

Pier Avenue Streetscape Project



Upper Pier Avenue Final Plan

Upper Pier Avenue Final Report

Comprehensive citizen based plan to promote a coherent “village center” retail sector serving local residents and visitors.

- Traffic, Circulation & Parking
- Urban Design and Streetscape
- Land Use and Zoning
- Economics

Sustainable Elements

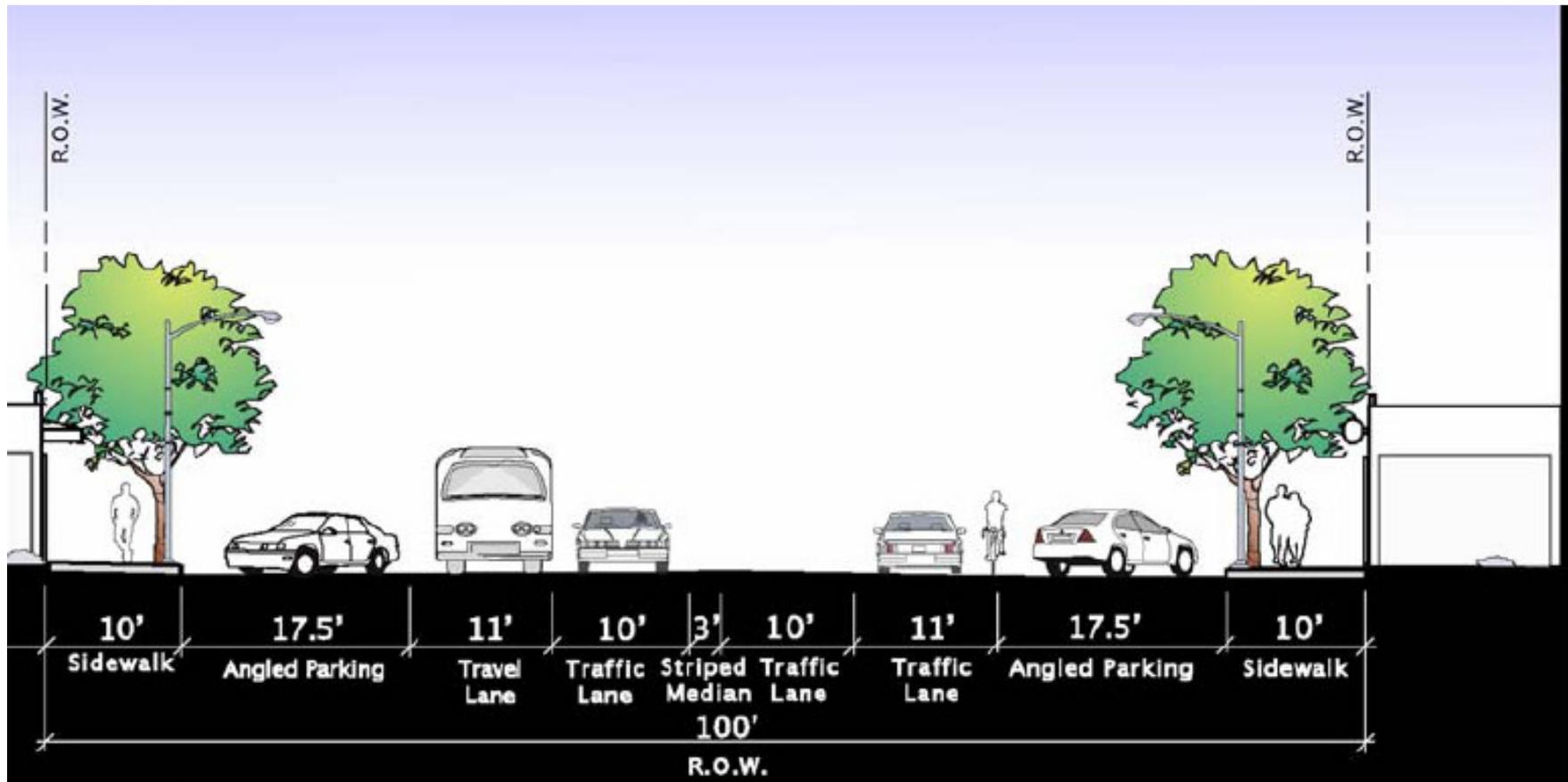
Street Improvements

- Water infiltration & retention system to percolate stormwater
 - Extend recycled water for plant irrigation
 - Drought tolerant plants, increased foliage
- Pedestrian friendly streetscape, crossings & furnishings
- Large bulb-outs with permeable surfaces, benches, trees
 - Improved bus stops & furnishings
 - Bike sharrows (planned)
 - Solar powered crosswalk lights
 - Road materials recycled

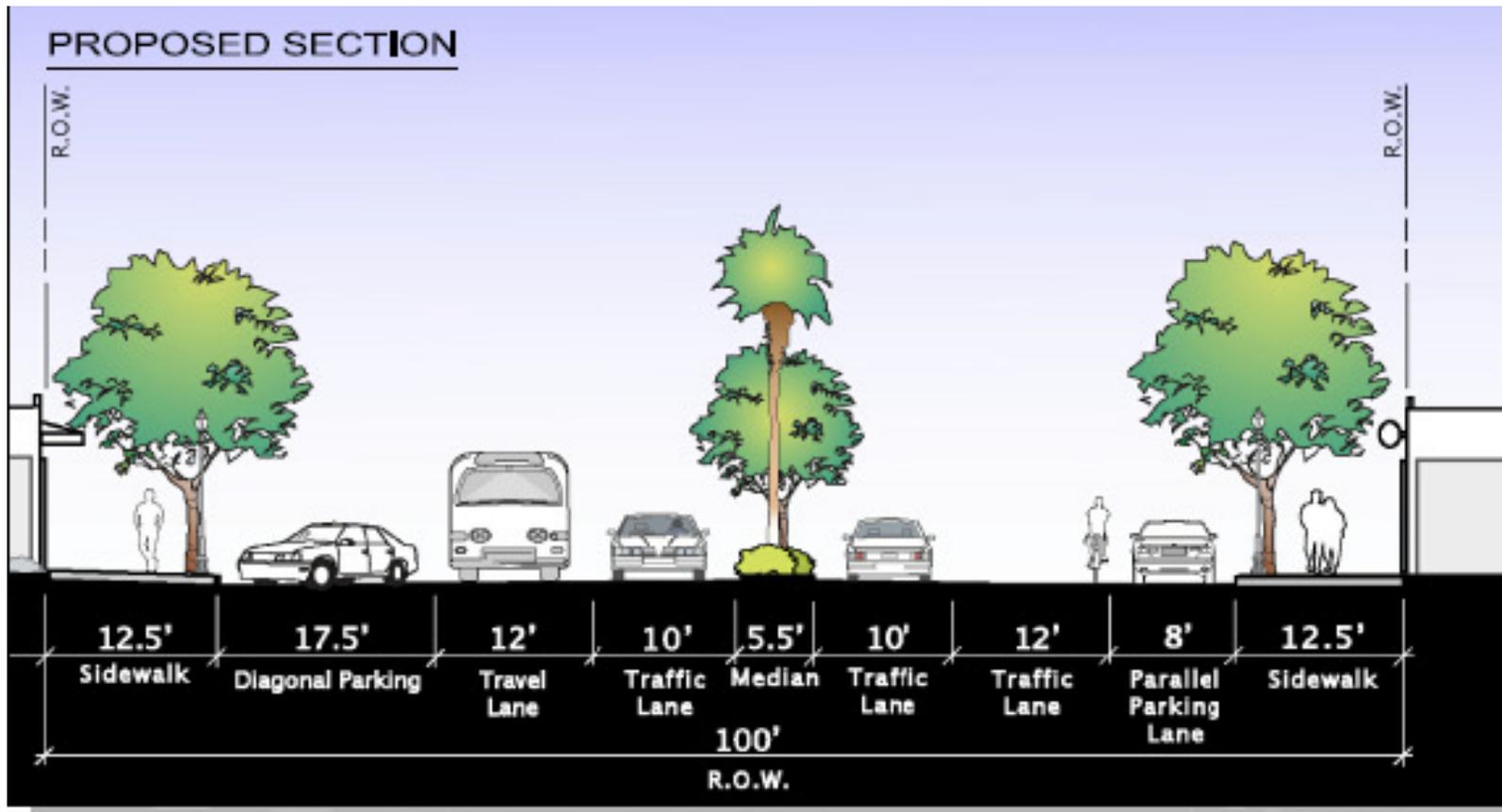
Pedestrian oriented form-based zoning

- Buildings set close to sidewalk
 - Storefront facades required
- Increase interaction with the street
- Large glazed openings, strong point of entry
 - Green elements required

Before: Street Section



New Street Section



2009- Pier Ave. looking West



Before



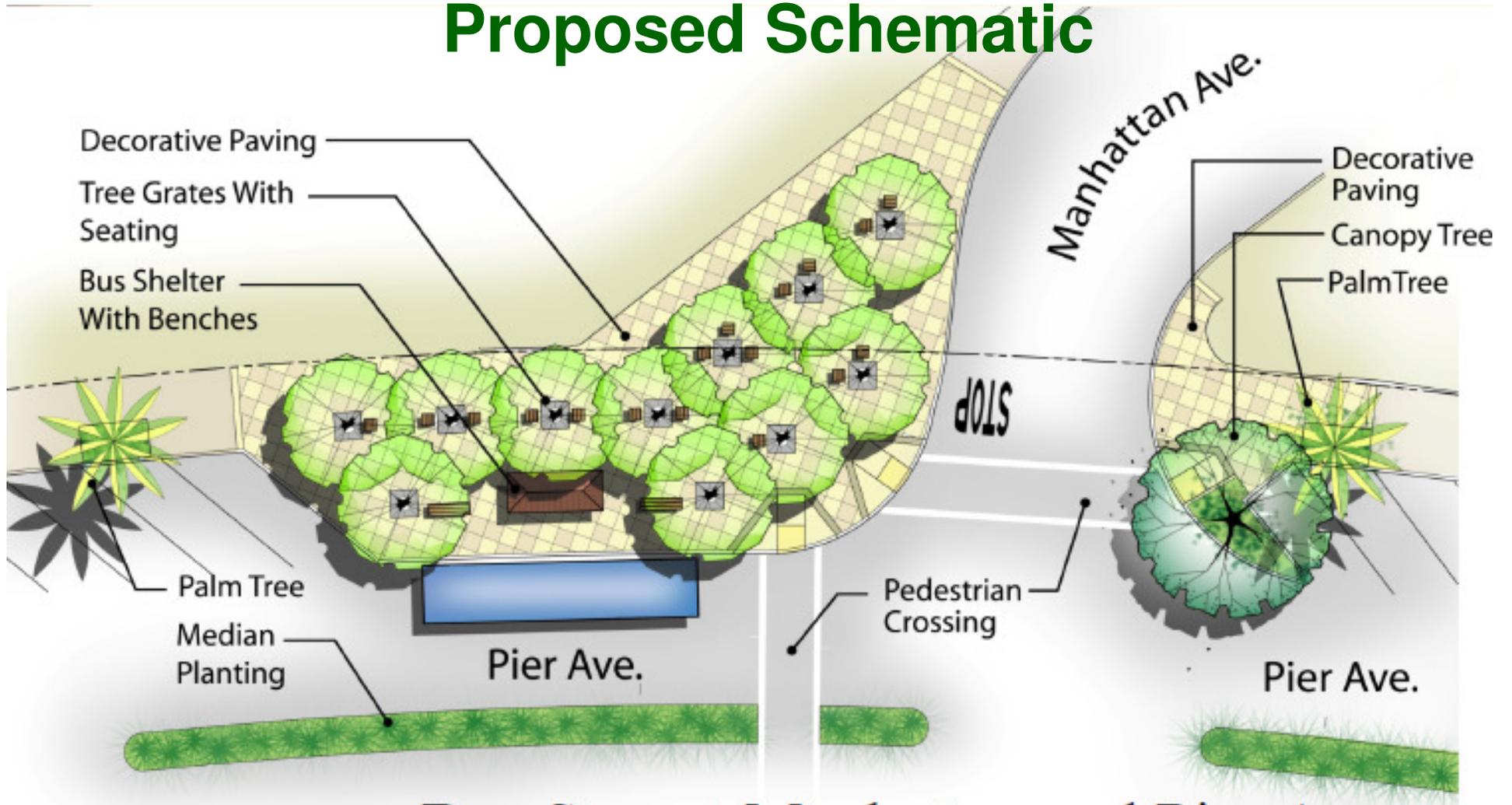
After



BEFORE AND AFTER



Proposed Schematic



Bus Stop at Manhattan and Pier Ave

Before: Segregated right turn lane



After:
Bulb-out, cross walk, bus stop,
benches, water infiltration,
landscaping, eliminate lane

