



WEST END CONCEPTUAL SITE DEVELOPMENT

2012 Study to redevelop parcel

with an internalized mixed use

multi-family residential, public

the water feature and terraced

lawn may decrease the

interior urban core.

water feature

feeling of

# Consistency with Previous Plans and Details

- The West Main Street concepts and design criteria included in this TAP application are consistent with previous concepts for the corridor included in the West Main Street Corridor Management Plan, adopted in 2014. The recommended concept in the plan was to convert the existing abandoned railroad right-of-way to a multimodal greenway corridor similar to and extending the existing green landscape strip and wide pedestrian sidewalks along the "road diet" segment of Main Street east of the project.
- The Pensacola CRA is currently planning for construction of new sidewalk replacement along both sides of A Street from Cervantes Street to Main Street to revitalize the neighborhoods north of Main Street. This TAP project will provide the needed safe signalized pedestrian crosswalk at the A Street intersection and connection along the multimodal Main Street "road diet" to Bruce Beach Bay access park, the city CBD, and Community Maritime Park.
- Because Joe Patti's Seafood is an iconic and often-visited destination in the Pensacola region, providing safe pedestrian access to it and along West Main Street will provide visitors in the city center and at the Community Maritime Park opportunities to walk or cycle to this destination.
- The street trees along the roadside green landscape buffer will provide a shaded walk as well as a sense of safety and security for pedestrians.
- Although the types of trees and landscape chosen will determine applicability, the green landscape strip can also be landscaped as a rain garden providing stormwater management. The rain garden concept may exclude the necessity of irrigation.
- Street lighting matching the lights at Community Maritime Park will allow the proposed project to be an extension of the West Main Street "road diet" without reconstruction of the driving surface.

### URBAN RESIDENTIAL

many lots along the corridor lack orientation towards Main

would help address the urban street and help to transition to existing single family residential

 corner redevelopment parcel to complement the parcel to the south to establish a corridor statement and set an architectural and urban tone

# MAIN STREET IMPROVEMENTS

extend streetscape

# SECONDARY

attention to pedestrian facilities and circulation



- provides excellent opportunity for wide pedestrian walk along corridor
- walk could incorporate rail aspects into design to highlight its rail

### CONIC JOE PATTI'S

 large underutilized green space - large industrial waterfront area could be redesigned in collaboration with parking lot to maintain greenspace, visibility to and signage for Joe Patti's, parking and to accommodate scheduled prog ramming (e.g., farmers' market, art walk, Taste of Patti's)

# CHEVRON PARCEL

- parcel and potential brownfield site for
  - potential high density multi-family urban residential use with potential first floor commercial use and integrated public waterfront promenade

- potentialeco-sensitive waterfront park to expand public access to water
- · help increase public waterfront connectivity





Street Light Locations



Major Street Trees



West Main Street Transportation Alternatives Application





# Typical Section Design Details

- 56'6" right-of-way width (varies; verify by survey)
- Two 11-foot travel lanes
- 4-foot bike lane striping
- 10-foot concrete multiuse side-path on south side
- Curb and gutter on the south side of the existing roadway may not be constructed
- Approximate 8-foot landscape zone south of existing edge of pavement
- Street trees placed at regular spacing
- Street lights placed between tree locations to match Community Maritime Park and section of W. Main Street east of the project limits
- Benches, bike racks, and trash receptacles where space allows
- The existing typical section and proposed typical section dimensions are identical. The only additions are sidewalk, street trees, and lighting. No change is proposed for the right-of way or travel lane widths.

# **Construction Details**

- Existing curb on the north side to remain
- No sidewalk on the north side due to difficult construction grades and existing business driveways
- West of Clubbs Street, pedestrians will be directed to the multiuse side-path on the south side
- New mast arm traffic signals with pedestrian phase will be installed at the A Street intersection at a future date
- An option for a pedestrian phase only added to the existing signal is provided in this application
- A crosswalk will be installed on the west side of the A Street/Main Street intersection
- The existing bike lane striping on the north and south side of Main Street will be refreshed
- High-use pedestrian warning signage will be installed at each end of the project limits