



DOWNTOWN
STREETSCAPES
ALLEN'S BLOCK PROJECT



TO, NOT THROUGH PROJECTS

MAIN STREET CORE

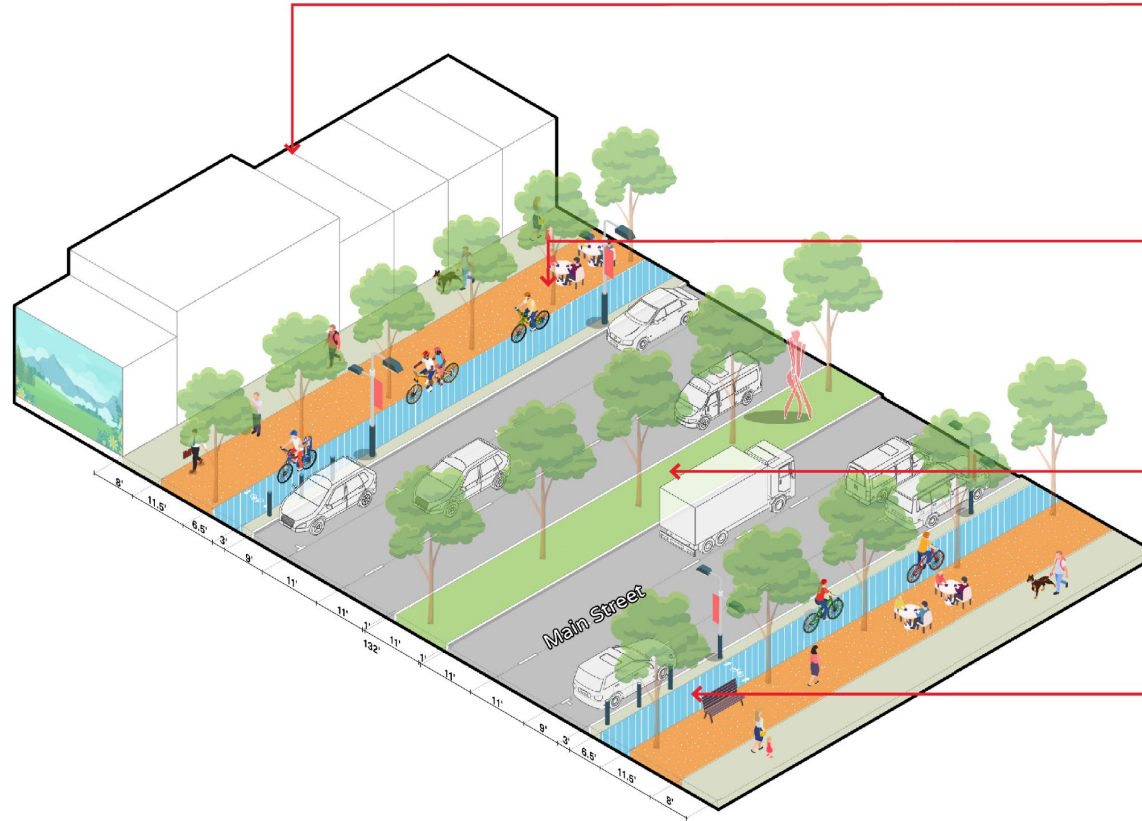
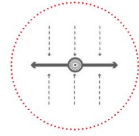


Figure 23: A redesigned Main Street streetscape includes wider sidewalks with amenity space, bi-directional bike lanes protected from moving traffic by bollards and a parking lane, and two travel lanes in each direction, separated by a planted median.

INTACT CORE



EXPANDED PEDESTRIAN REALM



MEDIAN WITH ART & PEDESTRIAN REPRIEVE



PROTECTED BIKE LANES



MAIN STREET CORE

The Main Street core (700 S to Hobble Creek) will transform from an auto-focused environment with 5 lanes of traffic, to a multi-modal, tree-lined street. Protected bike lanes abut wide sidewalks and are protected from traffic by a parking lane. Four lanes of traffic are bisected by a planted median to provide drivers with the visual cue that this is a place to slow down and drive like there are people around. The trees and amenities such as benches, planter pots, and art installations create a pleasant environment for pedestrians, increasing the desire to walk and linger in a beautiful, shady space.

KEY





REFRAMING DOWNTOWN IMPLEMENTATION

1. TO, NOT THROUGH

STRATEGY		COST	TIMELINE	ALIGNMENT	LEAD
1.1. East-West Connections					
*	1.1.1 Develop street cross-sections for east-west streets	\$	1-2 years		Public Works
*	1.1.2 Pursue ARPA/infrastructure funding	\$	1-2 years	1.2.2, 1.5.3	Public Works
	1.1.3 Identify CIP funding for sidewalk connections that are missing on east/west streets	\$\$\$	2-5 years		City Council
1.6. Main Street Redesign					
*	1.6.1 Develop Main Street Design Development drawings for pricing	\$	1-2 years	1.3.2	Community Development, Public Works
*	1.6.2 Pursue funding through UDOT/partner agencies		1-2 years		Community Development, Public Works
*	1.6.3 Develop Main Street Construction Documents for pricing	\$	2-5 years		Public Works
	1.6.3 Identify CIP funding for construction	\$\$\$\$	2-5 years		City Council

* Items referenced in the 1,000 Day Implementation Plan



APPROVED PLAN

LANDSCAPE SCHEDULE

Qty	Scientific Name	Common Name	Size
DECIDUOUS TREES			
16	Carpinus betulus 'Fastigiata' Franz Fontaine	Franz Fontaine Columnar Hornbeam	2" Cal
6	Acer rupestris 'A. plat. 'Netherford'	Norwegian Sunset Maple	2" Cal
17	Gymnocladia dioica 'Espresso'	Espresso Kentucky Coffeetree	2" Cal
7	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal
3	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" Cal
6	Tilia cordata 'Corzani'	Corinthian Linden	2" Cal
18	Zelkova serrata 'Village Green'	Village Green Zelkova	2" Cal
DECIDUOUS SHRUBS			
19	Buddleia Lo and Behold Blue Chip	Blue Chip Butterfly Bush	2 Gal.
95	Carpanthus x dandoniensis 'Dark Knight'	Dark Knight Blueberry	2 Gal.
18	Eucymnus alata compacta	Dwarf Burning Bush	2 Gal.
39	Hydrangea arborescens 'Abelwood' Incrediball	Hydrangea	2 Gal.
22	Potentilla fruticosa 'Frosty'	Frosty White Cinquefoil	2 Gal.
8	Rhamnus frangula 'Columbian'	Tallhedge Buckthorn	2 Gal.
34	Rhamnus frangula 'Fire Line'	Fireline Buckthorn	2 Gal.
26	Spiraea japonica 'Dolok Goldham'	Dolok Goldham Spirea	2 Gal.
EVERGREEN SHRUBS			
20	Buxus sempervirens 'Suffruticosa'	True Dwarf Boxwood	2 Gal.
64	Prunus laurocerasus 'Cherry Hill'	Cherry Hill Laurel	2 Gal.
29	Taxus baccata repandens	Dwarf English Yew	2 Gal.
ORNA-MENTAL GRASSES			
129	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
28	Panicum virgatum 'Gracillimus'	Slender Maiden Grass	1 Gal.
92	Pennisetum alopecuroides	Fountain Grass	1 Gal.
GROUNDCOVER			
27	Aronia melanocarpa 'Ground Hug'	Ground Hug Spreading Chokeberry	2 Gal.
60	Eucymnus fortunei colorata	Wintercreeper	1 Gal.
85	Prunus laurocerasus 'Pavane Butter'	Pavane Butter Sand Cherry	2 Gal.
89	Rhus aromatica 'Gro Low'	Gro Low Sumac	2 Gal.
PERENNIALS			
27	Gaura lindheimeri	Whirling Butterflies	1 Gal.
18	Lavandula x intermedia 'Gros Bleu'	Gros Bleu Lavender	1 Gal.
23	Nepeta	Catnip	1 Gal.
TURF			
1,075 S.F.	Charmaine Imperial Blue		Sod
544 S.F.	Synthetic Dog Turf		Sod
MULCH			
223,242 S.F.	2" Over DeWitt PROS Weed Barrier, All Plants		7' Depth
EDGING			
---	Metal - 3/16" x 4"		



LANDSCAPE ARCHITECTURE & LAND PLANNING
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DATE: 04.14.2023
SCALE: 1" = 10'

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LANDSCAPE GENERAL NOTES

- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as built" drawings by the Contractor.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrubs, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.075 - 2.0 mm Dia) 20 - 70%
Clay (0.002 - 0.05 mm Dia) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. The topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.5, a max. of 4% and max. of 8% organic matter content and free of stones 2" or larger. Soluble salt < 7 dS/m or combination and sodium absorption ratio (SAR) < 6.
- All tree tags and plant tags to remain until as specified in the Landscape Schedule.

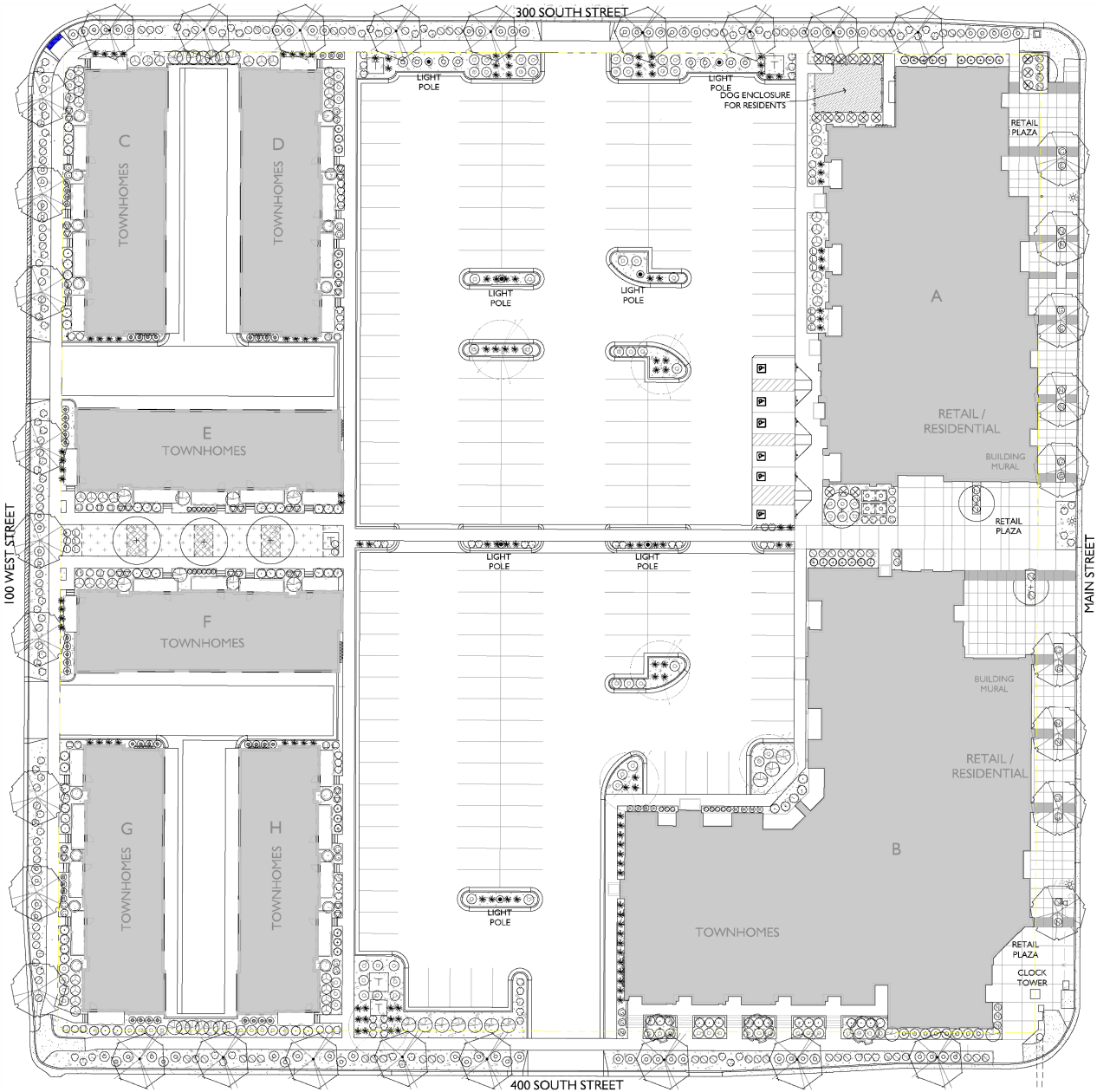
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SPRINGVILLE MIXED-USE PROJECT
SPRINGVILLE, UTAH

LANDSCAPE PLAN

L101





PROPOSED PLAN

Bulbouts

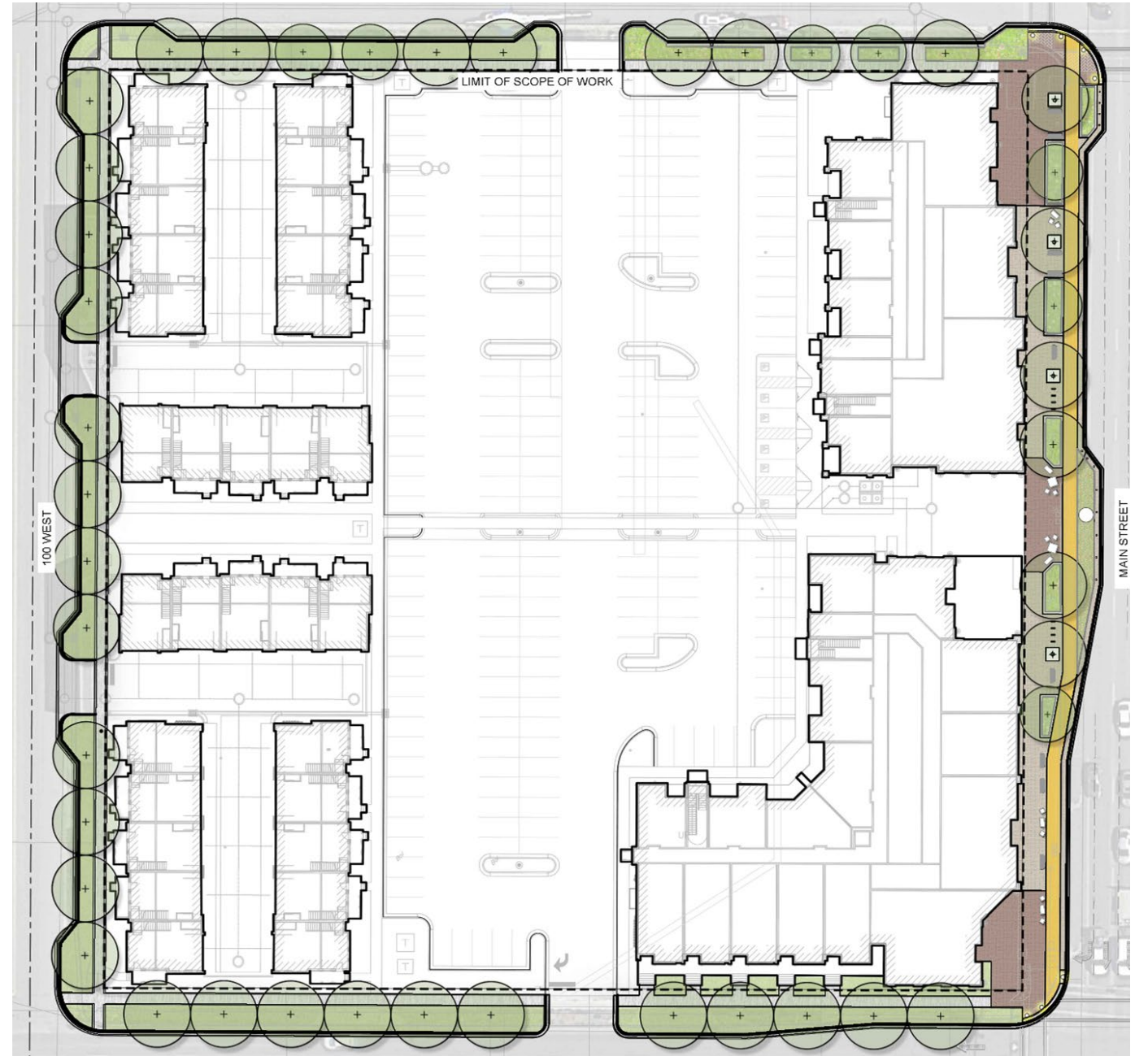
Raised/Protected Bike Lane

Raised Planters

Coordinated Furnishings

Lighting

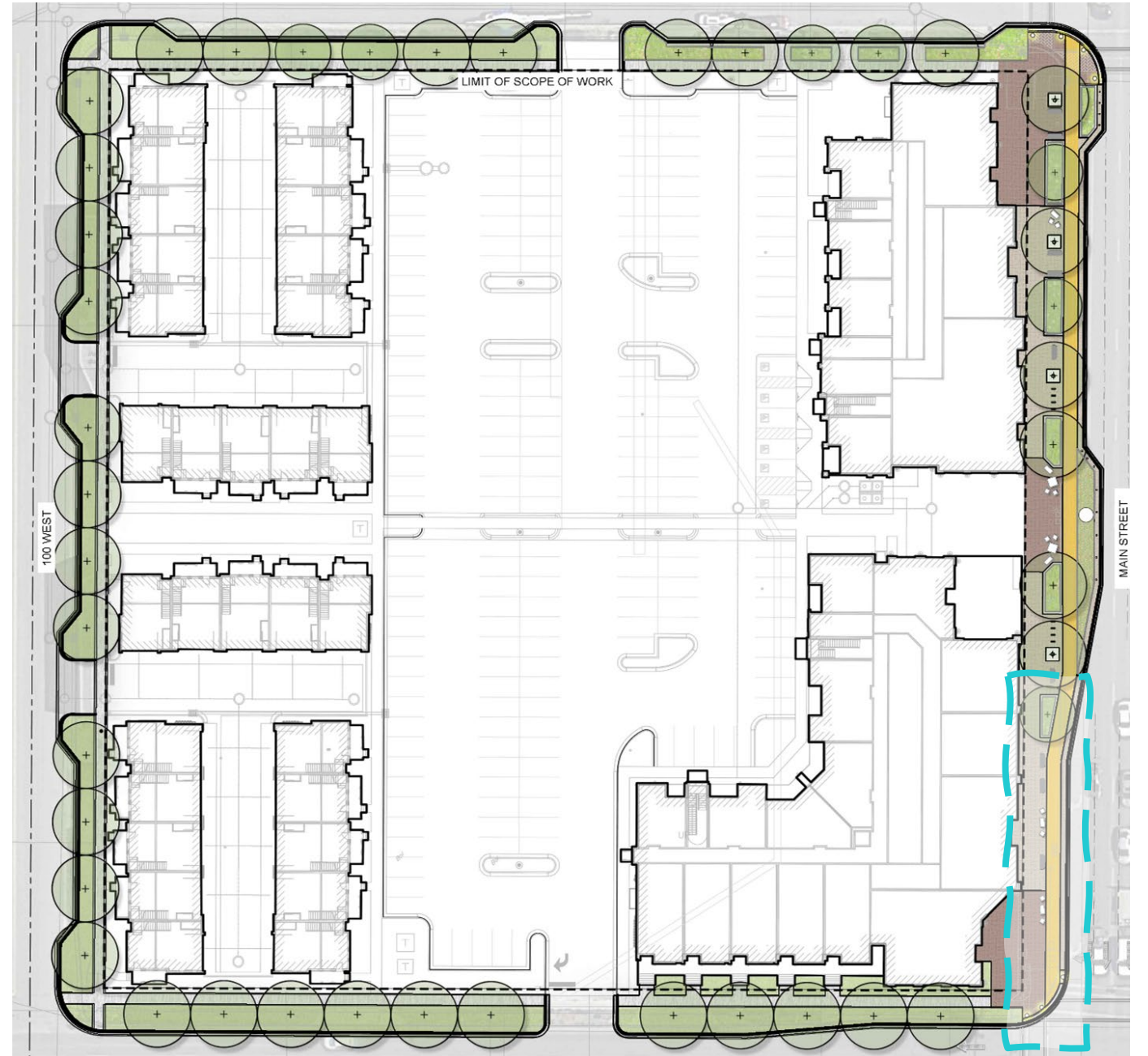
Special Paving





RISKS

Raised/Protected Bike Lane
Bulbouts
Intersection Conditions?





ADDITIONAL COSTS

Block Face	Cost
Main Street	\$513,820
400 South	\$37,680
100 West	\$14,400
300 South	\$13,520
Subtotal	\$579,460
Contingency	\$57,946
Total	\$637,406