COTTAGE STREET STREETSCAPE DESIGN

TOWN COUNCIL MEETING

JULY 18, 2017

LARK
LANDSCAPE ARCHITECTURE
STUDIO

in collaboration with

KAIBACK
DESIGN STUDIO

PRESENTATION OUTLINE

- Recap to Date: Process & Feedback
- Inventory & Analysis: Streetscape Issues
- Walk Through Cottage Street Design
- Design Amenities & Materials Guidelines
- Review Power lines
- Discussion & Questions

TIME-LINE

October 25, 2016: Kick Off Meeting

November: Inventory & Analysis

January 3, 2017: Meeting with Town Planner, DPW

January: Initial Concepts: First Draft

March 9, 2017: Public Presentation

April: Final Concepts

May 15, 2017: Meeting with Town Planner, Manager

June: Refine Concepts & Graphics

July 18 2017: Town Council Meeting

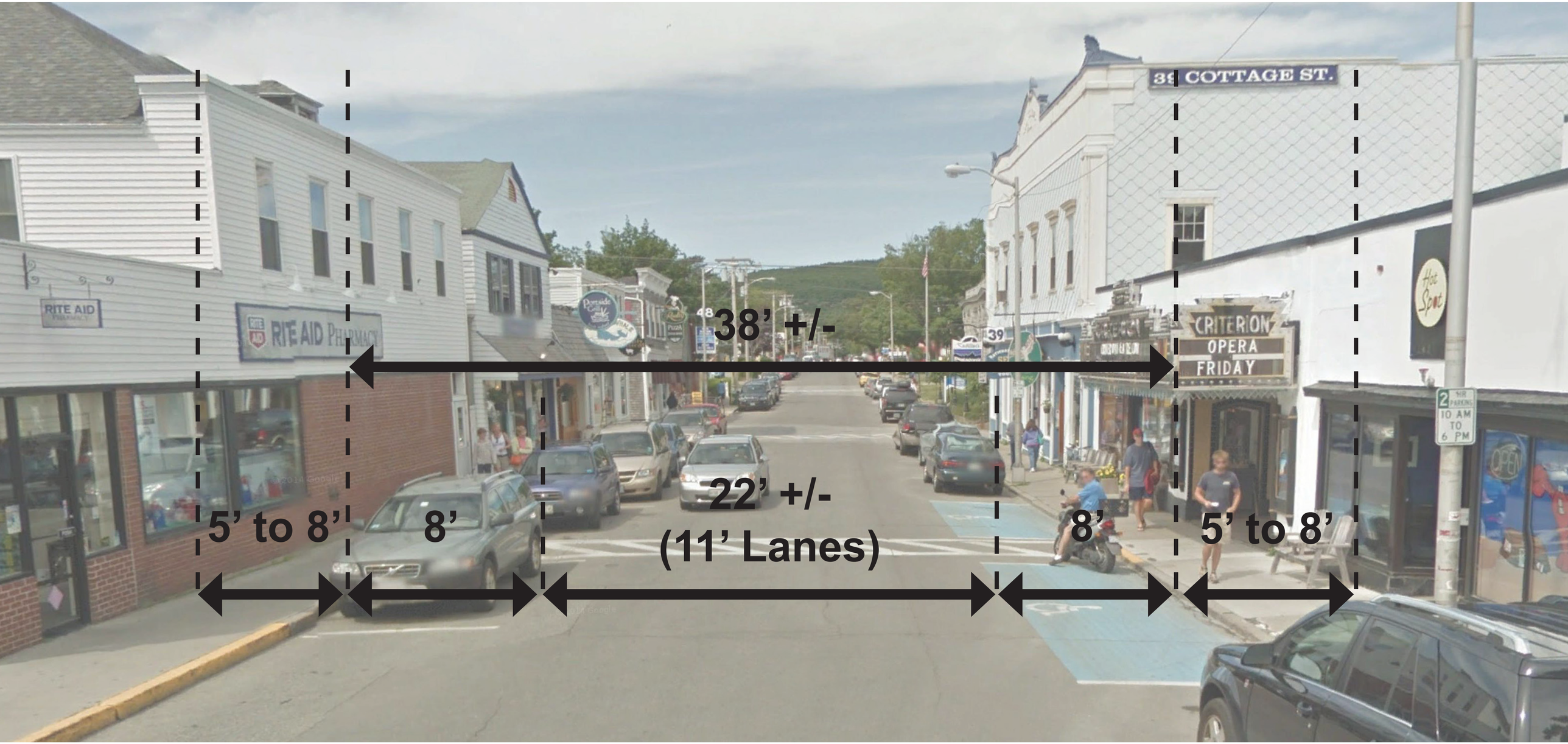
FEEDBACK

Kick-Off Meeting:
Overhead Utility Removal
Bike Infrastructure
Rte 3 Intersection Improve
Trees/ Shrubs/ Flowers
Sea of Asphalt
Sidewalk Material
Parking Quantity
Bus Spaces
Accessibility
Lights
Meters
Signs

Initial Concepts Meeting:
Crosswalks:
  Material, Locations
Lighting:
  Location, Quantity, Night-sky
Parking Quantity
Bus Drop Offs
Rodick Safety
Sea of Asphalt
Overhead Utility Removal
Loading Zone Function
Sidewalk Bump-outs

INVENTORY & ANALYSIS

STREETSCAPE ISSUES



Streetscape Issues | Street & Sidewalk Widths 'Locked In' Dimensions

Streetscape Issues | ‘Not A Lot of Space to Work With’

Parallel Parking on a Two-Lane Street:

Optimal Standard: 22’ Length x 9’ Width

Minimum Standard: 20’ x 8’ Width

Existing: 15’-25’ x 8’

Streetscape Issues | Parking: Under Minimum & Irregular Sizes

Streetscape Issues | Parking: Cars of 2017 Exceed Current Striping

Streetscape Issues | Parking: (Not-So) Creative Parking Solutions

Streetscape Issues | Beautification: Sea of Asphalt

Streetscape Issues | Beautification: Sea of Asphalt (and Bad Striping)

Streetscape Issues | Beautification: Sea of Asphalt

Streetscape Issues | Beautification: Concrete, Asphalt Update Needed

Streetscape Issues | Safety for Pedestrians

Streetscape Issues | Safety for Pedestrians

Streetscape Issues | Unsightly Power lines

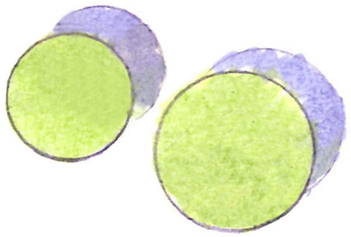
Streetscape Issues | Street Trees, Power line Conflicts

Streetscape Issues | Change (1977 Photo of Cottage Street by: George Soules)

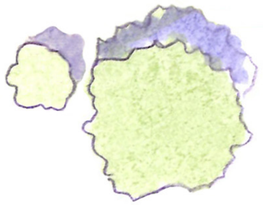
Streetscape Issues | Change (2017)

COTTAGE STREET STREETSCAPE

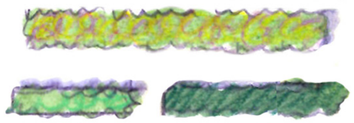
SECOND DRAFT CONCEPTUAL DESIGN



PROPOSED STREET TREE

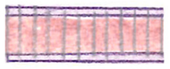


EXISTING STREET TREE



SHRUBS, PERENNIALS & ORNAMENTAL GRASSES

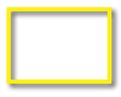
STAMPED AND COLOR CONCRETE



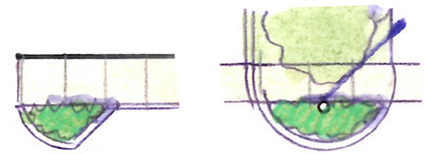
BRICK CROSS WALK, INTERSECTION

BRICK PAVING, BUMP OUTS

CONCRETE SIDEWALK

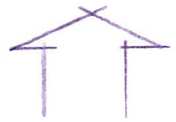


KEY DISCUSSION

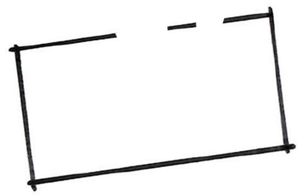


STREET BUMP-OUT

PARKING SPACES



ALLEY WAY, DRIVEWAY



BUILDING

LIGHT POLE, PARKING METERS

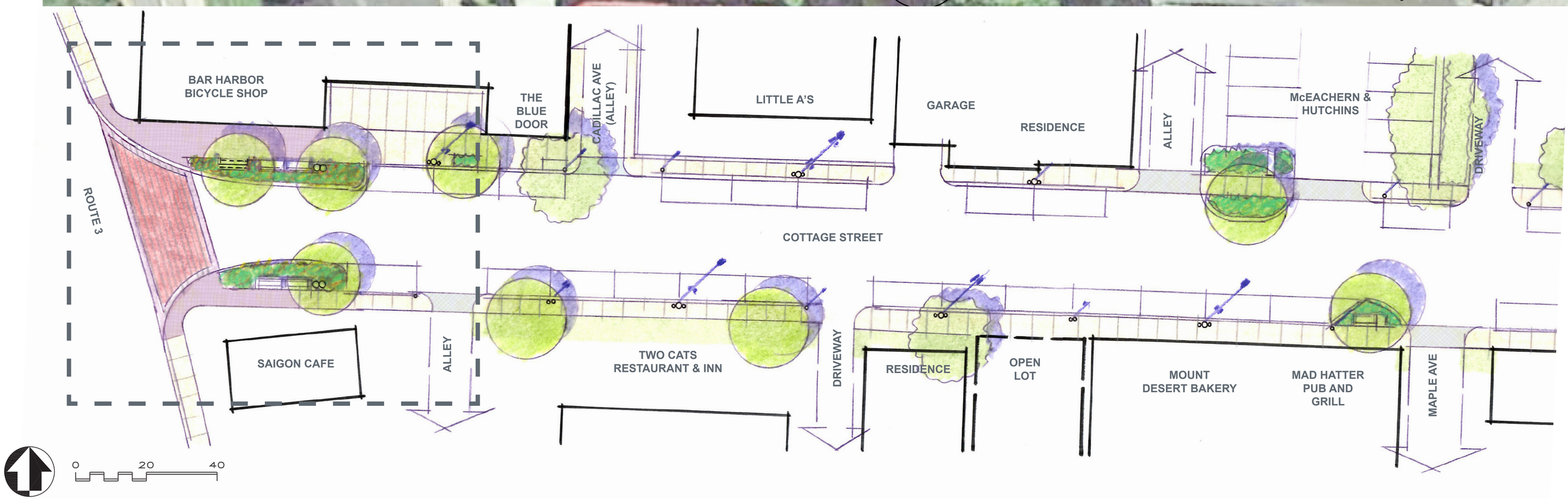
STREET BENCHES

TRASH RECEPTACLES

PARKING COUNT

SPACE REMOVED / ADDED

Cottage Street Walk-through| Legend



Route 3 - Intersection

Route 3 - Existing Conditions

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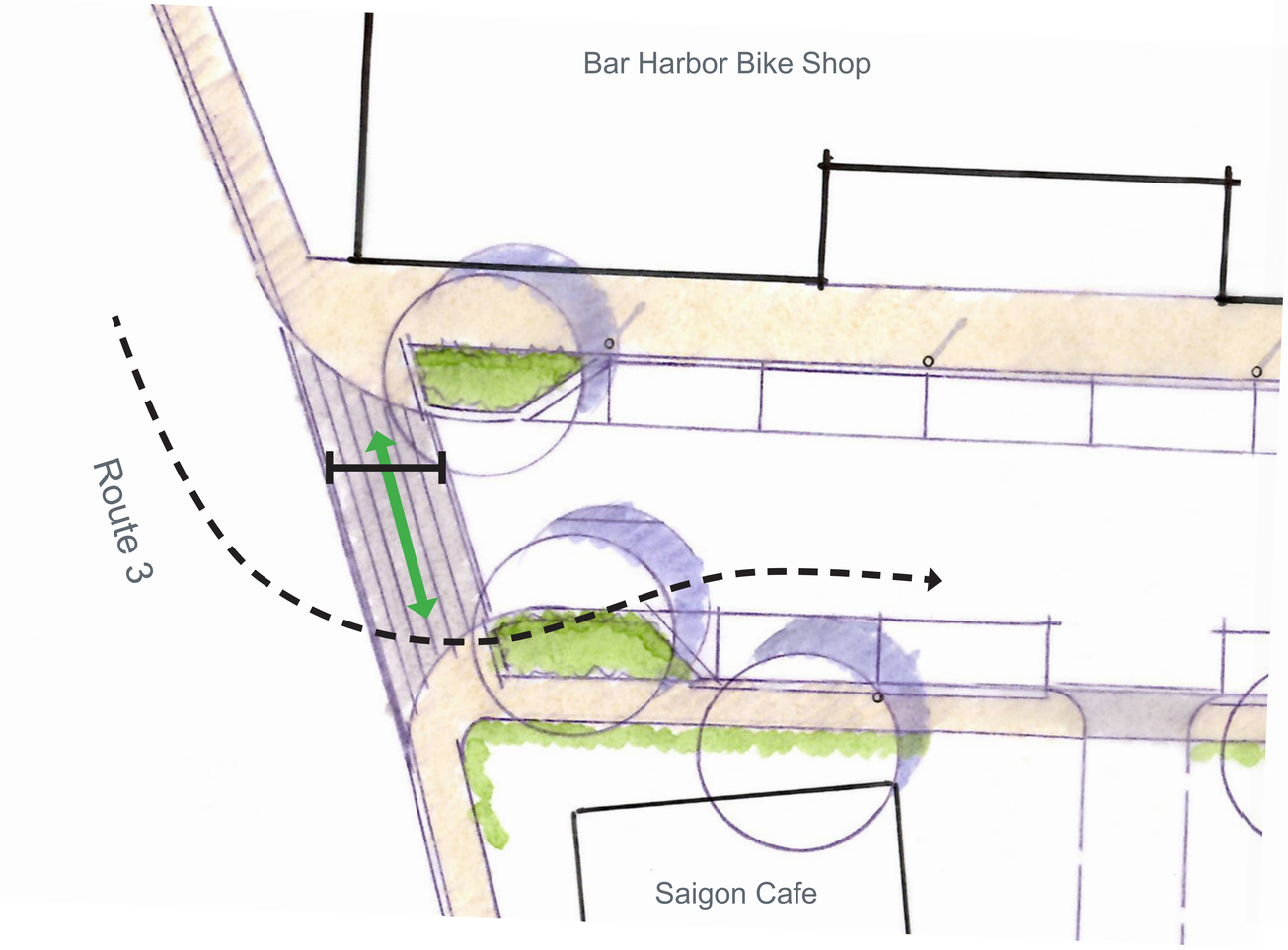
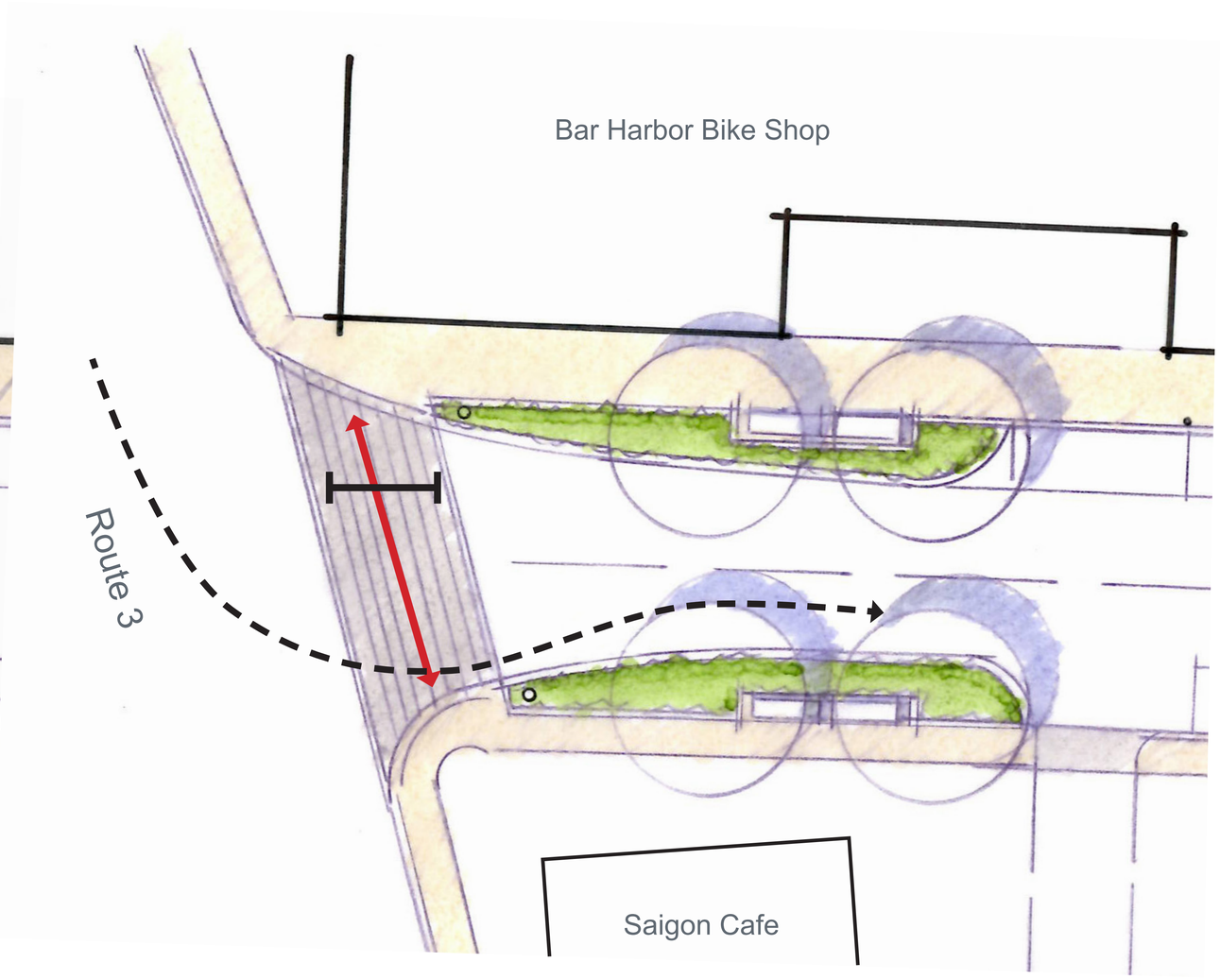
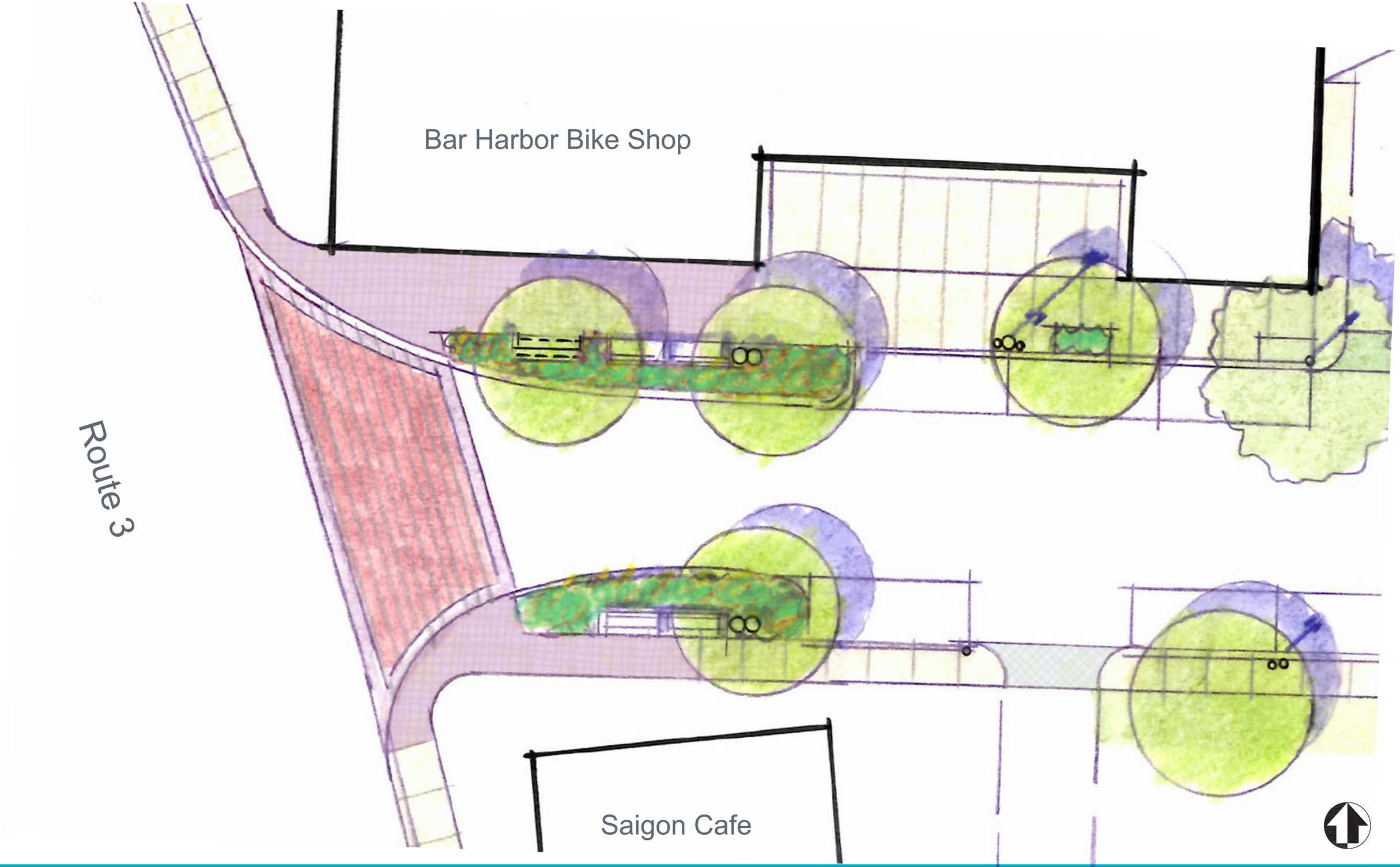


Typical Bump Out Solution

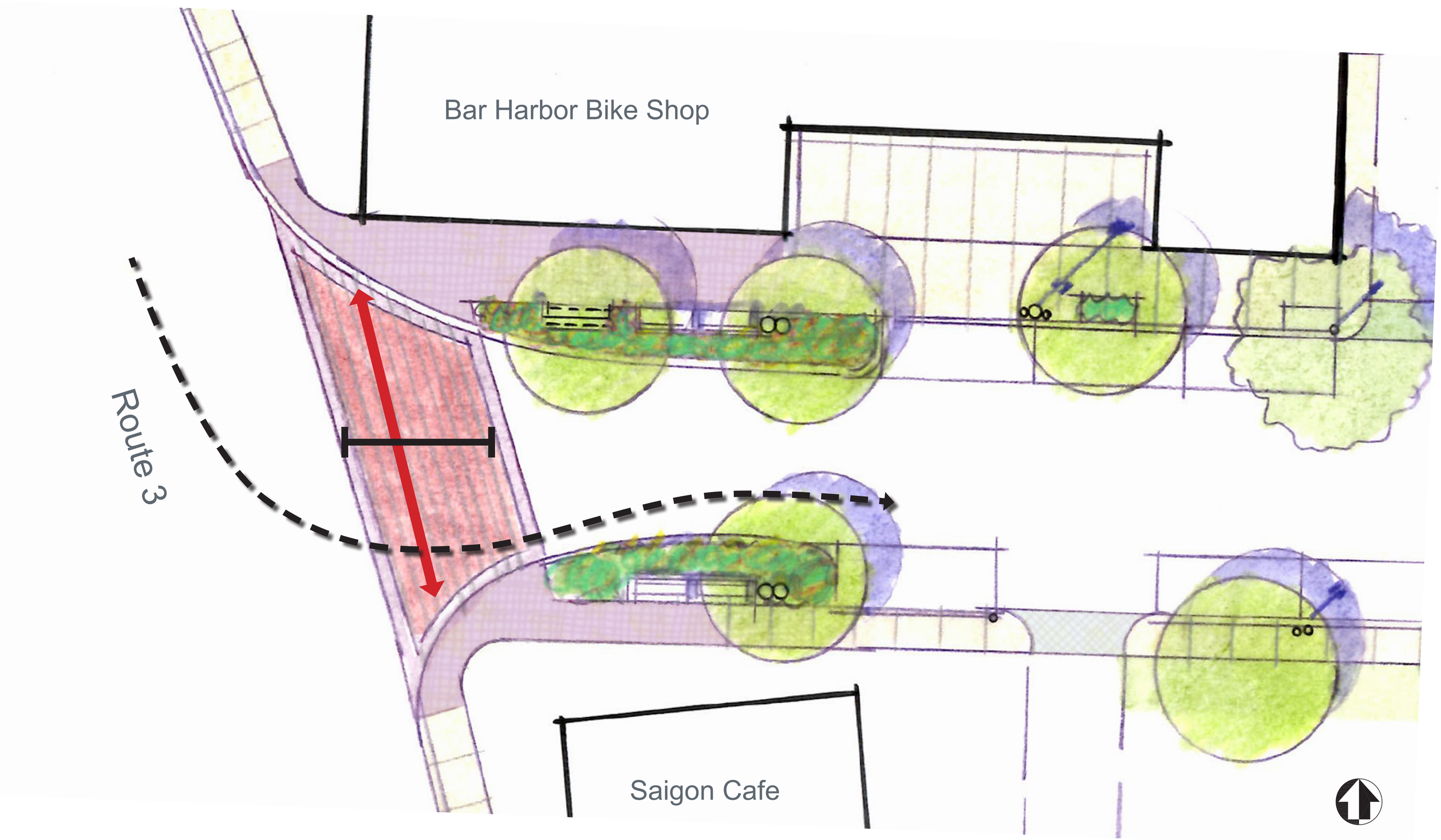


Funnel Solution

Route 3 - Initial Concepts



Route 3 - Funnel Entrance



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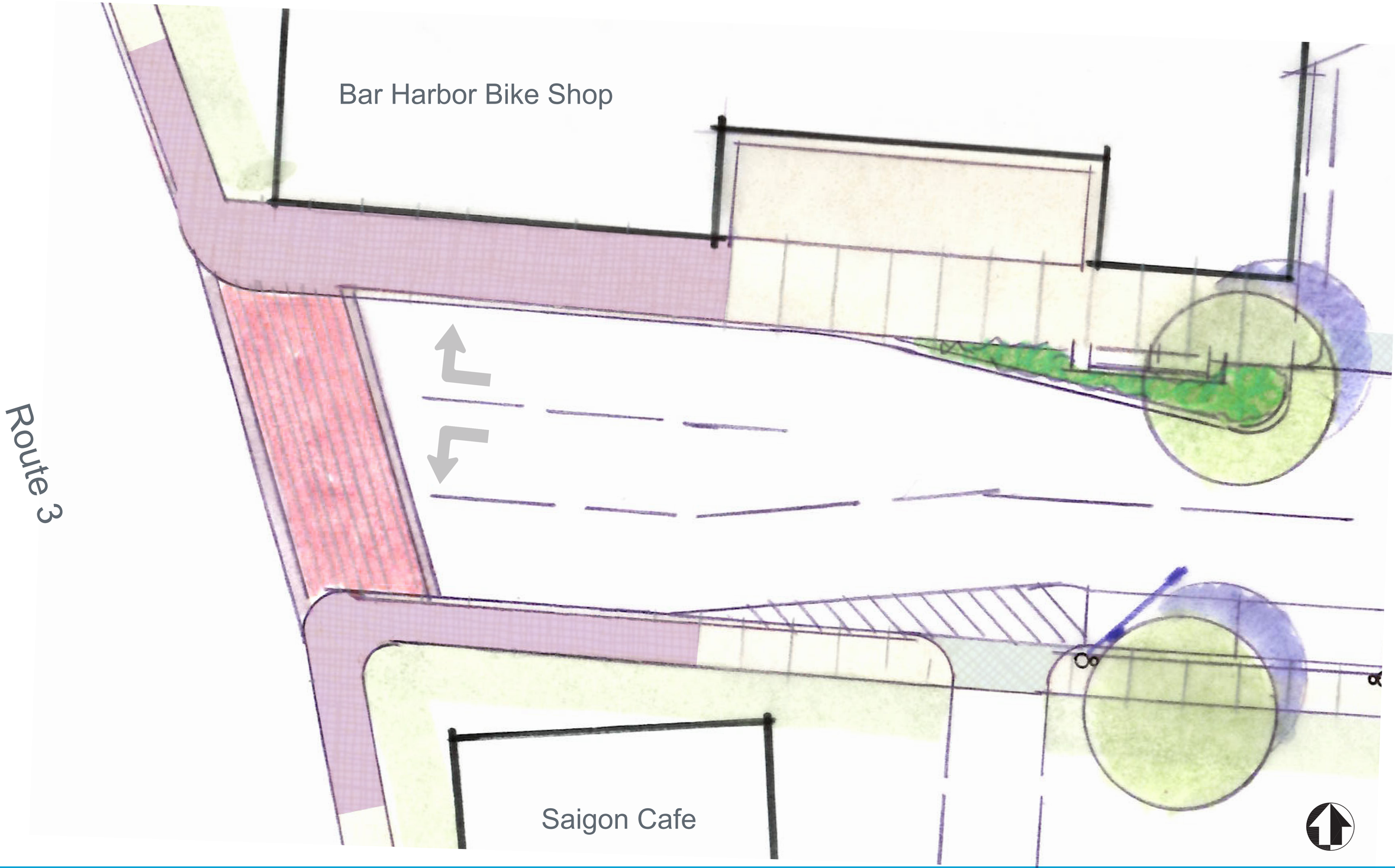
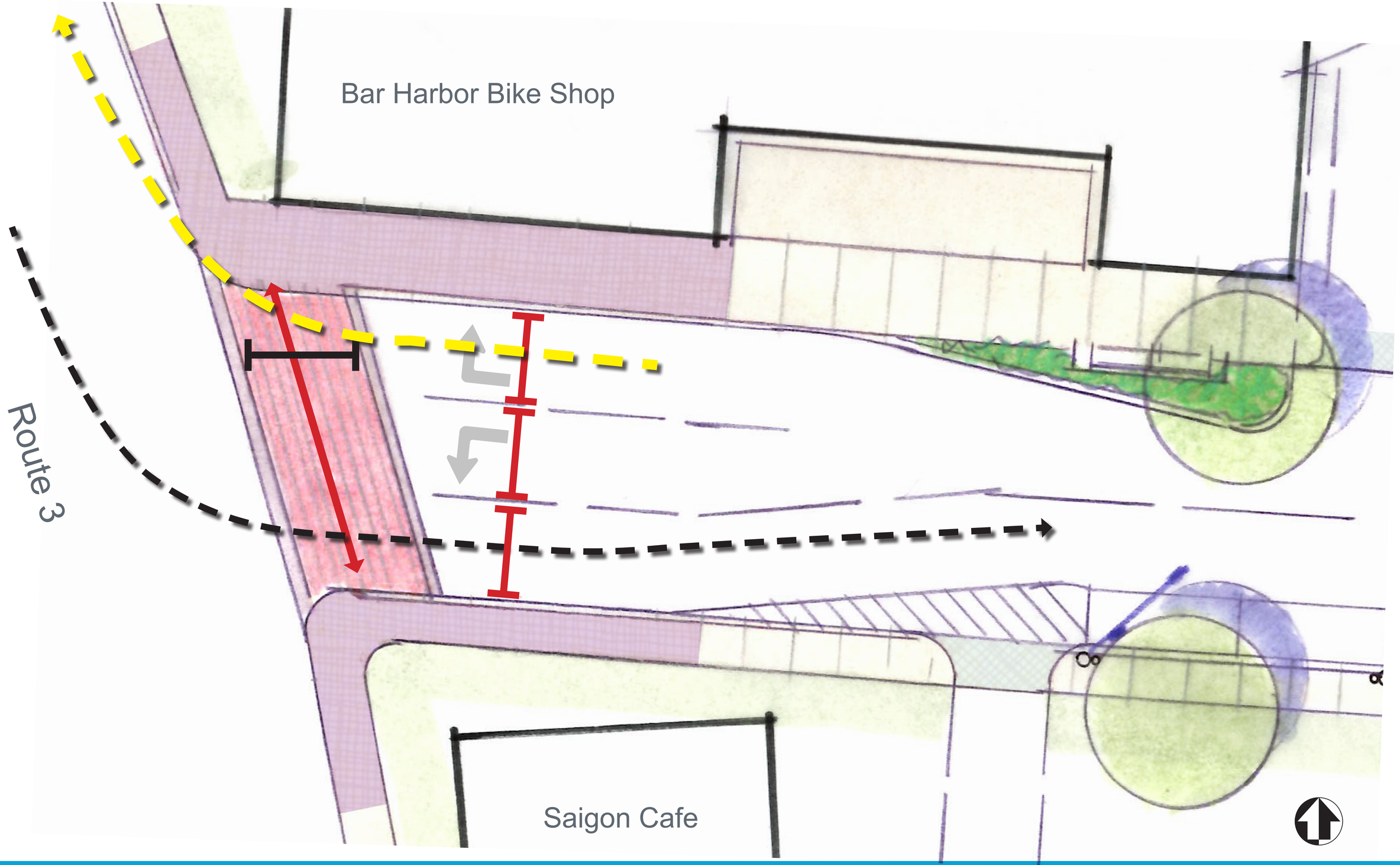


Route 3 - Turn Lane Intersection



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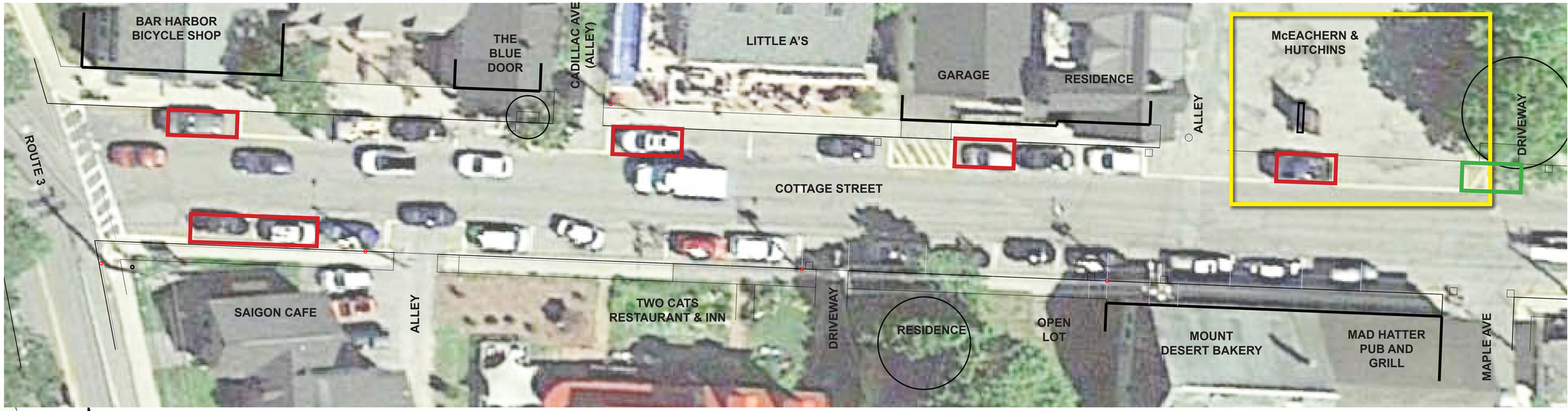

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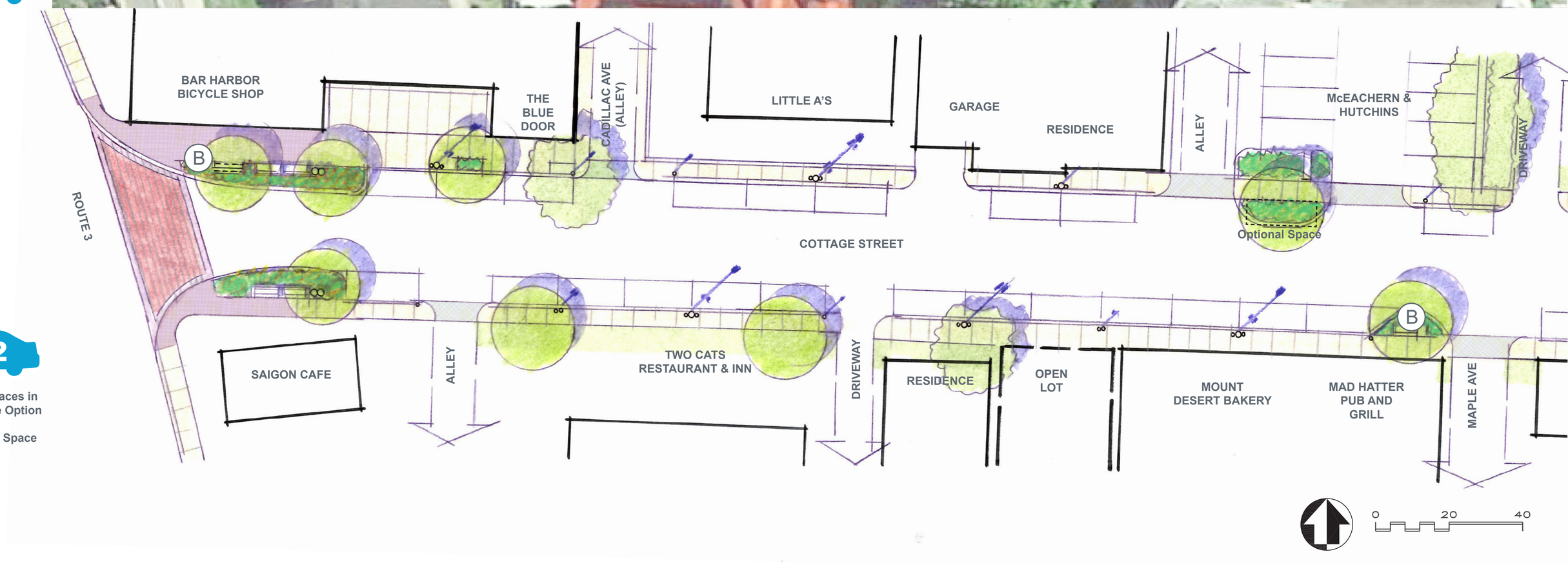


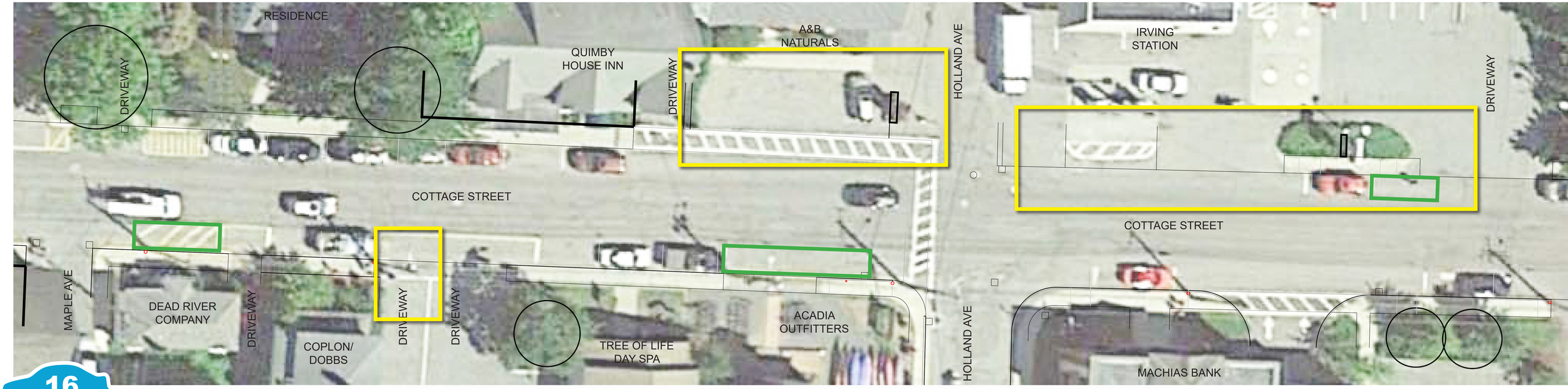
22

*18 Total Spaces in Turning Lane Option

**1 Optional Space

Route 3 to Maple Avenue

Bump Out, Bus Stop



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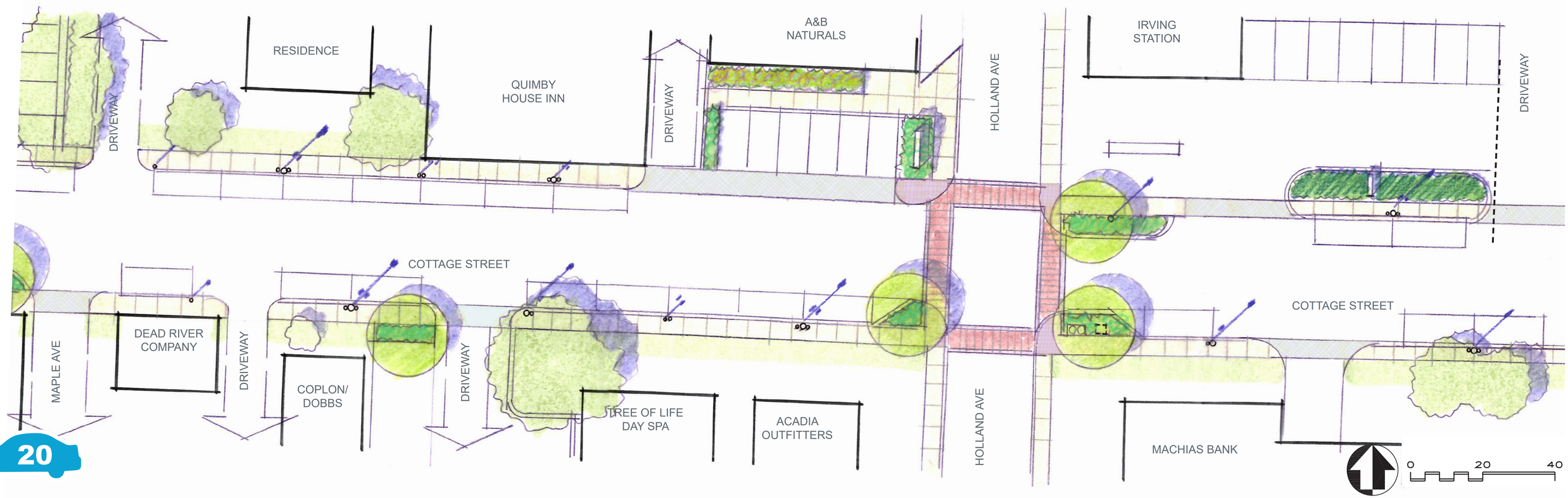
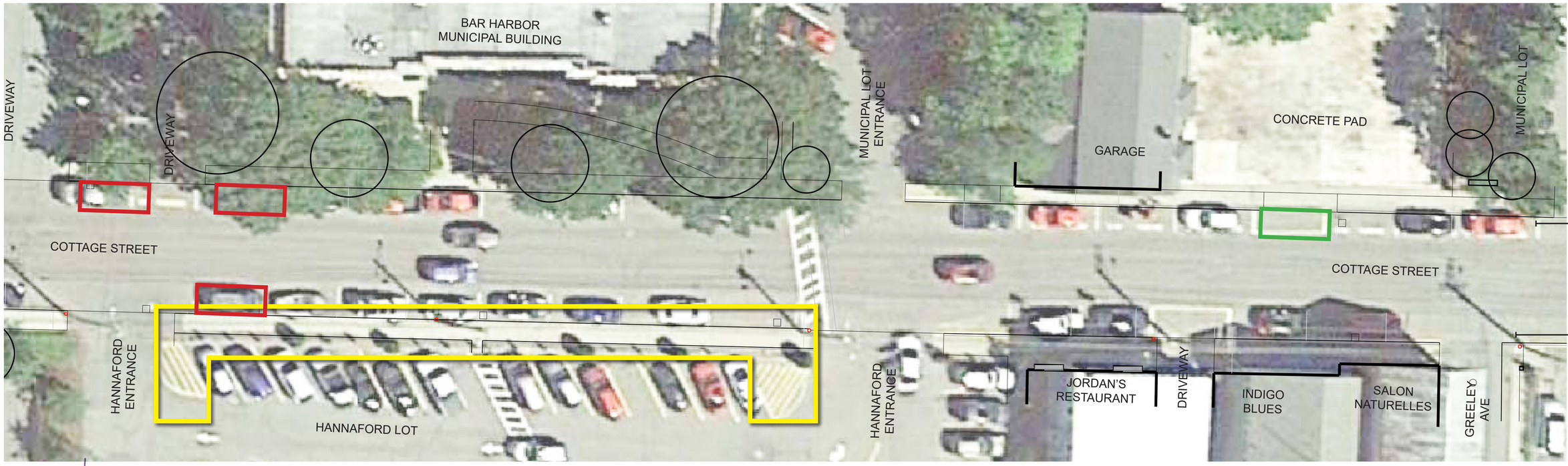


20

Maple Avenue to Hannaford

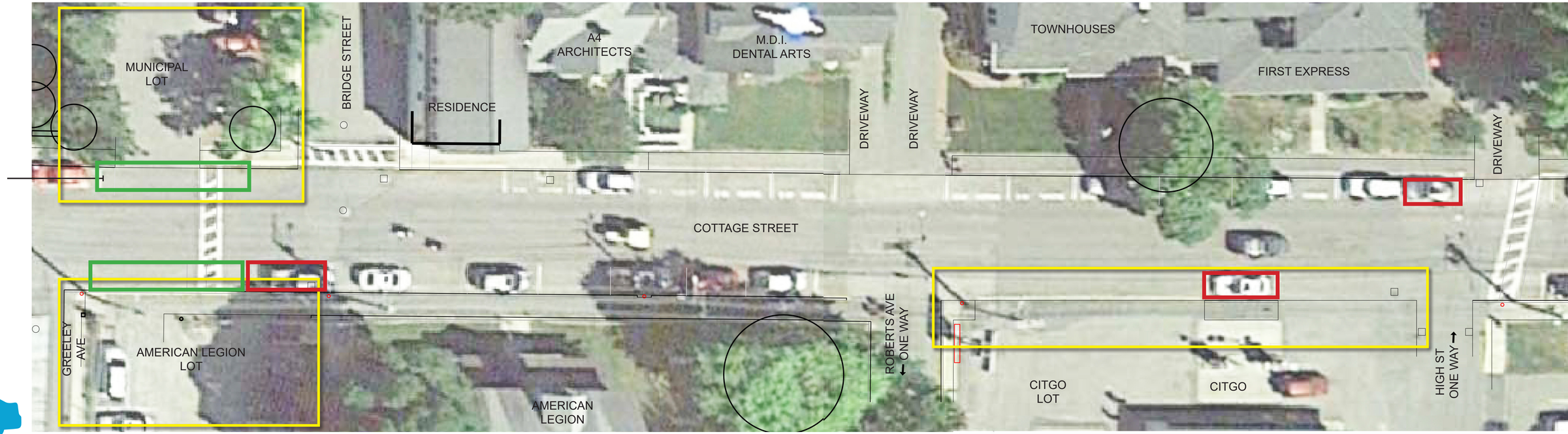


28

26

*2 Optional Spaces

Hannaford to Greeley Avenue



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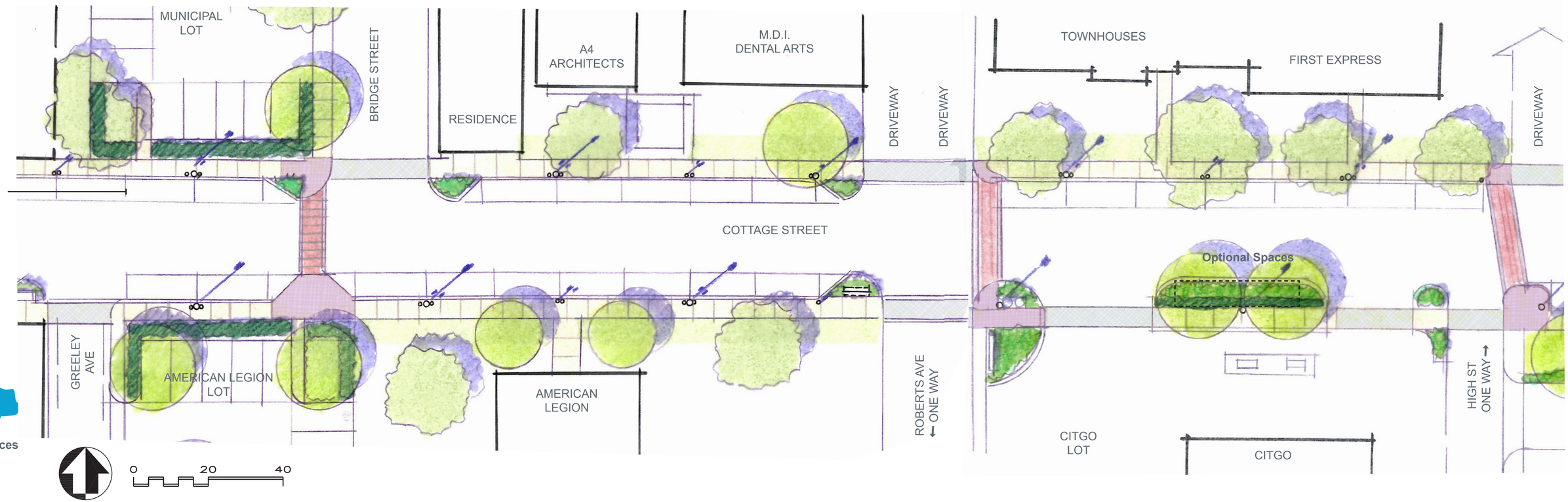
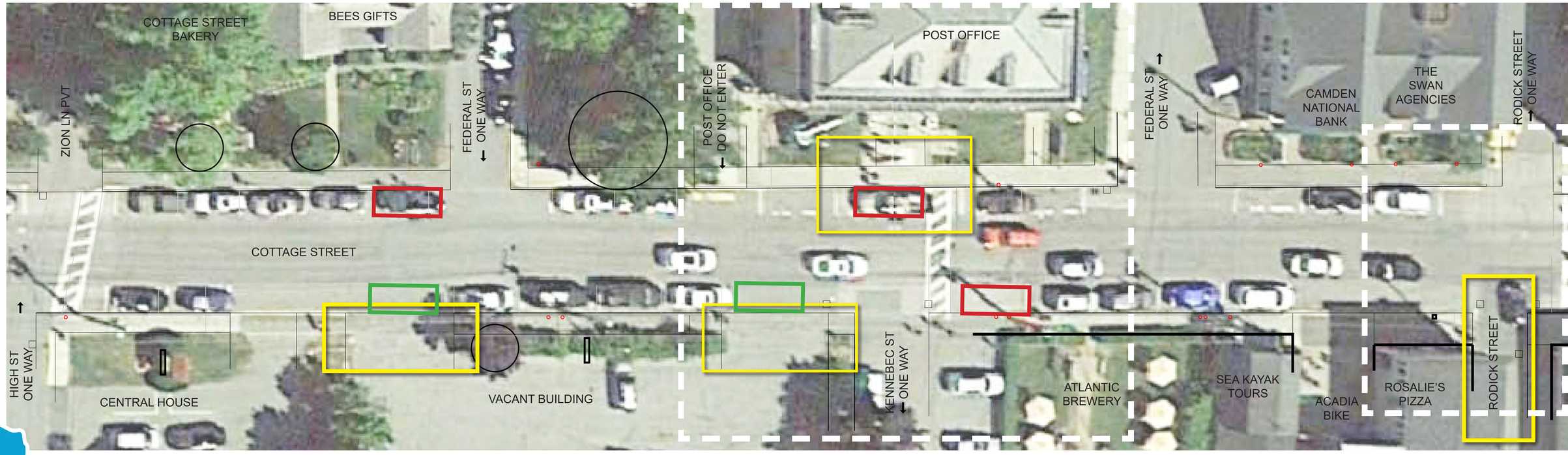


23

*2 Optional Spaces

Greeley Avenue to High Street



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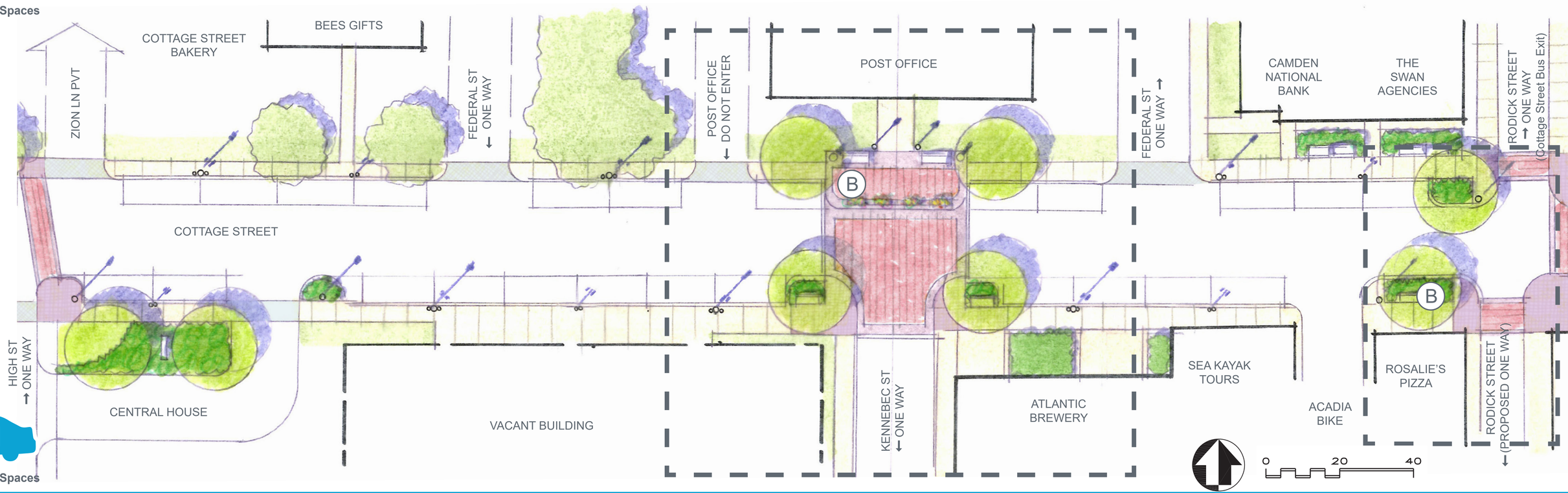
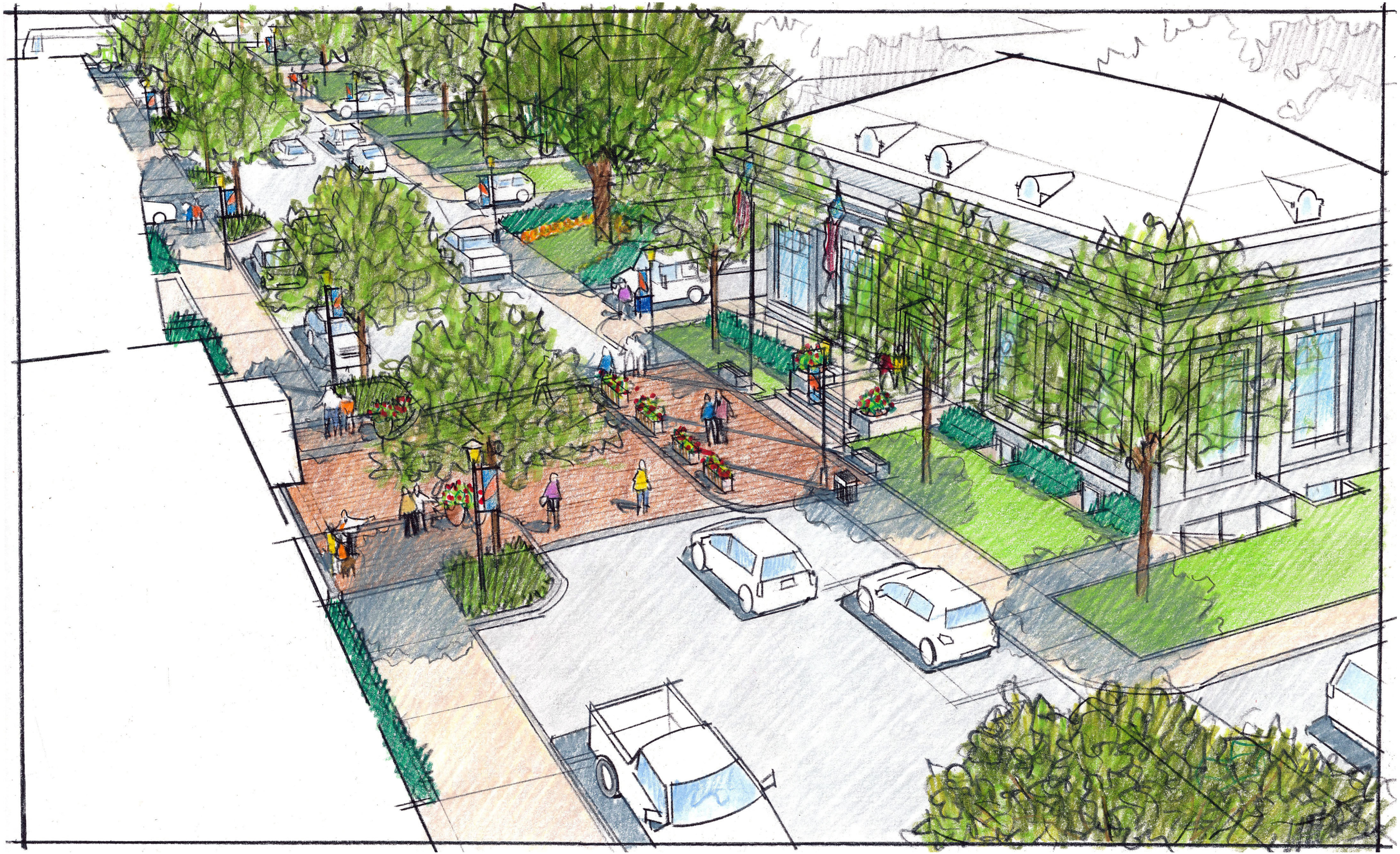
*4, 15 Minute Spaces



21

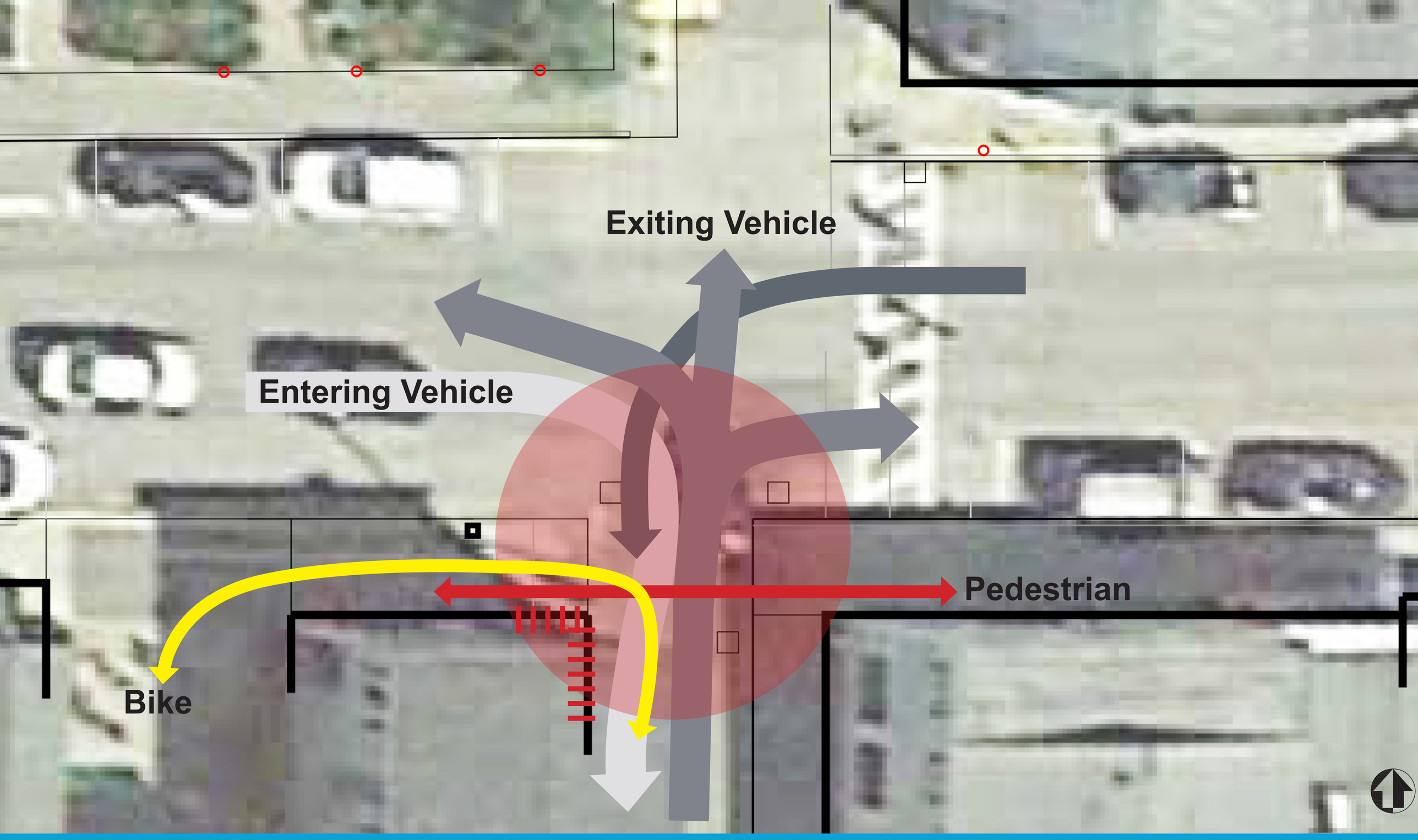
*3, 15 Minute Spaces

High Street to Rodick Street



Post Office Square

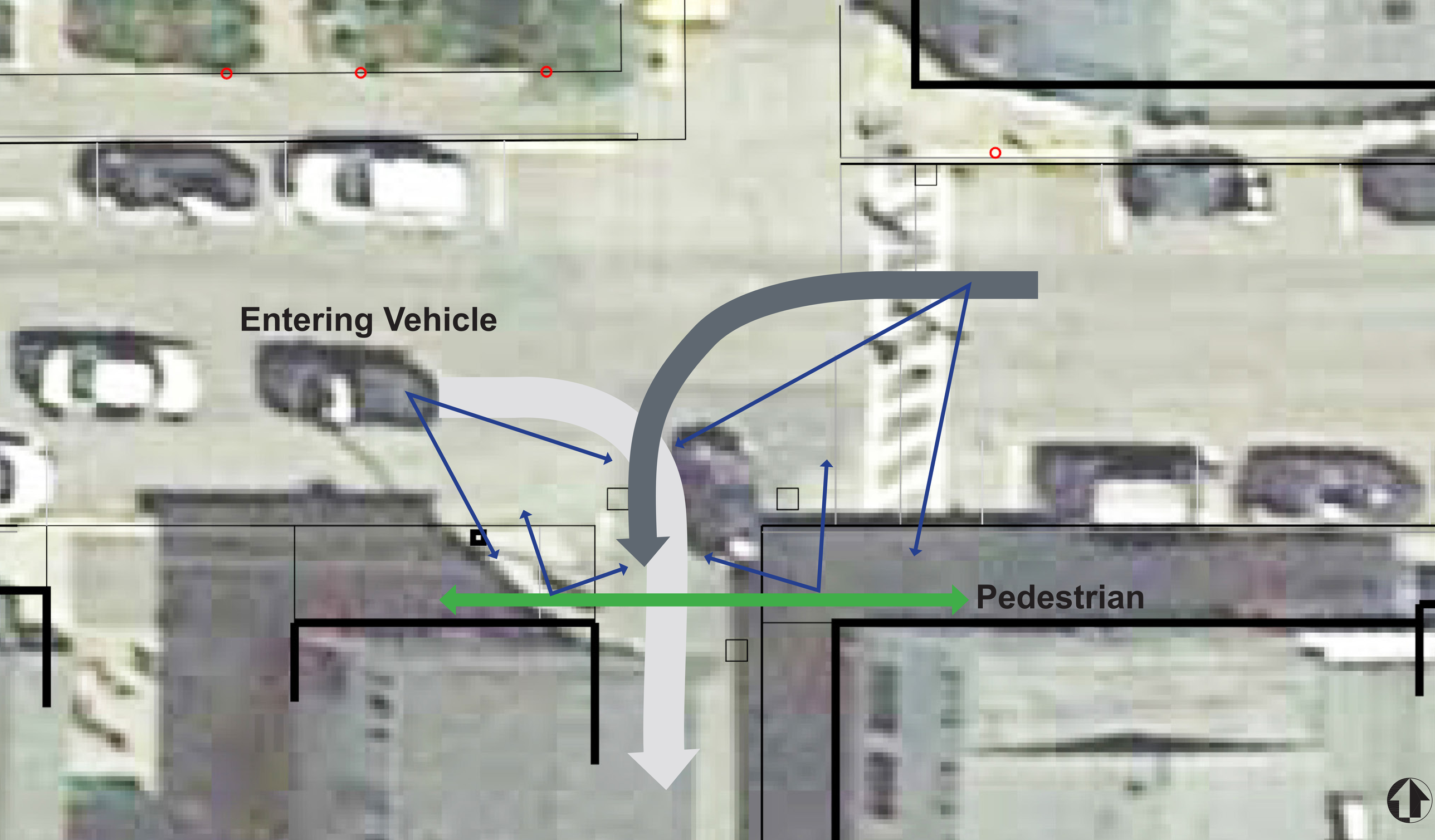
Post Office Square - Planters



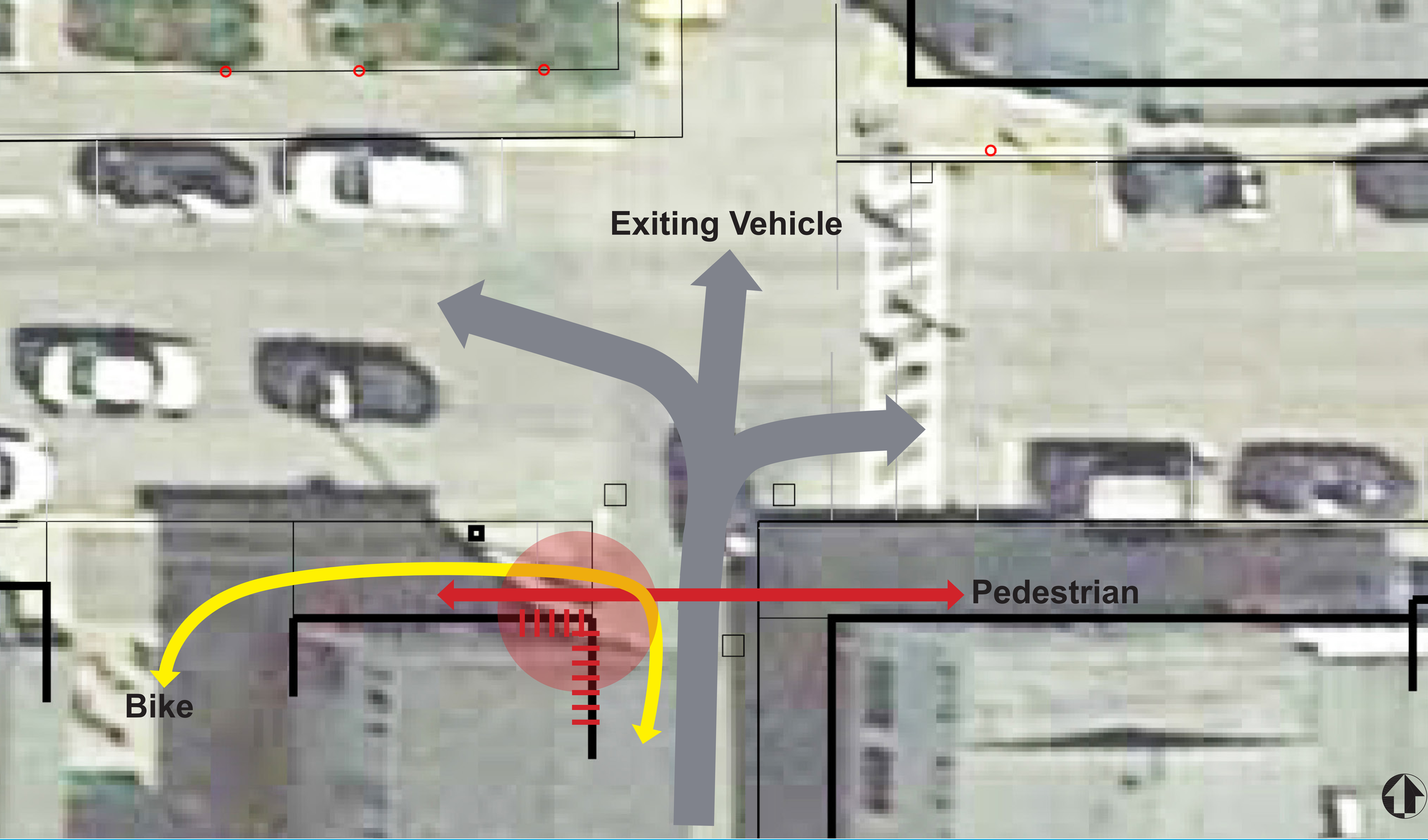
Rodick Street

Rodick Street | Safety

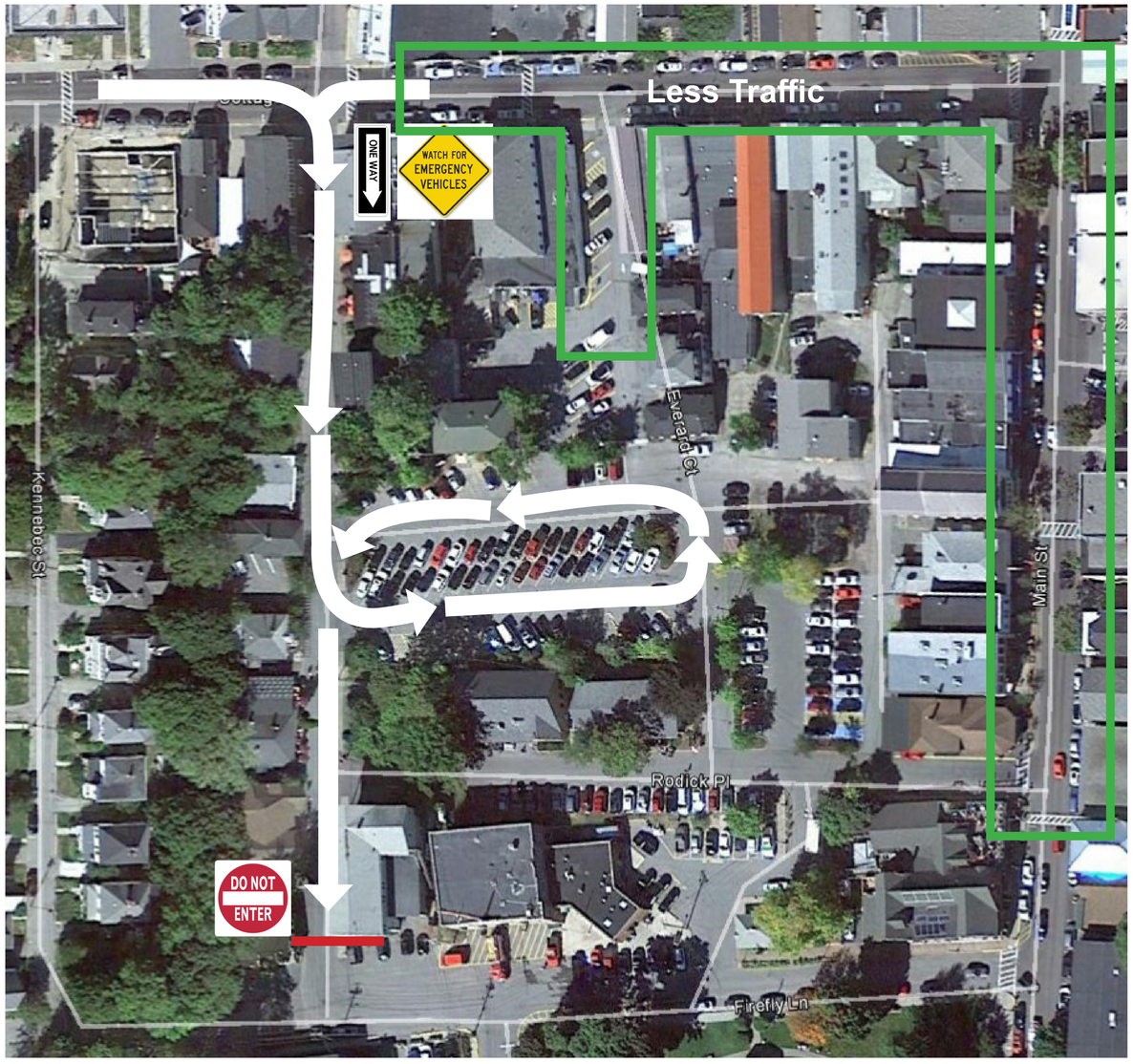
Rodick Street | Safety



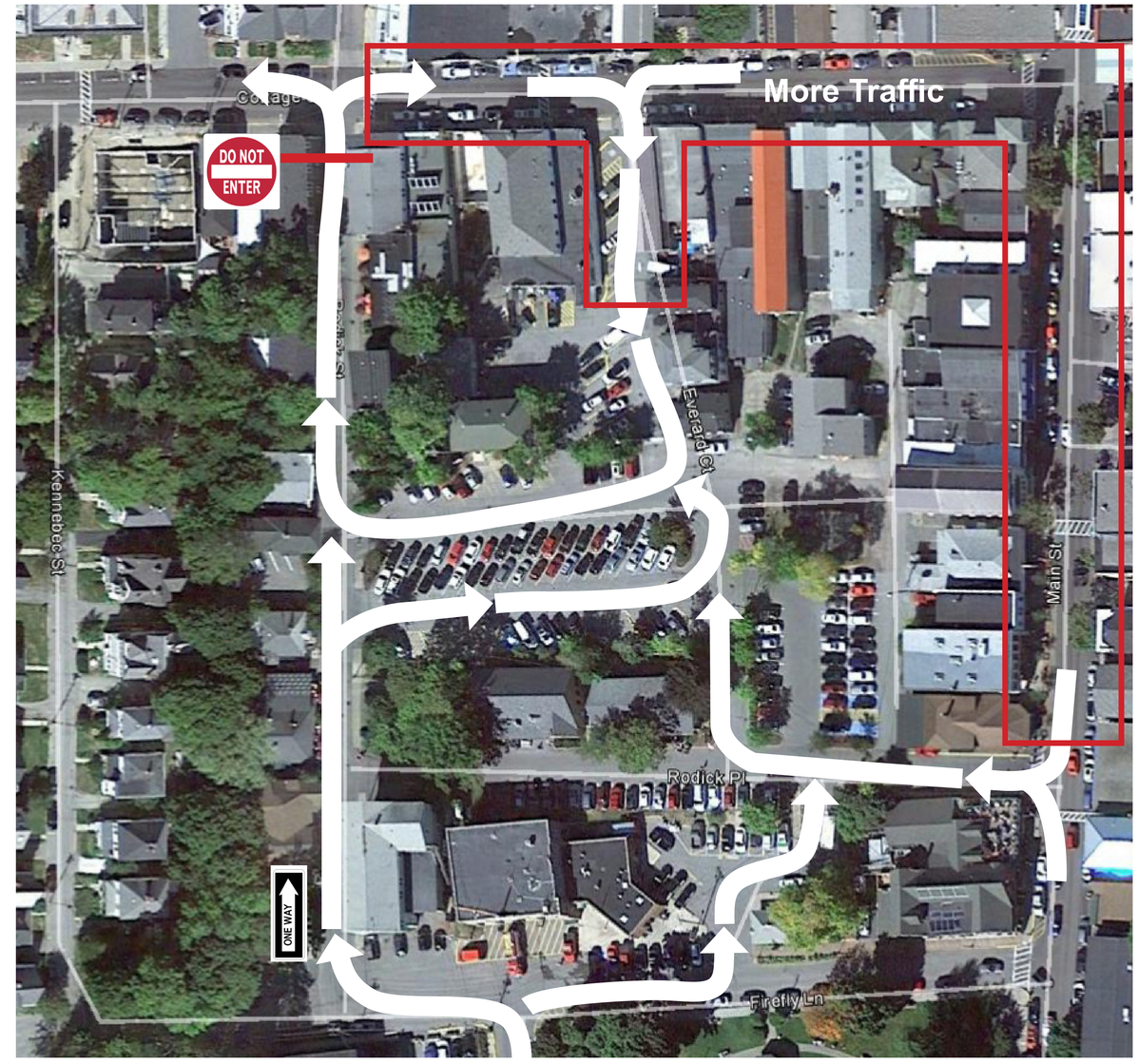
Rodick Street



Rodick Street



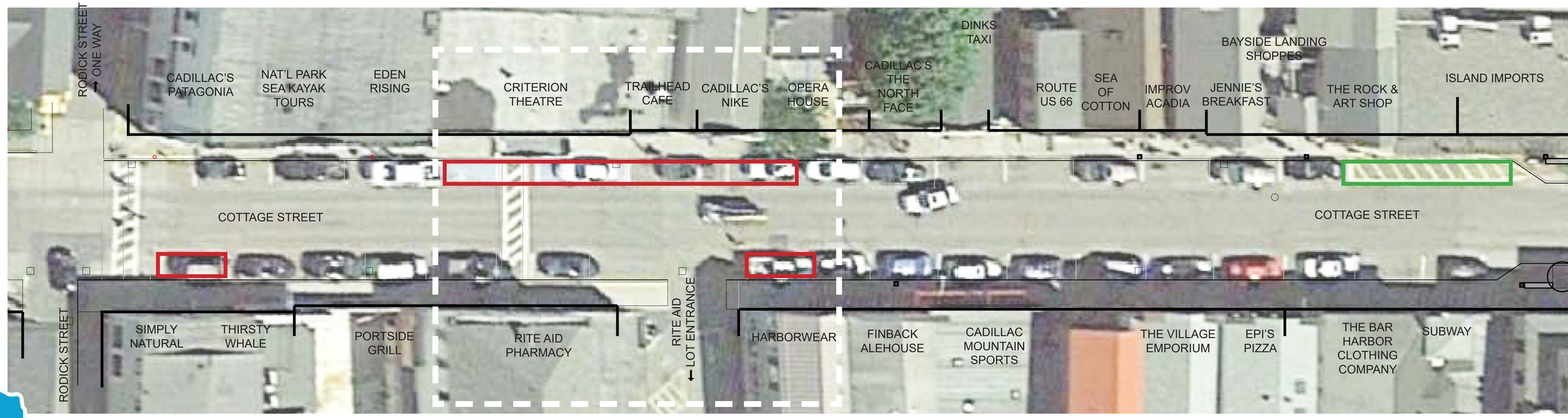
One way from Cottage



One way towards Cottage

Rodick Street

Rodick Street



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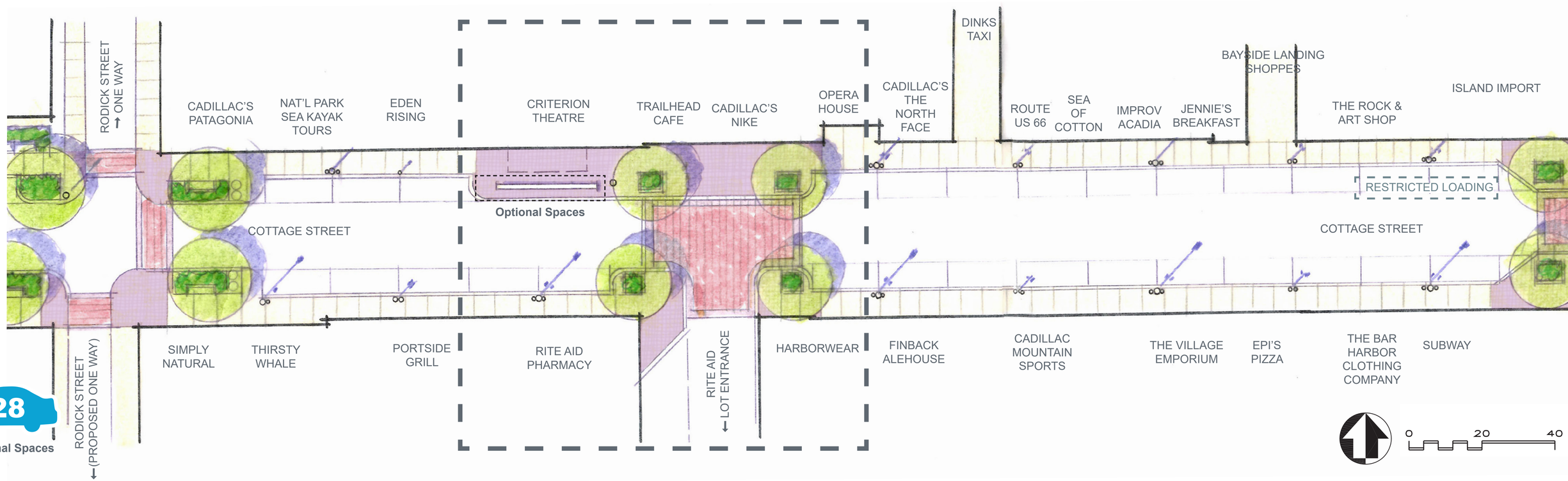
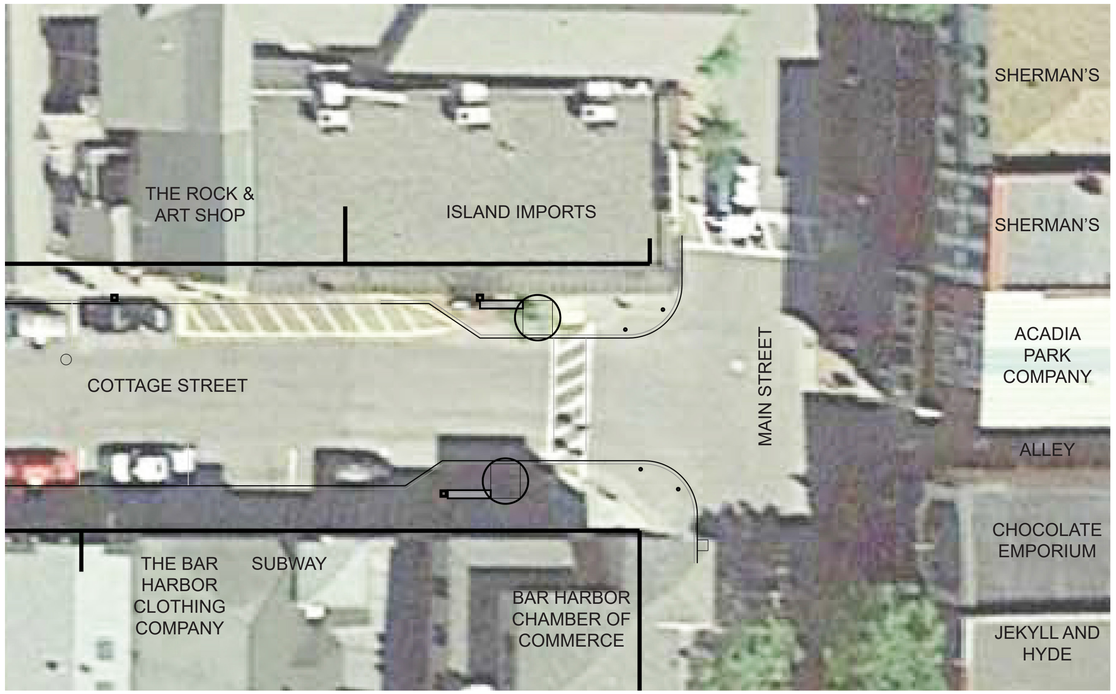
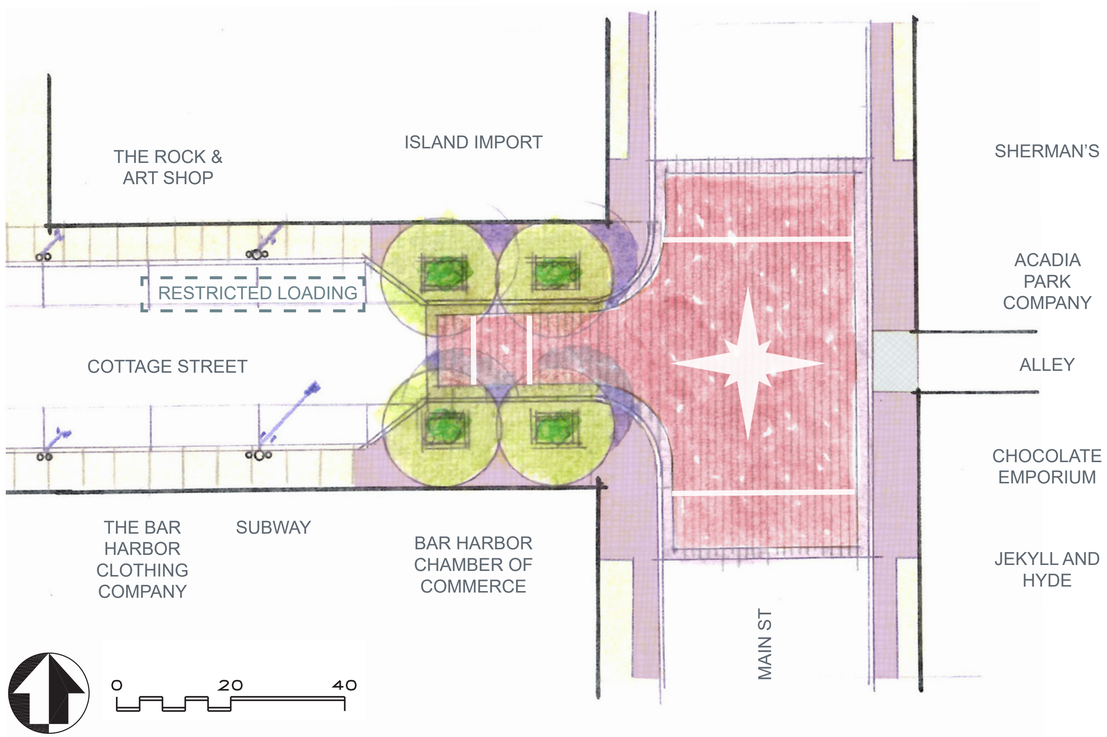


28

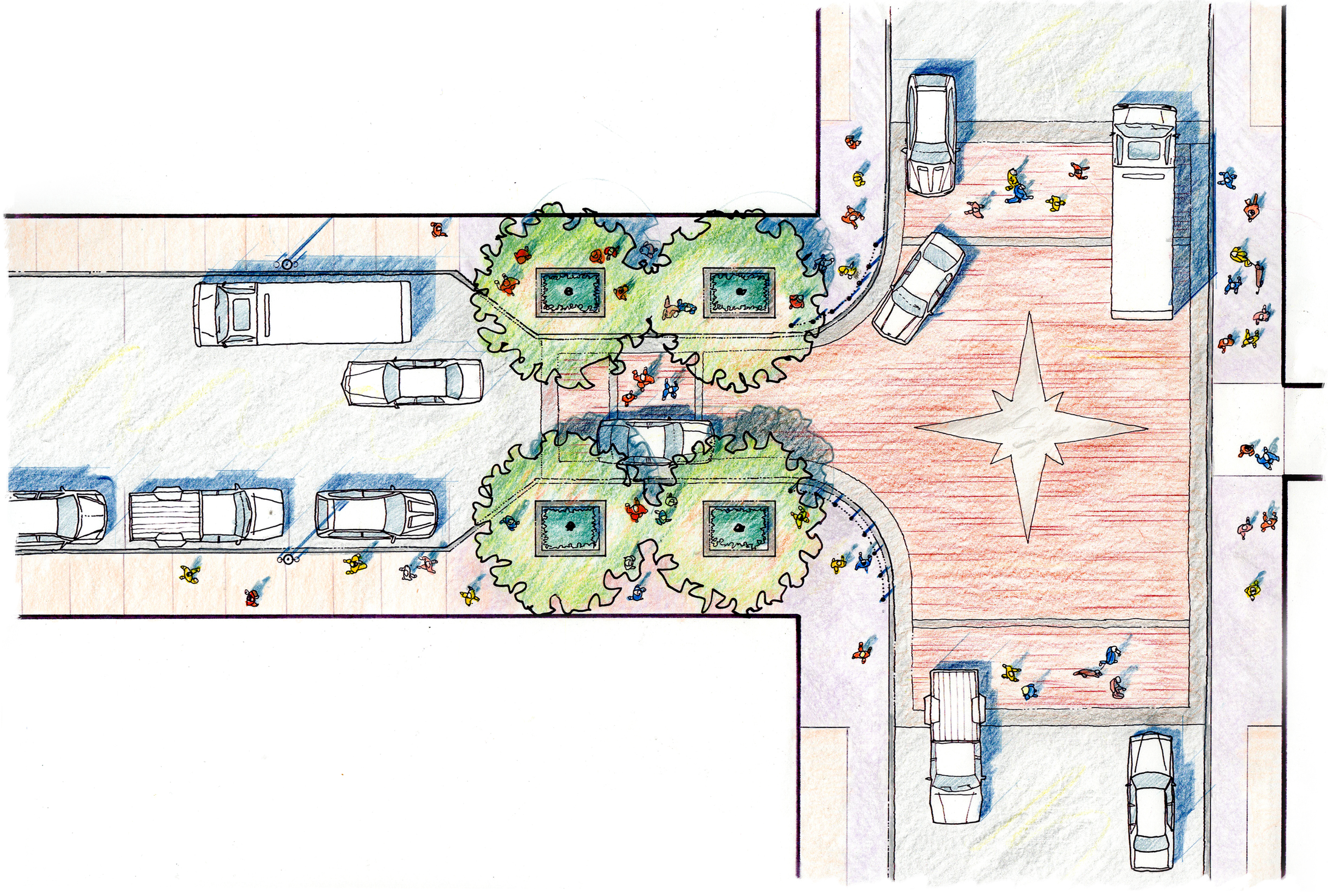
*2 Optional Spaces

Rodick Street to Main Street





Main Street Intersection



Main Street Intersection

EXISTING ON-STREET PARKING SPACES

146*

+ 4
15 MINUTE SPACES

PROPOSED ON-STREET PARKING SPACES

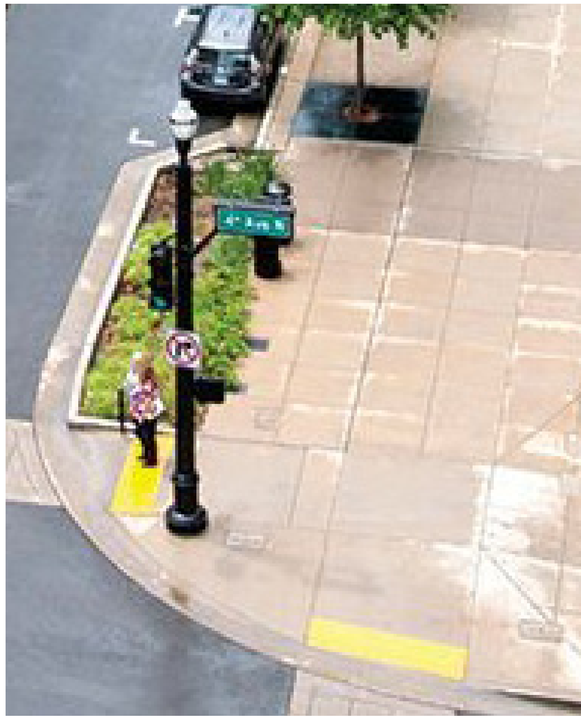
140

+ 3
15 MINUTE SPACES

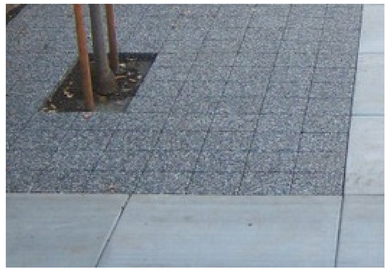
+7 Optional Spaces

AMENITIES & MATERIALS GUIDELINES

Materials & Amenities | Full System Example in Concord, NH

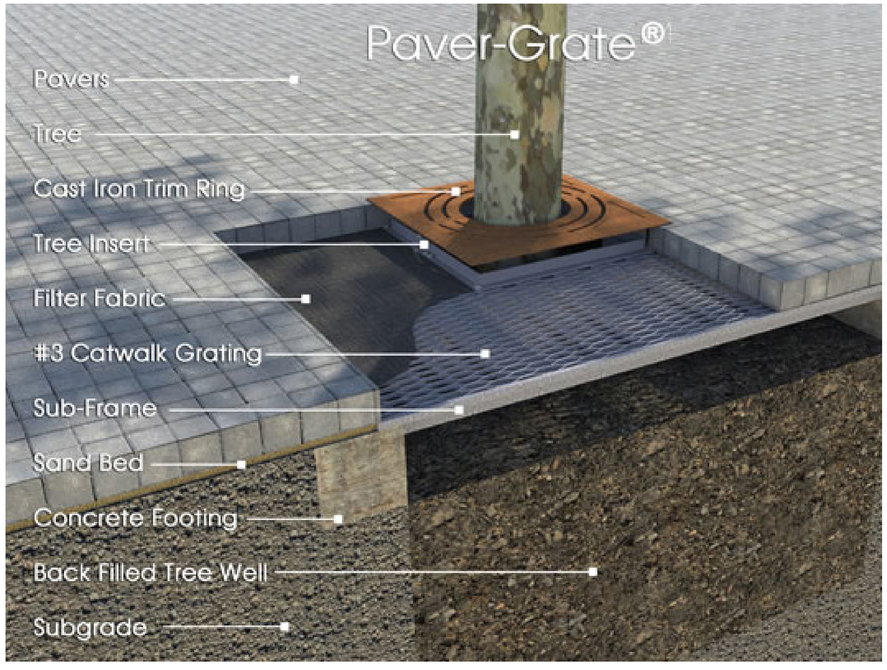


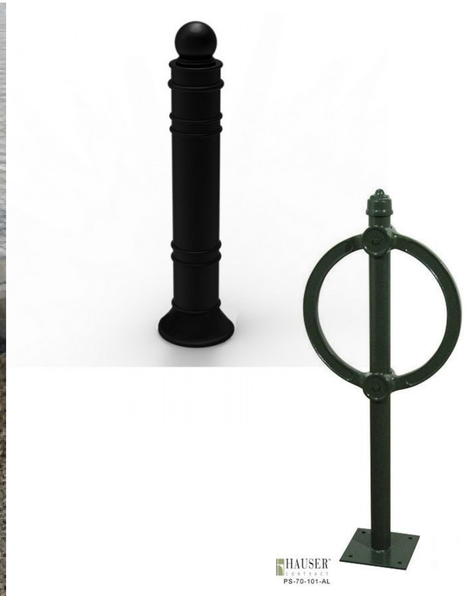
Materials & Amenities | Bump-outs



Materials & Amenities | Crosswalks

Materials & Amenities | Light Posts





Materials & Amenities | Street Furniture

POWER LINES

Or:

How I Learned to Stop Worrying and Bury the Utilities

CITGO
ZIONS LN PVT
PRIVATE ROAD NO THRU TRAFFIC
ACADIA CORNERSTONE REAL ESTATE
VOLVO

CITGO
ZIONS LN PVT
PRIVATE ROAD NO THRU TRAFFIC
ACADIA CORNERSTONE REAL ESTATE
VOLVO

CITGO
233
263
283
ZIONS LN PVT
PRIVATE ROAD NO THRU TRAFFIC
ACADIA CORNERSTONE REAL ESTATE
207-288-3773
VOLVO

2 HR PARKING
2 HR PARKING

2 HR PARKING
2 HR PARKING

Paradis
True Value
Benjamin Moore
Scooters For Rent
DAY SPA
MASSAGE
BODY
FACE

True Value
Scooters For Rent
DAY SPA
MASSAGE
BODY
FACE

DISCUSSION & QUESTIONS

Cottage Street Streetscape Design Improvements Total	$2.5 Million
Remove Existing Poles, Bury Utilities, Underground Transformer Vaults Total	$3.5 Million
Project Total	$6 Million

THANK YOU!

LARK
LANDSCAPE ARCHITECTURE
STUDIO

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