



# N. MULBERRY STREET

## CONCEPTUAL DESIGN

CITY COUNCIL WORK SESSION  
JULY 26, 2022

DESIGNWORKSHOP



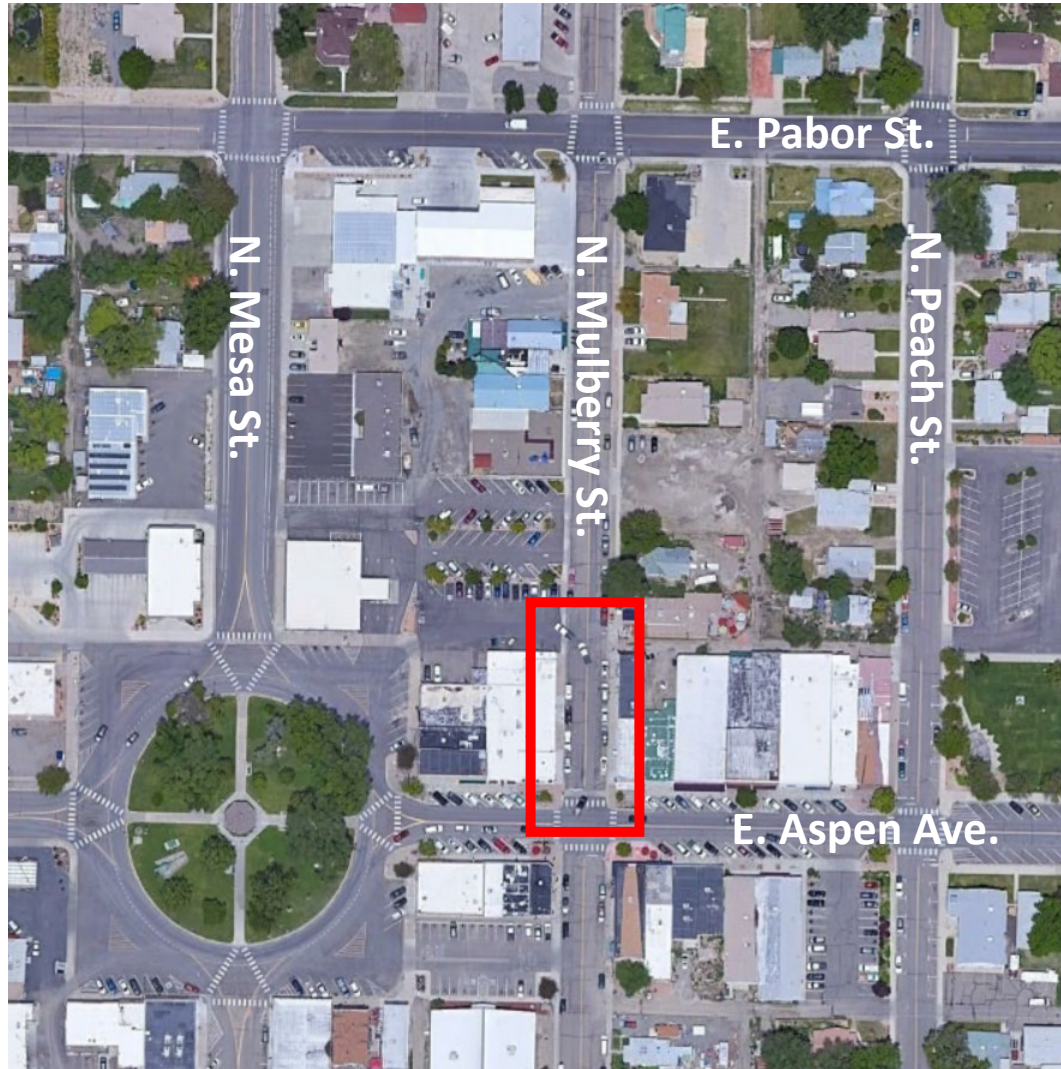
# About the Project

N. Mulberry Street has been closed and used as an outdoor seating and gathering space for over two years. Now, work is underway to explore the future of the space.

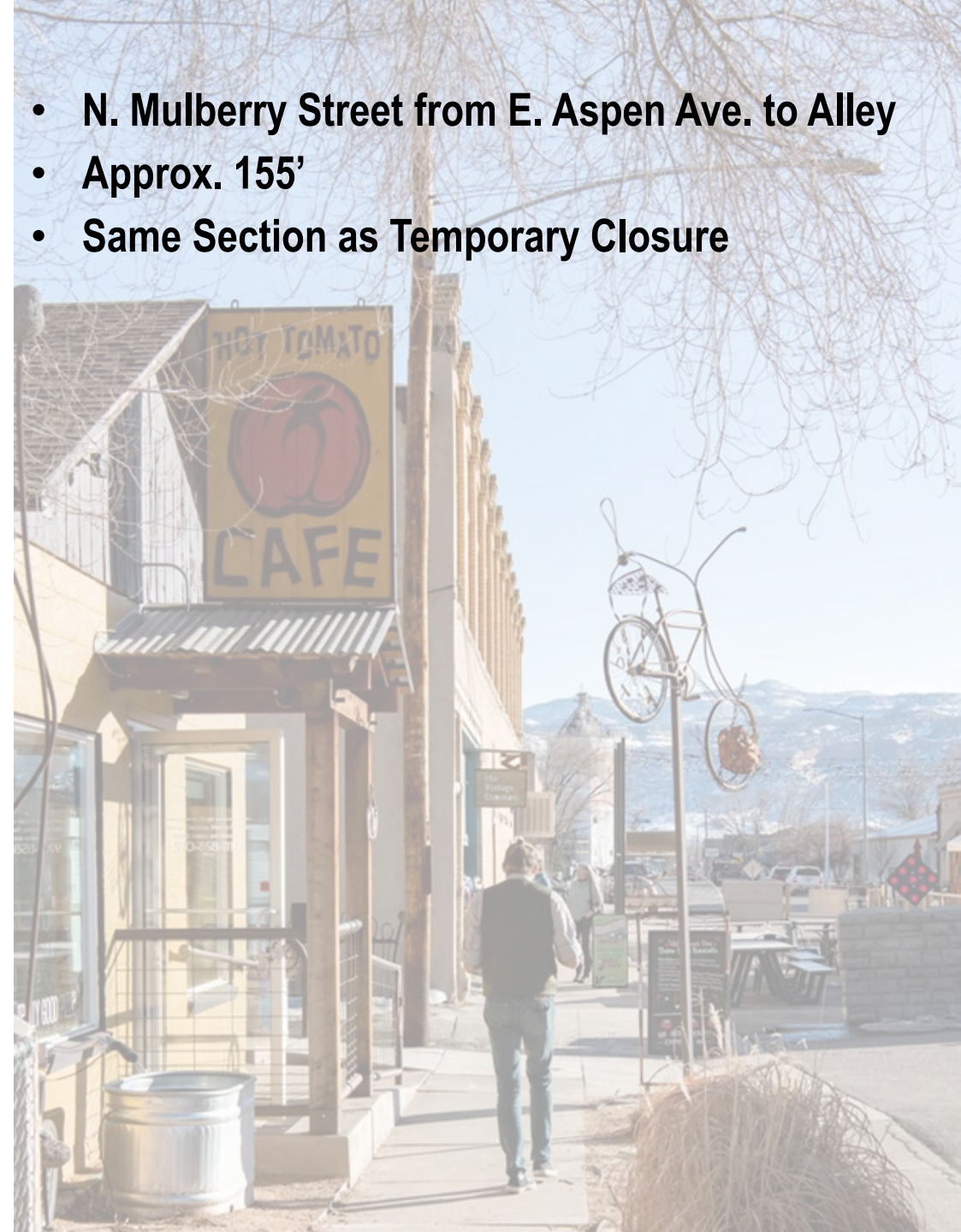
The N. Mulberry St. Design & Layout project will:

- Explore opportunities and constraints of the area.
- Seek to understand community thoughts about the temporary closure and the future of the space.
- Develop a conceptual design that incorporates new amenities and responds to the community preferences and desires for the space.
- Create Design Development drawings that incorporate best practices for pedestrian focused areas, mobility and public space activation.
- Propose a design that works within the existing construction budget and takes maintenance and future utility repairs into consideration.

# Project Area



- N. Mulberry Street from E. Aspen Ave. to Alley
- Approx. 155'
- Same Section as Temporary Closure





# Meeting Goals

- Review initial design concepts
  - Parking Accommodation
  - Pedestrian Amenities
  - Interactive Activity Areas
  - Planting Palette
  - Lighting Options





# Project Schedule

Months	February	March	April	May	June	July	August
Task 1 Project Kick-off and Overview							
Task 1.1 Project Kick-off Meeting and Site Tour							
Task 1.2 Documentation Review							
Task 1.3 Identify Constraints and Parameters							
Task 2 Community Engagement							
Task 2.1 In-Person Pop-Up Event							
Task 2.2 On-Line Survey							
Task 2.3 Leadership Presentations							
Task 3 Conceptual Layout and Design							
Task 3.1 Conceptual Plans							
Task 3.2 Final Conceptual Plan							
Task 4 Project Capital Cost Estimate							
Task 4.1 Design Development Drawings							
Task 5 Final Design and Report							
Task 5.1 Final Report							



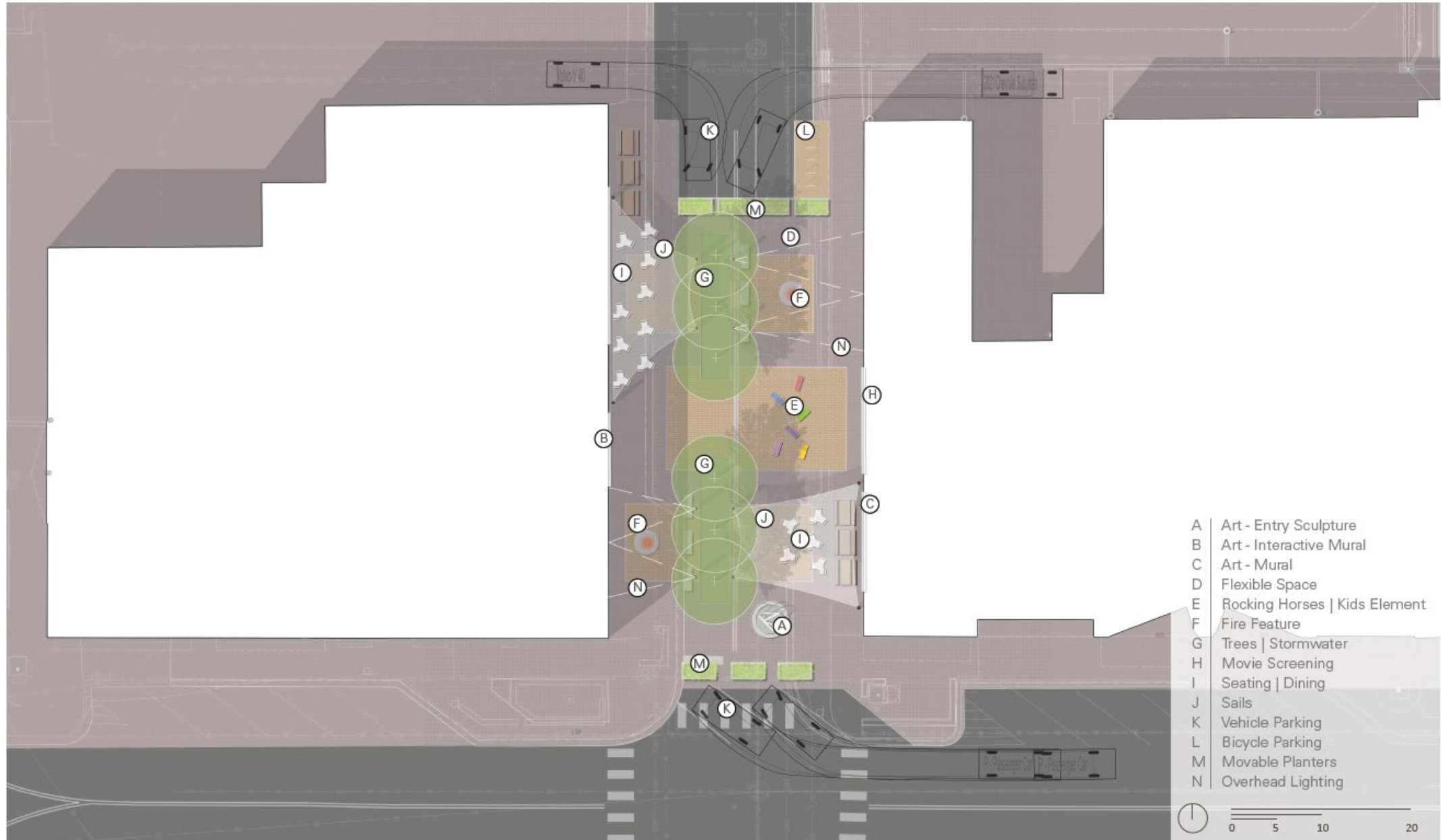
# Project Inspiration

- Create a space that allows for new and flexible programming:
  - Gathering and Seating for outdoor dining
  - Public art
  - Small occasional performances
- Respects the historic character.
- Incorporates artistic elements.
- Is flexible to allow for repair of underground utilities and easy to maintain.
- Incorporates LID strategies to manage street drainage and stormwater.
- Improves pedestrian and bicycle awareness and increases safety.
- Increases tree canopy.
- Creates a focal point that draws attention to the space.
- Incorporates covered and partially covered areas.





# Proposed Site Plan





## PAVING



## SEATING





## INTERACTIVE KIDS' ELEMENT





INTERACTIVE MURAL - ART





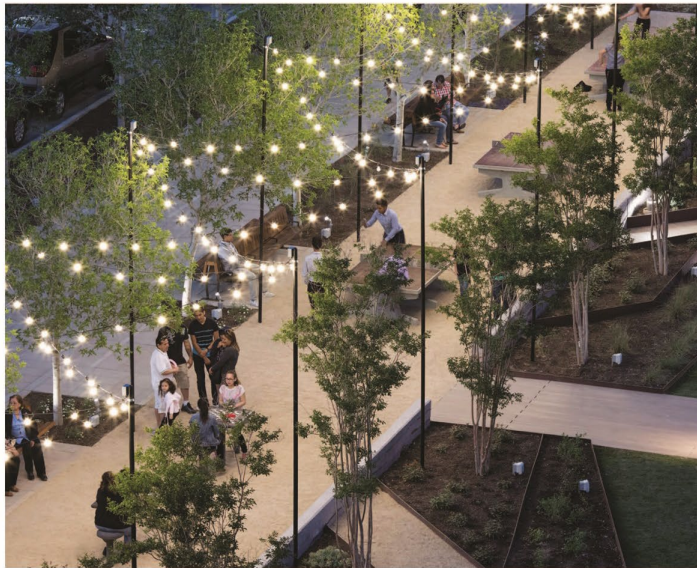
## SAILS



## FIRE PITS



## LIGHTING





## PLANTING



*Celtis occidentalis* - Hackberry



*Morus alba* - White Mulberry



*Oryzopsis hymenoides* - Indian Ricegrass



*Nepeta* 'Little Trudy' - Catmint 'Little Trudy'



*Perovskia atriplicifolia* - Russian Sage



*Aquilegia coerulea* - Rocky Mountain Columbine



PERSPECTIVE  
BEFORE - BIRDS EYE VIEW





## An aerial photograph of a city block, likely in a historic downtown area, showing a proposed public space renovation. The plan features a central paved plaza with a large red canopy structure, a circular sculpture on a pedestal, and several planters with purple flowers. The surrounding buildings are brick and have flat roofs. A parking lot with many cars is visible in the background. The image is a composite of a photograph and a digital overlay showing the proposed changes.





PERSPECTIVE  
AFTER - BIRDS EYE VIEW





PERSPECTIVE  
BEFORE - EYE LEVEL VIEW





# PERSPECTIVE

AFTER - EYE LEVEL VIEW





# Initial Cost Estimating

- Engineering and Landscape Estimate of Probable Cost
- \$461,420

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
	<b>Civil and Landscape</b>				
	<b>Deomlition/Removal</b>				
	Removal of Asphalt Pavement	SF	524	\$75.00	\$39,300.00
	Removal of Curb & Gutter	LF	301	\$30.00	\$9,030.00
	Removal of Sidewalk	SY	347	\$65.00	\$22,555.00
	Removal of Storm Inlet	EA	1	\$2,500.00	\$2,500.00
	Removal of Fire Hydrant and Cap Existing Water Line	EA	1	\$3,000.00	\$3,000.00
	Asphalt Plaining	SF	14	\$24.00	\$336.00
	<b>New Construction - Civil</b>				
	Mobilization	EA	1	\$30,000.00	\$30,000.00
	Construction Surveying	EA	1	\$5,000.00	\$5,000.00
	Erosion Control	EA	1	\$7,500.00	\$7,500.00
	Traffic Control	EA	1	\$5,000.00	\$5,000.00
	Decorative Concrete	SF	4,800	\$17.50	\$84,000.00
	Brick Pavers	SF	1,800	\$20.00	\$36,000.00
	Installation of 6 in Water Pipe and Fire Hydrant	EA	1	\$3,000.00	\$3,000.00
	Storm Pipe Connection	EA	1	\$1,500.00	\$1,500.00
	Chase Drain	LF	30	\$200.00	\$6,000.00
	Paint Striping	GAL	55	\$55.00	\$3,025.00
	HMA	TON	20	\$125.00	\$2,500.00
	Aggregate Base Course Under Concrete Paving to Grade	CY	175	\$85.00	\$14,875.00
	Concrete Curb and Gutter (Type 2)	LF	150	\$65.00	\$9,750.00
	Existing Storm Inlet - New Cover Lid	EA	1	\$3,000.00	\$3,000.00
	<b>New Construction - Landscape</b>				
	Trees (4")	EA	6	\$1,500.00	\$9,000.00
	Grasses	SF	224	\$15.00	\$3,360.00
	Perennials	SF	224	\$15.00	\$3,360.00
	Lighting: String Lights Shown in Plan	LF	209	\$5.00	\$1,045.00
	Lighting: Low Light or Bollards	EA	6	\$800.00	\$4,800.00
	Fire Feature	EA	2	\$2,300.00	\$4,600.00
	Pre-Cast Concrete Benches	EA	6	\$1,100.00	\$6,600.00
	Picnic Tables	EA	6	\$1,500.00	\$9,000.00
	Coffee/Restaurant Tables	EA	15	\$2,000.00	\$30,000.00
	Kids Element	EA			
	Landscaping In Tree Planter	SF	450	\$5.00	\$2,250.00
	Bike Rack - U Rack	EA	5	\$250.00	\$1,250.00
	Trash Receptacle	EA	2	\$3,000.00	\$6,000.00
	<b>Subtotal</b>				\$369,136.00
-	Contingency	LS	25%	\$92,284.00	\$92,284.00
<b>TOTAL</b>					<b>\$461,420.00</b>



# Initial Cost Estimating

- Structural Estimate of Probable Cost
- \$154,294
- Total Cost Estimate = \$615,714

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
	<b>Structures</b>				
	<b>Lighting and Sail Support (Plan Item J )</b>				
1	10x0.375 (15'-0") Round steel poles with welded caps and connections	EA	26	\$2,200.00	\$57,200.00
2	24" diameter x 6'-0" Reinforced concrete foundation	EA	26	\$712.00	\$18,512.00
3	24" diameter x 6' +/- Auger excavation	EA	26	\$150.00	\$3,900.00
	<b>Art Sculpture (Plan Item A)</b>				
4	60" diameter x 3'-0" Reinforced concrete pedestal and footing	EA	1	\$1,816.00	\$1,816.00
5	Excavation for footing	EA	1	\$2,950.00	\$2,950.00
	<b>Rocking Horse Foundation (Plan Item E)</b>				
6	44x44x12 Reinforced concrete foundation	EA	4	\$482.00	\$1,928.00
7	Base plate and anchors	EA	4	\$87.00	\$348.00
	<b>Fire Feature Base (Plan Item F)</b>				
9	48x48x12 Unreinforced concrete pad	EA	2	\$414.00	\$828.00
10	Thermomat	EA	2	\$480.00	\$960.00
11	2" thick perimeter thermo insulation	EA	2	\$530.00	\$1,060.00
	<b>Table and Seating Foundatoin (Plan Item I)</b>				
12	48x48x12 Reinforced concrete foundation	EA	13	\$482.00	\$6,266.00
13	Base plate and anchors	EA	13	\$87.00	\$1,131.00
	<b>Bicycle Parking Foundation (Plan Item L)</b>				
14	96x36x12 Unreinforced concrete pad and anchors	EA	1	\$653.00	\$653.00
	<b>Interactive Art and Movie Screen (Item B and H)</b>				
15	30'-0"x17'-0" Steel support frame	EA	2	\$5,786.00	\$11,572.00
16	6x6x1/4 (22'-0") Steel side posts (4 total)	EA	2	\$3,058.00	\$6,116.00
17	24" diameter x 6'-0" Reinforced concrete foundation	EA	4	\$712.00	\$2,848.00
18	24" diameter x 6' +/- Auger excavation	EA	4	\$150.00	\$600.00
19		EA		\$0.00	\$0.00
20		EA		\$0.00	\$0.00
21		EA		\$0.00	\$0.00
22		SF		\$0.00	\$0.00
23		EA		\$0.00	\$0.00
24		LS		\$0.00	\$0.00
25		EA		\$0.00	\$0.00
26		LS		\$0.00	\$0.00
27		LS		\$0.00	\$0.00
28		LS		\$0.00	\$0.00
29		LS		\$0.00	\$0.00
30		LS		\$0.00	\$0.00
	<b>Subtotal</b>				\$118,688.00
-	Force Account	LS	30%	\$35,606.40	\$35,606.40
				<b>TOTAL</b>	<b>\$154,294.40</b>



PERSPECTIVE  
AFTER - BIRDS EYE VIEW





# Next Steps

1. Council feedback on design direction
2. Council direction on Cost Estimates
3. Design Development drawings completed





# Thank You!

**Questions? Contact:**

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