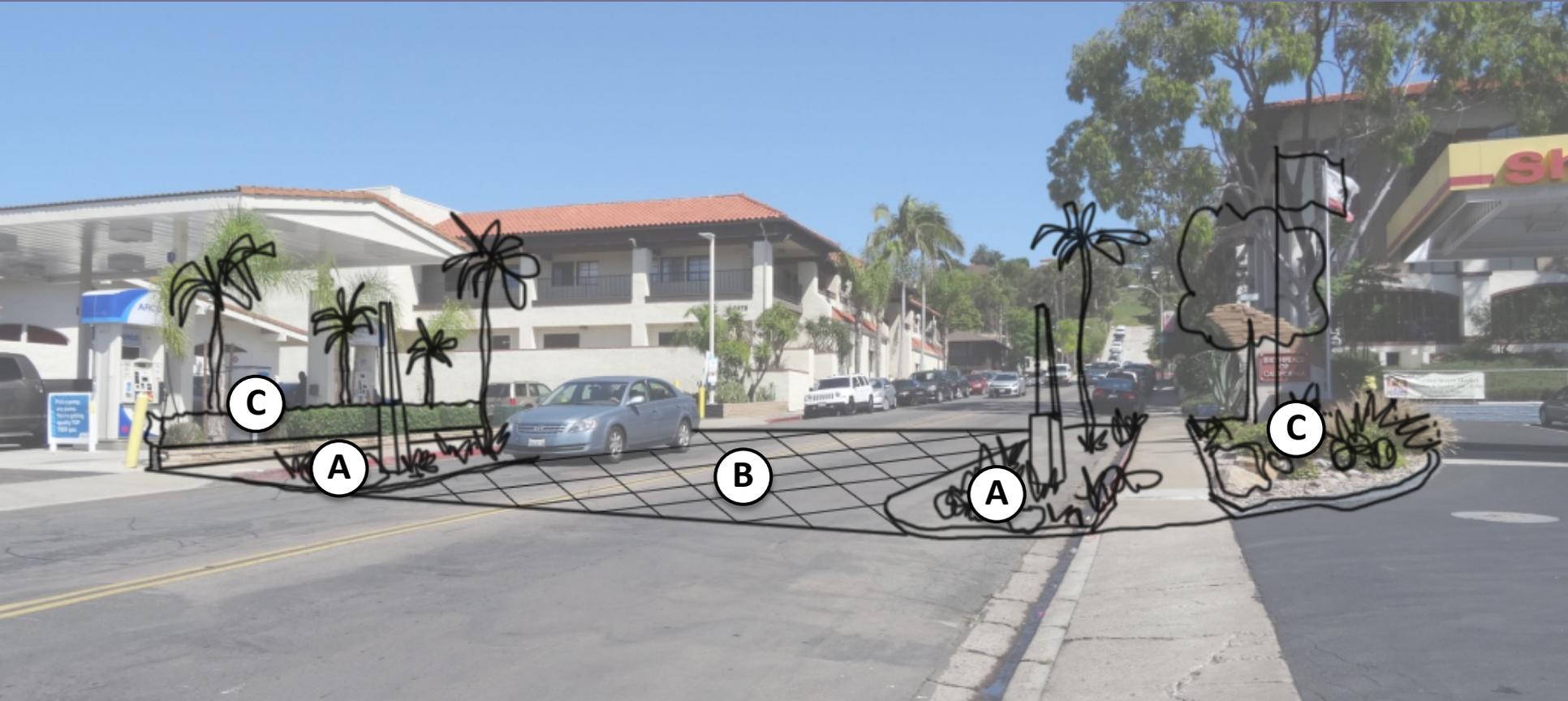


# OLD TOWN AVENUE – GATEWAY OPPORTUNITY



Please check box(es) for features you would like to see:

## A. Curb extensions

- Enhanced landscaping
- Iconic vertical elements
- Public art

## B. Street Material

- Stamped concrete, pavers, colored concrete
- Raised for traffic calming

## C. Widen Sidewalks

- Enhanced landscaping
- Signage
- Pedestrian amenities (benches, trees, etc.)

# SAN DIEGO AV. & CONGRESS ST. – GATEWAY OPPORTUNITY



## A. Enhanced Crosswalks

- Stamped concrete
- Painted concrete
- Pavers

## B. Gateway Feature

- Vertical elements
- Lighting
- Banner/Sign

## C. Landscaping

- Low landscaping
- Stormwater capture
- Public art

## D. Enhanced Plazas

- Shared private/public
- Curb extensions

# SAN DIEGO AV. & TWIGGS ST. GATEWAY OPPORTUNITY



## A. Gateway to Park

- Arch Sign
- Other “threshold” (please specify)

## B. Enhanced Plaza

- More seating
- Lighting
- Signs
- Statue/Public Art
- Shade structures

## C. Enhanced Intersection and Crosswalks

- Material differentiation (stamped/stained concrete)
- Raised for traffic calming

# SAN DIEGO AV. STREETSCAPE OPPORTUNITY



## A. Widen Sidewalks

- +5'-6' each side
- Landscaping
- Hardscaping
- Canopy trees
- Palm trees

## B. Streetscape Elements

- Benches, trash cans, bike racks, lighting, signs, etc.
- More room for sidewalk/landscaping
- New lighting

## C. Plazas/Patios

- Shared private/public
- In sidewalk zone
- Seating
- Shade / Trees

## D. Reduce Clutter

- Limit sandwich signs
- Newspaper corrals

# POTENTIAL PRESENTATION TECHNIQUES



## 3-D Computer Illustration

- Color shows materials and textures
- Shows specific landscaping, etc.
- Conceptual/not set in stone
- Can generate multiple views

Please check here if you prefer this rendering technique



# POTENTIAL PRESENTATION TECHNIQUES



## Hand Sketch

- Color shows materials and textures
- Can be very loose or more precise
- Conceptual/not set in stone

Please check here if you prefer this rendering technique



# POTENTIAL PRESENTATION TECHNIQUES



## **Black and White**

- Very conceptual – few details of construction materials
  - Easy to read
  - Could add color to “highlight” certain improvements
- Please check here if you prefer this rendering technique



# POTENTIAL PRESENTATION TECHNIQUES



## Digital Hybrid

- Uses combination of photo, computer illustration, and hand sketching/color
  - Shows most detail of materials and textures
  - More realistic
- Please check here if you prefer this rendering technique

