

Cortland and Elm Street

Cortland and Elm Streets are proposed as an enhanced District streets. As defined by section 120-61 of the city zoning regulations the streetscape “pedestrian zone should be designed to include adequate space for uninterrupted movement and localized street activities and should be delineated from the vehicular zone with tree lawns. Well-defined pedestrian crossing should be considered a design priority. Street amenities (light standards, benches, trash receptacles, etc.) should be unique to the district and designed/selected to express the character of the district. Appropriately sized and spaced deciduous street trees should be integrated into the design of the pedestrian zone to enhance separation and comfort.”

Proposed design of the streetscape includes consistent, unique and contemporary amenity choices and a delineated splash and tree zone with deciduous tree plantings. Concrete is proposed along the main pedestrian walkway between the tree lawn and the building face with a speciality pavement within the splash zone. Catenary cable lighting is proposed to emphasise the street and better define the district. As Cortland and Elm enter the plaza zone the streets change to the material of the plaza, are raised to the grade of the plaza and bollards define the drive lanes of the street. The typical section illustrates these proposed conditions.

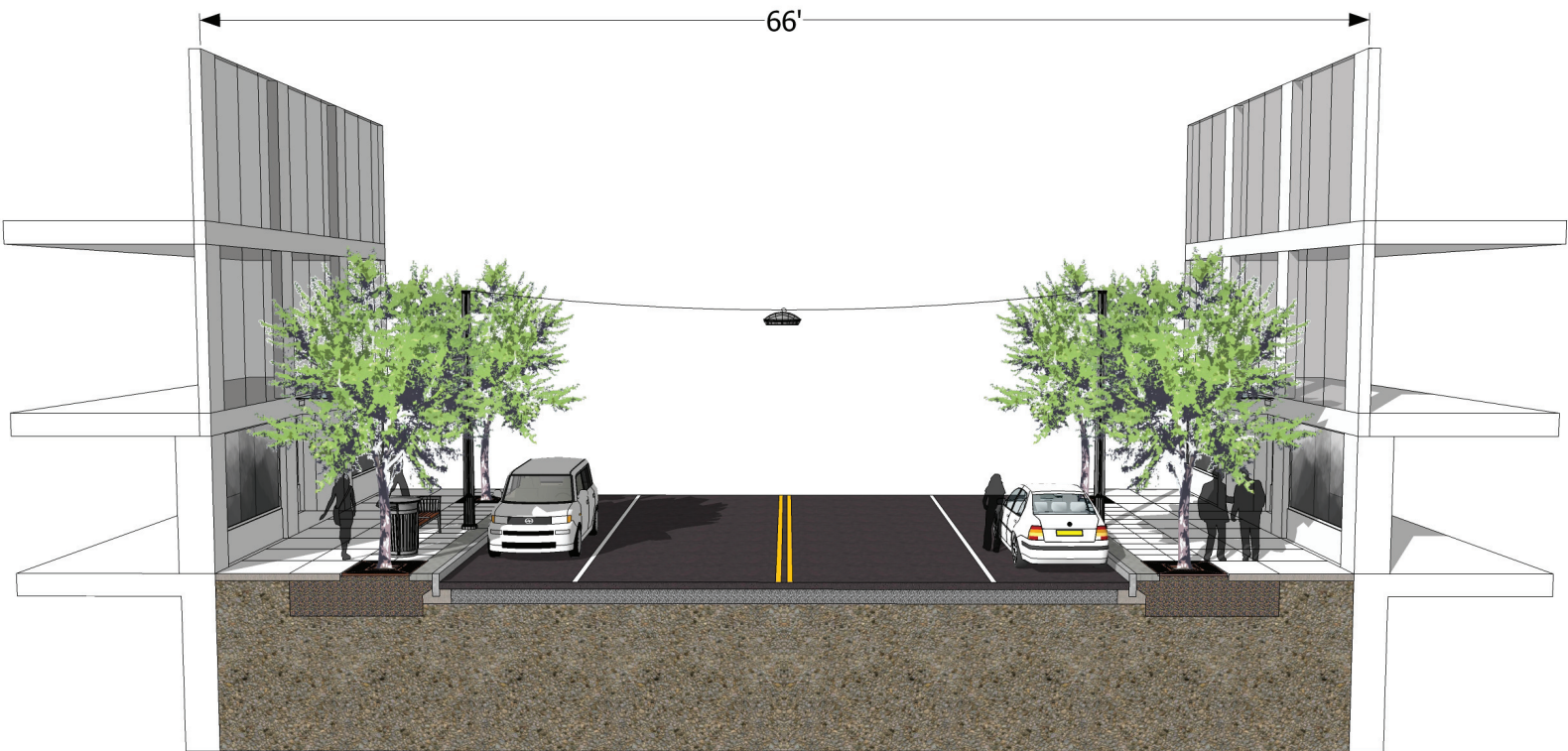
Portions of the proposed streets and sidewalks along Cortland and Elm Street are above the parking garage structure and below grade service tunnels. In some of these areas it is not expected that there will be sufficient soil depth to allow for successful tree plantings. Along the District Streets above the garage, contemporary raised structured planters with greenscreen trellis are proposed.



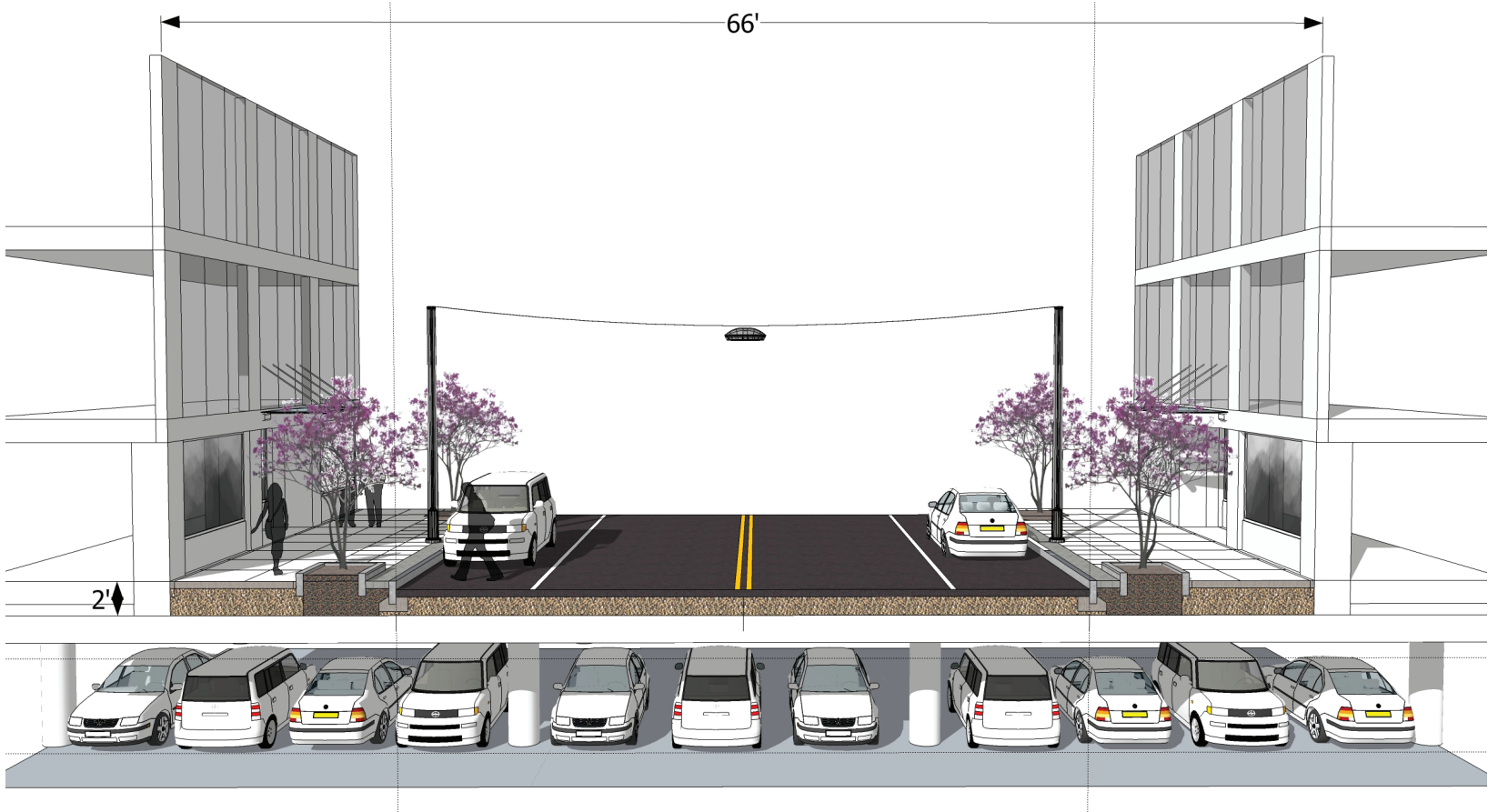
Catenary lighting character image



Catenary cable hung light fixture



Cortland Street typical section



Cortland Street typical section over garage