



# KEENE INFRASTRUCTURE IMPROVEMENTS **PHASE 2 PRELIMINARY DESIGN MAIN STREET STREETScape**

DESIGN REVIEW WORKSHOP

MARCH 06, 2024

Bike Lane

Bike Rack

Public Art

Outdoor Cafe

# KEENE PHASE 2 | MAIN STREET STREETSCAPES DESIGN REVIEW WORKSHOP AGENDA

## DESIGN REVIEW WORKSHOPS

MARCH

**06** WED  
3-4:30PM & 5:30-7PM

DESIGN AREA 1: **Main St. Streetscape**

APRIL

**03** WED  
3-4:30PM & 5:30-7PM

DESIGN AREA 2: **Gilbo Ave./Railroad Sq.**

MAY

**01** WED  
3-4:30PM & 5:30-7PM

DESIGN AREA 3: **Central Square**

**AT** Keene Recreation Center  
312 Washington St., Room 14

## MSFI COMMITTEE MEETINGS

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5:30PM

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MAY

**08** WED  
5:30PM

DESIGN AREA 3: **Central Square**

**AT** City Hall, Council Chambers  
*scan live-streaming QR code:*



# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## COUNCIL APPROVED PLAN REVIEW

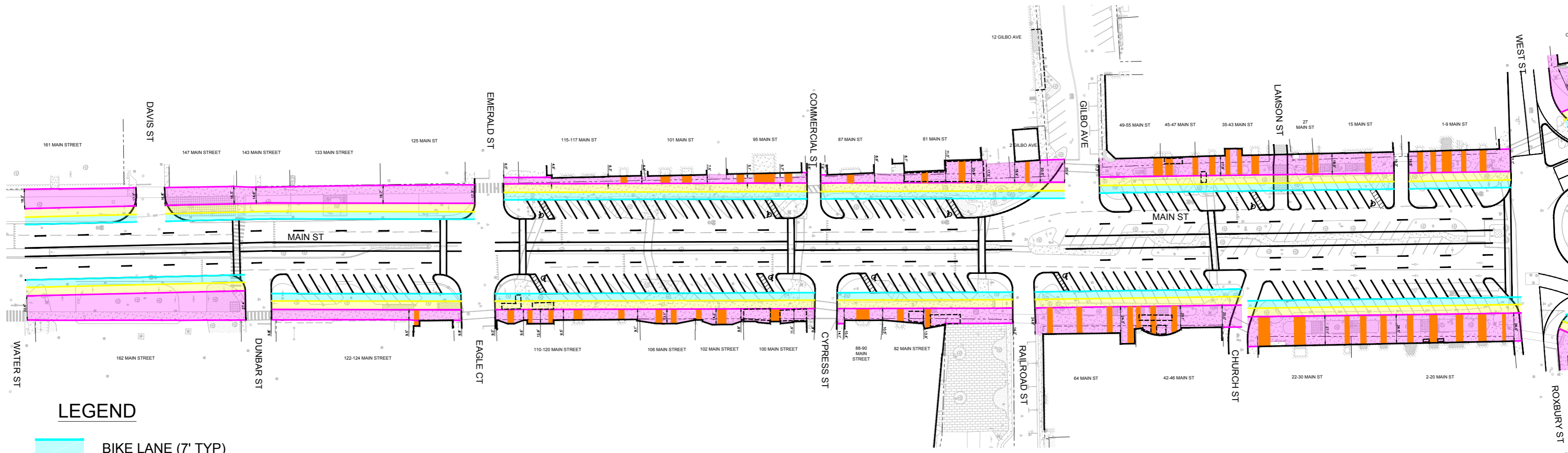


### LEGEND

- BIKE LANE (7' TYP)
- SIDEWALK / UTILITY BUFFER (8' TYP)
- FLEXIBLE SPACE (WIDTH VARIES)
- EXISTING SIDEWALK PERMITS
- BUILDING ACCESS

# KEENE PHASE 2 | MAIN STREET STREETSCAPES

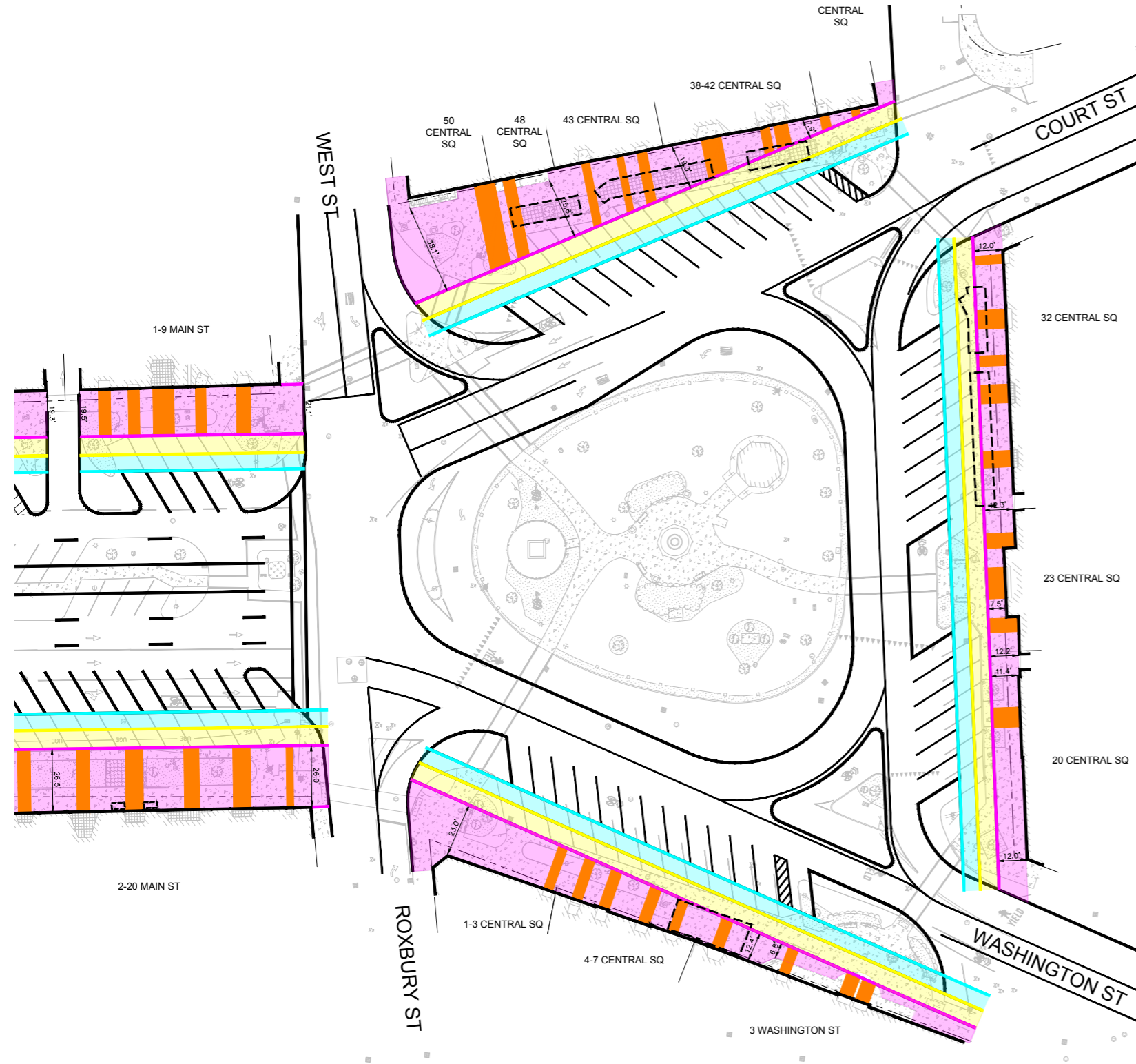
## COUNCIL APPROVED PLAN REVIEW | MAIN ST ENLARGEMENT



### LEGEND

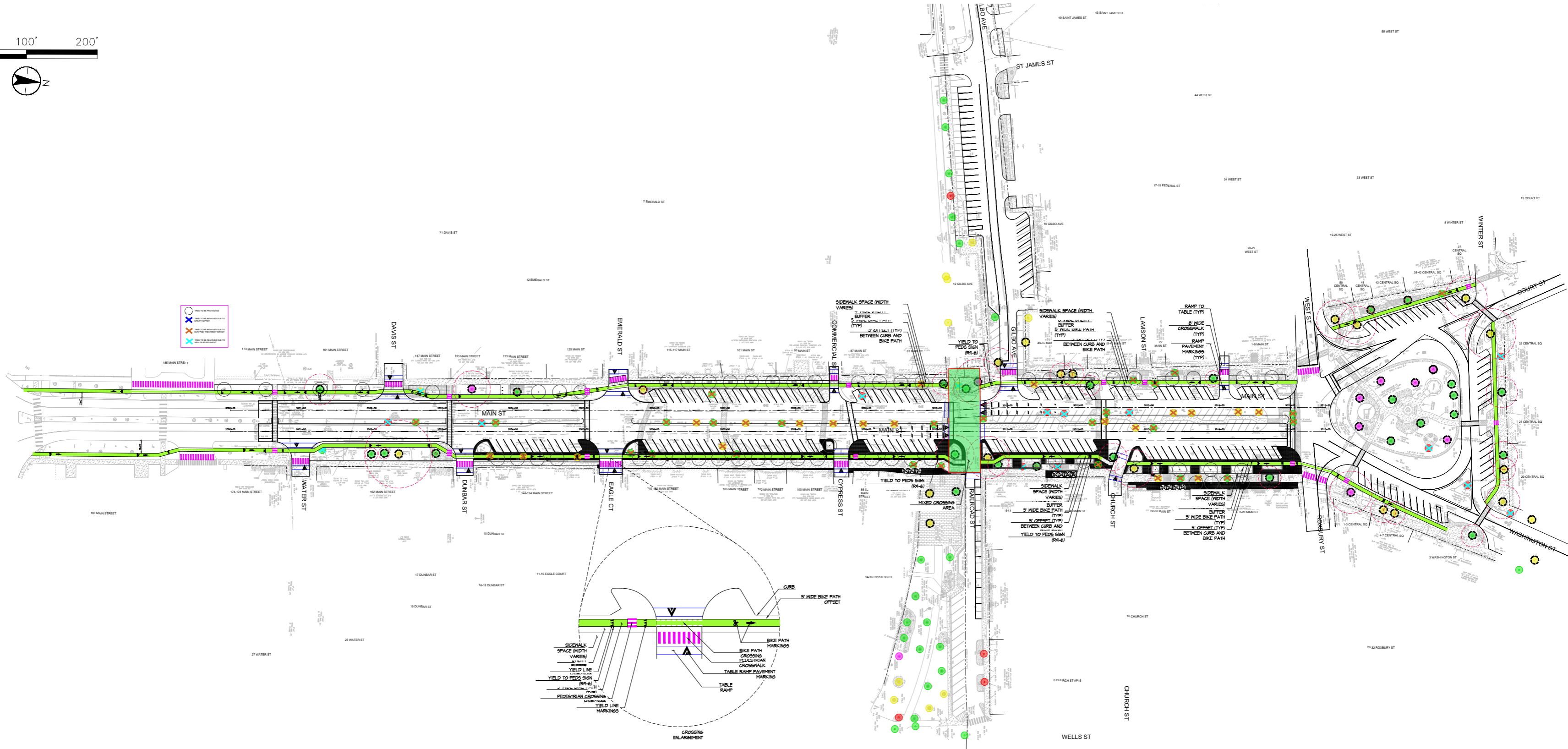
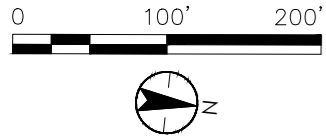
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# KEENE PHASE 2 | MAIN STREET STREETSCAPES COUNCIL APPROVED PLAN REVIEW | CENTRAL SQUARE ENLARGEMENT



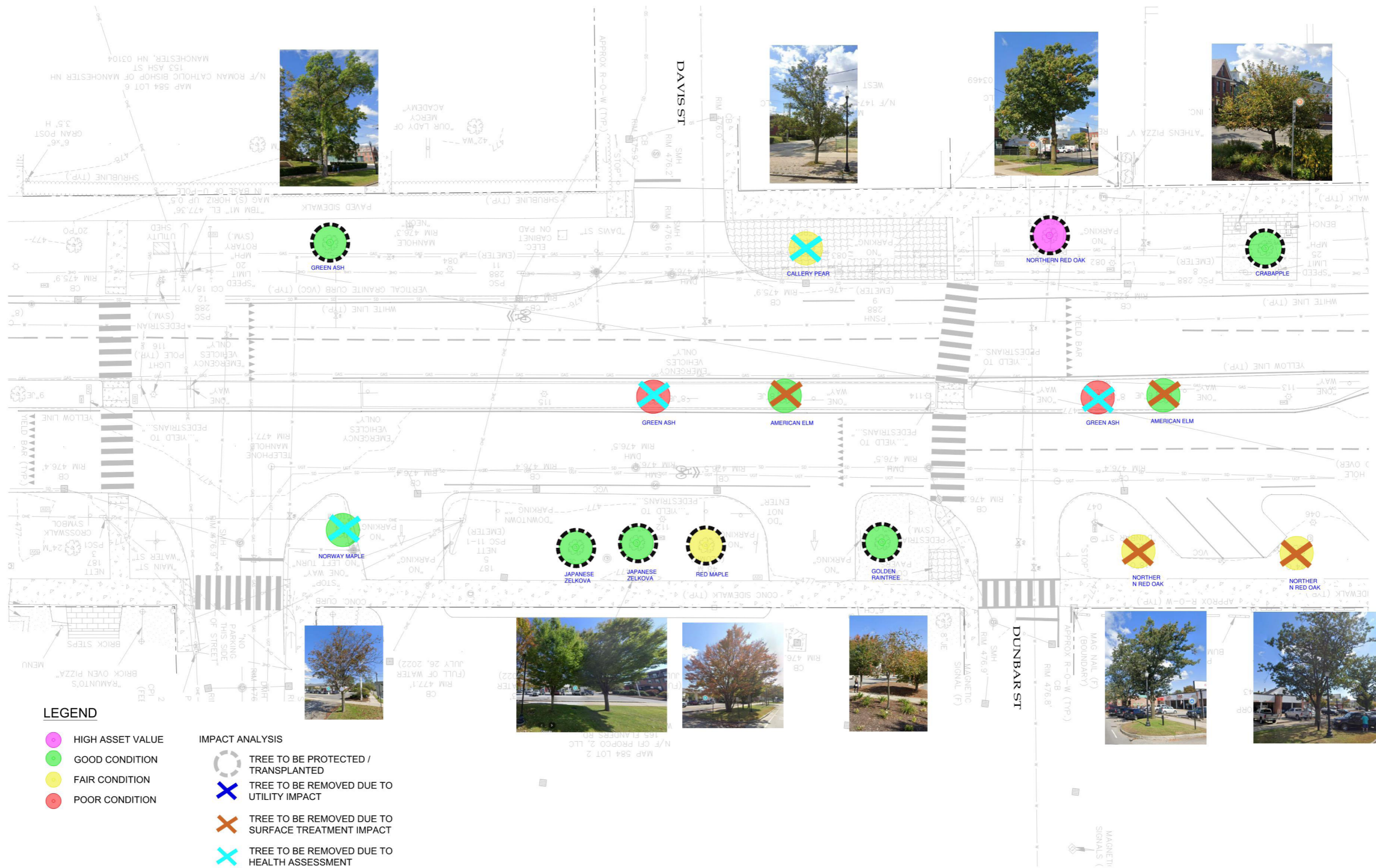
# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## CURRENT ROLL PLAN



# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## EXISTING TREE ASSESSMENT



# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## EXISTING TREE ASSESSMENT



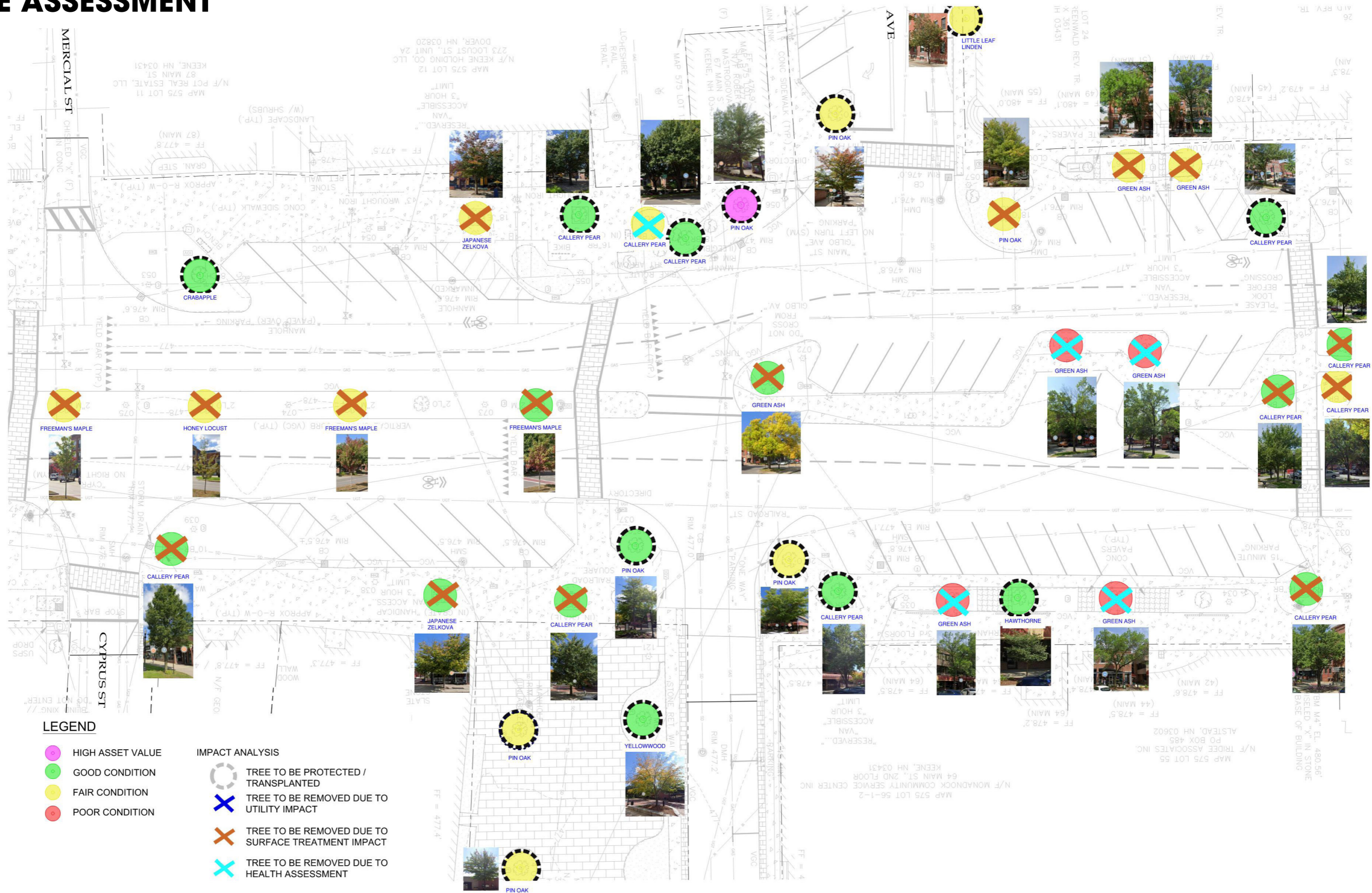
### LEGEND

- |  |                  |  |  |
|--|------------------|--|--|
|  | HIGH ASSET VALUE |  | TREE TO BE PROTECTED / TRANSPLANTED                |
|  | GOOD CONDITION   |  | TREE TO BE REMOVED DUE TO UTILITY IMPACT           |
|  | FAIR CONDITION   |  | TREE TO BE REMOVED DUE TO SURFACE TREATMENT IMPACT |
|  | POOR CONDITION   |  | TREE TO BE REMOVED DUE TO HEALTH ASSESSMENT        |



# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## EXISTING TREE ASSESSMENT

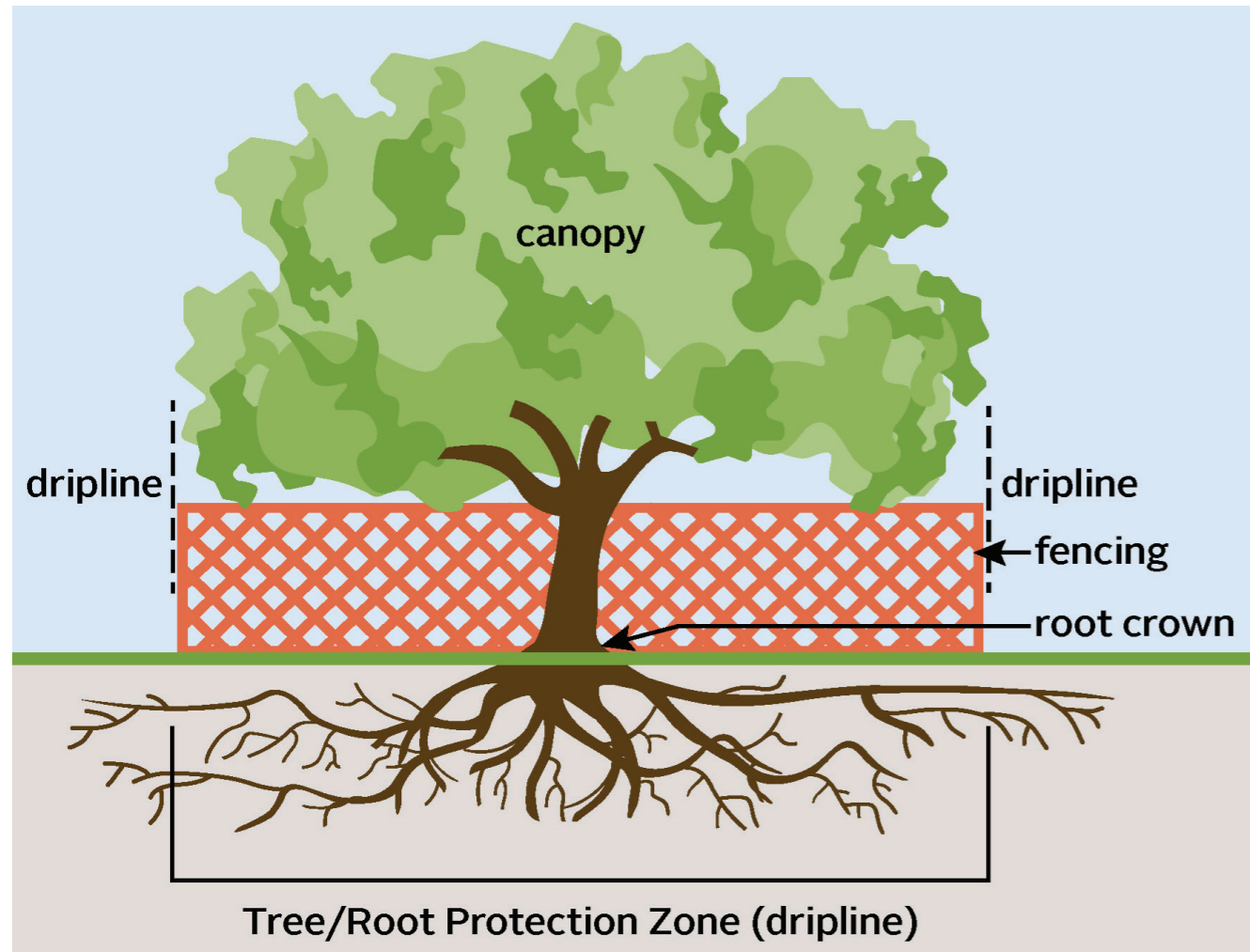


# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## EXISTING TREE ASSESSMENT



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**TREE PROTECTION**



Construction storage compaction



Chain-link fence tree protection



**Tree Protection**

Install permanent 8'-0" Chain Link Fence around tree perimeter to drip line or maximum extent feasible.

**Tree Conditions Improvements Recommendations**

Conditions of trees to remain can be improved with recommendations made in the Bartlett Tree Report. These may include:

Soil care

Amendments, Root Invigoration, Mulching

Root Collar Excavation  
 Unbury root collars

Plant Health Care

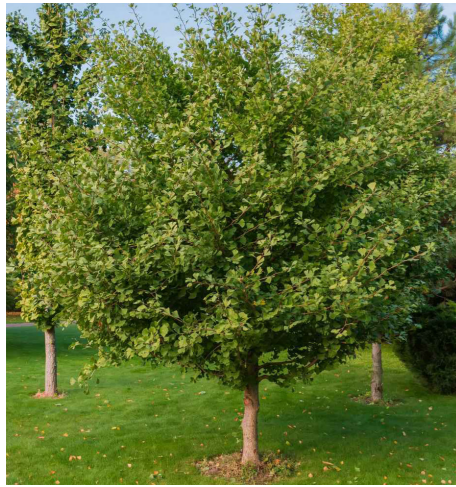
Pest and disease treatment through and Integrated Pest Management (IPM) program

Pruning

Remove dead branches, improve structure and airflow

# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## RECOMMENDED STREET TREES



**Ginkgo**  
*Ginkgo biloba*  
Hardiness zones:  
**Zone 4-9**

- Hardy and pest-resistant
- Resistant to wind and snow damage
- Attractive large tree
- Unusual fan-shaped leaves turn vivid yellow in Fall



**Willow Oak**  
*Quercus phellos*  
Hardiness zones:  
**Zone 5-9**

- Native to the south-central and eastern United States
- Fast growth
- Ability to withstand both sun and shade
- Acorns attracts small mammals and wildlife



**Northern Red Oak**  
*Quercus rubra*  
Hardiness zones:  
**Zone 3-7**

- Midwest native
- Good cover for a wide variety of birds and mammals
- Acorns attracts birds and wildlife



**Black Gum**  
*Nyssa sylvatica*  
Hardiness zones:  
**Zone 4-9**

- Native tree
- Yellow, Orange, Red Foliage in Fall
- Deeply ridged bark
- Small, greenish-white flowers in Spring
- Blue-black fruit attracts birds



**Honeylocust**  
*Gleditsia triacanthos f. intermis*  
Hardiness zones:  
**Zone 4-8**

- Native tree
- Medium to large tree
- Fast growth
- Yellow Foliage in Fall



**Princeton Elm**  
*Ulmus americana 'princeton'*  
Hardiness zones:  
**Zone 4-9**

- Large and fast-growing
- Dense, symmetrical, upright form and dark green foliage
- Tolerant of many adverse site conditions
- Attract Migrant birds



**Tuliptree**  
*Liriodendron tulipifera*  
Hardiness zones:  
**Zone 4-9**

- North America native tree
- Showy, goblet shaped, orange-yellow-green flowers in late spring
- Yellow Foliage in Fall
- Large tree
- Attract insect pollinators, small mammals and birds



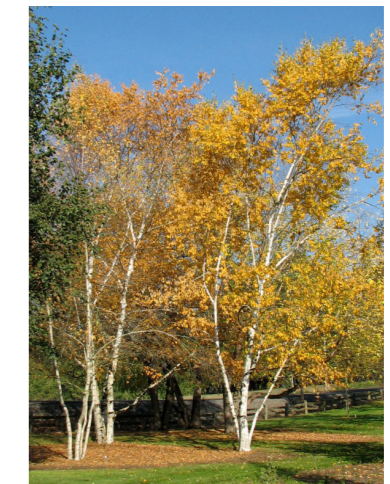
**White Oak**  
*Quercus alba*  
Hardiness zones:  
**Zone 3-9**

- North America native
- Large tree with excellent shade
- Adapts to a wide variety of soil conditions with good drought tolerance



**Kentucky Coffee Tree**  
*Gymnocladus dioica*  
Hardiness zones:  
**Zone 3-8**

- Native tree
- Highly tolerant to pollution and resistant to drought
- Distinctive and bold appearance
- Small greenish-white flowers, bloom in early Summer
- Dark green foliage in Summer, yellow, brown, or bronze in Fall



**Birch**  
*Betula*  
Hardiness zones:  
**Zone 3-8**

- outstanding bark characteristics and their graceful delicate foliage

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## RECOMMENDED STREET TREES



**American Hornbeam**  
*Carpinus caroliniana*

Hardiness zones:  
**Zone 3-9**

- Native tree
- Yellow, Orange, Red Foliage in Fall
- Attract birds, pollinator insects, and small animals



**Scarlet Oak**  
*Quercus coccinea*

Hardiness zones:  
**Zone 4-9**

- North America native
- Large ornamental tree
- Great specimen shade tree
- Red in the spring, rich green through Summer, returns to red in Fall
- Acorns attracts small mammals and wildlife



**Dawn Redwood**  
*Metasequoia glyptostrobodies*

Hardiness zones:  
**Zone 4-8**

- Large, tall, conical-shaped tree
- Long lifespan
- Light green fern-like feathery foliage in Spring, changing to dark green in summer, then a russet-brown in Fall.



**Dogwood**  
*Cornus florida*

Hardiness zones:  
**Zone 5-9**

- Native tree
- Spring flowering tree
- Ornamental tree



**Crabapple**  
*Malus var.*

Hardiness zones:  
**Zone**

- Native tree
- Spring flowering tree
- Ornamental tree



**Zelkova**  
*Zelkova*

Hardiness zones:  
**Zone**

- Tolerant of drought once established and wind
- provides year-round interest with its unique bark.



**London Plane**  
*Platanus x acerifolia*

Hardiness zones:  
**Zone 5-9**

- Foliage turns an undistinguished yellow-brown in Fall
- Large deciduous specimen tree
- Tolerance for urban pollution



**Linden**  
*Tilia cordata*

Hardiness zones:  
**Zone 4-7**

- Large shade canopy
- environmental benefits
- contribute to ecological balance by supporting biodiversity and enhancing the aesthetics of landscapes



**Yellowwood**  
*Cladrastis kentukea*

Hardiness zones:  
**Zone 4-8**

- Large shade canopy



**Red Maple**  
*Acer rubrum*

Hardiness zones:  
**Zone 3-9**

- North America native tree
- Red Foliage in Fall
- Attract birds, pollinator insects, and small animals
- Adaptable to a very wide range of site conditions

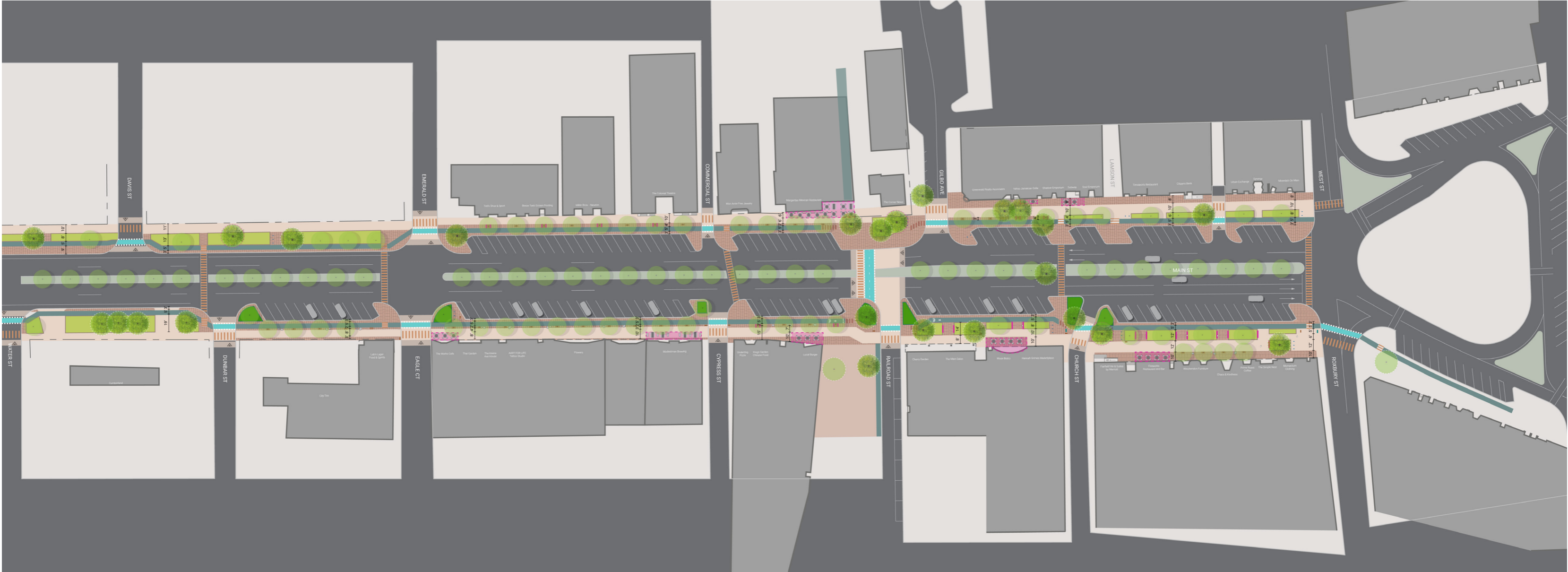
# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## STREETSCAPE PRECEDENTS

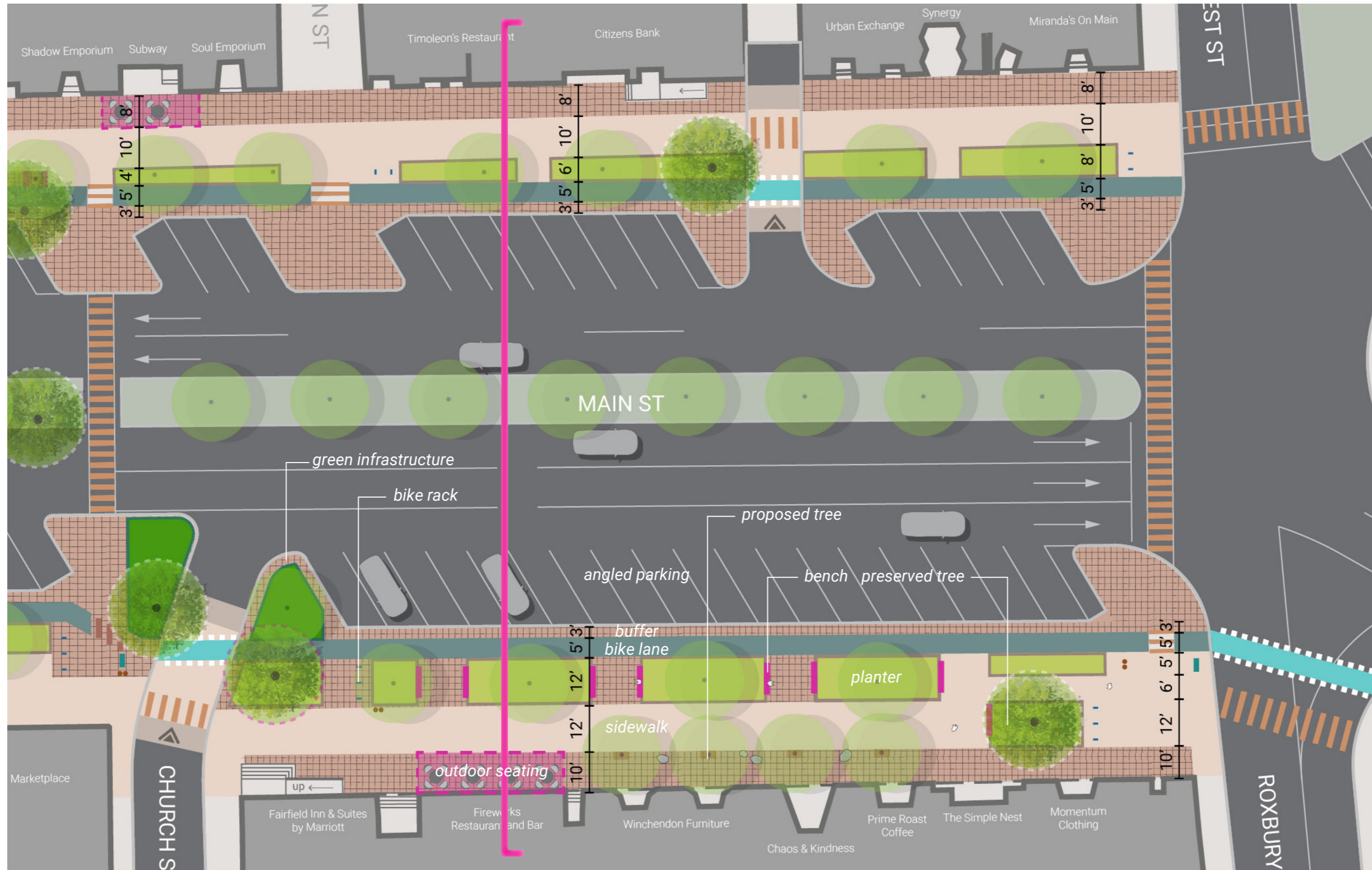


# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## OVERALL CONCEPT PLAN



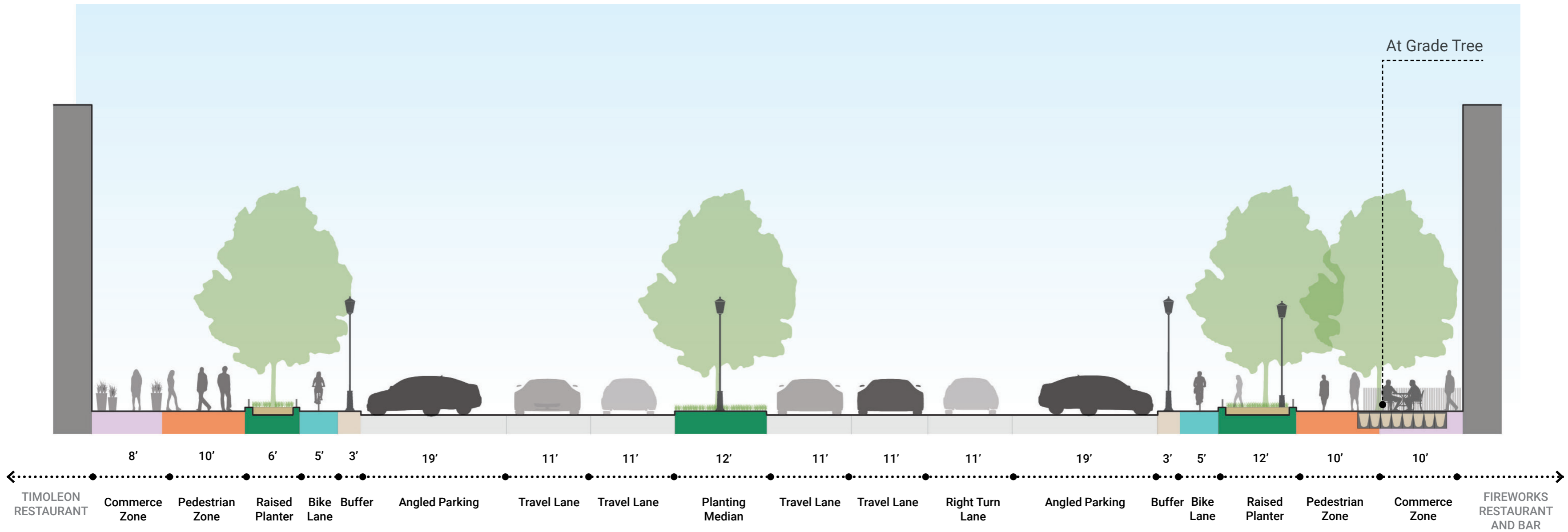
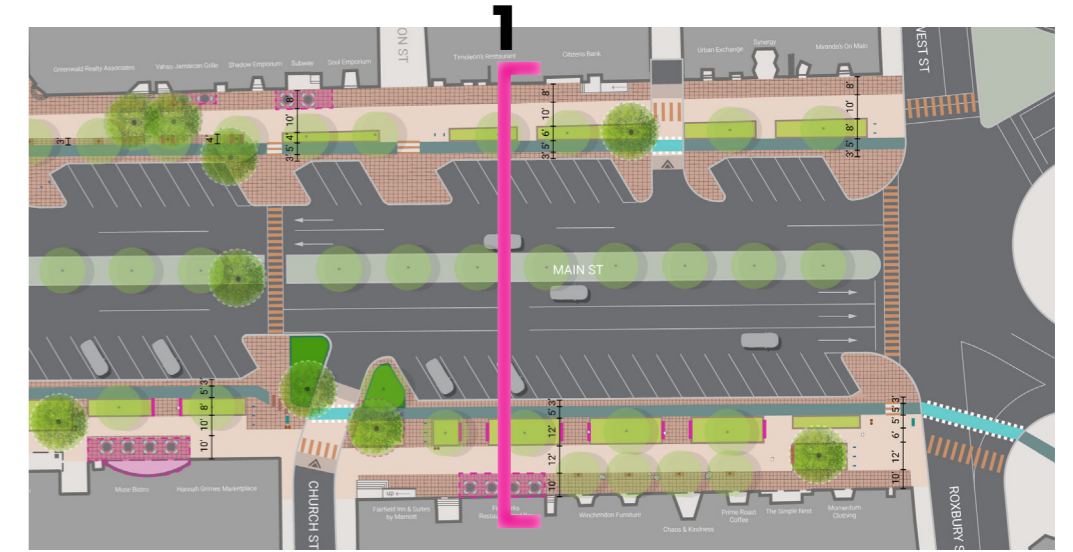
# KEENE PHASE 2 | MAIN STREET STREETSCAPES CONCEPT PLAN - CHURCH ST TO ROXBURY ST



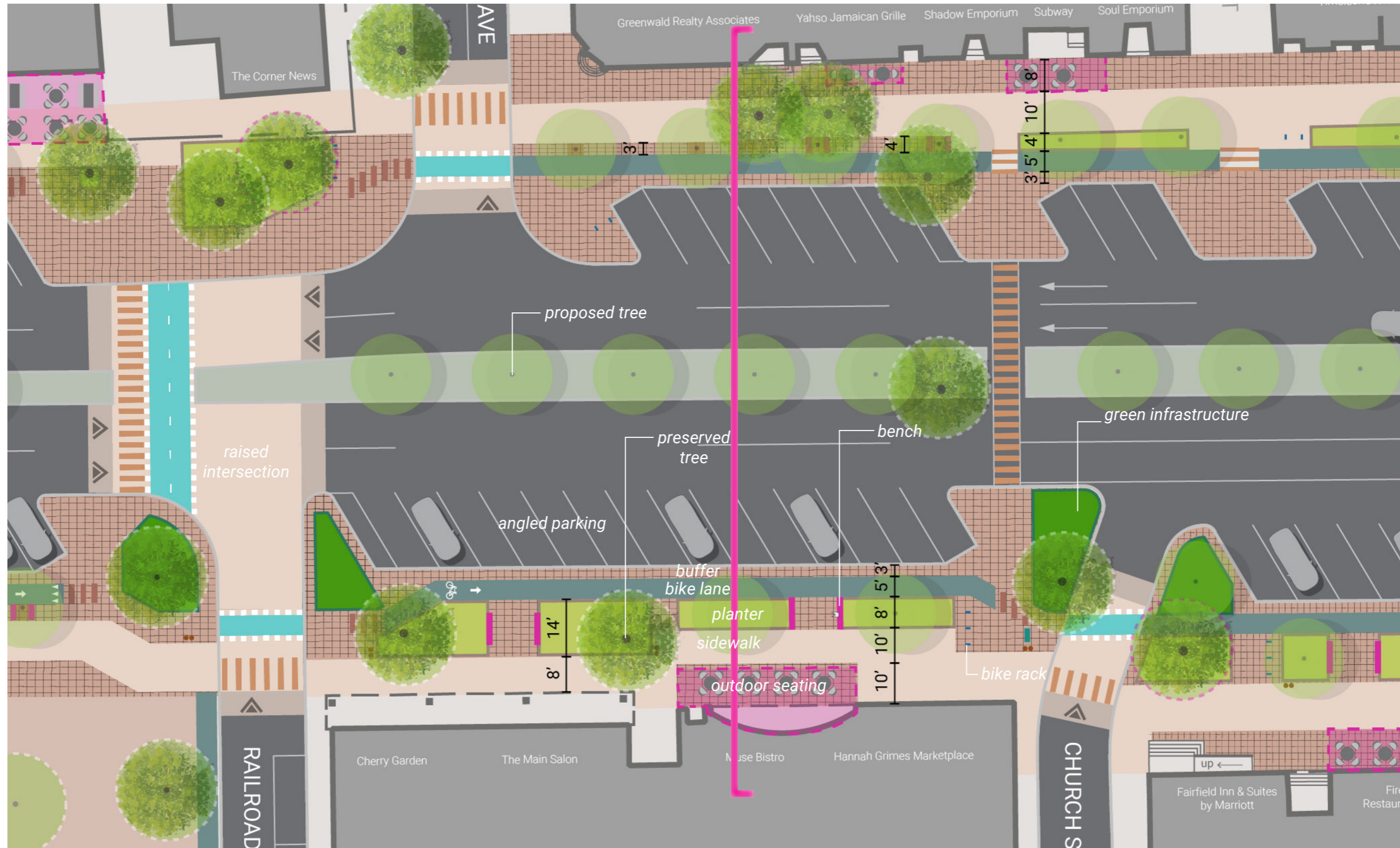


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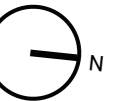
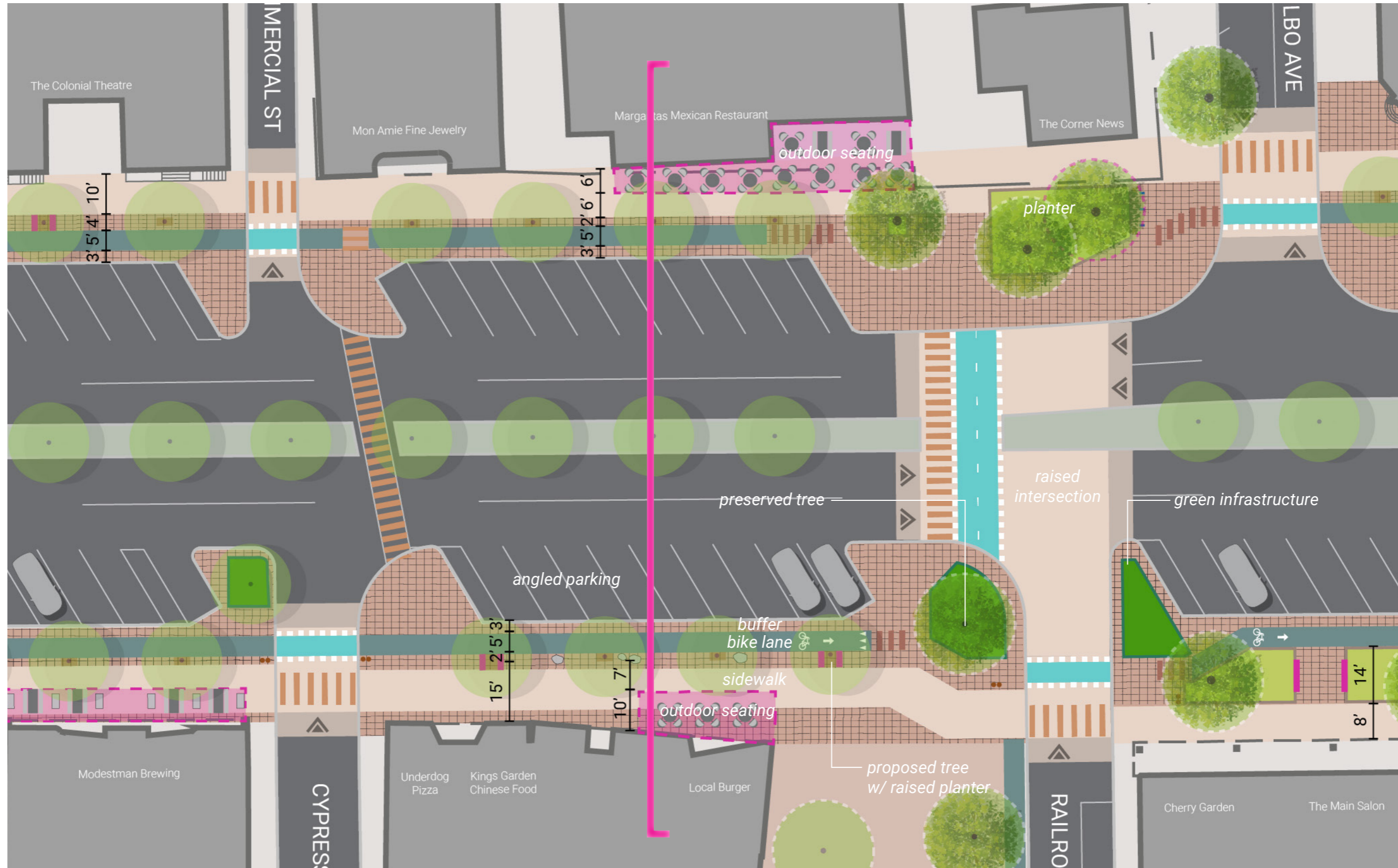
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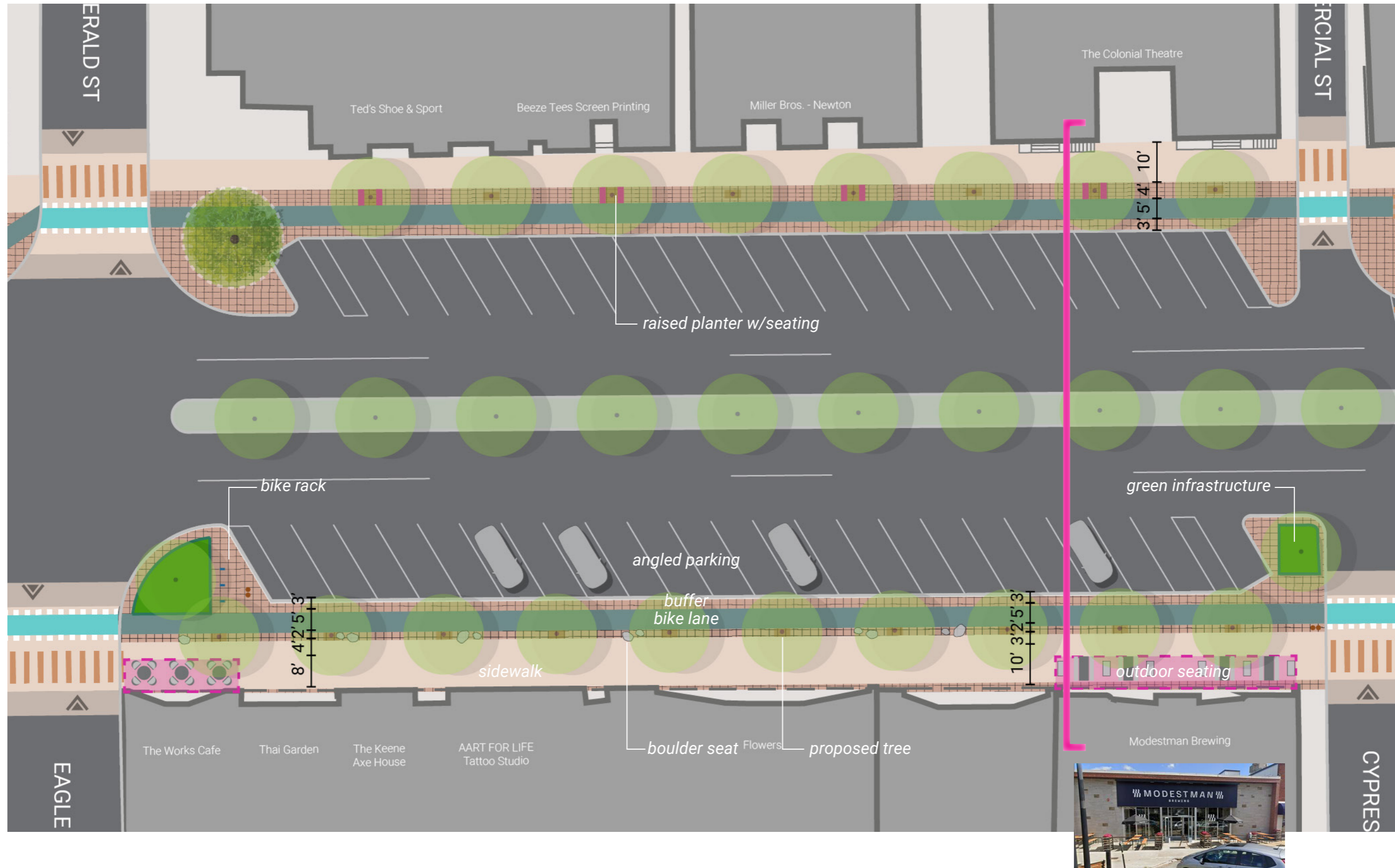
# KEENE PHASE 2 | MAIN STREET STREETSCAPES CONCEPT PLAN - RAILROAD ST TO CHURCH ST



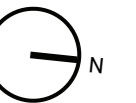
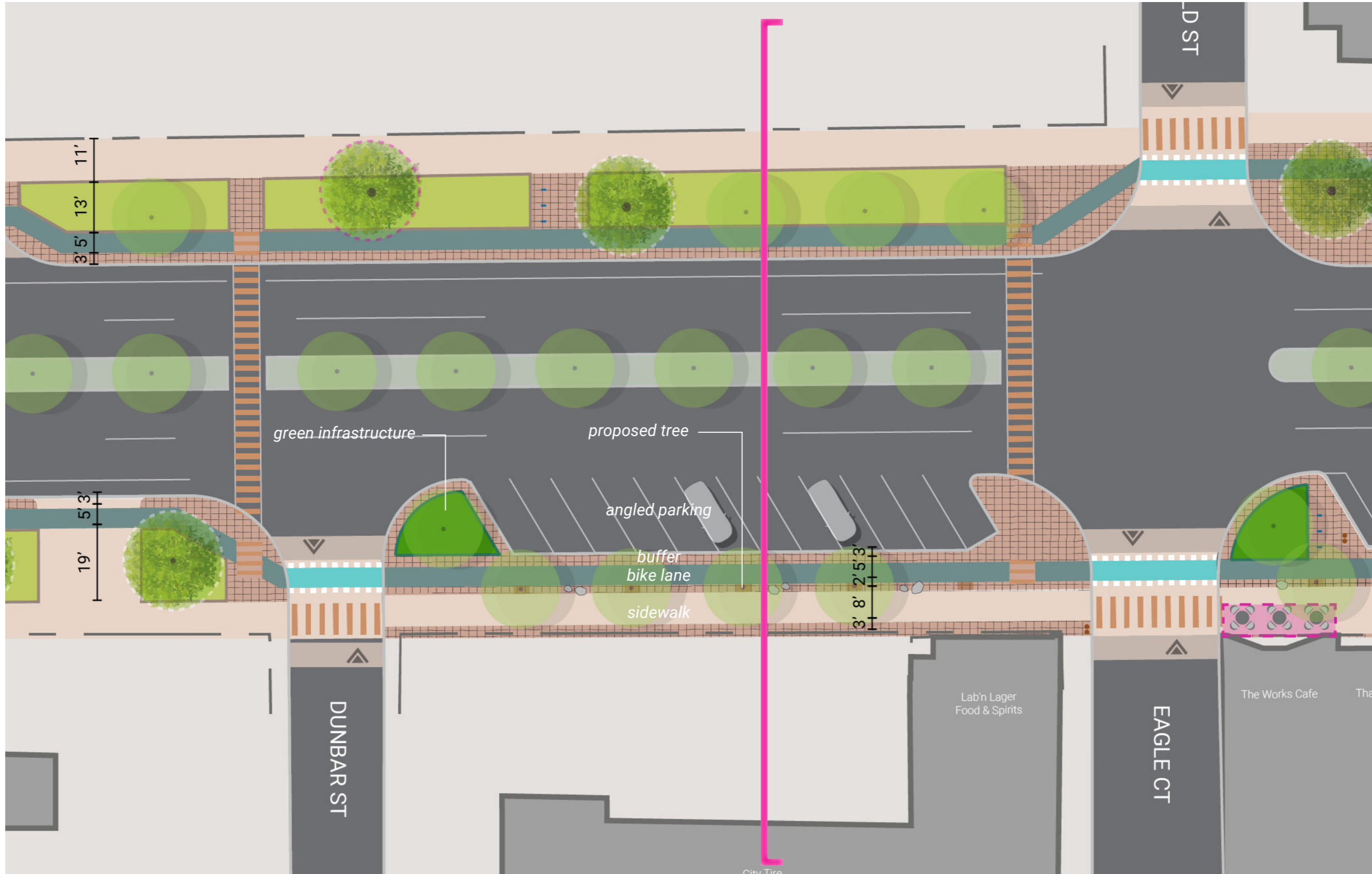
# KEENE PHASE 2 | MAIN STREET STREETSCAPES CONCEPT PLAN - CYPRESS ST TO RAILROAD ST



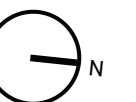
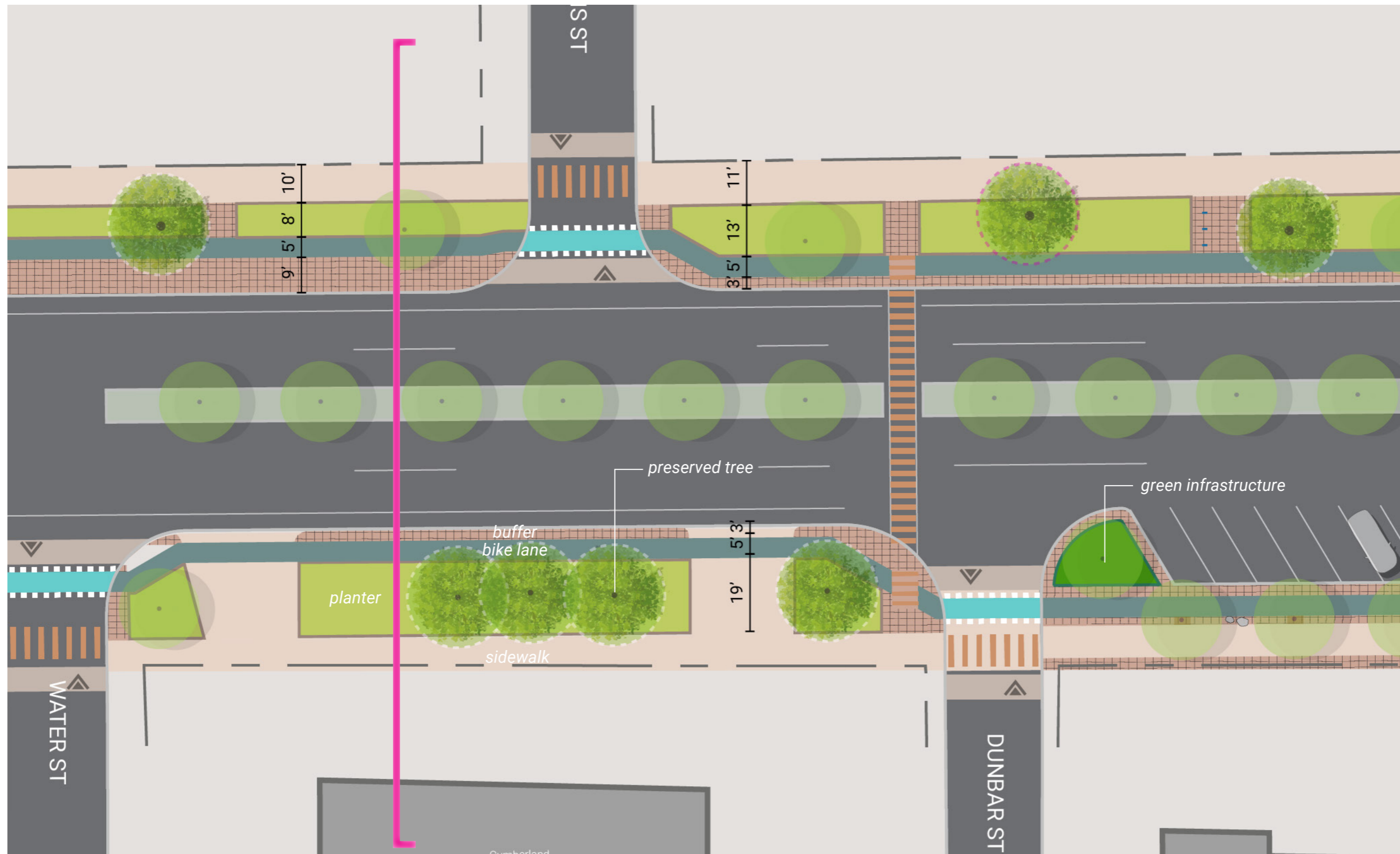
# KEENE PHASE 2 | MAIN STREET STREETSCAPES CONCEPT PLAN - EAGLE CT TO CYPRESS ST



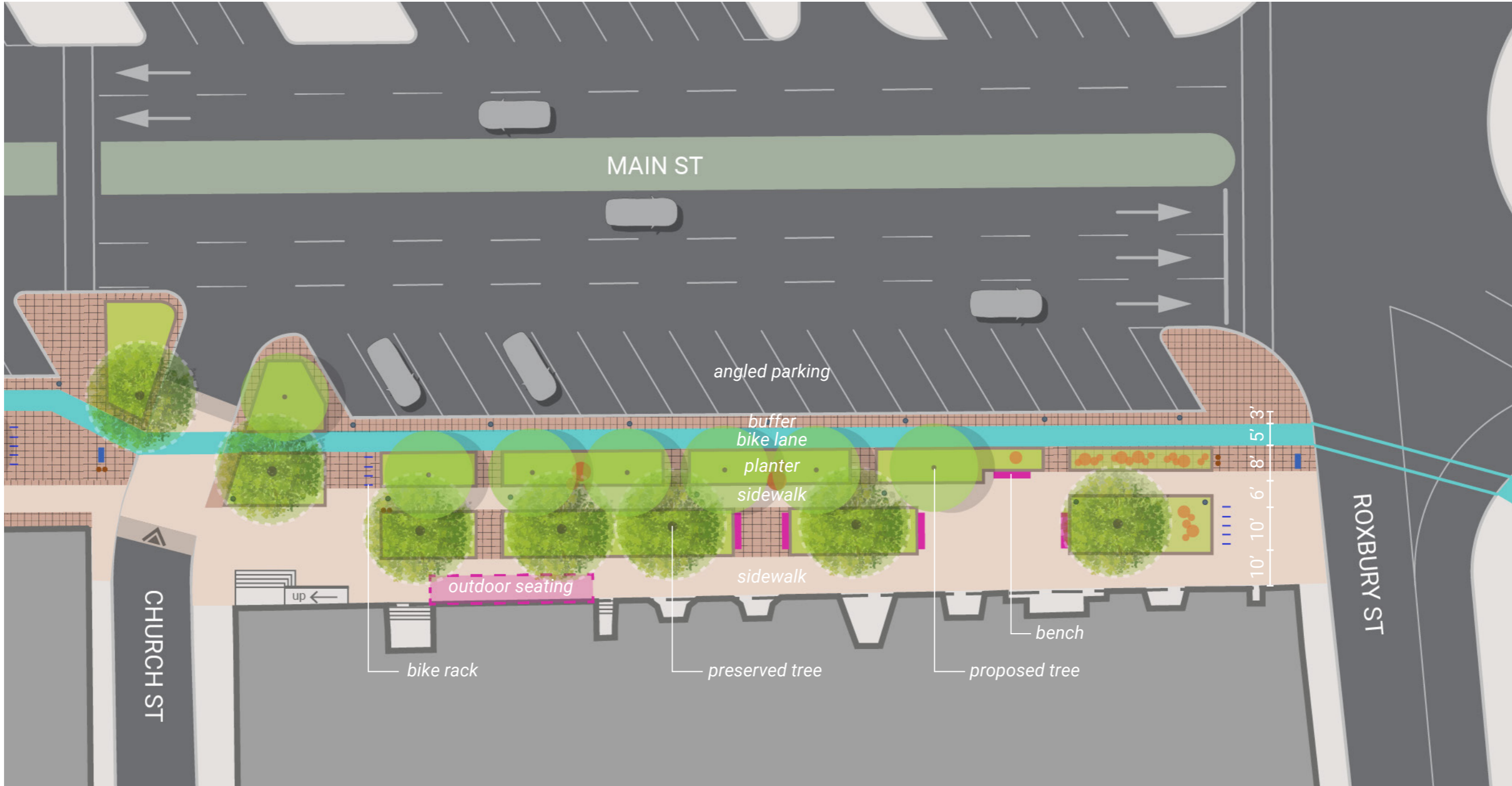
KEENE PHASE 2 | MAIN STREET STREETSCAPES  
**CONCEPT PLAN - DUNBAR ST TO EAGLE CT**



# KEENE PHASE 2 | MAIN STREET STREETSCAPES CONCEPT PLAN - WATER ST TO DUNBAR ST

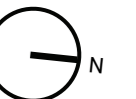
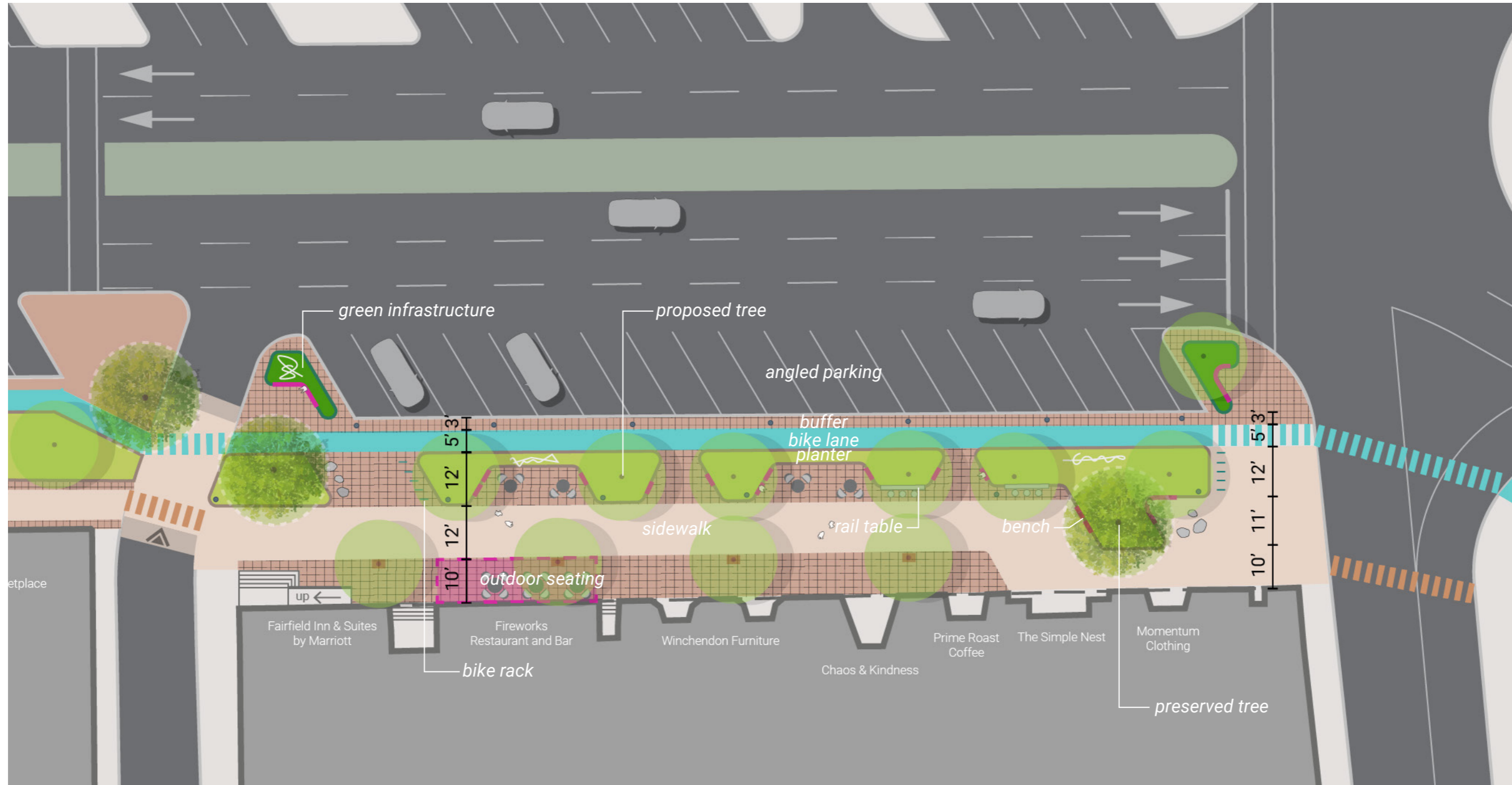


KEENE PHASE 2 | MAIN STREET STREETSCAPES  
**ALTERNATIVE - KEEP EXISTING TREES**



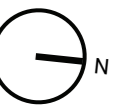
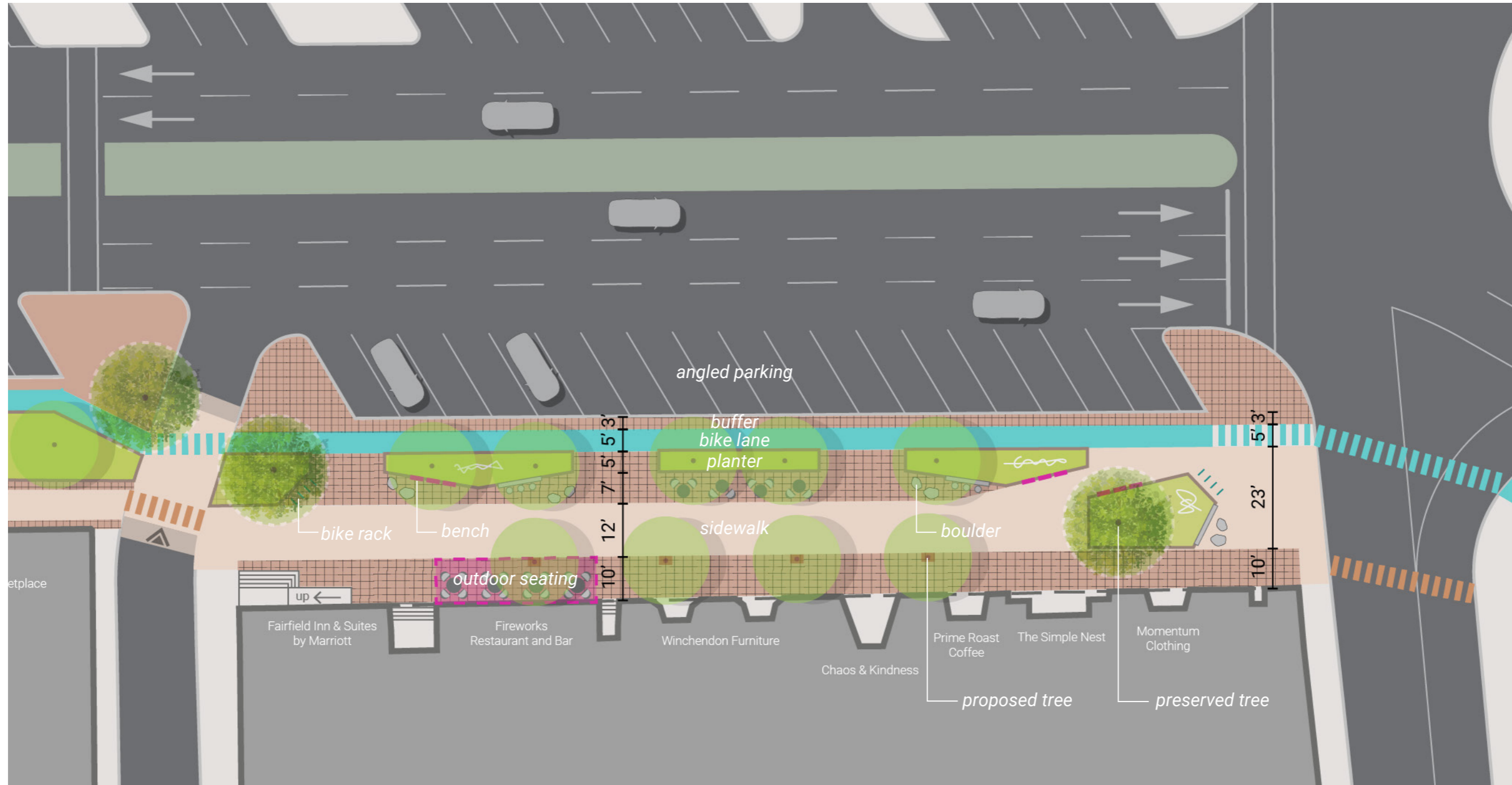
# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## CONCEPT LAYOUT OPTION 2 - INTRODUCING MOVABLE TABLES





KEENE PHASE 2 | MAIN STREET STREETSCAPES  
**CONCEPT LAYOUT OPTION 3 - MORE FLEX OPEN SPACE**



# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## MATERIAL PRECEDENTS

### PAVING

#### Concrete

- Standard
- Exposed Aggregate
- Integral Color
- Stamped Concrete
- Sandblasted
- Jointing



Standard broom finish, scoring pattern



Exposed aggregate



Integral color with scoring pattern



Stamped concrete - colors and pattern can vary



Sandblasted for subtle texture and pattern change



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## MATERIAL PRECEDENTS

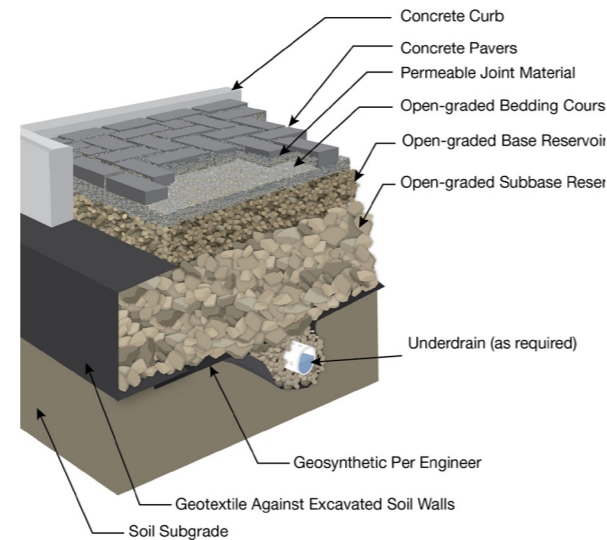
### Unit Pavers

- Standard Concrete
- Permeable
- Brick



Concrete unit pavers - variety of colors, sizes, textures

Traditional brick



Interlocking units with permeable aggregate joints

# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## MATERIAL PRECEDENTS

### Walls/Planters

- Granite
- Precast Concrete
- Cast-in-place Concrete



Tapered granite curb



Vertical granite curb



Precast concrete curb



Cast-in-place concrete curb



Natural stone blocks



Monolithic granite block



Precast concrete seatwall



Precast concrete - flush curb to seat wall transition

# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## MATERIAL PRECEDENTS

### SITE FURNITURE

Bike Racks

Trash / Recycling Receptacle

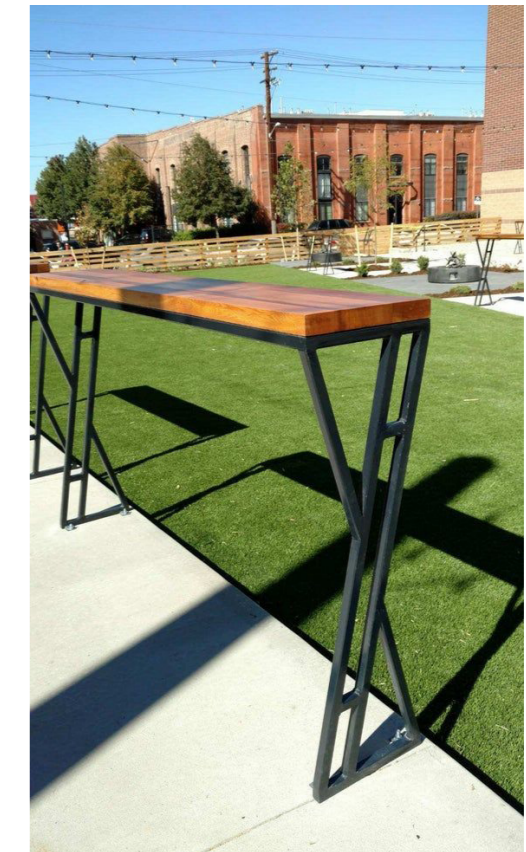
Light Posts

Wayfinding / Signage

Parking Kiosks

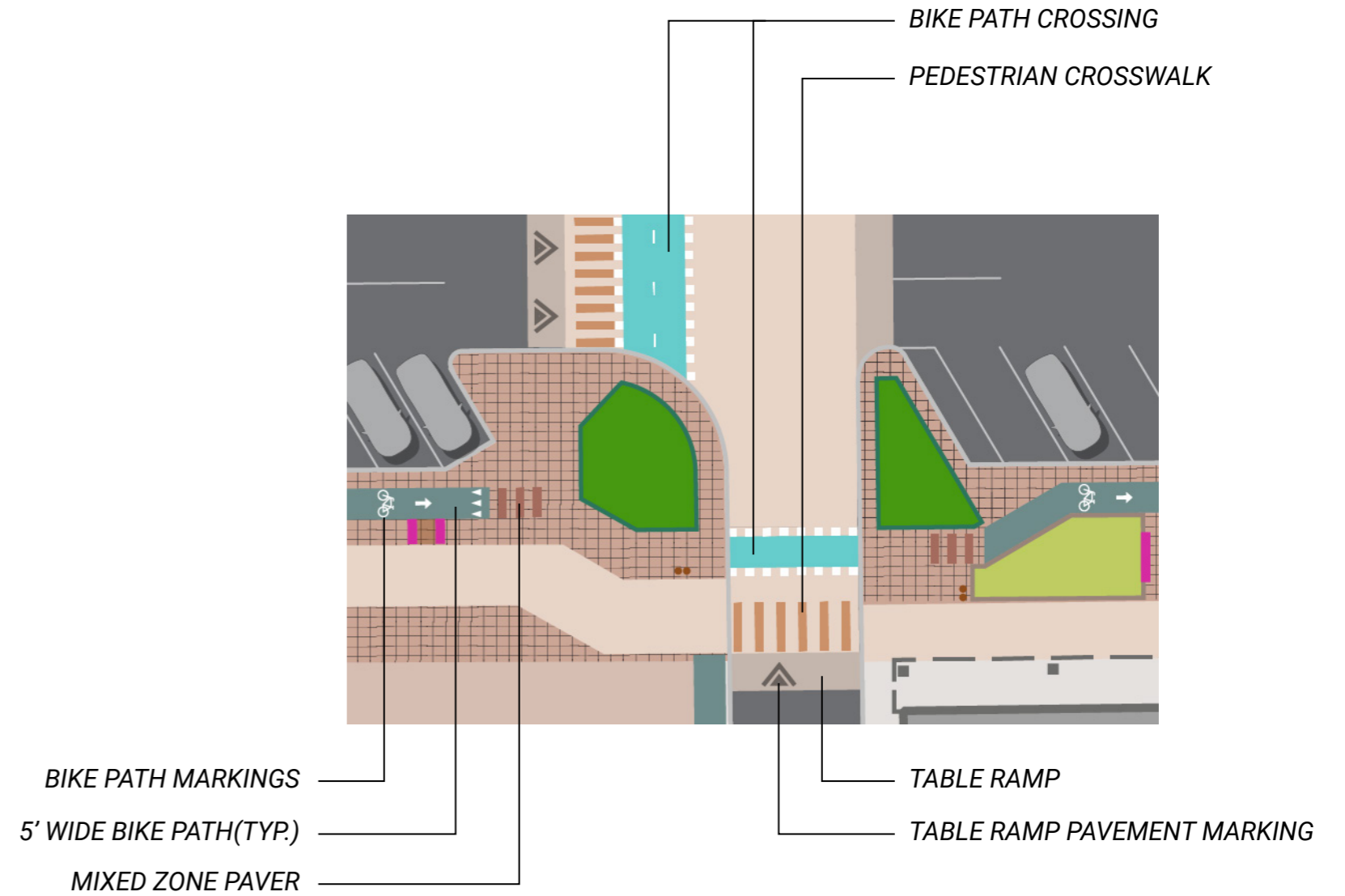
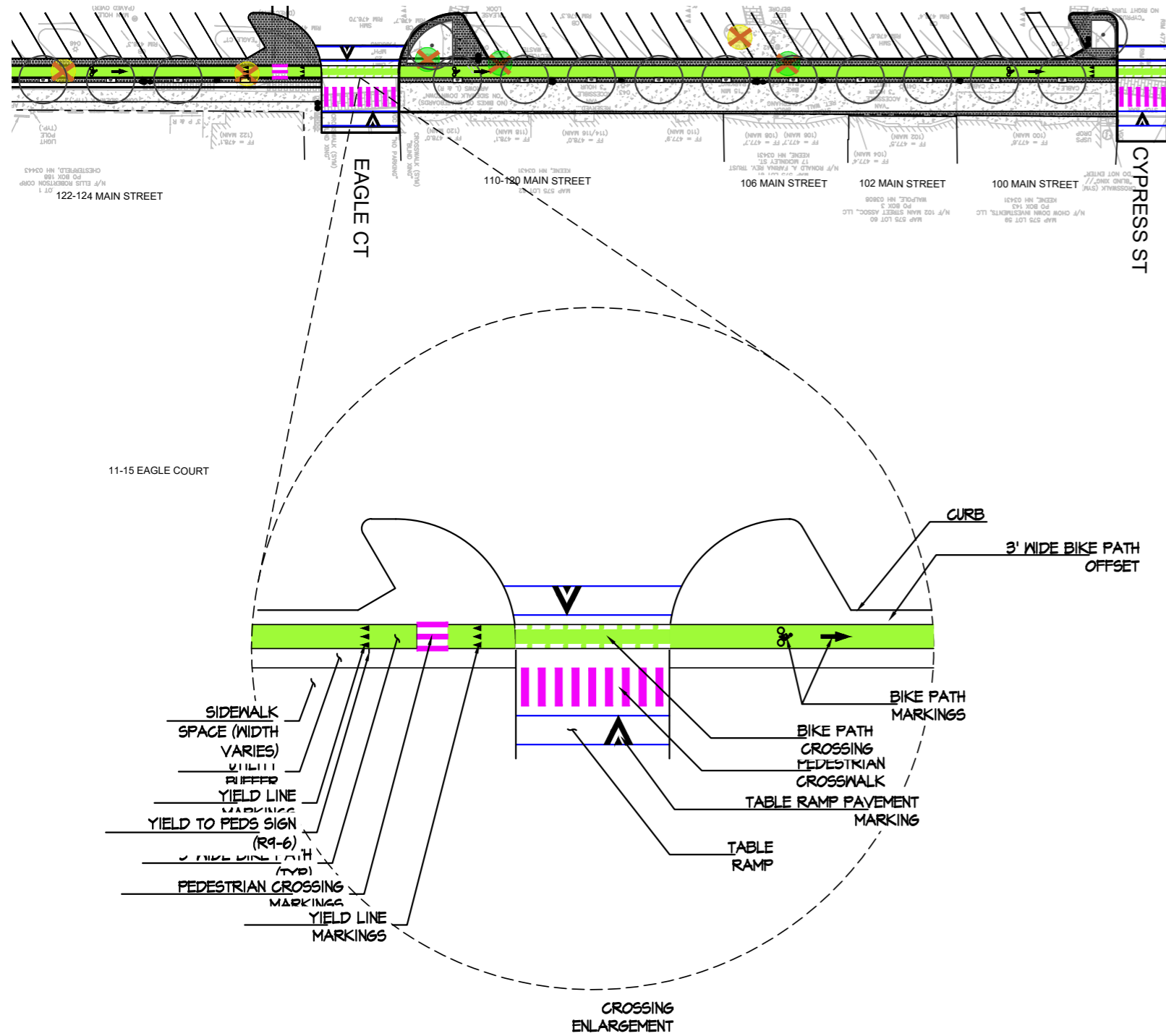
Standing Rails

Public Art



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## CROSSINGS

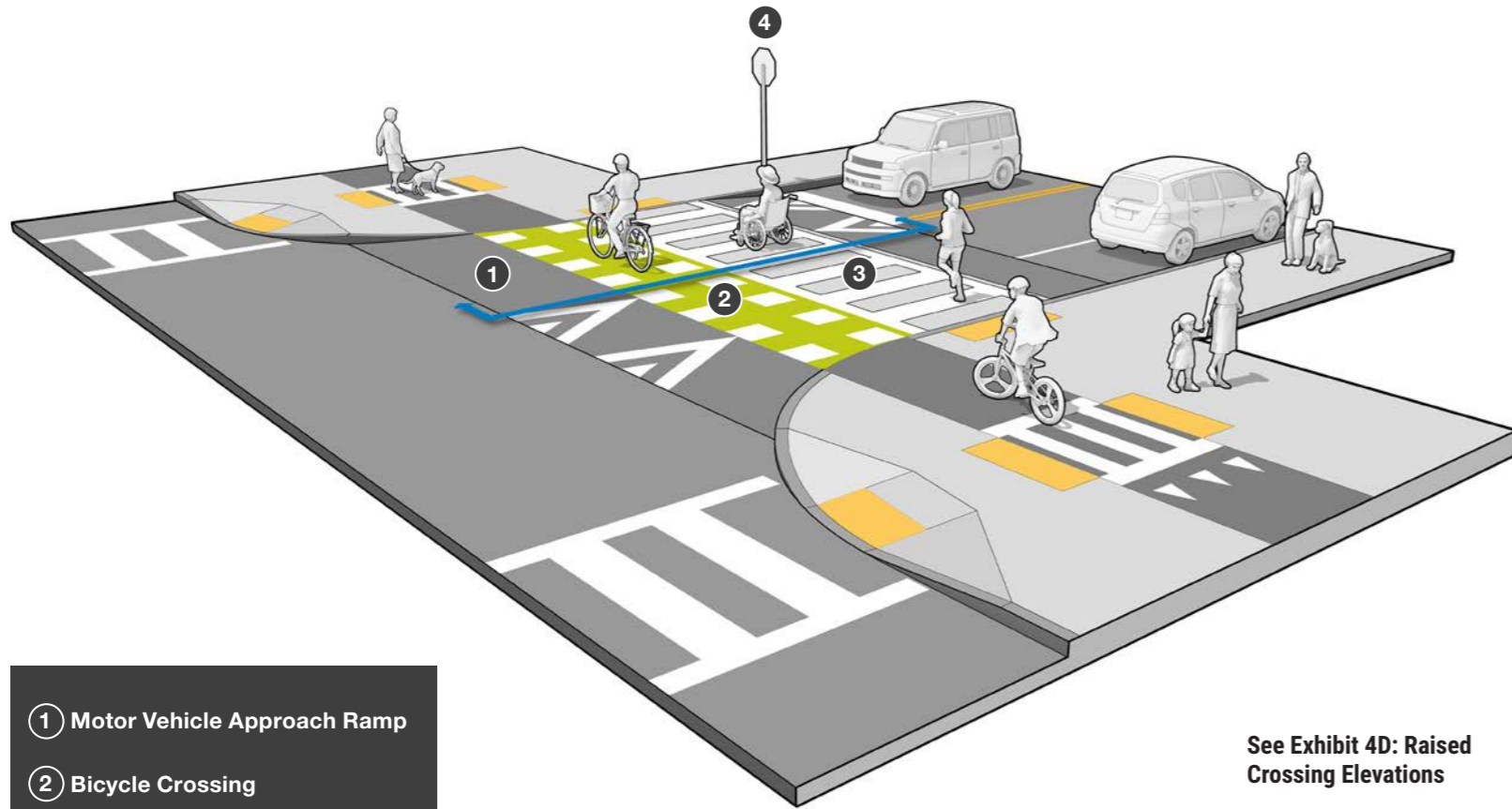


# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## CROSSINGS

EXHIBIT 4E: RAISED SIDE STREET CROSSING

4 INTERSECTIONS



- ① Motor Vehicle Approach Ramp
- ② Bicycle Crossing
- ③ Pedestrian Crossing
- ④ Stop Sign

See Exhibit 4D: Raised Crossing Elevations



# KEENE PHASE 2 | MAIN STREET STREETSCAPES CROSSINGS





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