

Streetscape Update





Project Formation

- 2015 – 7th Avenue MSD Brought into management by city
- 2017 – 7th Ave Streetscape Project in Annual DT workplan.
- 2018 – Maple Street Improvements Completed by Public Works
- 2018 – Streetscape Design Kickoff – 1st Public Meeting
- February, 2020 – 7th Avenue Design Plans Presented to Council
- June, 2020 – Hendersonville Farmers Market Opens on Maple Street
- February 2021 – 7th Avenue and Main Street Committees merge to form Downtown Advisory Board



Since 2020 in 7th Avenue... Hendersonville Farmers Market

2 new brick and mortar
businesses incubated from
Market

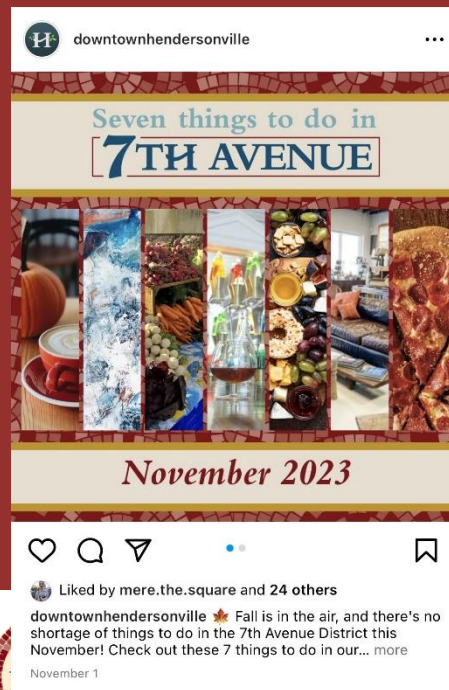
44,000+ more visitors to
district this year compared to
18-19





Branding Project

50+ stakeholders engaged in public input regarding branding





Since 2020 in 7th Avenue...

- Façade Improvements
 - 8 Façade Grants Awarded by Friends of Downtown (\$18,700)
 - Total Project cost: \$173,000+
- New Businesses
 - 11+ New Retail/Restaurant Businesses opened in district since 2020
- \$1.5+ Million Private Investment
 - improvements + acquisitions since 2020





Streetscape Funding Sources

- 2021 Bond
- Water and Sewer Reserve Fund
- Stormwater 319 Grant Fund
- Stormwater Reserve Fund
- 7th Ave MSD Fund
- Powell Bill
- General Fund



Streetscape Design Milestones

- Survey – 2019 (Ed Holmes)
- Streetscape Design - 2020 - 2021 (Watermark Landscape Architecture and City Staff)
- 1st Solicitation of Bids – August 2021
- 2nd Solicitation of Bids – October 2021
- CMAR Solicitation and Selection – 2022 (Harper)
- Opening of Bids – November 2023, December 2023



Delays and Challenges

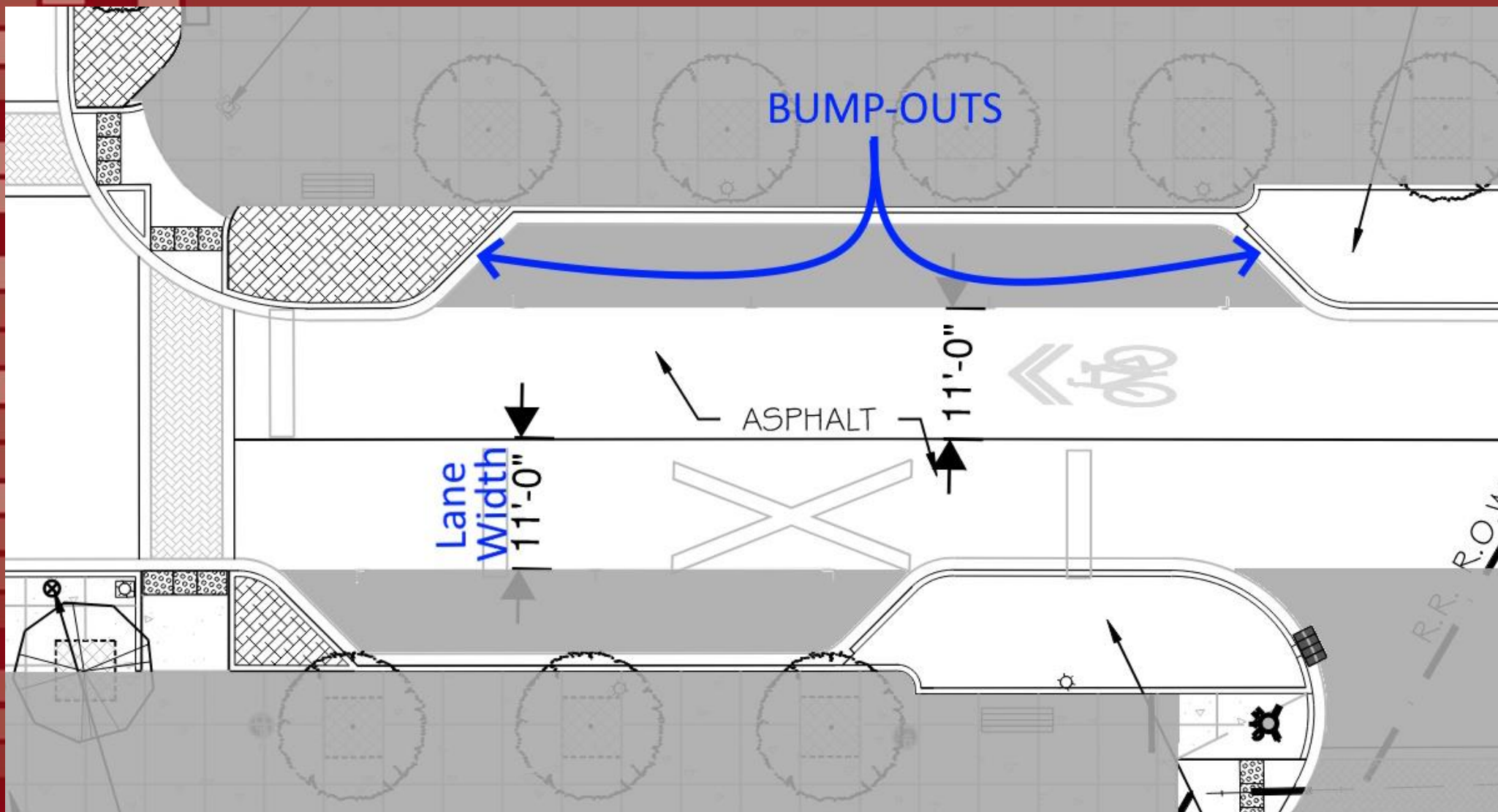
Project has been many years in the making and has taken longer than anyone expected or wanted. Some contributing factors include:

- COVID – The pandemic was an unexpected hindrance to the normal operation of business.
- Contractor Driven Market – Complex Project/ Busy Contractors
- Supply Chain Issues – Long lead times and unavailability of some materials contributed to uncertainty among possible bidding contractors.
- Inflation – Price increases meant that our original estimates and budget were inadequate, and we needed to rethink (VE) the design.
- NCDOT – A pedestrian improvement project at the intersection of N Grove St and 7th Avenue.
- Business Impact – Minimizing the disruption to business.



Design Elements

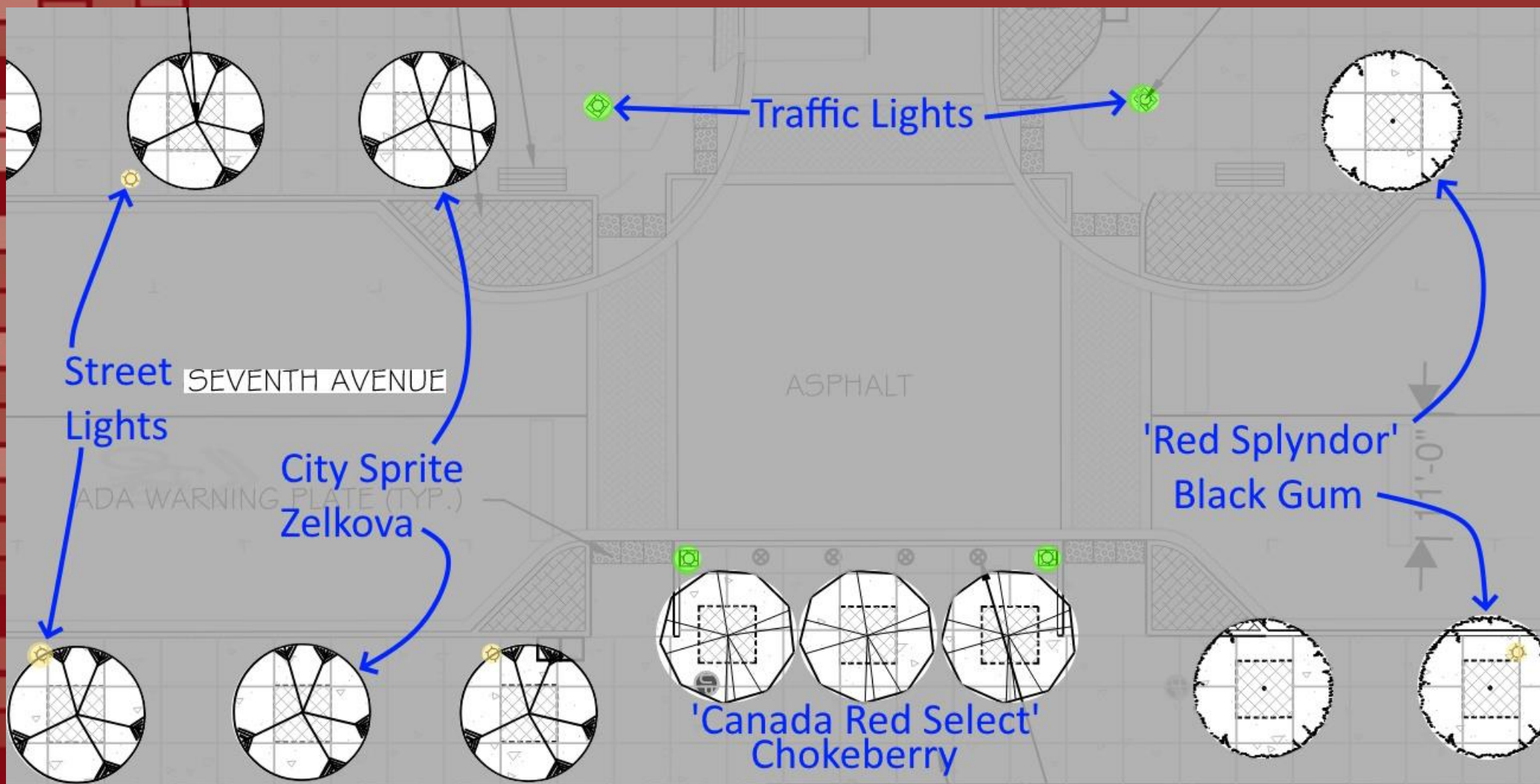
Narrowed Traffic Lanes/ Bump-outs





Design Elements

Street Trees/Street Lights/Traffic Lights





Bioswales

The diagram is a cross-sectional profile of a bioswale. It shows the flow of water from left to right. Key components include:

- INFLOW:** Water entering from the left.
- GEO-TEXTILE LANDSCAPE FABRIC:** A layer below the soil mix.
- 3" - 5" RIVER ROCK SWALE (± 2" WIDE) ± 5" THICK:** The top layer of the swale.
- CONCRETE CHECK DAM - SET TOP AT SAME ELEVATION AS ADJACENT CURB AND SIDEWALK:** A structure that creates a ponding area.
- WEIR - 3" BELOW TOP OF CHECK DAM:** A small structure within the ponding area.
- 6" PONDING ELEVATION AT BACK OF CHECK DAM (TYP.):** The water level in the ponding area.
- PONDING WATER:** The water that is retained in the ponding area.
- TOP OF ADJACENT CURB:** The elevation of the curb on the right.
- OVERFLOW STRUCTURE W/ DOME INLET. SET INVERT 6" BELOW T.C. AT SECONDARY OUTFLOW:** A structure that allows water to overflow from the main swale.
- SET SECONDARY OUTFLOW 3' BELOW T.C. AT SECONDARY OUTFLOW:** The elevation of the secondary outflow.
- SECONDARY OUTFLOW:** Water flowing out of the bioswale.
- T.C.:** Top of Curb.
- UNDERDRAIN PIPE FITTINGS. SEE NOTE'S SECTION (A):** Fittings for the underdrain pipe.
- INSTALL BIORETENTION SOIL MIX (BSM), MINIMUM 18" UNDER ALL PLANTING AREAS. SEE SECTION C. (A-10):** The soil mix layer.
- STRUCTURAL SOIL MIX, SEE NOTE 15:** The structural soil mix layer.
- 6" PERFORATED UNDERDRAIN, HDPE 5RD 1.7 PIPE OR HEAVY DUTY SCH. 40 PVC:** The underdrain pipe.

PROFILE
SCALE: 1" = 1'-0"

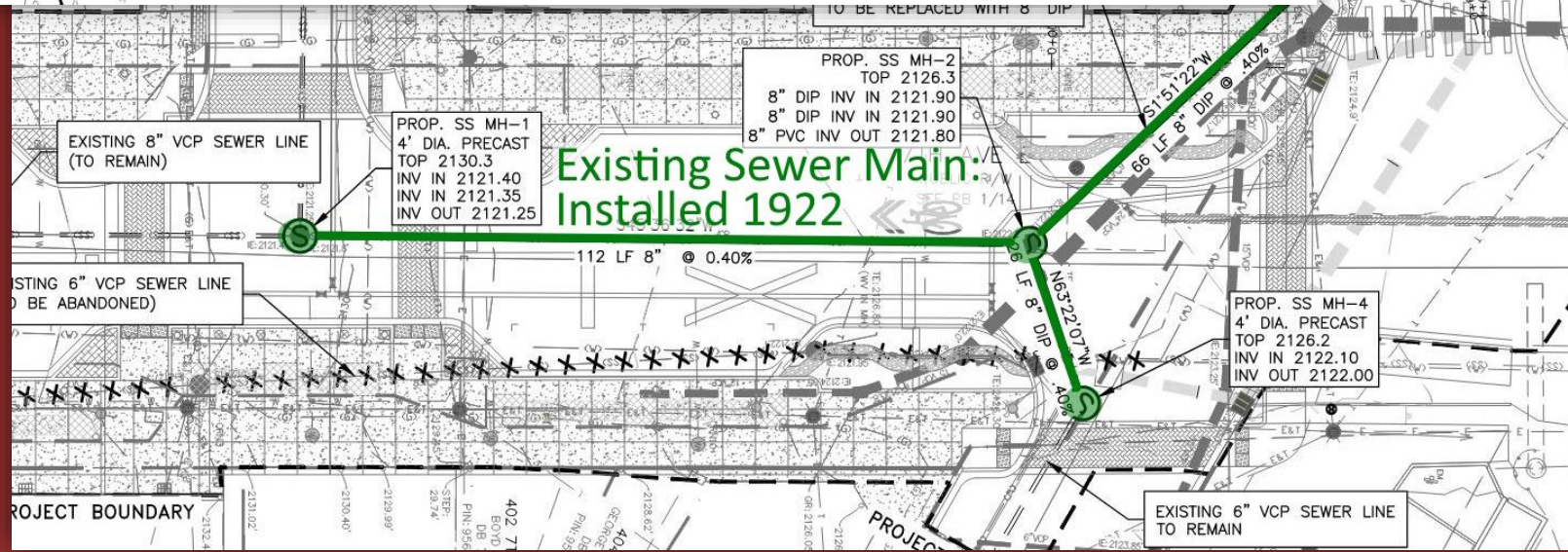
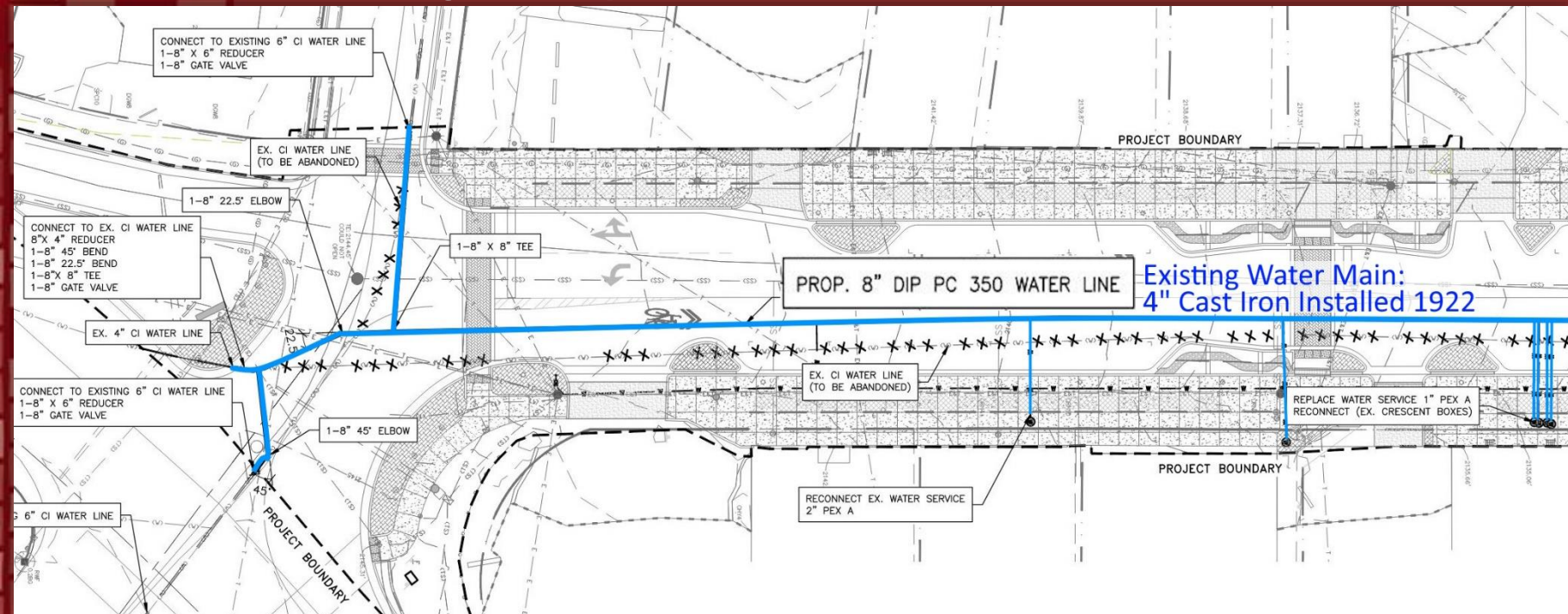
NOTES: PROFILE DEPICTS CUT SECTION OF BIOSWALE AT RIVER ROCK SWALE. SEE SECTION C FOR SECTION VARIATION ACROSS WIDTH OF BIOSWALE.





Design Elements

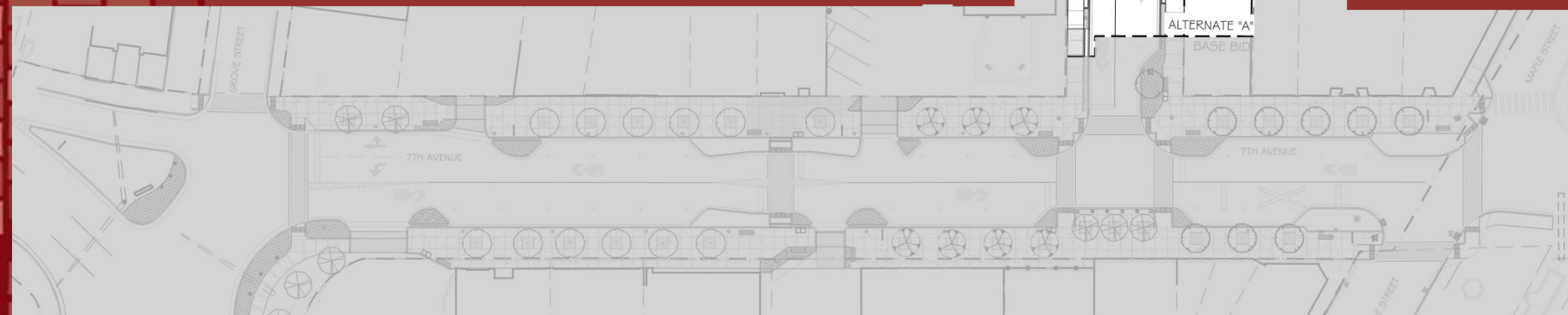
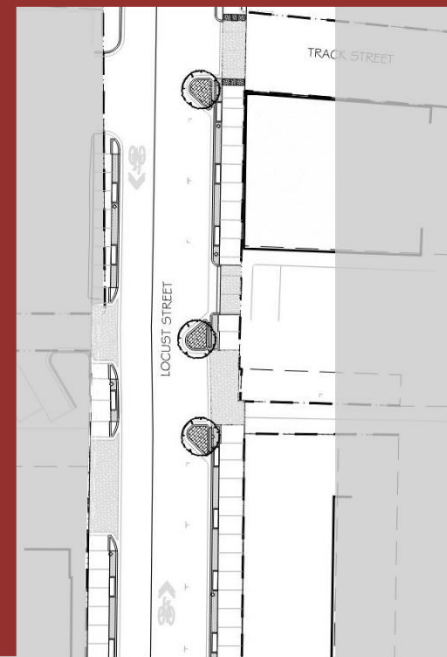
Utility Improvements





Design 'Optional' Elements

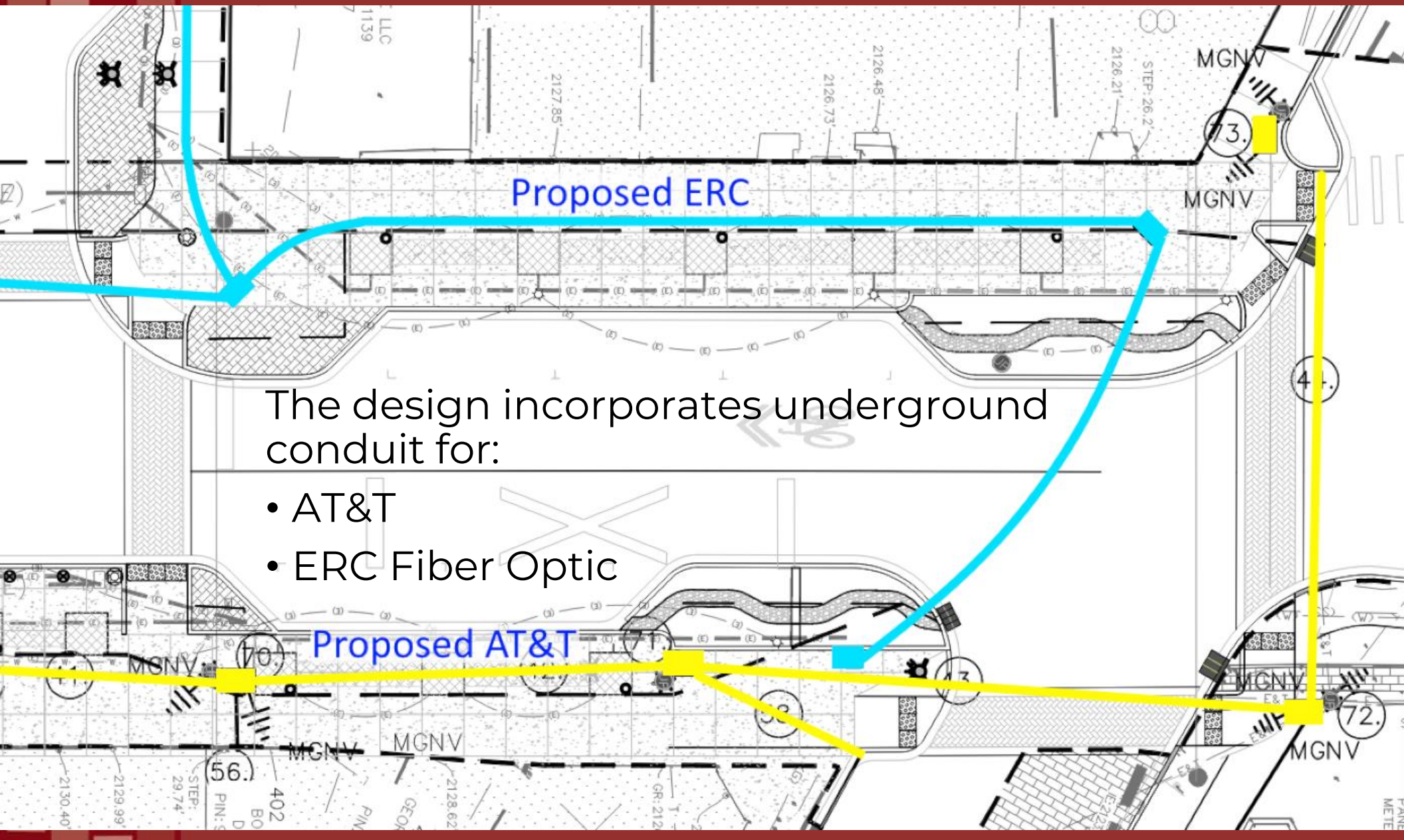
Locust Street





Design 'Optional' Elements

Underground Telecommunications



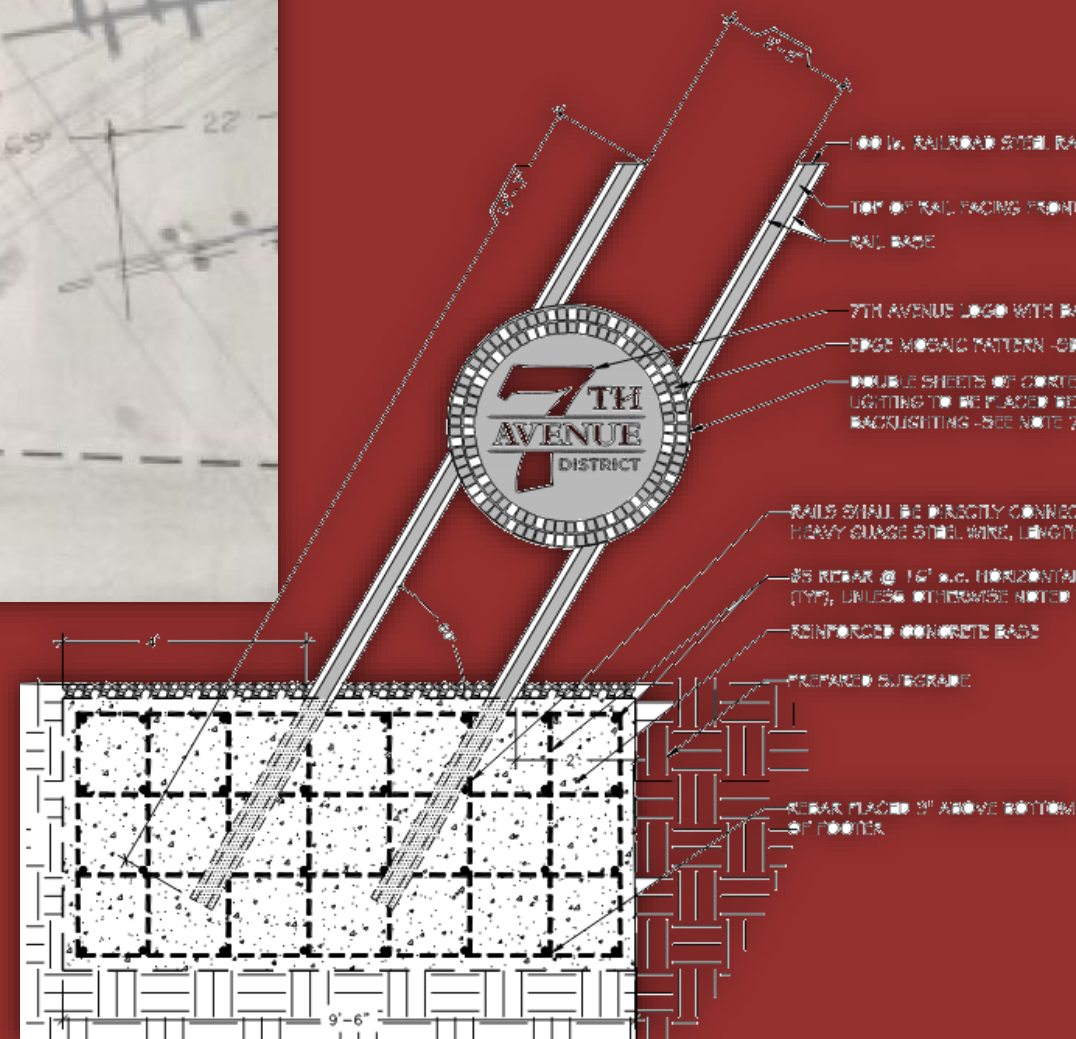
The design incorporates underground conduit for:

- AT&T
- ERC Fiber Optic



Design 'Optional' Elements

Grove Street 'Gateway' Intersection

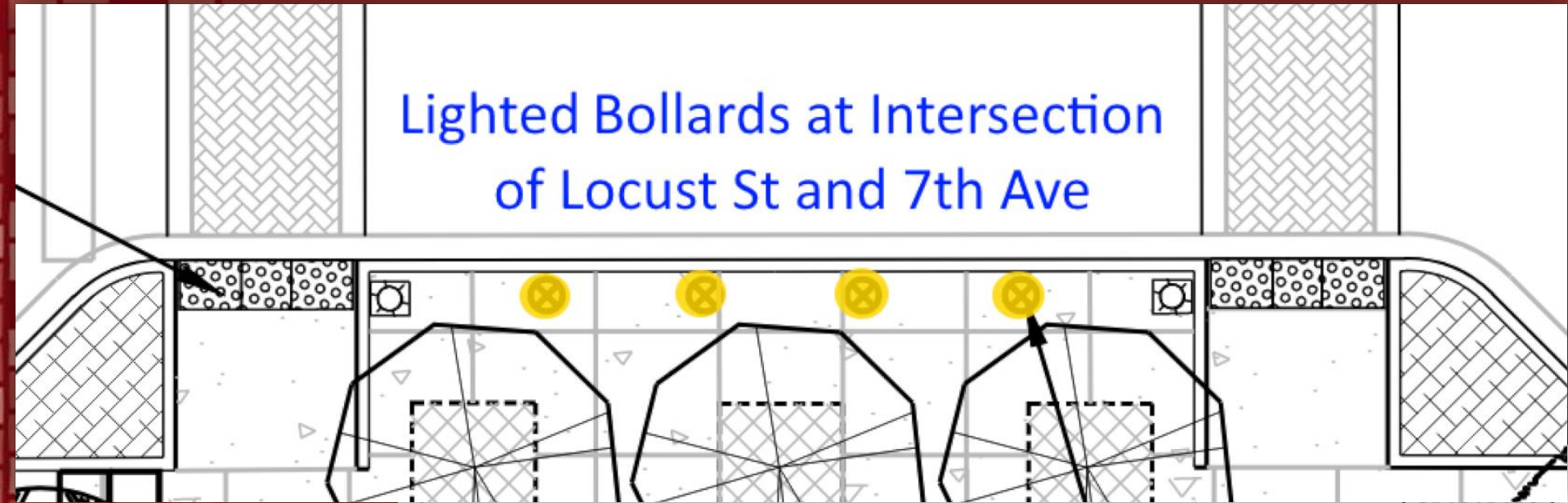




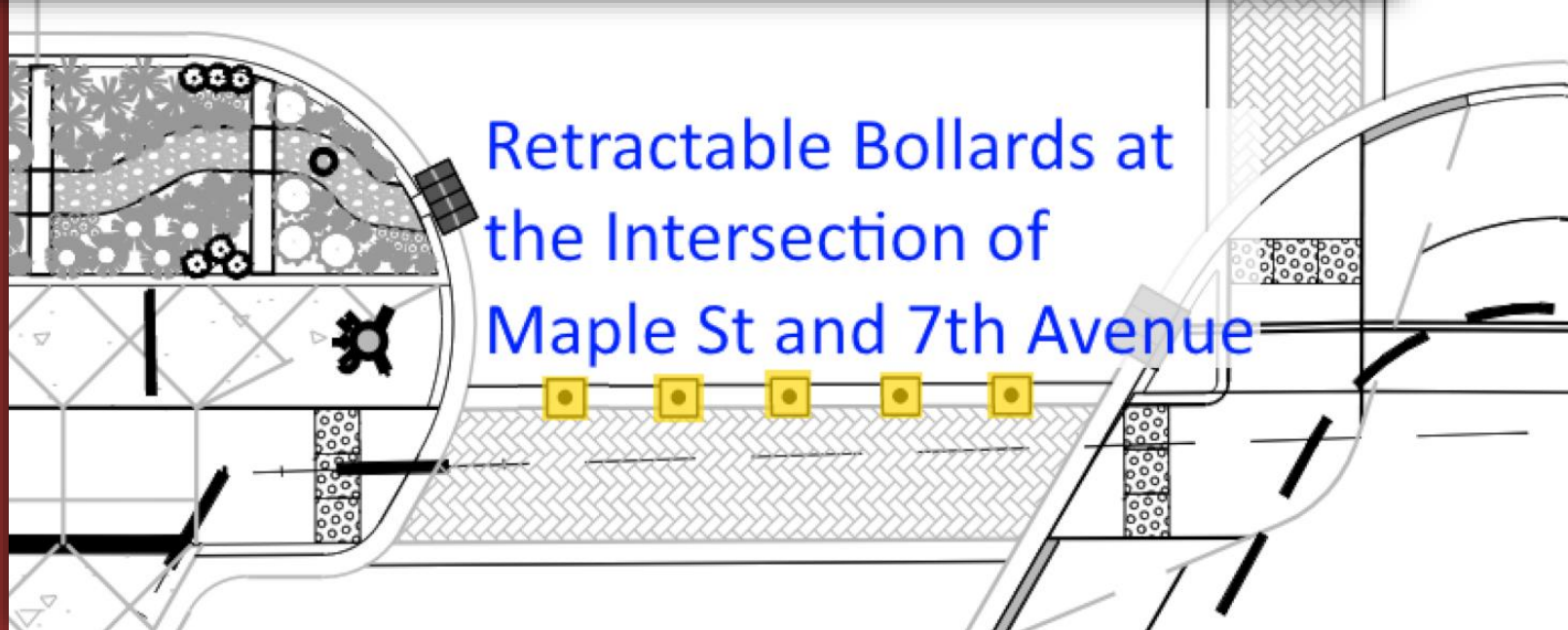
Design 'Optional' Elements

Bollards

Lighted Bollards at Intersection
of Locust St and 7th Ave



Retractable Bollards at
the Intersection of
Maple St and 7th Avenue





Bid Opening

Bids were received and opened November 28th and December 7th for:

- Demolition
- Concrete
- Steel Railings
- Electrical
- Asphalt Paving
- Brick Pavers
- Landscaping
- Water & Sewer
- Stormwater
- Traffic Signals



Next Steps

- Harper will compile the bids submitted and present a GMP for the City to consider.
- City will evaluate costs of optional work and decide what scope to pursue based on available budget.
- We hope to begin construction in Jan/Feb.
- Harper, in coordination with their subcontractors and area merchants and property owners, will expedite the work to limit the closure of roadway and disruptions to business.



Questions?