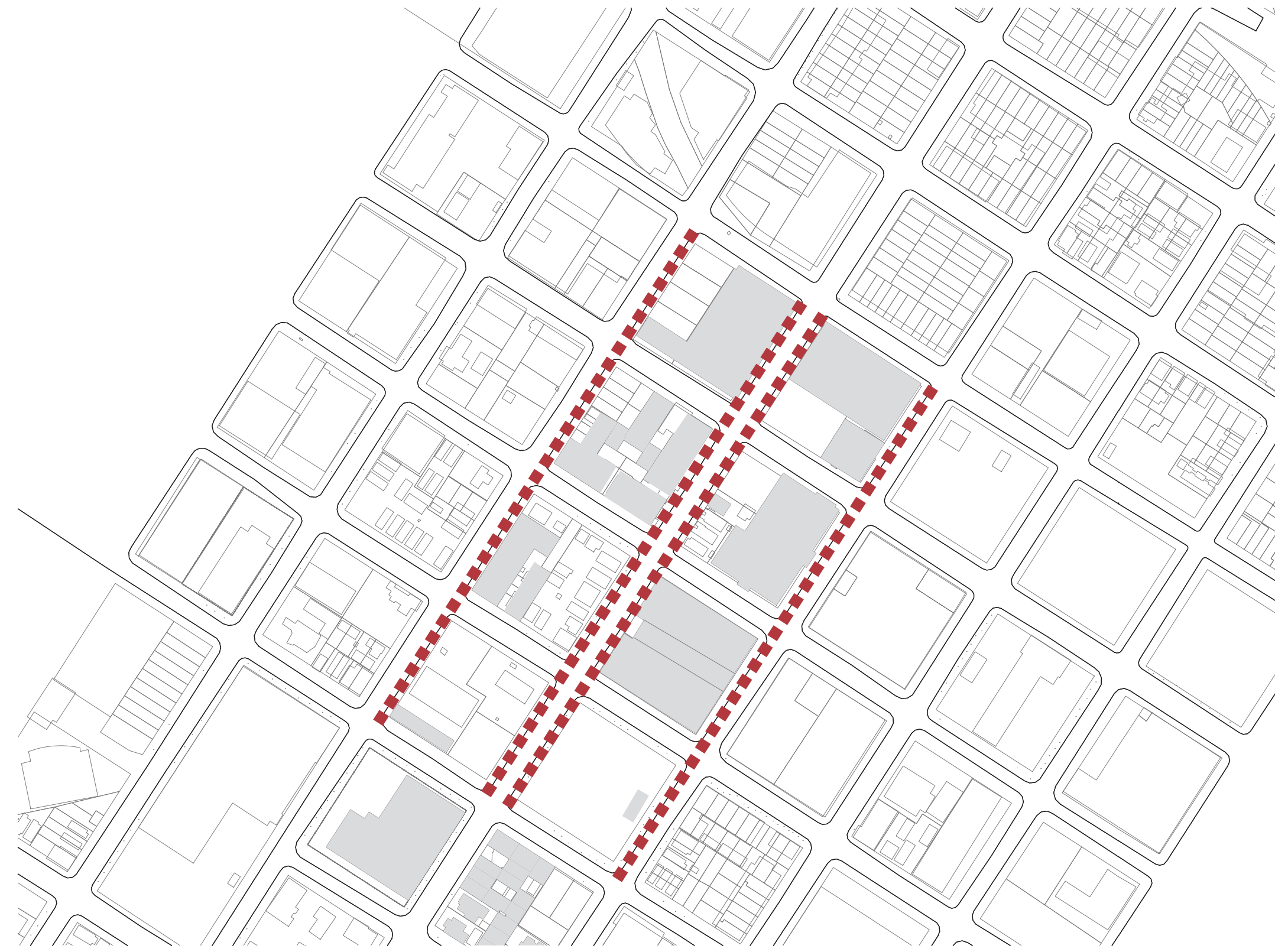




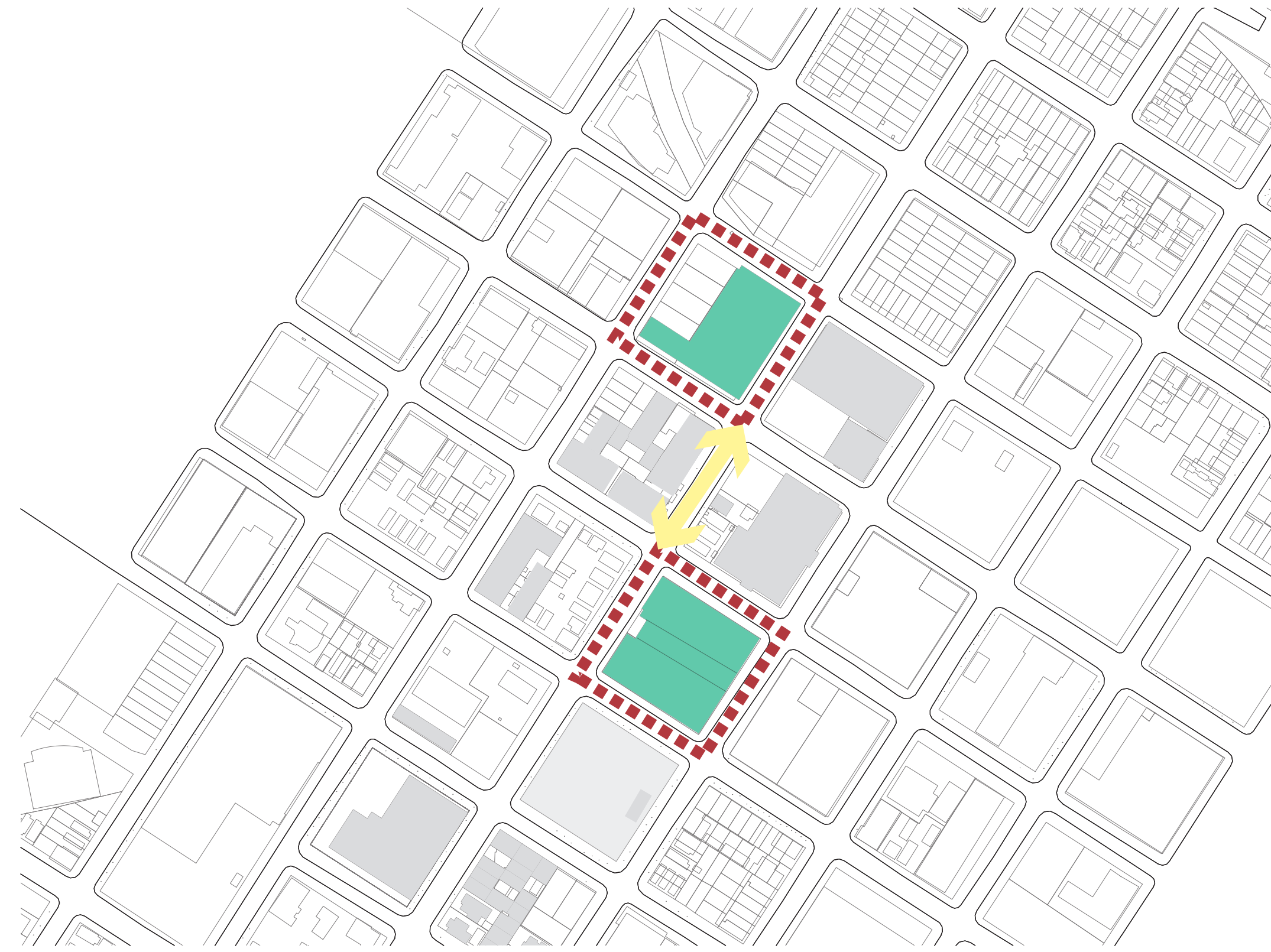
EaDo CROSSROADS  
start small // think big



PHASE 1

## STIMULATE THE MARKET

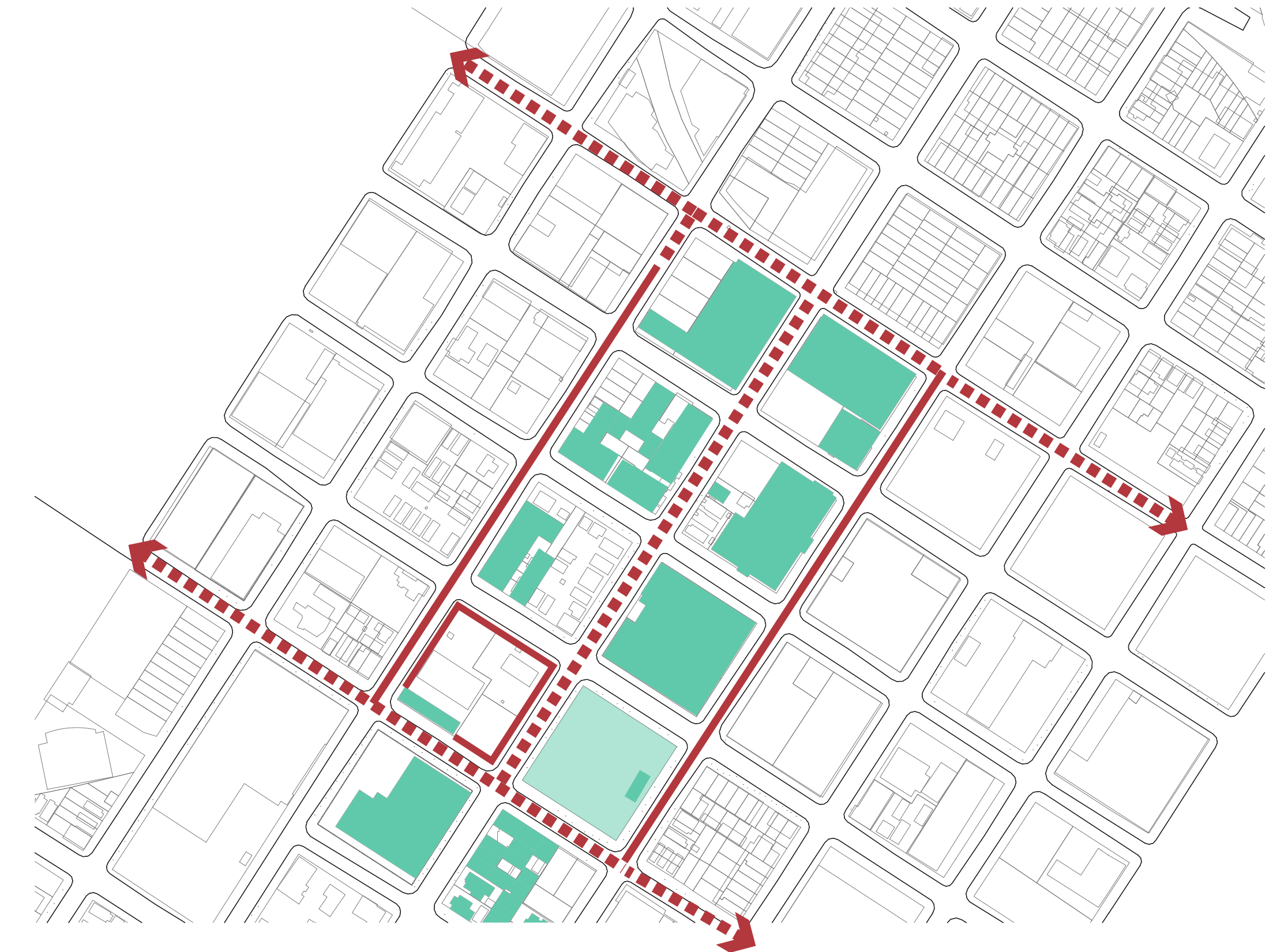
DEFINE THE STREET



PHASE 2

## SHAPE THE NEIGHBORHOOD

ESTABLISH ANCHOR TENANTS  
AND CARVE OUT COMMUNITY  
GATHERING AREAS



PHASE 3

## GROW THE DISTRICT

FULL BUILDING OUT OF THE  
DISTRICT AND CONNECTING  
TO OTHER SURROUNDING  
DISTRICTS

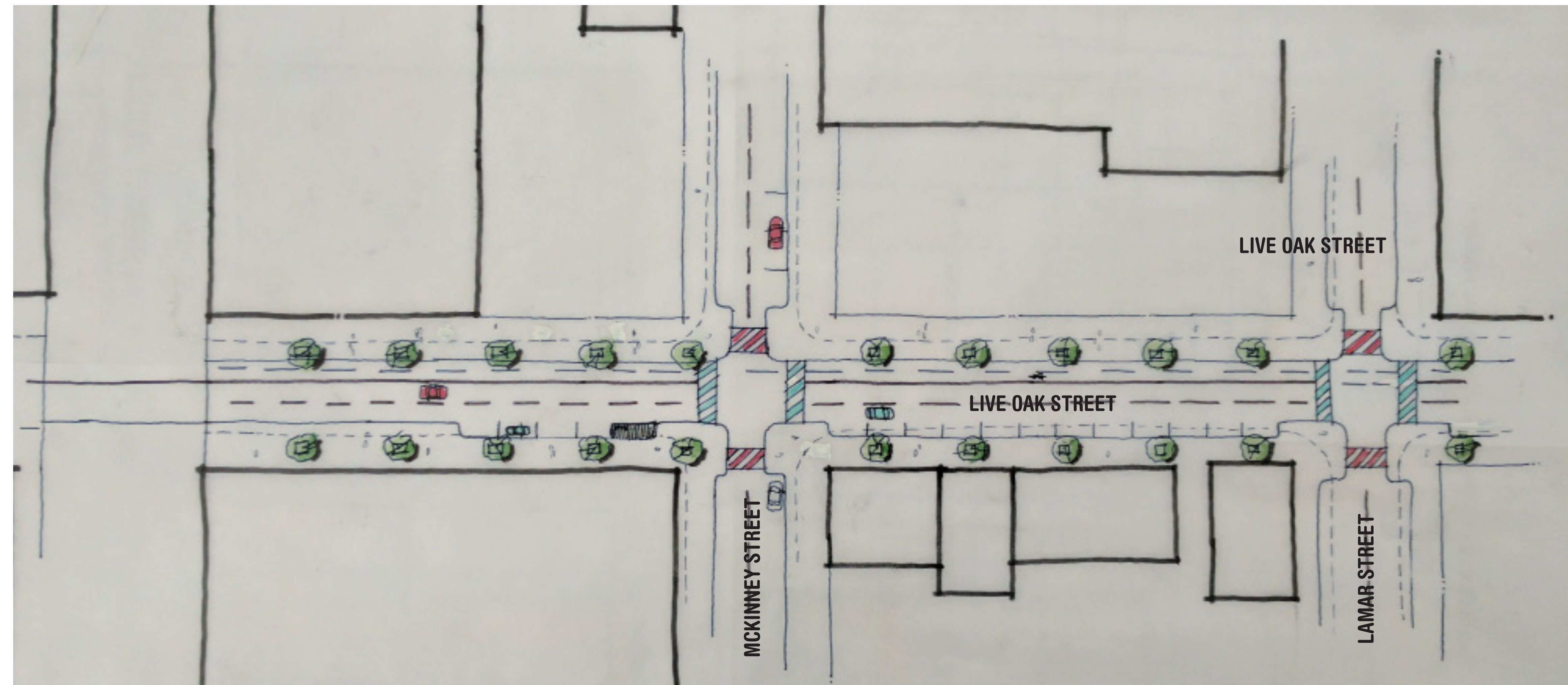
## PHASE 1 - TEMPORARY IMPROVEMENTS

### PAINTED:

STREET STRIPING  
NARROWED LANES  
BIKE LANES  
CURB BULB OUTS  
PARALLEL PARKING STALLS

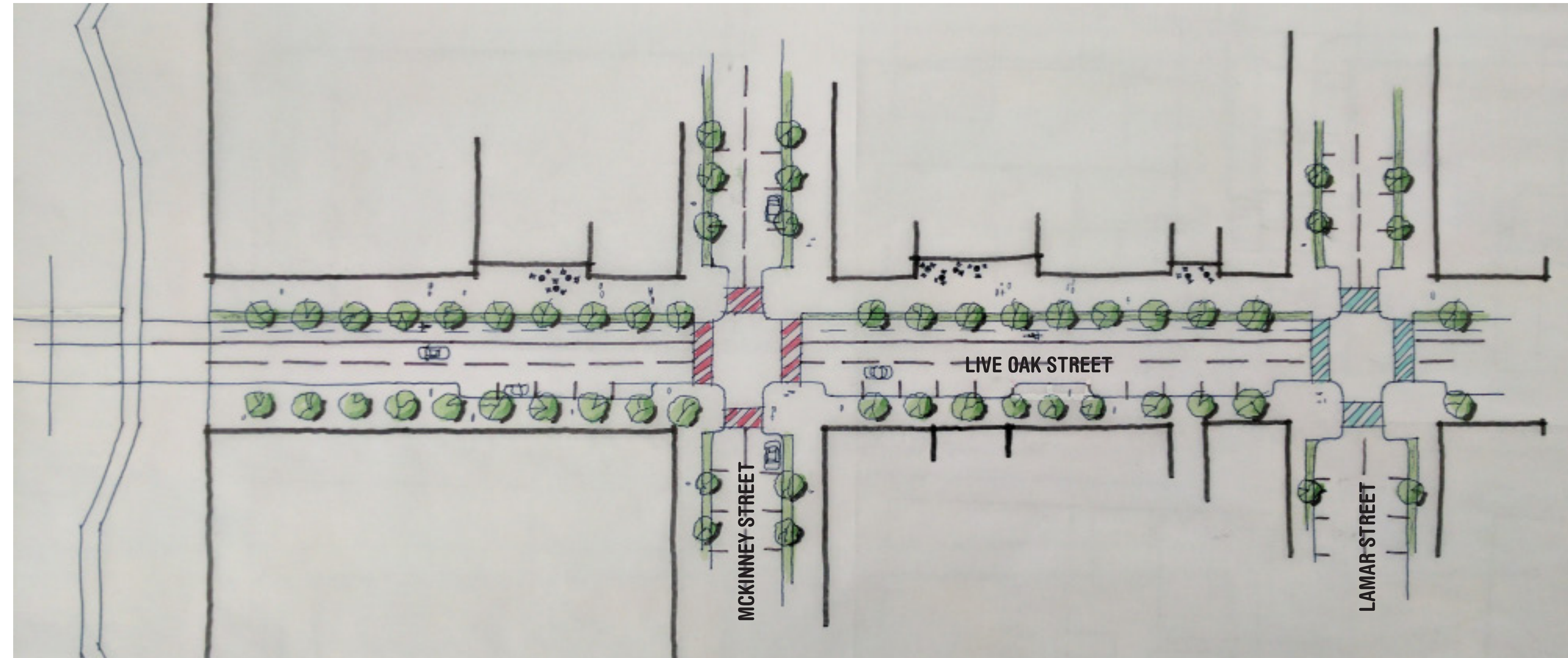
### CONSTRUCTED:

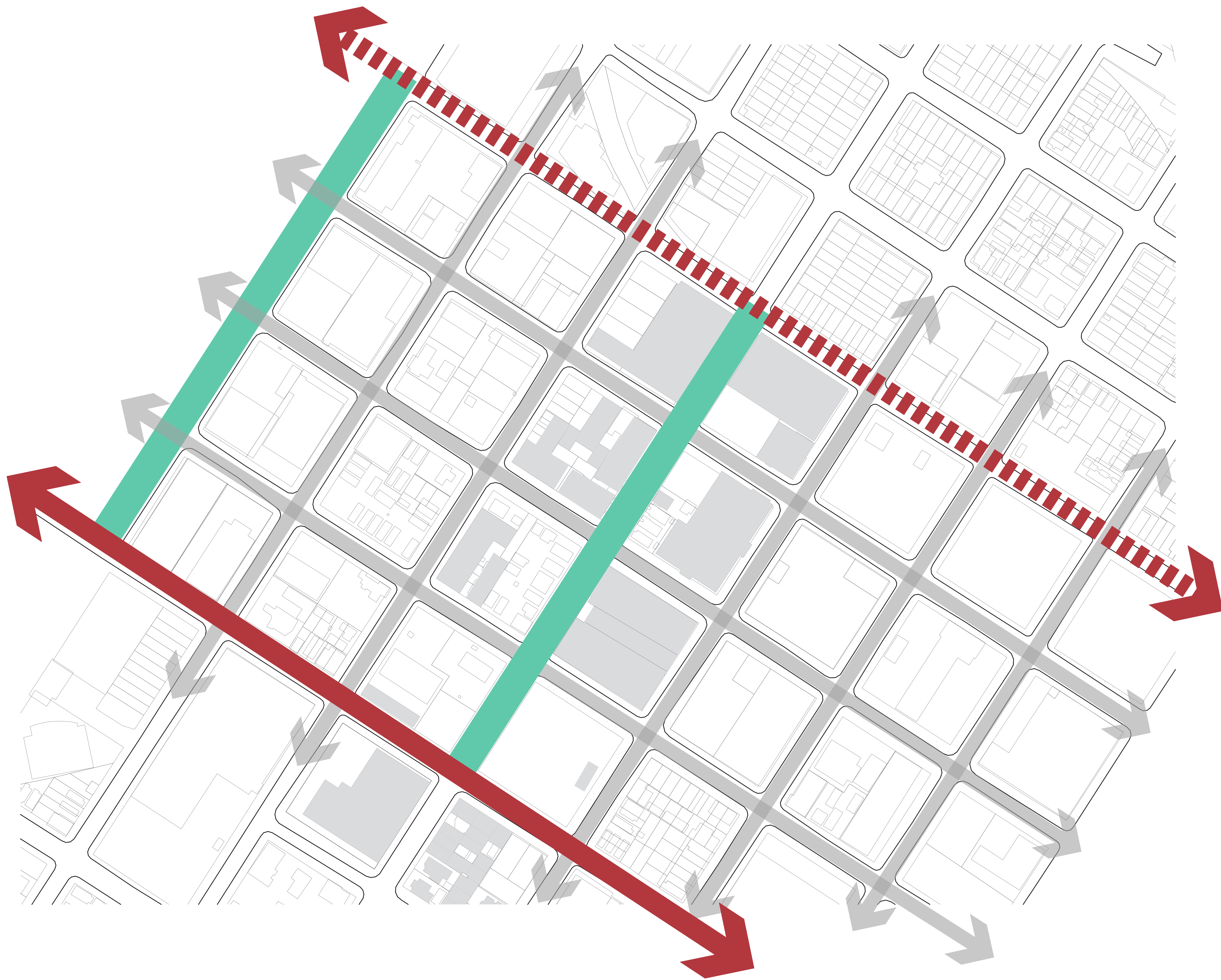
TREE CRATES  
TEMPORARY BIKE LANE BARRIERS  
PARKLETS



## PHASE 3 - FULL BUILD OUT

STREET PAVING NARROWED  
CURB BULB OUTS  
PARALLEL PARKING STALLS  
DETENTION/INFILTRATION BASINS  
PROTECTED BIKE LINES

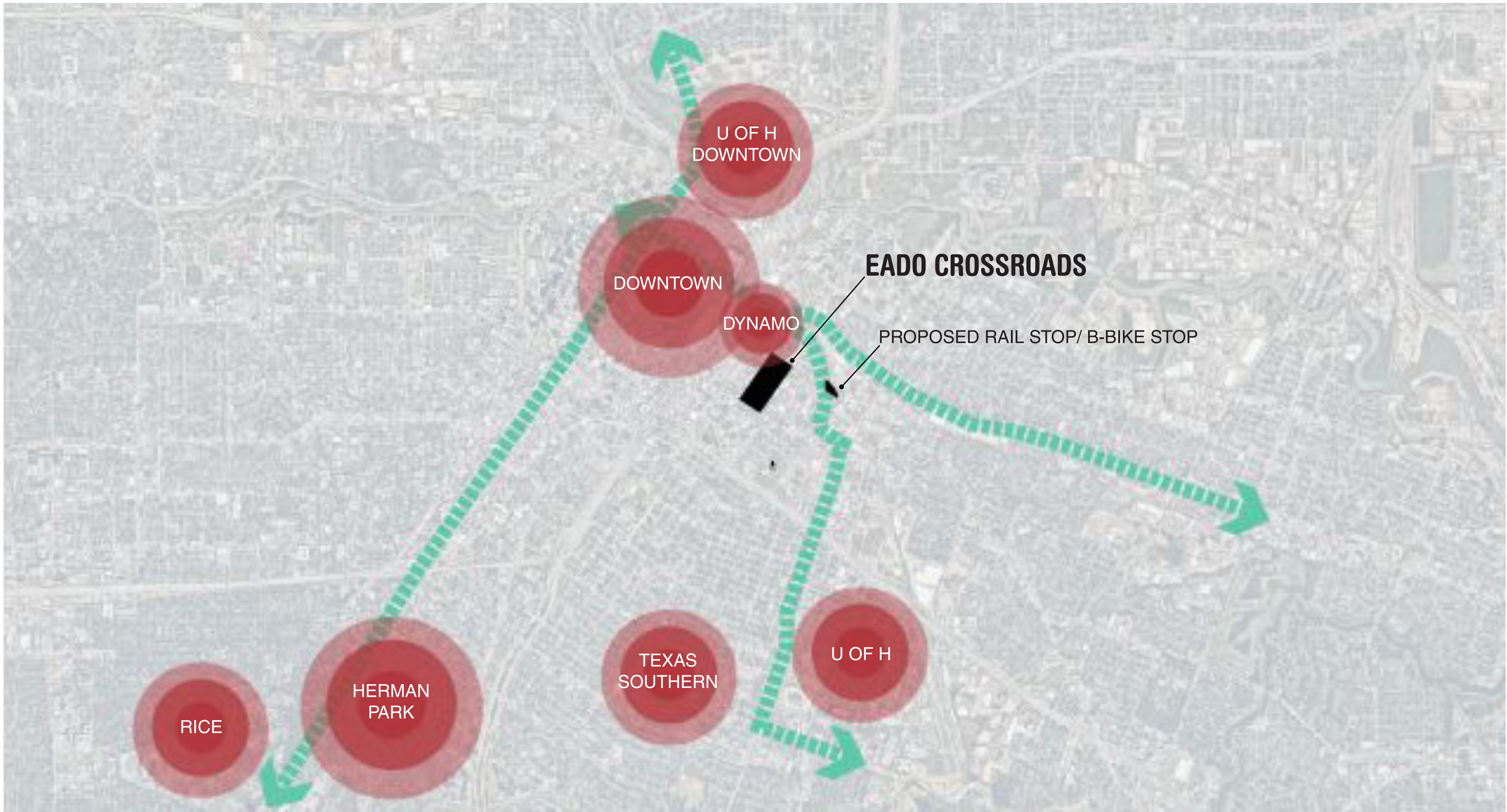




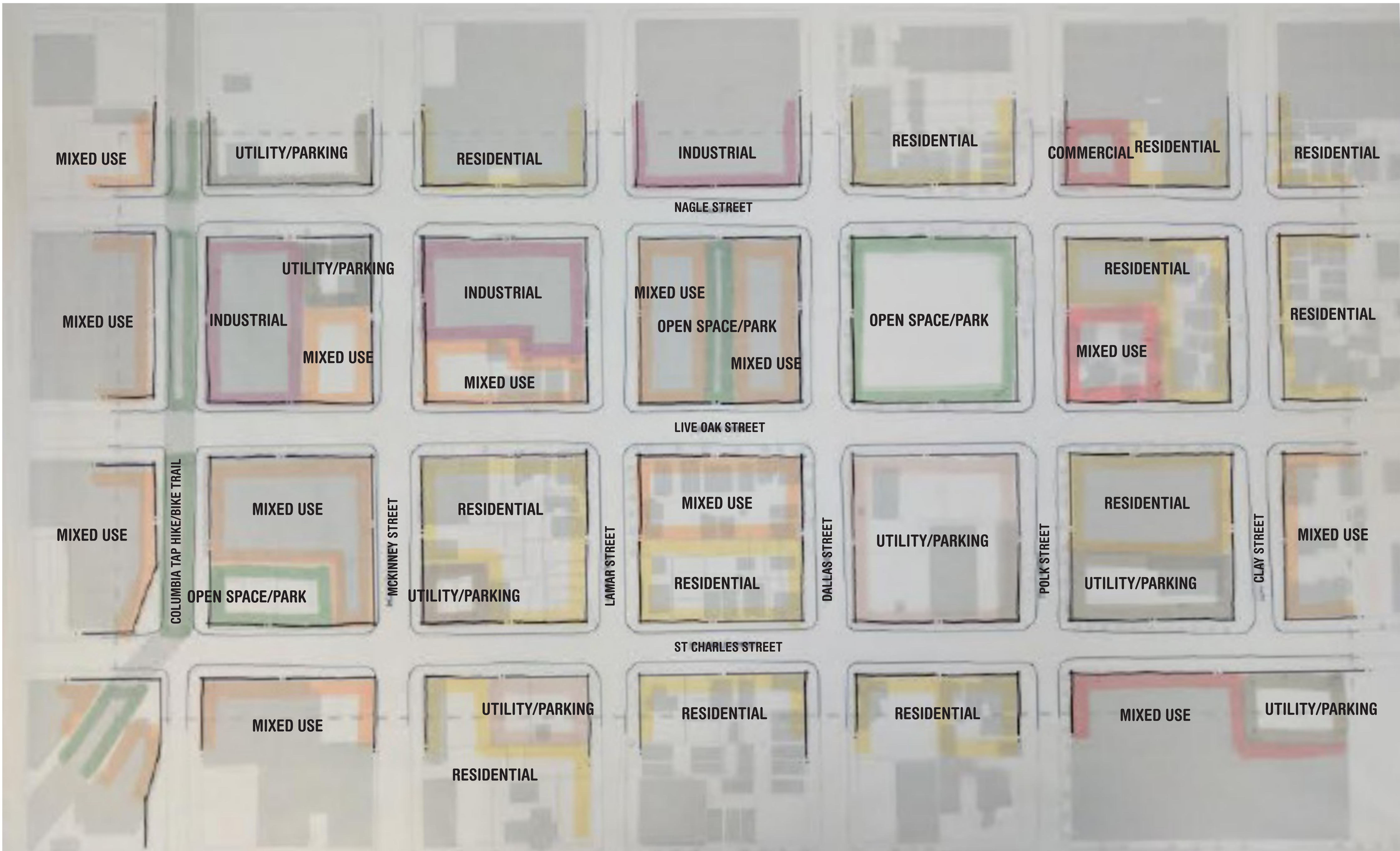
**EADO CROSSROADS/ PHASE 3\_CIRCULATION**



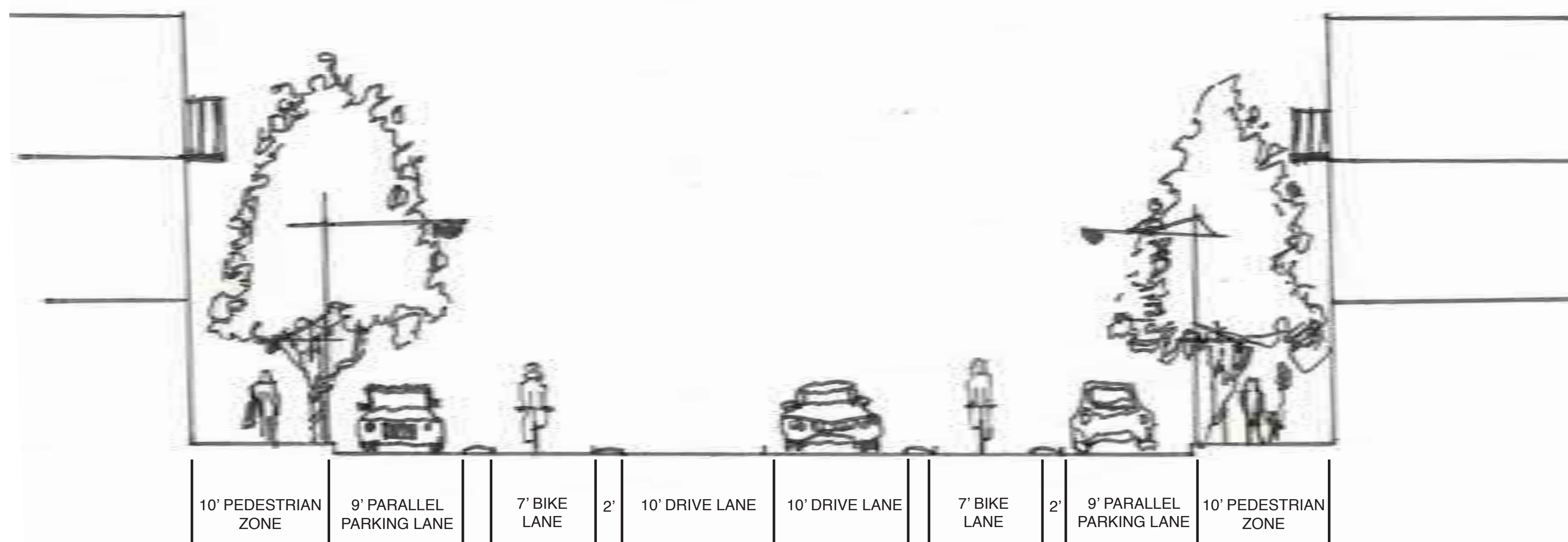
**EADO CROSSROADS/ PHASE 3\_GREEN INFRASTRUCTURE**



**EADO CROSSROADS/ DISTRICT CONNECTIONS**

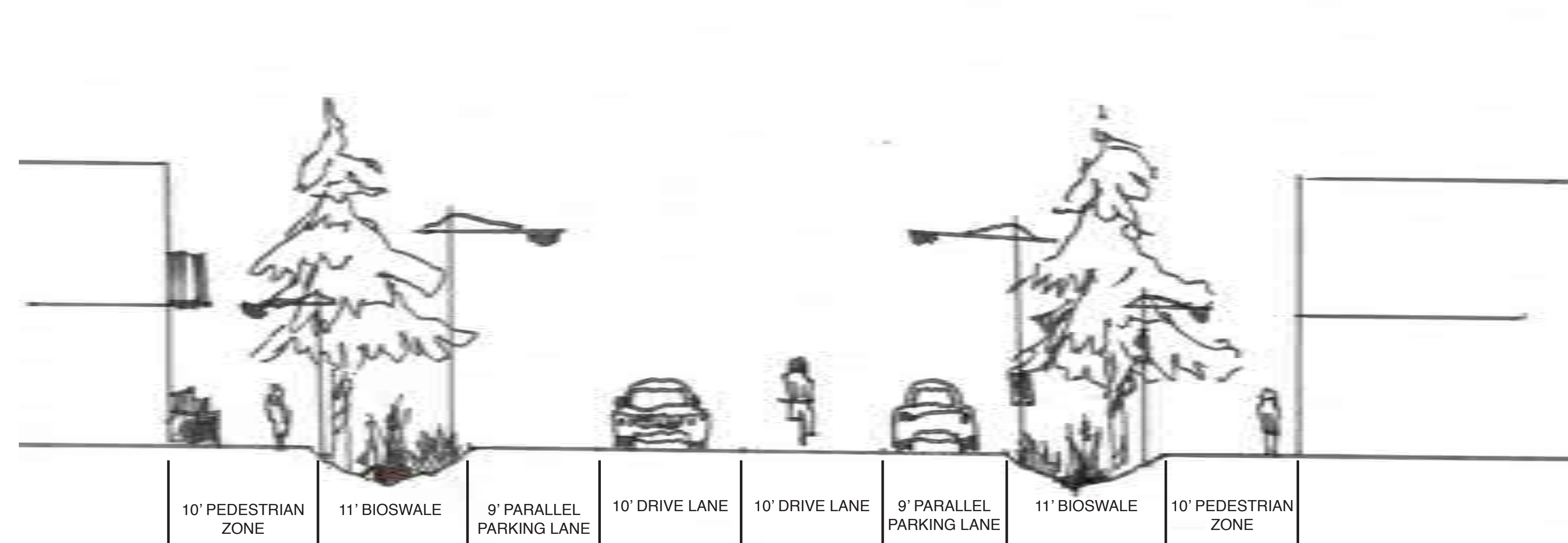


**EADO CROSSROADS/ PROPOSED LAND USES**



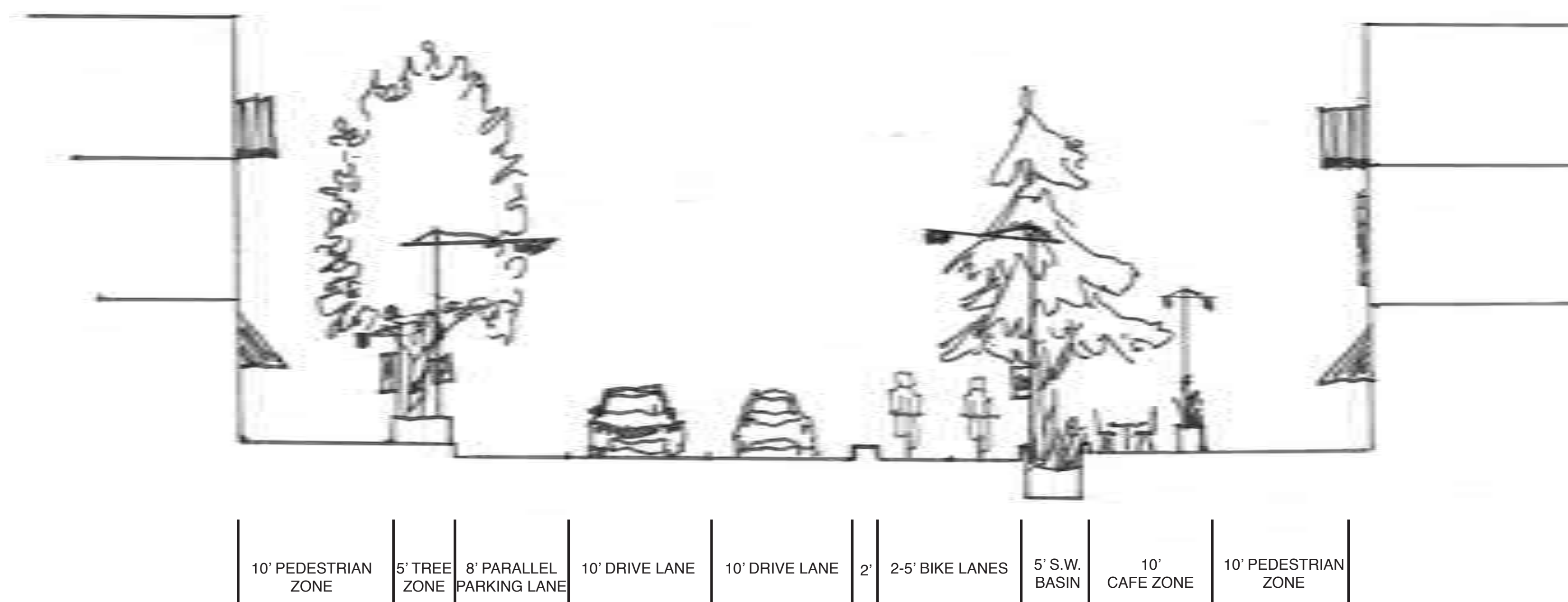
10' PEDESTRIAN ZONE | 9' PARALLEL PARKING LANE | 7' BIKE LANE | 2' | 10' DRIVE LANE | 10' DRIVE LANE | 7' BIKE LANE | 2' | 9' PARALLEL PARKING LANE | 10' PEDESTRIAN ZONE

## I. VEHICULAR THOROUGHFARE



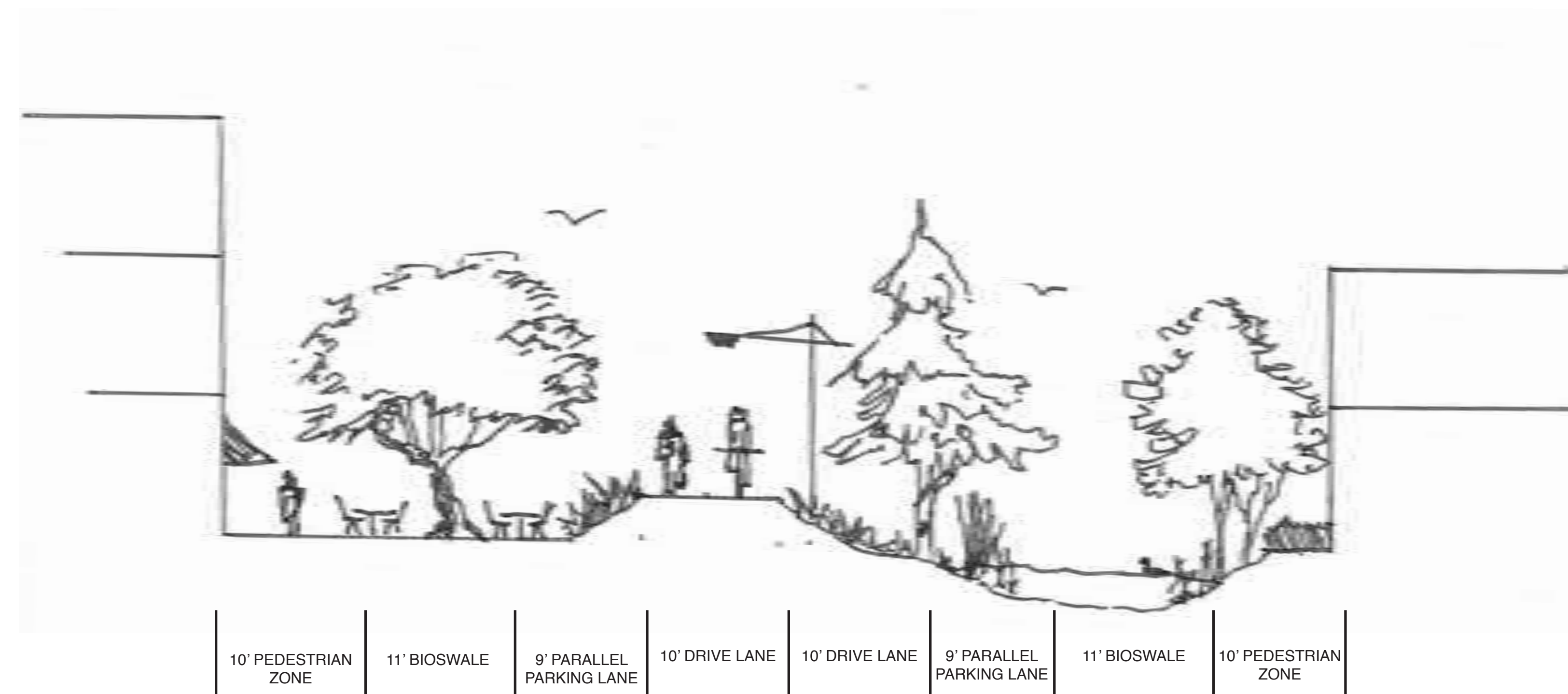
10' PEDESTRIAN ZONE | 11' BIOSWALE | 9' PARALLEL PARKING LANE | 10' DRIVE LANE | 10' DRIVE LANE | 9' PARALLEL PARKING LANE | 11' BIOSWALE | 10' PEDESTRIAN ZONE

## III. GRID CONNECTOR



10' PEDESTRIAN ZONE | 5' TREE ZONE | 8' PARALLEL PARKING LANE | 10' DRIVE LANE | 10' DRIVE LANE | 2' | 2-5' BIKE LANES | 5' S.W. BASIN | 10' CAFE ZONE | 10' PEDESTRIAN ZONE

## II. PEDESTRIAN STREET



10' PEDESTRIAN ZONE | 11' BIOSWALE | 9' PARALLEL PARKING LANE | 10' DRIVE LANE | 10' DRIVE LANE | 9' PARALLEL PARKING LANE | 11' BIOSWALE | 10' PEDESTRIAN ZONE

## IV. MULTI-MODAL NATURE TRAIL

# STREET TYPOLOGY

### DESIGN GUIDELINES

#### STREET TYPES:

- Vehicular Thoroughfare (25 mph)
- Pedestrian-Oriented (20 mph)
- Grid Connector (20 mph)
- Nature Trail

#### SIDEWALKS:

- 8-15' wide (ref. street type)
- 5-10' curb radii
- minimize obstructions (utilities to alleys, street signs on lamp posts)

#### STREET TREES:

- All streets consistently lined
- Vary species by street to minimize blight

#### STORMWATER MANAGEMENT

- Phase vegetated buffers into stormwater swales/basins
- Detention/infiltration basins phased in for large pedestrian zones
- Open swales for tertiary streets – phase to basins to add pedestrian zone

#### STREETLIGHTS

- Max. 150 watts
- Full-spectrum LED
- Max 15' tall
- 30' o.c.
- Phase in separate pedestrian lighting

#### PUBLIC PARKING

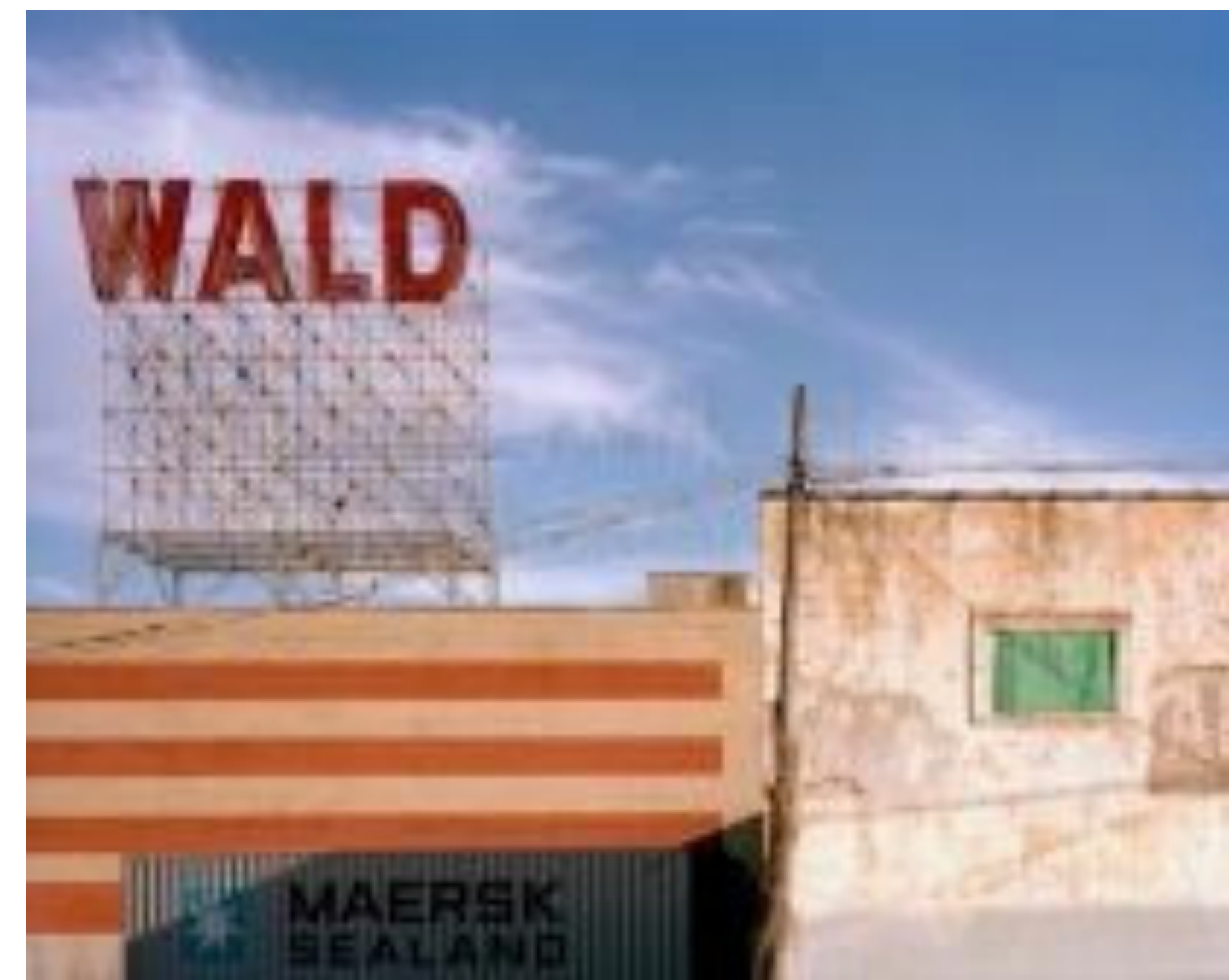
- permeable paving in parallel parking lanes
- all street, lot, and garage parking to be metered
- garages to be located mid-block or block interior
- parking lots to be designed for pedestrian use
- parking lots to be phased into buildings/public spaces

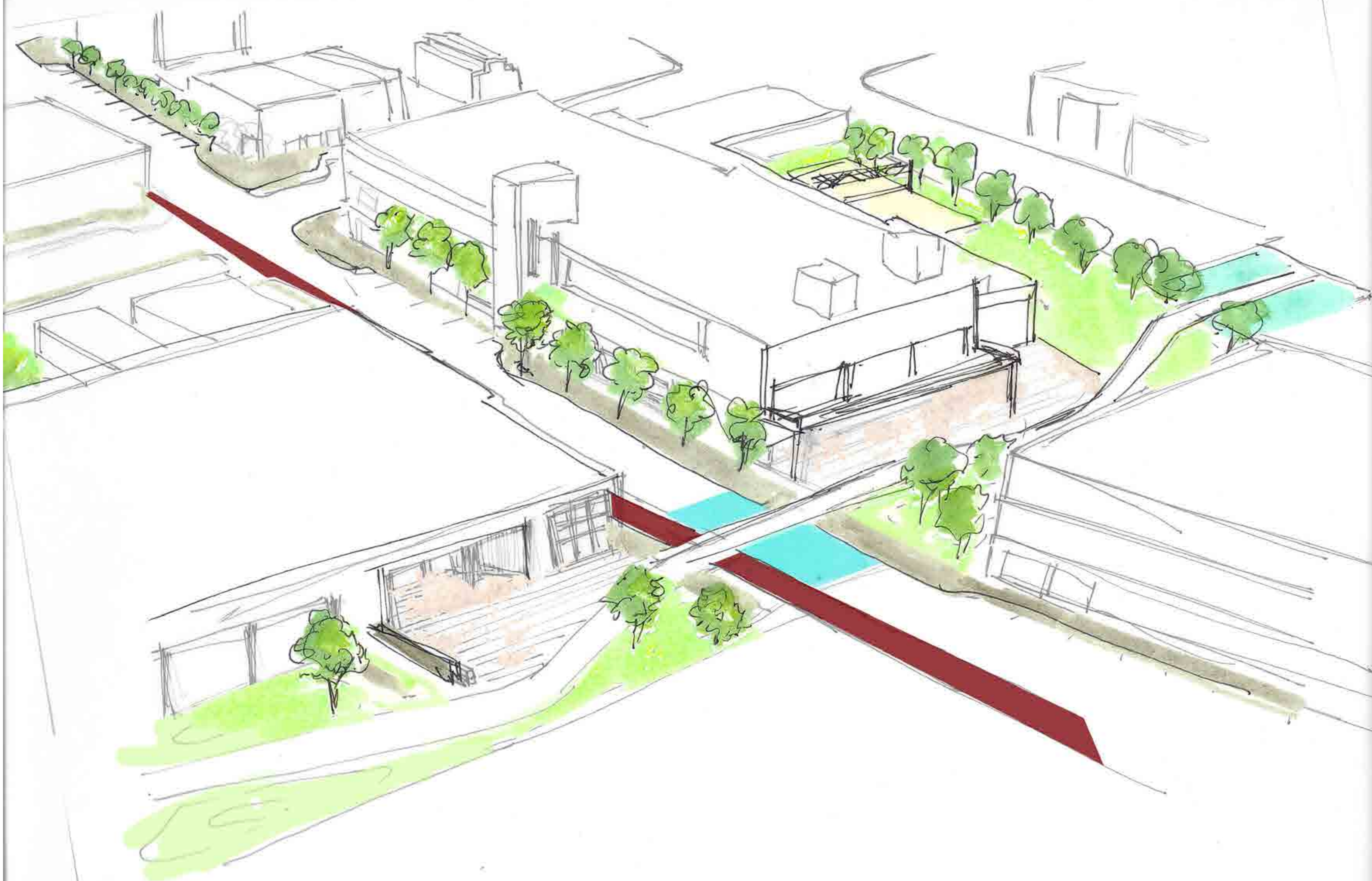
#### ARCHITECTURAL GUIDELINES

- Short/No setbacks (setback space to be privately owned public areas)
- Push for 3-5 story buildings on high-traffic streets, 2-3 story on low-traffic (disallow single story/incentivize multi-story)
- Prioritize patios/porches/stoops to create semi-public social spaces
- Prioritize windows for 'eyes-on-street' safety



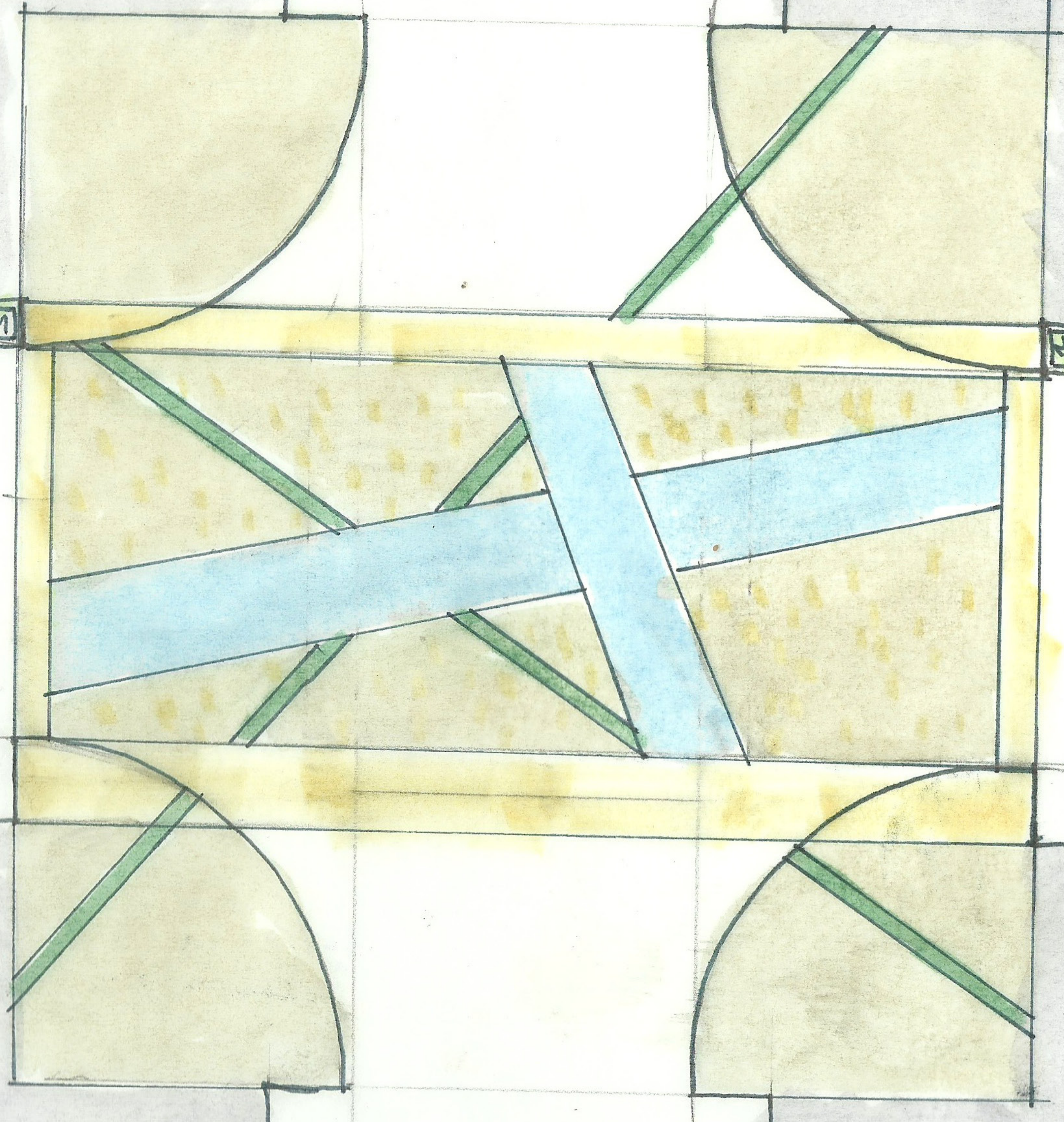






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EXISTING EMPTY OVERHEAD



PROPOSED OVERHEAD DINING



EXISTING RECREATIONAL TRAIL



PROPOSED RECREATIONAL TRAIL



EXISTING VACANT WAREHOUSE



PROPOSED MIXED-USE MARKET



