

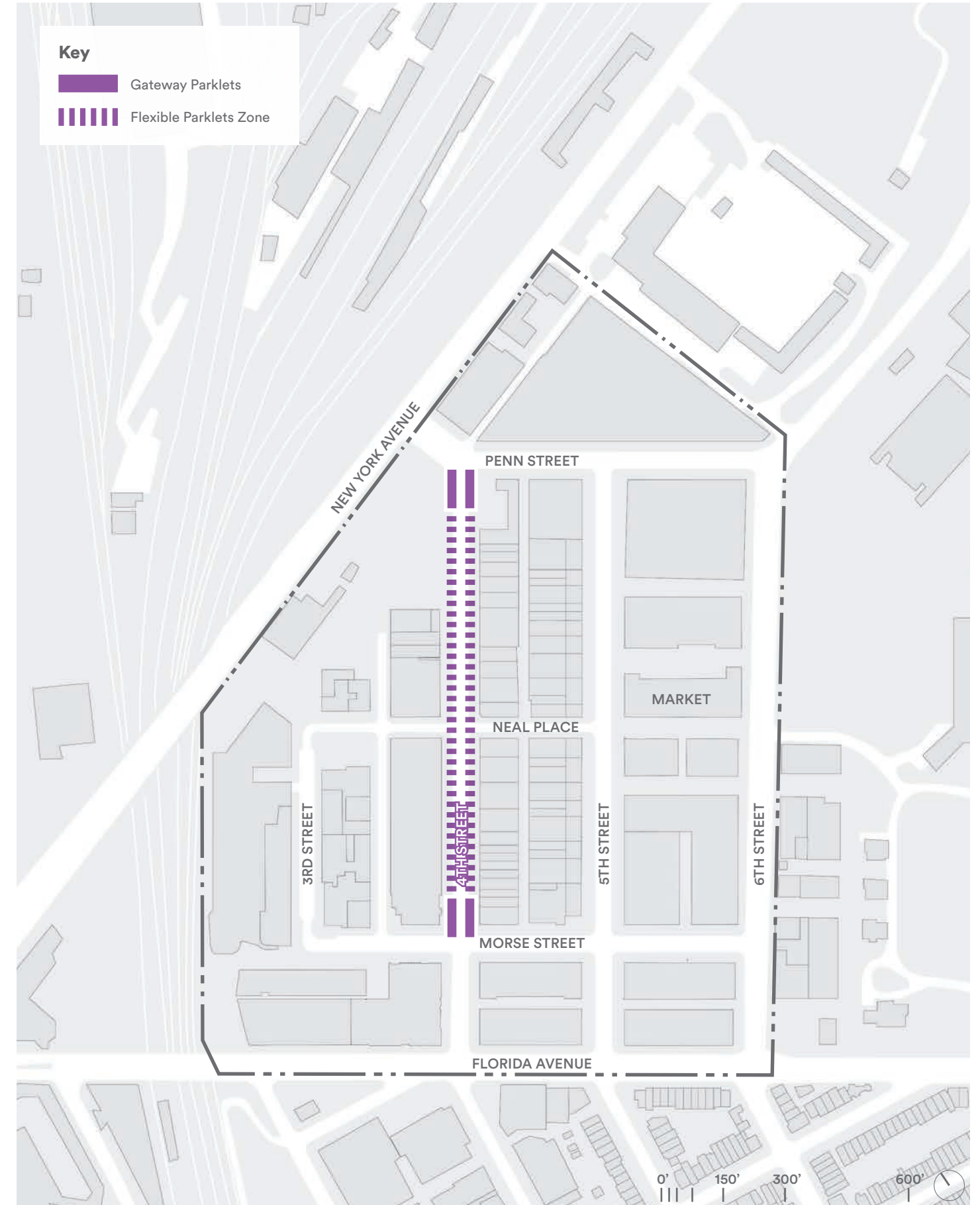
Union Market Parklets

The Union Market Streetscape Design Guidelines call for Union Market’s “Market” streets to incorporate retail activity, flexible gathering spaces, and other pedestrian-driven uses. By taking the dedicated parallel parking zone and repurposing it as a flexible Parklet Zone, 4th Street is transformed into a dynamic urban environment through the addition of permanent and temporary elements that serve to enhance the pedestrian and bicycle experience and slow vehicular traffic.

Gateway parklets are permanent in location, acting as bookends to the curbless run of 4th Street. Though set in location, the elements atop remain able to be changed. All other parklet locations are totally flexible within the zone, and may be set by retail tenants or other special uses. Parallel parking will continue to be permitted in spaces not in use by parklets or signed otherwise.



Union Market 4th Street Streetscape Rendering



Locations of Gateway and Flexible Parklet Zones along 4th Street

Proposed Streetscape Plan

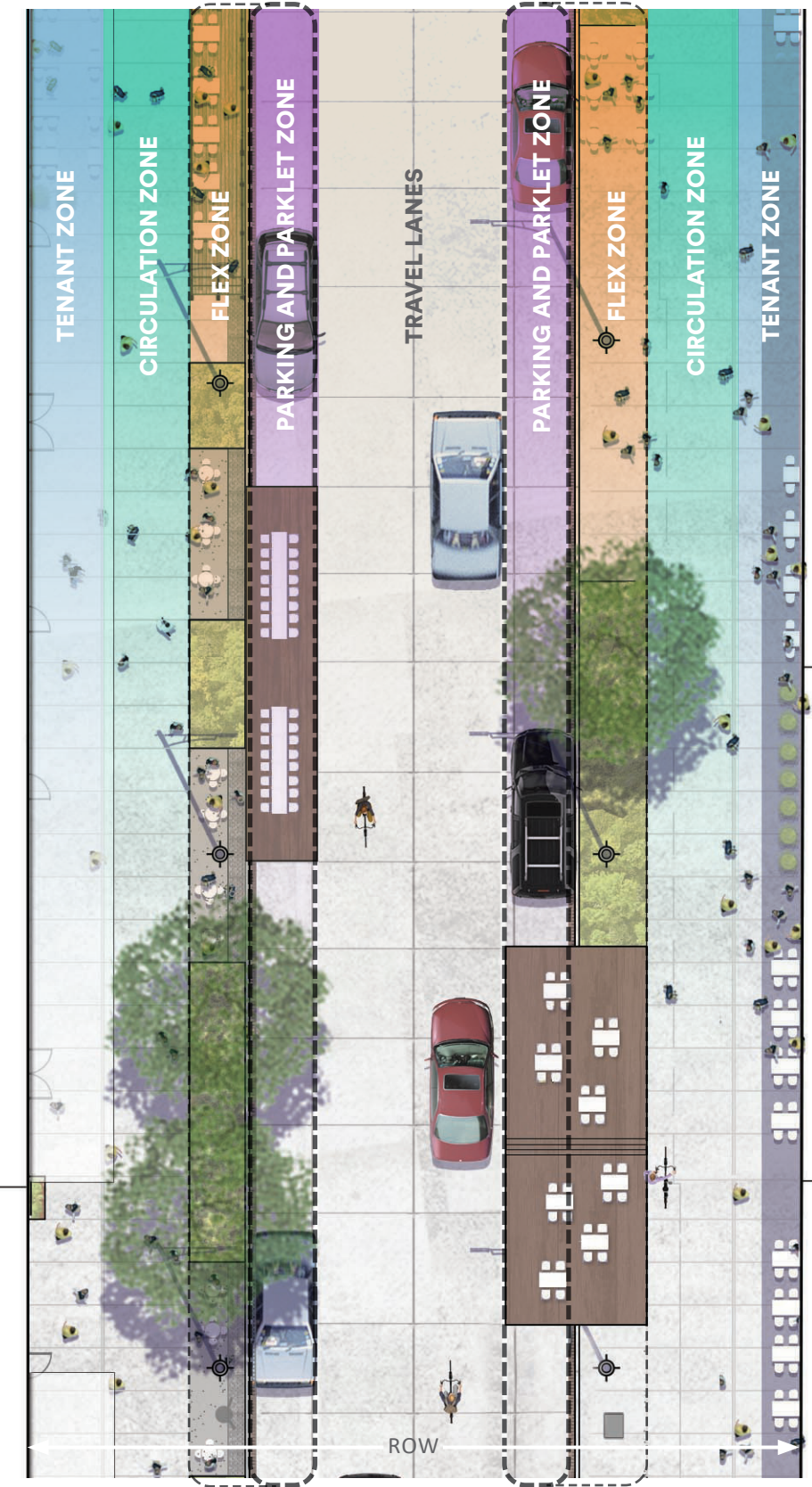
4th Street is broken down into a set of zones, each of which serves a different purpose. As shown on the diagram at left, the zones include the following:

- Tenant Zone
- Circulation Zone
- Flex Zone
- On-Street Parking and Parklet Zone
- Travel Lanes

The parklets are designated to share the on-street parallel parking zone, but have the opportunity to extend into the adjacent flex zone where possible. Double-wide parklet locations will be dependent on building tenants, permanent street furniture placement, and/or planting bed locations.



4th Street Section: Streetscape Zones



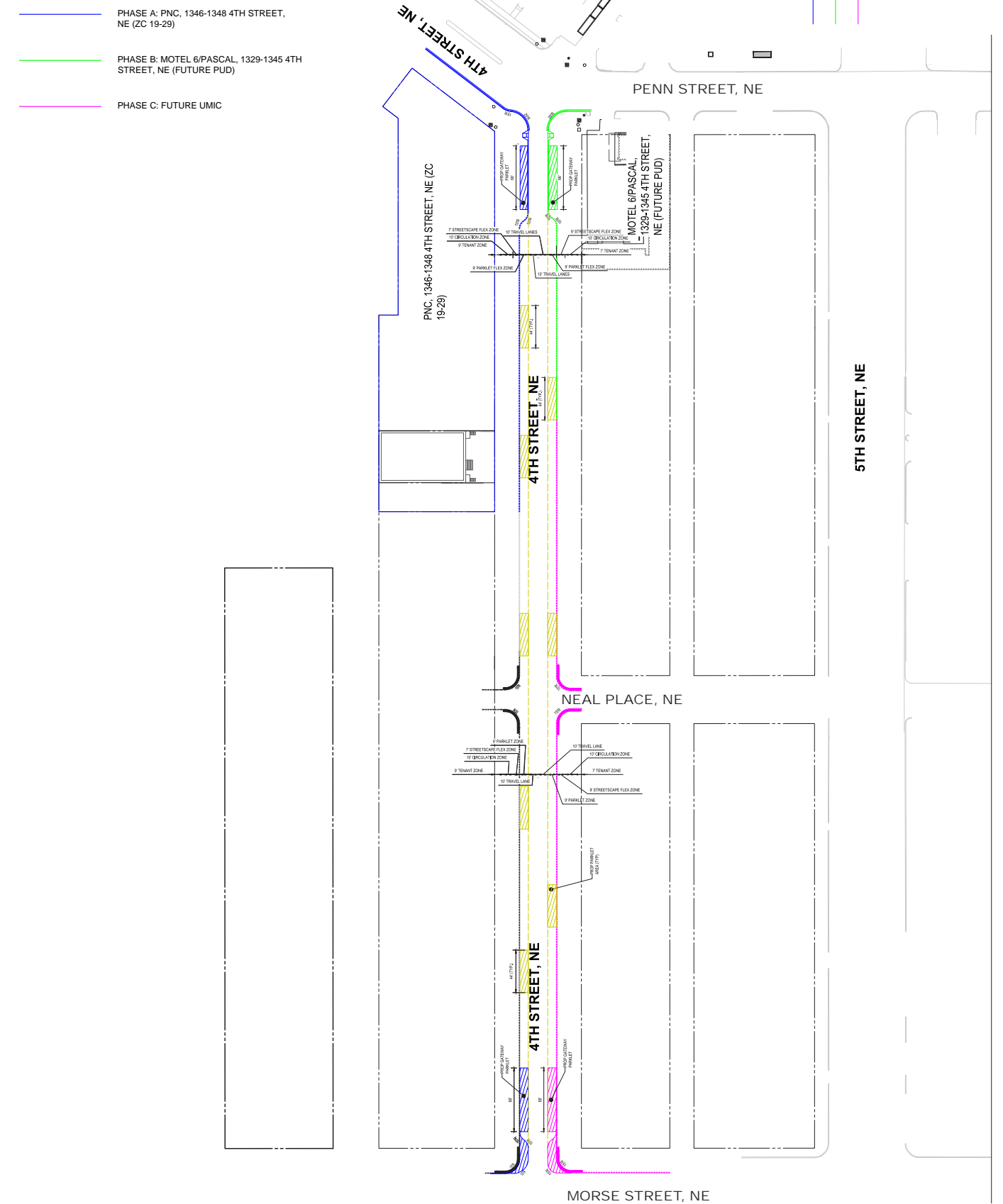
4th Street Plan: Streetscape Zones



Proposed Streetscape Plan

Technical specifications for the streetscape phasing and parklets have been prepared by Bohler DC. Phases A (blue) and B (green) of the streetscape construction are tied to two PUD projects currently underway. Phase C (pink) will complete the streetscape build-out.

Gateway parklets are proposed to be 66' long while flexible parklets are 44' long, and both can vary from 9' to 16' in width (depending on whether or not the flex zone is incorporated). Flexible parklet locations (yellow) shown on this plan are suggestive and not fixed.



4th Street Phasing Diagram Produced by Bohler DC

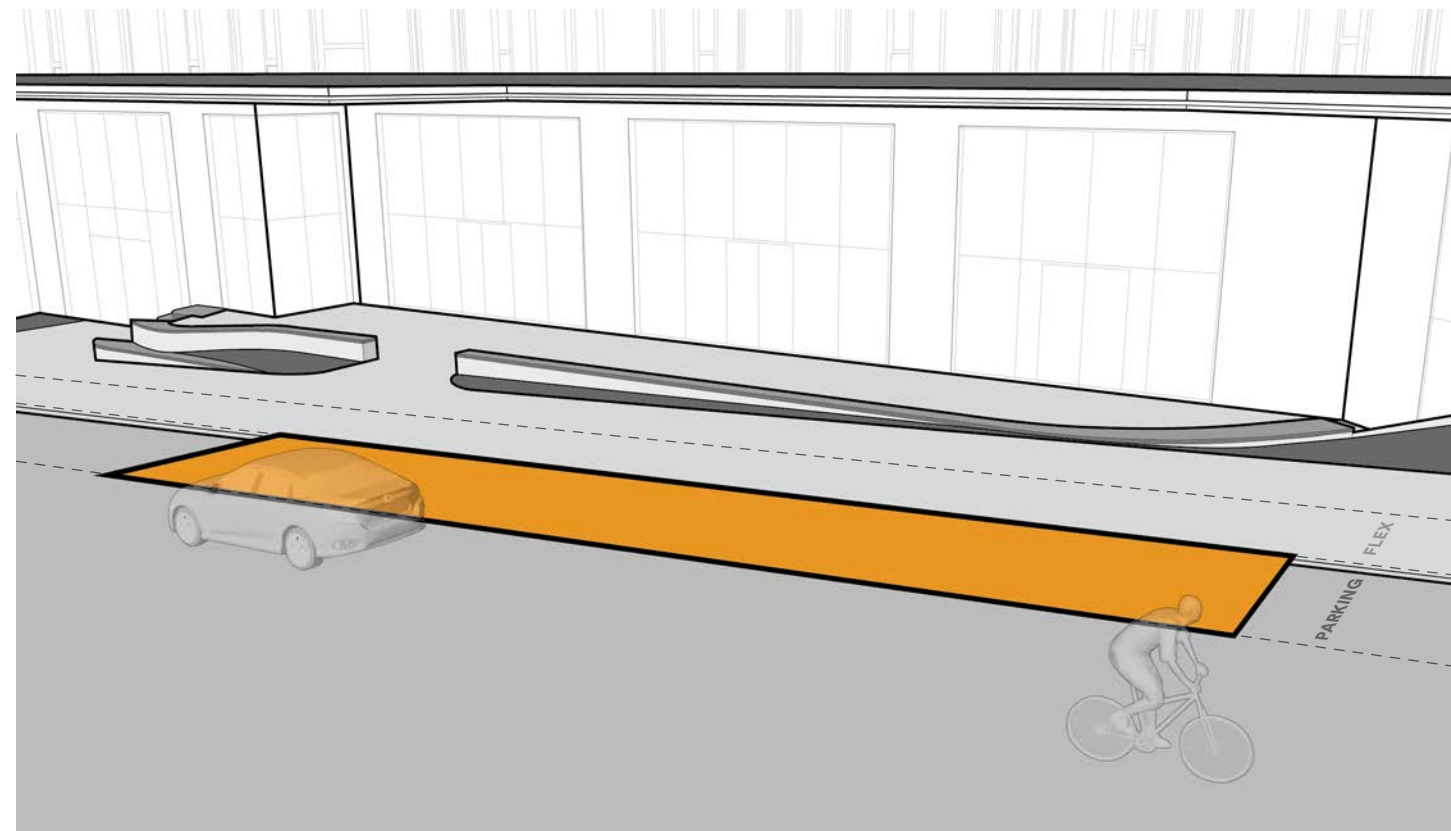


Ground Plane Enhancement

Parklets can be simply assembled as various elements from this Kit of Parts directly atop the existing concrete ground plane. This treatment allows for maximal flexibility in program and accessible permeability.

When using this arrangement, the ground plane can also be modified to add character to the parklet. This can be achieved through the application of concrete paint, turf (real or artificial), and wood decking.

In this condition, special attention should be paid to edge treatment in order to clearly delineate the space to vehicular traffic and to keep any movable elements out of the roadway.

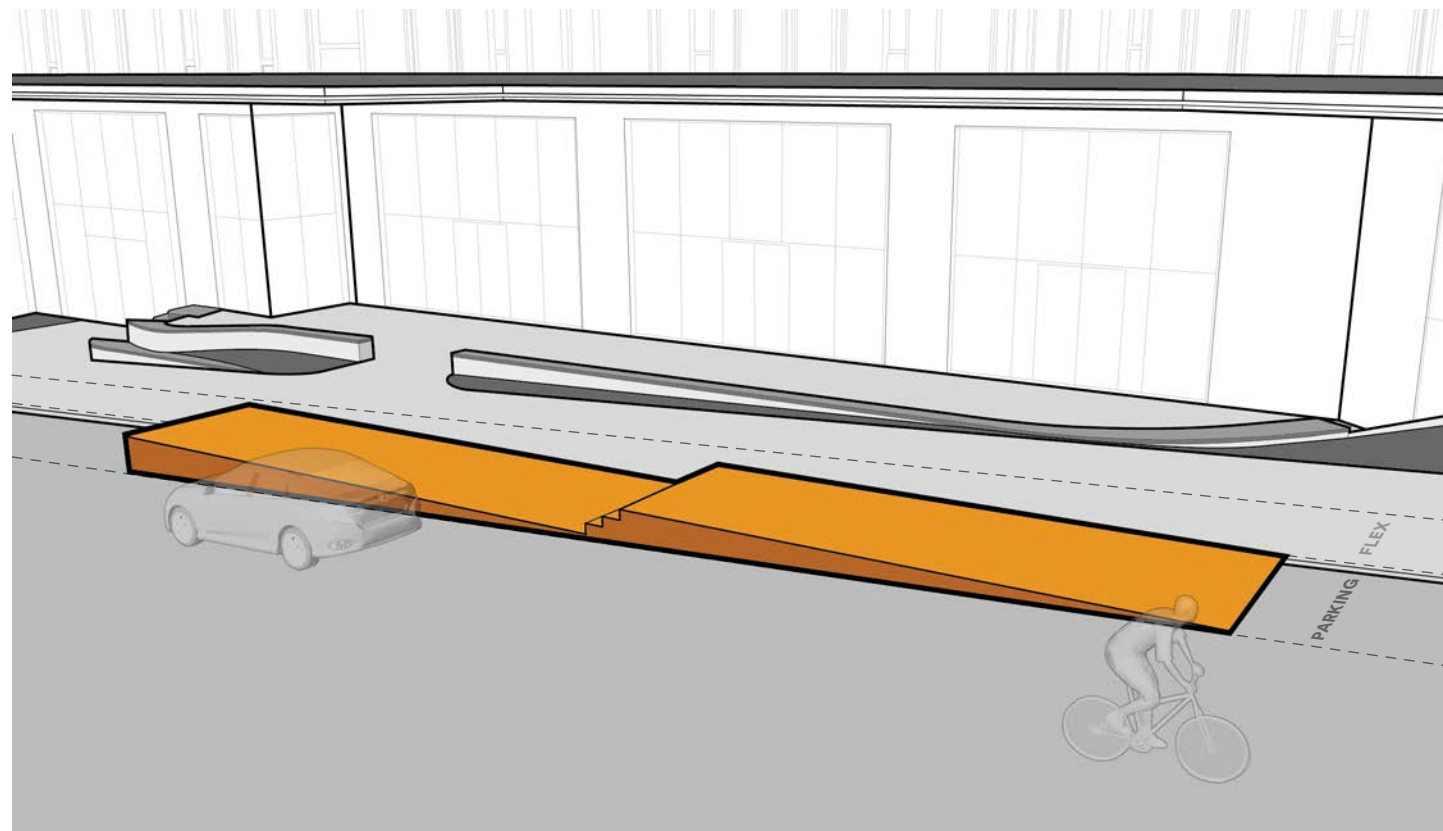


Walls and Platforms

Much of 4th Street has a slope steeper than five percent, and this grade can be mitigated through the use of walls and platforms.

Platform decks would meet the slope of the sidewalk at a point to allow for accessible entry, and can be stepped to allow for multiple accessible levels at different points along the sidewalk. A tiered parklet approach is common in urban environments with notable grade change.

Walls can also be used to take advantage of the slope in interesting ways. This can be through stepped seatwalls or fixed-height walls with varying types of furnishings.



Furnishings Utilizing Slope



Stepping Seatwalls



Metal and Wood Deck Tiers



Wood Deck Tiers

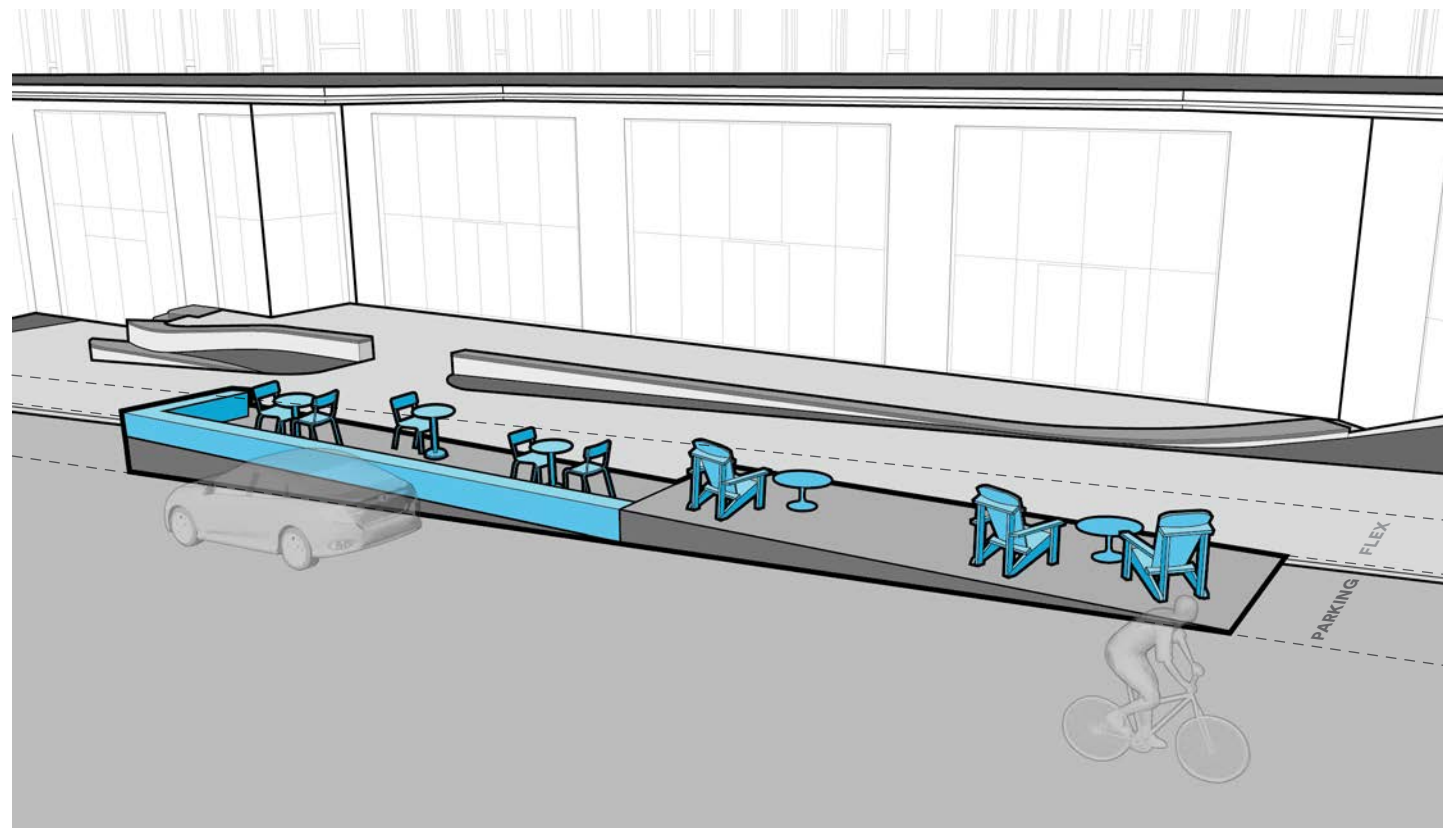


Multiple Tiers on Steep Slope

Seating Elements

Seating elements in the parklet can vary in style, height, flexibility, and materiality. Movable cafe seating and bar height seating are frequently used by food-retail tenants to expand their dining outdoors. Lounge seating can also be used by restaurant tenants, or used by others to create a casual social space.

Linear benches, with or without backs, can be used to maximize seating and may double as an edge treatment to define space safely. These benches can be free-standing or part of a tiered parklet approach. Fixed seating may also be done in a sculptural or artistic fashion, built as a centerpiece of the parklet design.



Lounge Chairs



Linear Bench



Bench with Back



Bar Height Seating



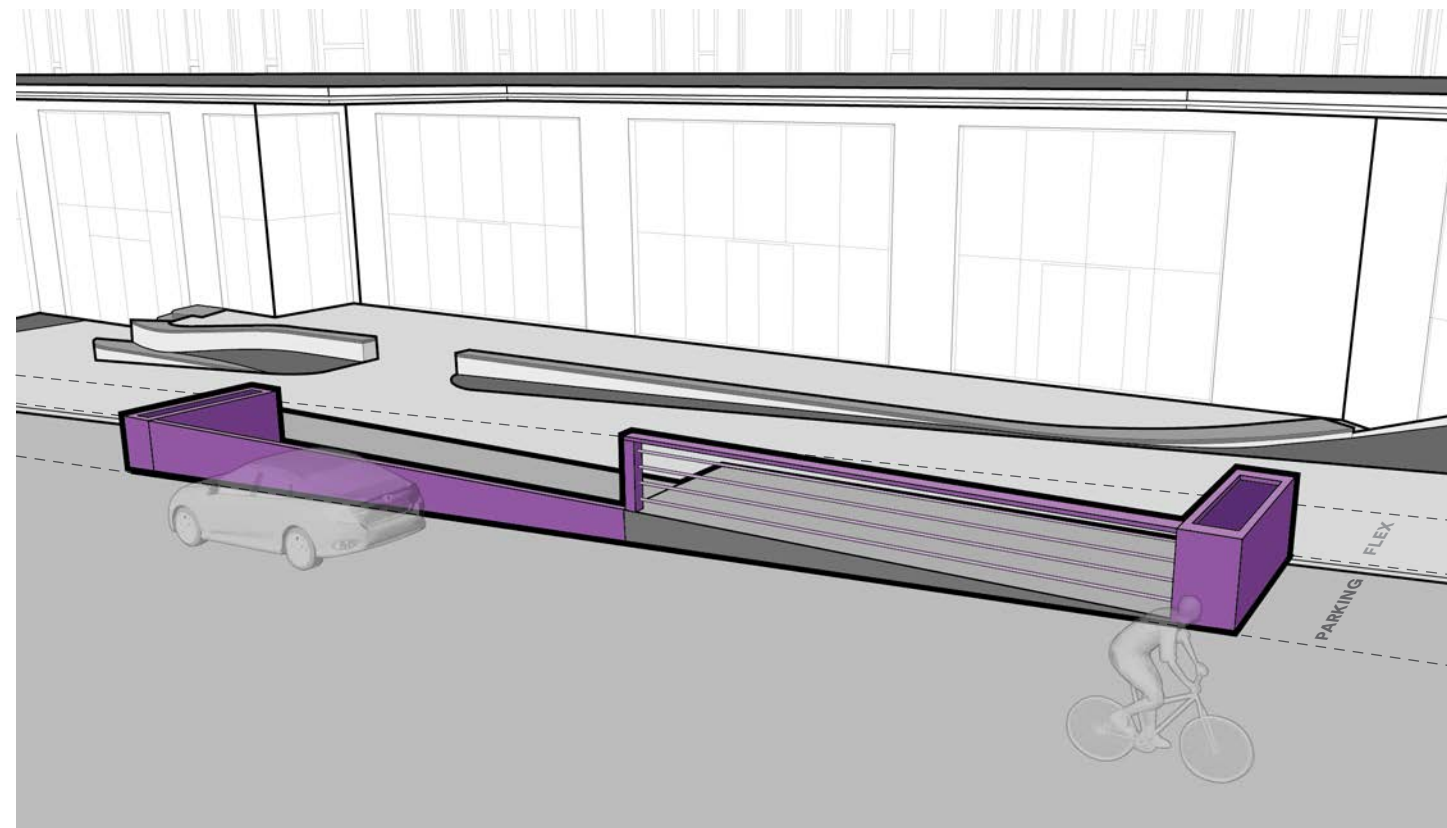
Cafe Tables and Chairs



Sculptural Seating

Edge Conditions

Parklets should be functional, attractive, and safe - proper edge protection is vital when creating activated spaces directly parallel to vehicular traffic. A variety of edge conditions are possible, depending on the height and use of the parklet space. As noted in the Street Furniture section, outdoor cafes often require railings due to Alcoholic Beverage Regulation Administration regulations. ADA regulations also require a bottom rail for cane detection along railings.



Railing



Toe Rail



Permeable Wall



Solid Wall



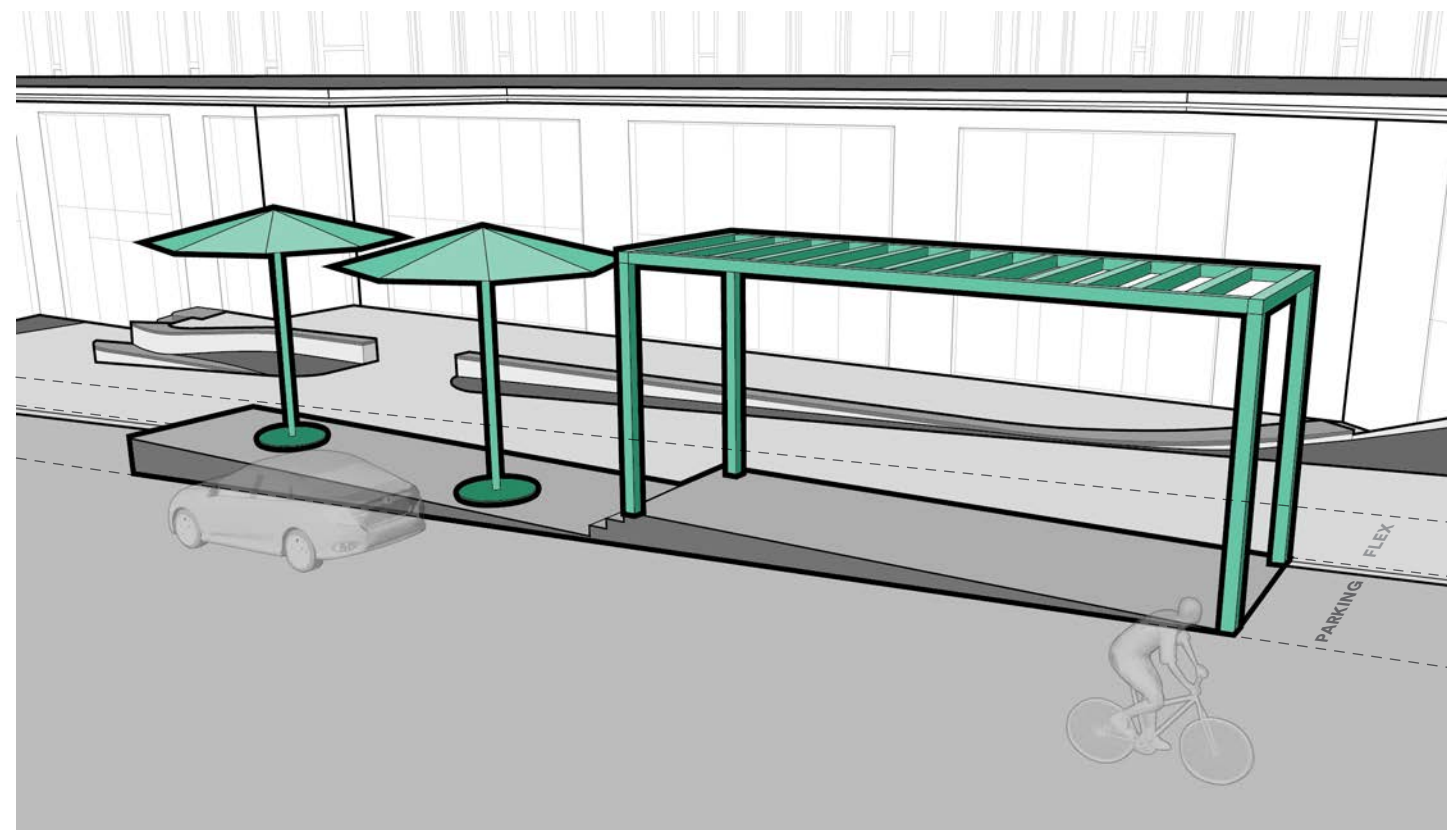
Railing and Planter



Raised Planters

Overhead Elements

Overhead elements can be used to provide shade, visual interest, and spatial delineation. Movable umbrellas pair well with cafe seating, allowing restaurant tenants and customers to rearrange the space easily. Catenary lights can be hung from a simple pole structure or from a heavier pergola for night time activation. Those pergolas may mimic the verdant character of the canopy projections along 4th Street, with bookend planters and climbing vines. Structural pergolas may also support feature furnishings, such as hanging chairs and swings. These structures can wrap down and become multi-sided, turning parklets into “rooms” with vertical screening.



Movable Umbrellas



Catenary Lighting on Overhead Structure



Pergola with Climbing Vines



Pergola with Feature Furnishings



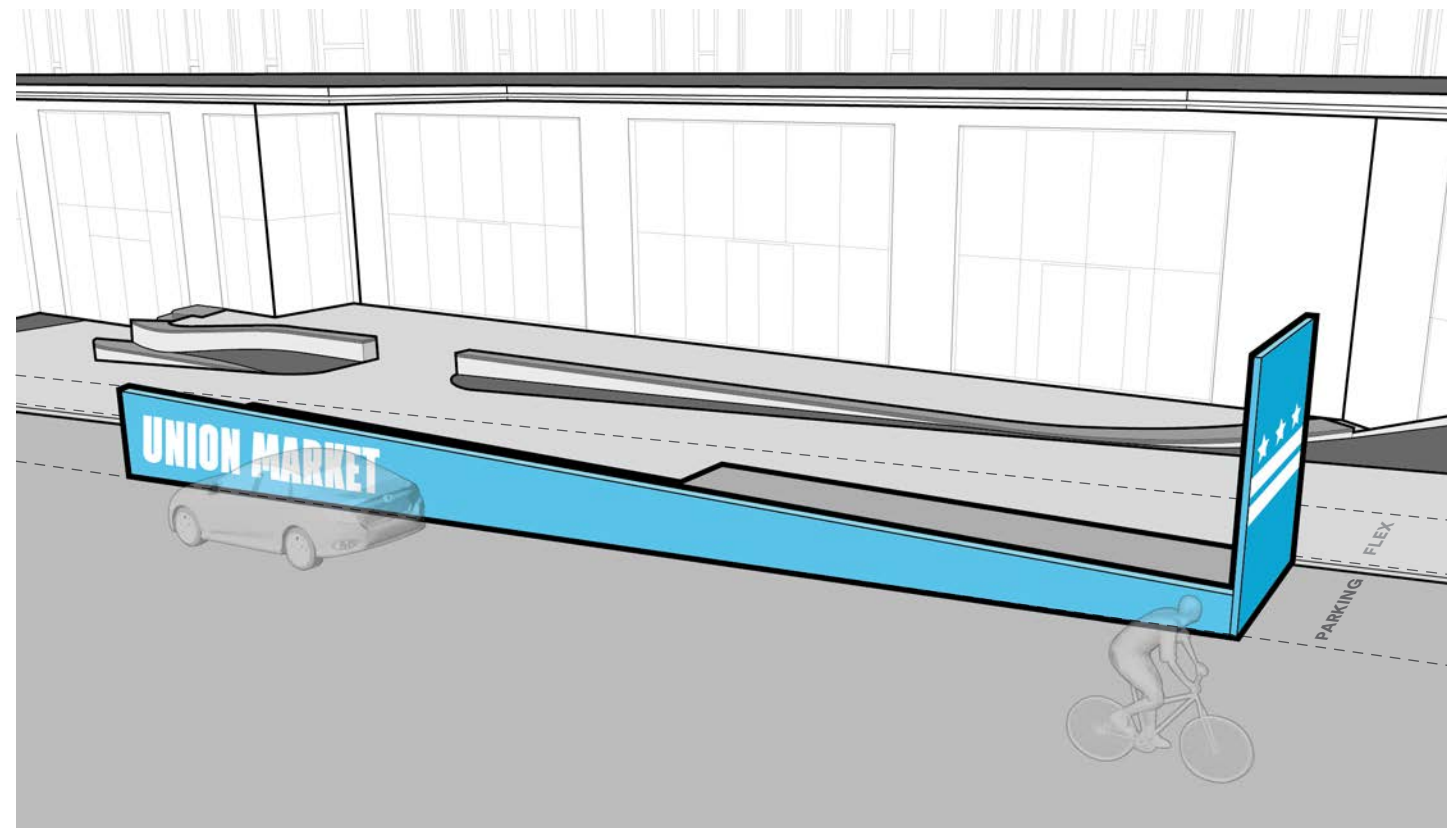
Overhead Trellis with Vertical Screening

Signage and Branding

Building signage is contained within specific facade locations, but retailers can have the opportunity to spill their branding out onto the street through eye-catching parklet elements. This can include brand-activated site furnishings and ground plane, integrated signage in walls and planters, and other creative measures.

Where pergolas and outdoor rooms are built, signage and branding can be incorporated onto their verticals. These can be street-facing and sidewalk-facing to maximize visibility.

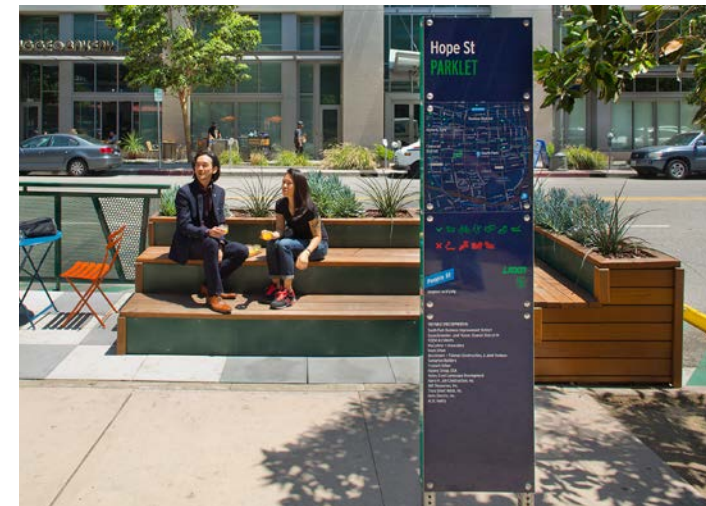
It is also a possibility to have district-wide wayfinding signage located at parklets (and other public spaces within the district) to locate pedestrians and tie together the entire Union Market brand.



Eye-Catching Branding



Signage Integrated in Edge Condition



District Signage at Parklets



Sponsored Feature Furnishings



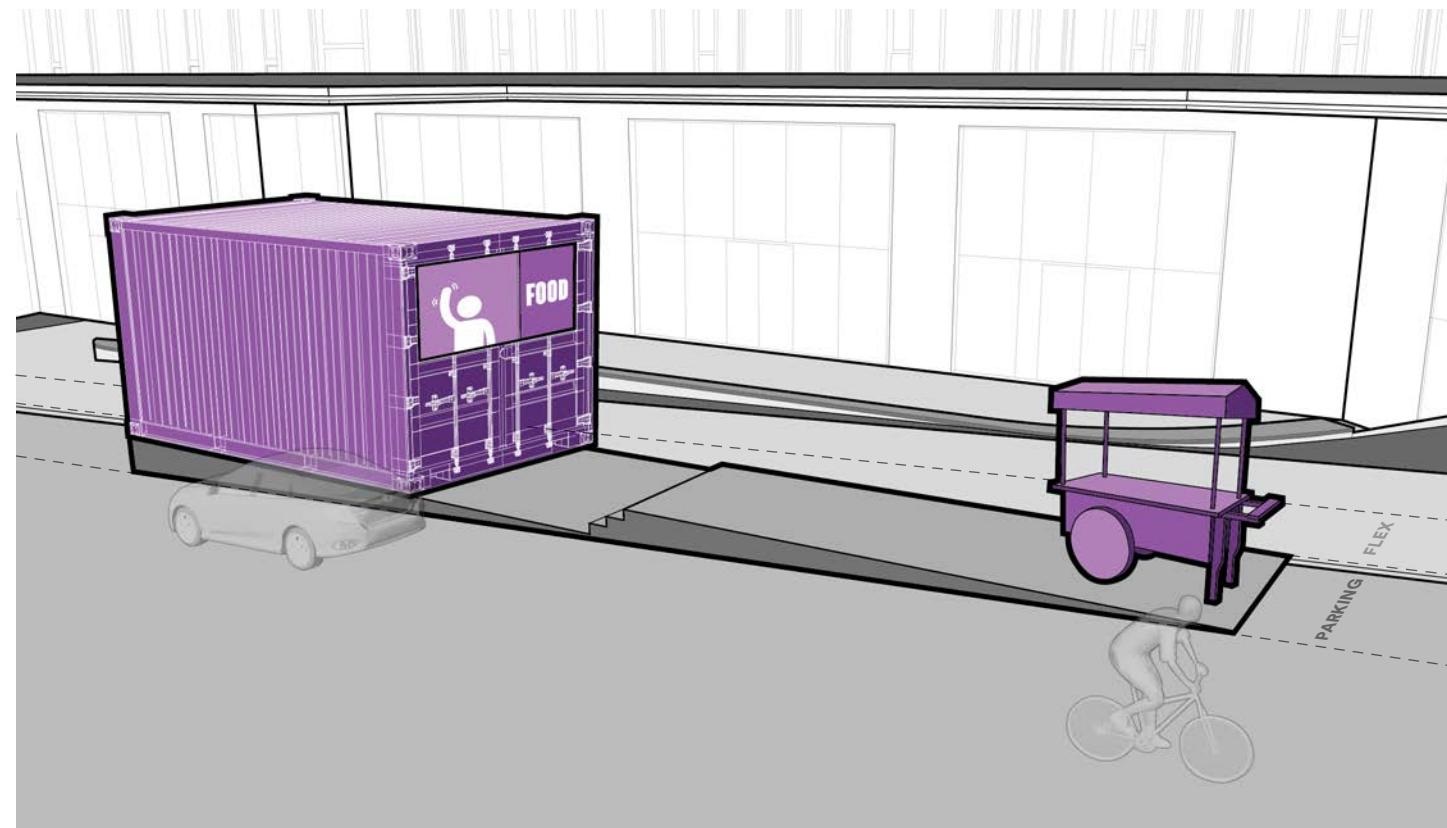
Shade Structure with Signage



Shade Structure with Signage

Retail Outposts

As a “Market” street, 4th Street aims to incorporate retail activity into its streetscape design. The gateway and flexible parklets can act a stage for retail outposts. Situated along a busy pedestrian thoroughfare, these parklets create opportunities for everyone from the smallest-scale vendors, who may only operate from a mobile cart or kiosk, to well-known retailers who may incorporate larger structures into the parklet, diversifying the retail experience and allowing for smaller scale businesses to showcase their goods. Brand activation is increasingly popular in outdoor public spaces, and the same kind of outposts used by independent vendors may also be used by brands for immersive marketing events and pop-ups.



Bicycle Cart



Mobile Kiosk



Vending Carts



Temporary Market Stalls



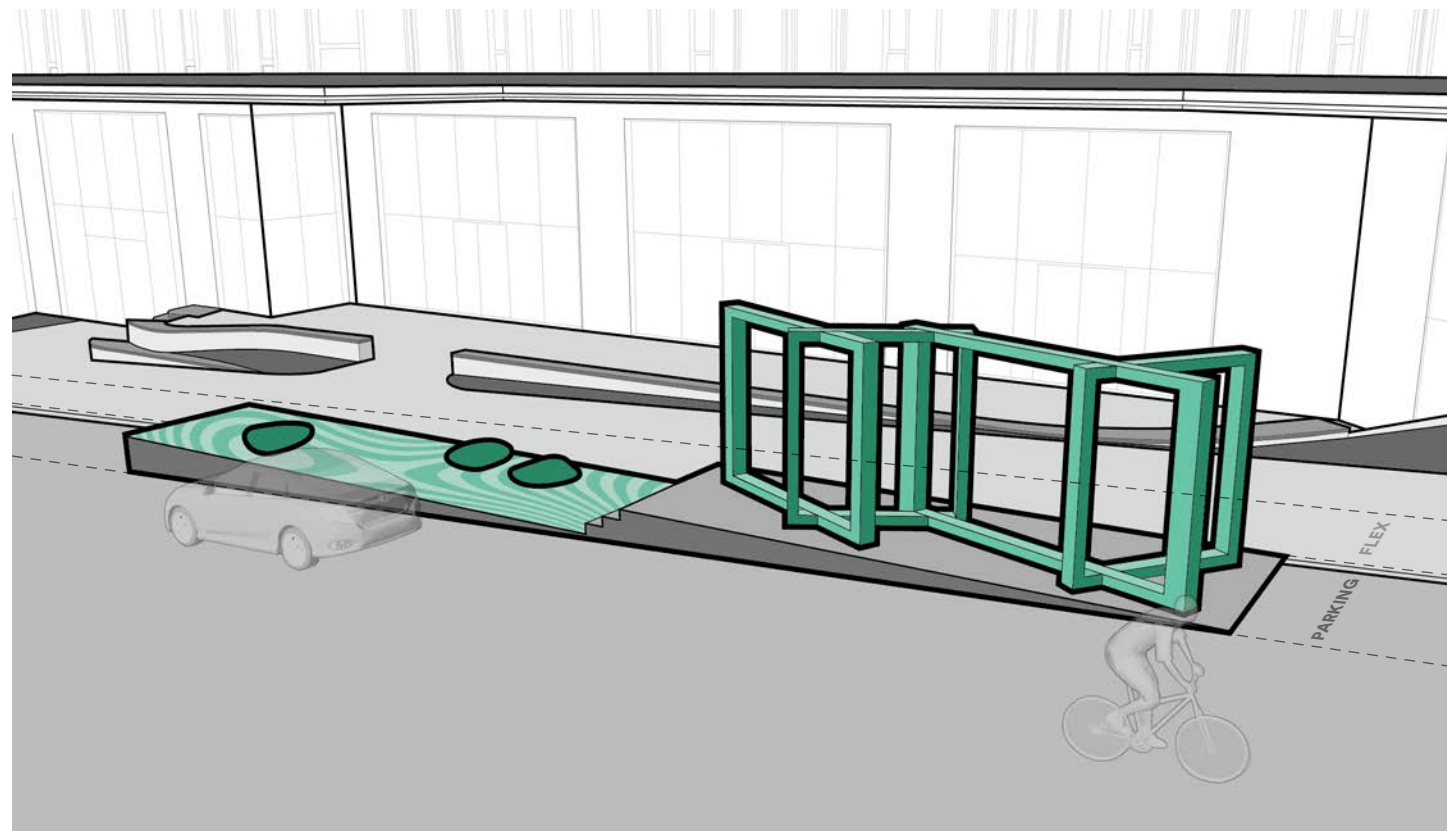
Retail Containers



Brand Activation Pop-Up

Public Art

The Streetscape Guidelines call for public art to be placed at gateways and thresholds, so the gateway parklets are positioned perfectly to house iconic and rotating art. Art installations may vary in cost, scale, and ephemerality, but all speak to the district's character. The Union Market District already has a wonderful selection of street art and commissioned murals, feeling like a large-scale public gallery. This can be continued by partnering with artists, from local to international, who can transform the parklets into new pieces for this "gallery".



Artist-Designed Furnishings



Partnership with Mural Artist



Iconic Installation



Plein Air Art Showcase



Graphic Placemaking