable pavers for interest and to remove water from walking surface

## **IMPLEMENTATION**

Upon approval and adoption by the City Council these streetscape improvements will be prioritized and go through phased implementation over time as the financial mechanisms become available. Detailed construction & bid documents will be developed for selected projects as they are phased in.

## **PROJECT PHASING**

Phasing of projects will be impacted not only by available funding, but to a degree on the construction process and interrelationship of adjacent projects. For example street trees require buried support structure of special backfill areas and drainage system. Installing trees independent of adjacent street curb or walk paving would be impractical.

## **SMALLER – IMPLEMENTABLE PROJECTS**

Some easily implementable projects can be completed independent of adjacent improvements. Cost opinions for these smaller implementable projects can be pulled-out of the itemized listing of costs for larger projects. These are listed below by area.

### **1<sup>st</sup> Street:**

- ✦ Angle parking striping in front of Community Center
- ✦ Make 2<sup>nd</sup> Avenue one-way and sign & re-stripe parking
- ✦ Install historic (self guided tour) markers between uptown and Cornell College

### **Alley Connections:**

- ✦ Overhead festoon lighting
- ✦ Handrail on south alley

### **Backdoor South Parking**

- ✦ Shorten retaining wall and install railing
- ✦ Vines on south wall face
- ✦ Metal letters on wall at entrance
- ✦ Entry area planting
- ✦ Decorative lights & banners at entry
- ✦ Bury overhead electric lines
- ✦ Coordinate with private business owners to install screen fences and shade trees at back of properties