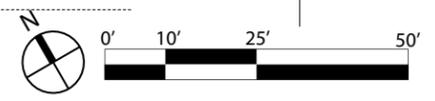
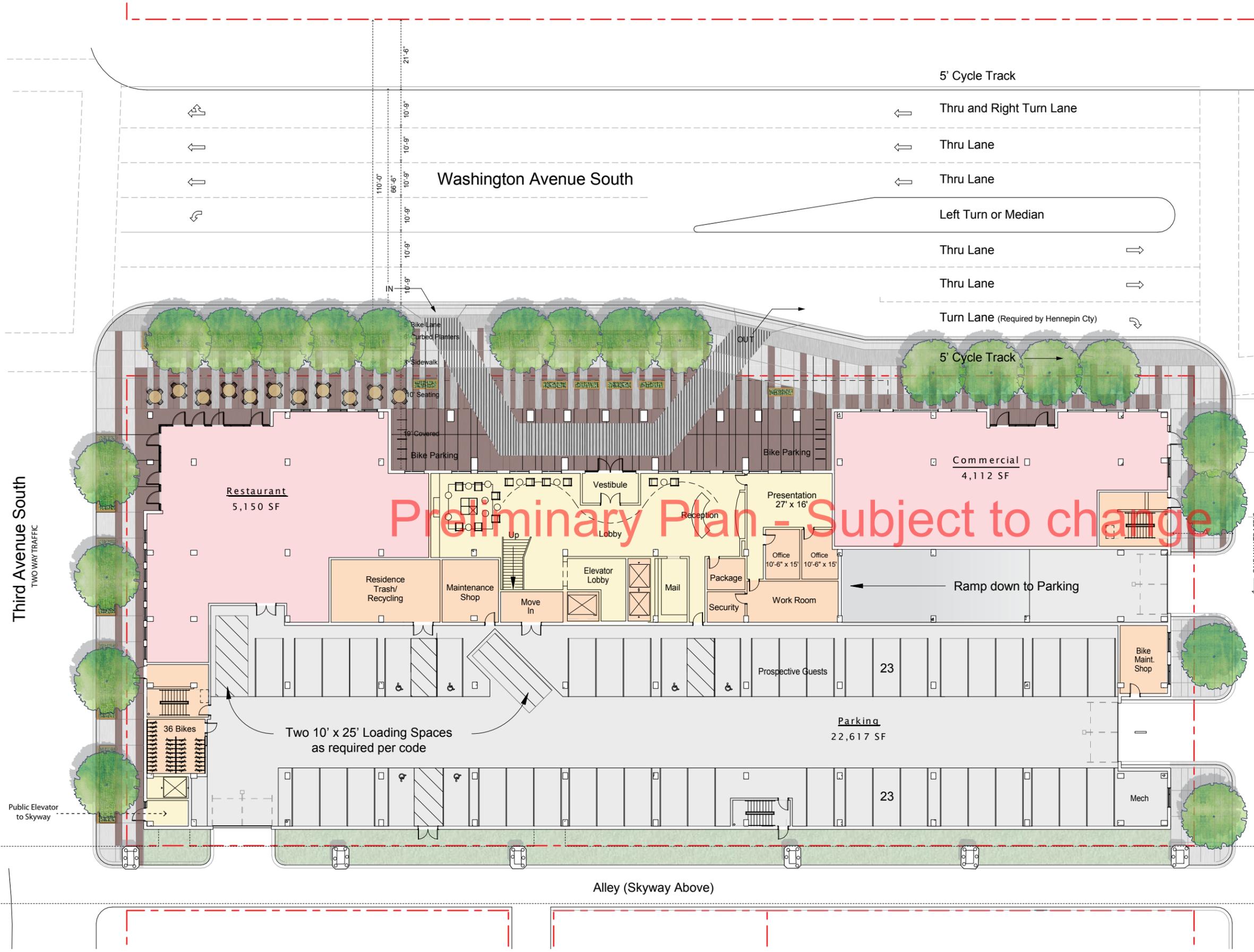


STREET LEVEL DESIGN FEATURES AND PUBLIC BENEFITS

- Increase Washington Avenue sidewalk public realm by 9-feet featuring all new pavement, pedestrian walkway areas, proposed bike lane, continuous green boulevard with large caliper street trees, outdoor sidewalk sitting areas, new street lights and other sidewalk elements.
- Increase 3rd and 4th Avenue sidewalk public realm by 3-4 feet featuring all new pavement, pedestrian walkway areas, street trees, street lights, and other sidewalk elements.
- Provide secure public access from street level to the public skyway level along 3rd Avenue.
- Proposed restaurant at Washington Avenue and 3rd Avenue with large windows on the sidewalk, sidewalk access and outdoor seating.
- Proposed commercial use at Washington and 4th Avenue with large windows and sidewalk access (alternative is street level town-homes with individual front doors).
- Provide ample bicycle parking along Washington Avenue sidewalk.
- Provide urban porte cochere woonerf auto drop-off area tucked under building to allow required resident and visitor drop-off and to promote use of taxis and shuttles. Designed as part of continuous pavement area of widened public sidewalk (see Carlyle, Minneapolis in Appendix B and other urban examples).
- Screened enclosed parking for new residents.
- Utilize existing alley to screen service access (existing skyway over the top).
- Propose relocation of bus transit shelter to one block east adjacent to bus transfer facility.

This Street Scape Plan is the result of several collaborative meetings between the City, the County, Alatus and the Design Team. This updated Street Scape Plan also attempts to incorporate the comments and suggestions from the Planning Commissioners from the August 1, CoW Meeting.



Third Avenue South
TWO-WAY TRAFFIC

Fourth Avenue South
ONE-WAY TRAFFIC

301 Washington Avenue Updated Street Scape Plan for CoW August 29, 2013