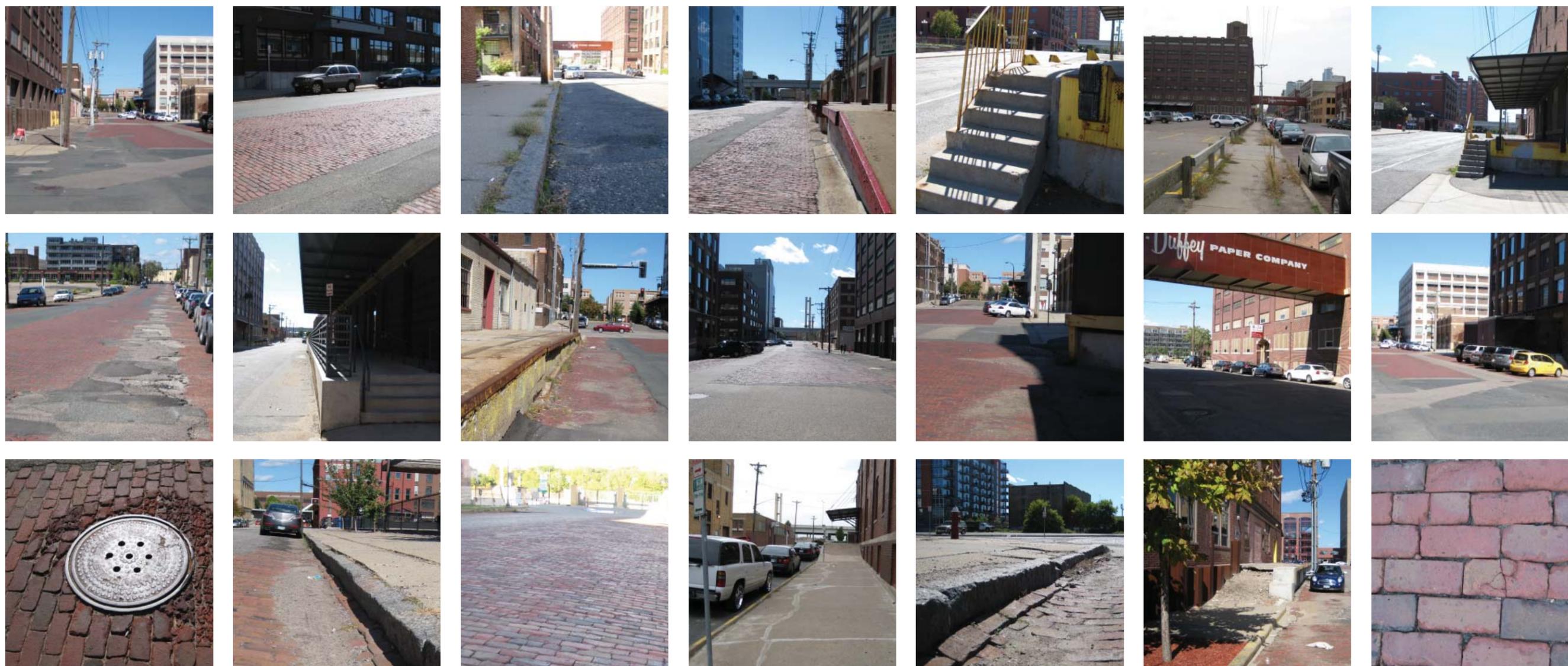


Warehouse District Heritage Street Plan



Existing Conditions

Existing Photos



1 Significant paver patching exists adjacent to new sidewalk areas.



2 Sidewalk area and loading dock not fully constructed. Parallel parking blocks pedestrian circulation.



3 Standing water in areas of paver settlement. Concrete overlay at manhole.



4 Sidewalk areas adjacent to loading docks in poor condition. Non ADA compliant loading dock ramp. Pavers at edge of ramp in street have buckled.



5 Address unfinished construction of loading dock.



6 Photo of typical paver condition in roadway.

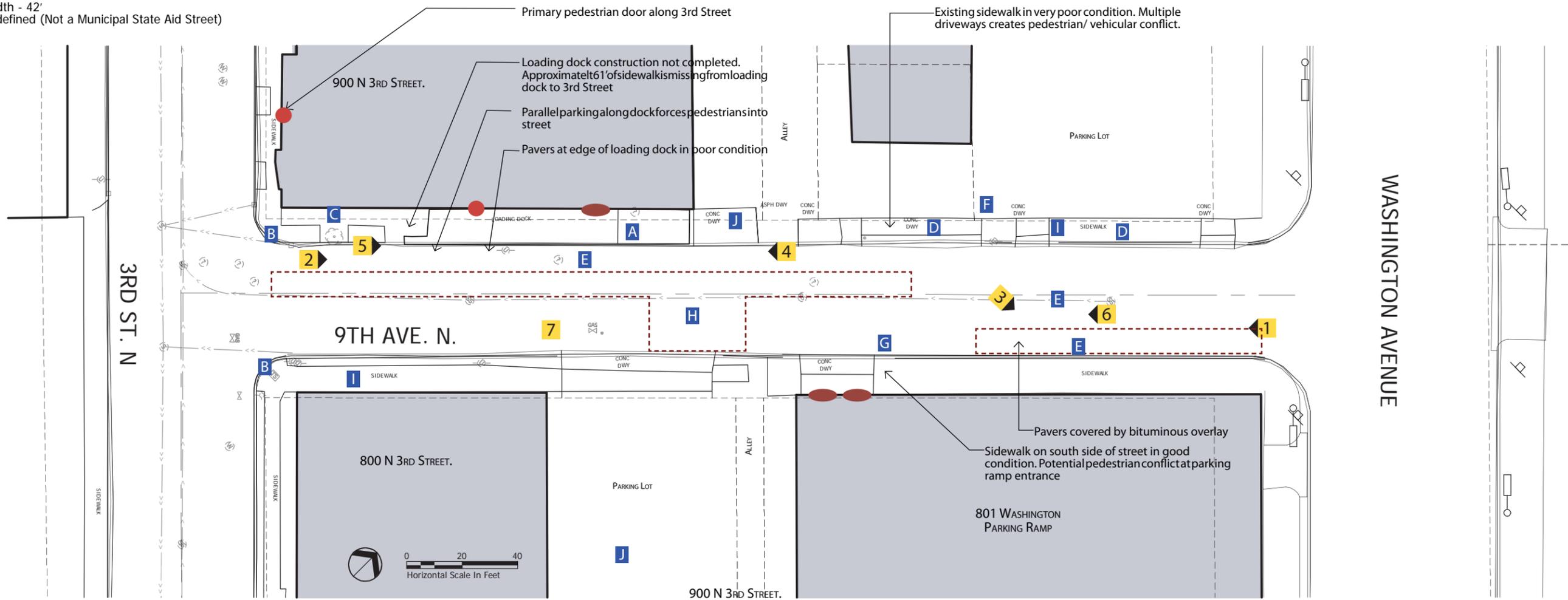


7 Photo of typical paver condition in roadway.

- A** Concrete loading dock not ADA Accessible
- B** No pedestrian ramp
- C** No sidewalk connection
- D** Sidewalk in poor condition
- E** Areas of visible standing water
- F** Multiple driveways create pedestrian/vehicular conflict
- G** Damaged driveway
- H** Bituminous patch overlay on road
- I** Sidewalk in good/fair condition
- J** Active delivery areas with trucks
- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - 66'
 Street Width - 42'
 ADT - Undefined (Not a Municipal State Aid Street)



 Areas of street patching - Approximately 3,375 sf

Existing Photos



1 Extensive areas of bituminous paving over historic pavers



2 Areas of settling along existing granite curb



3 Transition of brick pavers to wood block pavers



4 Areas of settling along existing granite curb



5 Existing areas of wood block pavers

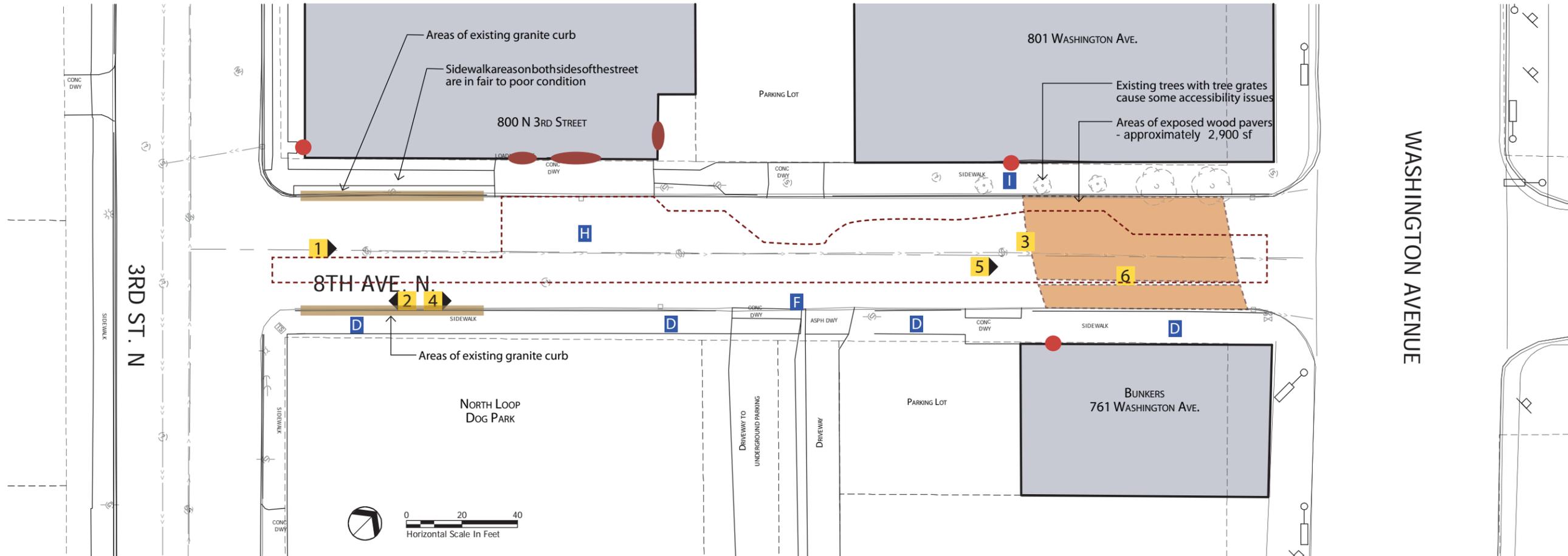


6 Extensive bituminous patching has occurred over existing wood block pavers

- A** Concrete loading dock not ADA Accessible
- B** No pedestrian ramp
- C** No sidewalk connection
- D** Sidewalk in poor condition
- E** Areas of visible standing water
- F** Multiple driveways create pedestrian/vehicular conflict
- G** Damaged driveway
- H** Bituminous patch overlay on road
- I** Sidewalk in good/fair condition
- J** Active delivery areas with trucks
- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - 66'
 Street Width - 42'
 ADT - Undefined (Not a Municipal State Aid Street)



 Areas of street patching - Approximately 7,240 sf

Existing Photos



Existing ramp in poor condition and not ADA accessible



Existing loading dock in poor condition



Existing loading dock and ramp in poor condition and not ADA accessible



Existing ramp in poor condition and not ADA accessible



Sidewalk in poor condition



Sidewalk in poor condition

- A** Concrete loading dock not ADA Accessible
- B** No pedestrian ramp
- C** No sidewalk connection
- D** Sidewalk in poor condition
- E** Areas of visible standing water

- F** Multiple driveways create pedestrian/vehicular conflict
- G** Damaged driveway
- H** Bituminous patch overlay on road
- I** Sidewalk in good/fair condition
- J** Active delivery areas with trucks

- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

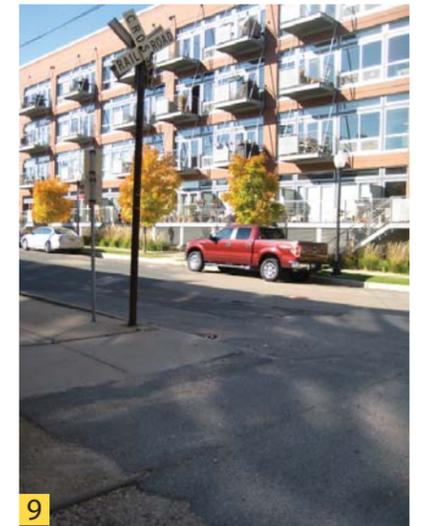
R.O.W. - 60'
Street Width - 37'
ADT - 1000



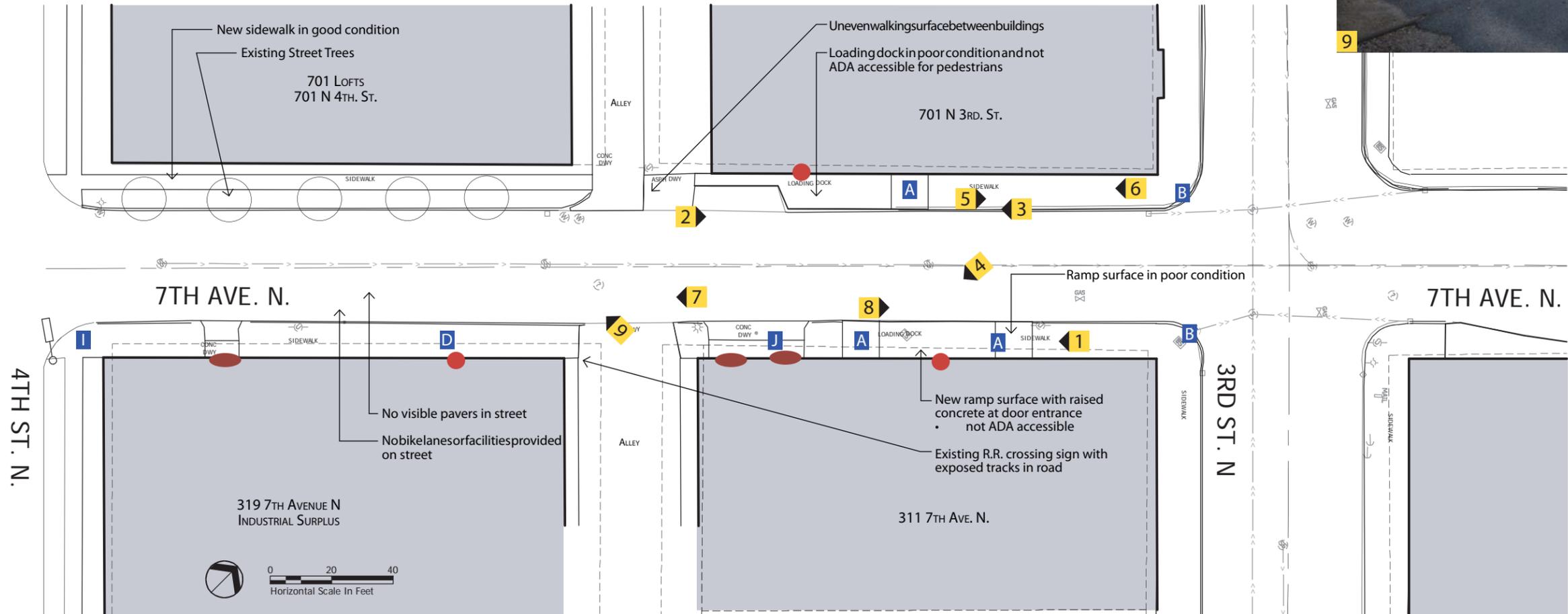
Existing R.R. crossing sign and exposed tracks



Parallel parking adjacent to loading docks requires some pedestrians to walk in streets



9



 Areas of street patching

Existing Photos



1 Existing ramp in poor condition and not ADA accessible



2 Parallel parking forces pedestrians to walk in road



3 Narrow R.O.W. with loading docks on both sides of streets creates circulation issues



4 Steep ramp access to loading dock. Current dock is inactive with truck deliveries.



5 Stairs at HGA loading dock



6 Loading dock not designed for pedestrian accessibility

- A Concrete loading dock not ADA Accessible
- B No pedestrian ramp
- C No sidewalk connection
- D Sidewalk in poor condition
- E Areas of visible standing water

- F Multiple driveways create pedestrian/vehicular conflict
- G Damaged driveway
- H Bituminous patch overlay on road
- I Sidewalk in good/fair condition
- J Active delivery areas with trucks

- Pedestrian Door to Building
- Overhead delivery Door



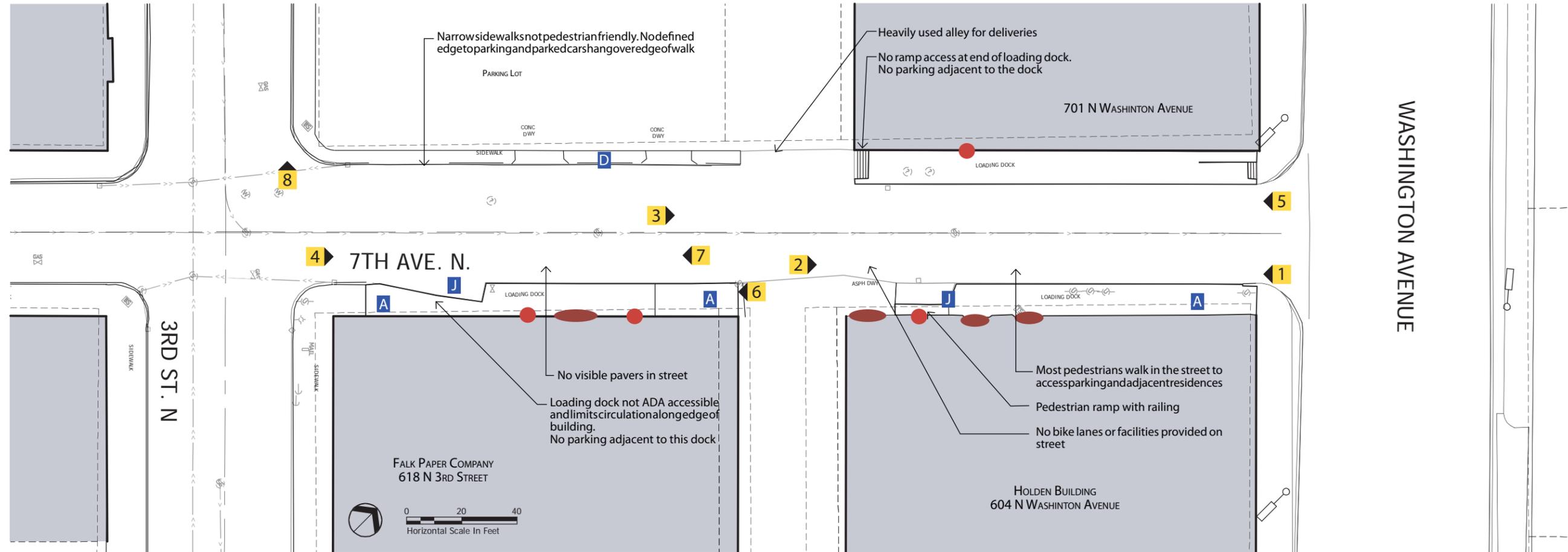
7 Limited pedestrian circulation



8 Narrow sidewalks and poor street conditions along 3rd St.

Existing Issues/ Concerns

R.O.W. - 60'
Street width - 36' to 44'
ADt - 1000



Areas of street patching

Existing Photos



1 View north east along 6th Ave.



2 Edge of loading dock in poor condition
Loading dock not ADA compliant



3 Pavers appear to be in good condition along street. Some extensive areas of patching exist along the street



4 Some utility work and bituminous patching has occurred along the street



5 Surface of loading dock in good condition



6 Edge of loading dock in fair condition

- A Concrete loading dock not ADA Accessible
- B No pedestrian ramp
- C No sidewalk connection
- D Sidewalk in poor condition
- E Areas of visible standing water

- F Multiple driveways create pedestrian/vehicular conflict
- G Damaged driveway
- H Bituminous patch overlay on road
- I Sidewalk in good/fair condition
- J Active delivery areas with trucks

- Pedestrian Door to Building
- Overhead delivery Door



7 Parallel parking along loading dock forces pedestrian to walk in street



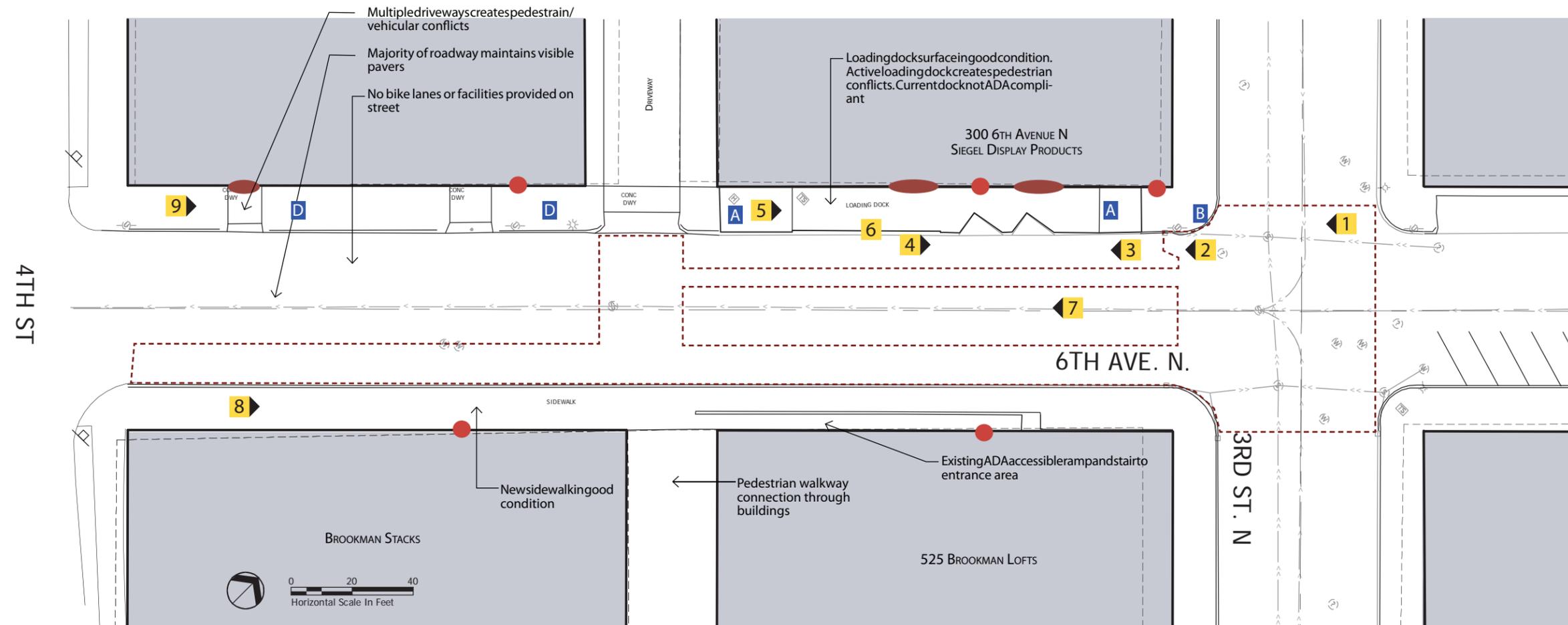
8 Sidewalk in front of Bookman Stacks is wide and offers opportunity for street trees



9 Sidewalk sidewalk in northwest side of street in fair condition and is wide enough to accommodate trees

Existing Issues/ Concerns

R.O.W. - 80'
Street width - 52'
ADT- 5600



Areas of street patching - Approximately 10,900 sf



Existing Photos



1 Current loading dock not ADA compliant



2 No clearly defined pedestrian access on north side of street



3 Parallel parking blocks pedestrian access past building. The existing ROW is narrow and limits potential improvements



4 Truck deliveries block street and limit pedestrian and vehicular circulation



5 Angled parking limits vehicular circulation



6 Existing stairs at loading dock in poor condition



7 Majority of street remains exposed pavers. Some patching and paver settling exists based on visual inspection, pavers appear to be in good condition

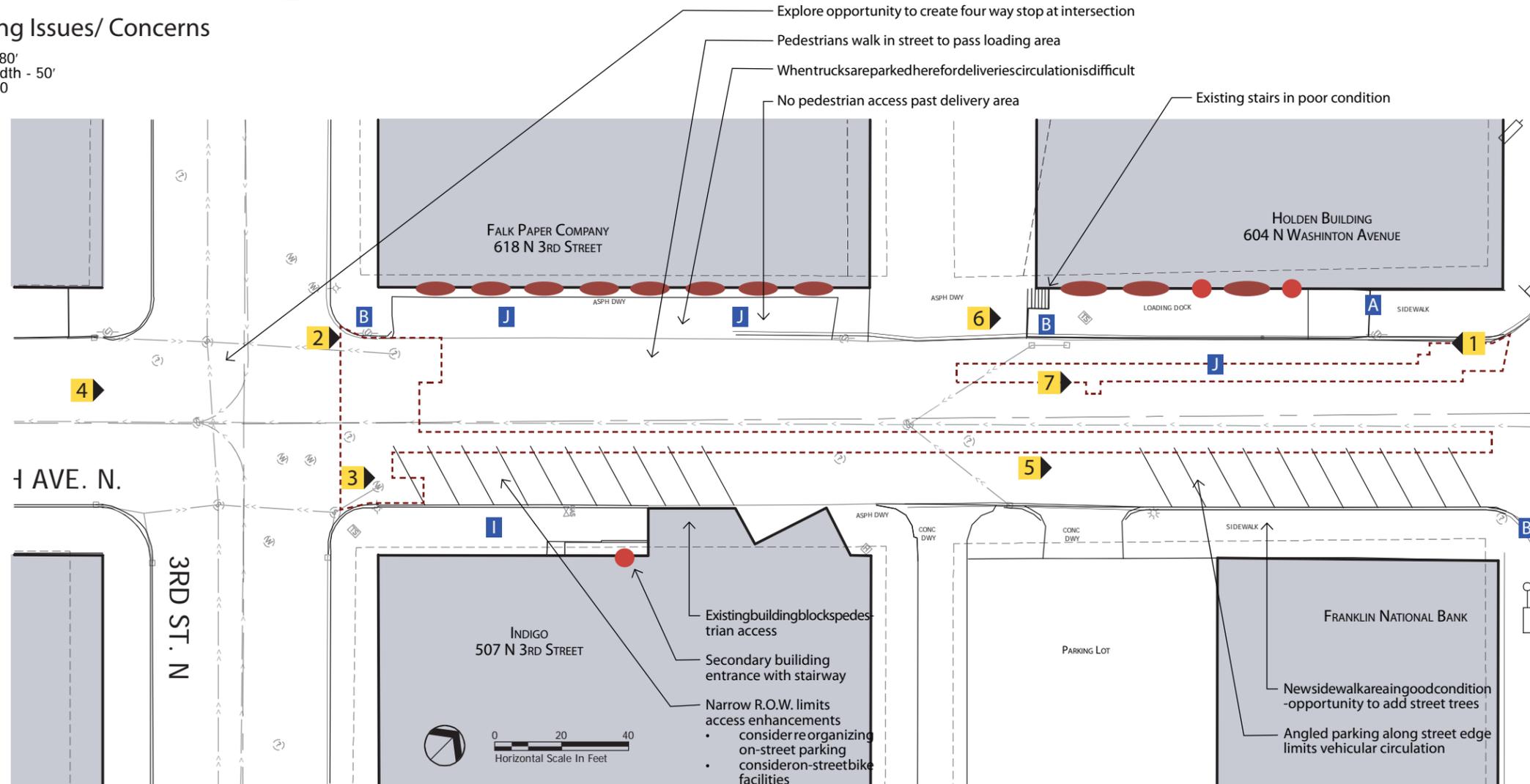
- A Concrete loading dock not ADA Accessible
- B No pedestrian ramp
- C No sidewalk connection
- D Sidewalk in poor condition
- E Areas of visible standing water

- F Multiple driveways create pedestrian/vehicular conflict
- G Damaged driveway
- H Bituminous patch overlay on road
- I Sidewalk in good/fair condition
- J Active delivery areas with trucks

- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - 80'
Street Width - 50'
ADT - 5600



Areas of street patching - Approximately 4,100 sf



Existing Photos



1 View towards Washington Avenue along 6th Avenue N. Existing loading dock and on-street parking create pedestrian conflicts



2 View along existing loading dock.



3 Historic street paving adjacent to infill paving within the street

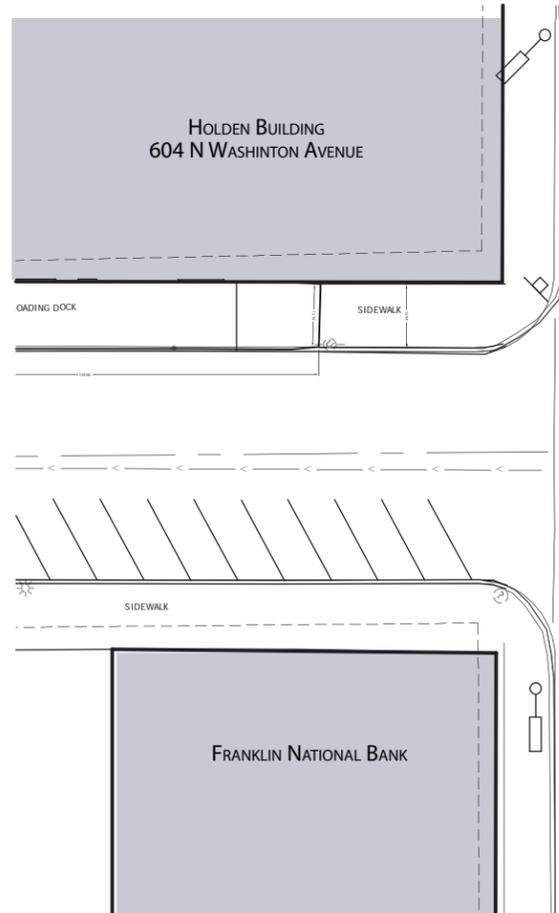
- A** Concrete loading dock not ADA Accessible
- B** No pedestrian ramp
- C** No sidewalk connection
- D** Sidewalk in poor condition
- E** Areas of visible standing water

- F** Multiple driveways create pedestrian/vehicular conflict
- G** Damaged driveway
- H** Bituminous patch overlay on road
- I** Sidewalk in good/fair condition
- J** Active delivery areas with trucks

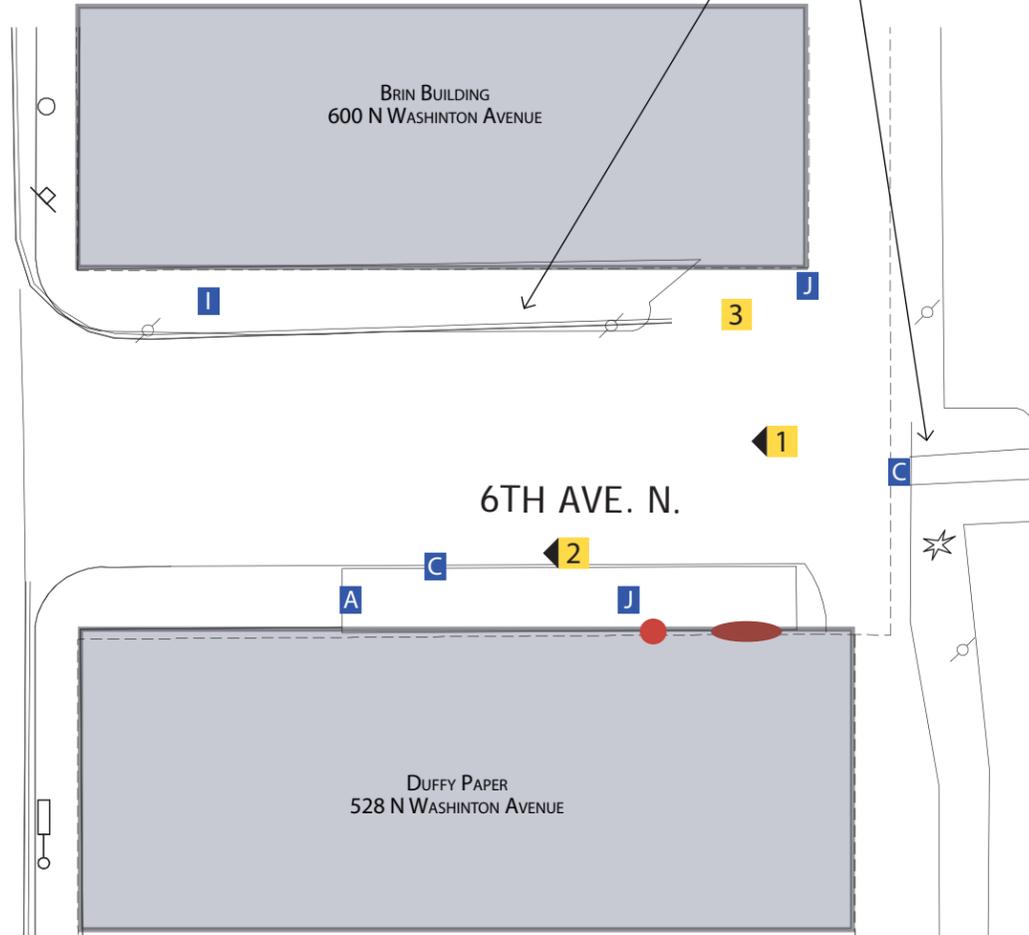
- Pedestrian Door to Building
- ◌ Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - 80'
 Street Width - 53'
 ADT - Undefined (Not a Municipal State Aid Street)

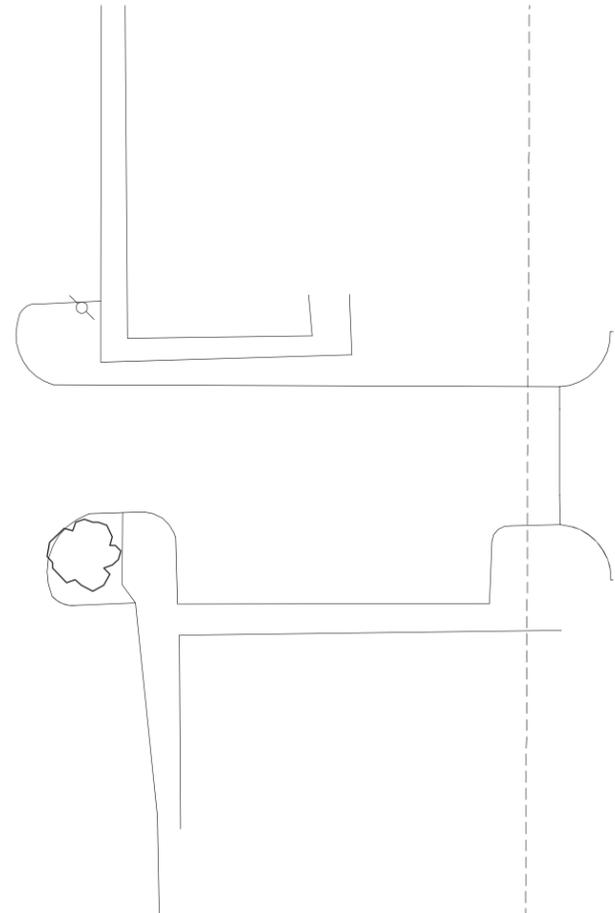


WASHINGTON AVENUE



Existing sidewalk in good condition. Sidewalk does not lead anywhere and is not accessible because of steep slopes

Existing pedestrian connection is heavily used by neighborhood residents



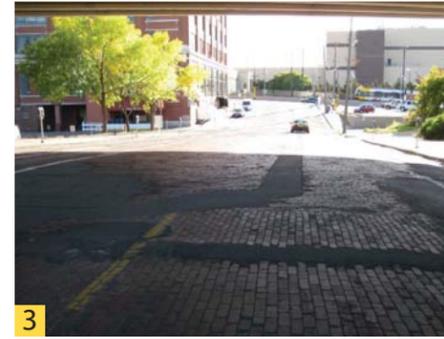
Existing Photos



1 Multiple areas of patching along street
 • pavers in good condition in center park of street



2 High point in street offers good view of neighborhood



3 Dark areas exist under highway overpass

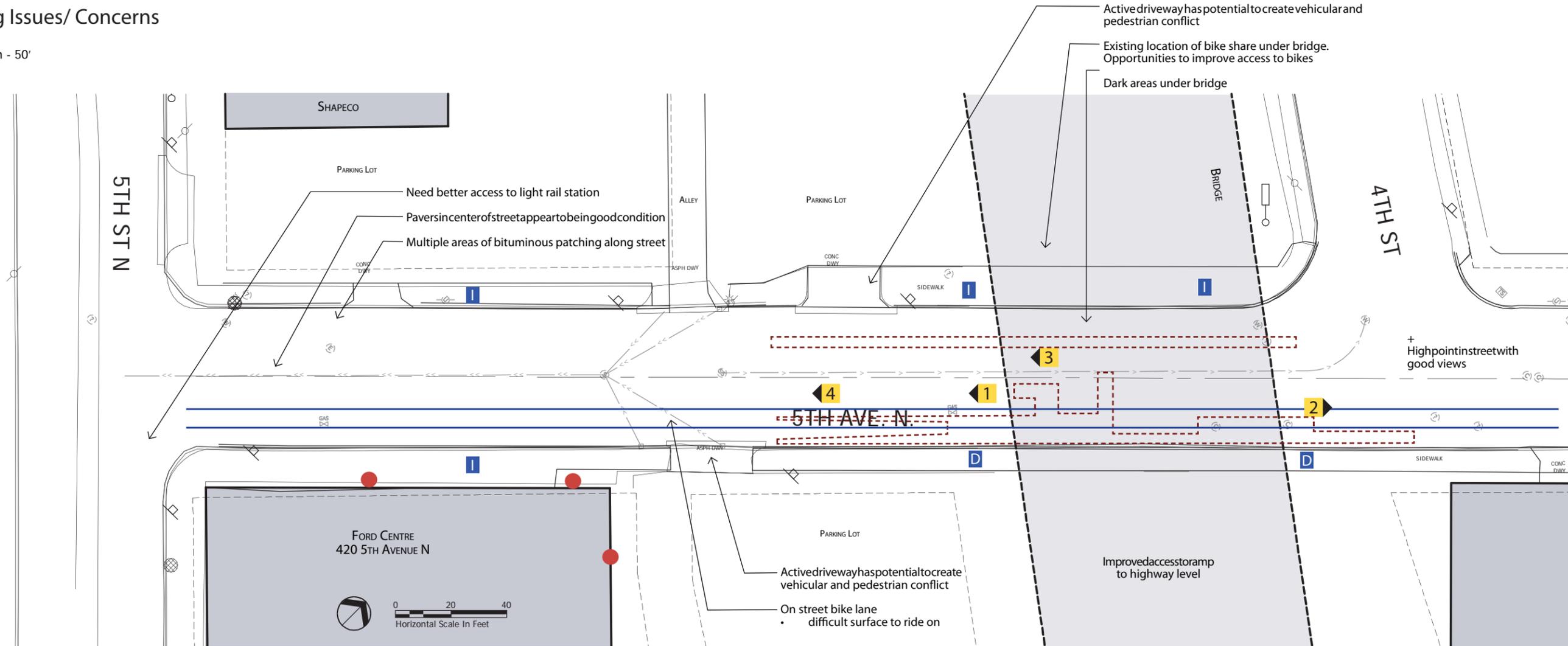


4 Bike lane in poor condition

- | | | |
|---|--|--------------------------------------|
| A Concrete loading dock not ADA Accessible | F Multiple driveways create pedestrian/vehicular conflict | ● Pedestrian Door to Building |
| B No pedestrian ramp | G Damaged driveway | ● Overhead delivery Door |
| C No sidewalk connection | H Bituminous patch overlay on road | |
| D Sidewalk in poor condition | I Sidewalk in good/fair condition | |
| E Areas of visible standing water | J Active delivery areas with trucks | |

Existing Issues/ Concerns

R.O.W. - 80'
 Street Width - 50'
 ADT - 3800



Areas of street patching - Approximately 2,650 sf



Existing Photos



1 Long views at high point in road towards Washington Avenue



2 Long views towards Ford Center from intersection of 3rd Street



3 Pavers in streets in good condition. Shared bike lane and on-street parking conflicts



4 Sidewalks on the block appearing in good condition but have steep grades.

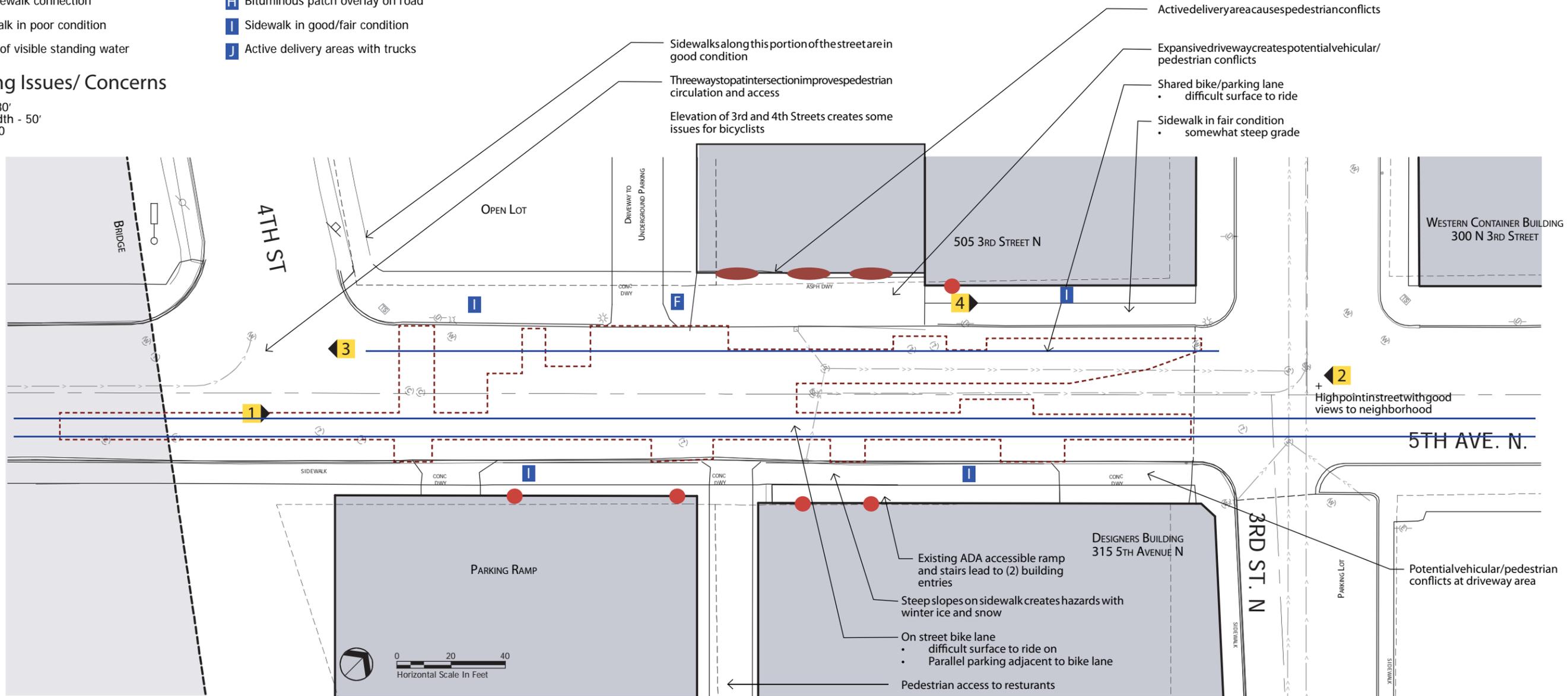
- A Concrete loading dock not ADA Accessible
- B No pedestrian ramp
- C No sidewalk connection
- D Sidewalk in poor condition
- E Areas of visible standing water

- F Multiple driveways create pedestrian/vehicular conflict
- G Damaged driveway
- H Bituminous patch overlay on road
- I Sidewalk in good/fair condition
- J Active delivery areas with trucks

- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - 80'
Street Width - 50'
ADt - 3800



Areas of street patching - Approximately 10,400 sf



Existing Photos



1 Sidewalk in poor condition. Pedestrians prefer to walk on streets vs. loading dock



2 Loading dock appears private property so perceived no access



3 Edge of dock in fair to poor condition. Metal infrastructure in fair condition



4 Concrete surface of loading dock in fair condition



5 New sidewalk is wide with gentle slope. Potential area to add street trees

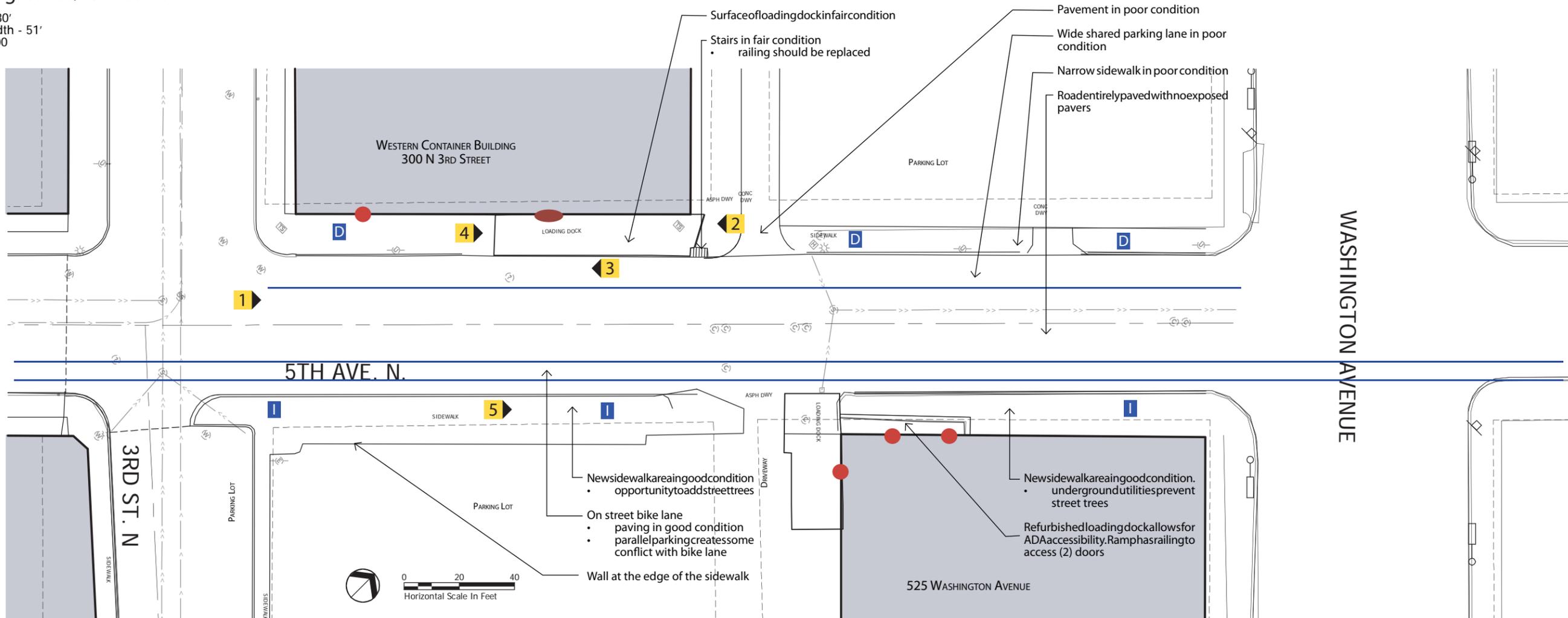
- A Concrete loading dock not ADA Accessible
- B No pedestrian ramp
- C No sidewalk connection
- D Sidewalk in poor condition
- E Areas of visible standing water

- F Multiple driveways create pedestrian/vehicular conflict
- G Damaged driveway
- H Bituminous patch overlay on road
- I Sidewalk in good/fair condition
- J Active delivery areas with trucks

- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - 80'
Street Width - 51'
ADT - 3800



Areas of street patching

5th Avenue Existing Conditions WAREHOUSE DISTRICT HERITAGE STREET PLAN

Existing Photos



1 Excessive areas of road patching between 9th and 10th Avenue



2 Wider R.O.W. offers opportunities to reduce road width or provide on street bike lanes



3 Extensive areas of exposed pavers
 • pavers in fair condition
 • extensive areas of settling
 • large areas of utility cuts with bituminous overlay



4 Completed sidewalk construction along 3rd Street at 9th Avenue



5 Existing sidewalk in fair to poor condition



6 Existing curb and sidewalk in fair to poor condition
 • areas of standing water



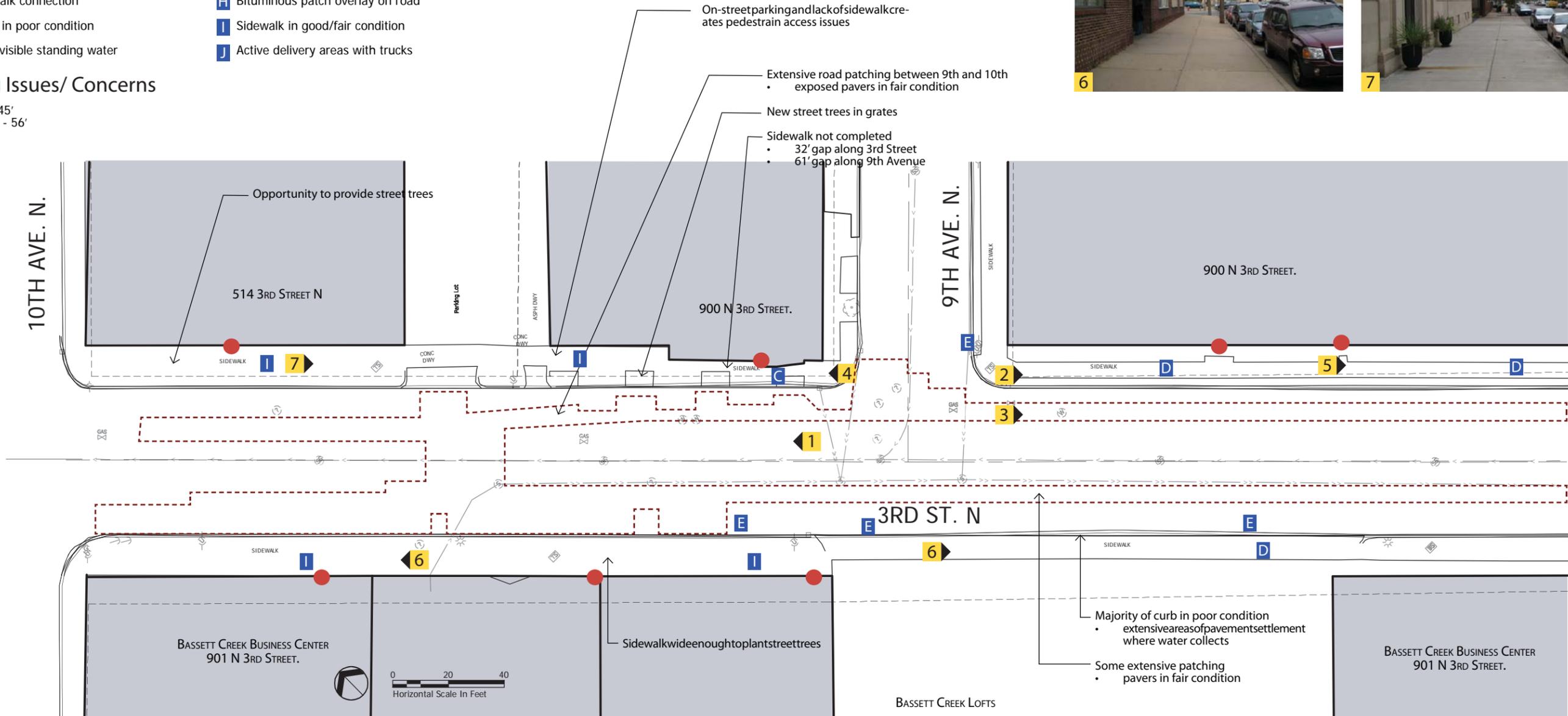
- A Concrete loading dock not ADA Accessible
- B No pedestrian ramp
- C No sidewalk connection
- D Sidewalk in poor condition
- E Areas of visible standing water

- F Multiple driveways create pedestrian/vehicular conflict
- G Damaged driveway
- H Bituminous patch overlay on road
- I Sidewalk in good/fair condition
- J Active delivery areas with trucks

- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - 82.45'
 Street Width - 56'
 ADT - 1700



Areas of street patching - Approximately 9,900 sf

3rd Street Existing Conditions WAREHOUSE DISTRICT HERITAGE STREET PLAN

Existing Photos



1 Excessive areas of road patching. Pavers settling causes water to collect in certain areas. Variety of different materials has been used in patching



2 Wide ROW offers the opportunity to add just lane widths and sidewalk areas.



3 Most sidewalks in poor condition throughout this section of 3rd Street N



4 Sidewalks in poor condition and unfriendly to pedestrians. Most walks not ADA accessible



5 Damaged pavers adjacent to utilities



6 Sidewalks and infrastructure in poor condition



7 Some areas of pavers along this section of road are in good condition



8 Sidewalks in poor condition and not accessible

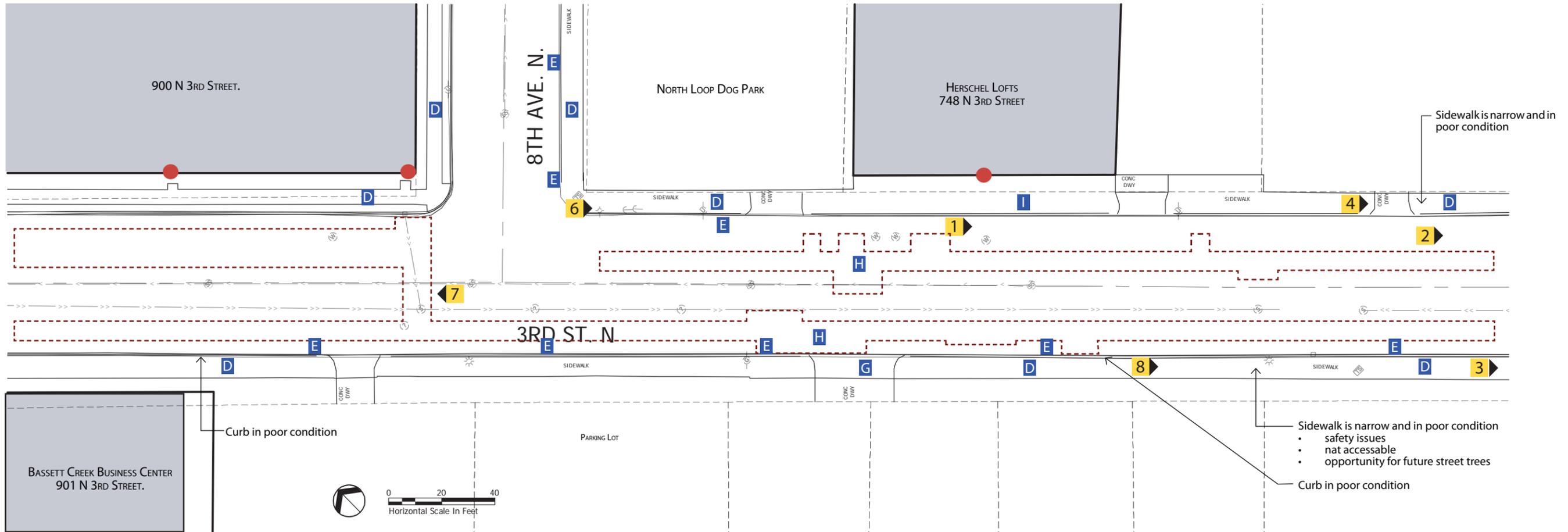
- A Concrete loading dock not ADA Accessible
- B No pedestrian ramp
- C No sidewalk connection
- D Sidewalk in poor condition
- E Areas of visible standing water

- F Multiple driveways create pedestrian/vehicular conflict
- G Damaged driveway
- H Bituminous patch overlay on road
- I Sidewalk in good/fair condition
- J Active delivery areas with trucks

- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - 82.45'
Street Width - 56'
ADT - 1700



Areas of street patching - Approximately 9,750 sf

3rd Street Existing Conditions WAREHOUSE DISTRICT HERITAGE STREET PLAN

Existing Photos



1 Excessive areas of pavement patching



2 Narrow sidewalks in poor condition are typical through this section or road



3 Extensive areas of pavement patching occur near intersection at 7th Avenue



4 Sidewalks and curb in poor condition



5 Areas of pavement settling



6 Wide ROW and street width offers opportunity to narrow street and widen sidewalk areas

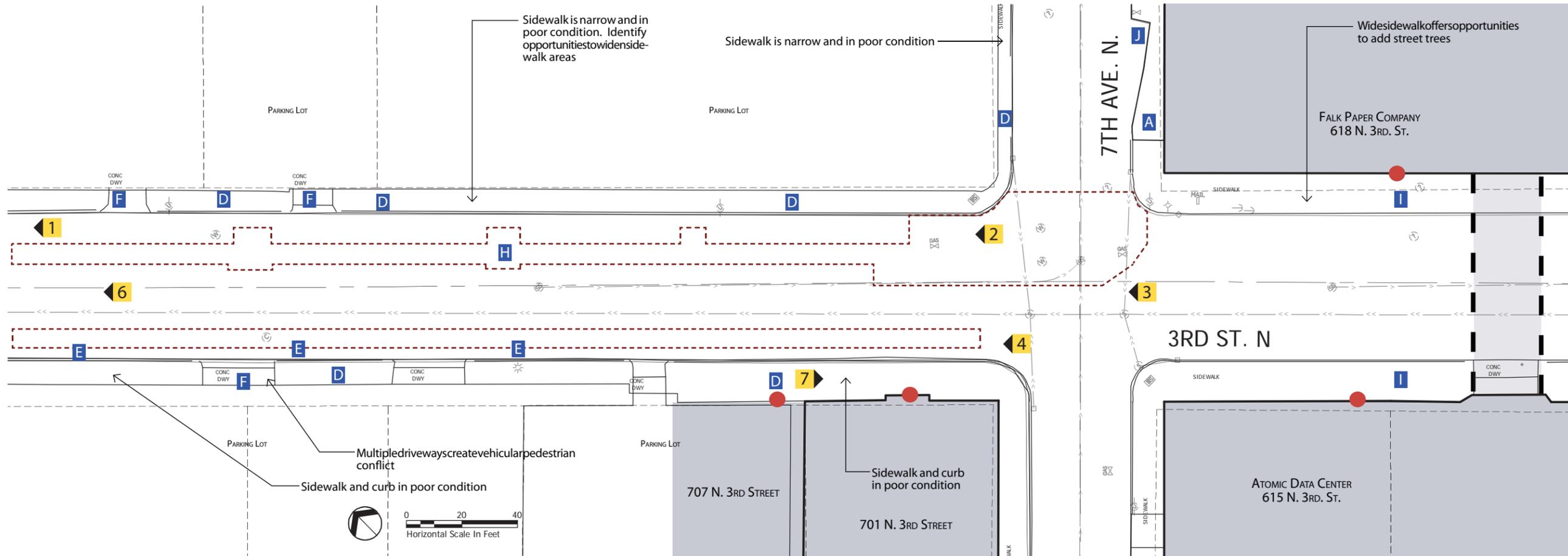


7 Sidewalk in fair to poor condition
• opportunity to add street trees

- A** Concrete loading dock not ADA Accessible
- B** No pedestrian ramp
- C** No sidewalk connection
- D** Sidewalk in poor condition
- E** Areas of visible standing water
- F** Multiple driveways create pedestrian/vehicular conflict
- G** Damaged driveway
- H** Bituminous patch overlay on road
- I** Sidewalk in good/fair condition
- J** Active delivery areas with trucks
- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - 82.45'
Street Width - 56'
ADT - 1700



 Areas of street patching - Approximately 4,800 sf



Existing Photos



1 View North East towards 6th Avenue N. The current street is very wide and there are no visible pavers.



2 Wide sidewalk exists along 3rd Street adjacent to the Duffy Paper Building. The opportunity exists to enhance the existing ROW with street trees

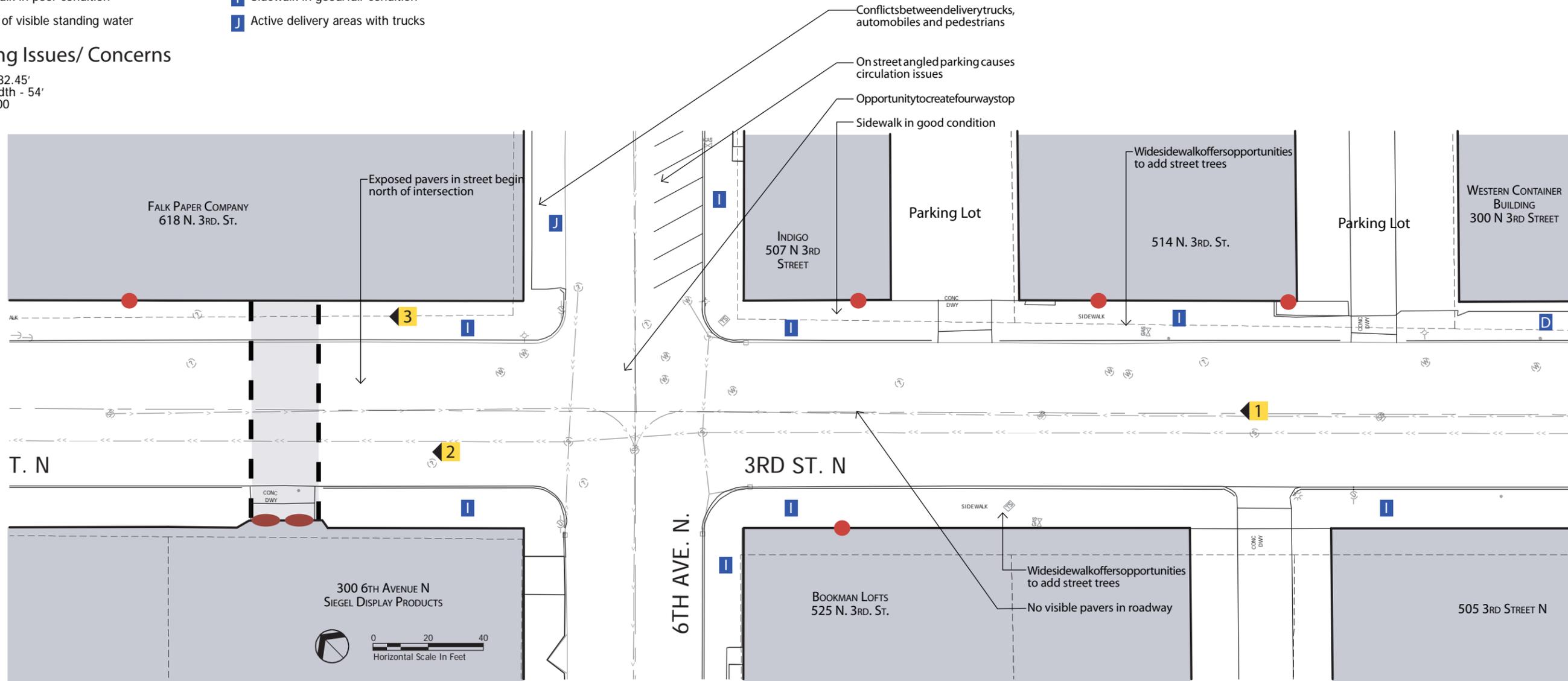


3 Wide sidewalks exist along both sides of 3rd Street N.

- | | | |
|---|--|--------------------------------------|
| A Concrete loading dock not ADA Accessible | F Multiple driveways create pedestrian/vehicular conflict | ● Pedestrian Door to Building |
| B No pedestrian ramp | G Damaged driveway | ● Overhead delivery Door |
| C No sidewalk connection | H Bituminous patch overlay on road | |
| D Sidewalk in poor condition | I Sidewalk in good/fair condition | |
| E Areas of visible standing water | J Active delivery areas with trucks | |

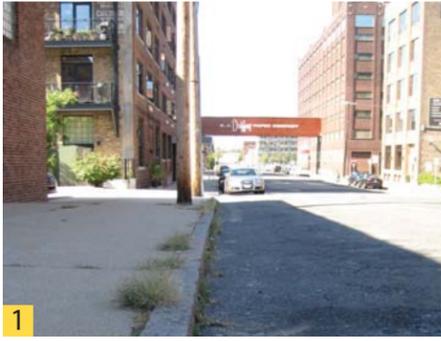
Existing Issues/ Concerns

R.O.W. - 82.45'
Street Width - 54'
ADT - 1700

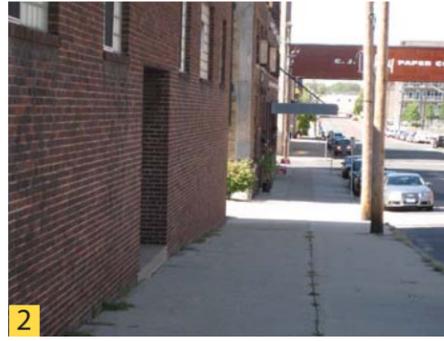


3rd Street Existing Conditions
WAREHOUSE DISTRICT HERITAGE STREET PLAN

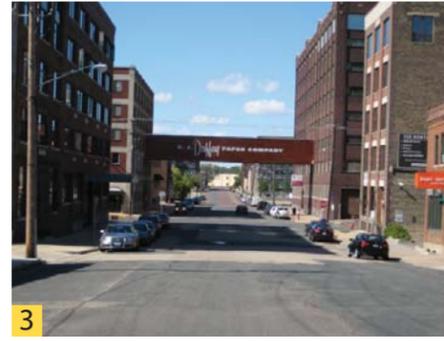
Existing Photos



1 Some existing granite curbs remain



2 Sidewalks in fair condition on west side of street



3 Entire street has been paved over
• no visible pavers



4 Sidewalks in fair to poor condition



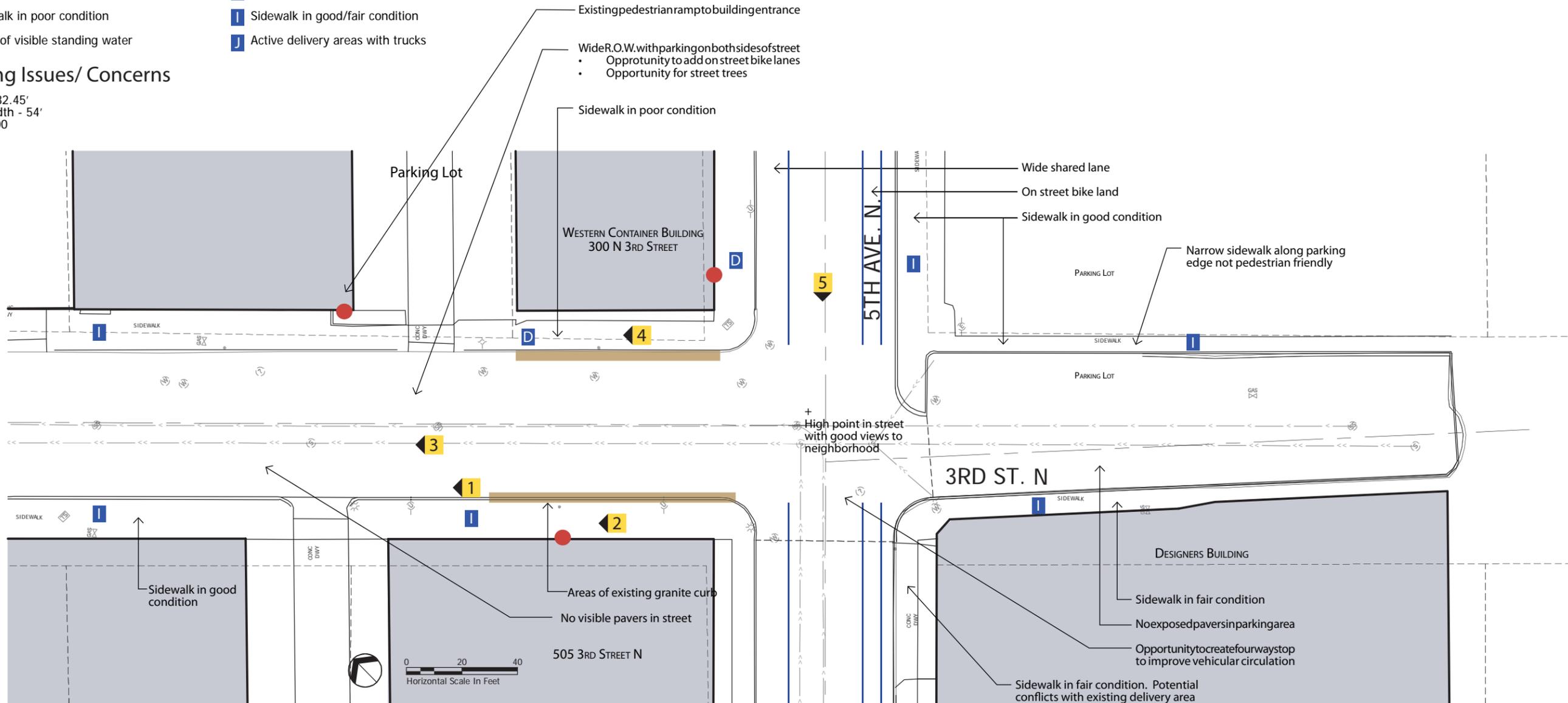
5 View at 3rd Street/5th Avenue Intersection. Good views towards Ford Center

- A Concrete loading dock not ADA Accessible
- B No pedestrian ramp
- C No sidewalk connection
- D Sidewalk in poor condition
- E Areas of visible standing water

- F Multiple driveways create pedestrian/vehicular conflict
- G Damaged driveway
- H Bituminous patch overlay on road
- I Sidewalk in good/fair condition
- J Active delivery areas with trucks
- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - 82.45'
Street Width - 54'
ADT - 1700



Existing Photos



1 View north along Traffic Street



2 Missing granite cobbles



3 Road paving in fair to good condition



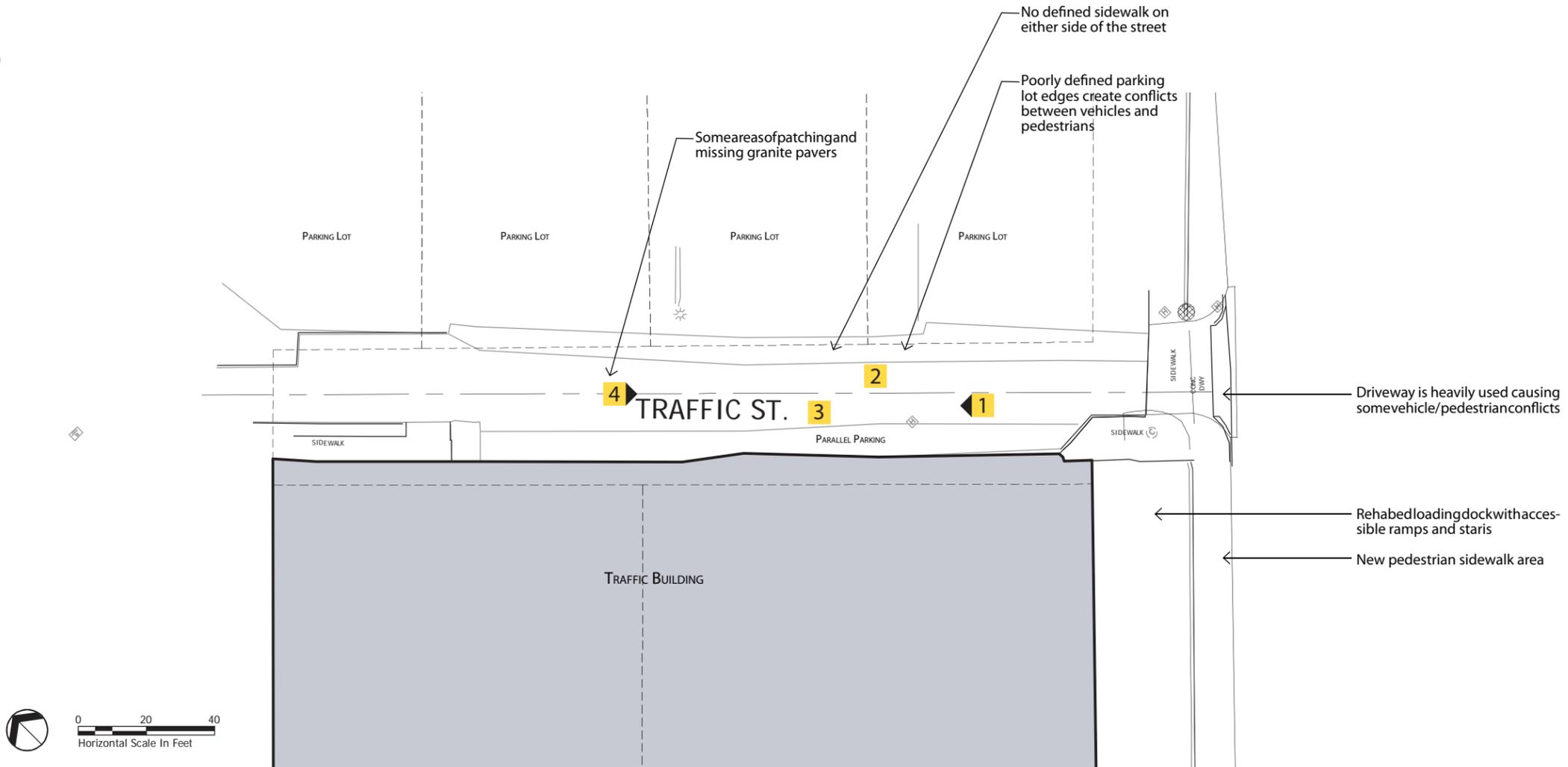
4 View towards Downtown along Traffic Street

- A Concrete loading dock not ADA Accessible
- B No pedestrian ramp
- C No sidewalk connection
- D Sidewalk in poor condition
- E Areas of visible standing water

- F Multiple driveways create pedestrian/vehicular conflict
- G Damaged driveway
- H Bituminous patch overlay on road
- I Sidewalk in good/fair condition
- J Active delivery areas with trucks

Existing Issues/ Concerns

R.O.W. - 40'
 Street Width - Varies (22' - 25' wide)
 ADT - Undefined (Not a Municipal State Aid Street)



Existing Photos



1 View north west along 2nd Avenue N towards the River



2 View of historic paved street, sidewalk area and sandstone curb along 2nd Avenue N



3 View along loading dock on northwest edge of 2nd Avenue N



4 Closeup view of historic Purington pavers placed in 2nd Avenue roadway



5 Wide view of 2nd Avenue N. Paving is generally in good condition and remains very level throughout the entire roadway



6 View towards 1st Street N along loading dock. Some pavers have heaved along the edge of the loading dock area

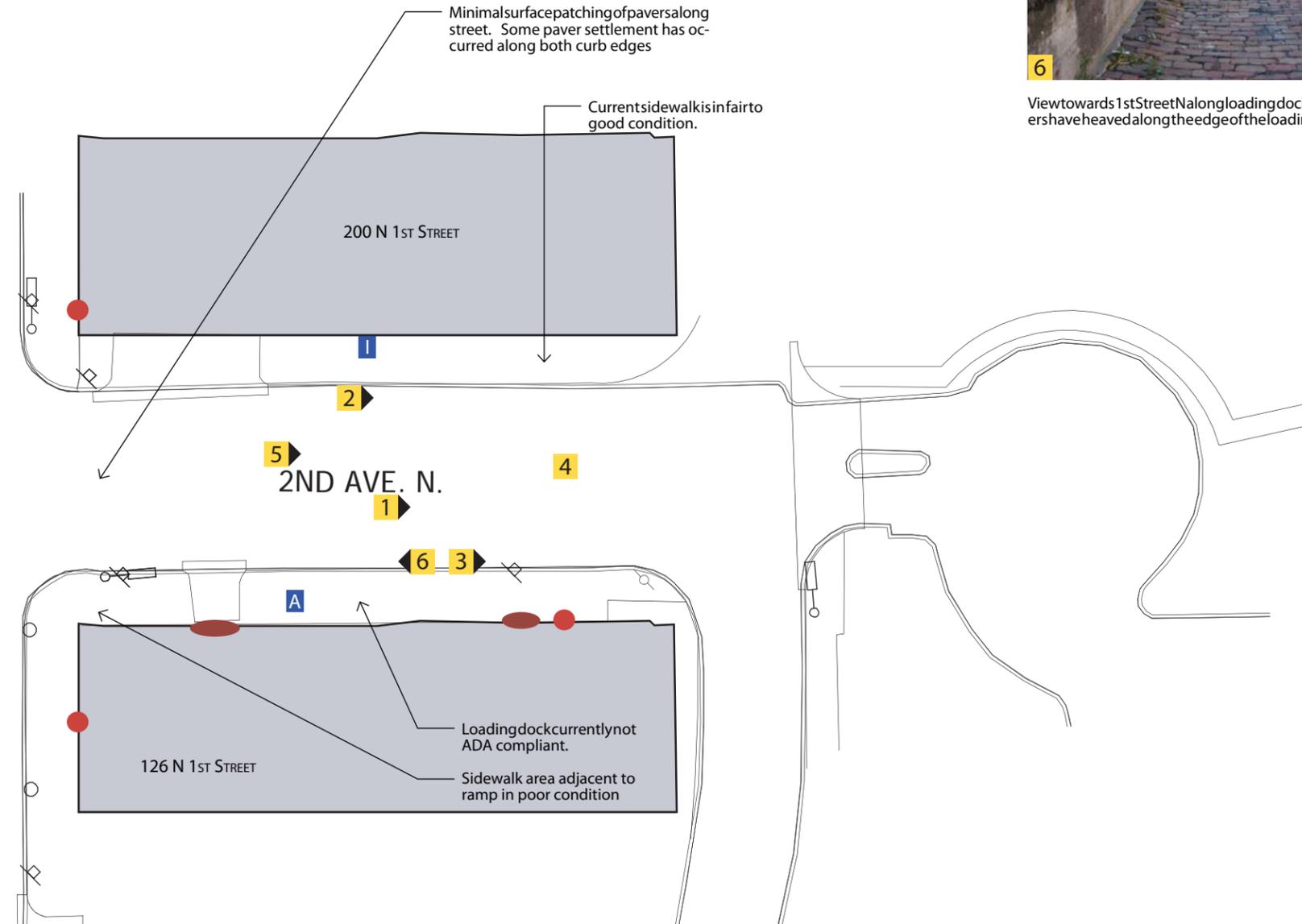
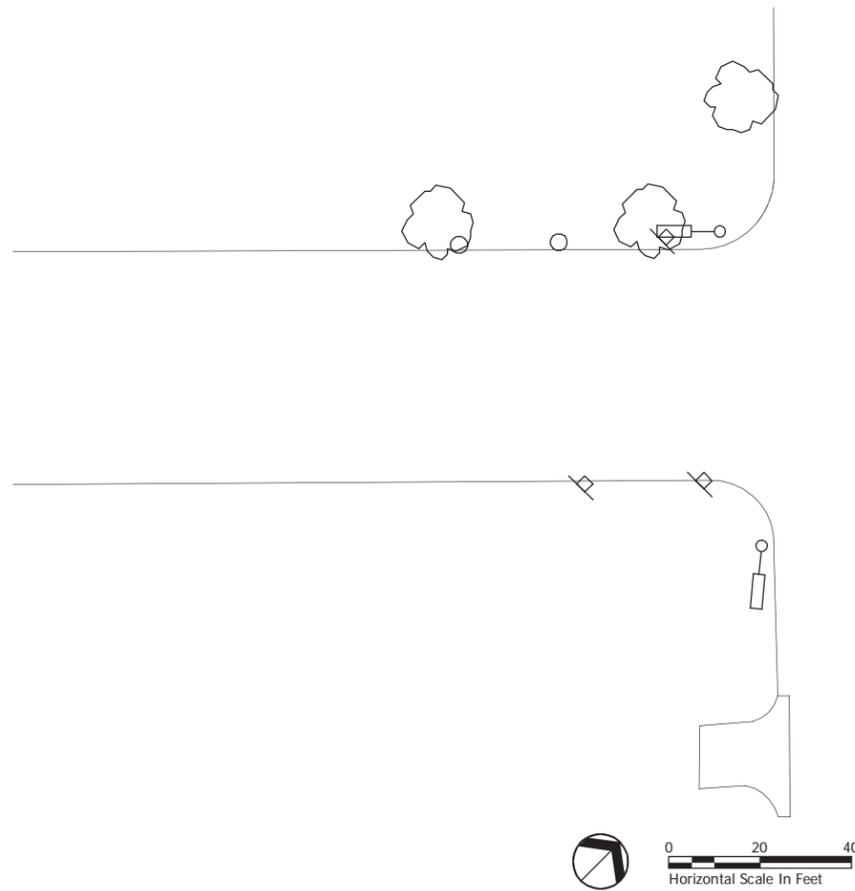
- A Concrete loading dock not ADA Accessible
- B No pedestrian ramp
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- D Sidewalk in poor condition
- E Areas of visible standing water

- F Multiple driveways create pedestrian/vehicular conflict
- G Damaged driveway
- H Bituminous patch overlay on road
- I Sidewalk in good/fair condition
- J Active delivery areas with trucks

- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

R.O.W. - ??'

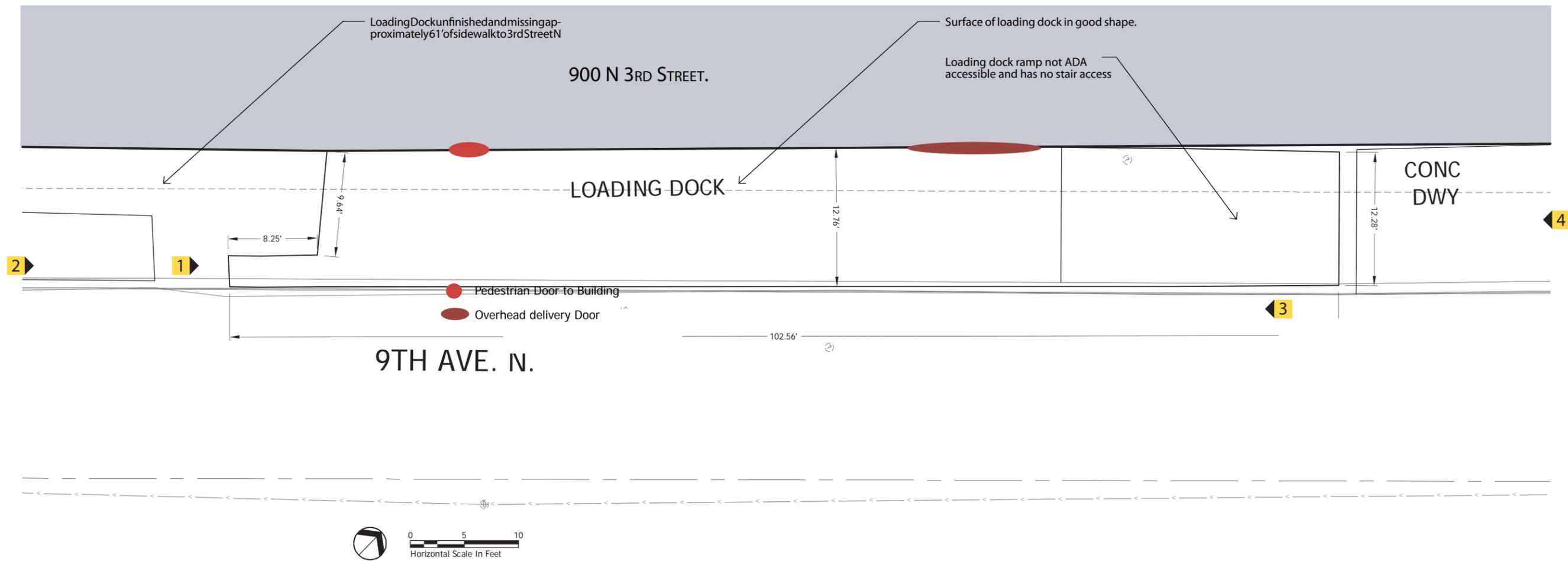


Existing Photos



- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns



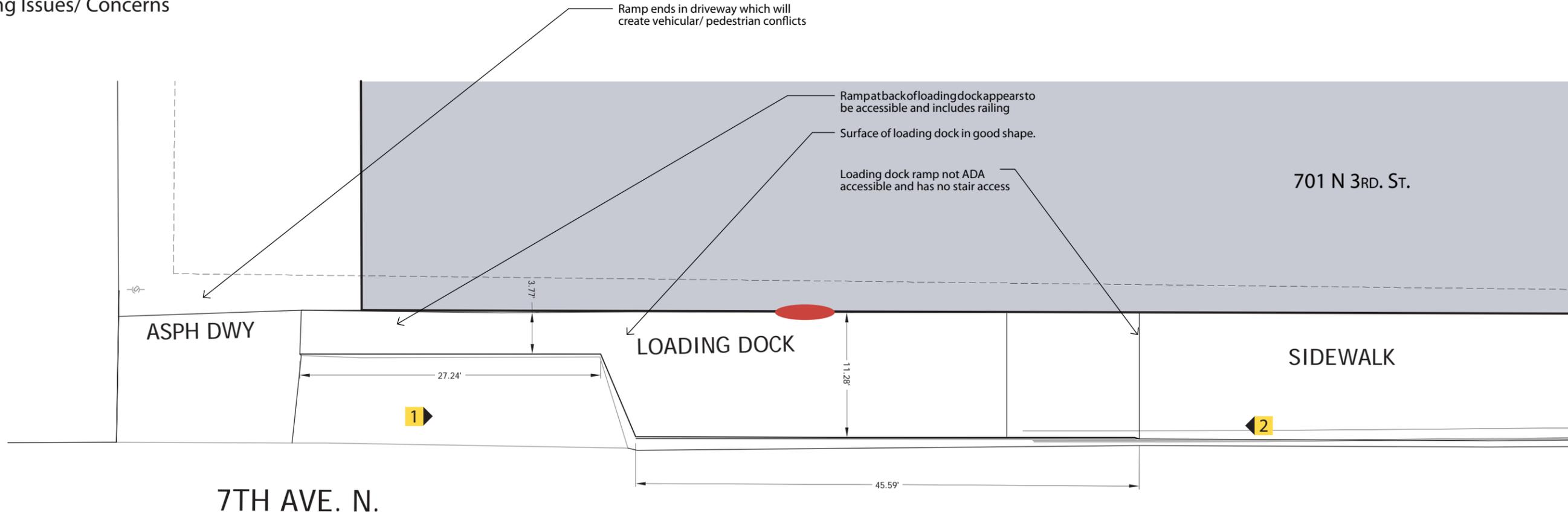
9th Avenue Loading Dock Existing Conditions
WAREHOUSE DISTRICT HERITAGE STREET PLAN

Existing Photos

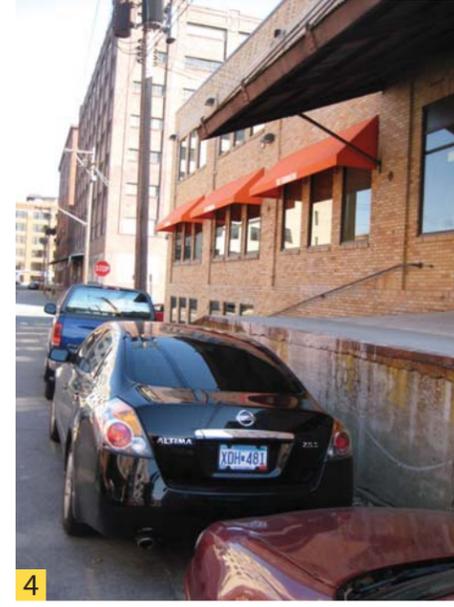


- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

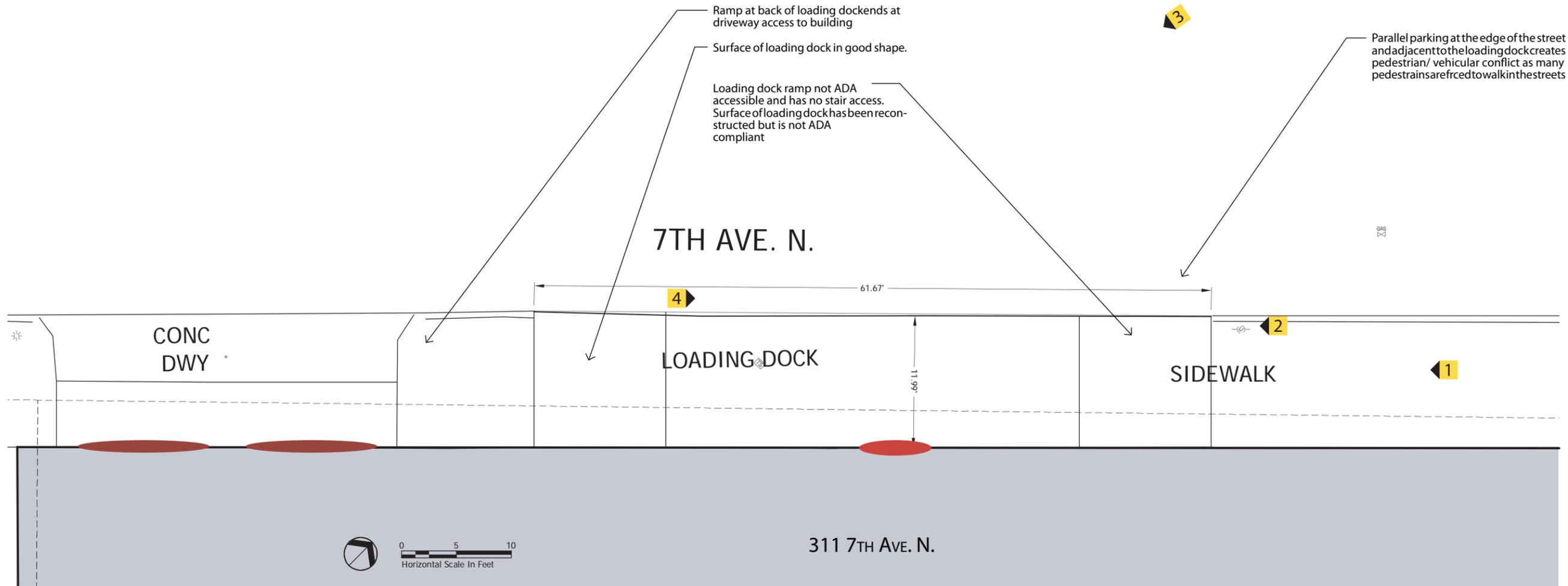


Existing Photos



- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns



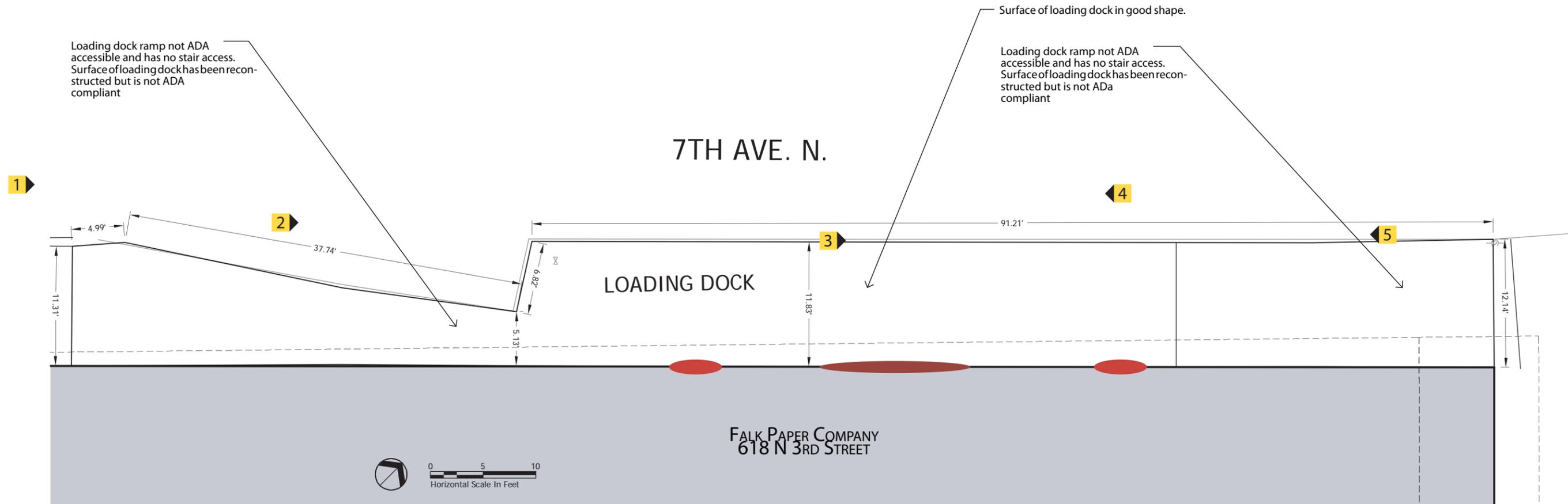
7th Avenue Loading Dock Existing Conditions
WAREHOUSE DISTRICT HERITAGE STREET PLAN

Existing Photos



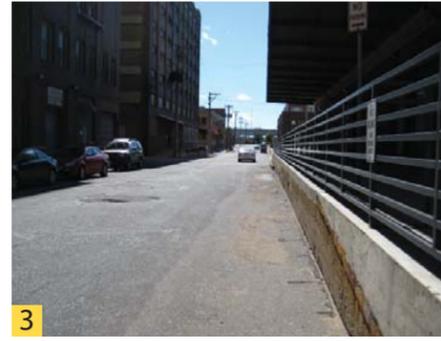
- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns



7th Avenue Loading Dock Existing Conditions
WAREHOUSE DISTRICT HERITAGE STREET PLAN

Existing Photos

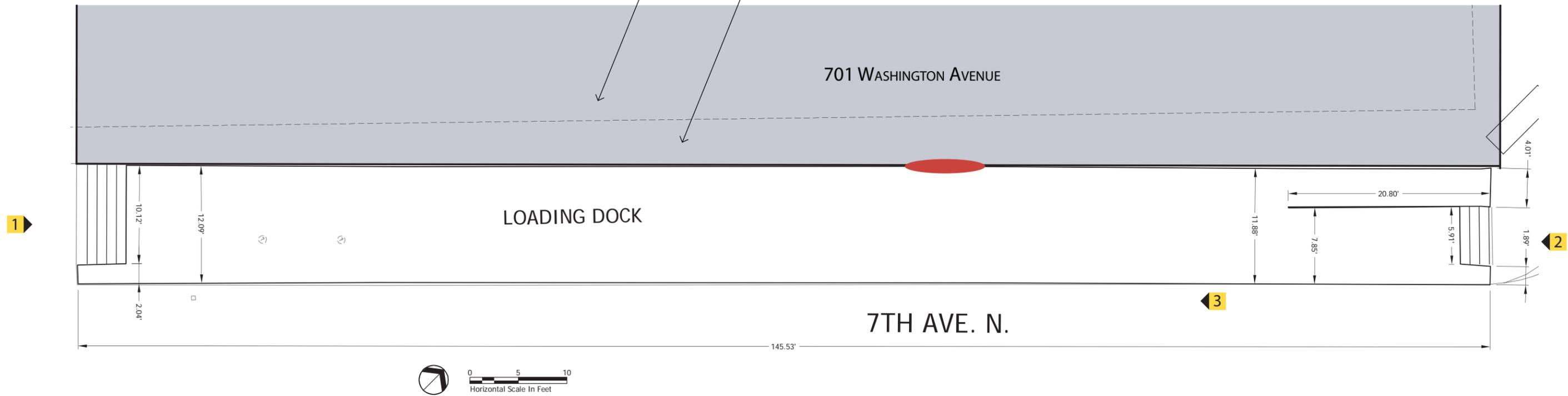


- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

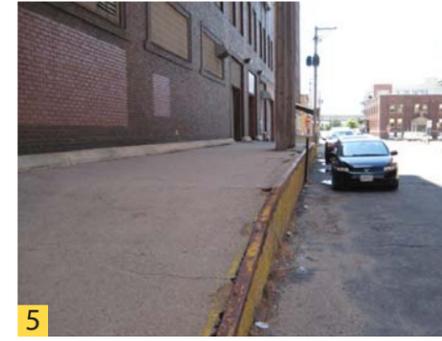
Surface of loading dock in good shape.

Loading dock has ADA compliant ramp off of Washington Avenue and stairway access at both ends of the dock. There are also existing railing along the entire edge of the dock



7th Avenue Loading Dock Existing Conditions
WAREHOUSE DISTRICT HERITAGE STREET PLAN

Existing Photos



- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns

3

Loading dock ramp not ADA accessible and has no stair access.

Parallel parking at the edge of the loading dock creates pedestrian/vehicular conflict as pedestrians are forced to walk in the street

Surface of loading dock in good shape.

Loading dock ramp not ADA accessible and has no stair access. Surface of loading dock has been reconstructed but is not ADA compliant

7TH AVE. N.

LOADING DOCK

HOLDEN BUILDING
604 N WASHINGTON AVENUE



7th Avenue Loading Dock Existing Conditions
WAREHOUSE DISTRICT HERITAGE STREET PLAN

Existing Photos



1 Existing stairs at loading dock in poor condition



2 No clearly defined pedestrian/ADA accessible route



3 Concrete along the face of the loading dock is in poor condition



4 If vertical dimension is greater than 30 inches railings may be required to meet current building codes



5 Concrete on top of loading dock is in poor condition



6 Loading dock ramp is not ADA accessible

- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns



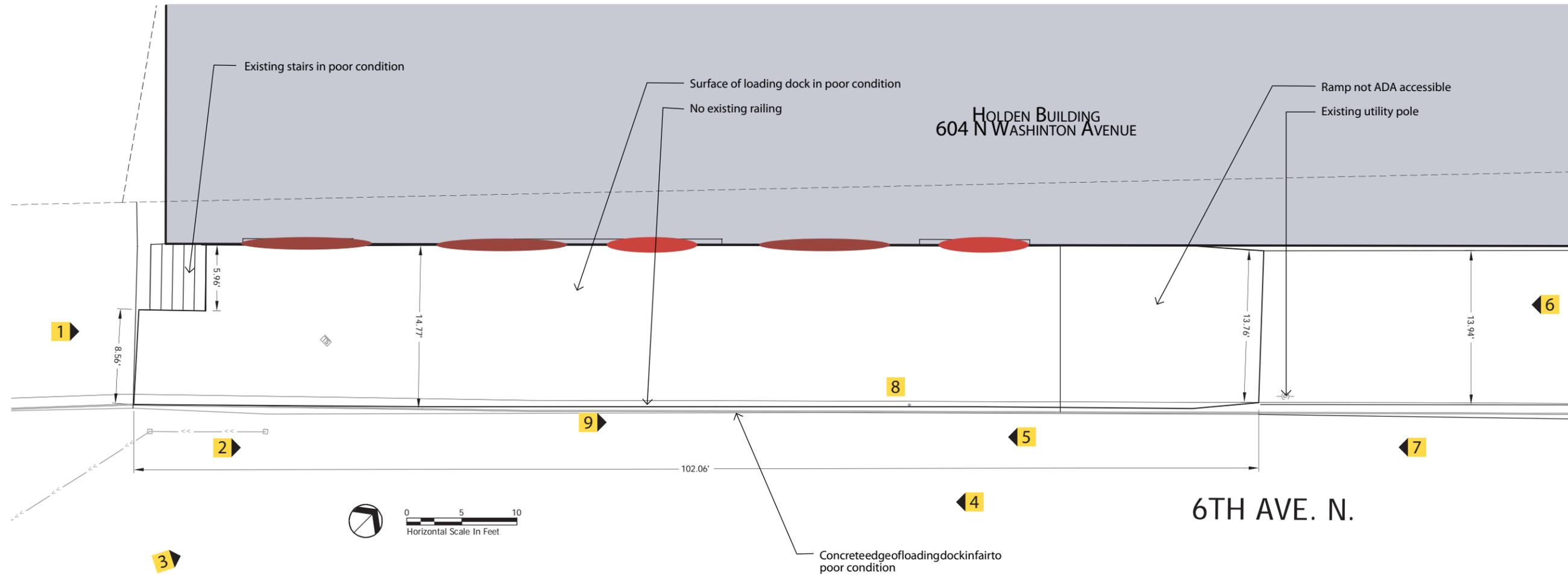
7 No clearly defined pedestrian access around existing loading dock.



8 Remnant utility pole



9 Concrete is deteriorating at edge of dock



6TH AVE. N.

6th Avenue Loading Dock Existing Conditions
WAREHOUSE DISTRICT HERITAGE STREET PLAN

Existing Photos



- Pedestrian Door to Building
- Overhead delivery Door

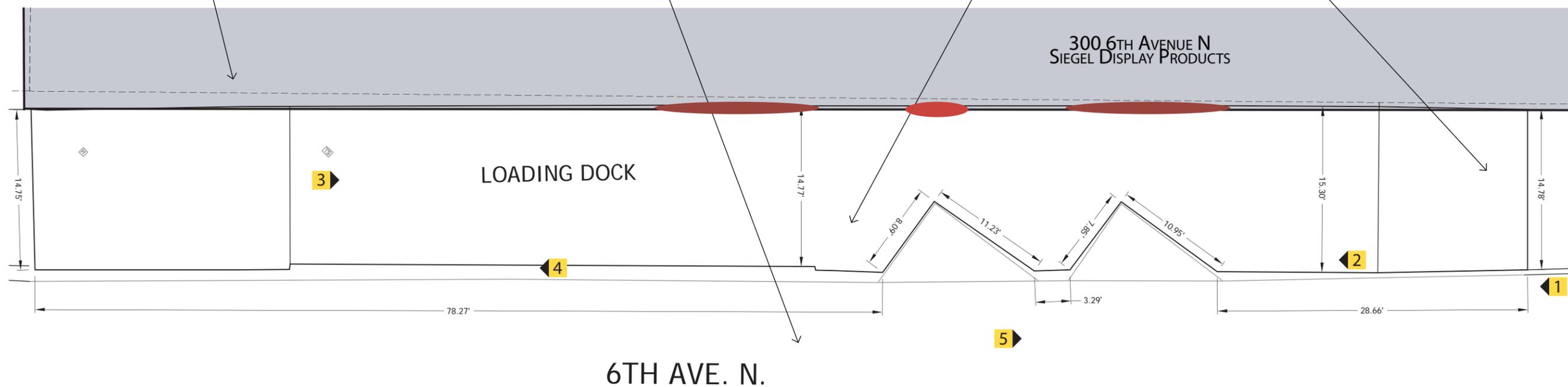
Existing Issues/ Concerns

Loading dock ramp not ADA accessible and has no stair access.

Parallel parking at the edge of the loading dock creates pedestrian/vehicular conflict as pedestrians are forced to walk in the street

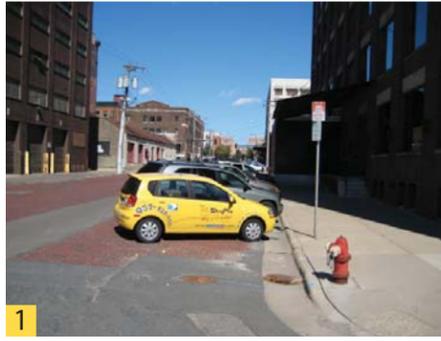
Surface of loading dock in good shape. Concrete and wood edge of loading dock also in good condition

Loading dock ramp not ADA accessible and has no stair access.



6th Avenue Loading Dock Existing Conditions
WAREHOUSE DISTRICT HERITAGE STREET PLAN

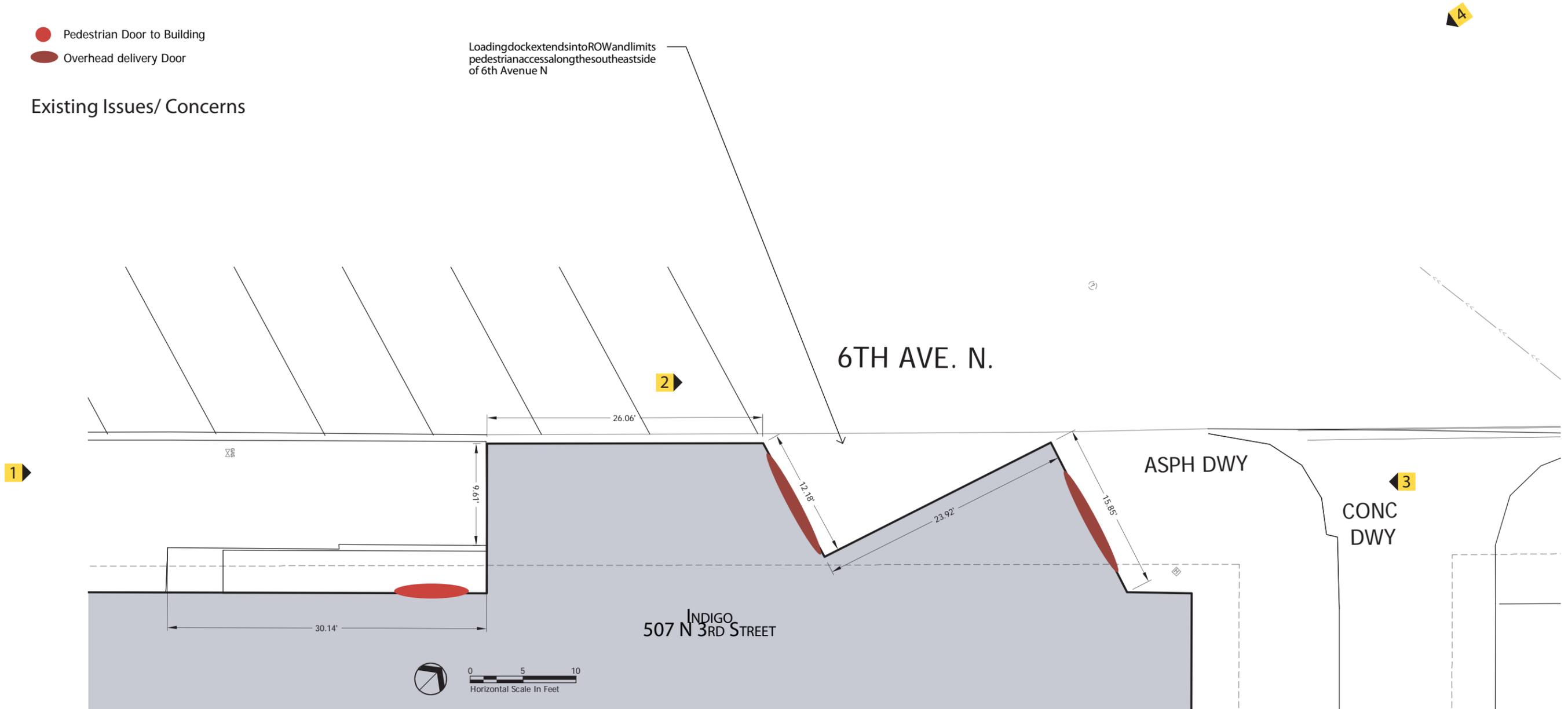
Existing Photos



- Pedestrian Door to Building
- ◐ Overhead delivery Door

Existing Issues/ Concerns

Loading dock extends into ROW and limits pedestrian access along the southeast side of 6th Avenue N



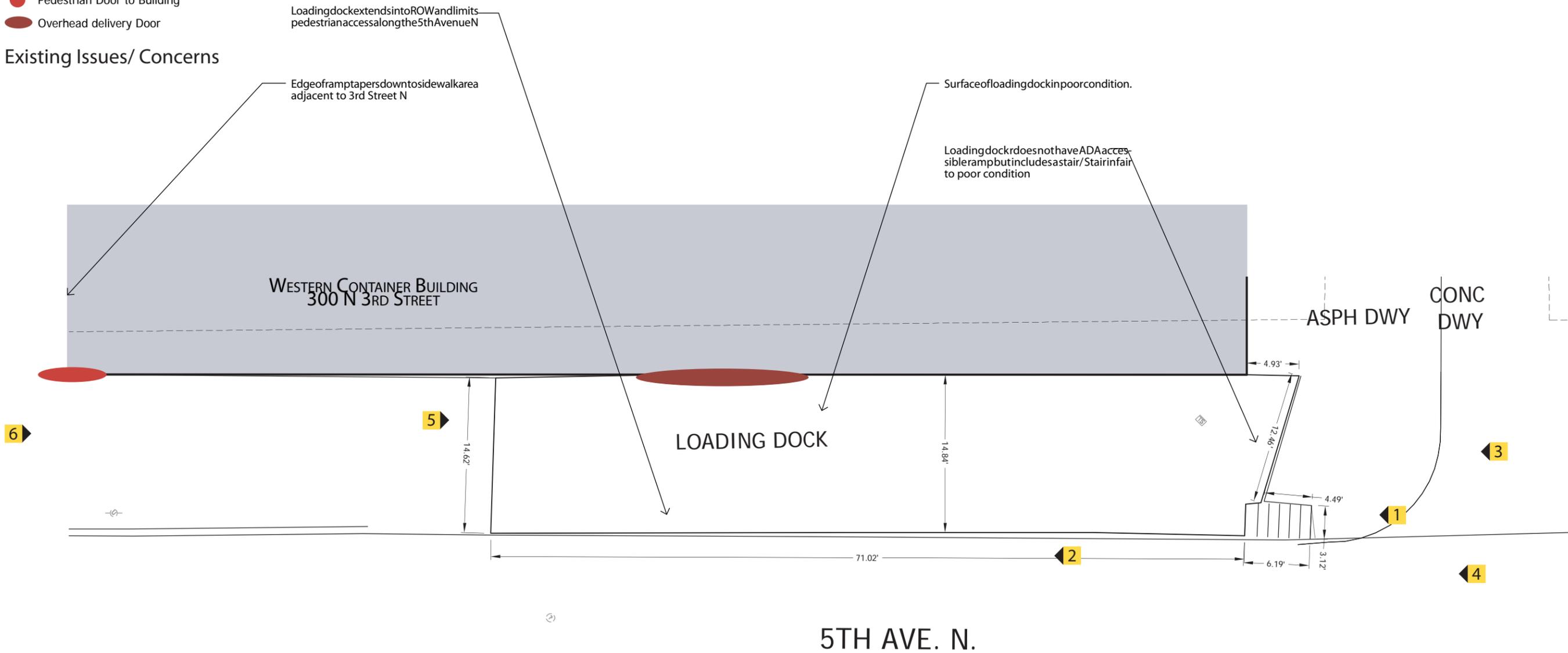
6th Avenue Loading Dock Existing Conditions
WAREHOUSE DISTRICT HERITAGE STREET PLAN

Existing Photos



- Pedestrian Door to Building
- Overhead delivery Door

Existing Issues/ Concerns



5th Avenue Loading Dock Existing Conditions
WAREHOUSE DISTRICT HERITAGE STREET PLAN