



## Urban Design Plan

Downtown Links, The Triangle west of 4<sup>th</sup>, October 16, 2008



**Project Goal:**  
**Develop an implementable**  
***Land Use and Urban Design Plan***  
**as a companion to the**  
**Downtown Links transportation project.**

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## **Topics under the design phase for Downtown Links CAC consideration, in accordance with RTA funding:**

- Neighborhood/Business Connectivity
- Pedestrian and Bicycle amenities
- Noise abatement
- Streetscape themes
- Street lighting
- Access control
- Cross-sections of Roadway
- Neighborhood issues related to the project
- View shed treatments
- Landscape themes
- Adjacent land uses
- Cultural resources
- Architectural Treatments
- Decking on underpass
- Art work
- Water Harvesting
- Public Transit Facilities

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# FINAL PLAN STRUCTURE

## I. EXECUTIVE SUMMARY

## II. INTRODUCTION

**Project Description, Scope of this Plan, Planning Process and Framework**

## III. PLANNING ISSUES

## IV. PROJECT PLANNING PRINCIPLES

## V. PLAN IMPLEMENTATION (HOW TO USE THIS PLAN)

## VI. COMMON PLAN ELEMENTS

**Character**

**Connectivity (Transportation and Parking)**

**Land Use**

**Infrastructure**

**Safety**

**Environment**

**Stewardship**

## VII. THREE SUB-AREAS: Goals, Policies, Implementation Strategies by Sub-Area

**Plan Sub-Area One: Iron Horse & 4th Ave**

**Plan Sub-Area Two: Warehouse District**

**Plan Sub-Area Three: The Neighborhoods (EP, BA, DS)**

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4th Ave.



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SUB-AREA 3

SUB-AREA 2

SUB-AREA 1

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## Critical Issues for Urban Design:

1. Physical improvements within the immediate project boundaries that are to be funded by RTA .....to be determined through the design process. (**Wheat Scharf, Landscape Architects**).
2. Physical improvements within the urban design project boundaries that are funded by other public and private sources (**concepts developed by Poster Frost and Wheat Scharf**)
3. Regulatory and land use recommendations that are a companion plan to guide future development. When complete these recommendations move from Transportation to Urban Design and Planning for implementation. (**Poster Frost**).

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SUB-AREA 3

SUB-AREA 2

SUB-AREA 1

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## Character

Create a Warehouse District with significantly increased intensity of land uses.

Utilize the future streetcar to make this area the nexus between the UA and Downtown.

Make it very urban and mixed-use: residential, retail, entertainment, arts-related and office.

Improve the infrastructure to make this area an attractive place for pedestrians.

Focus art and design uses especially around 6<sup>th</sup> Avenue and 6<sup>th</sup> Street, building on existing success.



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## Connectivity

Develop a shared-use bicycle and pedestrian highway.

Build a separated bicycle bridge at the mouth of Stone Avenue.

Make a strong and safe connection into downtown at 7<sup>th</sup> Avenue.

Maximize the on-street parking in this area with a full diagonal, back-in parking plan wherever feasible.

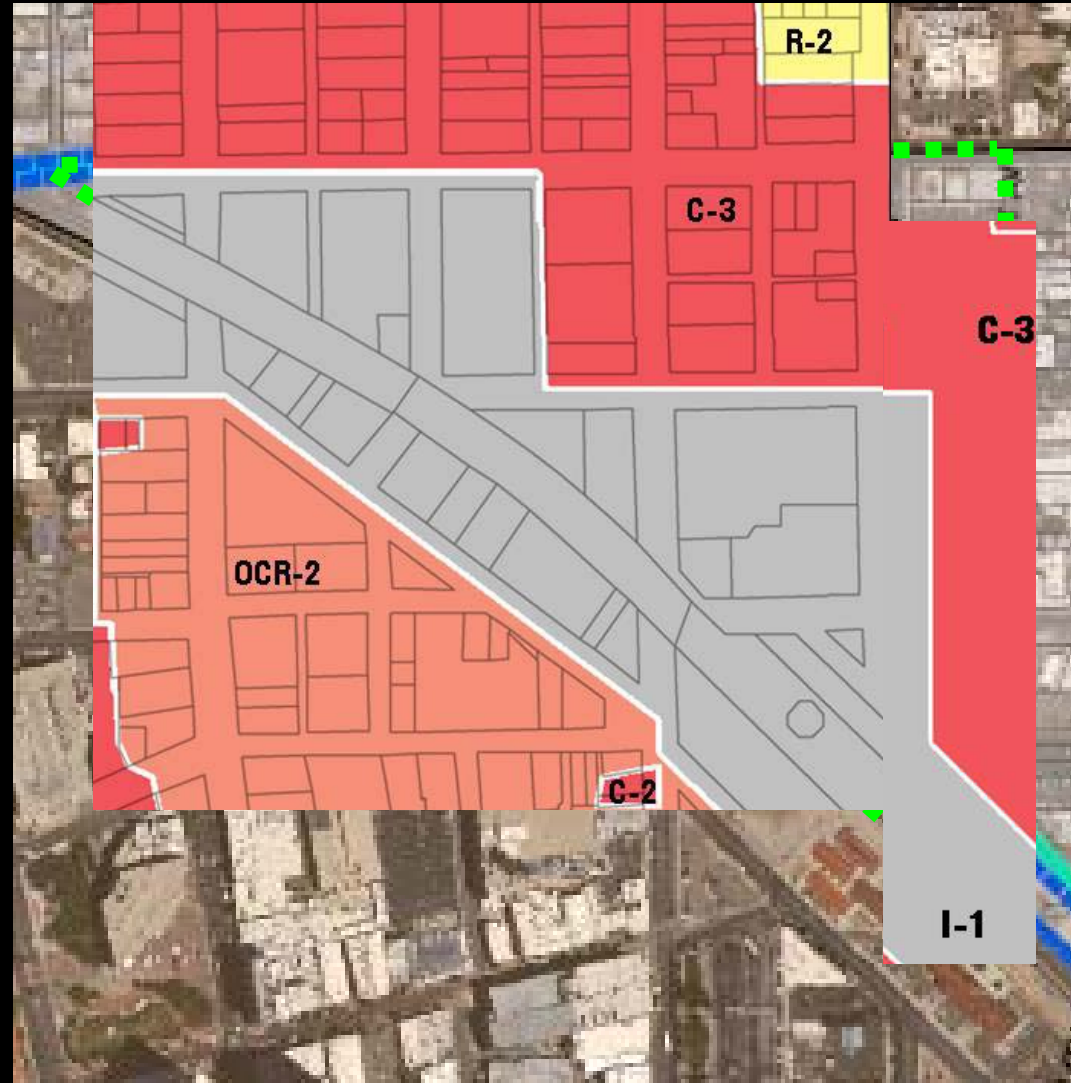


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# Land Use

## Existing Zoning



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# Land Use

## Warehouse Optional Overlay Zone

- 7-story limit (<75' to top floor)
- Mixed use with residential
- No rezoning required
- Surface on-site parking prohibited for commercial uses. (in lieu fee)
- On-site parking (below grade) optional for residential uses. Maximum 1:1. (in lieu fee).
- Design guidelines
- Promote pedestrian-oriented courtyard network in centers of blocks.
- Reinforce existing street-grid with zero lot line commercial development
- Design review
- Historic preservation focus.
- Focus arts & design uses on 6<sup>th</sup> Ave.
- Develop downtown gateway at Stone Avenue



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## Infrastructure

Make major pedestrian and landscape improvements to all streets in this district.



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## Safety

Insure safety by limiting dead spaces and “no-man’s” land.

Improve the safety and comfort of the pedestrian environment of the Stone Avenue underpass.



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## Environment

Use water-harvesting whenever feasible.

Use native species in Streetscape.

Reduce heat island effect wherever possible.



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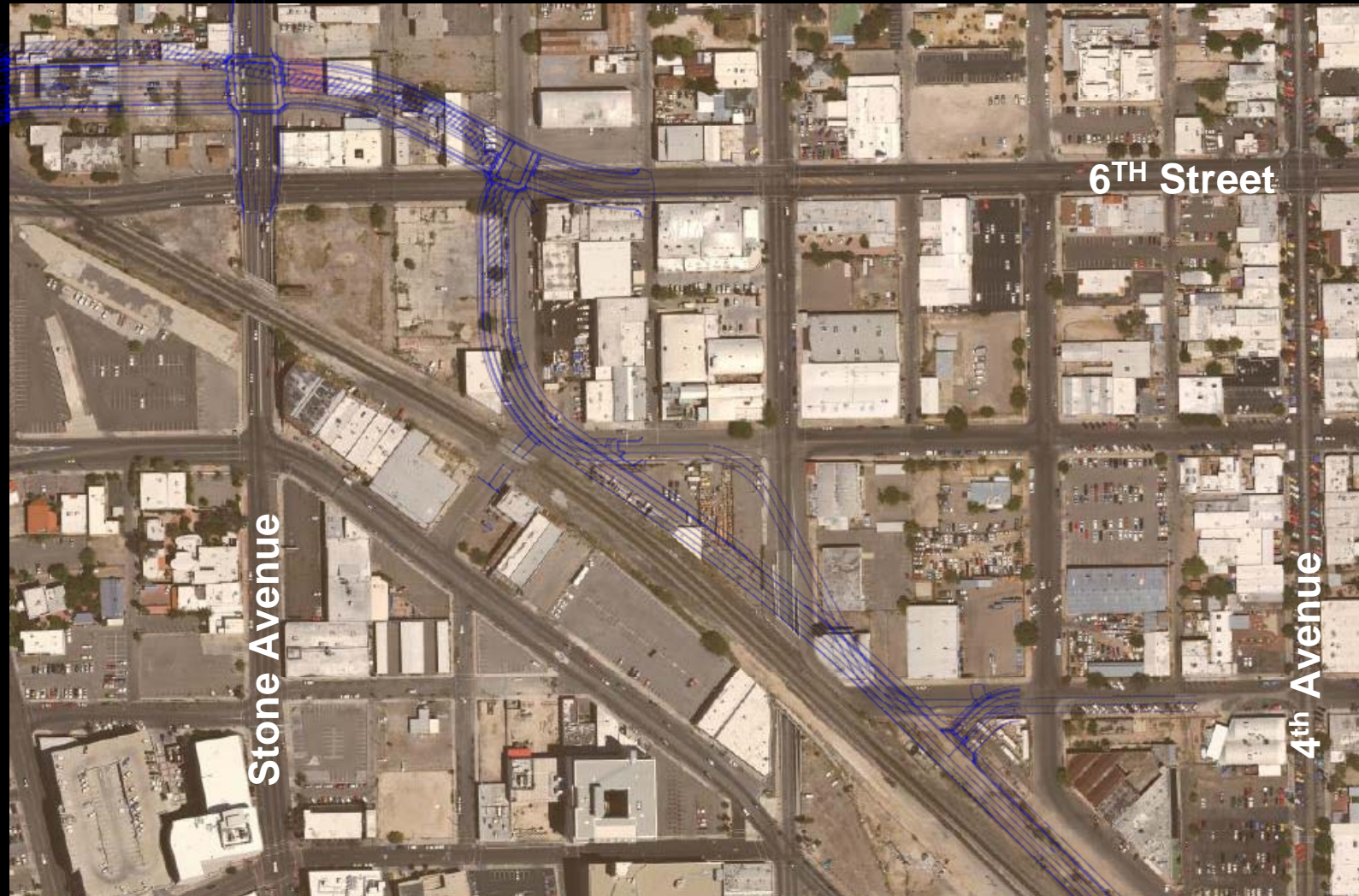
## Proposed Urban Design Meeting Schedule:

1. August 11, 5:30 PM - CAC -- main library
2. August 25, 5:30-7:30 PM – Urban Design Meeting 1 / Citizens Warehouse & 9th Ave Deck site area
3. September 4, 6:30 PM – Urban Design Meet B / WUNA
4. September 4, 1:00 PM – Barrio Anita Staff Review
5. Early September, daytime hours – Urban Design Meeting 2 / Benjamin Supply, site west of 7th Ave
6. September 8, 5:30 PM - CAC -- TCC Apache/Cochise rooms
7. September 15, during Neighborhood Assoc meet – Urban Design Meeting A / Dunbar Spring
8. September 22, 5:30 to 7:30 PM – Urban Design Meeting 3 / St Mary's, El Presidio, Barrio Anita, U of A Planning
9. October 6, 5:30 to 7:30 PM – Urban Design Meeting 4 / Iron Horse & 4th Ave
10. October 16, daytime hours – Urban Design Meeting 5 Triangle west of 4th Ave and Meeting C with Williams & Dame and other stakeholders
11. October 20, 5:30 PM – CAC - main library
12. November 17, 5:30 PM -- CAC -- main library (3rd Monday)
13. December 1 – DRAFT Urban Design & Physical Improvements Plan report to public
14. December 8, 5:30 PM -- CAC - library or public works
15. Target Date of December 31, 2008 for FINAL Urban Design Report

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## Major Issues Triangle West of 4<sup>th</sup> Avenue ???



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