



# 5<sup>th</sup> Avenue Streetscape Concepts

Final Conceptual Design

August 11, 2020



**COMMUNITY  
SOLUTIONS  
GROUP**

WE ARE EXCITED TO BE HERE!



GAI'S COMMUNITY PLANNING + DESIGN STUDIO  
Economics, Urban Planning, Landscape Architecture



# Holistic Community Planning and Design Practice

## Planning to Policy

## Concept to Construction



# Our Assignment: 5<sup>th</sup> Avenue Streetscape and Sugden Plaza Concept Design



# Our Assignment: “Polish the Gem”

## 5<sup>th</sup> Avenue Streetscape and Sugden Plaza Concept Design

- 1. Materials:** *landscape, hardscape, site furnishings, lighting, signage, art, etc.*
- 2. Programming and Use Areas:** *walking, biking, dining, retailing, planting, curbside management, parking, etc.*
- 3. Technical Solutions:** *ADA accessibility, FEMA +1, lighting, rideshare drop-off, etc.*
- 4. Maintenance & Operations:** *landscape planters, seasonal lighting, events, security, management coordination, etc.*



# Schedule

**Step 1 - Oct 14-15:**  
**Listening and Learning**  
Staff, steering committee & public meetings Oct 14;  
Public Walking Tour, 9AM-11AM Oct, 15.

**Step 2 - Oct 28: Review & Focus with CRAAB**

*Present findings, confirm goals and initial direction*

**Step 3 - Dec 2: Draft Conceptual Designs**  
*Present initial concepts to CRA Board; prototype plans, sections and proposed materials.*

*Draft cost magnitudes.*

**Step 4 - Mar 2: Deliver Final Concepts** *Present to CRA Board, including order of magnitude costs, final report due by end of February 2020.*



# Public Engagement

WALKING AUDIT 10-15-2019



PUBLIC MEETING 10-14-2019



PUBLIC MEETING 10-28-2019

# Design Topics from the Plan:

- Identify gateways and sub-area definition
- Recommend sidewalk area spatial allocation to balance needs
- Unify hardscape materials, intersections and ADA treatments
- Simplify landscape materials for comfort, beauty and maintenance
- Enhancing and engaging Sugden Plaza as a more active place
- Provide input on lighting, site furnishings and other observed issues



**COMMUNITY  
SOLUTIONS  
GROUP**

**PROPOSED:  
CORRIDOR OVERVIEW:  
Defined Gateways and Subareas**





# Spatial Allocation: Balancing Walking, Shopping, Dining & Planting



**COMMUNITY  
SOLUTIONS  
GROUP**

# TYPICAL SIDEWALK: EXISTING CONDITION, 8' Walking Zone



# TYPICAL SIDEWALK: PROPOSED, 8' Walking Zone



# DINING SPACE: EXISTING CONDITION: Dining with Planting



8'

5.5'

4'

2'

9'

# DINING SPACE: PROPOSED: Dining with Planting



8'

8'

1.5'

2'

9'

# DINING SPACE: PROPOSED



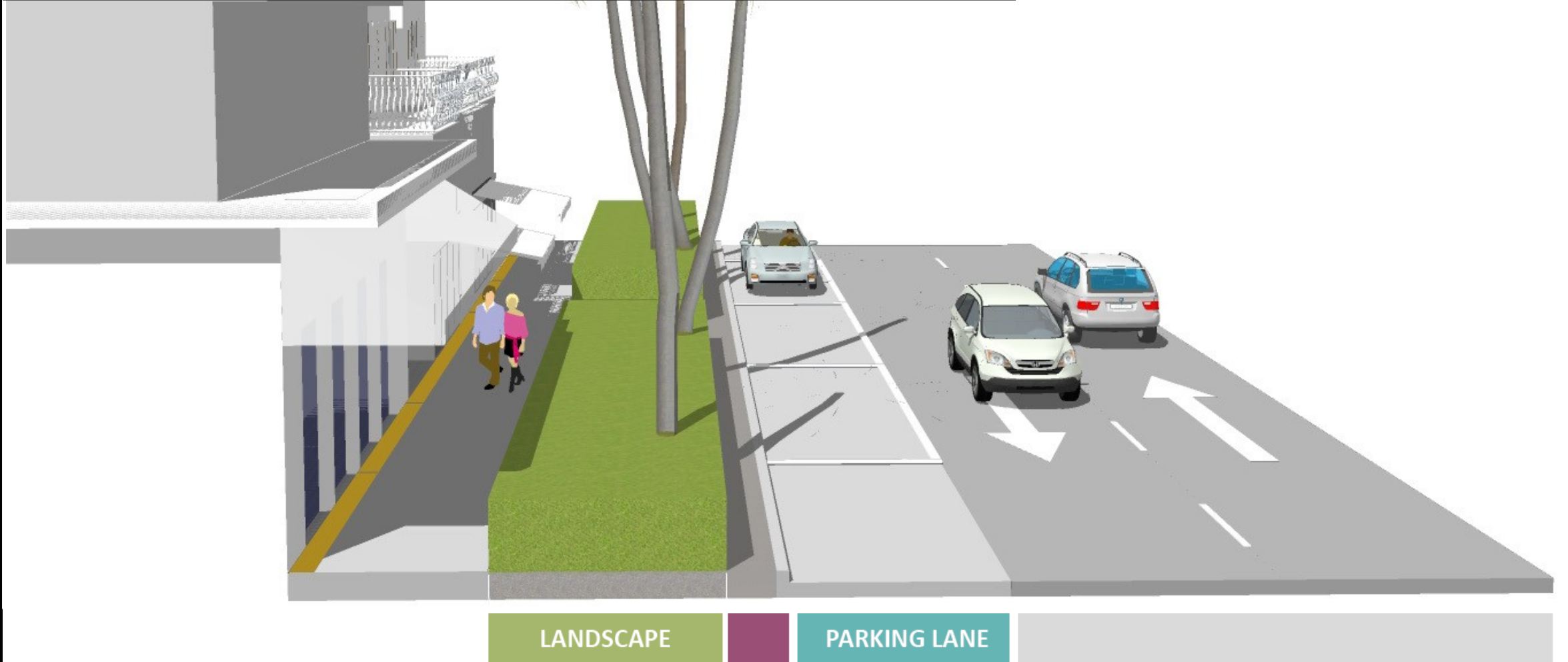
**PROPOSED:**

**SHADE CANOPY OVERVIEW: Strong Input: More Shade! (increasing the pattern of canopy trees in conjunction with palms as a rhythm.**



# SHADE:

**EXISTING CONDITION:** Several long stretches of 'palms only', very hot on North side of street





**PROPOSED:  
TREE ISLANDS and other opportunities to 'infill'  
some areas with more periodic canopy trees**



CANOPY TREE

# Design & Materiality



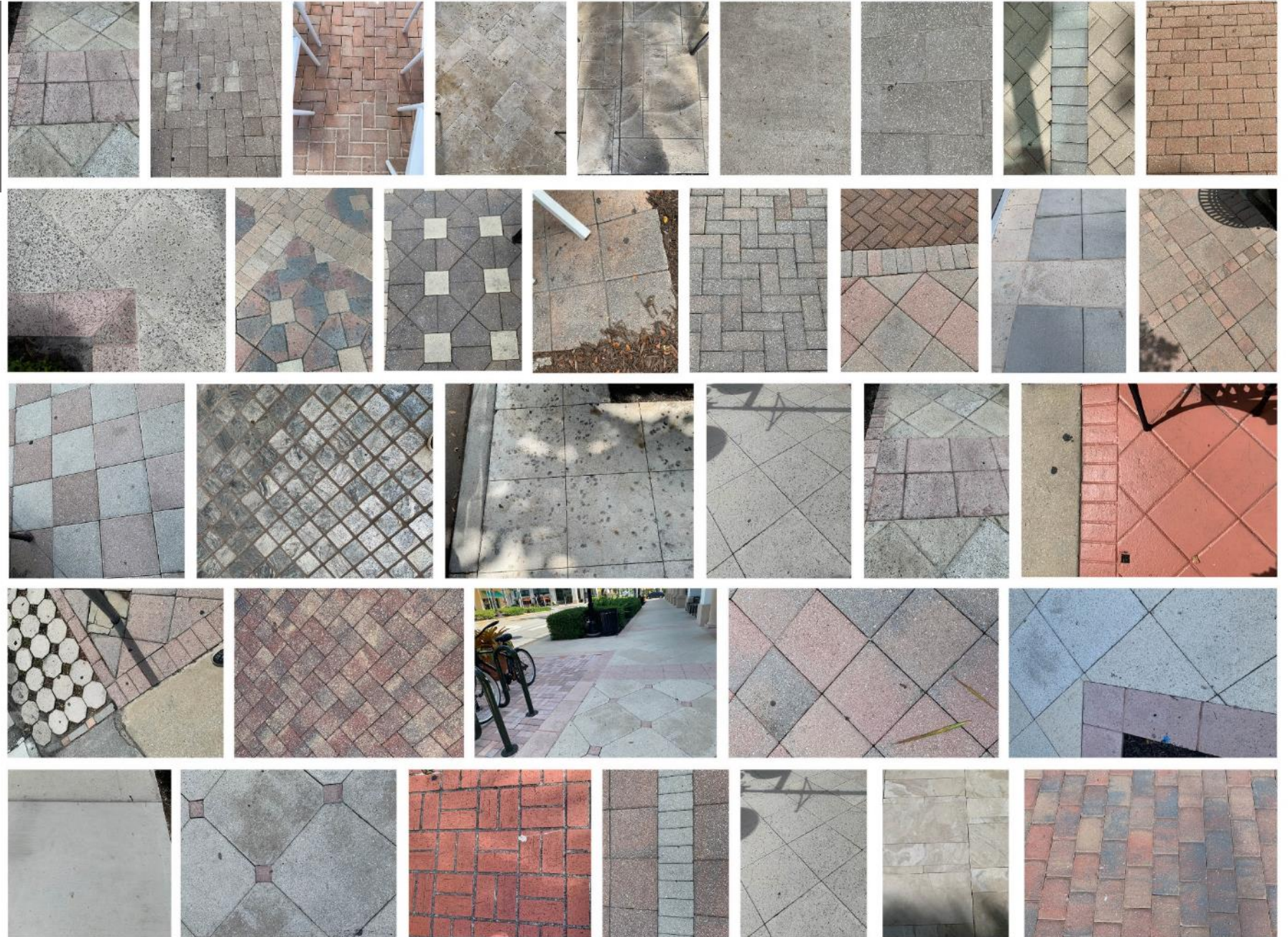
**COMMUNITY  
SOLUTIONS  
GROUP**

# PAVING MATERIALS: EXISTING

Numerous materials.

Highly Varied:

- Visual Appearance
- Types of Materials
- Quality of Material
- Construction / Durability
- Maintenance / Upkeep
- Existing Age / Wear & Tear



# PAVING MATERIALS: EXISTING

STEP STRIPS &  
CONNECTION TO  
SIDEWALK ARE  
INCONSISTENT

INCONSISTENT  
CROSSWALK  
TREATMENTS,  
OFTEN ON EACH  
SIDE OF A GIVEN  
CROSSING!

ADA  
COMPLIANCE &  
UNIFORMITY



# HARDSCAPE PALETTE

## A SIDEWALK 24X24 PAVER

Manuf.: DC Kerchoff  
Type: Cast Stone Paver  
Color: Rico  
Finish: Acid Wash



## B DINING AREA 24X24 PAVER

Manuf.: DC Kerchoff  
Type: Cast Stone Paver  
Color: Aruba  
Finish: Acid Wash



## C ACCENT BANDS 12X12 PAVER

Manuf.: DC Kerchoff  
Type: Cast Stone Paver  
Color: Aruba  
Finish: Regular



## D LANDING ZONES

Manuf.: Unilock  
Type: Optilock Ped. Paver  
Color: Natural  
Finish: Standard  
Laying Pattern: A



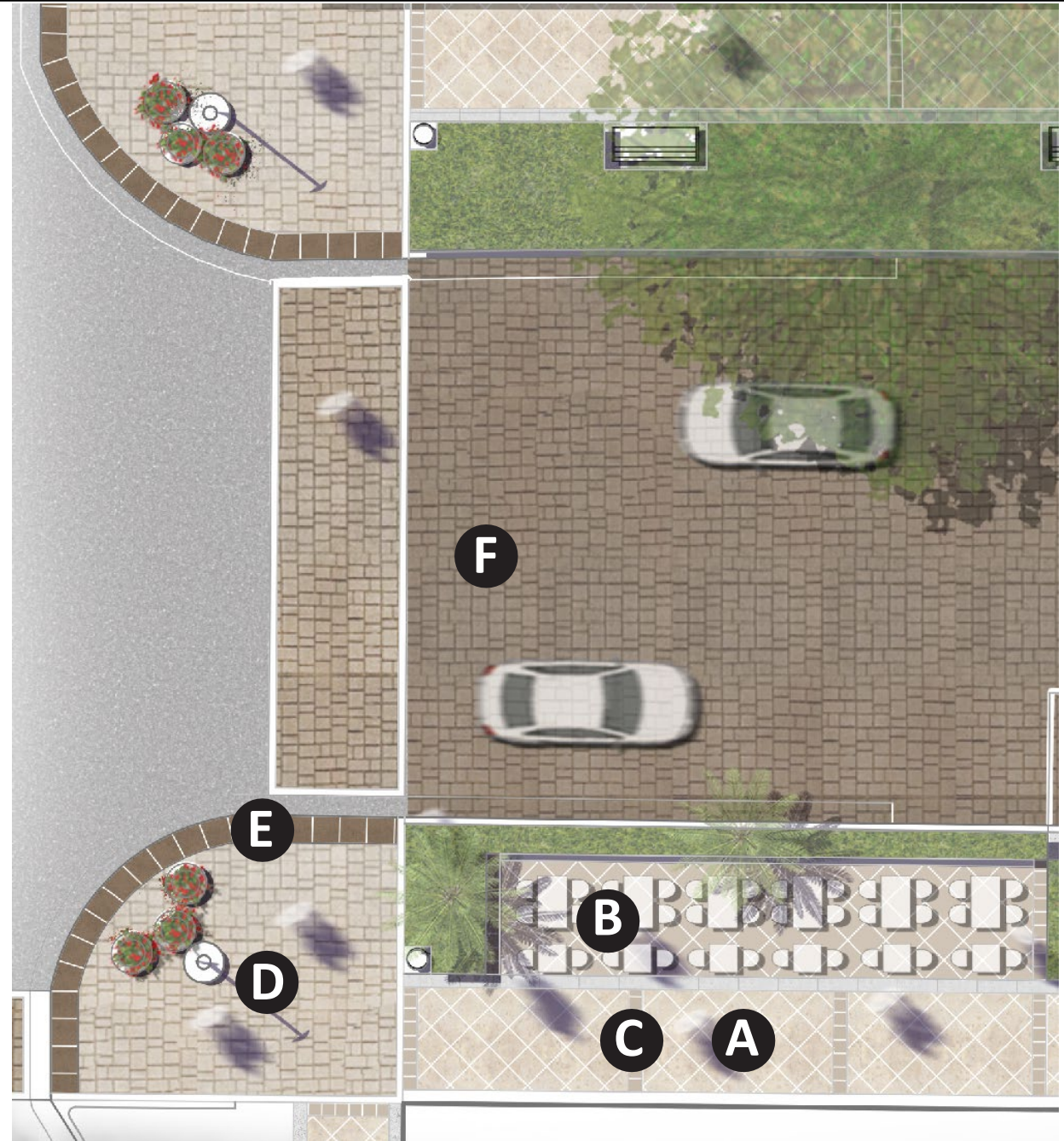
## E DETECTABLE WARNING 24X24 PAVER

Manuf.: Tectura  
Type: ADA Conc. Paver  
Color: ADA-50  
ADA Pattern: ADA-2



## F VEHICULAR PAVEMENT

Manuf.: Unilock  
Type: Optilock Veh. Paver  
Color: -  
Finish: Standard  
Laying Pattern: A



# PROPOSED: 8TH ST

ELIMINATED PED  
CONNECTION AT  
TURN LANE  
RELOCATED BENCHES

ALIGNED CONNECTION

8TH ST

SPECIAL PAVING

IMPROVEMENTS  
CONTINUE  
TO 9TH STREET

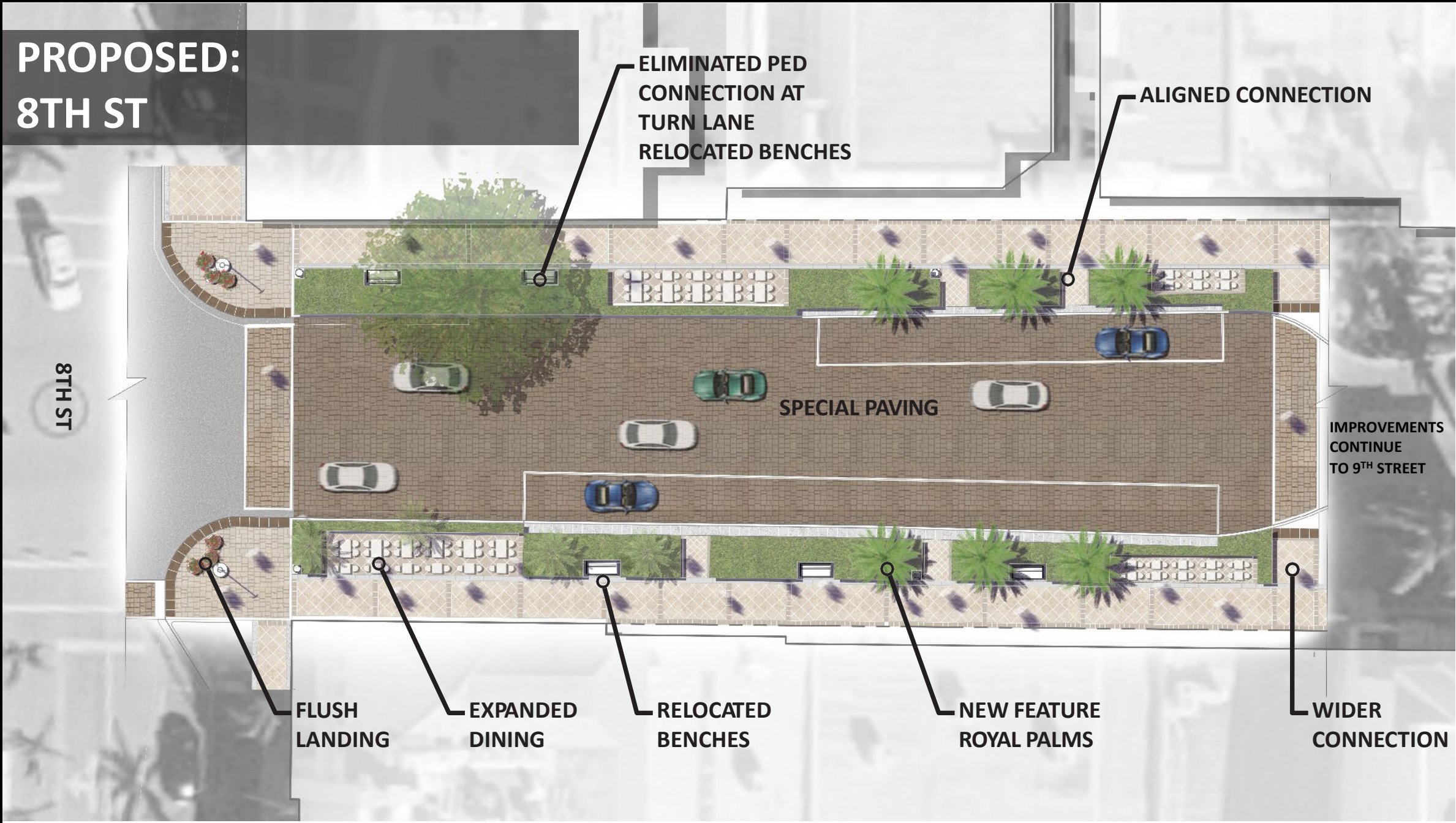
FLUSH  
LANDING

EXPANDED  
DINING

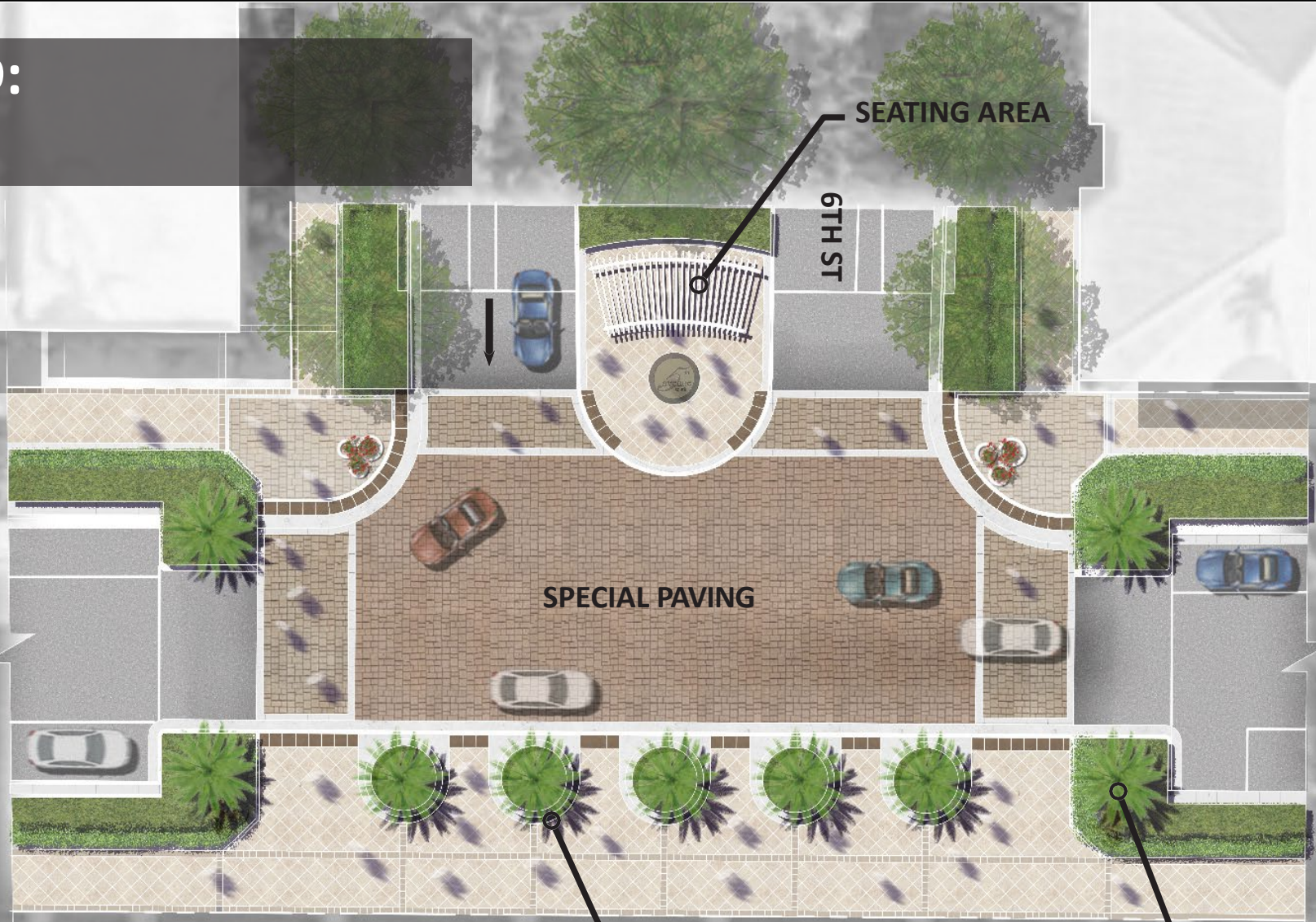
RELOCATED  
BENCHES

NEW FEATURE  
ROYAL PALMS

WIDER  
CONNECTION



**PROPOSED:  
6TH ST**



**SEATING AREA**

**6TH ST**

**SPECIAL PAVING**

**ROUND  
SEATWALLS**

**NEW BUMP-OUTS W/  
ROYAL PALMS**

# PROPOSED: 4TH ST

ADD STEPS  
W/ RAILING

RELOCATED  
BENCHES

4TH ST

NEW ANCHOR  
FEATURE PALMS

FLUSH LANDING

NEW TREE BUMP-OUT  
WITH CANOPY TREE

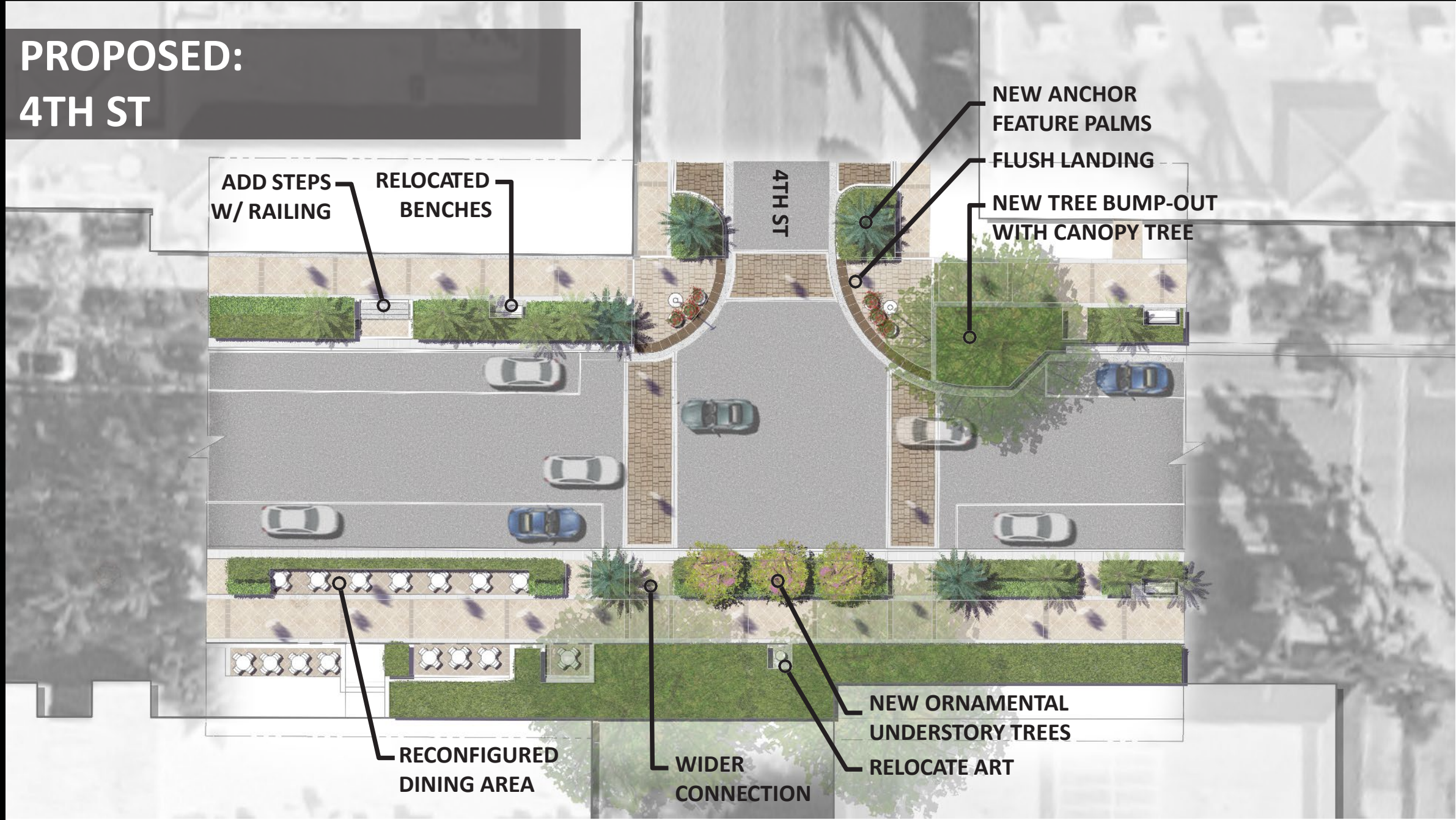
RECONFIGURED  
DINING AREA

RECONFIGURED  
DINING AREA

WIDER  
CONNECTION

NEW ORNAMENTAL  
UNDERSTORY TREES

RELOCATE ART





# TYPICAL CROSSING: FLUSH LANDING

## **A** PRE-CAST LANDSCAPE POTS



Manufacturer: QCP  
Model: QR-CE3012P  
QR-CE3030P  
QR-CE3036P  
Color: Latte



# TYPICAL SEATWALLS: MATERIALS

## A CAST STONE CAP



Manuf.: DC Kerchoff  
Type: Cast Stone Cap  
w/ Flat Top  
Color: Rico  
Finish: Smooth Texture

## B WALL FINISH



INTEGRAL COLOR STUCCO  
W/ SAND FINISH  
Color: Buff

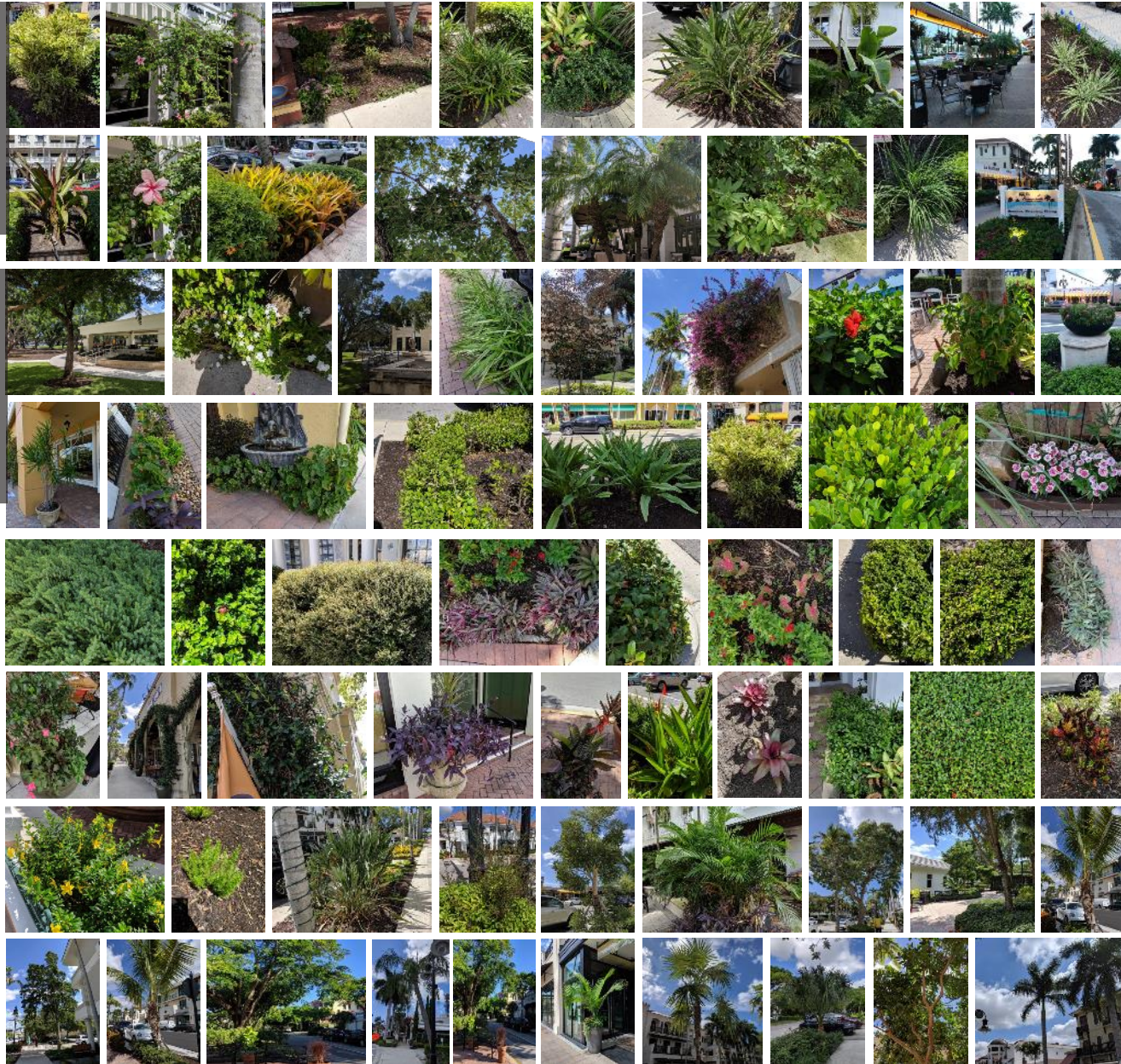


A WALL CAP

B WALL FINISH

# LANDSCAPE PALETTE: EXISTING

Nearly 100 observed  
plant species.  
Consider visual and  
character continuity as  
well as maintenance



## SHRUBS/GROUNDCOVERS

1	Juniperus conferta	Blue pacific juniper
2	Chrysobalanus icaco 'Red Tip'	Red tip cocoplum
3	Ixora spp.	Ixora
4	Bougainvillea 'Helen Johnson'	Helen Johnson Bougainvillea
5	Rhaphiolepis indica	Indian Hawthorn
6	Ficus benjamina	Ficus bush
7	Dianella caerulea	Blueberry Flax Lily
8	Solanum laxum	Potato vine
9	Tradescantia pallida	Purple heart
10	Jasminum multiflorum	Downy Jasmine
11	Pentas lanceolata	Pentas
12	Vinca spp.	Periwinkle
13	Bromeliads	Bromeliads
14	Rose sp.	Rose
15	Podocarpus macrophylla	Podocarpus
16	Euphorbia milii	Crown of thorns
17	Plumeria spp.	Frangipani
18	Costus woodsonii	Red bultion ginger
19	Mandevilla laxa	Mandevilla vine/ chilean jasmine
20	Bougainvillea spp	Bougainvillea
21	Lantana camara 'Gold Mound'	Lantana Gold Mound
22	Heliconia acuminata	False bird of paradise
23	Caladium bicolor	Angel wings
24	Ficus sp.	Ficus
25	Phymatosorus scolopendria	Monarch fern
26	Liriope muscari	Lily turf
27	Philodendron xanadu	Philodendron xanadu
28	Strobilanthes dyeriana	Purple perian shield
29	Kalanchoe tomentosa	Panda plant
30	Schefflera arborescens 'Variegata'	Variegated Dwarf Umbrella Plant
31	Crinum augustum 'Queen Emma'	Queen Emma lily
32	Ficus microcarpa 'Green Island'	Green Island ficus
33	Hamelia patens 'compacta'	Dwarf firebush
34	Asparagus aethiopicus	Asparagus fern
35	Melaleuca viminalis	Bottlebrush tree
36	Ixora Taiwanensis	Dwarf ixora
37	Strelitzia reginae	Orange bird of paradise
38	Asparagus densiflorus 'Myers'	Foxtail fern
39	Ruellia simplex	Mexican petunia
40	Tradescantia zebrina	Inch Plant
41	Strelitzia nicotai	White bird of paradise
42	Schefflera arborescens	Green arboricola
43	Codiaeum variegatum 'Petra'	Croton 'Petra'
44	Ficus lyrata	Fiddle-leaf fig tree
45	Crossandra infundibuliformis	Crossandra
46	Buxus microphylla	Boxwood
47	Sedum sp.	Sedum
48	Cordyline fruticosa	Ti Plant
49	Jatropha integririma	Peregrina
50	Ilex vomitoria 'Nana'	Dwarf yopoun holly
51	Ligustrum lucidum	Glossy Privet tree
52	Aechmea blanchetiana	Bromeliad
53	Hibiscus rosa-sinensis	Chinese hibiscus
54	Hibiscus mutabilis	Confederate rose
55	Allamanda cathartica	Golden trumpet flower
56	Trachelospermum jasminoides	Confederate jasmine
57	Impatiens hawkeri	New guinea impatiens
58	Tripsacum floridanum	Dwarf Fakahatchee Grass
59	Clusia rosea 'Nana'	Dwarf clusia
60	Carissa macrocarpa	Natal plum
61	Crinum asiaticum	White crinum

## PALMS

62	Roystonia regia	Royal palm
63	Livistona chinensis	Chinese fan palm
64	Syagrus romanzoffiana	Queen palm
65	Trinax radiata	Thatch palm
66	Phycosperma macarthurii	Macarthur palm
67	Archontophoenix alexandrae	Alexander Palm
68	Phoenix roebelenii	Pygmy date palm
69	Adonidia merrillii	Christmas palm
70	Dypsis decaryi	Triangle palm
71	Cocos nucifera	Coconut palm
72	Sabal palmetto	Cabbage palm
73	Dypsis lutescens	Areca palm
74	Phoenix dactylifera	Meditol date palm
75	Rhapis excelsa	Lady Palm

## SHADE TREES

76	Sweetgum mahagoni	Mahogany
77	Quercus virginiana	Live oak
78	Delonix regia	Poinciana
79	Tabebuia caraiba	Silver trumpet
80	Bucida buceras	Shady lady olive

## SMALL TREES

81	Cupressus sempervirens	Italian cypress
82	Cordia sebestena	Geiger
83	Ligustrum lucidum	Glossy Privet
84	Chrysobalanus icaco	Green cocoplum
85	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle

# LANDSCAPE PALETTE: PROPOSED

40 recommended plant species.

Strengthened visual & character continuity as well as simplified maintenance



## SHADE/CANOPY TREES

- |                      |          |
|----------------------|----------|
| 1 Swietenia mahagoni | Mahogany |
| 2 Quercus virginiana | Live oak |

## PALM TREES

- |                            |                   |
|----------------------------|-------------------|
| 3 Phoenix dactylifera      | Medjool Date Palm |
| 4 Roystonea regia          | Royal Palm        |
| 5 Coco nucifera            | Coconut Palm      |
| 6 Ptychosperma macarthurii | Macarthur Palm    |

## FLOWERING TREES

- |                   |                 |
|-------------------|-----------------|
| 7 Tabebuia cariba | Silver Trumpet  |
| 8 Delonix regia   | Royal Poinciana |

## SHRUBS

- |                                     |                     |
|-------------------------------------|---------------------|
| 9 Podocarpus macrophylla            | Podocarpus          |
| 10 Ficus microcarpa 'Green Island'  | Green Island Ficus  |
| 11 Clusia rosea 'Nana'              | Dwarf Clusia        |
| 12 Ilex vomitoria 'Nana'            | Dwarf Yaupon Holly  |
| 13 Rhapsiolepis indica              | Indian Hawthorn     |
| 14 Carissa macrocarpa 'Natal Plum'  | Natal Plum          |
| 15 Chrysobalanus icaco 'Red Tip'    | Red Tip Cocoplum    |
| 16 Hamelia patens 'Compacta'        | Dwarf Firebush      |
| 17 Ixora maui                       | Dwarf Ixora         |
| 18 Schefflera arboricola 'Trinette' | Trinette Schefflera |
| 19 Bougainvillea 'Helen Johnson'    | Dwarf Bougainvillea |
| 20 Plumbago auriculata              | Plumbago            |
| 21 Gardenia jasminoides 'Radicans'  | Dwarf Gardenia      |
| 22 Nephrolepis biserrata            | Macho Fern          |
| 23 Asparagus densiflora 'Myers'     | Foxtail Fern        |

## GROUNDCOVER

- |                              |                  |
|------------------------------|------------------|
| 24 Trachelospermum asiaticum | Asiatic Jasmine  |
| 25 Archis glabrata 'Ecoturf' | Perennial Peanut |
| 26 Juniperus 'Parsonii'      | Parsons Juniper  |
| 27 Liriope muscari           | Liriope          |
| 28 Dianella tasmanica        | Flax Lily        |
| 29 Evolvulus glomeratus      | Blue Daze        |
| 30 Mimosa strigillosa        | Sunshine Mimosa  |

## COLOR/ACCENTS

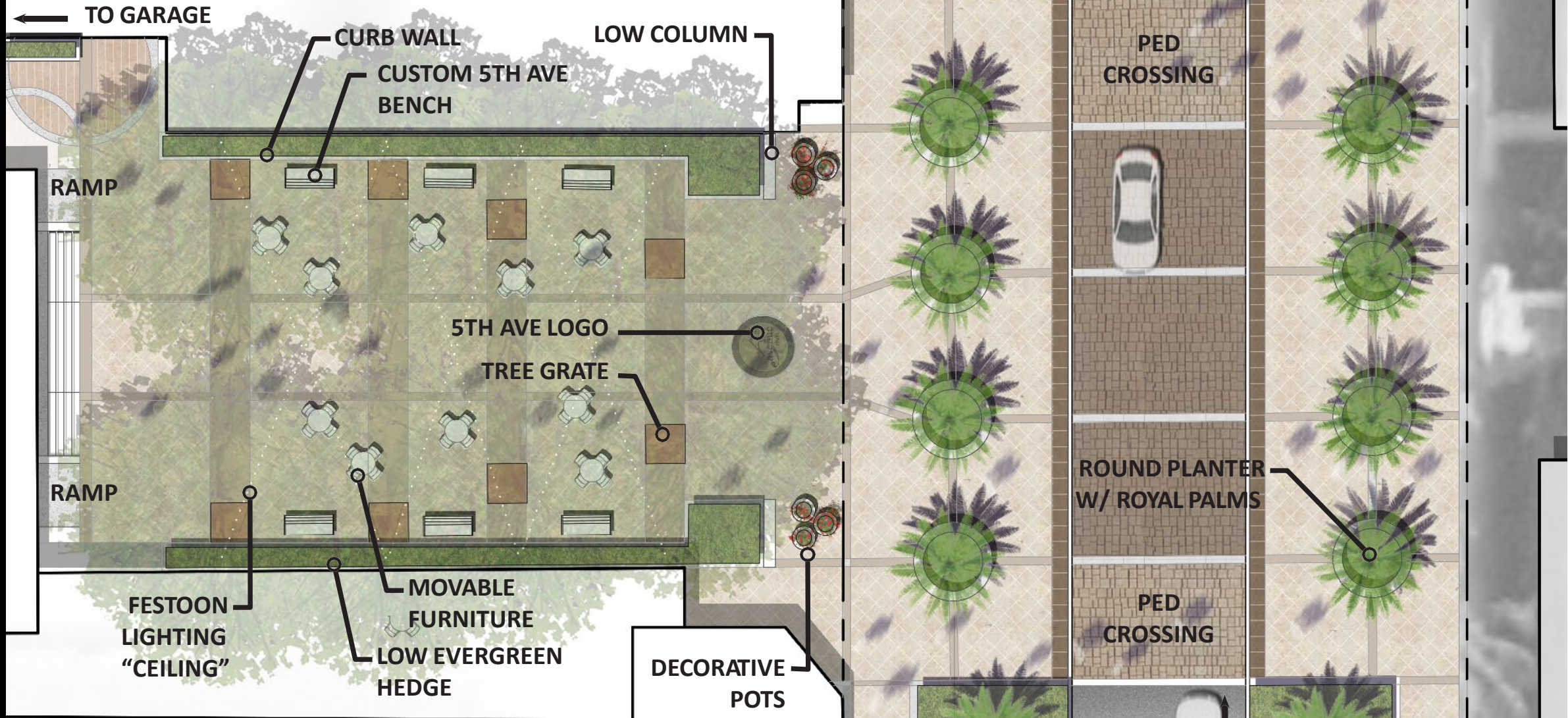
- |                                 |                        |
|---------------------------------|------------------------|
| 31 Muhlenbergia capillaris      | Pink Muhly Grass       |
| 32 Pennisetum setaceum 'Rubrum' | Red Fountain Grass     |
| 33 Pennisetum setaceum 'Alba'   | White Fountain         |
| 34 Heliconia spp.               | False Bird of Paradise |
| 35 Canna generalis              | Canna Lily             |
| 36 Alpinia zerumbet 'Variegata' | Variegated Ginger      |
| 37 Cordyline spp.               | Ti Plant/Red Sister    |
| 38 Agapanthus africanus         | Lily of the Nile       |
| 39 Codiaeum variegatum var.     | Crotons                |
| 40 Hibiscus rosa-sinensis       | Hibiscus var.          |

# Sugden Plaza Design

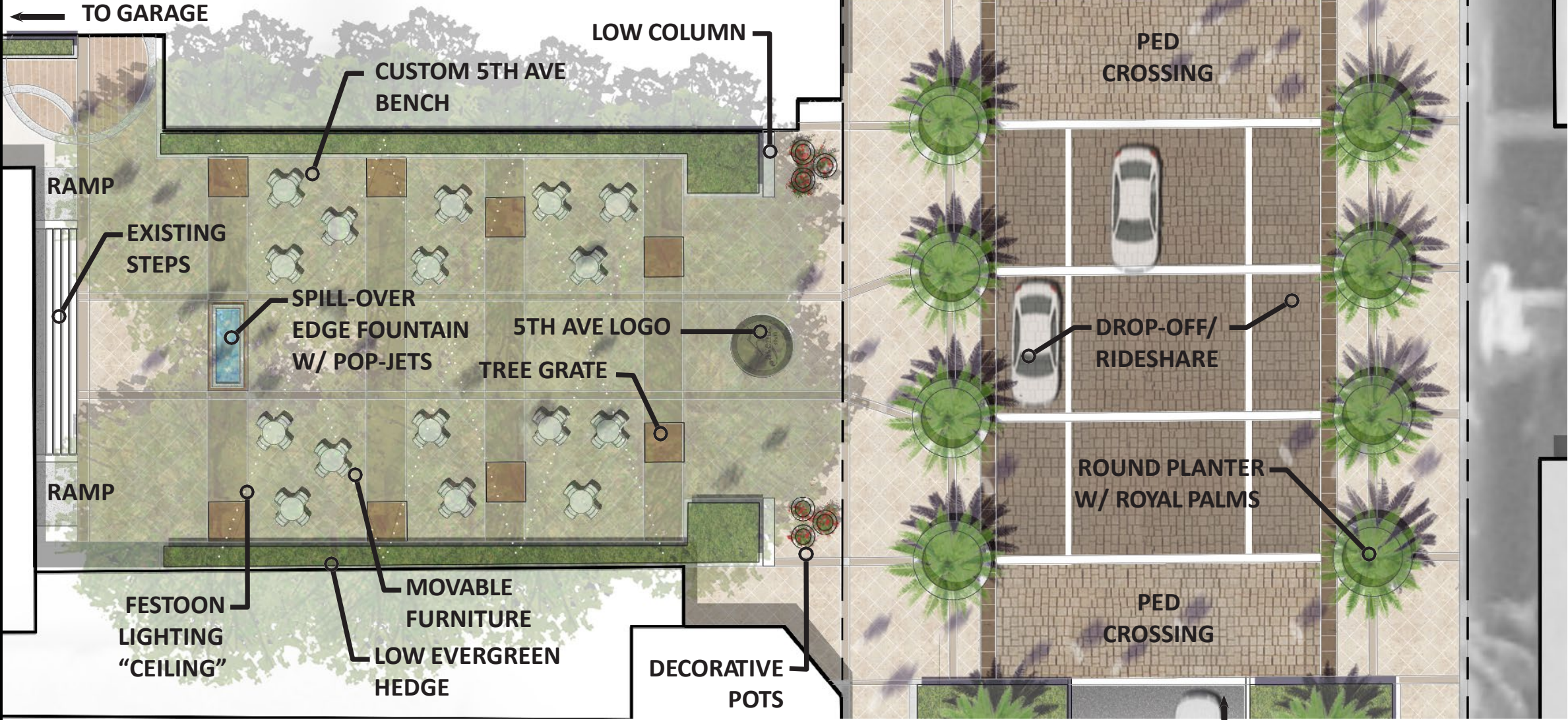


**COMMUNITY  
SOLUTIONS  
GROUP**

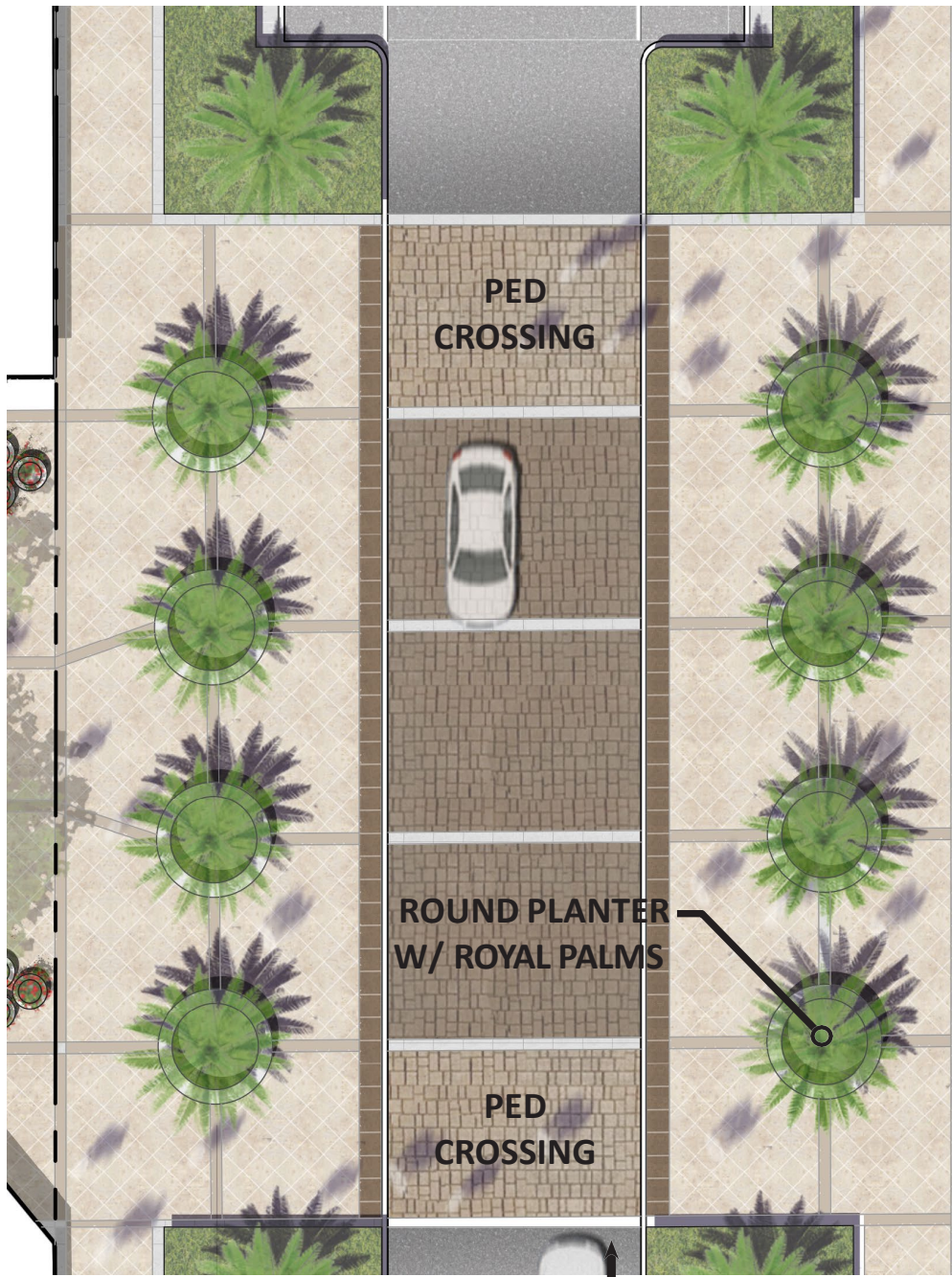
# PROPOSED: CONCEPT A



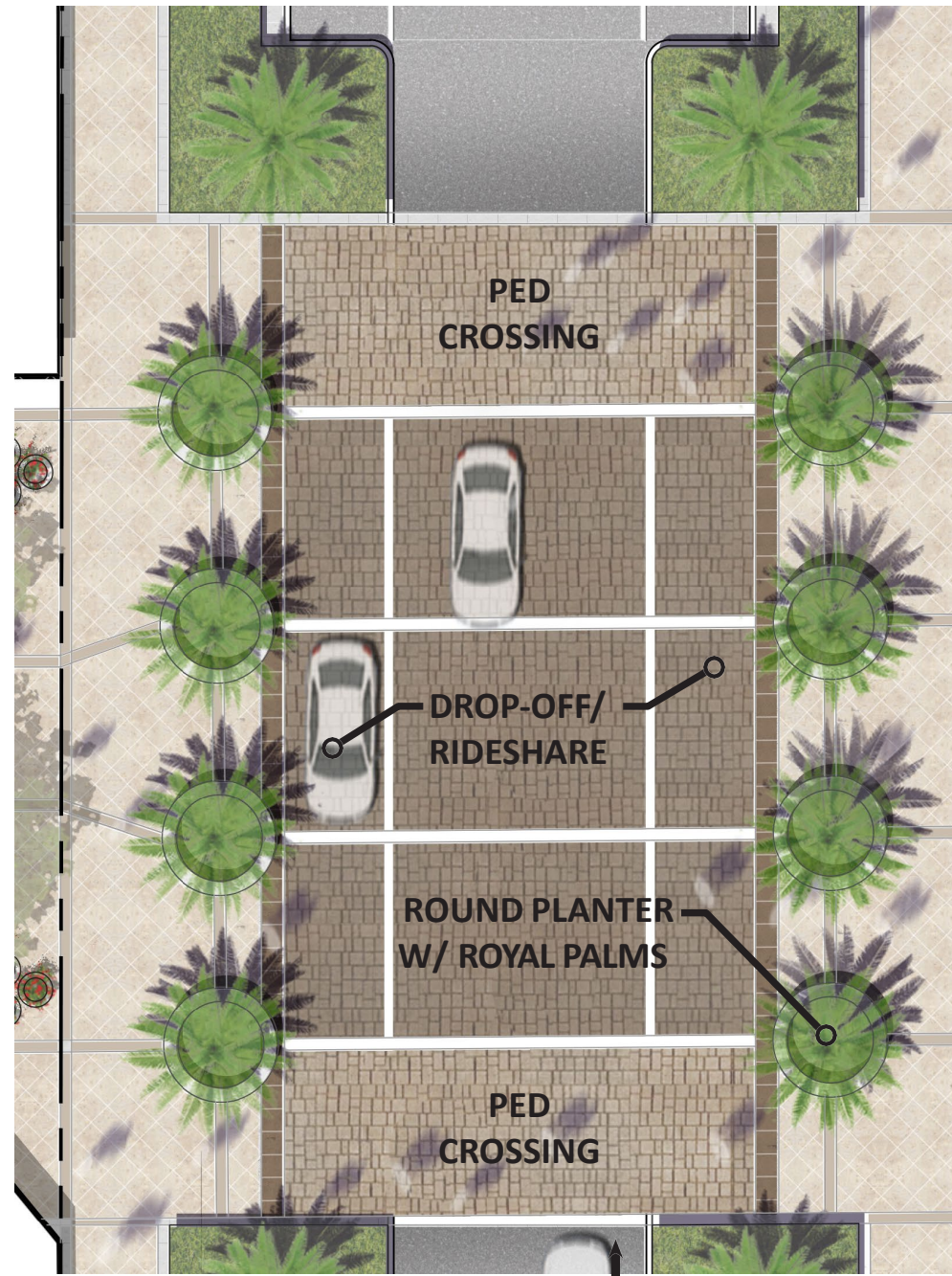
# PROPOSED: CONCEPT B



**A**



**B**





# PROPOSED: CONCEPT B

WALL MURAL

LARGE PLANTERS  
"ANGEL WING"  
CANOPY

STEPPED  
SEATING

ROYAL PALMS

RAMP

GARAGE

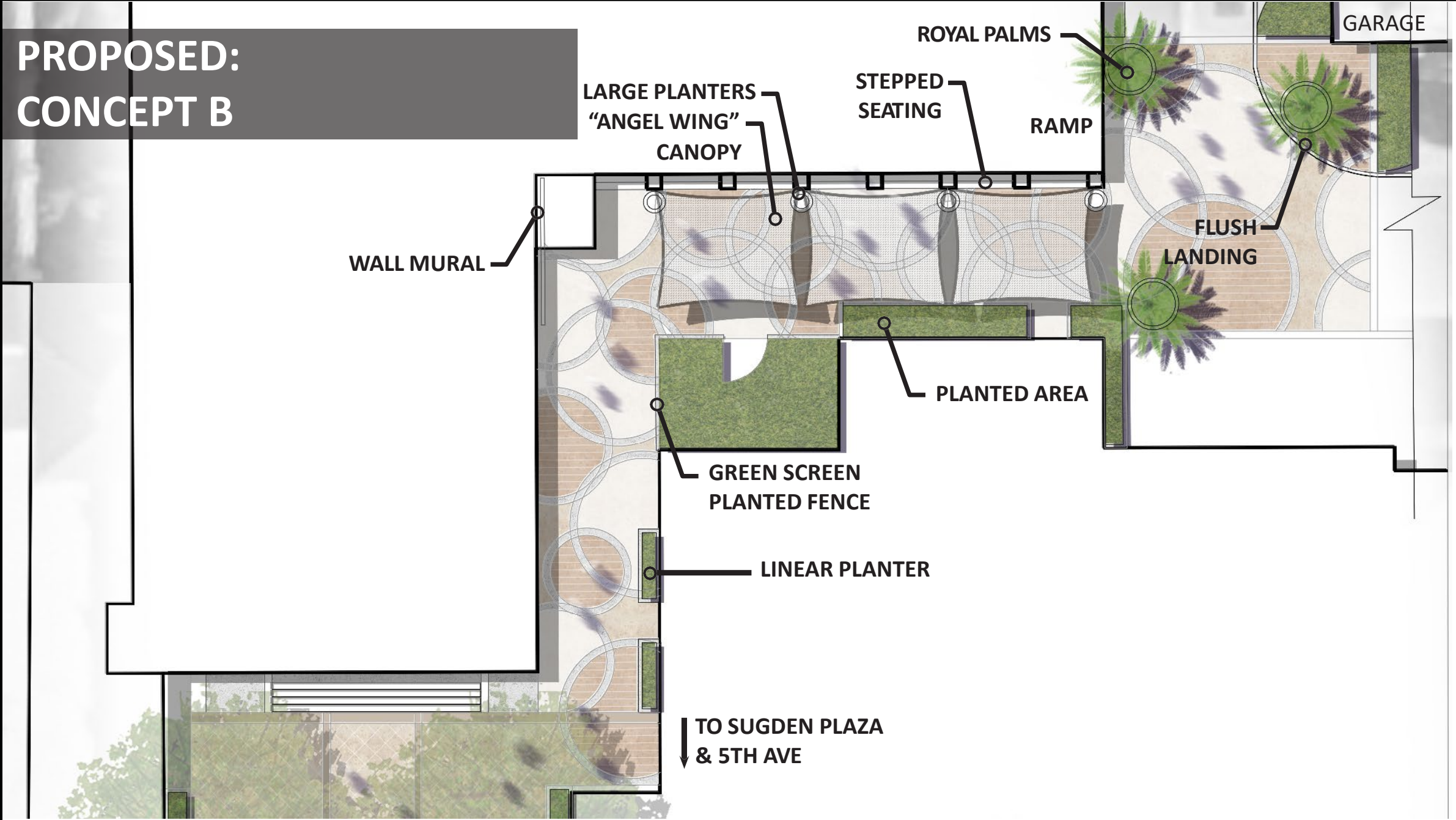
FLUSH  
LANDING

PLANTED AREA

GREEN SCREEN  
PLANTED FENCE

LINEAR PLANTER

TO SUGDEN PLAZA  
& 5TH AVE



# SUGDEN PLAZA: PROPOSED



# SUGDEN PLAZA: PROPOSED



# SUGDEN PLAZA: PROPOSED



# Our Assignment: “Moving Forward”

## 5<sup>th</sup> Avenue Streetscape and Sugden Plaza Concept Design

### 1. Concept Approved on March 2, 2020 with Minor Comments:

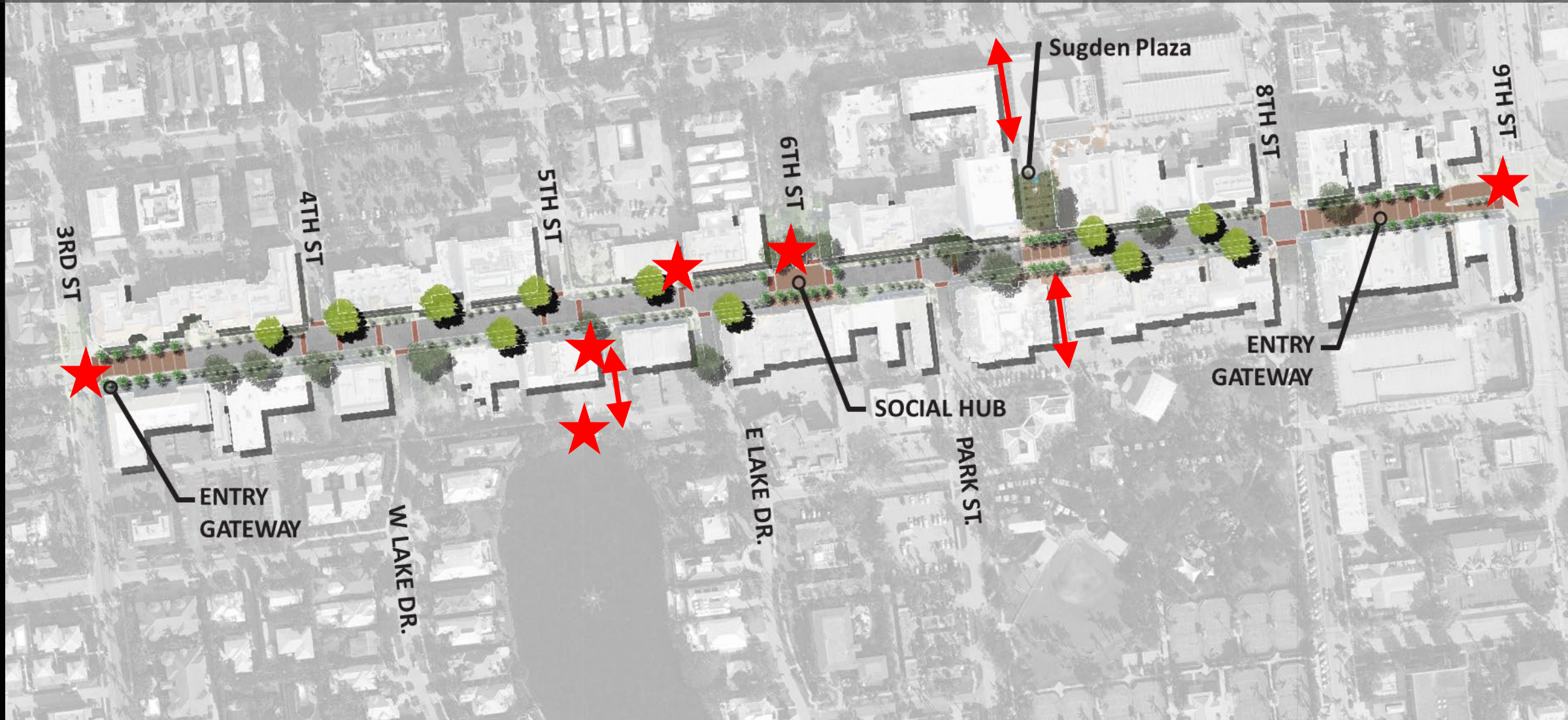
- *Sidewalk to remain 8' in width*
- *Alternatives for speed tables due to concern over tire noise*
- *No designated performance space at 6<sup>th</sup> Street S. intersection*

### 2. Additional Scope Requested by City:

- *Further refinement of entrance features at 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> Streets*
- *Include design for pedestrian connections and mini-parks including Merrihue Park, Menefee Park, 4<sup>th</sup> Ave. connection to Sugden Theatre, the Cultural Corridor between 5<sup>th</sup> Ave. and Cambier Park*
- *ROM comparison of existing impervious area to proposed in corridor concept*
- *Additional Review by DRB and CRAAB*
- *Additional public comment*

# Specific Addition Design Locations:

entrance features at 3rd, 6th and 9th Streets, pedestrian connections and mini-parks including Merrihue Park, Menefee Park, 4th Ave. connection to Sugden Theatre, the Cultural Corridor between 5th Ave. and Cambier Park



# Discussion

- Does the CRA Board approve the Supplemental Scope of Services as written?

5<sup>th</sup> Avenue Streetscape Concepts

Questions and Discussion

Thank you~







**5TH AVE S. FINAL CONCEPT  
ROM OPINION OF PROBABLE COST  
EXHIBIT - 03-02-2020**

SURVEY - \$30,000

 CANOPY TREES - \$841,553

 EAST GATEWAY - \$807,165

 WEST GATEWAY - \$412,456

 SUGDEN PLAZA - \$1,363,068

 6TH ST. INTERSECTION - \$671,975

 MINOR INTERSECTIONS - \$303,733

 MID-BLOCK ZONES - \$1,153,737

**GRAND TOTAL - \$5,583,687**

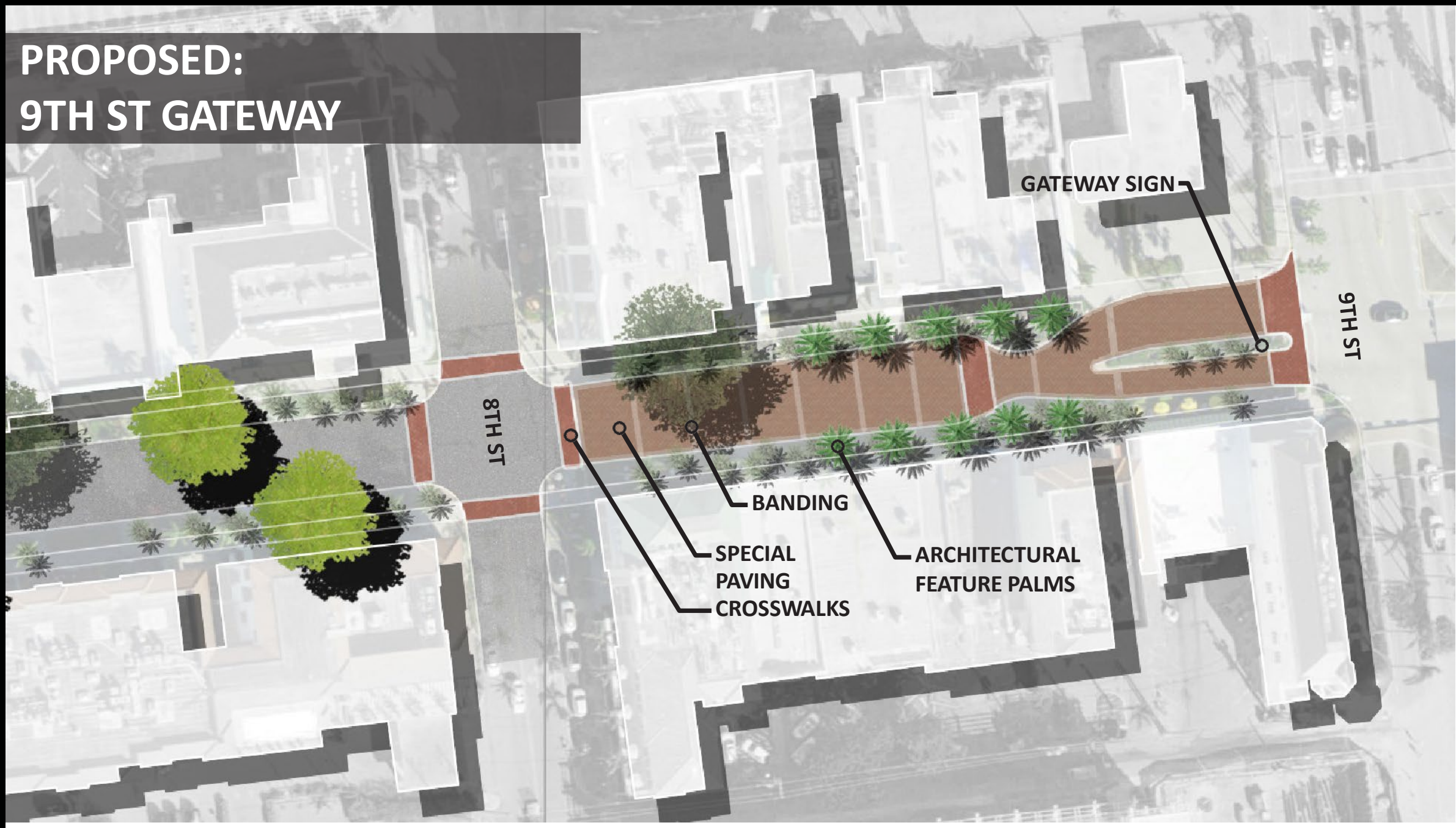


A GAI Consultants, Inc. Service Group

**NOTE:**

1. ROM Opinion of Probable Cost is based upon concept designs on aerial imagery.
2. Implementation will require Survey and detailed Construction documentation.
3. GAI has no control over the cost of labor or materials, the General Contractors or any Subcontractor's method of determining prices, competitive bidding and market conditions. This opinion/cost analysis is made on the basis of experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. GAI cannot, and does not, guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost opinions. GAI staff of professional consultants has prepared this opinion in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.
4. Area estimates of dining area pavement are based on existing permitted dining areas. Minor Intersections exclude main walkway and dining area pavement costs. These are included in the Mid-Block Zones. All benches shown in the plans are existing.
5. Exclusions: This order of magnitude opinion of probable cost does not include: the expansion of Intelligent Transportation Systems (ITS) and Smart City features, Wayfinding or Regulatory Signage.

# PROPOSED: 9TH ST GATEWAY



GATEWAY SIGN

9TH ST

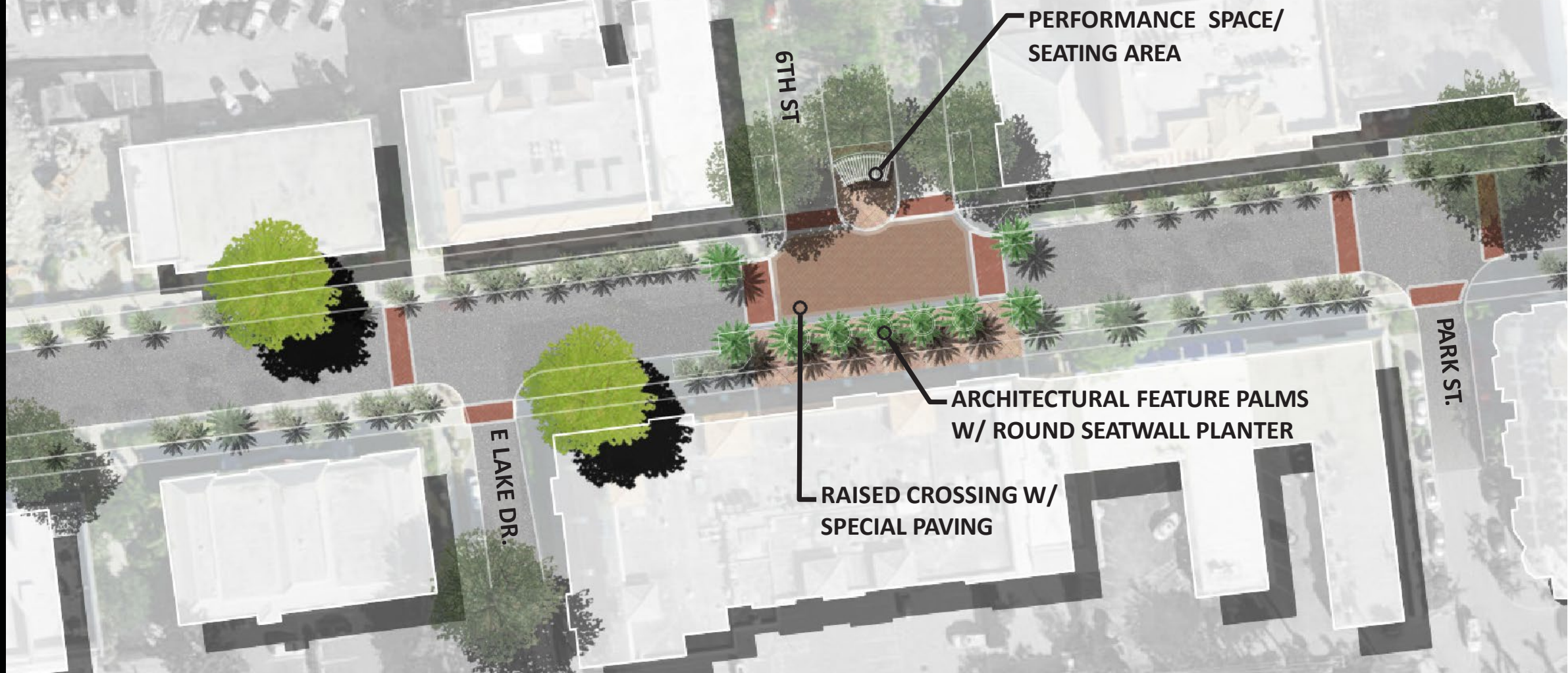
8TH ST

BANDING

SPECIAL  
PAVING  
CROSSWALKS

ARCHITECTURAL  
FEATURE PALMS

# PROPOSED: 6TH ST SOCIAL HUB



PERFORMANCE SPACE/  
SEATING AREA

6TH ST

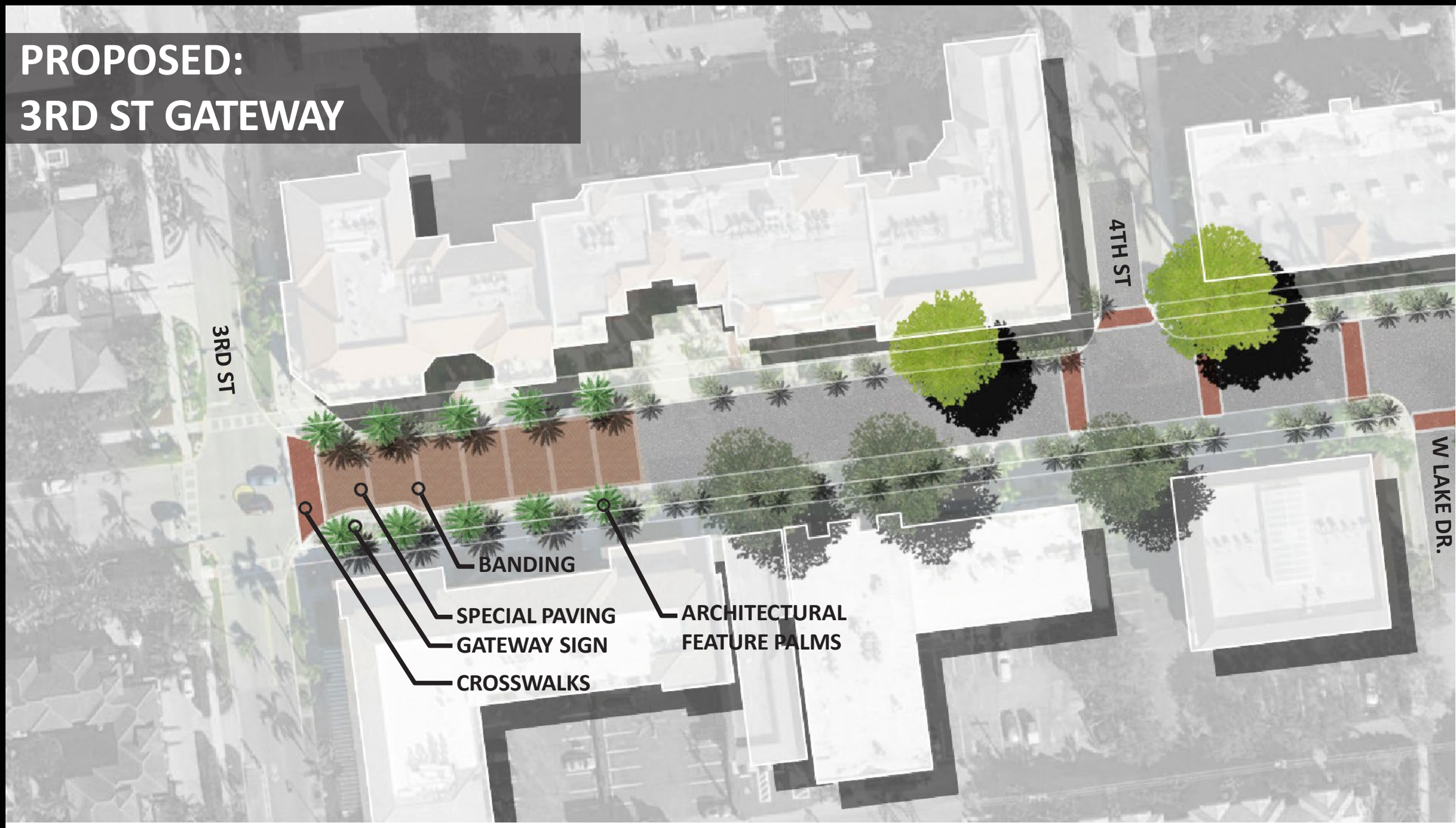
ARCHITECTURAL FEATURE PALMS  
W/ ROUND SEATWALL PLANTER

PARK ST.

E LAKE DR.

RAISED CROSSING W/  
SPECIAL PAVING

# PROPOSED: 3RD ST GATEWAY



3RD ST

4TH ST

W LAKE DR.

BANDING

SPECIAL PAVING

GATEWAY SIGN

CROSSWALKS

ARCHITECTURAL  
FEATURE PALMS

# FEMA+1: EXISTING CONDITION



**MID-BLOCK CONNECTION**

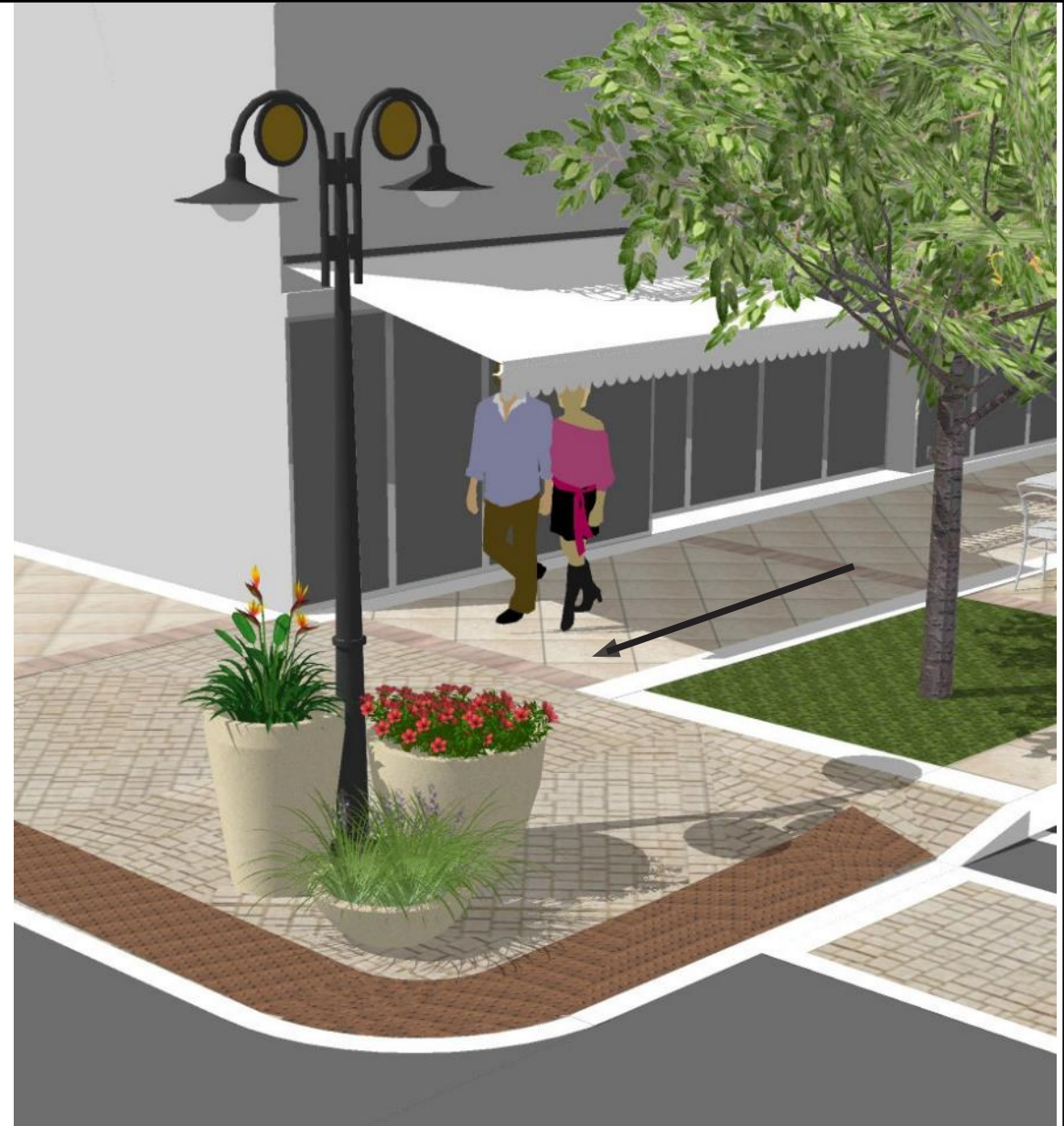


**CROSSING APPROACH**

**FEMA+1:  
PROPOSED**



**MID-BLOCK CONNECTION**



**CROSSING APPROACH**

**EXISTING:  
8TH ST**

8TH ST



**EXISTING:  
6TH ST**





**EXISTING:  
4TH ST**



# SUGDEN PLAZA EXISTING CONDITION

↑ TO GARAGE

SUGDEN  
COMMUNITY  
THEATER

5TH AVE

