

Design Workshop Outcomes April 2, 2011

“Big Idea” for Pilot Area

A unified and branded thriving business and residential district containing common theme, look and feel.

2300 & 2400 Federal

Scale of Buildings

- Good for pedestrian traffic
- Boulevard school condo's and fence is high up on the property removed from Federal – though it commands Federal – feels hidden and removed
- East side could you greater continuity and framework (west side has more continuity and framework)
- Intersection of 23rd and Federal could use infill that provides continuity to street façade

Use of Properties

Note: these two blocks are now zoned mixed-use three level, old zoning contained patch-work of residential and neighborhood serving businesses zoning

- Blocks can contain greater level of neighborhood services businesses such as professional offices, small retail, etc.
- Residential is difficult due to noise, change towards greater commercial uses make sense – parking could be an issue
- Wondering if it would make sense to create a dedicated bus, transit, taxi lane?
- Area has potential for destination businesses (Adams Mystery Playhouse is a destination business), such as legal or design professional office (not big box of course)
- Local shops such as antique, coffee, trinkets, clothes, etc. would be great, but, concern expressed that Federal might not work well on both sides of the boulevard for these type of uses where shoppers desire to safely cross back and forth to see/visit different shops – Federal doesn't accommodate this well – south Broadway streetscape improvements given as an example where a unsafe arterial environment is made much safer for pedestrians/shoppers
- Businesses should be complimentary and varied

Landscaping Elements

- Pavers on the boulevard and side streets could serve to slow traffic making is safer for pedestrians; should look at creating more islands for refuge
- Pedestrian walk lamps should be of the countdown type and be motion activated
- All juniper shrubs/bushes should be removed, they collect trash, obstructs things and is even a security issue (people hide behind)
- Most properties rise in elevation from Federal and the slopes with exceptions are bare dirt; should have greater consistency. Could look at creating consistent

retaining walls with landscaping at the top and bottom of walls, which would also serve to widen the “look and feel” of the pedestrian right of way – existing sidewalks while 5 feet wide feel narrow.

- Could rebuild slope of Boulevard school property using existing wall and two stairs; could terrace, carve one or two openings into slope to create seating or vendor areas, open upper slope to school property and provide better landscaping
- Need to further develop/provide trees carrying a high canopy in median and along each side between sidewalk and curb as well as on the private property side of the sidewalk.
- High tree canopy will also assist in not blocking visual path to business availability/location – sign placement is important
- Bus stops in bad need of improvement, they also spawn trash. A few have benches (not all).
- Three blocks from 23rd to 26th have potential for developing a more pedestrian scale with the implementation of pedestrian street lamps
- Can a streetcar share a lane with traffic on either side of Federal?
- Need to look for art/monument possibilities
- Medians have the potential for a greater variety of landscaping, everyone loves the hibiscus
- Look at developing bulb-outs at intersections
- Federal have a very stark look due to inconsistency of trees, landscaping and bare slopes – some much more potential
- Need wider sidewalks, probably 8’
- Look at elevated landscaping whether in planters along the right-of-way or along top of slopes and retaining walls
- Much discussion about where bikes can traverse whether on sidewalks, creation of wider sidewalk to create a dedicated bike lane, maybe create a lane along Federal (but could be too tight)
- Can landscaping in right-of-way be make more consistent by use of trees in grates, raised beds between trees (helps provide pedestrian barrier from traffic), retaining walls for slopes, two rows of trees one between sidewalk and curb and another tree row on the other side of sidewalks along private property
- If properties redevelop as businesses should provide patio area along top of slopes, which are well landscaped

Additional Landscape and Streetscape Ideas

- Welcome signage as historic way-finding, area branding, help people find businesses and connections to other areas
- Take advantage of opportunities for street art; Car Wash has a blank north brick wall that gets graffiti all the time, this could be a candidate – Gil thinking the same thing on the side of his building at 2301 Federal – there are various grants and art organizations that could be teamed-up with
- Art should be more “traditional”, not street art, maybe play-up the historic angle
- Flowers should be utilized

- Want the street to feel like “I’m walking down my street” (providing greater walkability) as compared to walking along a long line of cars
- Awnings should be used for buildings, use of canopies along walkways
- Should fill in several of the gaps along the boulevard with consistent elements
- Landmark features should be added at corners
- Develop greater curb appeal
- Create greater consistency with business signage

2900 Block of W. 25th

Scale and Uses

- Building elements should be brought down in height
- Pedestrian areas currently not engaging and there is no retail interaction
- Require better continuity (several gaps) and scale on north side as compared to the south side, which is more consistent
- Buildings of interest include Granada Theater, 2440 (?), wild west area (?), cable cars
- Empty lot between liquor store and theater could be retail, restaurant, setback shopping space (?)
- Southside laundry building needs new windows and could be a café, boutique, ice cream/yogurt outlet, art/antiques
- Good street for art fair

Landscape and Streetscape Elements

- South side needs lighting, trees, pedestrian amenities, trashcans, bike racks and planters
- 25th/Federal good opportunity for a gateway treatment
- 25th/Eliot could provide bulb-outs at intersection, walking and/or traffic roundabout, should change textures/material at intersection to distinguish pedestrians from vehicles, maybe even change the grade between areas/corners, use of “soft-scape”
- Should create street theme, use of consistently designed street signs with district logo, use of banners on street lights
- Could use angled parking on south side
- Should create an identity, what is the name – “Cable”, “Town Square”, “Highland”, “Emerald” (old street name); maybe “Emerald Highlands”.
- Street design/theme could be art oriented
- Bike signs

Federal, 25th to 26th

Scale and Uses

- Uses can include restaurants, dry cleaners, services, bike shop, mail collection (?)

Landscaping and Streetscaping Elements

- Use of different paving/texture at crosswalk
- Need of sidewalk repair and landscaping
- If the fire station is working with trucks outside, they block the sidewalk and pedestrians must walk on Federal
- W. 26th pedestrian signal is too short in length, would prefer countdown
- W. 26th crosswalk could benefit from a bulb-out, Federal cross-section directly north of intersection is dangerous; pedestrians will cross Federal south of median not using the signal – need an island of safety (someone was killed here)
- Landscaping needed on east side, need continuity, softening (all paved, remove some paving), plants, xeriscaping, perennials, bus shelter, better definition of entry way to businesses with use of landscaping and planters, possible addition of wrought iron fencing, better definition of tree lawn
- Need pedestrian delineation with change of texture/paving at opening in median at W. 25th, maybe add ped sign (lights?) with humps or bumps

Style Elements Voting

Of existing street elements, multiple votes for:

- Boulevard school wall
- Median (though note that while the flowers are great the medians restrict access to businesses)
- Ped street lamp – acorn style

Single votes for:

- Ped street lamp globe style
- Tree grate
- Metal median decorative fencing
- Boulevard school copula

Of the three suggested styles:

- Style 2 received the most votes
- Certain elements with style 1 received votes
- Style 3 bollards received a vote