



WORK SESSION MEMORANDUM

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	January 16, 2024

ITEM

Regarding F Street Plaza and Future F Street Uses

BACKGROUND

In 2020, in response to the COVID-19 pandemic, the City of Salida closed F Street, from Sackett to 2nd Street to allow for restaurants and other retail establishments to move some operations outdoors. F Street was closed from approximately Memorial to Labor Day Weekends. In 2021 the street closure was then extended to a half block of F Street between 2nd and 3rd. During the closure, minor improvements to the area were made, including more substantial barricades at the end of each block (painted and some with flowers), additional covered seating in various parking areas, the placement of a community stage in front of Natural Grocers, to name a few.

In early November, a survey was released, which asked a number of questions regarding the amenities available during the closure, the effectiveness of the closure and how often residents and visitors traveled downtown. The responses show a wide cross-section of opinions about the closure. The survey results are attached.

Points for the Council to consider during discussion –

- During the closure, access to downtown buildings by fire or other public safety officers is severely limited. The downtown is the highest risk area for the fire department.
- A full implementation of a permanent pedestrian plaza would cost in the multi-millions of dollars. Currently, the improvement is not reflected in the City's Long Term Financial Management Plan.
- ADA improvements at the corners of F Street and 2nd Street and F Street and 3rd Street are currently in the design phase, with completion planned for 2025. Those improvements include expansion of the sidewalks on those corners, which could include additional pedestrian space or other amenities meant to slow traffic and create a greater sense of safety.
- The community stage can be relocated to Alpine or Marvin Park and be programmed by event organizers in other locations.
- The option for businesses to expand into parking spots in front of their buildings still exists. These permits are available through the Clerk's Office.
- The City is currently working to improve the wayfinding signage throughout the community, including in the downtown core. This includes additional information about available parking, location to other businesses and access to trails and parks.
- Interstate Parking has indicated that prime parking spaces (those along F Street) can generate up to \$2000 each annually. The parking management program proposed by staff and approved by Council, allows the City to generate most of the funding from tourists in the summer months. The paid parking spots along F Street (25 per block), are integral to the success of that program.
- In order for the street to be closed the majority of the time and opened for parades, staff would be required to move barricades, remove extended patios or other in-street amenities and provide additional public safety staff to ensure no cars are parked on the street after the event. The Fire and Police Departments have indicated safety concerns given the encroachment of some businesses into the street, with less than the minimum 20' of traffic lane.



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City Council asked staff to present financial information regarding F Street improvements that could be completed with or without the street being closed to vehicles.

Action	Explanation	Additional cost estimate
Close only 1 st and 2 nd blocks	Simplify the plaza and traffic flow.	\$0
Move the stage to Alpine or Marvin	The community and City may be able to program more opportunities if it was in a different location.	\$0
Flower Baskets	13 baskets on F St. between Sackett and 2 nd . No baskets on 1 st street. Mostly staff time to water 2x/day 7 days a week. Other options may be possible.	\$37,462 annually
Pedestrian Wayfinding	Additional wayfinding signs to encourage off F St. exploration.	Varies
Add tree lighting	Solar lights for street trees and light poles for evening ambiance in both the good weather months and through the holidays	\$2,000 - \$3,000
Overhead lighting/decorations	Work with F Street building owners to install guy wires between two-story buildings/light poles that evening mood lighting and decorations can be attached to, inc. during the holidays. Could work for certain festival times, as well. There is some concern from the FD that these lights would be torn out if the ladder truck was deployed.	~\$10,000 for installation and materials
Install speakers	Attach waterproof, Bluetooth speakers to light poles and/or F Street buildings for broadcasting holiday music and other ambient music	~\$5,000 depending upon # of locations
Bollards	Would replace the current concrete barricades. Would still require hours of installation and removal as needed (for parades, etc)	\$300,000 for purchase and initial installation
Intersection improvements at F and 2 nd , F and 3 rd	Includes upgraded ADA parking/ramps, crosswalks, bumpouts for additional bike parking, stamped concrete and other decorative options. These improvements are planned for 2025. Planters, benches, and trash receptacles could also be included for additional pedestrian amenities as well as increasing the size of the area by moving it into one parking spot at the corner. These improvements will improve the walkability and additional amenities whether F St. is open to traffic or not.	\$600,000



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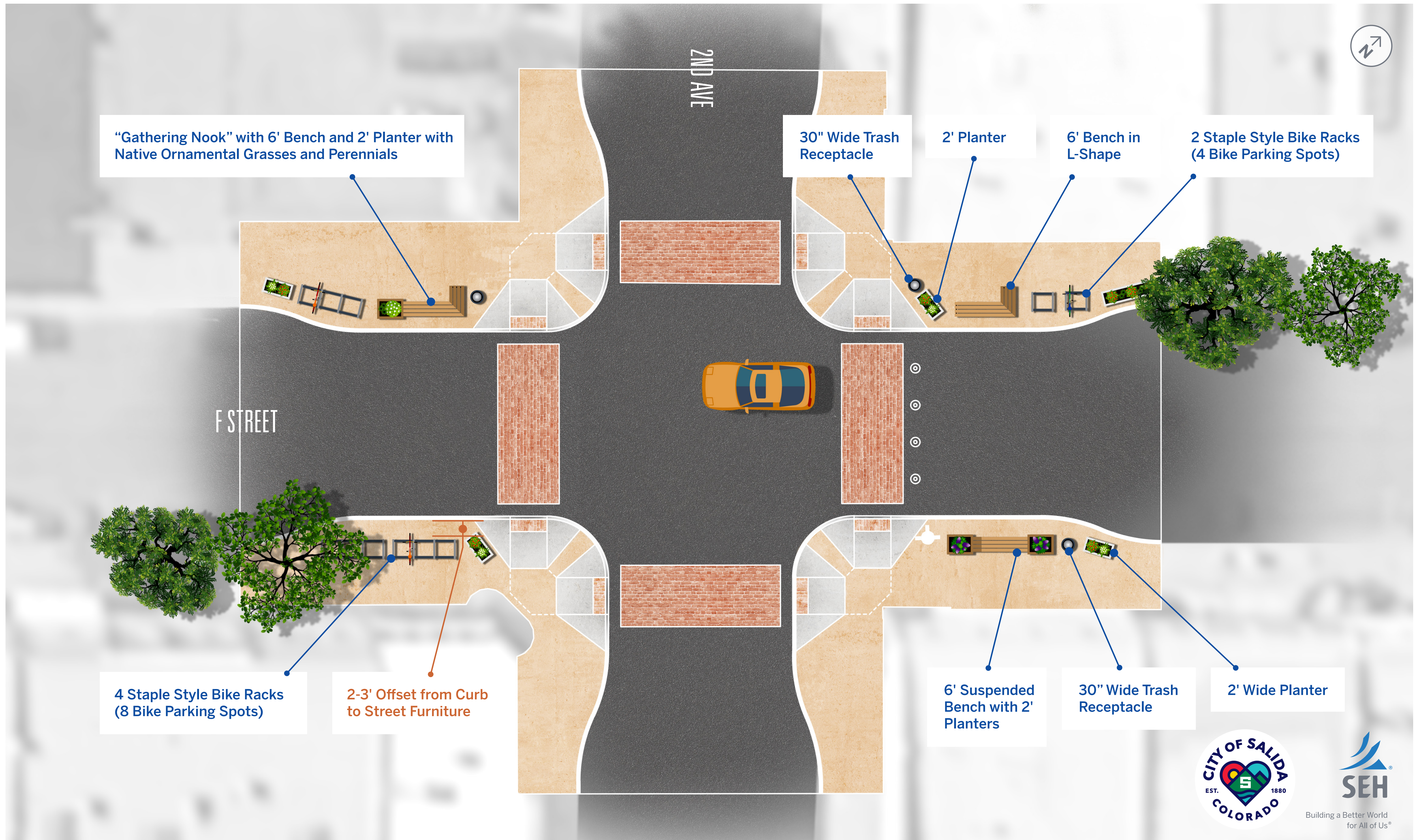
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A full closure ped mall is a possibility but it is currently estimated at \$3M+ for pavers, drainage improvements, access, irrigation, landscaping other likely utility upgrades. This does not include the additional staffing demands likely necessary to support these improvements.

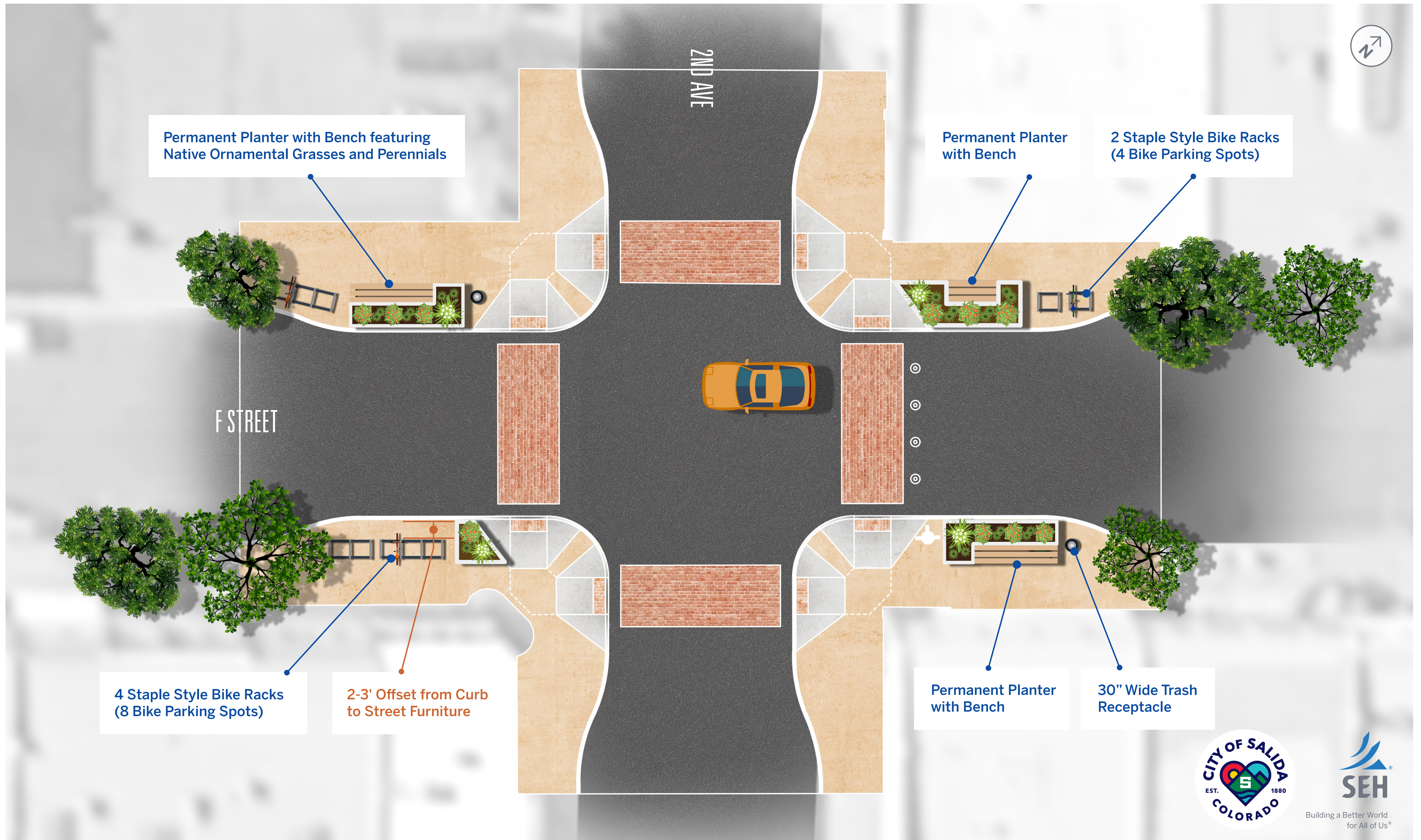
F STREET PEDESTRIAN IMPROVEMENTS | THREE INTERSECTIONS



F STREET PEDESTRIAN IMPROVEMENTS | 2ND AVE & F STREET ZOOM, OPTION 1



F STREET PEDESTRIAN IMPROVEMENTS | 2ND AVE & F STREET ZOOM, OPTION 2



CONCEPT 1 DRAFT: "BIKE CONNECTION"



Bird's Eye Perspective



Plan View



Design Assumptions and Notes

- Perspective shows bike parking option with 8 bike parking spots and planter with native perennials.
- 6 ft wide sidewalk along property line of existing buildings.

CONCEPT 2 DRAFT: "GATHERING SPACE"



Bird's Eye Perspective



Plan View



Design Assumptions and Notes

- Perspective shows a seating and gathering space option. It includes planters with native perennials.
- 6 ft wide sidewalk along property line of existing buildings.

Low-Water Colorado Native Plants



Juniperus horizontalis
creeping juniper



Rhus aromatica 'Gro Low'
'Gro Low' fragrant sumac



Fallugia paradoxa
Apache Plume



Asclepias tuberosa
butterfly weed



Gallardia
blanketflower



Liatris spicata
spike gayfeather



Penstemon strictus
Rocky Mountain Penstemon



Schizachrium scoparium
little bluestem



Bouteloua gracilis
Blue grama



Salida Bumpouts

Bumpout Exhibit
January 2024

