THE BOTTOM
West Jackson Streetscape Improvements
Utilities Committee Meeting | February 27, 2019
Why Do Streetscape Improvements?

**ECONOMIC**
- Enhance existing business environment
- Incentive to spur private development
- Create an attractive gateway

**SOCIAL**
- Create a more accessible environment
- Increase safety
- Investment in the community
DIRECT ECONOMIC BENEFITS of streetscape improvements

- Increase in District Sales
- Decrease in Retail Vacancy
- Increase in Private Investment

PUBLIC INPUT

Over 80 Survey Respondents
13 Discussion Opportunities
2 Discovery Walks / Workshops
WHAT WE HEARD:

1. Improve access to parking
2. Increase Safety for People
3. Improve the Sidewalks
4. Preserve the Character
5. Fill the empty Storefronts
ANALYZE: Parking

57 Existing On-street Parking
63 Proposed On-street Parking

Public Access Parking
1 Minute Walk
ANALYZE: Safety
ANALYZE: Safety

6 New Pedestrian Crossings
ANALYZE: Improve Sidewalks

6” standard curb height, level sidewalks, and ADA access to all businesses

- Curb is too high
- Cross slope too steep
- Ramps are tripping hazard
- Small trees provide little shade
“The Bottom” Streetscape
Final Plan: 200 Block

- Larger Street Trees
- No Handicap Ramps
- Steps onto level sidewalk
- Standard Curb height
ANALYZE: Character and History
ANALYZE: Character and History

In Recognition Of
Senator Hugh T. Farley
For His Dedicated Leadership in the
Advancement of the Sciences at
Union College
June 5, 2008
PRELIMINARY DESIGN: Underground Utilities
PRELIMINARY DESIGN: Underground Utilities
DESIGN: The Plan
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“The Bottom” Streetscape
Final Plan: 200 Block
“The Bottom” Streetscape
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“The Bottom” Streetscape
Final Plan: 200 Block

Low retaining wall on the North side of the 200 block
“The Bottom” Streetscape
Final Plan: 200 Block
“The Bottom” Streetscape
Final Plan: W. Jackson and Stevens Street
“The Bottom” Streetscape
Final Plan: W. Jackson and Stevens Street
“The Bottom” Streetscape
Final Plan: W. Jackson and Stevens Street

THE BOTTOM - HISTORIC WALL
FEBRUARY 21, 2019

NOTES:
1. FACE BRICK: PINE HALL BRICK, MODULAR; WIRE CUT FULL RANGE, OR APPROVED EQUAL.
2. FACE BRICK MORTAR: TYPE N; ARGOS SAHARA; JOINT SHAPE: CONCAVE, OR APPROVED EQUAL.
3. CAST STONE CAP: SOUTHERN CASTINGS; NATURAL COLOR, OR APPROVED EQUAL.
4. CAST STONE MORTAR JOINTS: TYPE N; ARGOS SAHARA; OR APPROVED EQUAL.
5. CAST STONE SEALANT: TREMCO SEALANTS - VulKem 4555SL; LIMESTONE COLOR, OR APPROVED EQUAL.
6. PROVIDE HOHMAN & BARNARD INC. QUADRO-VENT VENT WEEP HOLES 18” O.C.; GRAY COLOR, OR APPROVED EQUAL.
7. PROVIDE MASONRY TIES EVERY OTHER COURSE AT 18” O.C.
8. PROVIDE 1” AIR SPACE IN BETWEEN FACE BRICK AND INTERIOR CMU.
9. WATERPROOFING: TREMCO: TREMPROOF® 250GC WATERPROOFING OR APPROVED EQUAL.
10. METAL FLASHING SHALL BE PROVIDED AT TOP OF WALLS AND COLUMNS BENEATH CAPS.
11. LETTERS SHALL BE BLACK POWDER COATED STEEL MOUNTED AT CENTER TOP OF CAP. FONT SHALL BE TIMES NEW ROMAN.
12. CONTRACTOR SHALL SUBMIT ALL MATERIALS AND SHOP DRAWINGS TO CITY OF THOMASVILLE FOR REVIEW AND APPROVAL.
13. IRRIGATION CONTROLLER SHALL BE MOUNTED TO REAR SIDE OF HISTORIC WALL.
14. FRONT AND BACK OF WALL SHALL HAVE BRICK FACADE.
“The Bottom” Streetscape
Final Plan: 300 Block
“The Bottom” Streetscape
Final Plan: 200 Block
“The Bottom” Streetscape
Final Plan: Landscape Details

High Rise Live Oak:  Adagio Miscanthus  Pink Muhly Grass
Perennial Peanut  Variegated Flax Lily  Society Garlic
“The Bottom” Streetscape
Final Plan: Hardscape Details

Keystone Ridge

Corona Tree Grate

Holophane Sitelink

Holland Charcoal Paver

Historical Plaques
Phasing Example:
North Side of the 200 Block
Continuous 5’ sidewalk adjacent to the buildings and parking lot access
Phasing Example:
North Side of the 200 Block
Continuous 5’ sidewalk adjacent to the buildings and parking lot access
Phasing Example:
North Side of the 200 Block
Continuous sidewalk adjacent to on-street parking with individual building access
Phasing Example:
North Side of the 200 Block
Continuous sidewalk adjacent to on-street parking with individual building access
“The Bottom” Streetscape: Proposed Construction Phasing Plan
Begin on the North Side of the 200 Block
“The Bottom” Streetscape: Proposed Construction Phasing Plan
Begin Utility Work on the North Side of the 200 and 300 Blocks
"The Bottom" Streetscape: Proposed Construction Phasing Plan
Complete Construction on the North Side of the 200 Block
“The Bottom” Streetscape: Proposed Construction Phasing Plan
Begin on the South Side of the 200 Block
“The Bottom” Streetscape: Proposed Construction Phasing Plan

Continue Utility Work on the South Side of the 200 Block
“The Bottom” Streetscape: Proposed Construction Phasing Plan
Complete Construction on the South Side of the 200 Block
“The Bottom” Streetscape: Proposed Construction Phasing Plan
Begin work on the intersection of Stevens Street and W. Jackson Street
“The Bottom” Streetscape: Proposed Construction Phasing Plan
Complete work on the intersection of Stevens Street and W. Jackson Street
“The Bottom” Streetscape: Proposed Construction Phasing Plan
Complete work on the North side of the 300 block; begin work on the South side of 300 block
“The Bottom” Streetscape: Proposed Construction Phasing Plan
Complete work on South side of 300 block
"The Bottom" Streetscape: Proposed Construction Phasing Plan

Begin work on the center median
“The Bottom” Streetscape: Proposed Construction Phasing Plan
Complete work on the center median
"The Bottom" Streetscape: Proposed Construction Phasing Plan
Begin work on the bulbouts
“The Bottom” Streetscape: Proposed Construction Phasing Plan
Complete work on the bulbouts
Questions?