

Date July 19, 2011

Re Avon Pedestrian Mall Improvements Plan

Summary

The Town Council is contemplating improvements to the east end of the pedestrian mall in the West Town Center. The goals of the effort are to increase the visibility and use of the pedestrian mall, clarify pedestrian circulation in the West Town Center, and create new public spaces that can be used during special events to increase business activity.

Zehren and Associates has been contracted by the Town to develop plans for the area, which will be implemented in 2011-2012. The plans were reviewed by the PZC last month. Based on the comments received at that meeting, Zehren has revised the plans for concepts B and C, which are attached hereto.

Background

At the last PZC meeting Zehren and Associates presented three preliminary concept plans (**A, B and C**) for the pedestrian mall improvements project. PZC preferred concept C, which converted the entire old transit circle area into pedestrian plaza. Staff included concept B as alternative design, with the transit circle being reduced in size rather than eliminated.

Both concept plans divided the overall project area into (3) key areas of improvements:

- **Area 1:** The Lettuce Shed lane corridor connecting the Westin / Riverfront and transit center to the pedestrian mall;
- **Area 2:** The green space associated with the Avon Center building, between the intersection of the pedestrian mall with Lettuce Shed lane and the eastern gateway of the mall, where the old transit drop-off currently exists; and
- **Area 3:** The eastern gateway of the mall where the old transit drop-off currently exists, and the surrounding landscape between the drop-off and the Avon Center building.

The two concepts share the same proposed improvements for Areas 1 and 2.

Area 1:

- “ Shift pedestrian lane east 12qto create wider landscape edge between Seasons.
- “ New street trees (Marshall Ash) with shrub (native rose) understory to screen Seasons building and define edge.
- “ Add street lights (5) along east side of lane to unify with Transit Center.
- “ New mini-plaza at terminus and intersection with pedestrian mall to resolve circulation.
- “ Focal plantings to accentuate space and draw attention and direct foot traffic.
- “ New kiosk and way-finding signage to clarify circulation.
- “ Native grass / wildflower meadow between shifter lane and lot 61.
- “ Re-grade east edge to allow flat areas for placement of special event booths

Area 2:

- “ New, wider (12qvs. 10q) concrete walk for pedestrian mall, with bump-outs for seating and site furnishings.
- “ Re-grade lawn space facing Avon Center to resolve drainage and serve as interim green space along mall, useable for special events.
- “ Pervious path / walkway from pedestrian mall to access restaurants, with low boulder seat wall at edge to accommodate grade transitions.
- “ New coordinated steel fence around restaurant patios, with softgate openings to pathway and lawn.

restaurant patios, with art and low focal plantings in-between for benches and trash receptacles.

- " Focal landscape plantings for visual interest / character and draw attention to restaurant and area.

The proposed improvements for Area 3 vary in each of the two concepts as follows:

Concept B

- " The old transit circle is proposed to be reduced to two lanes and a 24' wide asphalt area, with striping for shuttle drop-off and one travel lanes, limited to one way travel only.
- " Reclaim 14' wide asphalt area to become new plaza / concrete sidewalk with scoring.
- " New fire pit, art, and signage as visual icons and landmarks to announce and draw visibility to pedestrian mall entrance.
- " Remove existing dense trees and landscaping near existing mall entry to increase visibility into space.
- " Re-grade mounded landscape areas to become flat lawn panels to become new soft events lawn
- " Re-align pedestrian mall to increase visual connection to street alignment and roundabout from Avon Rd.
- " Landscape center island of transit center with boulders / and showy low growing xeric plantings
- " New locations for lights, public art, benches.

Concept C

- " Remove existing transit circle and create 12' wide pull-out lane along road with (4) spaces for pick up / drop-off.
- " New 12' wide concrete sidewalk along pull-out lane with (3) new lights.
- " New mini-plaza with fire pit, art, and signage as visual icons and landmarks to announce and draw visibility to pedestrian mall entrance from Avon Rd.
- " Remove existing dense trees and landscaping near existing mall entrance to increase visibility into space.
- " Re-grade mounded landscape areas to become flat lawn panels and extend toward roadway to become large new soft events lawn in W. Town Center.
- " Remove 10' walkway to Avon Center through lawn space, create 6' wide path at eastern edge of new events lawn.
- " Re-align pedestrian mall to increase visual connection to street alignment and roundabout from Avon Rd.
- " New semi-circular plaza at mall terminus, oriented to new events lawn with seating and to serve as location for temporary stage with views of Beaver Creek / Bald Spot in distant background.
- " New small ornamental Shubert Chokecherry trees to create backdrop for stage area, and frame entrance to Mall and unify with Transit Center (same trees).

The Revised Concept Plans

The two concept plans have been revised to incorporate the suggestions and comments received at the last PZC meeting. Light fixtures, signage and other installments needed to complete the improvements plan will be presented at the meeting.

SUMMARY:

Area 1:

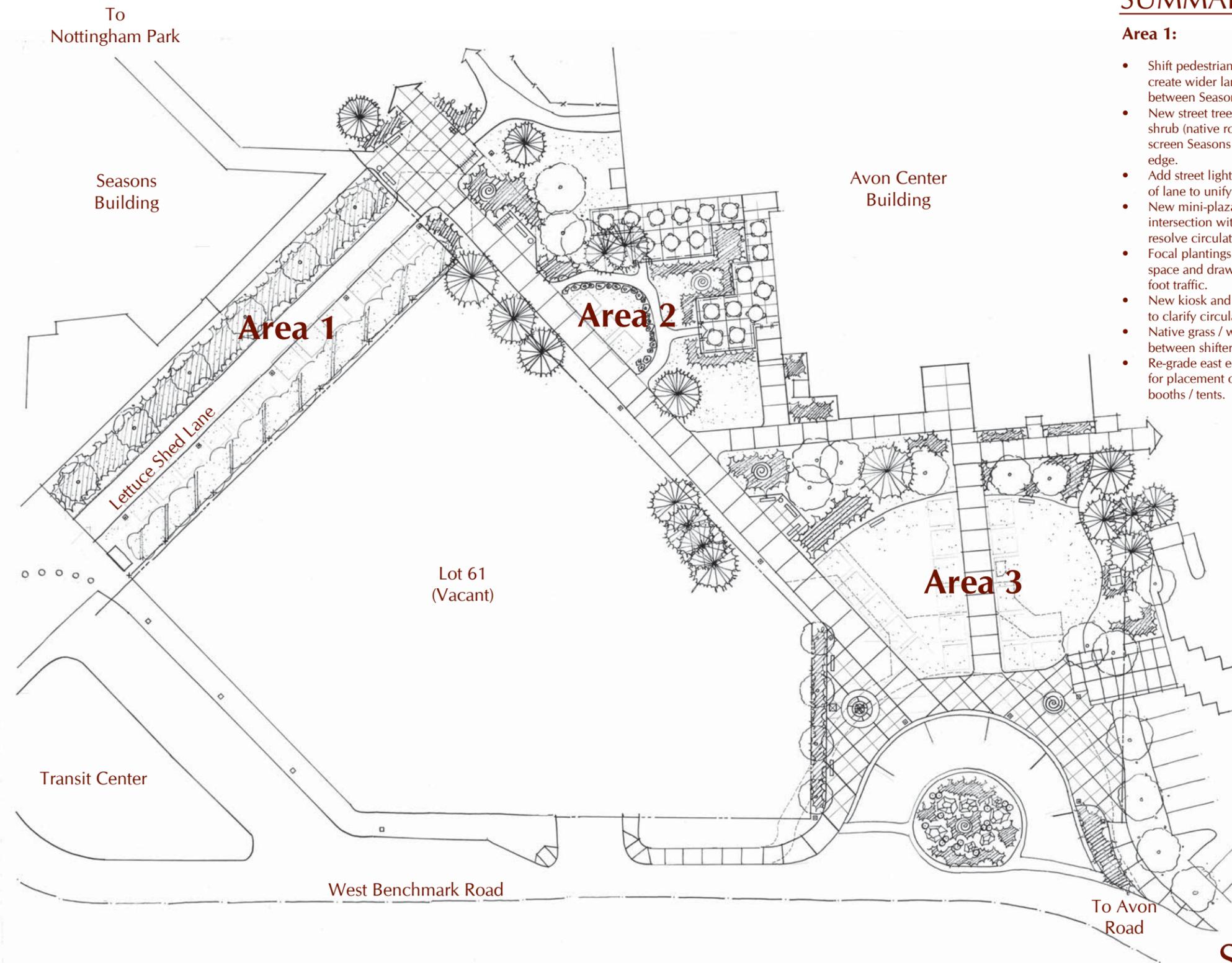
- Shift pedestrian lane east 12' to create wider landscape edge between Seasons.
- New street trees (Marshall Ash) with shrub (native rose) understory to screen Seasons building and define edge.
- Add street lights (5) along east side of lane to unify with Transit Center.
- New mini-plaza at terminus and intersection with pedestrian mall to resolve circulation.
- Focal plantings to accentuate space and draw attention and direct foot traffic.
- New kiosk and way-finding signage to clarify circulation.
- Native grass / wildflower meadow between shifter lane and lot 61.
- Re-grade east edge to allow flat areas for placement of special event booths / tents.

Area 2:

- New, wider (12' vs. 10') concrete walk for pedestrian mall, with bump-outs for seating and site furnishings.
- Re-grade lawn space facing Avon Center to resolve drainage and serve as interim green space along mall, useable for special events.
- Pervious path / walkway from pedestrian mall to access restaurants, with low boulder seat wall at edge to accommodate grade transitions.
- New coordinated steel fence around restaurant patios, with 'soft' gate openings to pathway and lawn.
- Re-configured and expanded restaurant patios, with art and low focal plantings in-between for spatial definition and separation.
- New locations for lights, public art, benches and trash receptacles.
- Focal landscape plantings for visual interest / character and draw attention to restaurant and area.

Area 3:

- Keep 2 lanes of existing transit circle with 24' wide asphalt area for one pull out lane and one through lane (one-way west travel only).
- Reclaim 14' wide asphalt area to become new plaza / concrete sidewalk with scoring.
- New fire pit, art, and signage as visual icons and landmarks to announce and draw visibility to pedestrian mall entrance.
- Remove existing dense trees and landscaping near existing mall entry to increase visibility into space.
- Re-grade mounded landscape areas to become flat lawn panels to become new soft 'events lawn'.
- Re-align pedestrian mall to increase visual connection to street alignment and roundabout from Avon Rd.
- Landscape center island of transit center with boulders / and showy low growing xeric plantings
- New locations for lights, public art, benches.



Site Plan: Concept B



July 19, 2011 Planning & Zoning Commission Mtg.



White River Center
/ Slifer Building

SUMMARY:

Area 1:

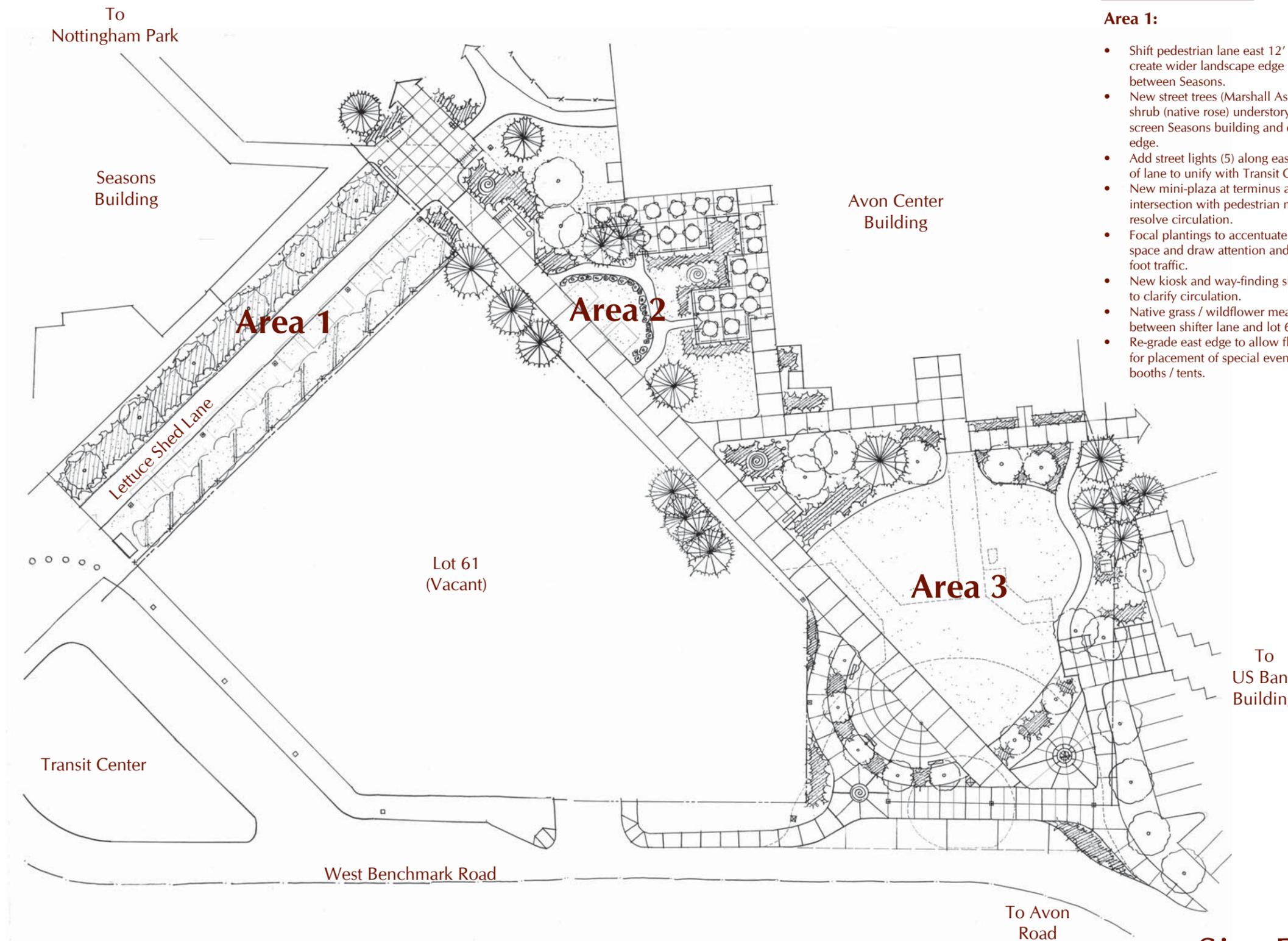
- Shift pedestrian lane east 12' to create wider landscape edge between Seasons.
- New street trees (Marshall Ash) with shrub (native rose) understory to screen Seasons building and define edge.
- Add street lights (5) along east side of lane to unify with Transit Center.
- New mini-plaza at terminus and intersection with pedestrian mall to resolve circulation.
- Focal plantings to accentuate space and draw attention and direct foot traffic.
- New kiosk and way-finding signage to clarify circulation.
- Native grass / wildflower meadow between shifter lane and lot 61.
- Re-grade east edge to allow flat areas for placement of special event booths / tents.

Area 2:

- New, wider (12' vs. 10') concrete walk for pedestrian mall, with bump-outs for seating and site furnishings.
- Re-grade lawn space facing Avon Center to resolve drainage and serve as interim green space along mall, useable for special events.
- Pervious path / walkway from pedestrian mall to access restaurants, with low boulder seat wall at edge to accommodate grade transitions.
- New coordinated steel fence around restaurant patios, with 'soft' gate openings to pathway and lawn.
- Re-configured and expanded restaurant patios, with art and low focal plantings in-between for spatial definition and separation.
- New locations for lights, public art, benches and trash receptacles.
- Focal landscape plantings for visual interest / character and draw attention to restaurant and area.

Area 3:

- Remove existing transit circle and create 12' wide pull-out lane along road with (4) spaces for pick up / drop-off.
- New 12' wide concrete sidewalk along pull-out lane with (3) new lights.
- New mini-plaza with fire pit, art, and signage as visual icons and landmarks to announce and draw visibility to pedestrian mall entrance from Avon Rd.
- Remove existing dense trees and landscaping near existing mall entrance to increase visibility into space.
- Re-grade mounded landscape areas to become flat lawn panels and extend toward roadway to become large new soft 'events lawn' in W. Town Center.
- Remove 10' walkway to Avon Center through lawn space, create 6' wide path at eastern edge of new events lawn.
- Re-align pedestrian mall to increase visual connection to street alignment and roundabout from Avon Rd.
- New semi-circular plaza at mall terminus, oriented to new events lawn with seating and to serve as location for temporary stage with views of Beaver Creek / Bald Spot in distant background.
- New small ornamental 'Shubert Choke cherry trees' to create backdrop for stage area, and frame entrance to Mall and unify with Transit Center (same trees).



Site Plan: Concept C1



July 19, 2011 Planning & Zoning Commission Mtg.

Mall Improvements - East End & Lettuce Shed Lane



White River Center / Slifer Building

SUMMARY:

Area 1:

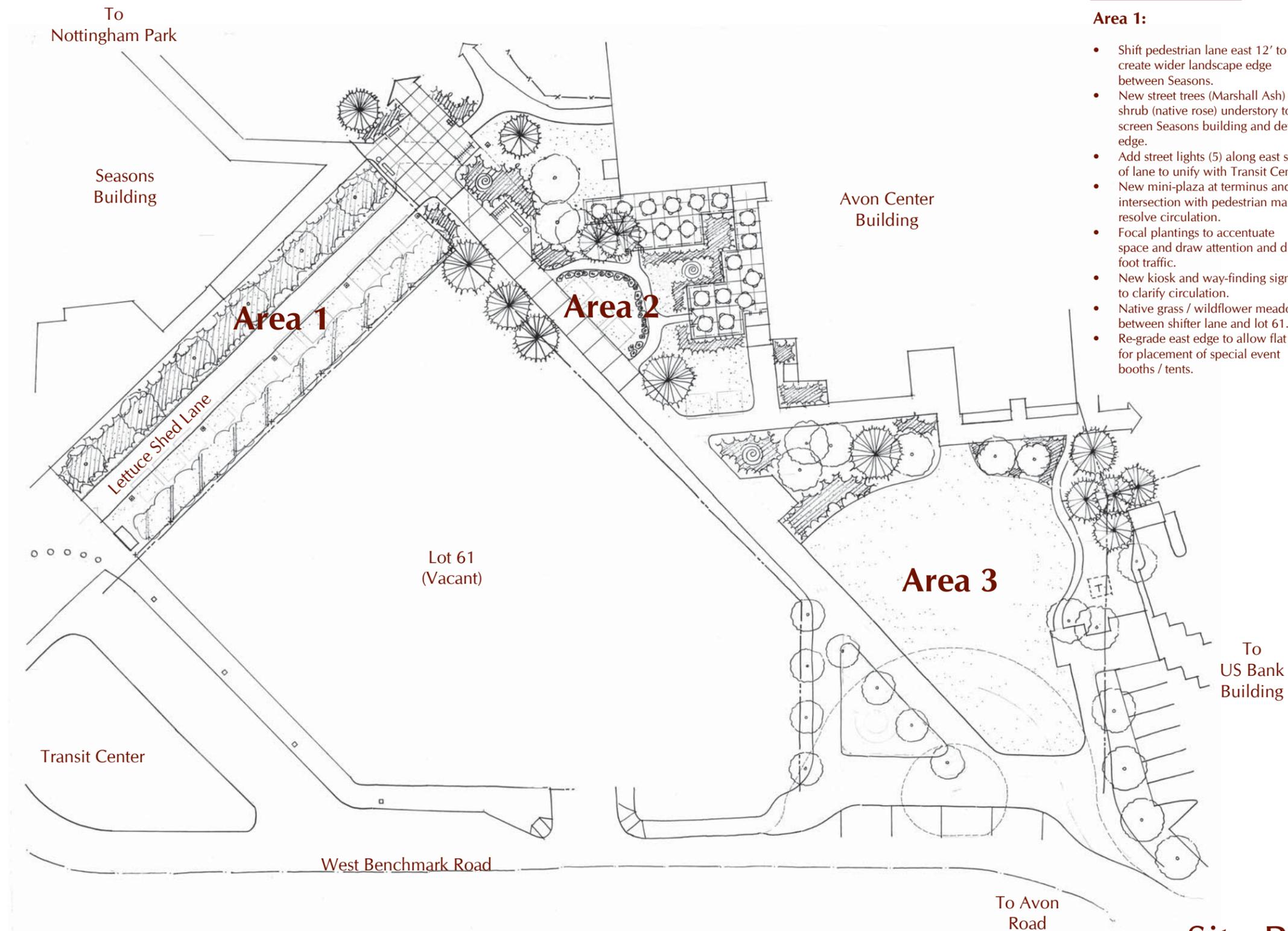
- Shift pedestrian lane east 12' to create wider landscape edge between Seasons.
- New street trees (Marshall Ash) with shrub (native rose) understory to screen Seasons building and define edge.
- Add street lights (5) along east side of lane to unify with Transit Center.
- New mini-plaza at terminus and intersection with pedestrian mall to resolve circulation.
- Focal plantings to accentuate space and draw attention and direct foot traffic.
- New kiosk and way-finding signage to clarify circulation.
- Native grass / wildflower meadow between shifter lane and lot 61.
- Re-grade east edge to allow flat areas for placement of special event booths / tents.

Area 2:

- New, wider (12' vs. 10') concrete walk for pedestrian mall, with bump-outs for seating and site furnishings.
- Re-grade lawn space facing Avon Center to resolve drainage and serve as interim green space along mall, useable for special events.
- Pervious path / walkway from pedestrian mall to access restaurants, with low boulder seat wall at edge to accommodate grade transitions.
- New coordinated steel fence around restaurant patios, with 'soft' gate openings to pathway and lawn.
- Re-configured and expanded restaurant patios, with art and low focal plantings in-between for spatial definition and separation.
- New locations for lights, public art, benches and trash receptacles.
- Focal landscape plantings for visual interest / character and draw attention to restaurant and area.

Area 3:

- Remove existing transit circle.
- Create 12' wide pull-out lane along West Benchmark Rd, with (4) spaces for pick up / drop-off.
- New 20' wide concrete sidewalk along pull-out lane with (3) new lights.
- New mini-plaza with fire pit, art, and signage as visual icons and landmarks to announce and draw visibility to pedestrian mall entrance from Avon Rd.
- Remove existing dense trees and landscaping near existing mall entrance to increase visibility into space.
- Re-grade mounded landscape areas to become flat lawn panels and extend toward roadway to become large new soft 'events lawn' in W. Town Center.
- Remove 10' walkway to Avon Center through lawn space, create 6' wide path at eastern edge of new events lawn.
- Re-align pedestrian mall to increase visual connection to street alignment and roundabout from Avon Rd.
- New triangular shaped soft plaza with 'Y' bifurcated walkways at mall terminus.
- New small ornamental 'Shubert Choke cherry trees' to create backdrop for events lawn and frame entrance to Mall.
- New locations for lights, public art, benches and trash receptacles.



Site Plan: Concept C2



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Mall Improvements - East End & Lettuce Shed Lane



White River Center
/ Slifer Building