

STREATERY

S 1st Ave, SW 2nd St to S Main St +

NW 2nd St, W University Ave to NW 1st Ave

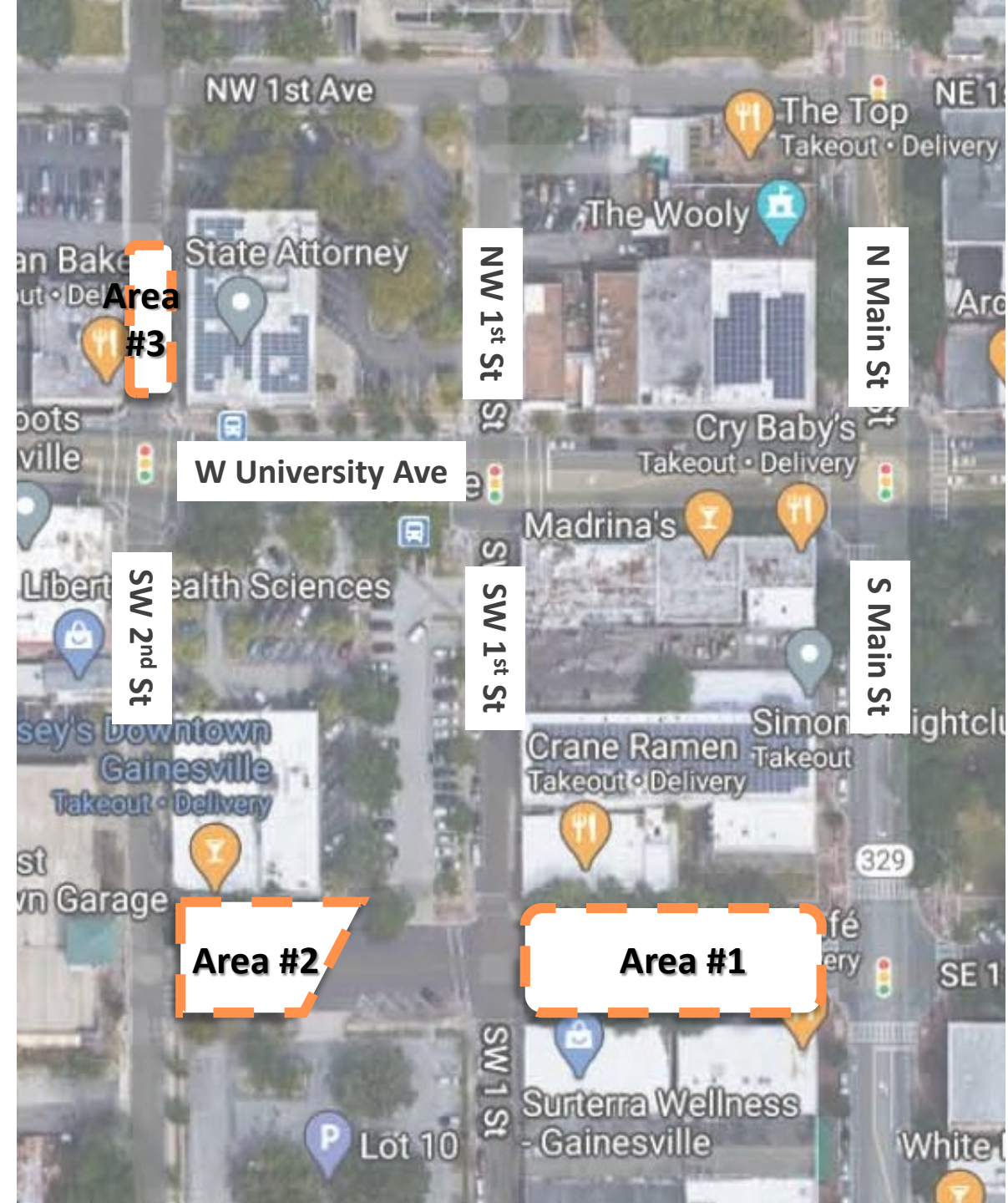
General Policy Committee, July 28, 2022

By the Department of Sustainable Development



Scope & Status

- The Streatery was initiated in 2020 as an emergency tool to support local businesses with expanded outdoor seating during the COVID pandemic.
- Temporary measures were installed to provide pedestrian malls in lieu of thru-traffic and on-street parking in 3 selected downtown areas:
 - SW 1st Ave, S Main St to SW 1st St (Area #1)
 - SW 1st Ave, SW 1st St to SW 2nd St (Area #2)
 - NW 2nd St, W University Ave to NW 1st Ave (Area #3)
- These temporary measures have been in place already 2 years, and the future of these areas is due direction.



Scope & Status

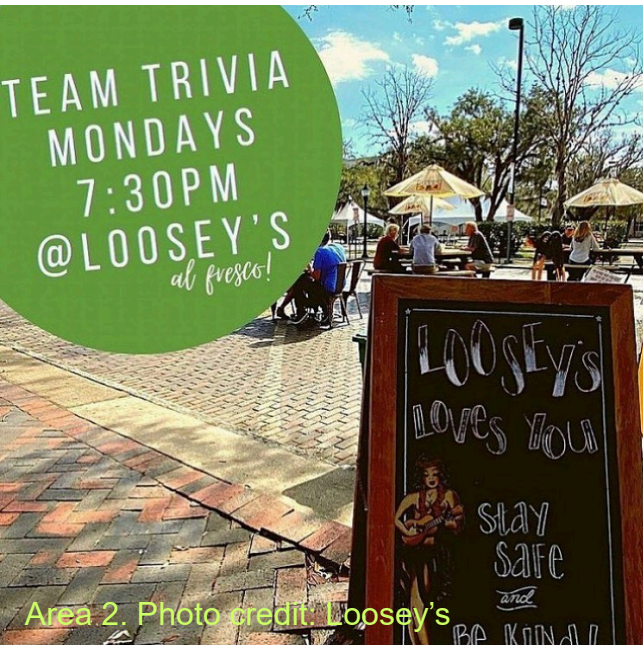
- Since 2020, stakeholders have expressed mixed preferences regarding the future of the closed streets across the three areas, ranging from support to opposition.
- Permanent improvements are pending City Commission direction and resource allocation.
- On April 21, following the Downton Strategic Plan draft discussion, the Commission requested Staff to provide update on this topic within 45 days.
- Today, staff will provide an overview of the existing conditions, and discuss ideas for consideration and direction forward.



Existing Conditions

Current Conditions

- Activity pockets in each of the closed Streatery areas, located in front of restaurants and/or bars
- Occasional street events programmed by local businesses



Current Conditions

- Concrete barricades and construction signs used to control temporary street closure



Area #1: SW 1st Ave, SW 1st St to S Main St

- Primary gateway from downtown (S Main St)
- Activity pocket in front of restaurant & bar
- Occasional block activity (i.e., dance nights)
- Low pedestrian activity during most of the week
- ADA limited due to standing water & paving issues



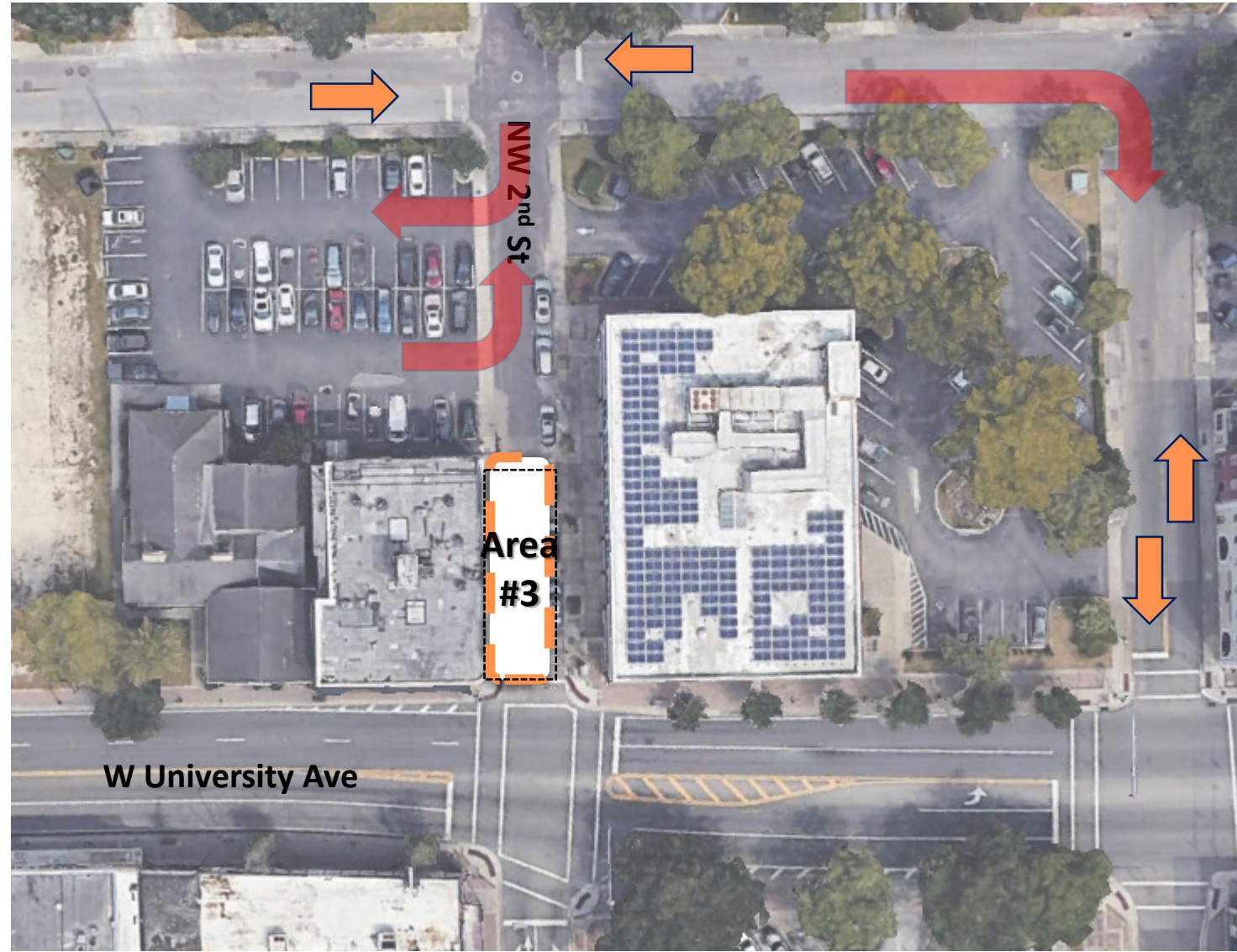
Area #2: SW 1st Ave, SW 2nd St to SW 1st St

- Easy access from the Downtown Garage
- Pedestrian area limited by access to parking lots
- Activity pocket by restaurant and bar
- Low pedestrian activity most of the week



**Area #3: NW SW 2nd St
W University Ave to NW 1st Ave (partial)**

- Activity area in front of restaurant
- Low pedestrian activity most of the week



Moving Forward

Optional Scenarios

Local Street

- Pre-COVID street conditions
- Optional minor street upgrades for safety and beautification
- Open to thru traffic and on-street parking
- Businesses operate within their property rights and available sidewalks
- Scope: 2 blocks
- Cost: Negligible to \$500K, depending on scope
- Low cost, low impact
- Short-term solution

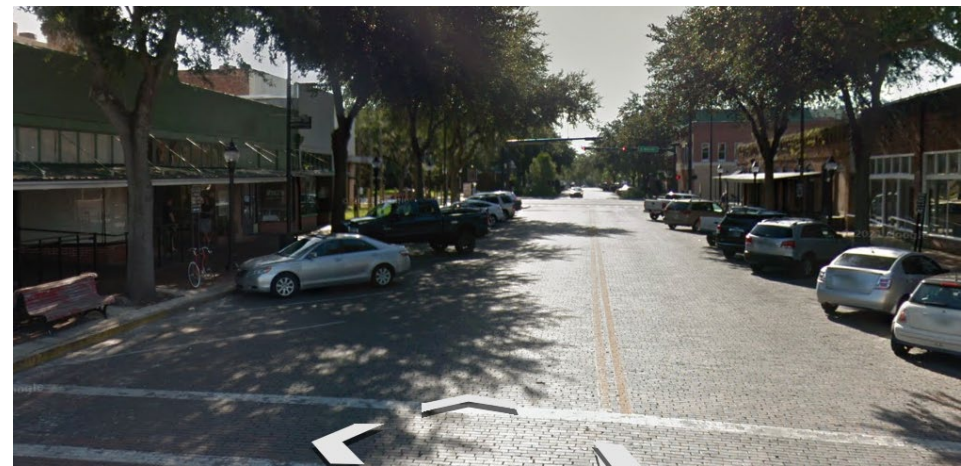
Festival Street

- Phased street redesign for flexible use and beautification, connecting Downtown and Sweetwater Park
- Open to thru traffic and on-street parking daily, but can be easily closed for events
- Businesses operate within their property rights, expanded sidewalks, and regular special events
- Consistent with Downtown Strategic Plan *Idea #3 Become a Destination*, and, *Idea #8 Connecting Neighborhoods to Downtown*
- Scope: 2 to 5 blocks. Cost: \$3M to \$6M, depending on scope and future economy
- High cost, high impact
- Long-term solution

Local Street

Local Street Pre-2020 conditions

- Open street to thru traffic and on-street parking
- Businesses operate within their property and sidewalk rights
- Optional: Provide select safety and beautification improvements for occasional special events – see next slide



Pre-2020 views of SW 1st Ave and NW 2nd St

Local Street: Optional Upgrades: Safety & ADA

- Spot fix areas of poor accessibility and standing storm water issues
- Provide removable bollards for occasional street closure



Local Street: Optional Upgrades: Play

- Low-cost playful improvement to enhance the visitor experience



Festival Street

S 1st Ave & the Downtown Strategic Plan

- The Downtown Strategic Plan, *Idea #3: Become a Destination*, and *Idea # 8: Connecting Neighborhoods to Downtown*, identifies the Sweetwater Park as a major under-tapped downtown resource, a gem waiting to be uncovered to benefit the downtown and adjacent neighborhoods.
- In the same document, SE 1st Avenue is identified as the potential formal connection between downtown and the Sweetwater Park.
- This is due to its low traffic speed (not a through street), public spaces and amenities (Bo Diddley Plaza, Library), restaurants, businesses, and hotels (existing and proposed), and parking facilities.
- This 5-block street can become a prominent Downtown destination.

Downtown Strategic Plan (draft, April 2022)

Goal 1: Become a Destination

Idea 3: Create a Downtown Jewel



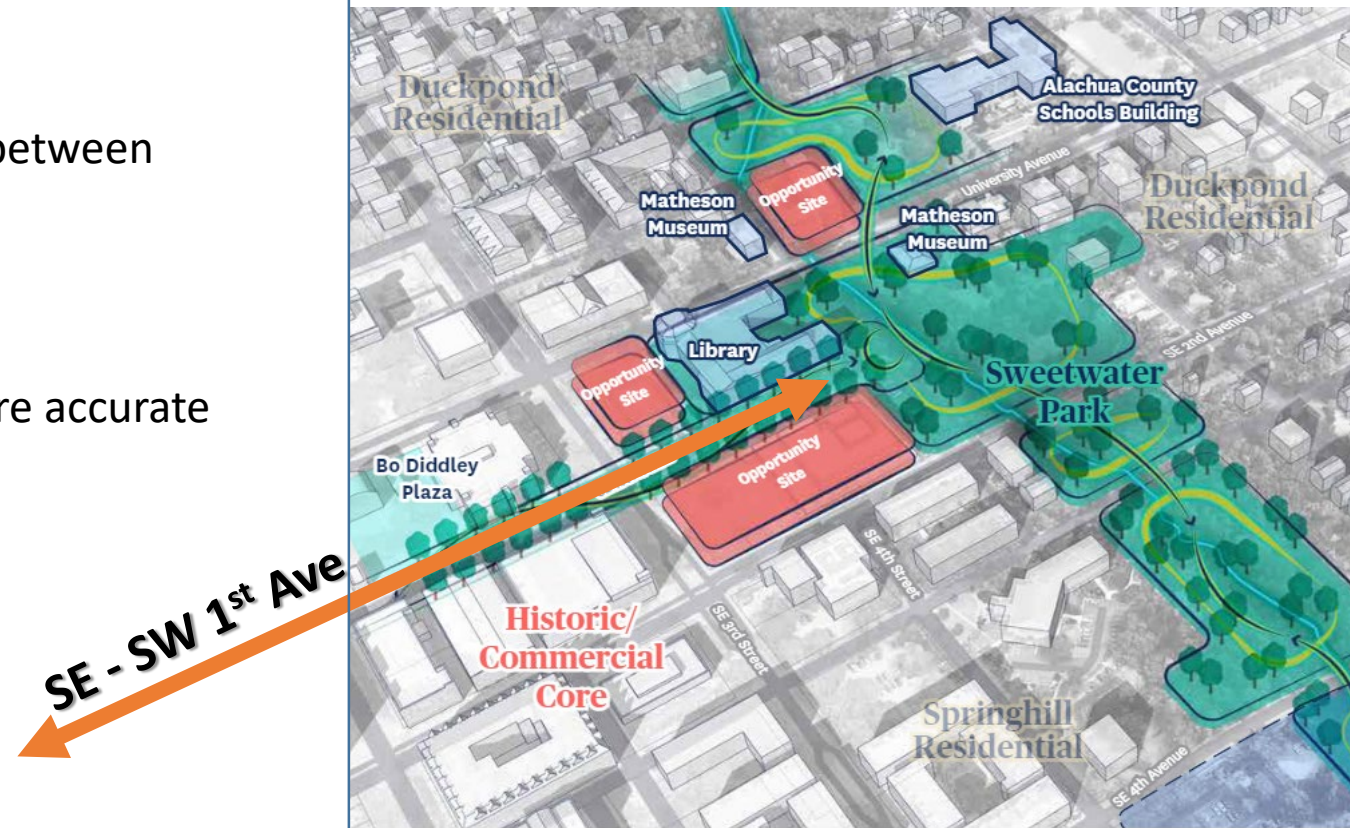
Festival Street Concept

- Pedestrian focused flagship street, allowing for thru-traffic, on-street parking, and occasional temporary street closure for events, stretching from the downtown garage on SW 2nd St to the Sweetwater Park
- High-quality design for flexibility and easy transition between open daily use, and easy closedown for events
- Considerations: service, access, and circulation
- Rough Order of Magnitude: up to \$1M per block. More accurate cost estimate when scope determined.
- Phased implementation possible

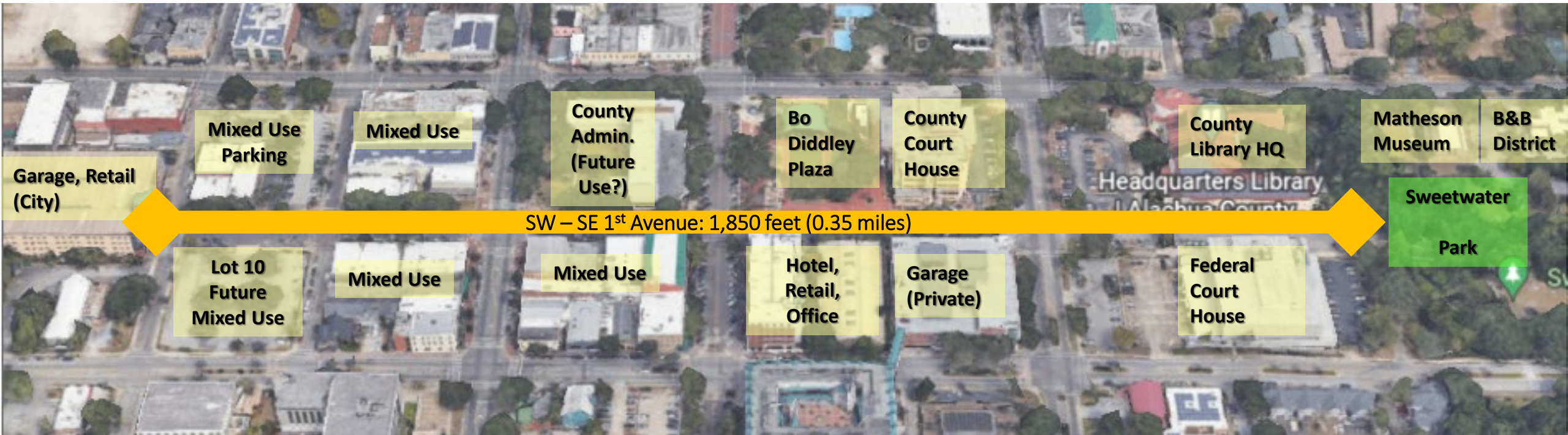
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Festival Street for SE-SW 1st Avenue

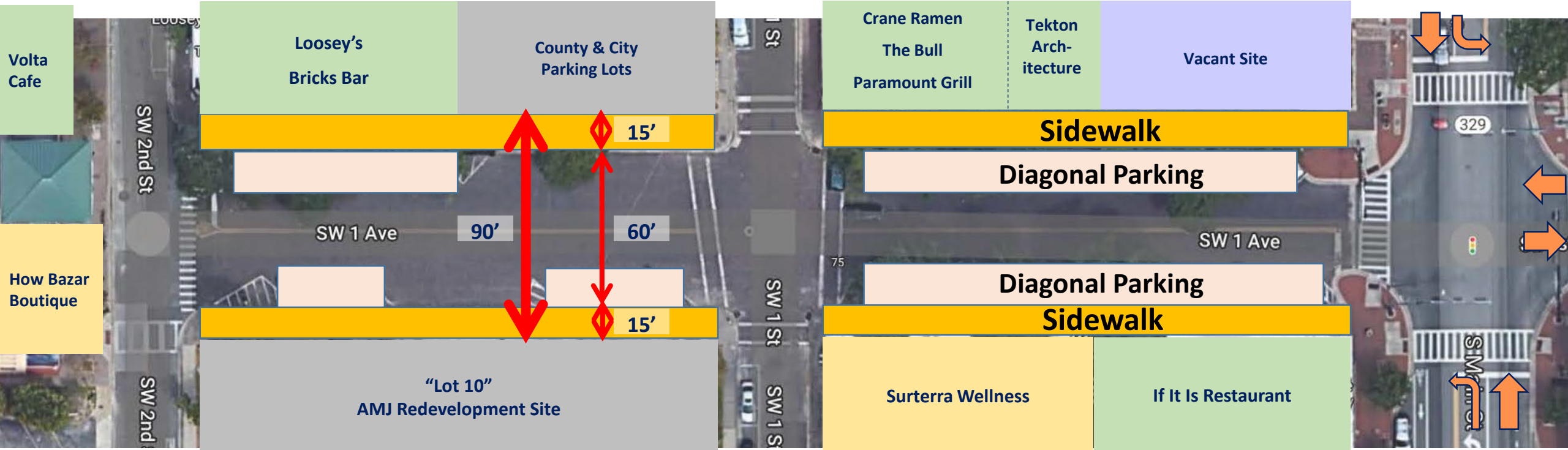


Cost/Scope comparison:

- NW 1st Ave Street Redesign (NW 16th to 20th Streets, CRA, 2018 completion) was 2,000 feet (0.38 miles, 4 blocks long) and \$4.5M (2018; included major utility undergrounding, beautification, and ~15 façade grants)
- SW-SE 1st Ave is 1,850 feet (0.35 miles, 5 blocks long), and does not require utility undergrounding

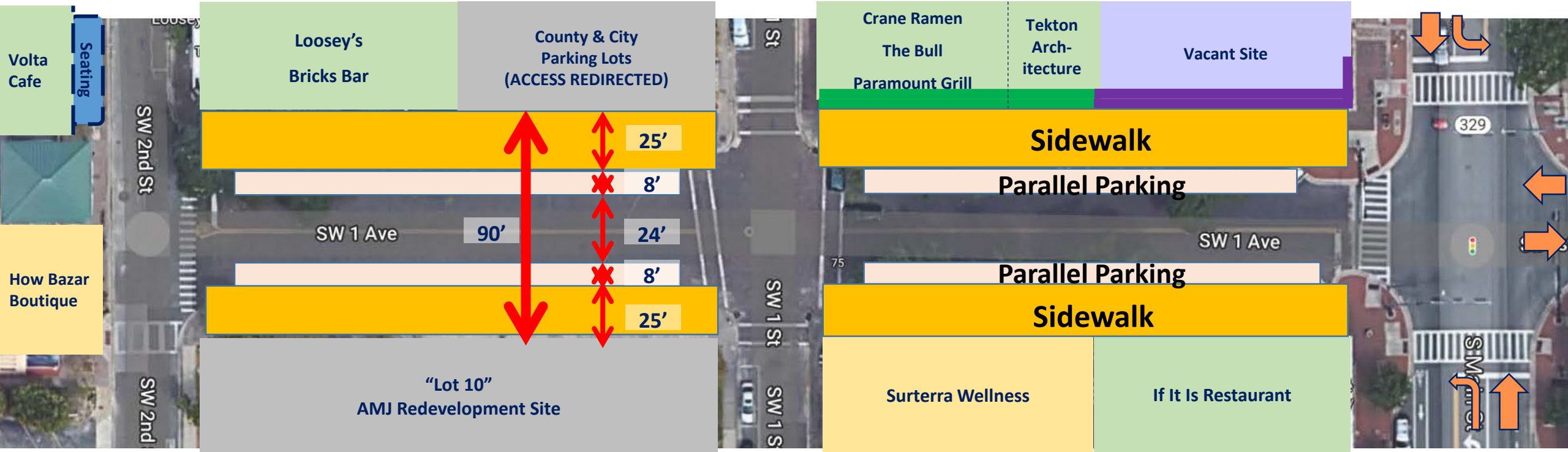
Festival Street

Existing Conditions Analysis



Festival Street

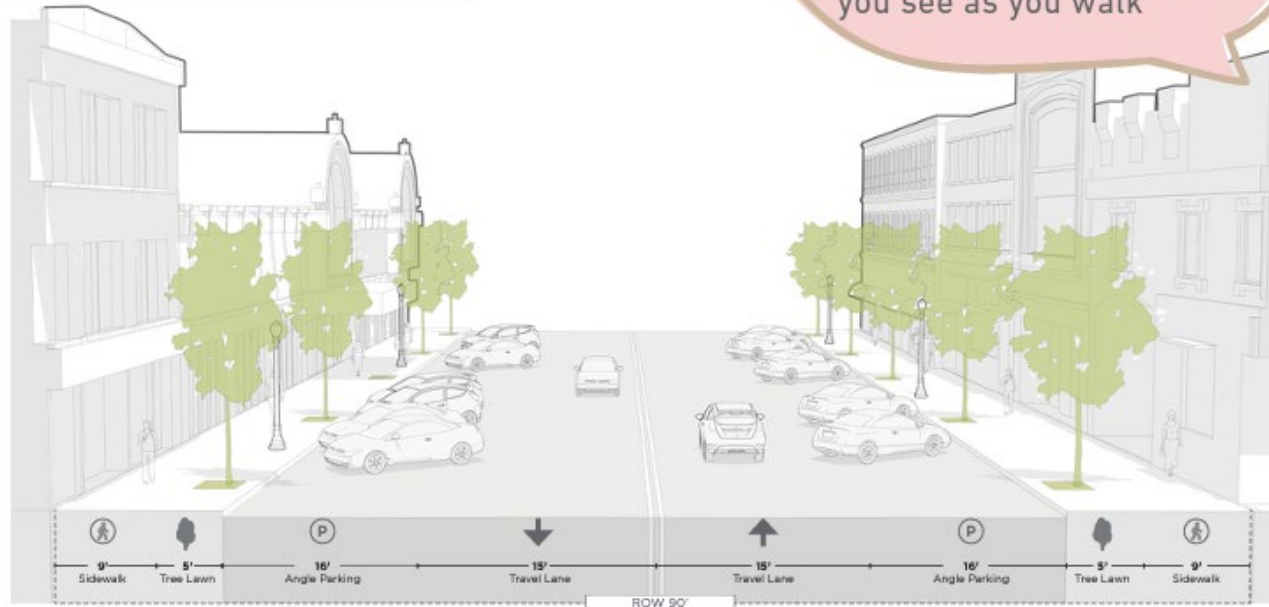
Concept *Example (other layouts possible)*



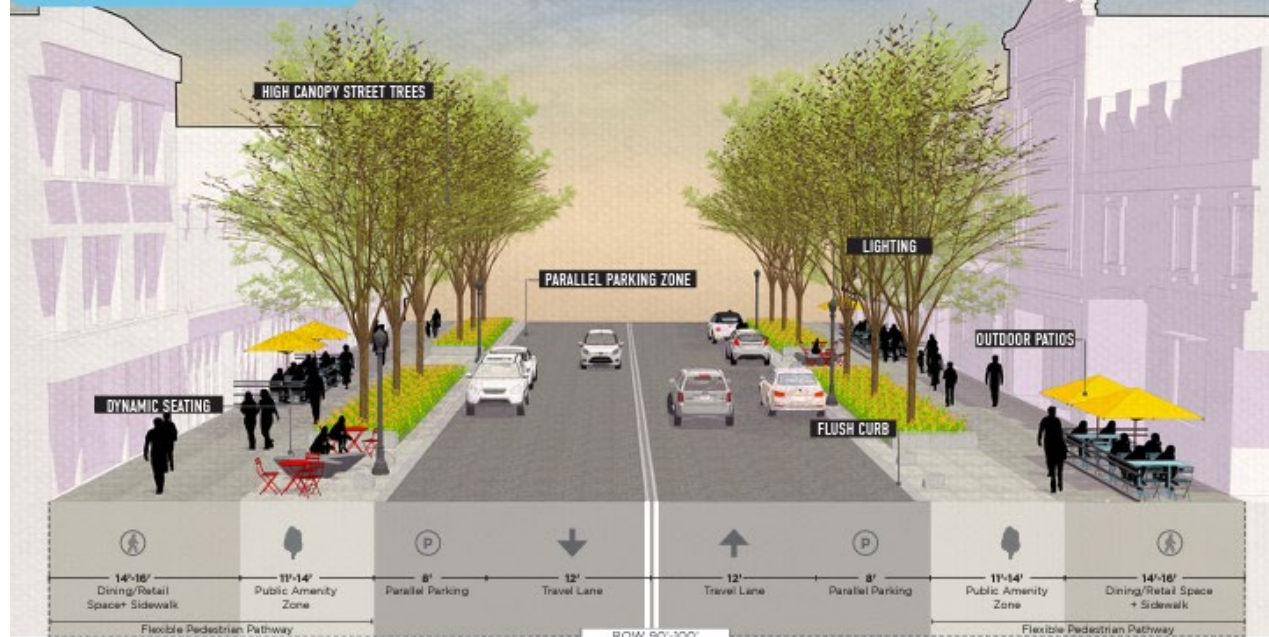
Festival Street Case Study

- **Sandusky Downtown, SC:** Columbus Avenue
- Credit: MKSK Studios
- Pedestrian focused flagship street, allowing for evening/weekend closures for events and festivals
- Diagonal parking replaced with parallel parking to widen the sidewalks for additional sitting, landscaping, art, and walking, while maintaining on-street parking and vehicle access
- Enable a seamless festival area in the center of the street (for times it is closed to traffic) and connect destinations with a linear park experience along the sidewalk edge.

Existing Conditions

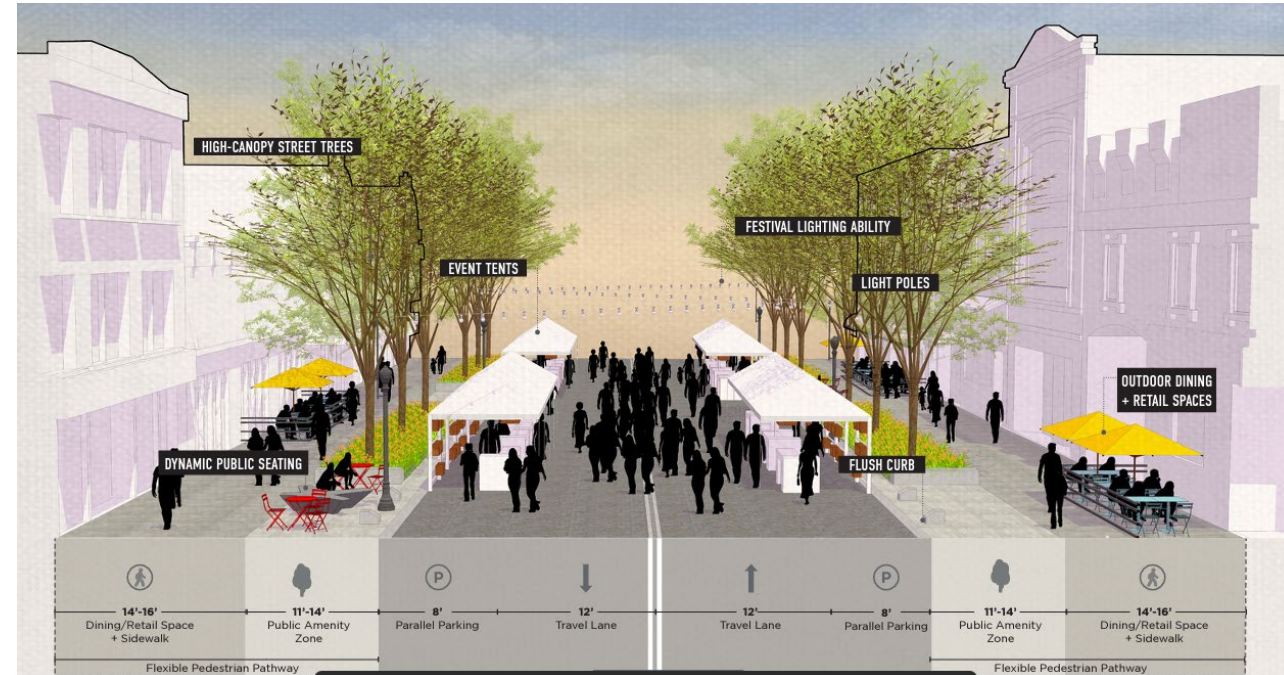


Proposed Condition



Festival Street Case Study

- **Sandusky Downtown, SC:** Columbus Avenue (cont'd).
Credit: MKSK.
- Sidewalk increased from 9 feet to 15–20 feet each, for circulation, seating, art, plantings, and trees
- Specialty paving with flush curb for increased walkability and enhanced festival condition
- Expanded space for outdoor dining and retail display
- Ability to close to traffic for events and festivals



Summary: Optional Scenarios

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Recommendations

- 1) Hear Staff presentation
- 2) Provide direction on next steps



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