

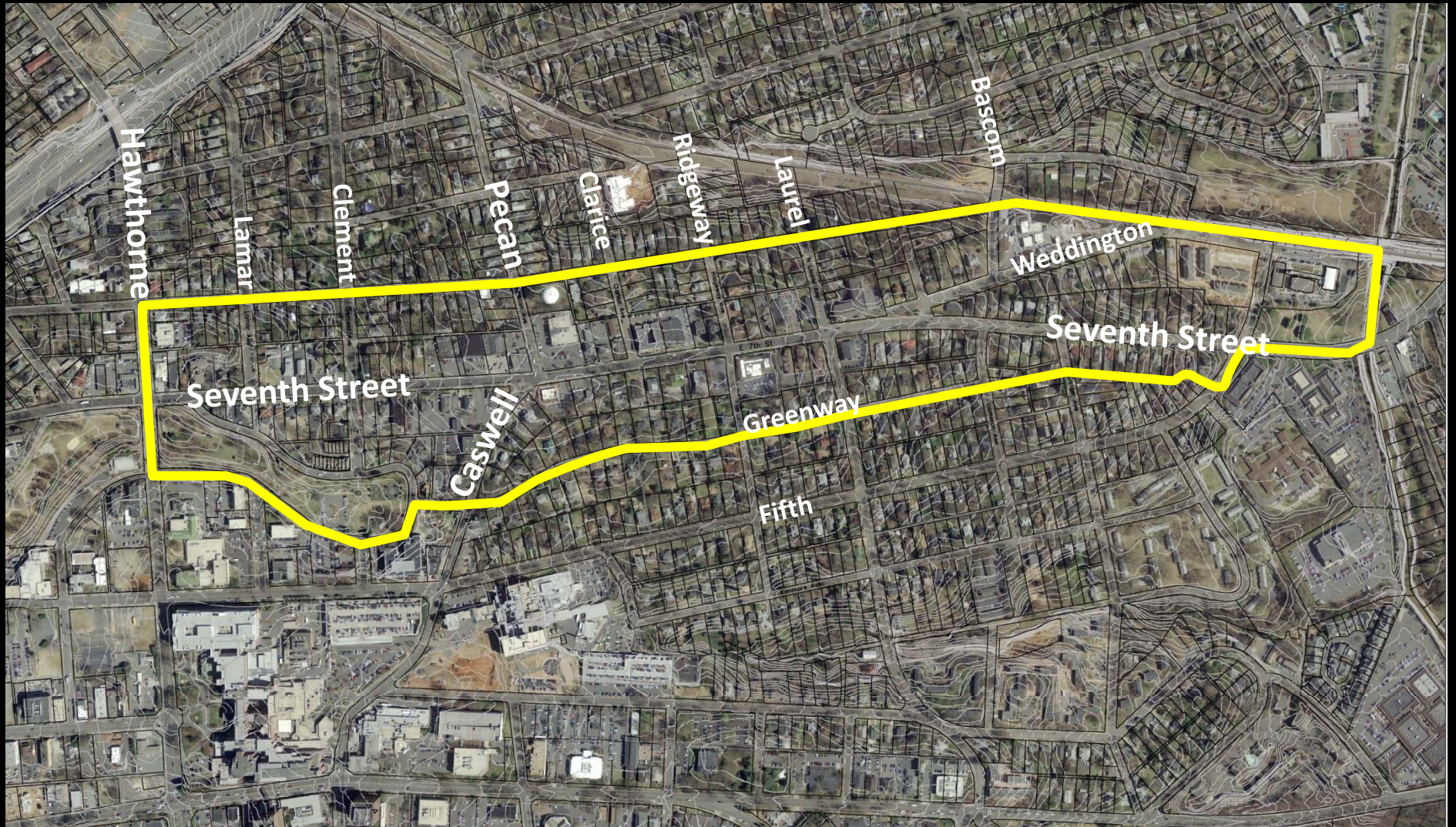
Seventh Street Corridor Plan

April 28-30, 2008



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Study Area



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Issues – from Stakeholder Interviews

Focus of development to reinforce the
node at Pecan and Caswell

Scale, massing, and articulation of
building frontage along 7th Street

Retail/Residential mix

Maintaining character of corridor

Building heights

Building transition between 7th Street
and backing residential uses

Future of roadway corridor – lanes,
public frontages

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Guiding Principle One

***Recognize Seventh Street's role as a neighborhood seam
that must support both pedestrian and vehicular uses***

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Recognize Seventh Street's role as a neighborhood seam that must support both pedestrian and vehicular uses

AM Peak Analysis

Signal ID	Intersections	Existing, No-Build AM			2030, No-Build AM			2030, Build AM			2030, Build AM Modified		
		Max v/c	Delay (s)	Missed Cycles*	Max v/c	Delay (s)	Missed Cycles*	Max v/c	Delay (s)	Missed Cycles*	Max v/c	Delay (s)	Missed Cycles*
410	E 7TH ST @ CENTRAL AV/N KINGS DR	1.04 EBL	35.6	1	1.21 EBL	849.9	5	0.88 SBT	82.8	1	1.2 EBL	621.3	4
414	E 7TH ST @ E INDEPENDENCE BV	0.93 WBL	34.1	1	1.15 SBT	325.8	2	0.96 SBT	120.2	1	0.93 NBL	111.6	1
420	E 7TH ST @ HAWTHORNE LN	0.74 SBT	27.3	1	1.59** NB	428.4	3	0.92 SBT	79.1	1	1.43** NB	404.2	3
426	E 7TH ST @ N CASWELL RD/PECAN AV	0.91 EBT	58.1	1	1.20 SBT	381.5	2	0.90 SBT	76.2	1	0.97 WBT	224	2
470	E 7TH ST @ E 5TH ST/FIREFIGHTER PL	0.64 EBL	8.7	0	0.77 WBT	88.7	1	0.59 NBT	21	0	0.76 WBT	19.2	1

AM Peak 7:45am to 8:45am

PM Peak Analysis

Signal ID	Intersections	Existing, No-Build PM			2030, No-Build PM			2030, Build PM			2030, Build PM Modified		
		Max v/c	Delay (s)	Missed Cycles*	Max v/c	Delay (s)	Missed Cycles*	Max v/c	Delay (s)	Missed Cycles*	Max v/c	Delay (s)	Missed Cycles*
410	E 7TH ST @ CENTRAL AV/N KINGS DR	1.06 EBL	193.3	2	1.04 SBT	763.5	5	0.98 NBT	246.1	2	1.13 SBT	518.1	3
414	E 7TH ST @ E INDEPENDENCE BV	0.97 WBL	30.4	1	0.93 NBT	55	1	0.94 NBT	54.5	1	0.94 NBT	65.6	1
420	E 7TH ST @ HAWTHORNE LN	0.64 NBT	25.8	1	1.12** SB	810.5	5	0.97 SBT	73.8	1	1.66** WB	456.3	3
426	E 7TH ST @ N CASWELL RD/PECAN AV	0.97 WBT	124.2	1	1.37 SBT	734.2	5	0.89 NBT	50.3	1	1.22 WBT	482.7	3
470	E 7TH ST @ E 5TH ST/FIREFIGHTER PL	0.41 NBR	8.4	0	1.14 NBT	506.6	5	0.69 SBT	19.4	0	0.64 SBT	50.9	1

Maximum v/c from Synchro

Delay from SimTraffic (Average of 5 Simulation runs with 10 minutes of seeding time)

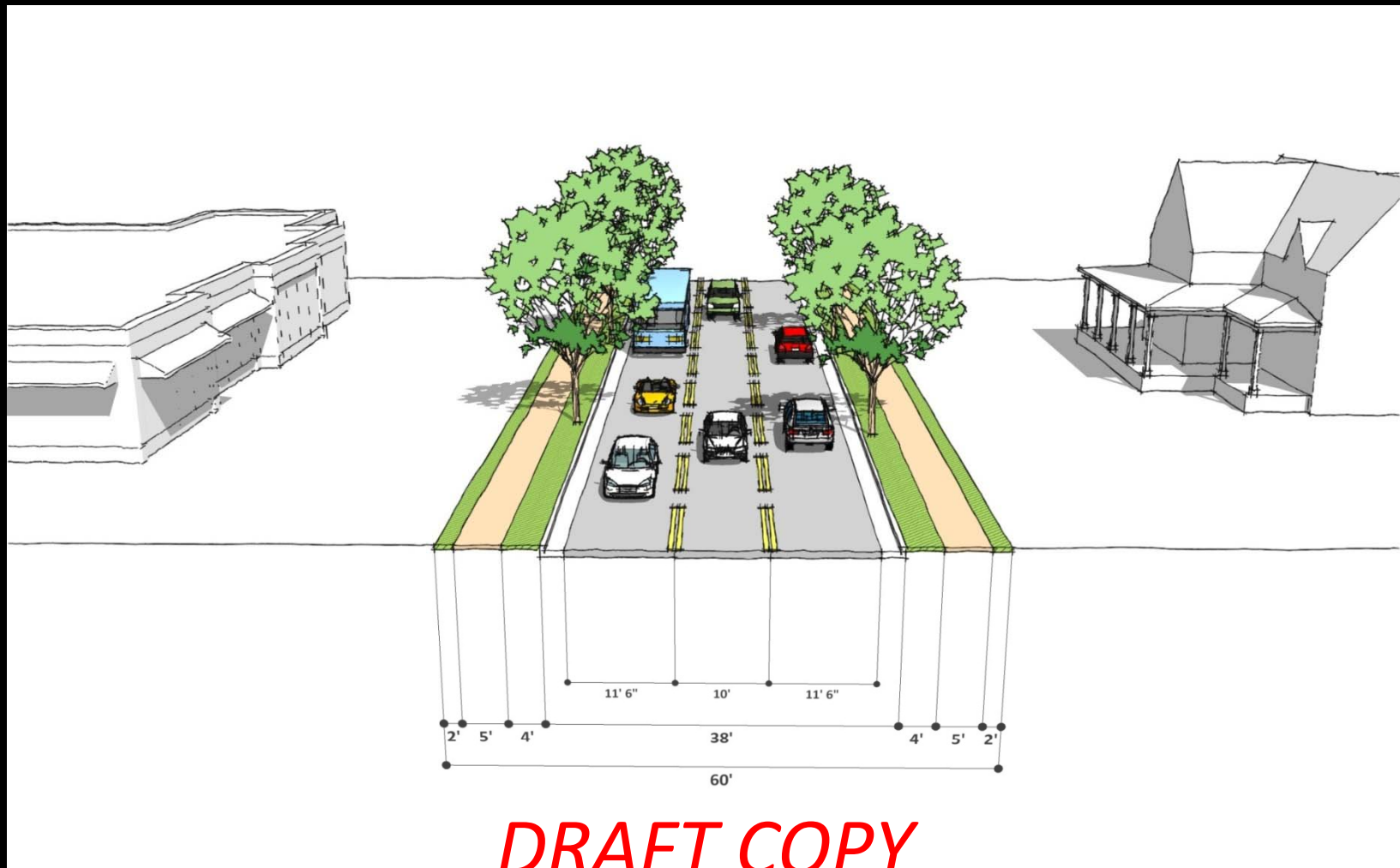
PM Peak 5:00pm to 6:00pm

** Defacto Lane: Turning Movement using a single lane has a v/c ratio greater than the group as a whole. This indicates the need for an additional exclusive left turn lane

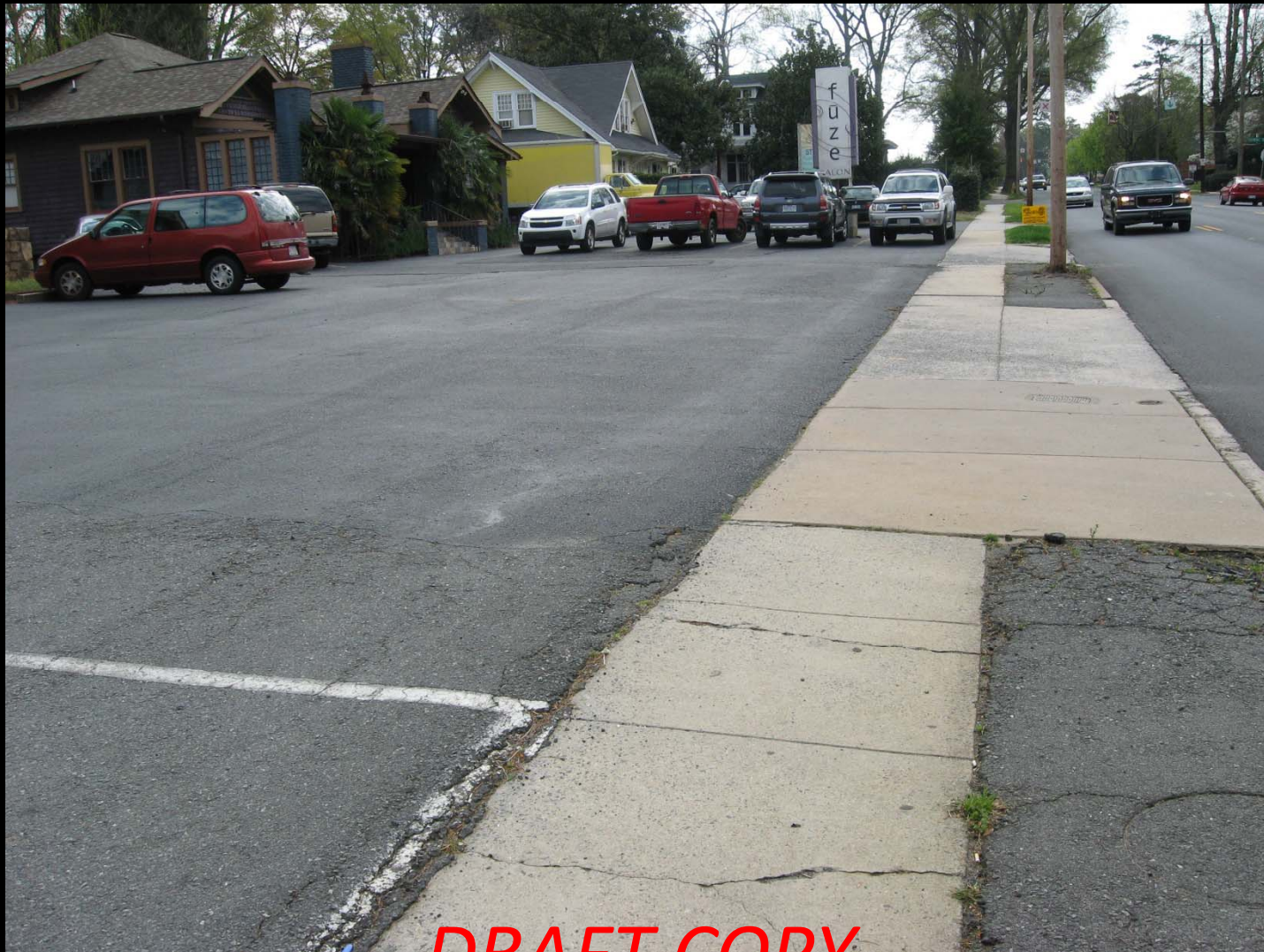
* Missed Cycles: Average number of signal cycles missed at the intersection

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Recognize Seventh Street's role as a neighborhood seam that must support both pedestrian and vehicular uses



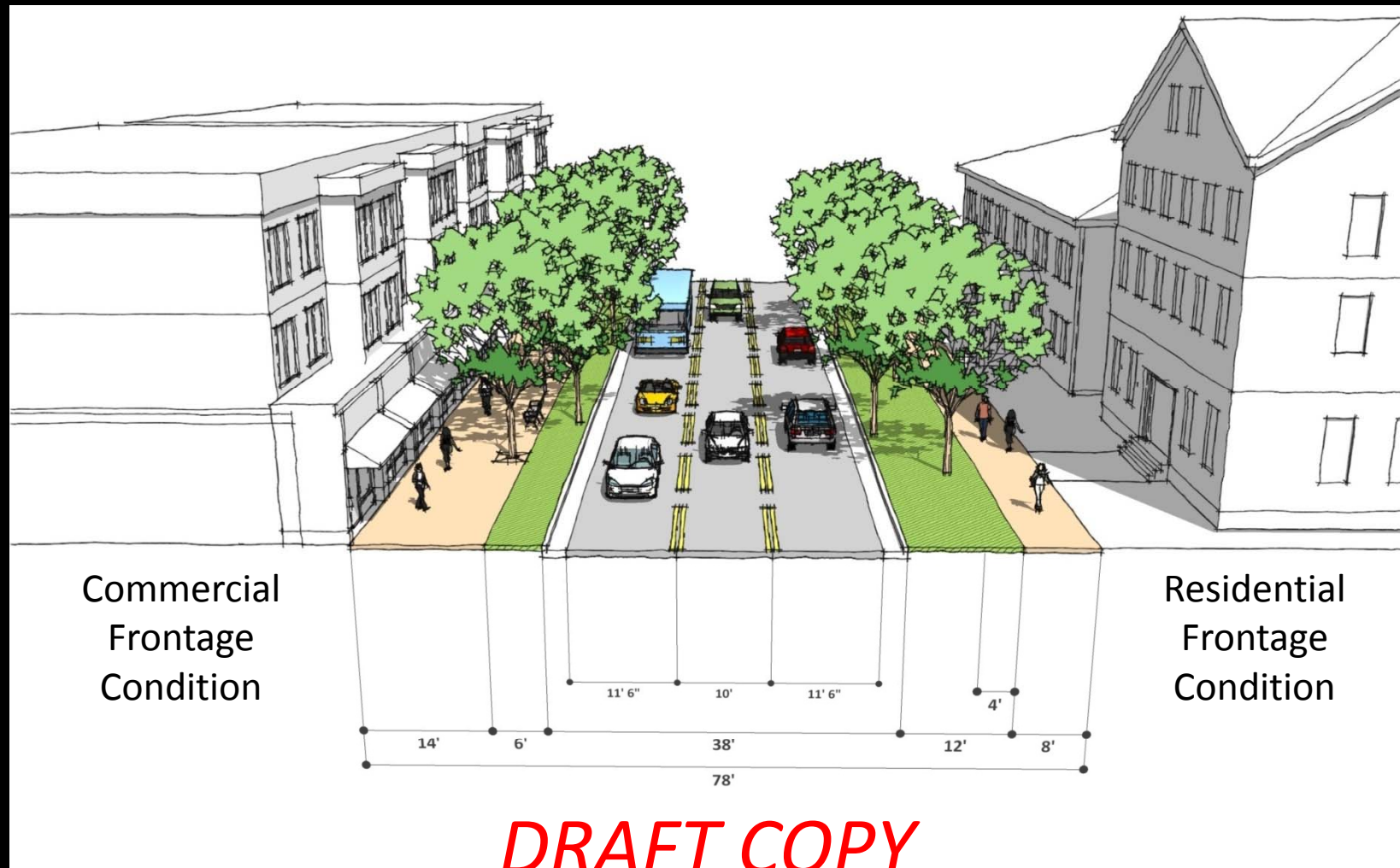
Recognize Seventh Street's role as a neighborhood seam that must support both pedestrian and vehicular uses



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Recognize Seventh Street's role as a neighborhood seam that must support both pedestrian and vehicular uses

- Create a 14' sidewalk and 6' planter on commercial building frontages
- Create an 8' sidewalk and 12' planter on residential building frontages



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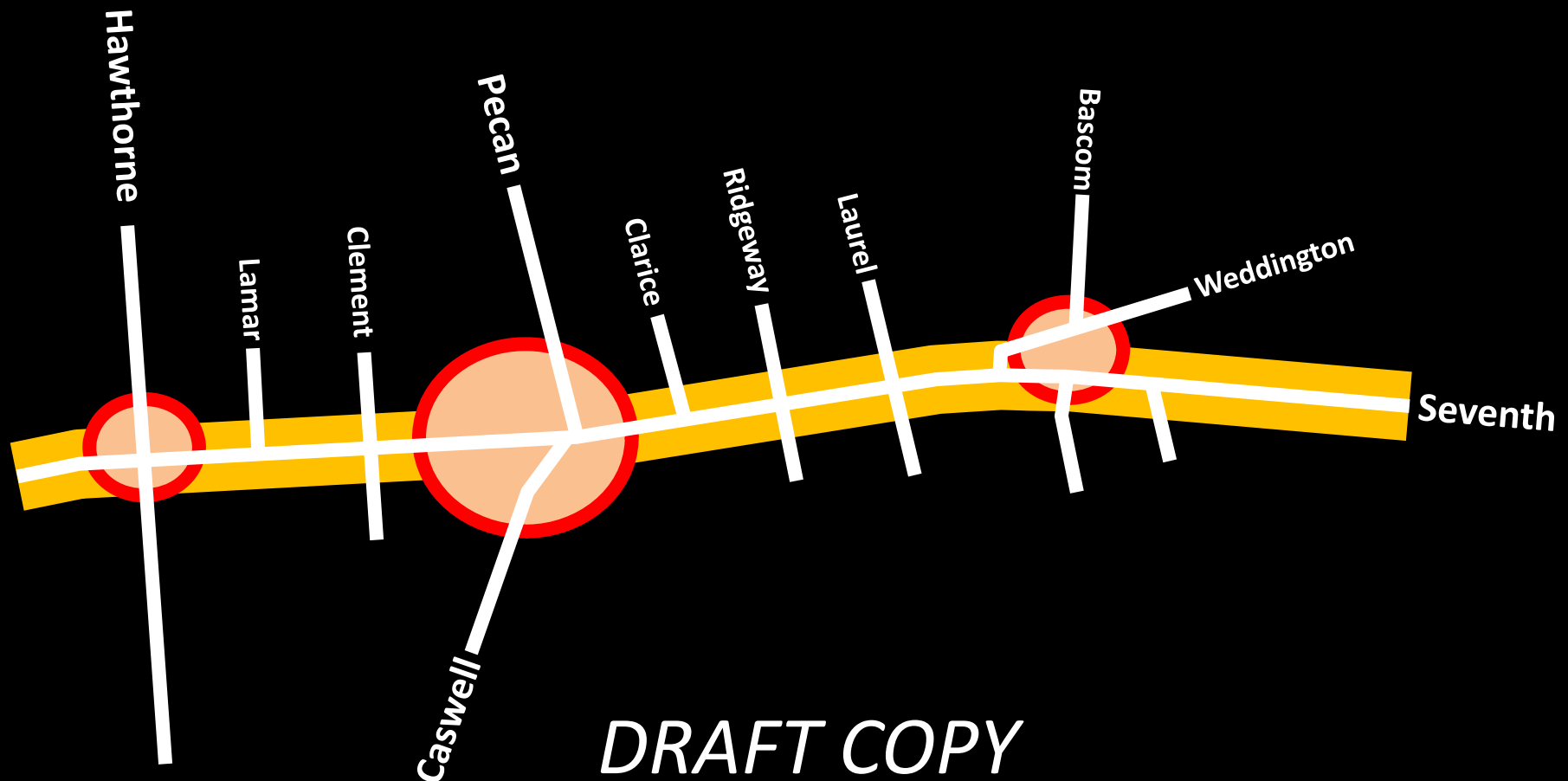
Guiding Principle Two

***Enhance the unique character of the built environment
by differentiating forms in nodes and corridors and
focusing development to reinforce the nodes***

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Enhance the unique character of the built environment by differentiating forms in nodes and corridors and focusing development to reinforce the nodes

- Nodes – mix of retail and residential uses
- Corridors – mix of residential and office uses – limited retail



Enhance the unique character of the built environment by differentiating forms in nodes and corridors and focusing development to reinforce the nodes

- Use building heights to vary the feel of the corridor and reinforce the nodes
 - 2-3 Stories in Corridors
 - 2-3 Stories at Hawthorne node
 - 3-5 Stories at Bascom and Pecan nodes



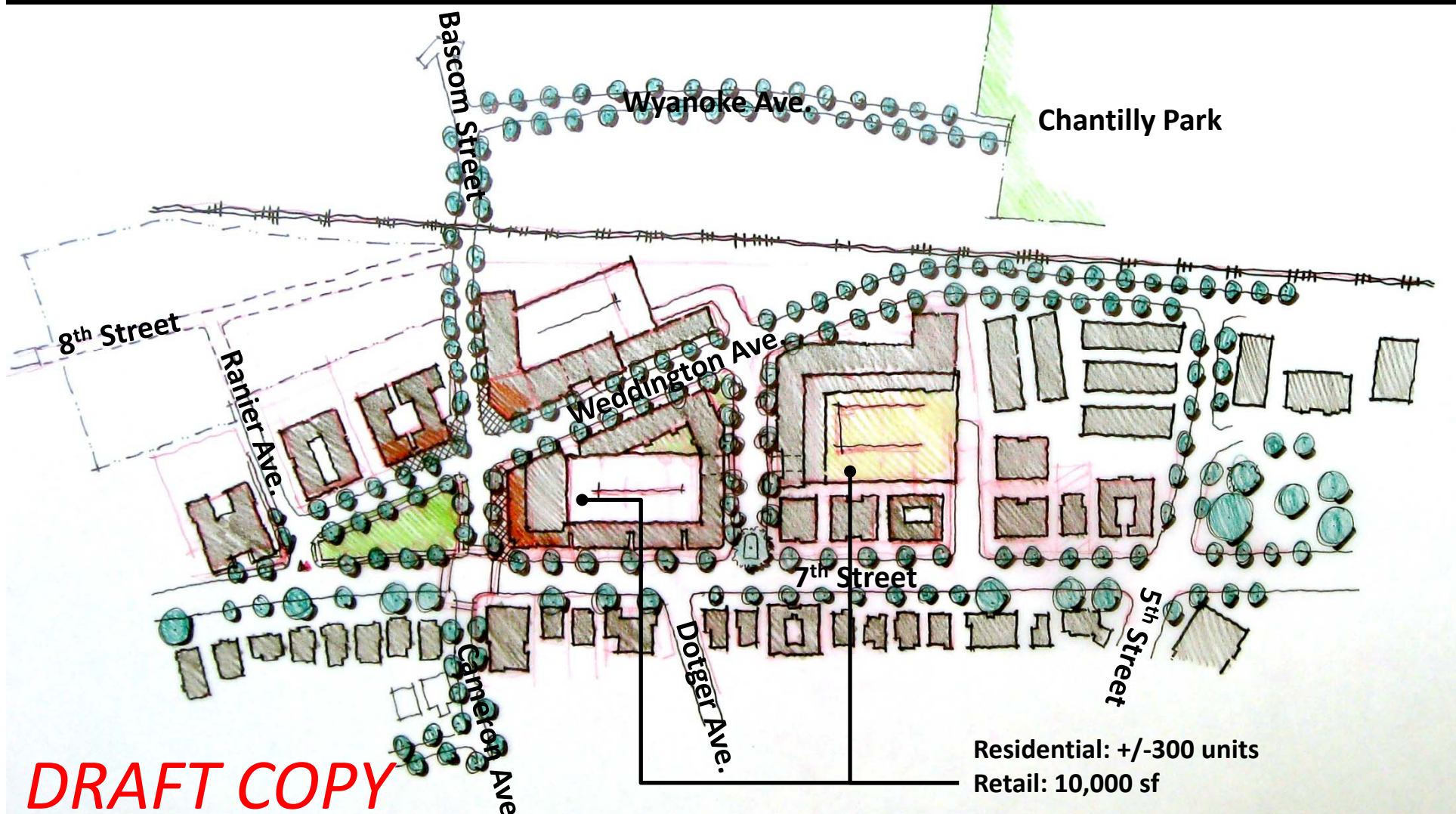
Guiding Principle Three

Develop node locations that respond to the context of the surrounding neighborhoods

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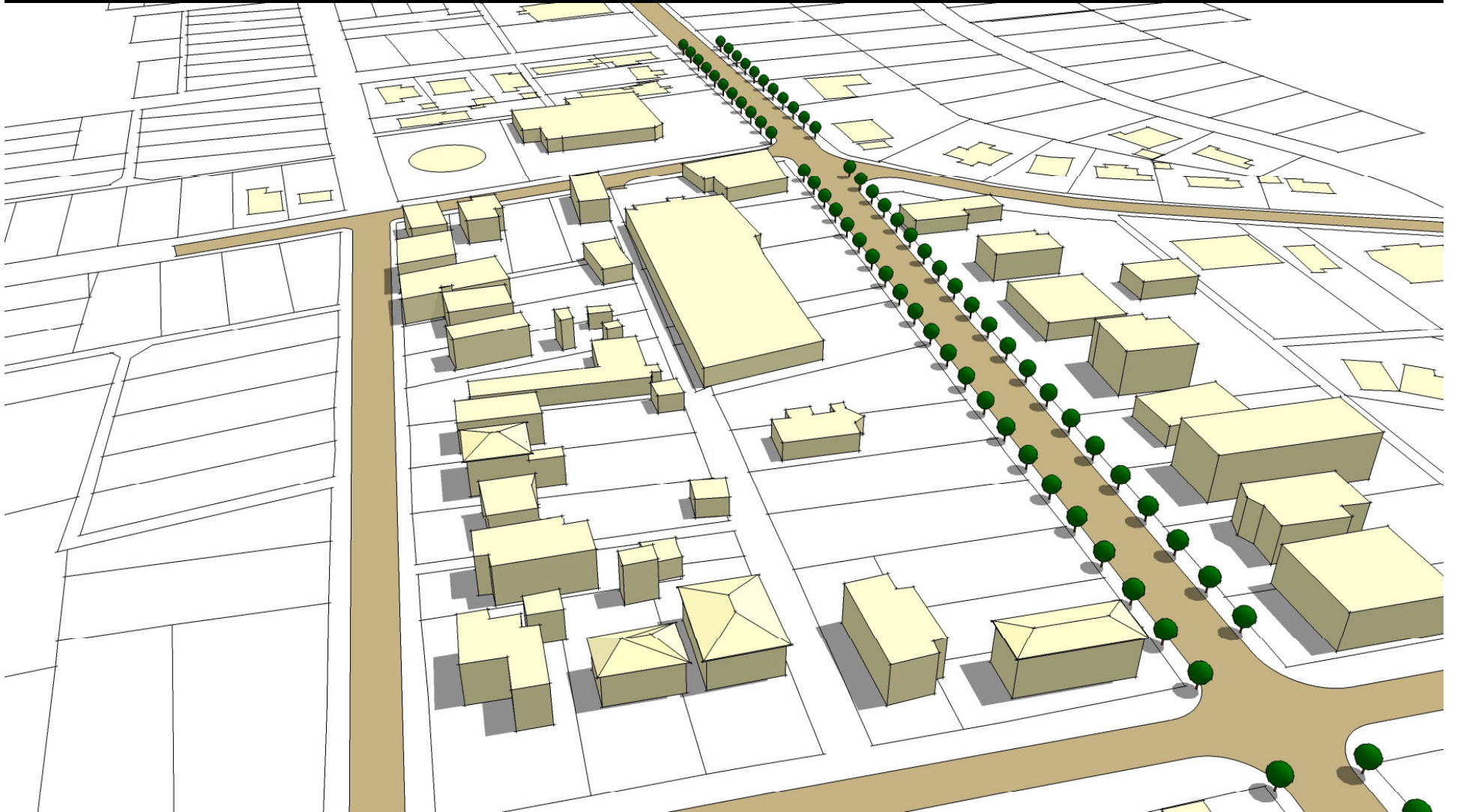
Develop node locations that respond to the context of the surrounding neighborhoods

- Use scale, massing, and articulation of building frontage along 7th Street to break-up building facades





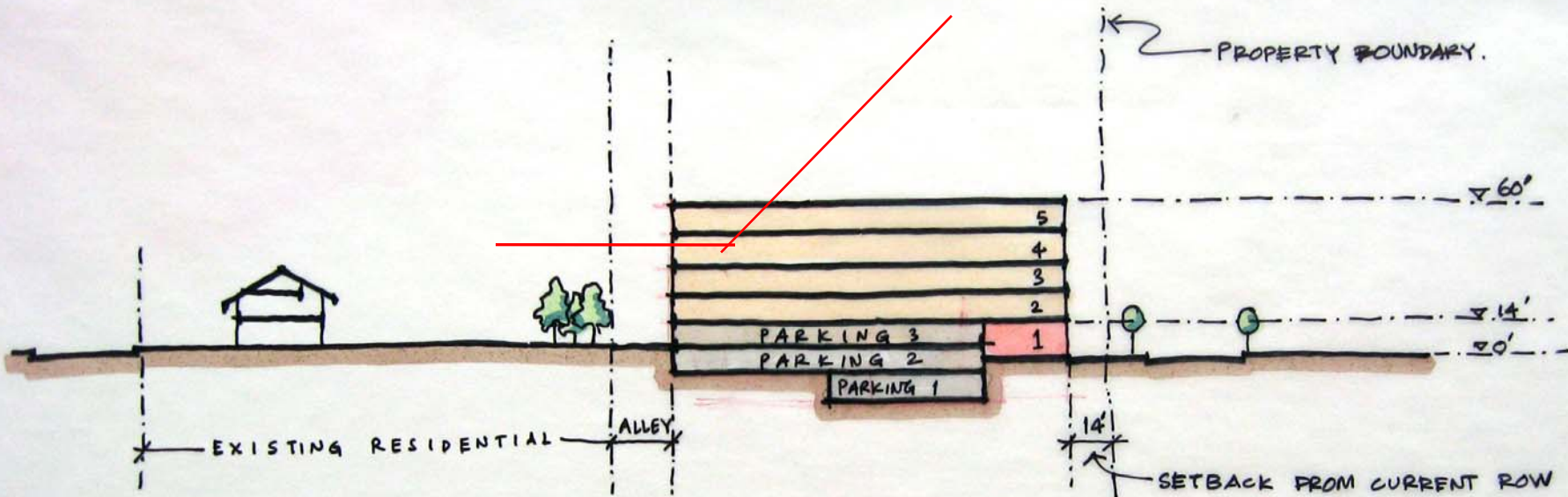
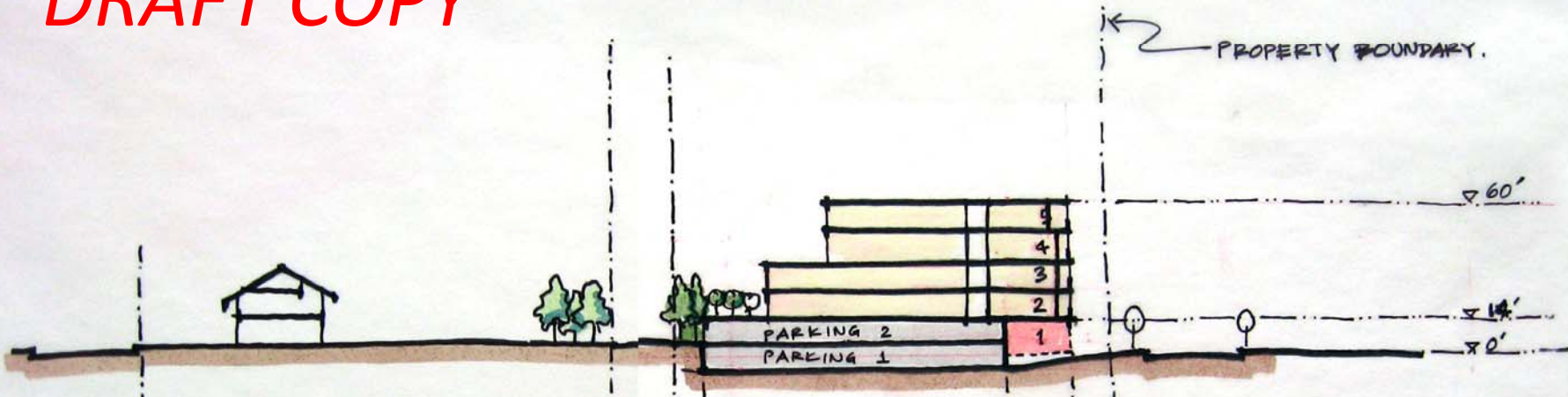
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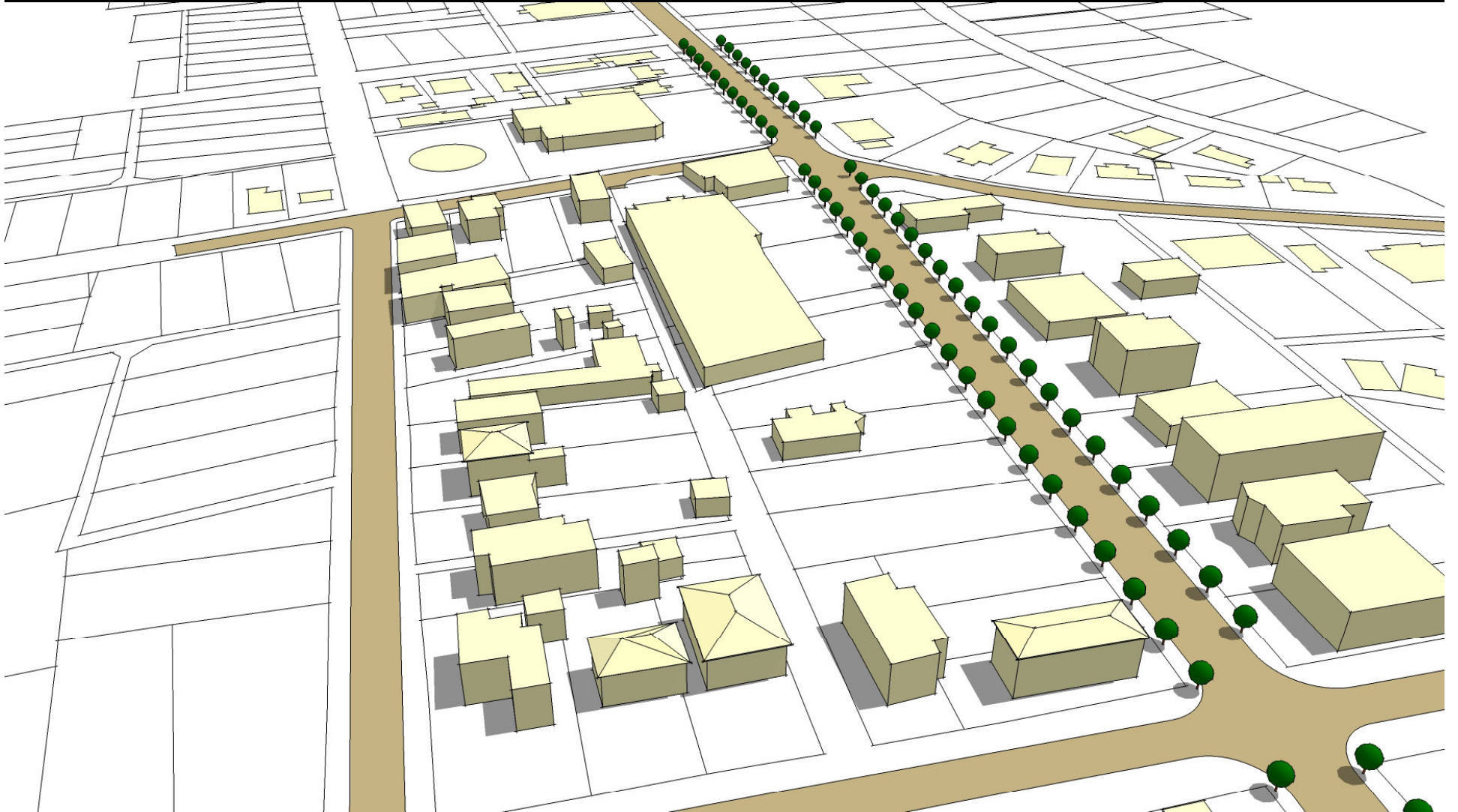
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Mixed Use Scenario with Neighborhood Side Step Back

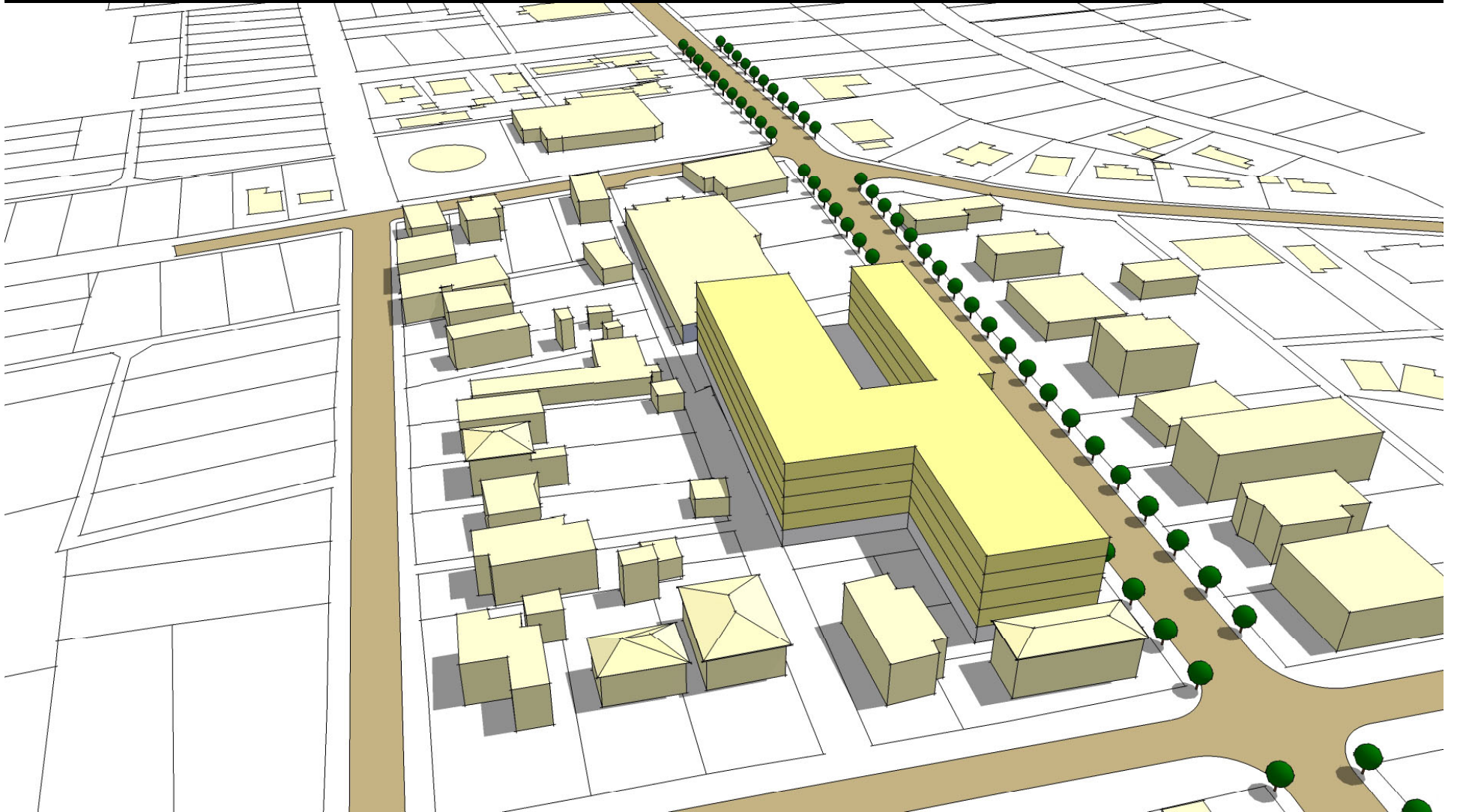
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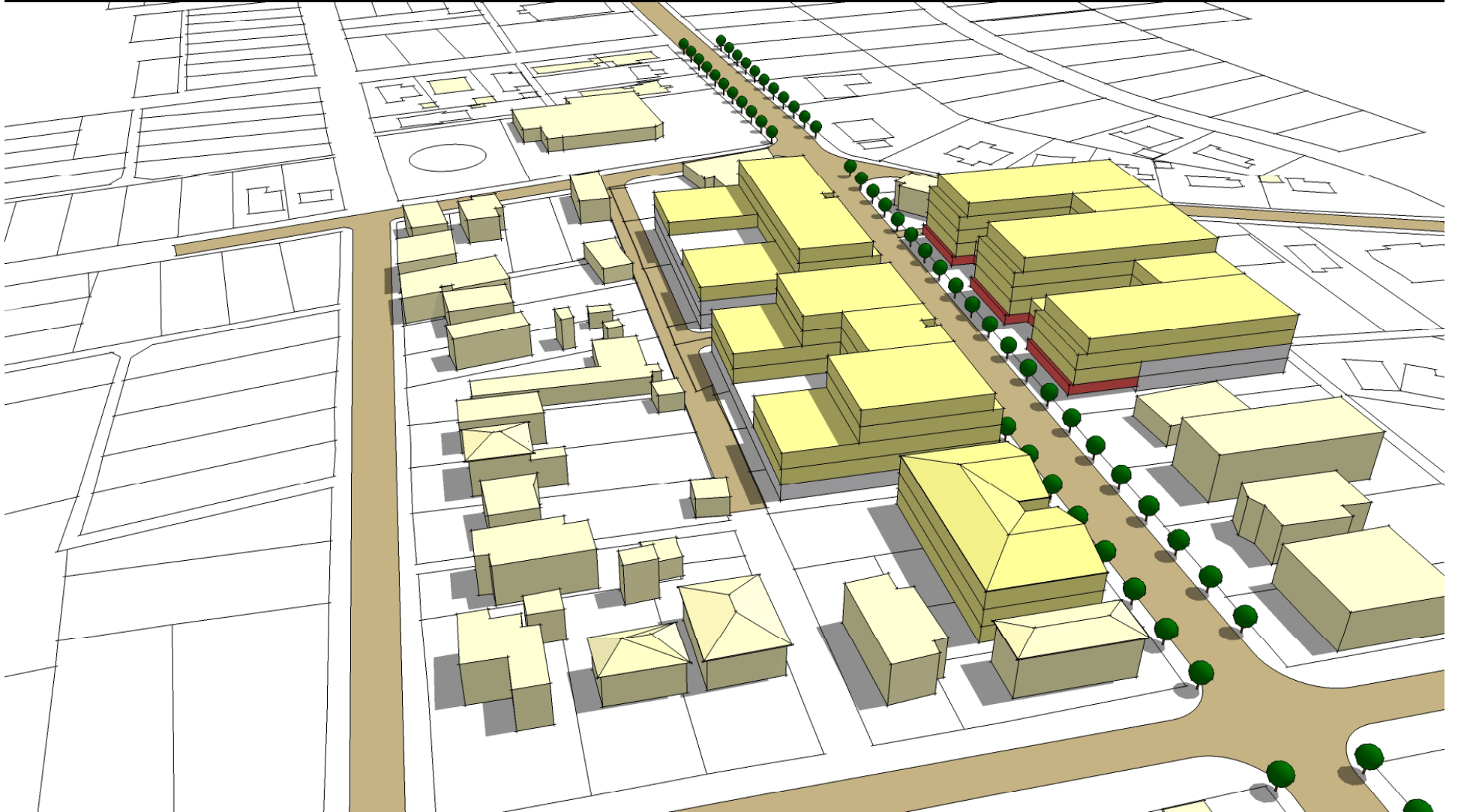
SECTION ACROSS NEIGHBORHOOD & PROPOSED DEVELOPMENT (THE BOULEVARD COMPANY).



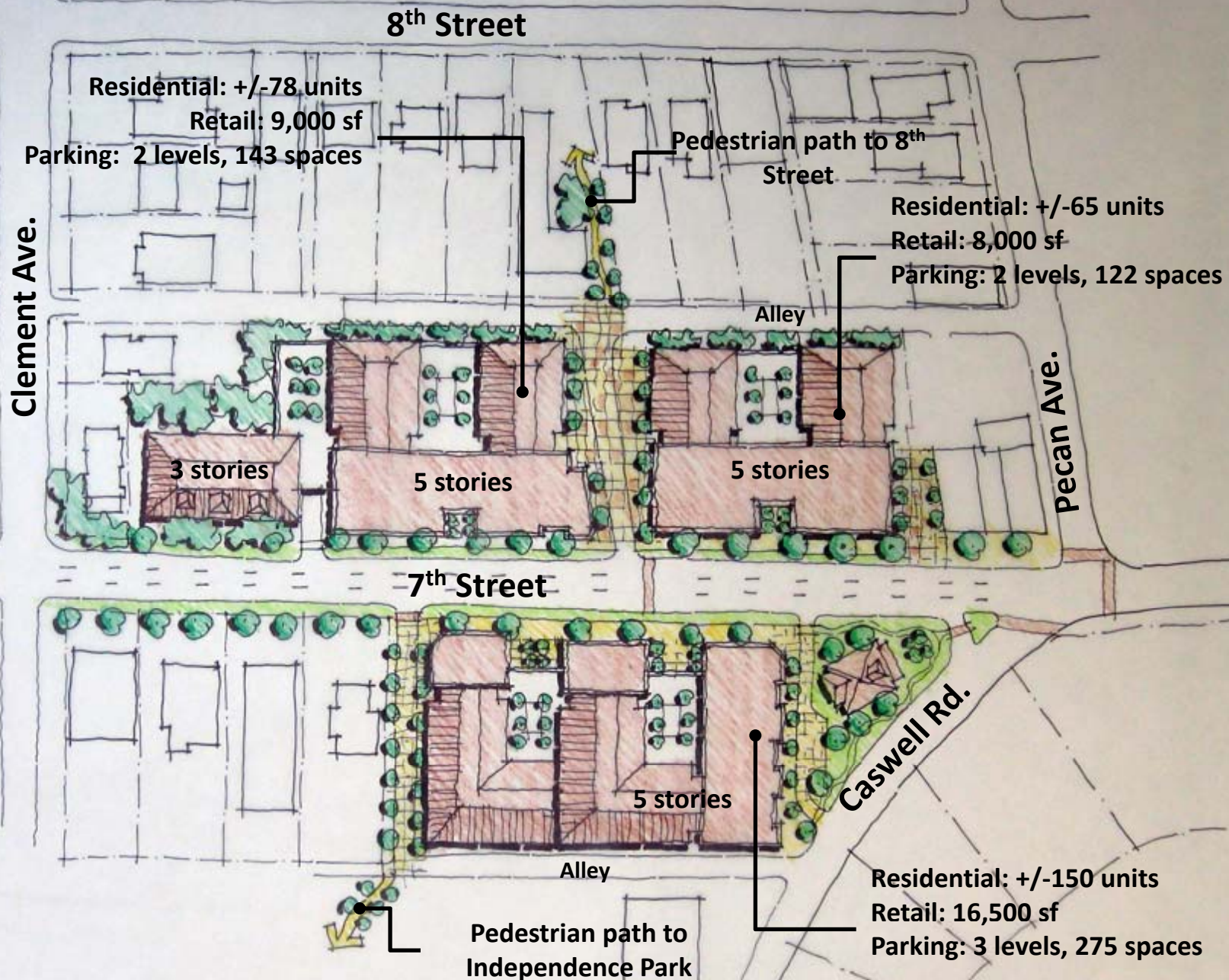
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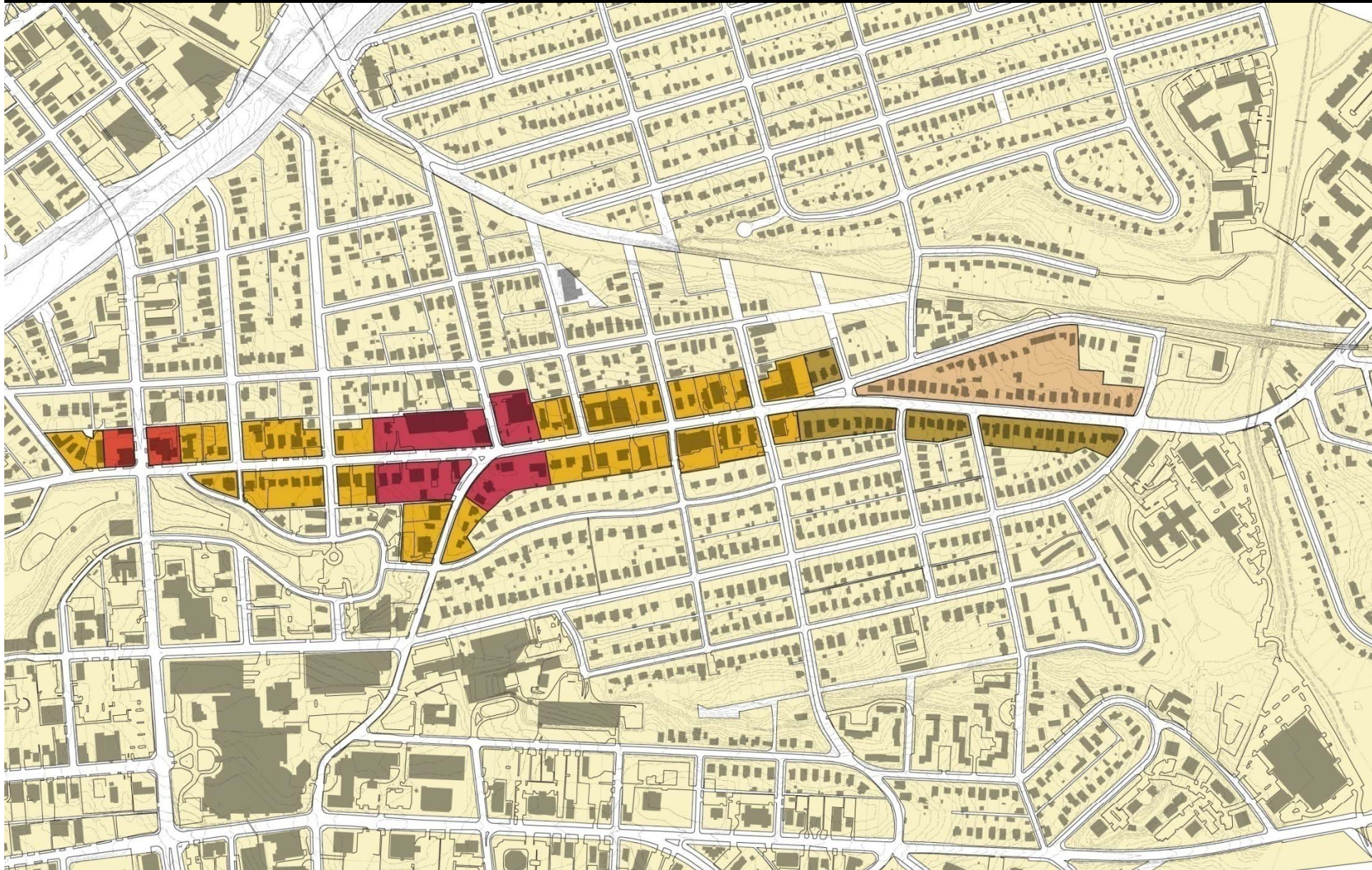
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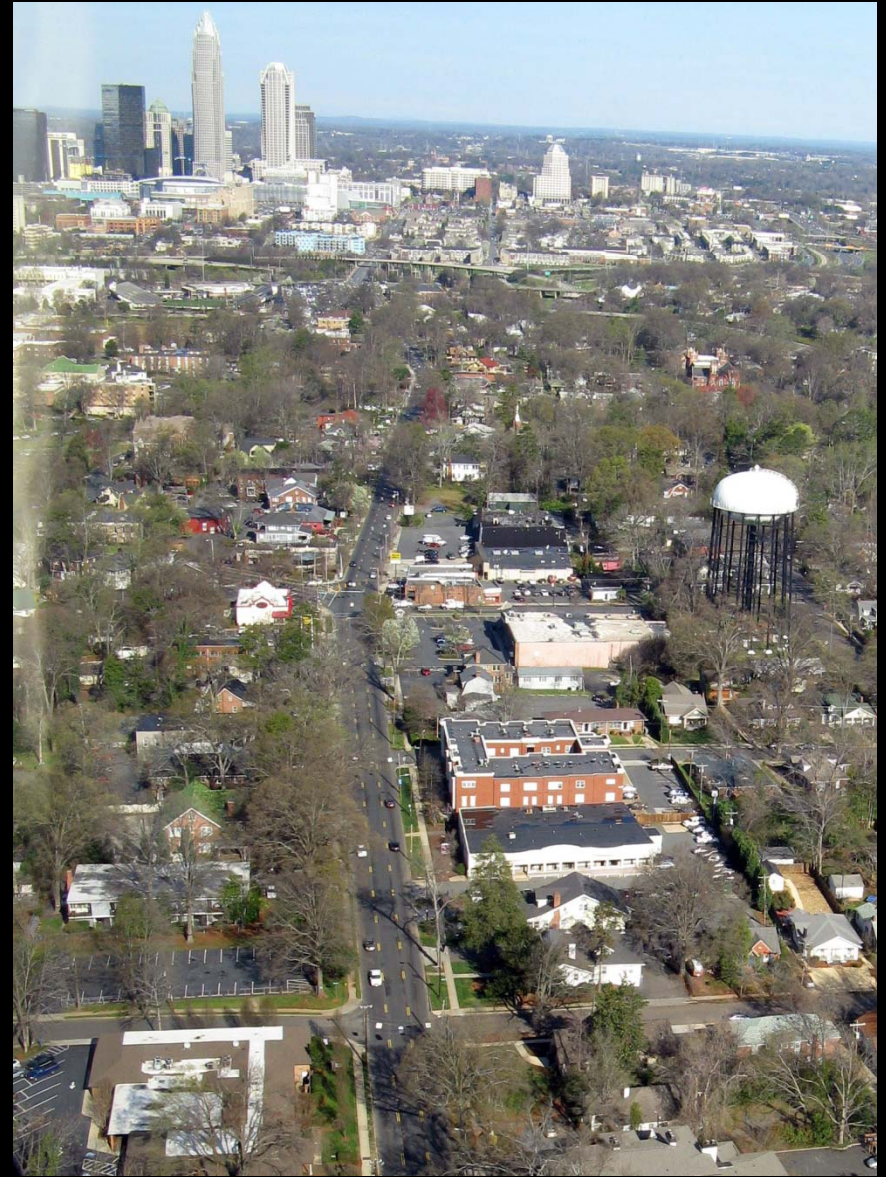
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Guiding Principles

Recognize Seventh Street's role as a neighborhood seam that must support both pedestrian and vehicular uses

Enhance the unique character of the built environment by differentiating forms in nodes and corridors and focusing development to reinforce the nodes

Develop node locations that respond to the context of the surrounding neighborhoods



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