

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

MSFI COMMITTEE MEETING

MARCH 13, 2024

Seat Wall

Bike Lane

Bike Rack

Public Art

Outdoor Café

# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## DESIGN REVIEW WORKSHOP #1

### 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

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



### Workshop Stations

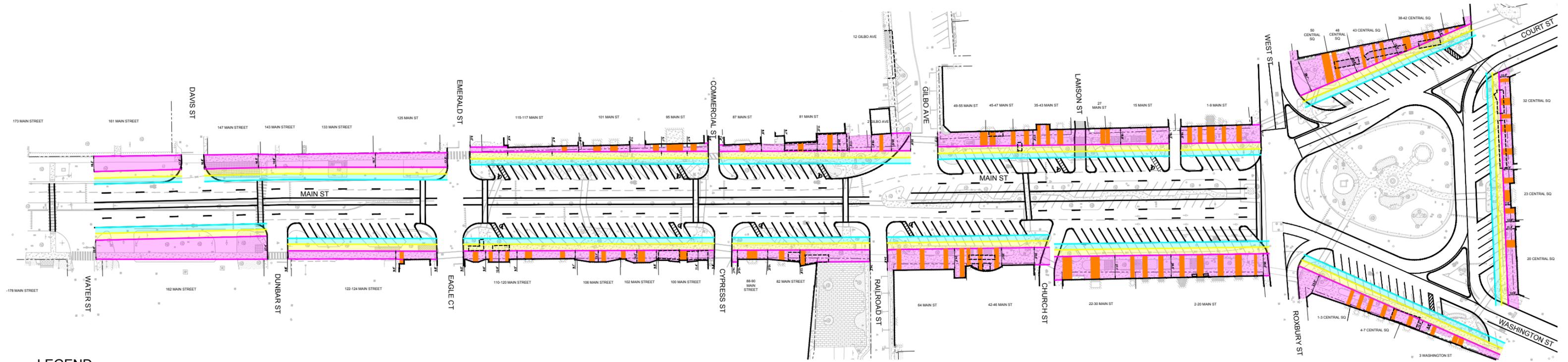
- Street Trees - Main Street
- Streetscape Design - Main Street
- Bike / Pedestrian Safety - Main Street



Outdoor Café

# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## COUNCIL APPROVED PLAN REVIEW

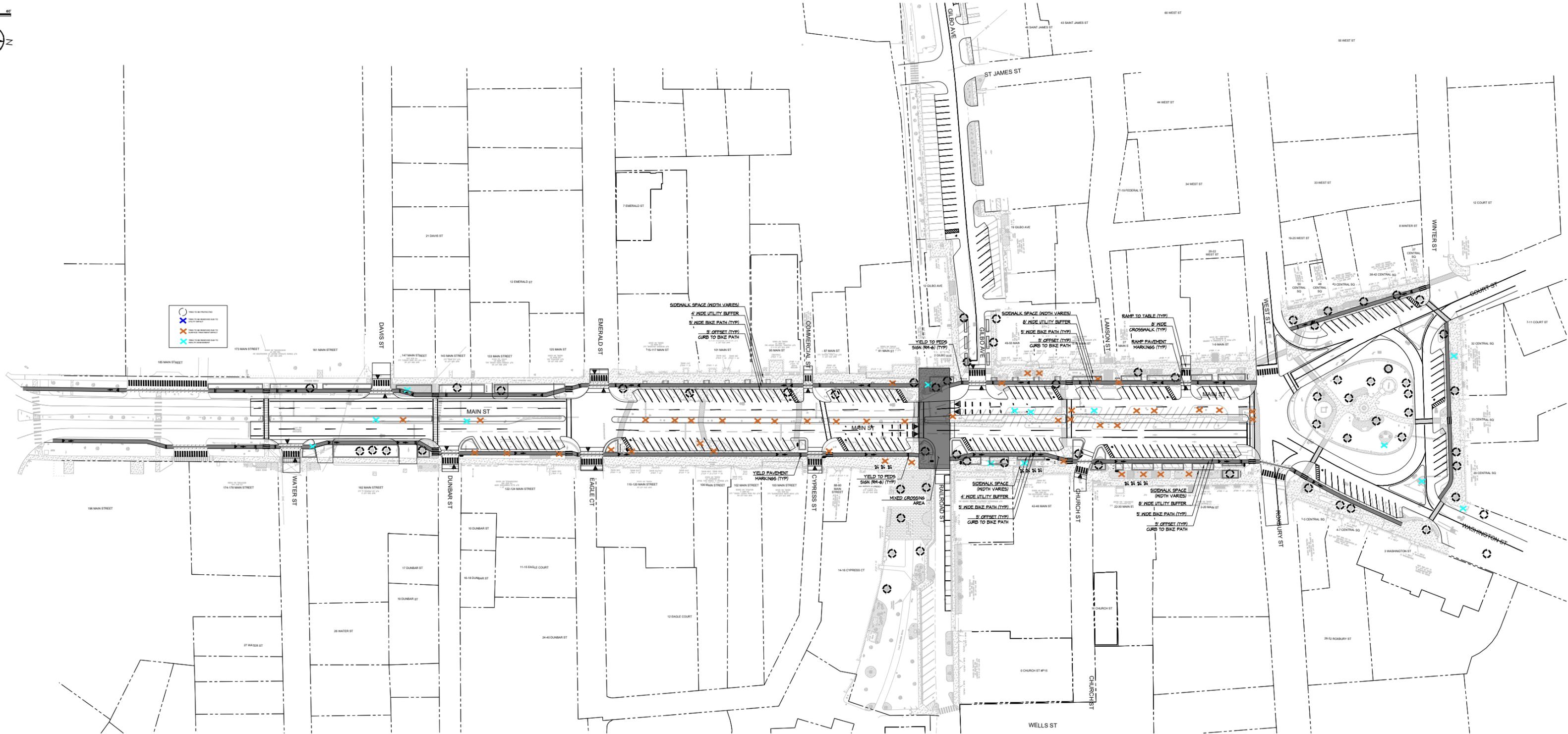


### LEGEND

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

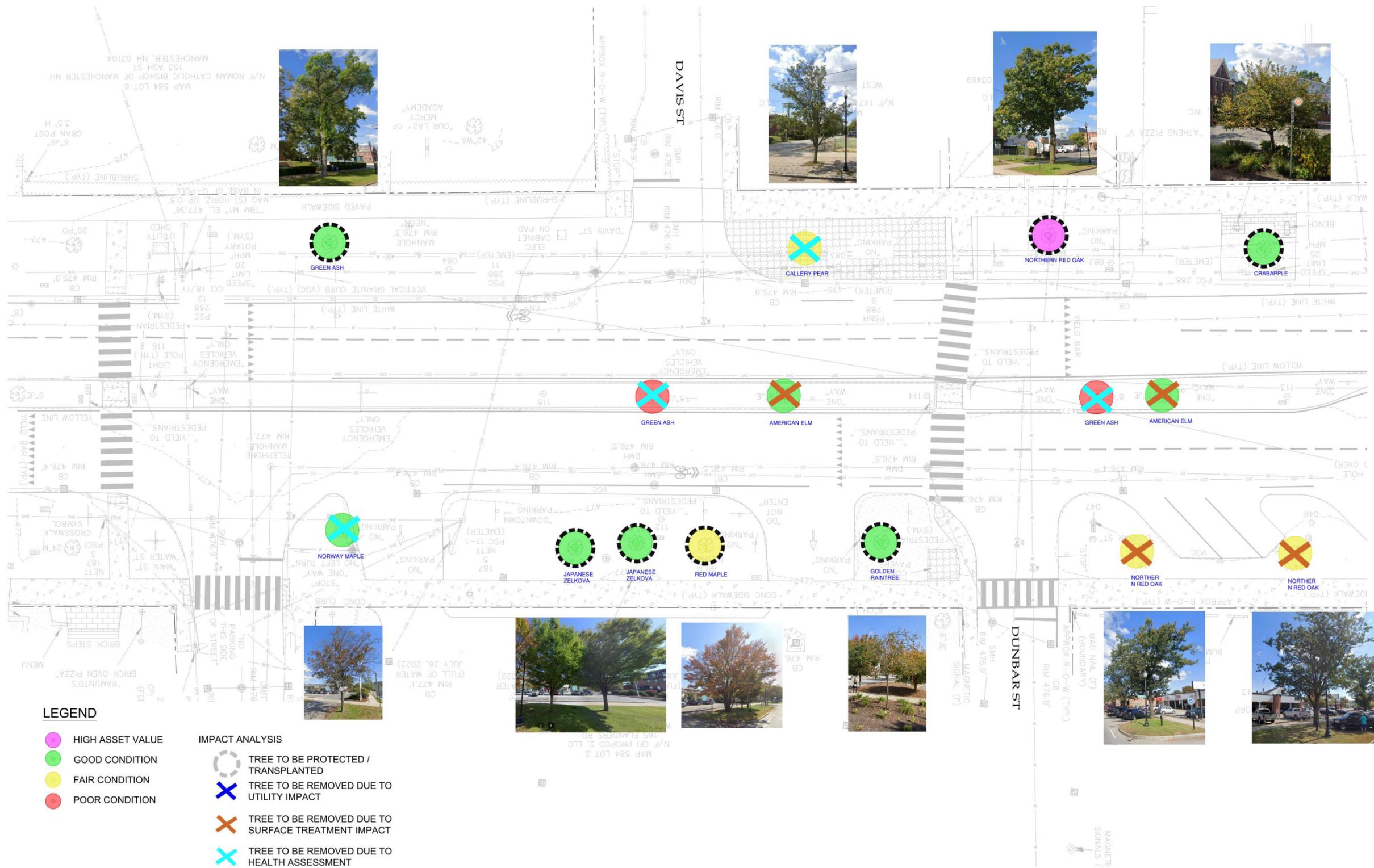
# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## 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        |

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## EXISTING TREE ASSESSMENT

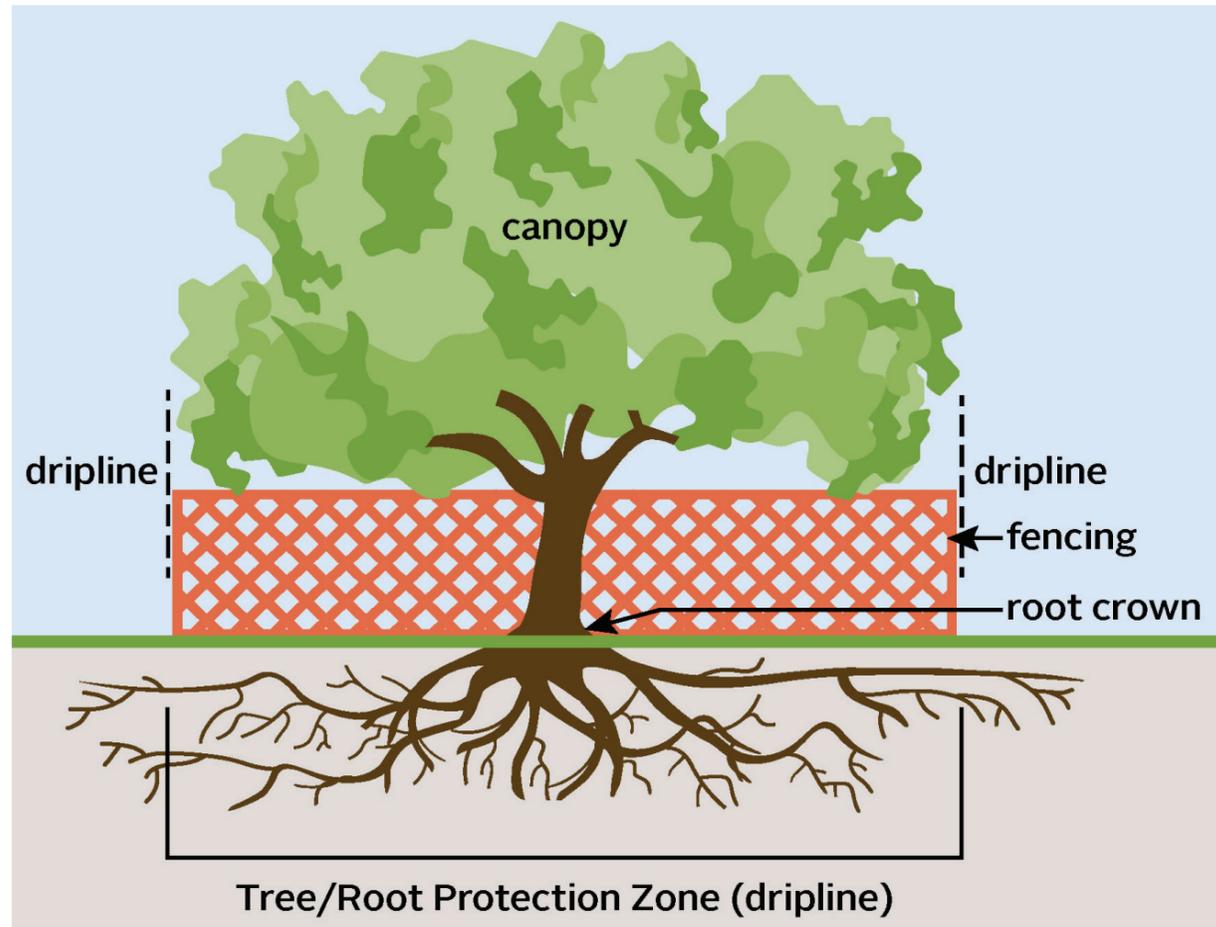


# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## 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

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## 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



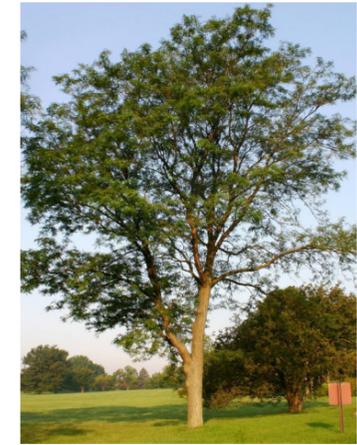
**Northern Red Oak**  
*Quercus rubra*  
Hardiness zones:  
**Zone 3-7**

- 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

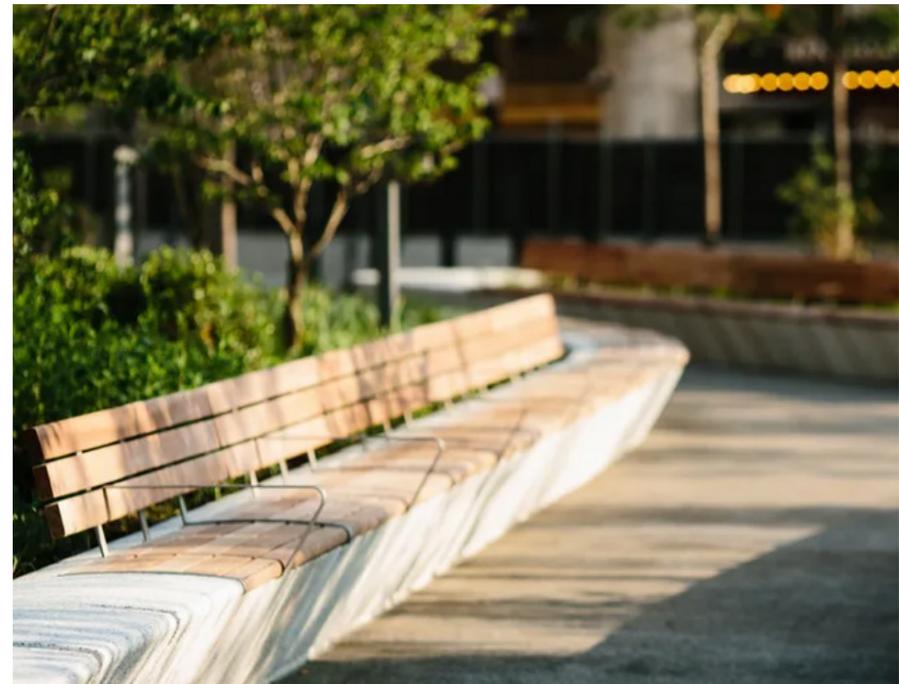
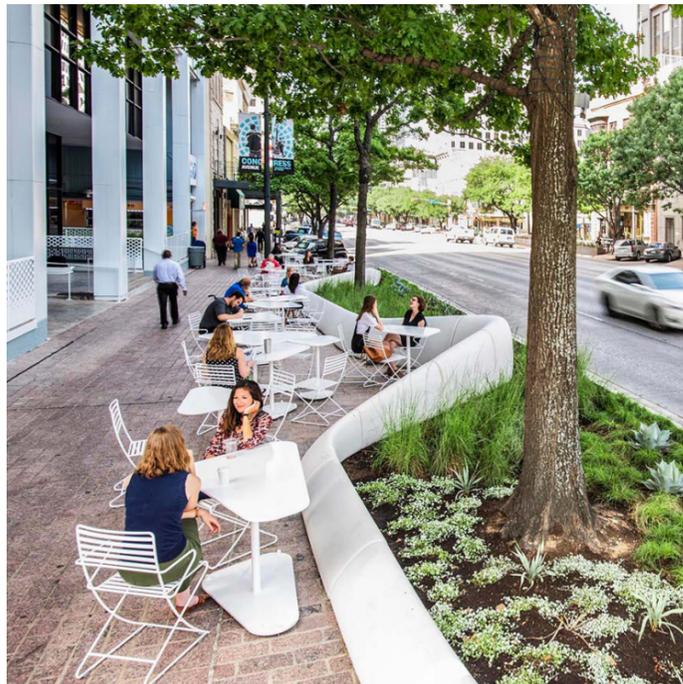


**Birch**  
*Betula*  
Hardiness zones:  
**Zone 3-8**

- outstanding bark characteristics and their graceful delicate foliage

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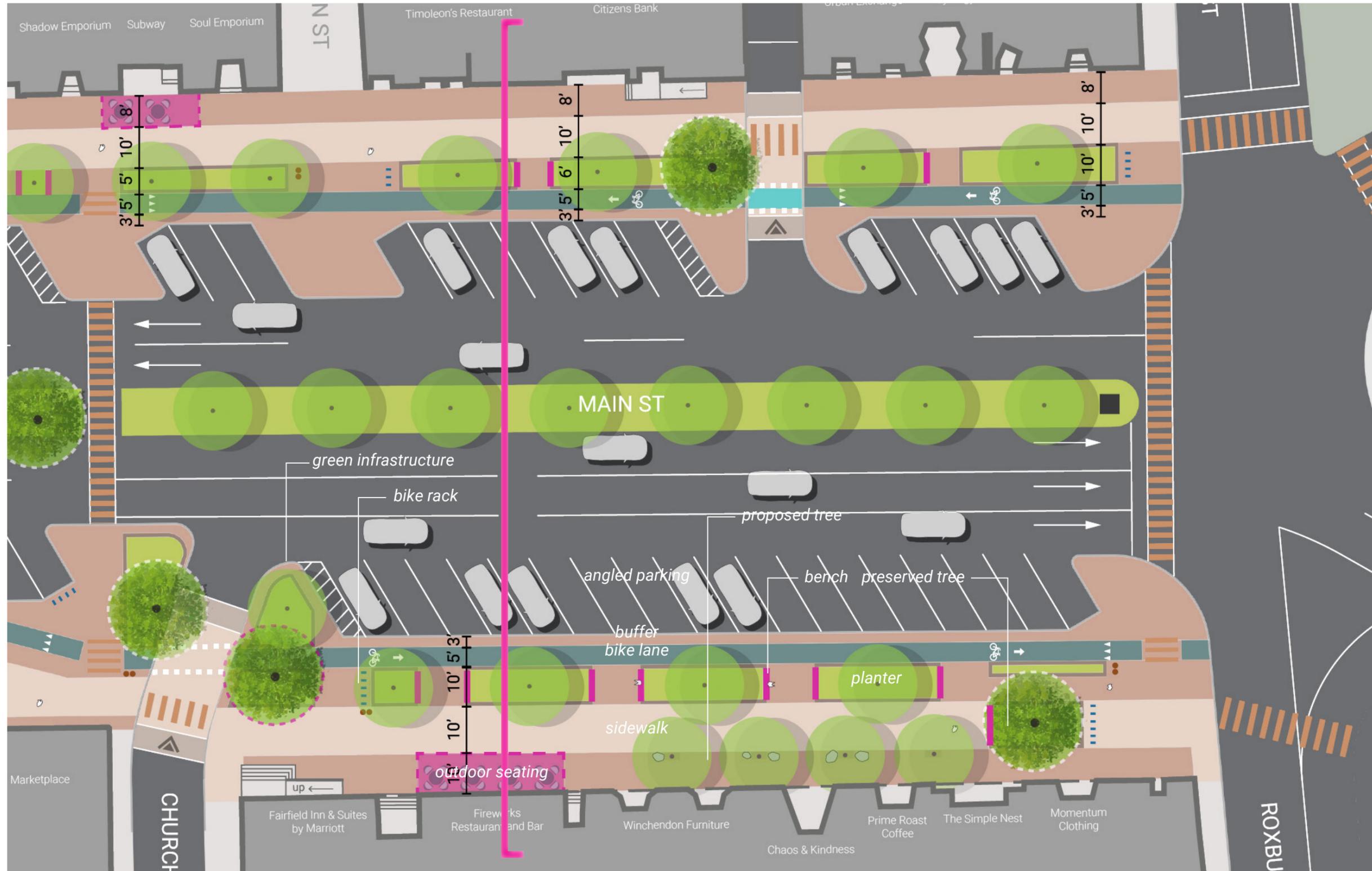
## STREETSCAPE PRECEDENTS



# KEENE PHASE 2 | MAIN STREET STREETSCAPES OVERALL CONCEPT PLAN

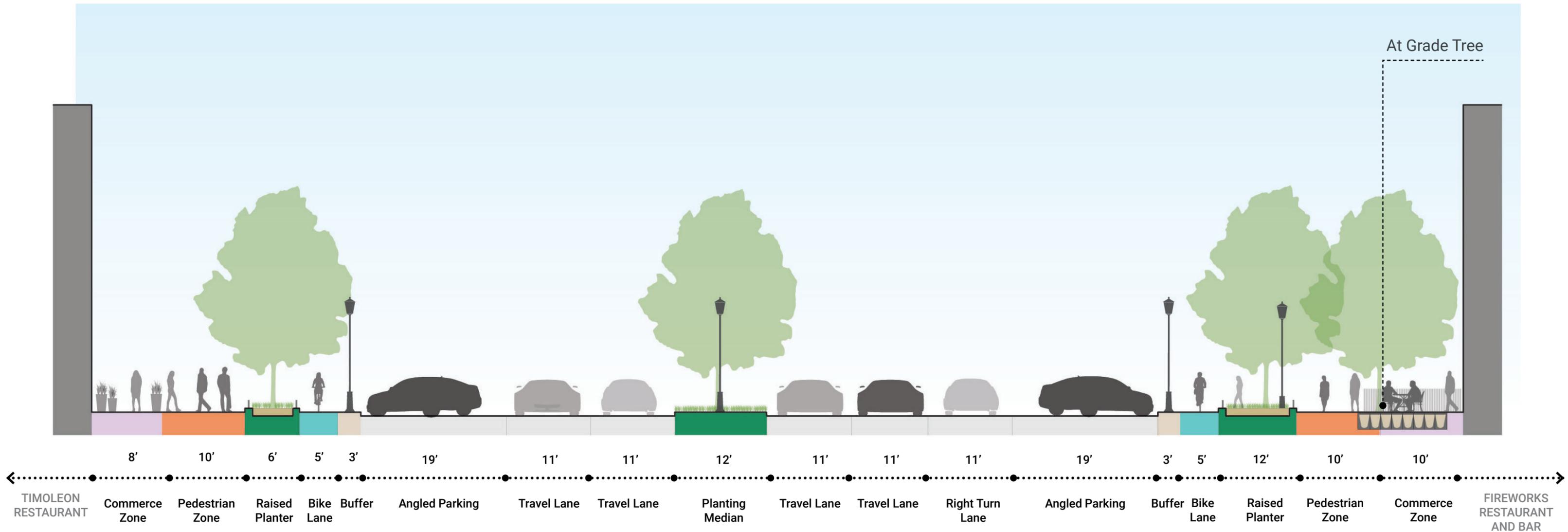
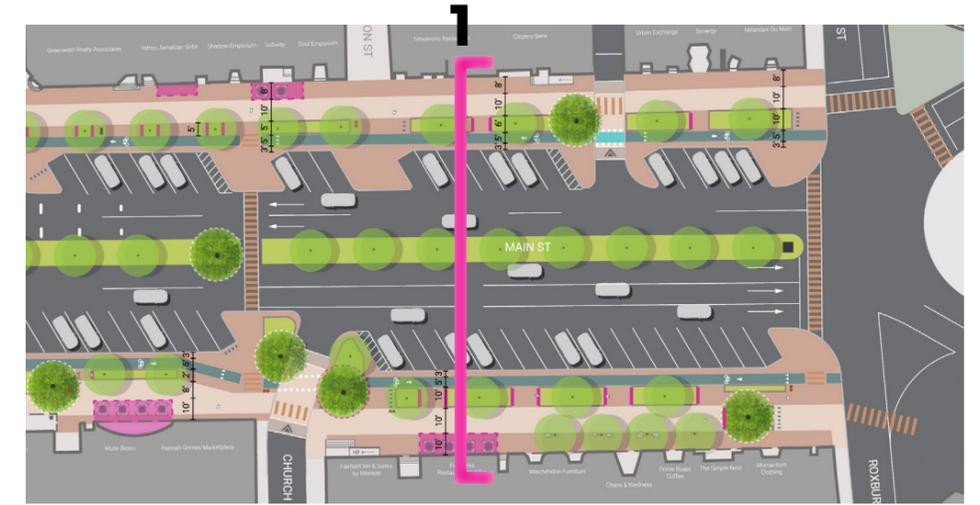


# KEENE PHASE 2 | MAIN STREET STREETSCAPES CONCEPT PLAN - CHURCH ST TO ROXBURY ST



# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## SECTION 1

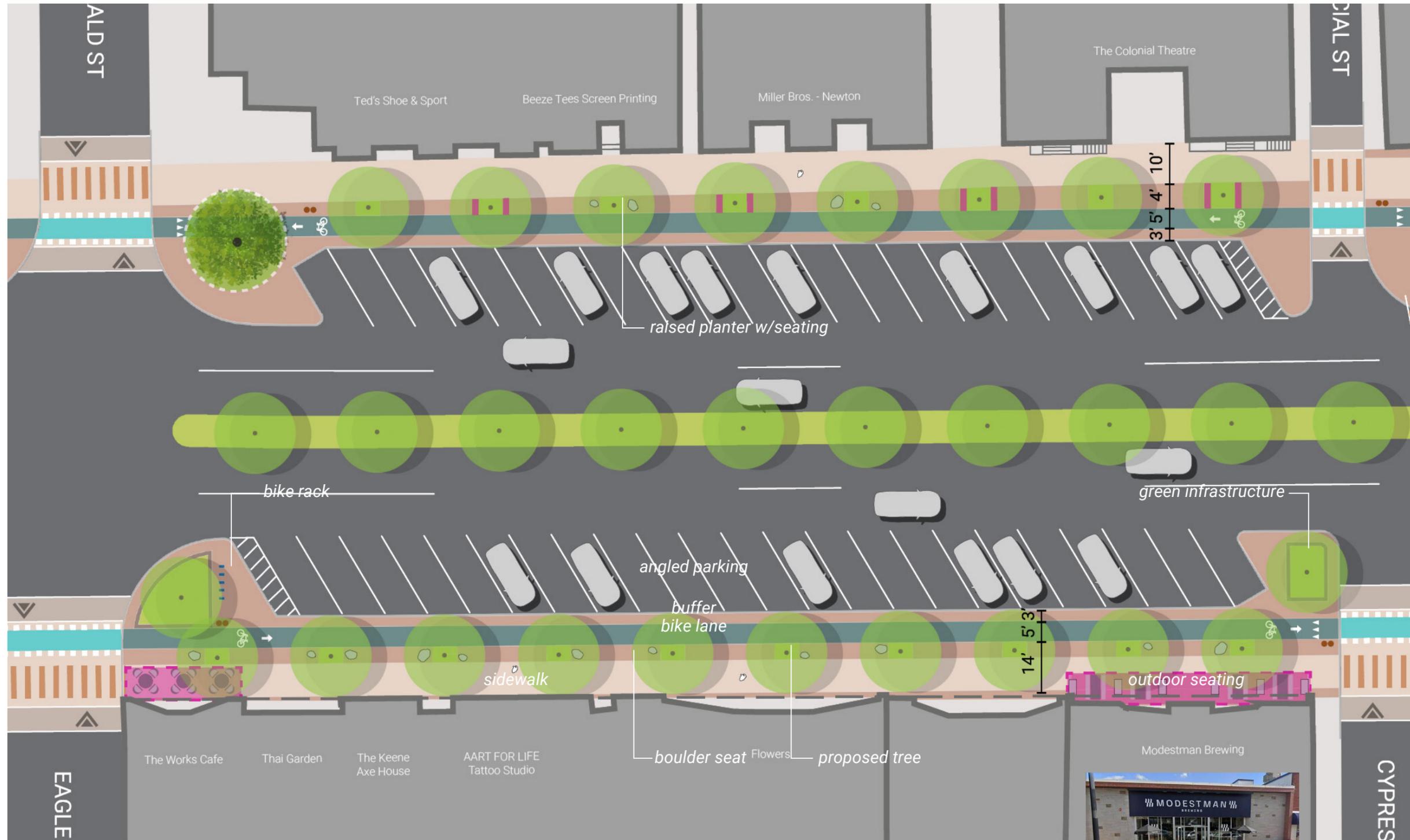




KEENE PHASE 2 | MAIN STREET STREETSCAPES  
**CONCEPT PLAN - CYPRESS ST TO RAILROAD ST**



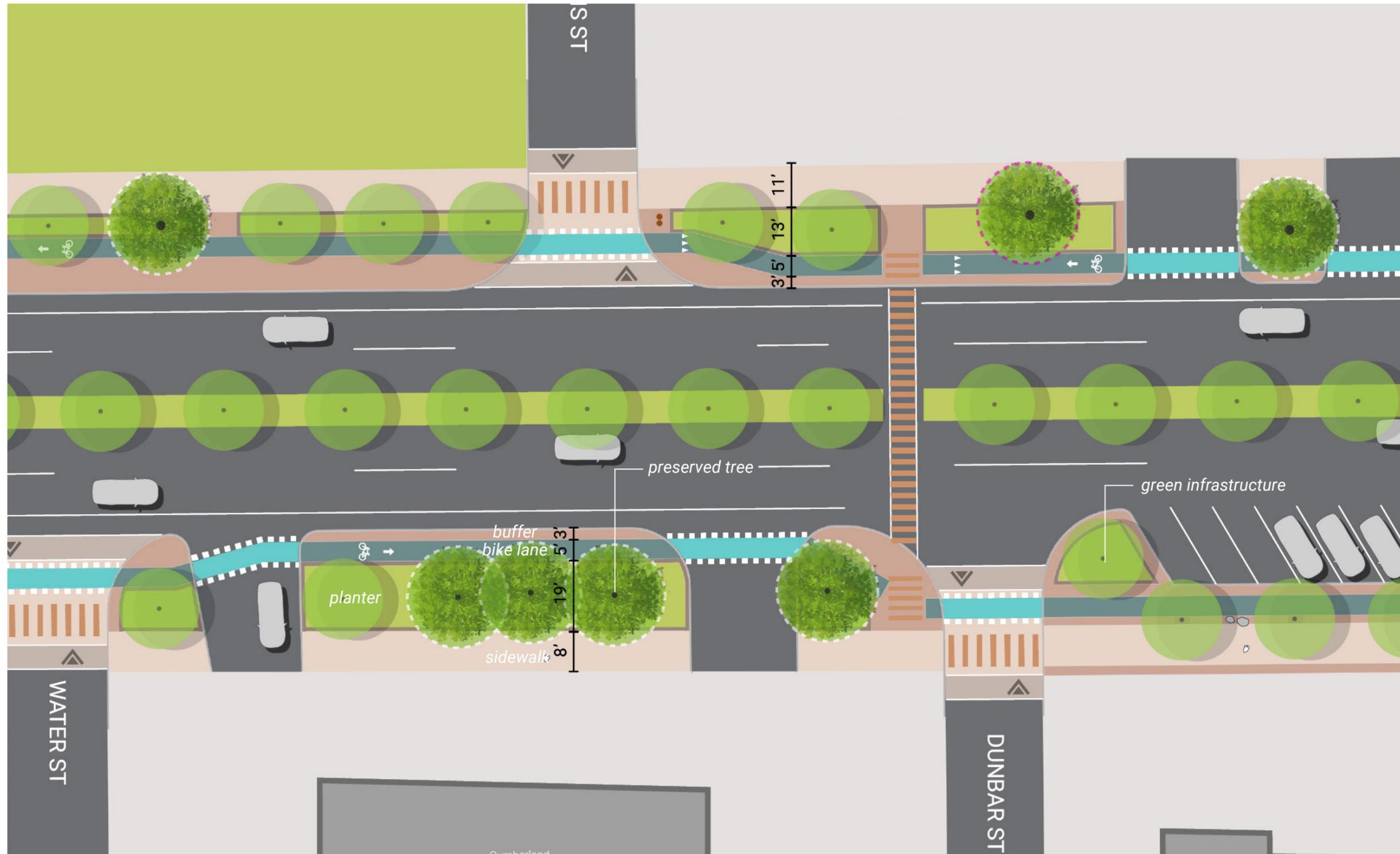
# KEENE PHASE 2 | MAIN STREET STREETSCAPES CONCEPT PLAN - EAGLE CT TO CYPRESS ST



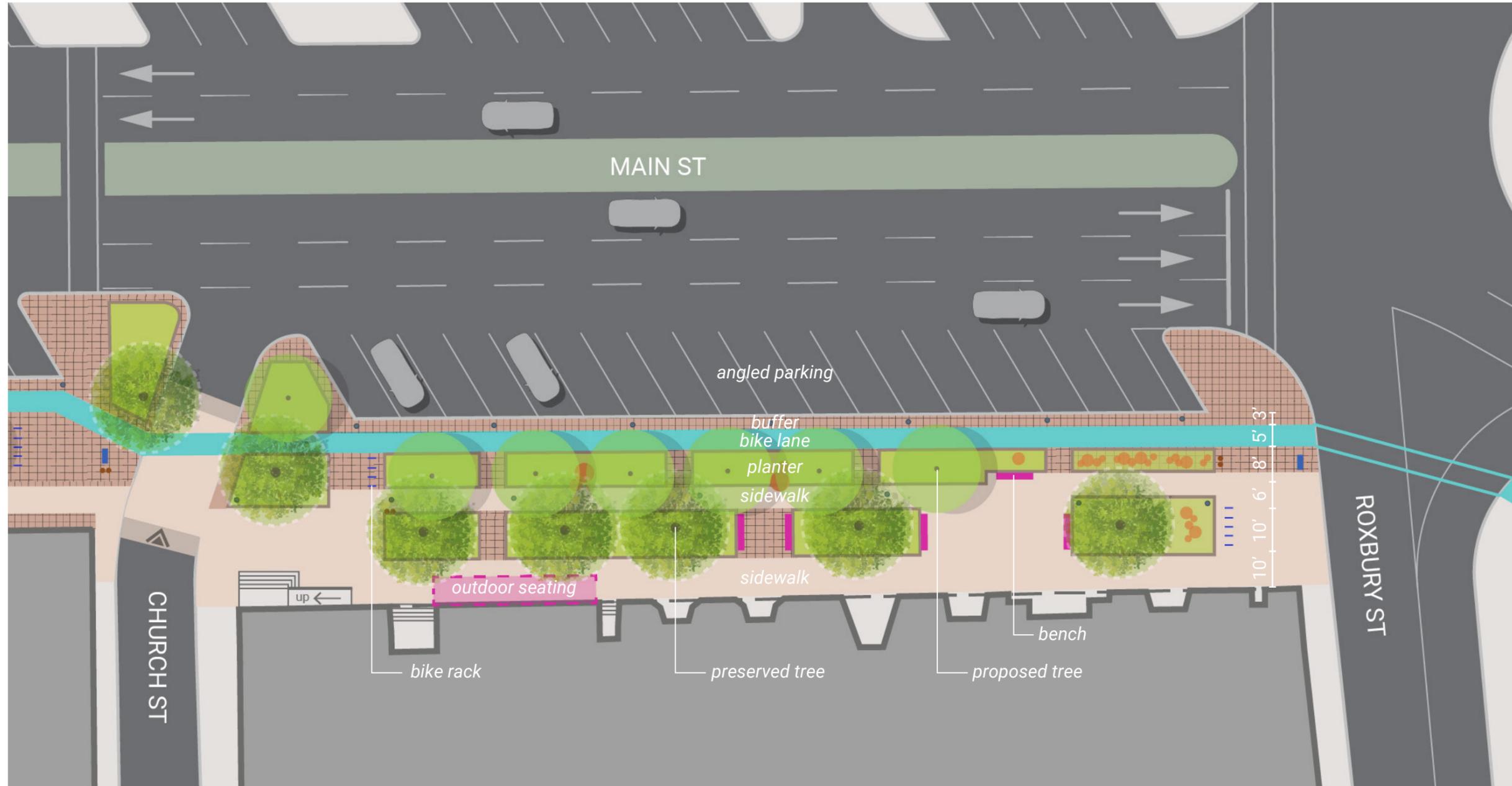
KEENE PHASE 2 | MAIN STREET STREETSCAPES  
**CONCEPT PLAN - DUNBAR ST TO EAGLE CT**



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



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**ALTERNATIVE - KEEP EXISTING TREES**

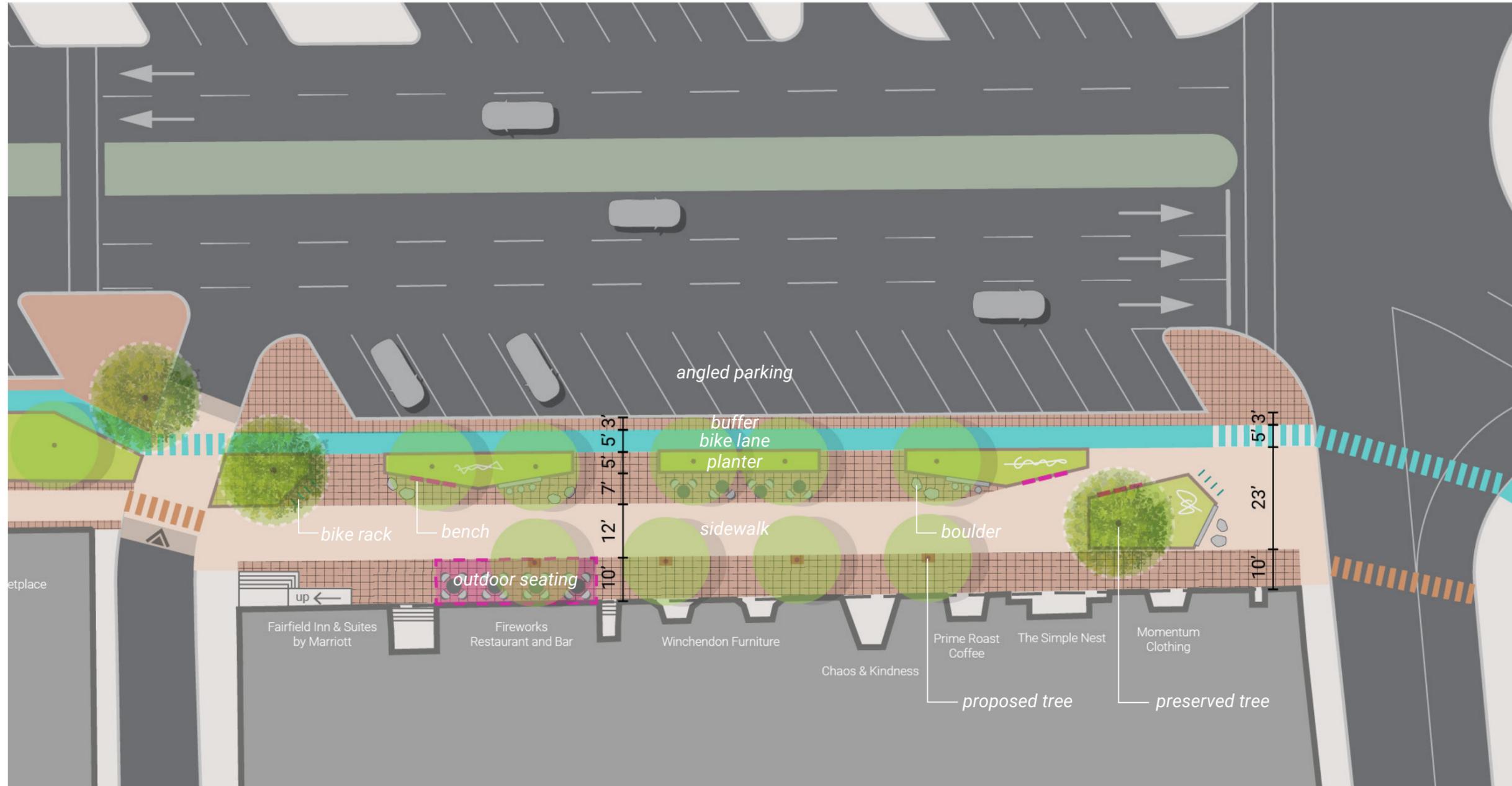


# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## CONCEPT LAYOUT OPTION 2 - INTRODUCING MOVABLE TABLES

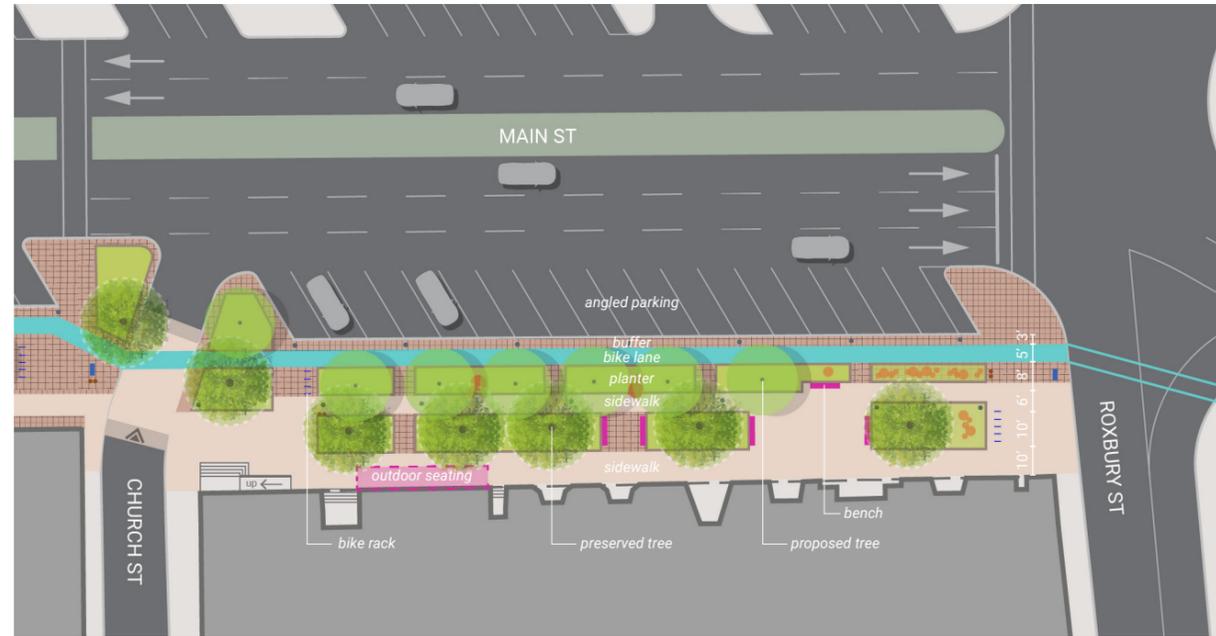


KEENE PHASE 2 | MAIN STREET STREETSCAPES  
**CONCEPT LAYOUT OPTION 3 - MORE FLEX OPEN SPACE**

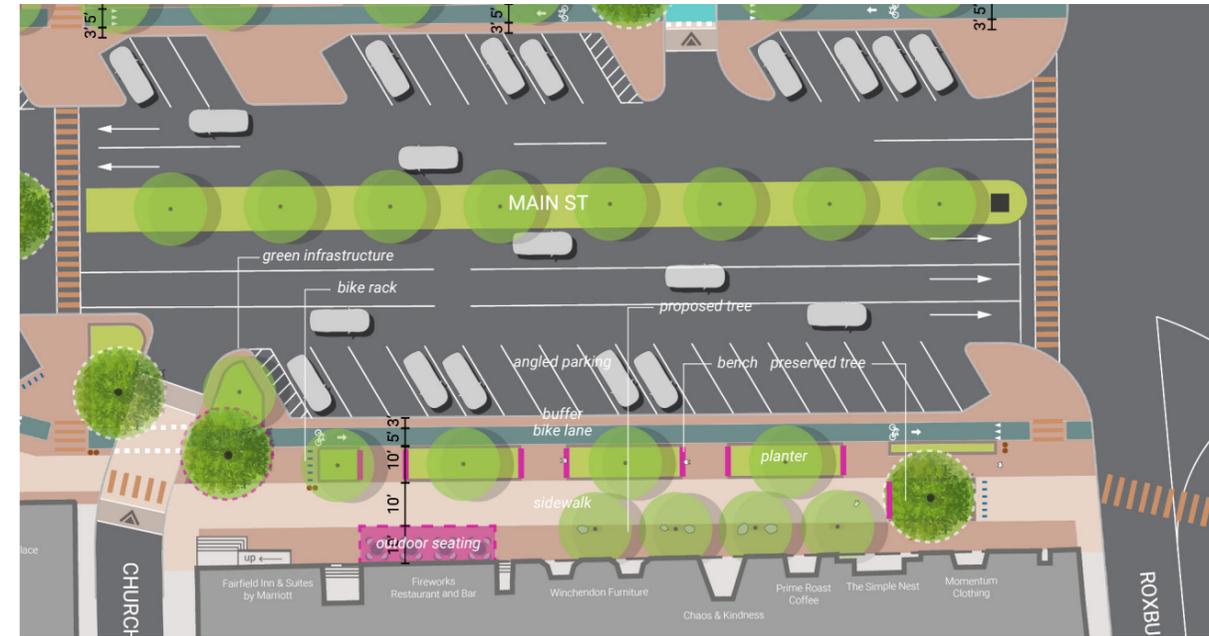


# KEENE PHASE 2 | MAIN STREET STREETSCAPES CONCEPT STUDY COMPARISON

## KEEP EXISTING TREES



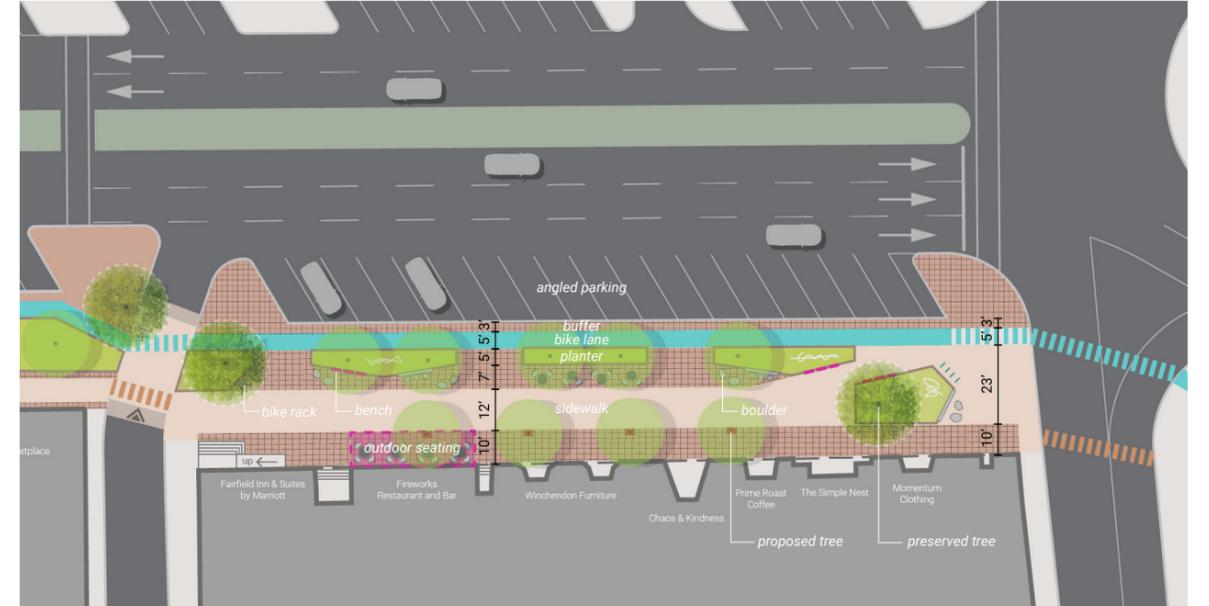
## BASE DESIGN WITH SEAT WALLS



## INTRODUCING MOVABLE TABLES



## MORE FLEXIBLE OPEN SPACE



# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## MATERIAL PRECEDENTS

### PAVING

#### Concrete

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

#### Unit Pavers

- Brick
- Standard Concrete
- Permeable

*PUBLIC ART - "ELM LEAF"*

*I like this*

*Prefer non-concrete options*



Standard broom finish, scoring pattern



Exposed aggregate



Traditional brick



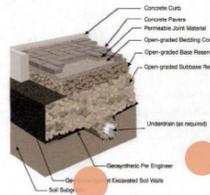
Stamped concrete - colors and pattern can vary



Concrete unit pavers: variety of colors, sizes, textures



Sandblasted for subtle texture and pattern change



Interlocking units with permeable aggregate joints



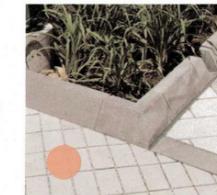
Integral color with scoring pattern



### WALLS / PLANTERS

#### 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

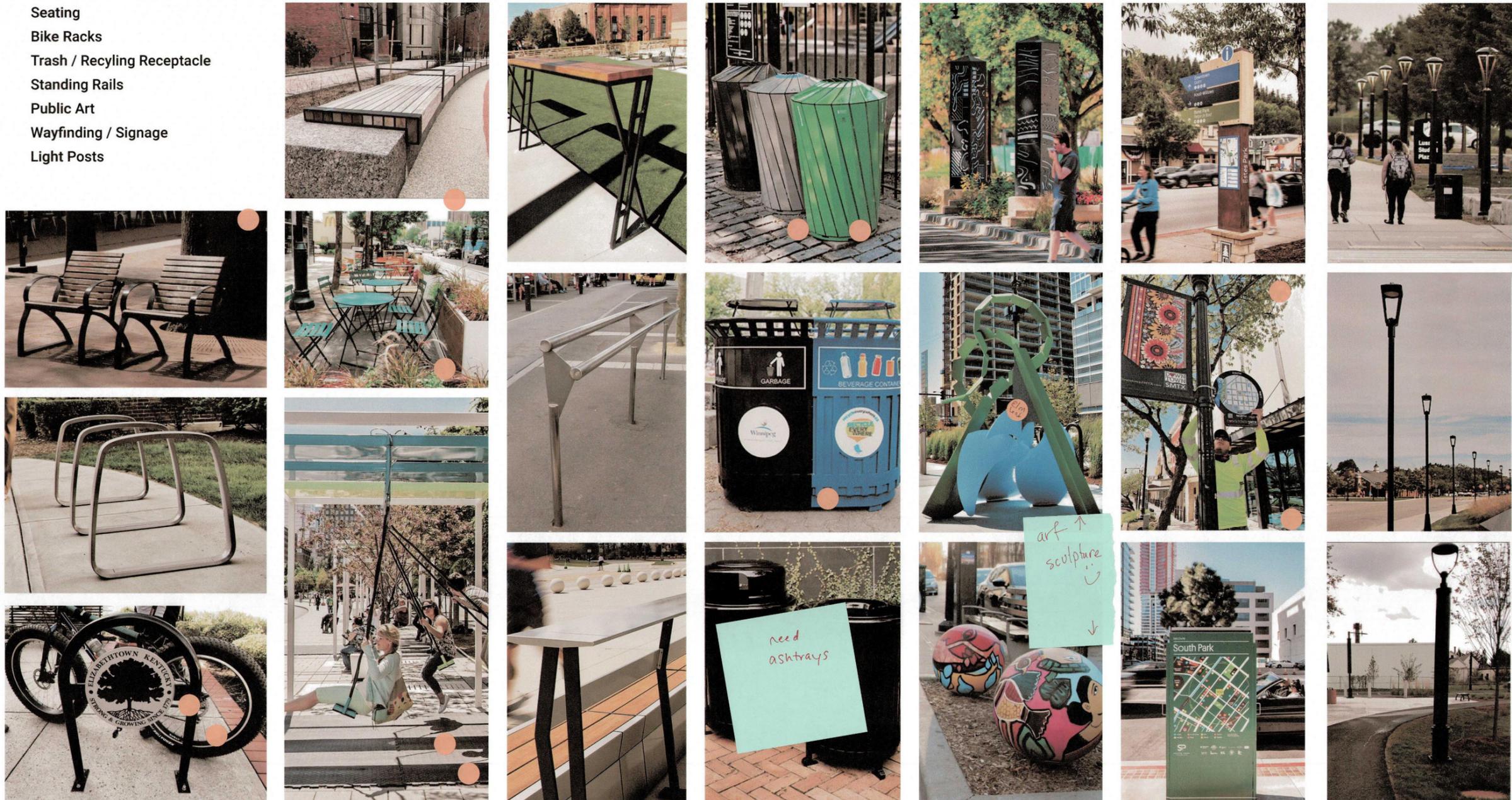


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## MATERIAL PRECEDENTS

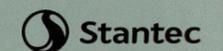
### STREETSCAPE SITE FURNISHING

- Seating
- Bike Racks
- Trash / Recycling Receptacle
- Standing Rails
- Public Art
- Wayfinding / Signage
- Light Posts



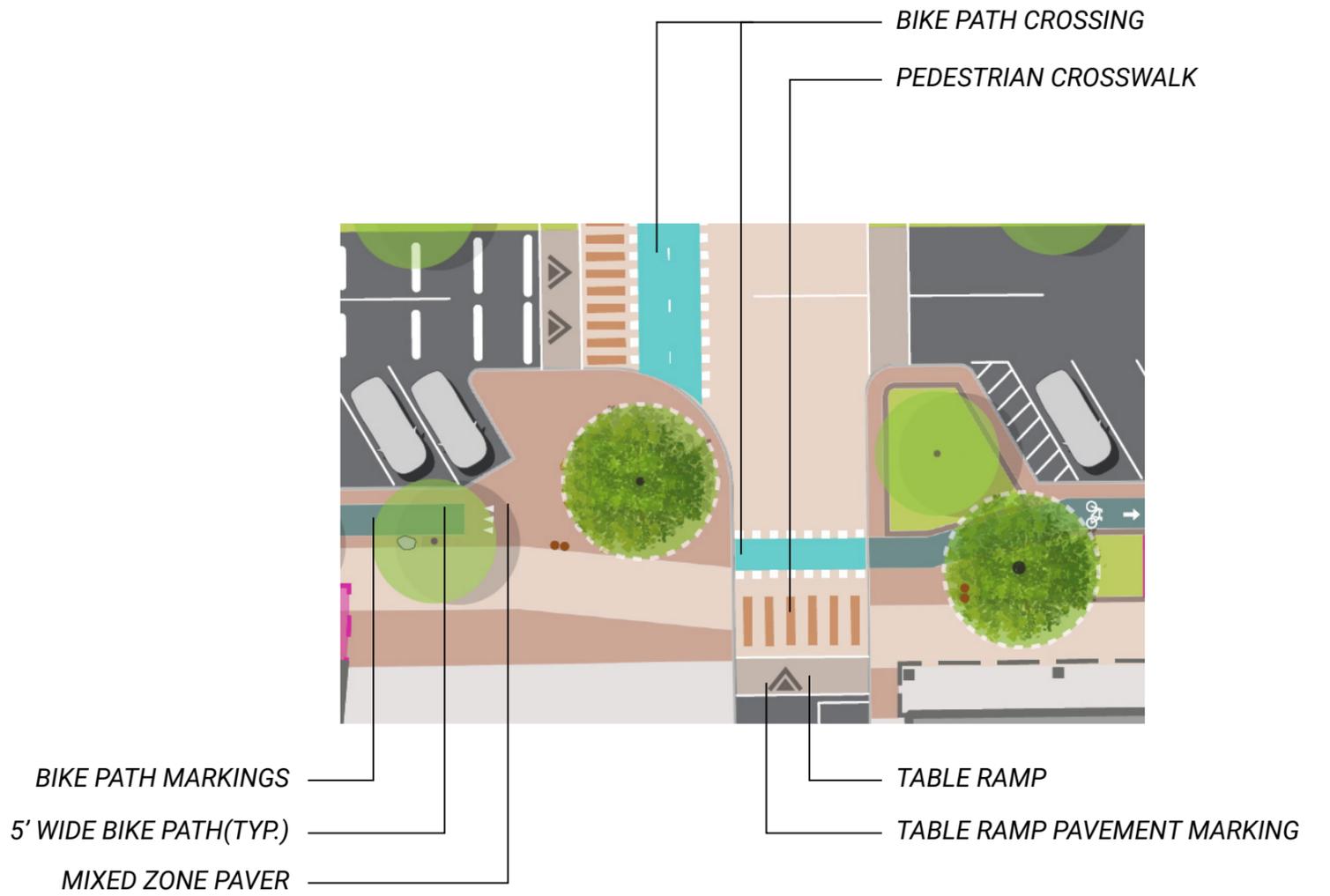
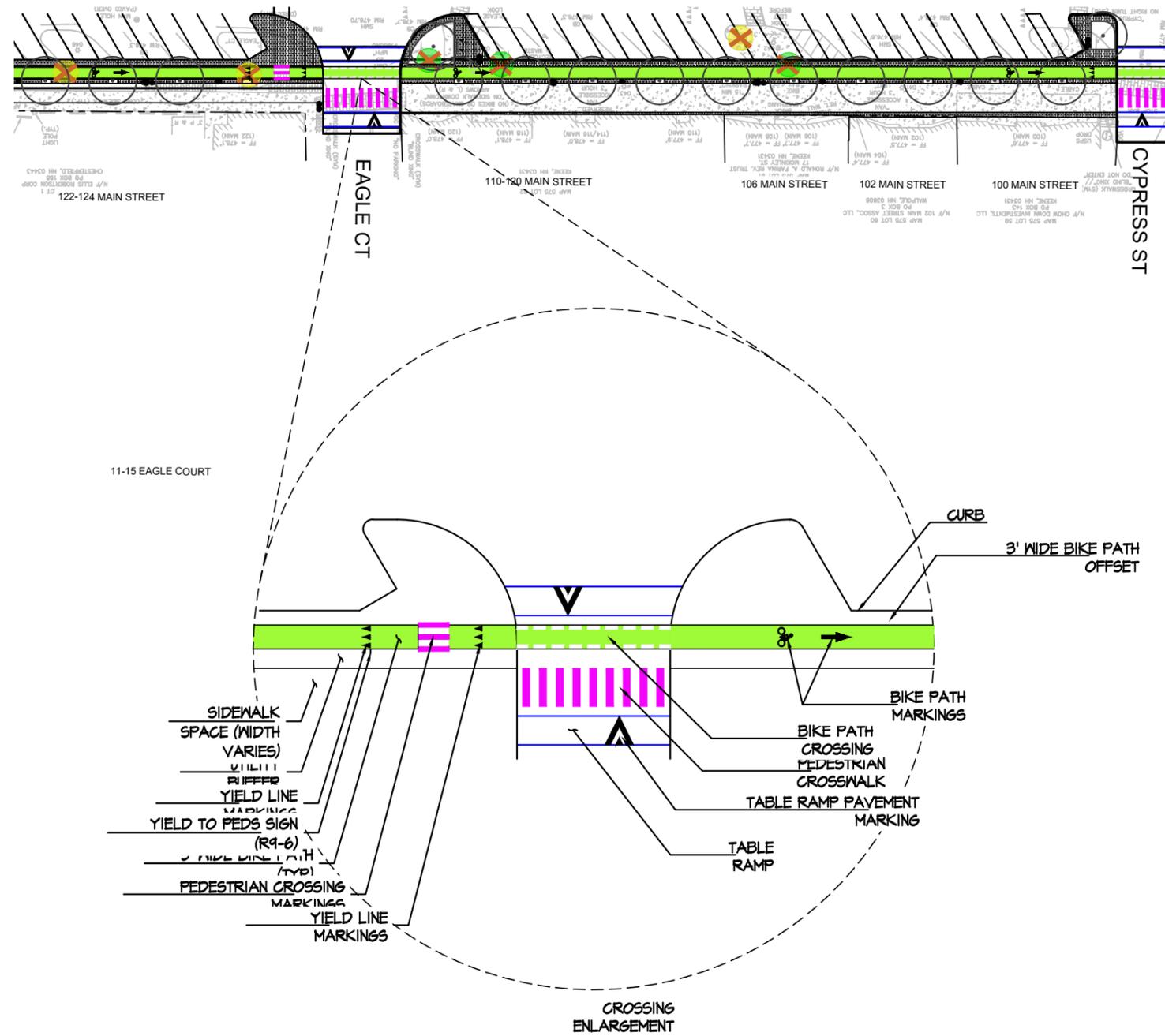
## Keene Downtown Infrastructure Project

### STREETSCAPE SITE FURNISHING PRECEDENT



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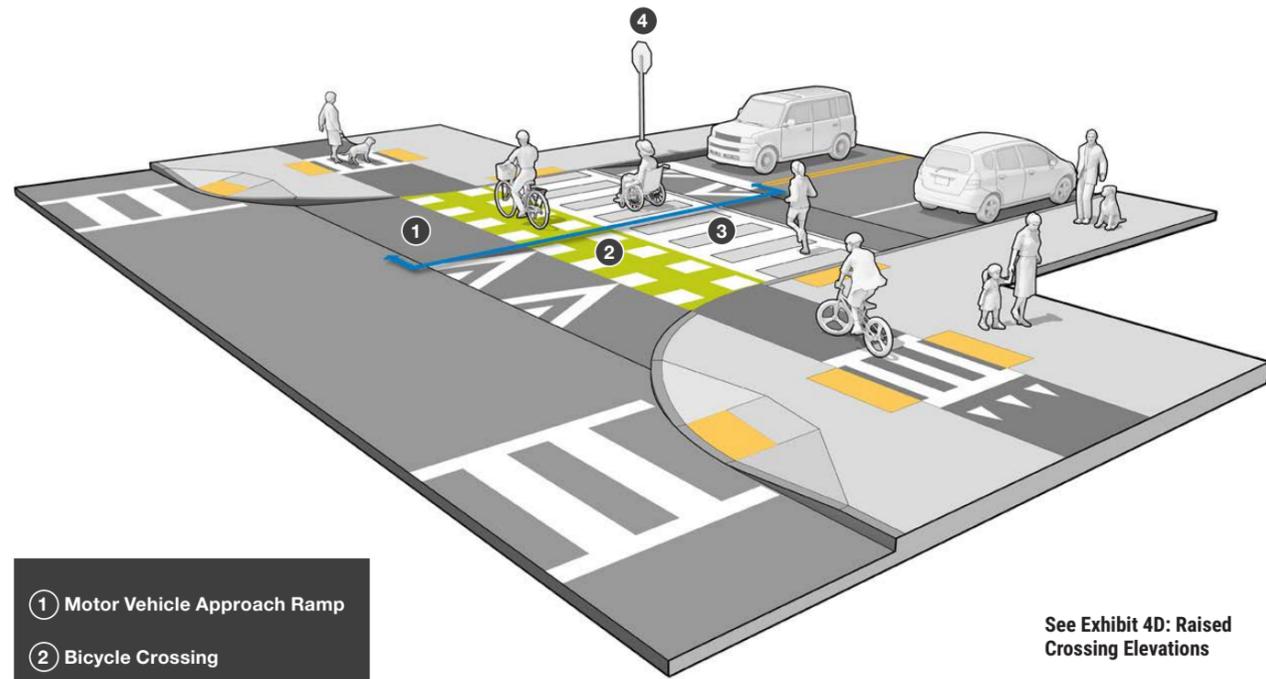
## CROSSINGS



# KEENE PHASE 2 | MAIN STREET STREETSCAPES

## CROSSINGS

EXHIBIT 4E: RAISED SIDE STREET CROSSING



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

See Exhibit 4D: Raised Crossing Elevations

MassDOT Separated Bike Lane Planning & Design Guide



## KEENE PHASE 2 | MAIN STREET STREETSCAPES **PUBLIC WORKSHOP SUMMARY**

### **Bike/Crossing**

- Positive feedback around raised crossings, buffers, and general layout
- Concerns about overall safety on corridor, speed limits within the bike lane, and safe walking
- Concerns over other users in the bike lane (ebikes, scooters, skateboards, etc) & enforcement
- Interest in bikeshare facility
- General Discussion about approach for public education on bike safety

### **Trees / Plantings**

- Prioritize relocating / transplanting trees that can be relocated
- Positive feedback on promoting native species, diversity, and food source for pollinators and wildlife
- Positive feedback on using structural soil / soil cells to increase soil volume to promote tree health

### **Streetscape Design**

- Positive feedback for wider pedestrian zone and dedicated commerce zone
- Positive feedback on utilizing stone blocks for seating
- Concerns about removing left-turn pocket on Main St / Emerald St
- Desire for pervious surface, bicycle parking, and raised walkways, including beyond Gilbo

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