

MILL STREET PROJECT
Phase 3: Design Development
PREFERRED CONCEPT

CONCEPT DESIGN ALTERNATIVES

FEEDBACK AND SURVEY FINDINGS - EXECUTIVE SUMMARY

Feedback from both City Council and from the public indicated a preference for a hybrid approach that **combines elements of Ideas 1 and 2.**

The design should prioritize openness, with a **cohesive groundplane** with materials **authentic to the historic character** and maintaining visibility of the **historic building frontage skyline.**

The design should balance **flexibility for businesses** with creating **public amenity seating areas**, i.e. seating and trees.

Overall, elements that were more contemporary in nature in Idea 3 were not preferred, but the **temporary performance space and public art** shown in this concept are desired.

Leaving enough room and flexibility to support events is essential.

I really would like to see a way to have live bands and other entertainment.

A space to create more memories with my community

Blending & unifying the downtown character & making it inviting to hang out... Brick paving, street trees, benches, connection to Main St. Amazing!

Beauty, comfort, and practicality. I like to be able to walk the street with ease, sit and rest, and enjoy an interesting and relaxing view!



**UNIFORM BRICK
GROUNDPLANE**



**MULTIFUNCTIONAL
LIGHTING**



**FLEXIBLE PATIO
AREAS**

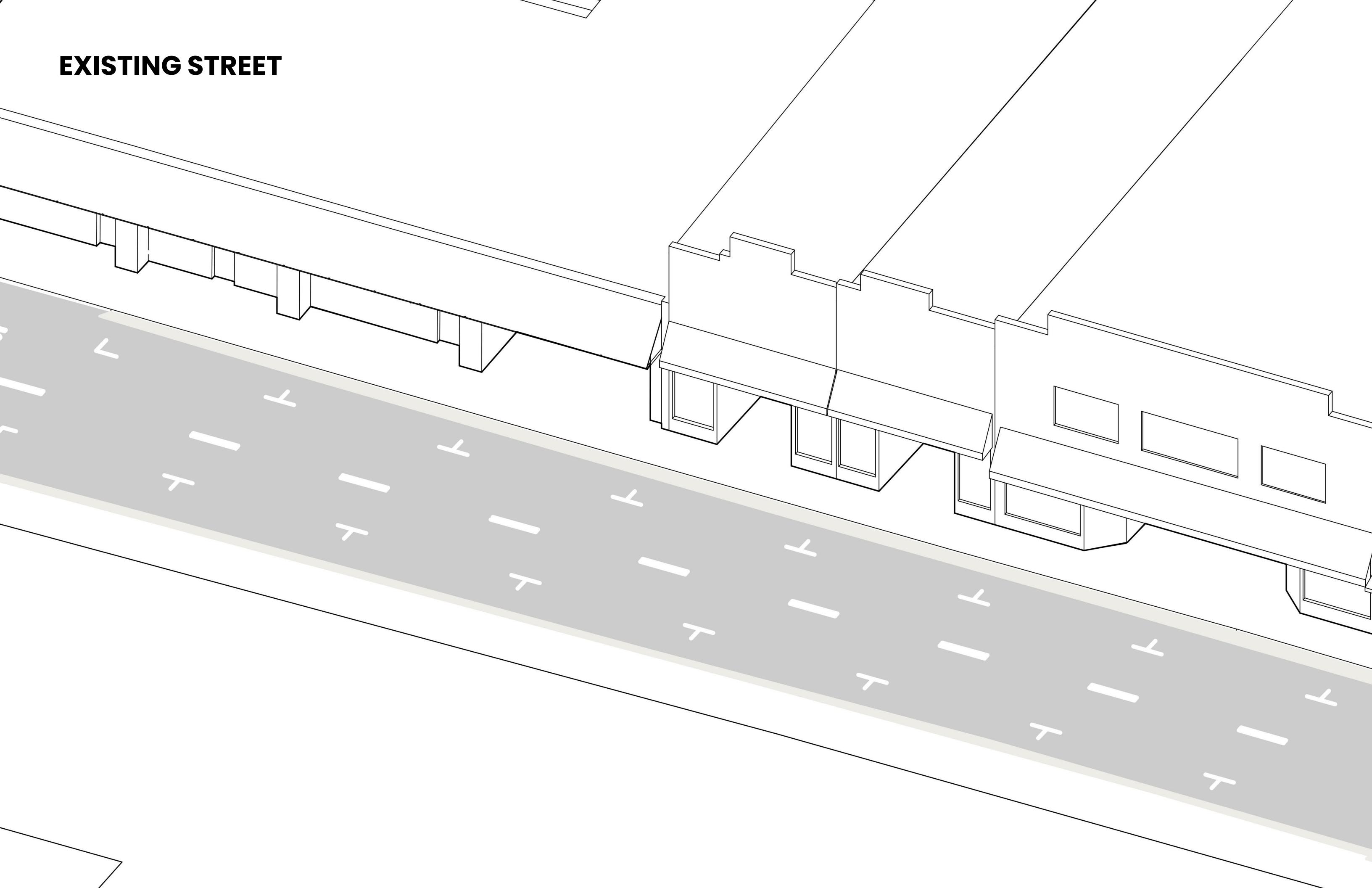


**SHADED PUBLIC
SEATING AREAS**

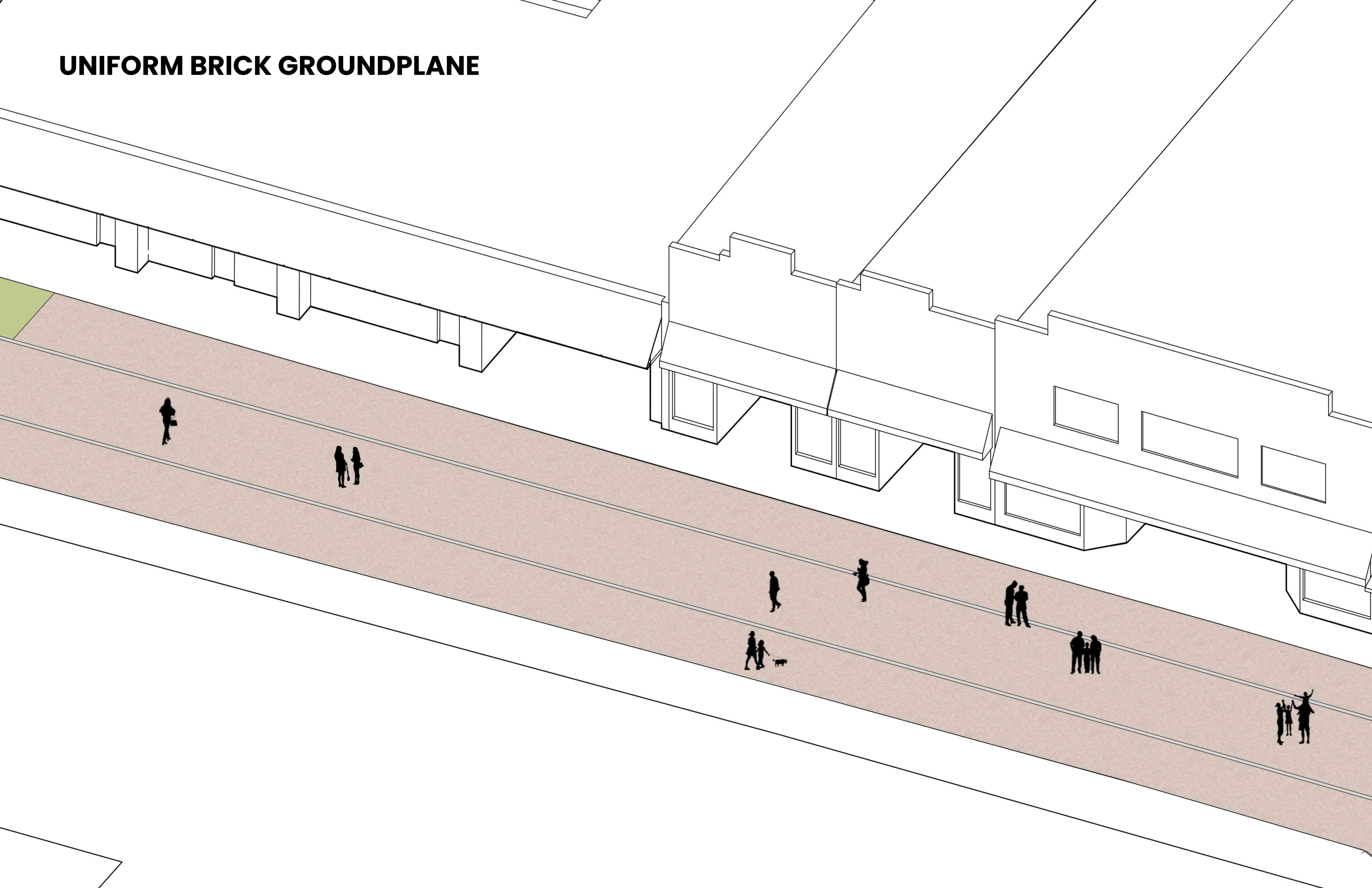


MILL STREET
PREFERRED CONCEPT

EXISTING STREET

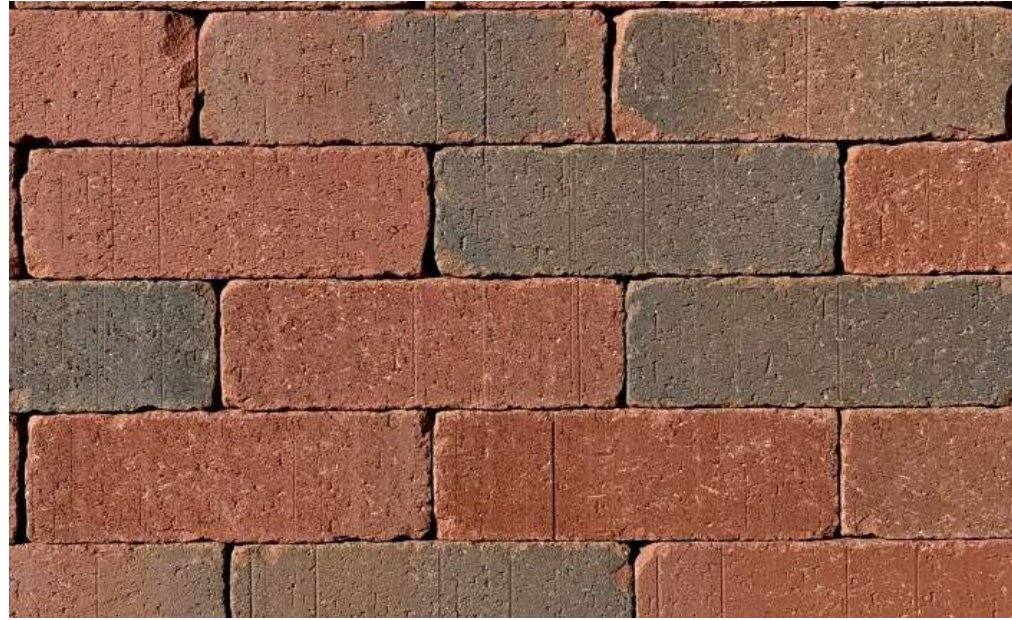


UNIFORM BRICK GROUNDPLANE





PAVING OPTIONS



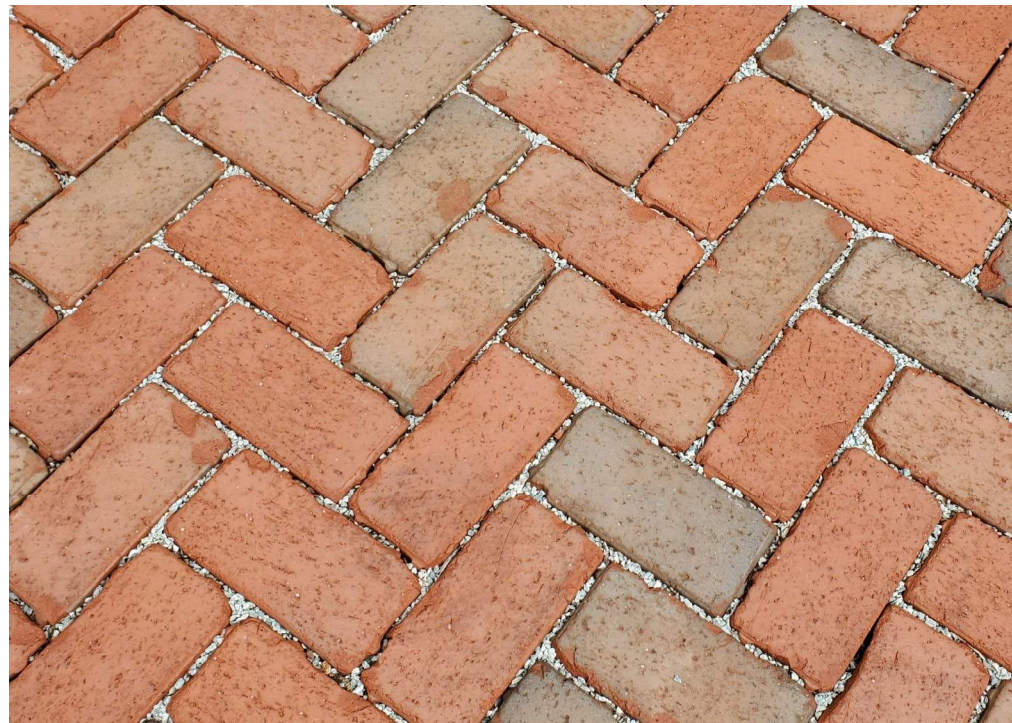
Pine Hall Brick Rumbled 4"x12" brick paver



Unilock Ecoline permeable paver in Coffee Creek



Unilock Eco-Optiock permeable paver in Heritage Brown



Pine Hall Brick Stormpaver permeable brick paver



Unilock Town Hall permeable paver

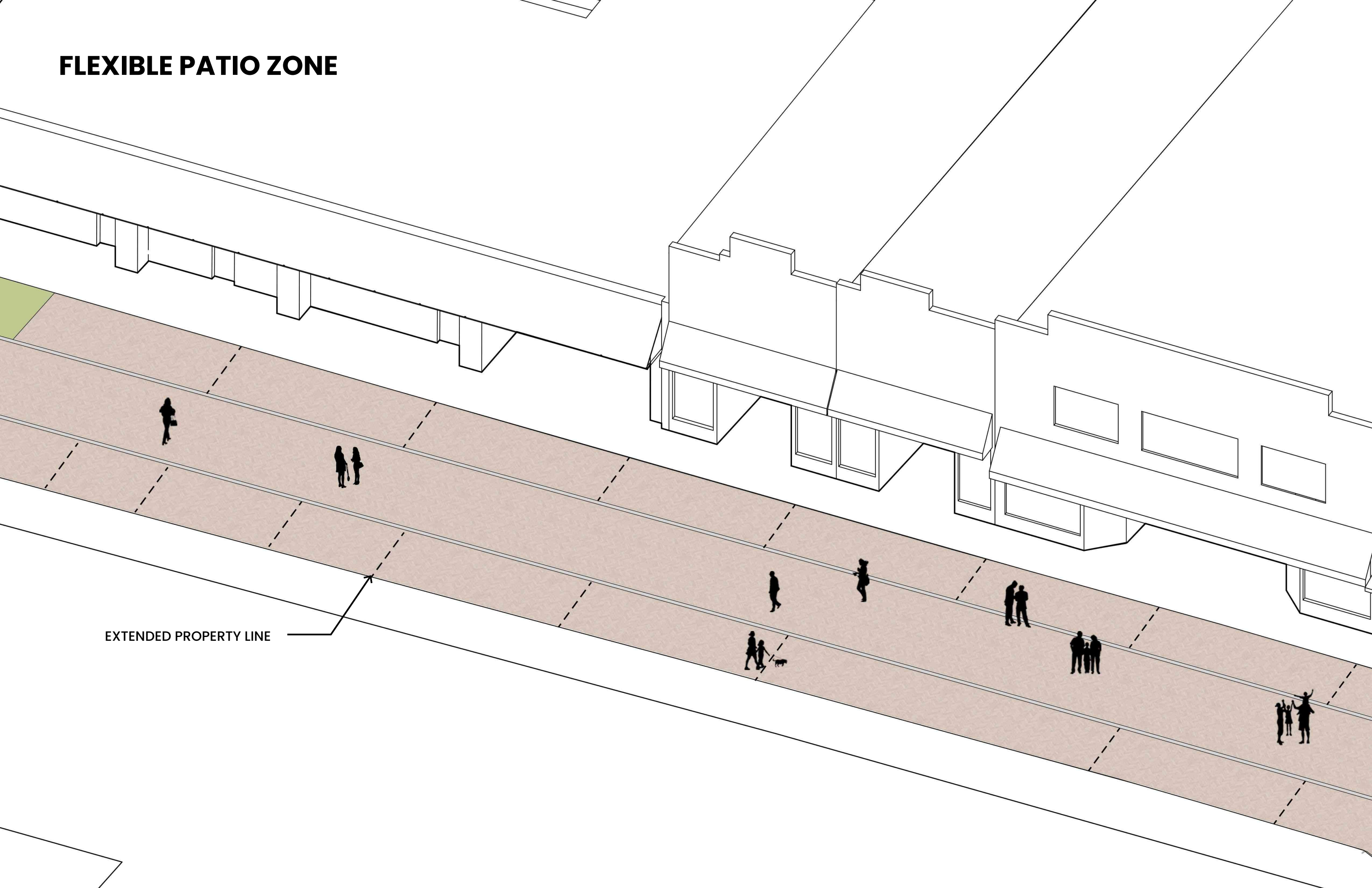
BRICK PAVERS

- True fired-clay brick with authentic full-depth color
- 2.75" depth rated for Heavy Vehicular Traffic (ASTM C1272) and AASHTO H-20/HS20 loading
- Standard (top) or permeable (bottom)

PRECAST PERMEABLE CONCRETE PAVERS

- Concrete pavers with spacers to allow for stormwater infiltration
- 100mm depth rated for Commercial Vehicular Traffic and AASHTO H-20/HS20 loading
- Permeable options shown

FLEXIBLE PATIO ZONE

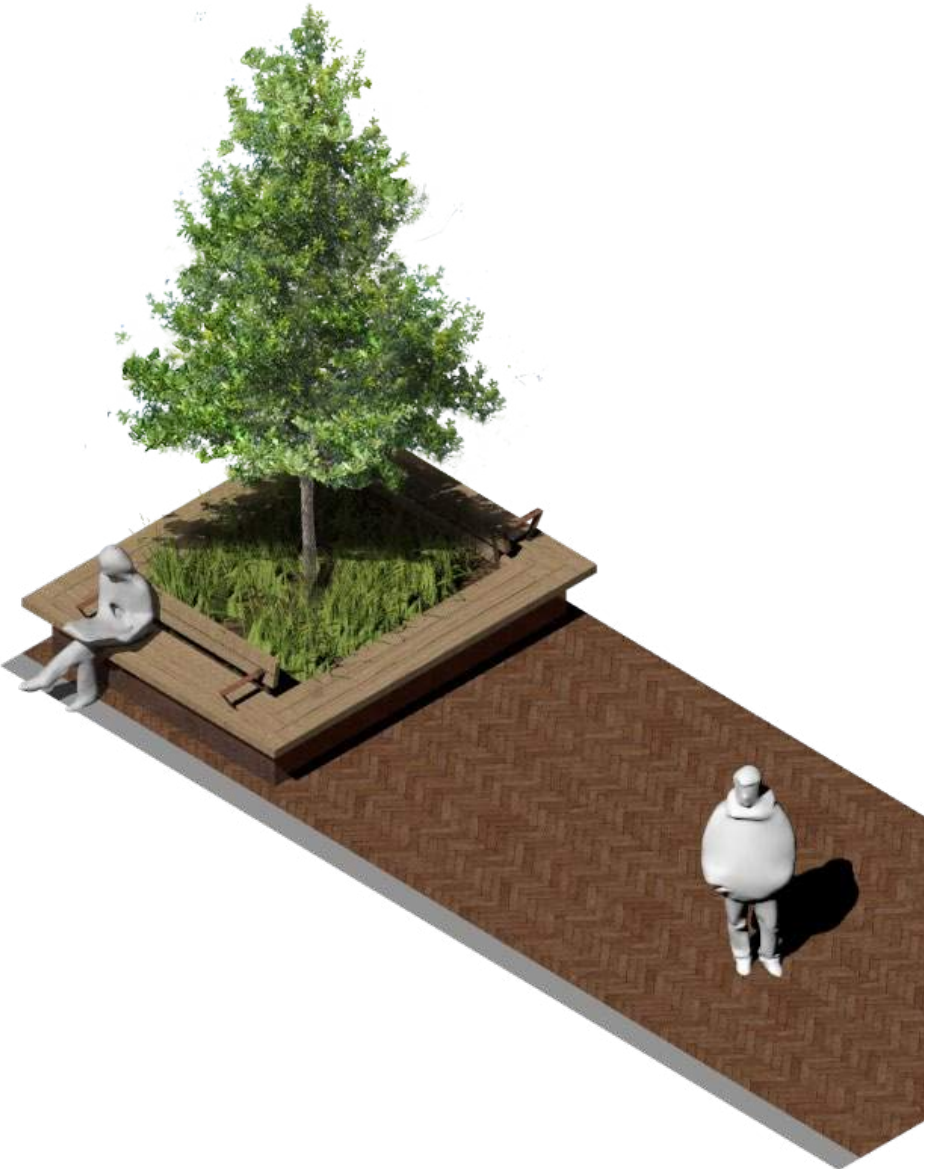


EXTENDED PROPERTY LINE

RAISED PLANTERS AND STREET TREES



RAISED PLANTERS



POTENTIAL STREET TREES



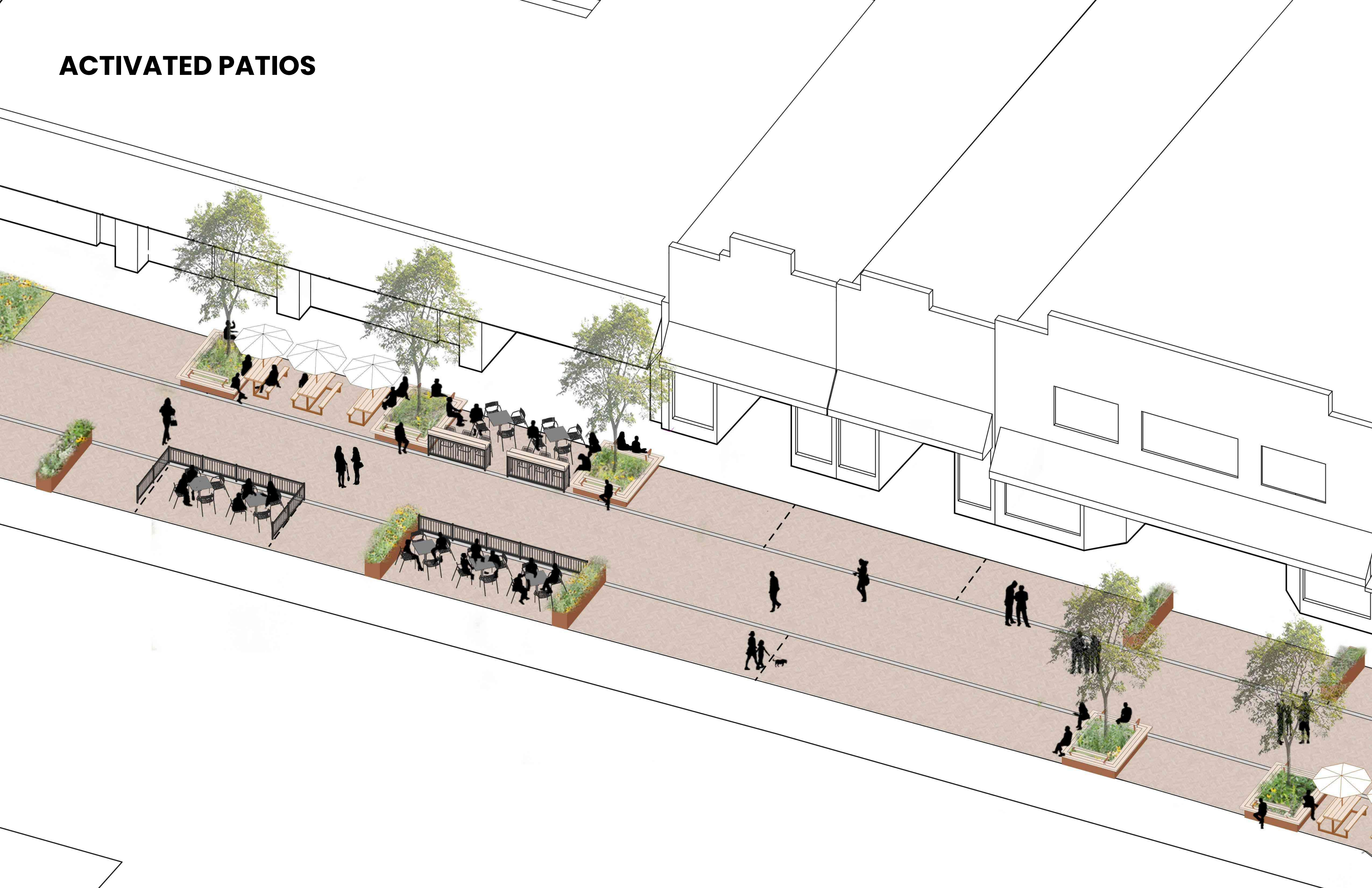
Nyssa sylvatica
Tupelo

Parrotia persica 'Vanessa'
Persian ironwood

Acer truncatum x *platanooides* 'Urban Sunset'
Urban Sunset Maple

Cornus florida 'Rubra'
Red dogwood

ACTIVATED PATIOS



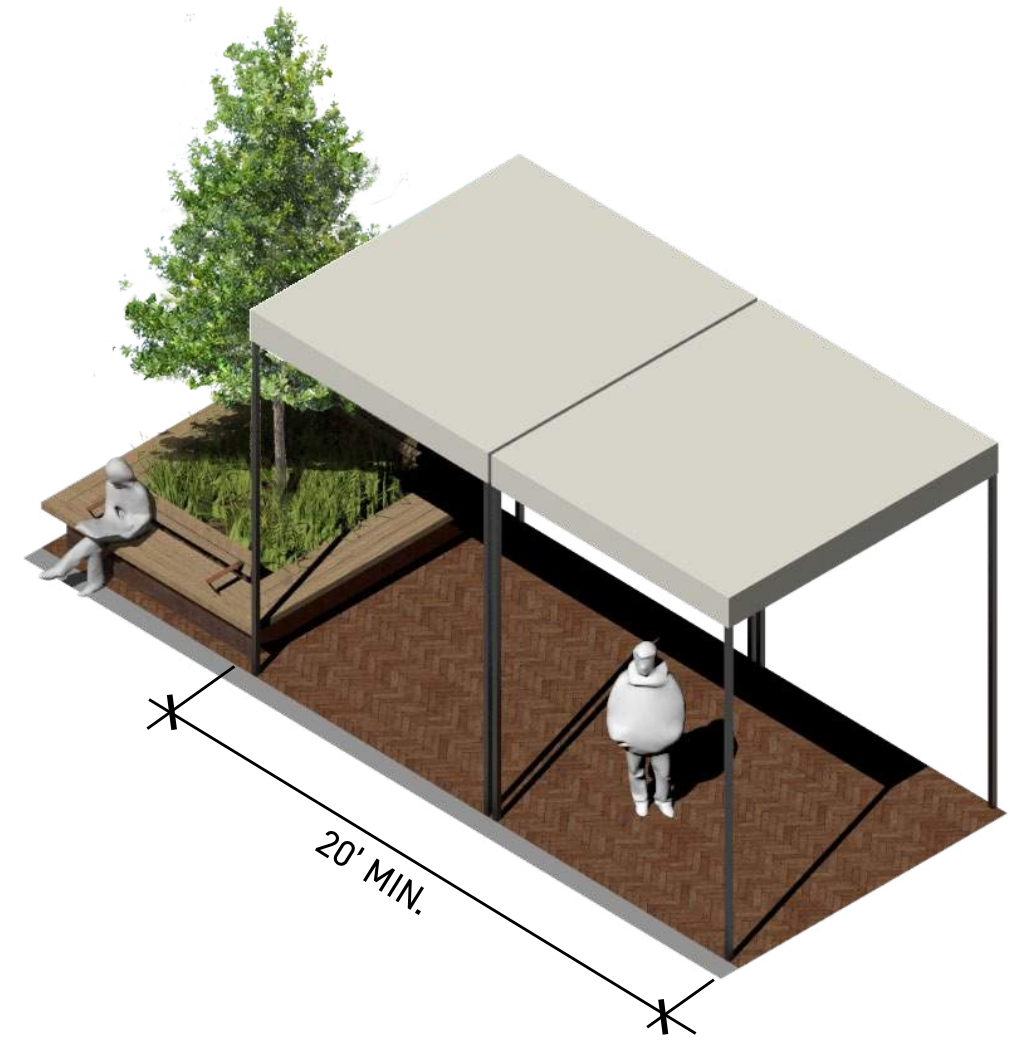
PUBLIC PATIOS



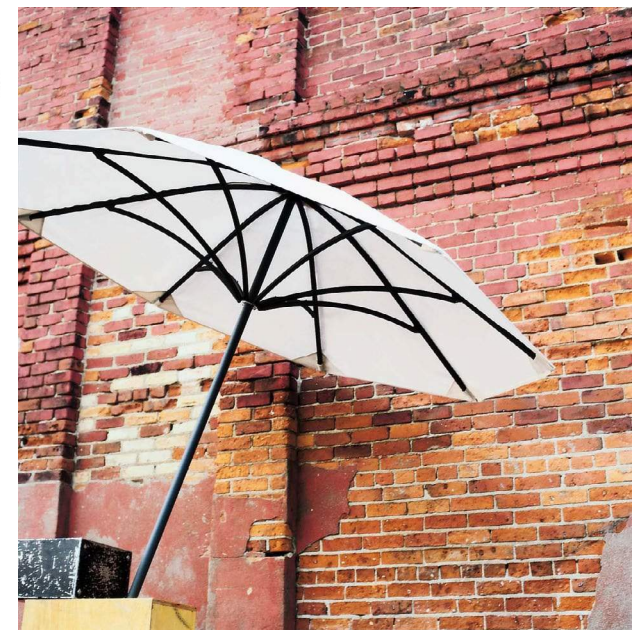
OPEN PATIO AREA DURING EVENTS



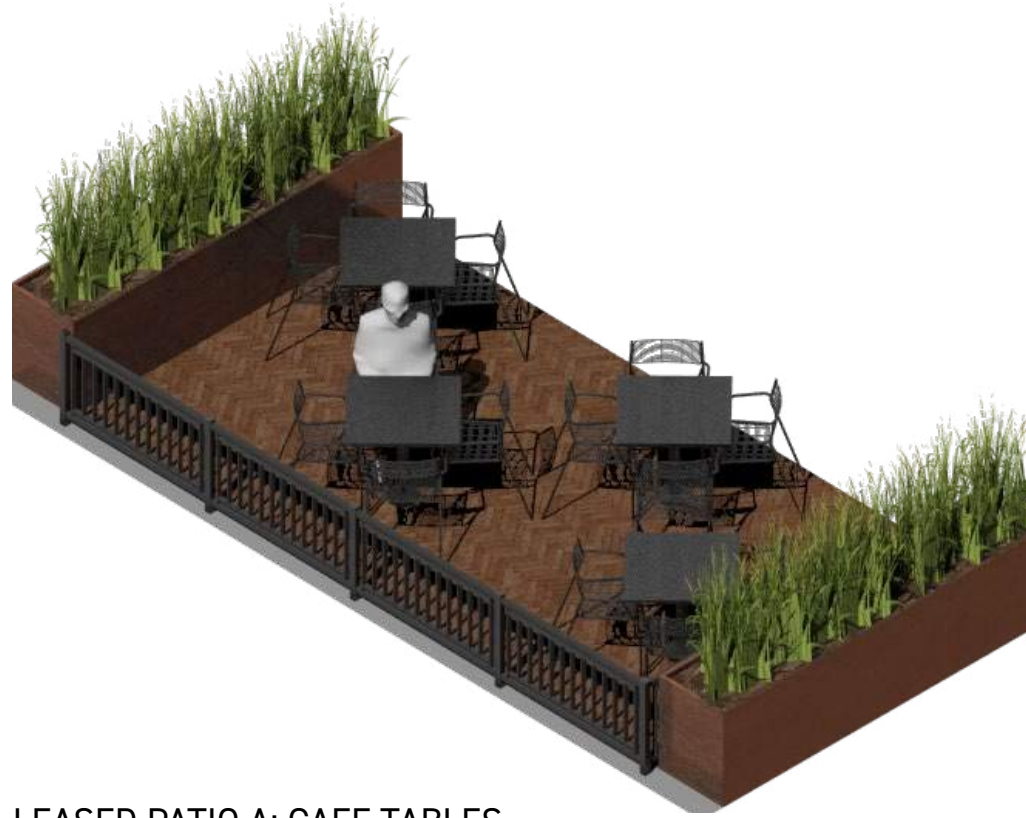
OPEN PATIO AREA DURING EVENTS



OPEN PATIO AREA DURING EVENTS



LEASED PATIOS



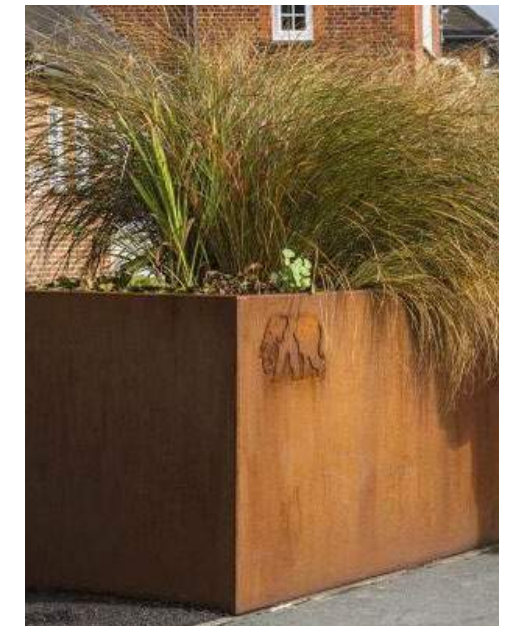
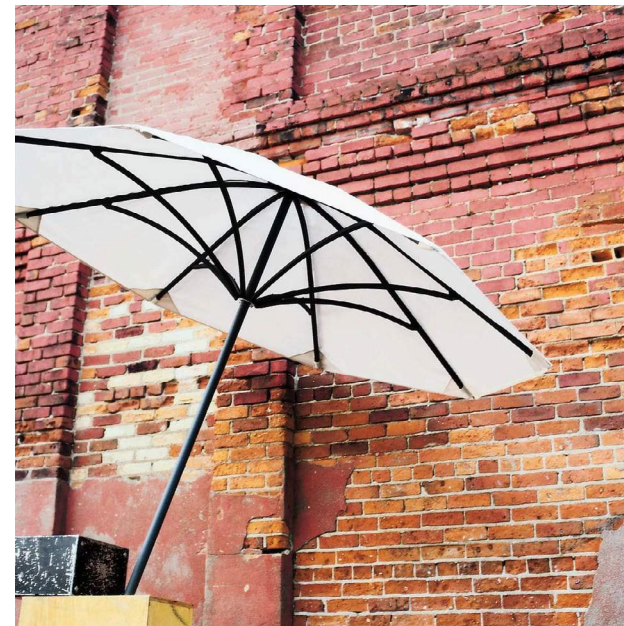
LEASED PATIO A: CAFE TABLES



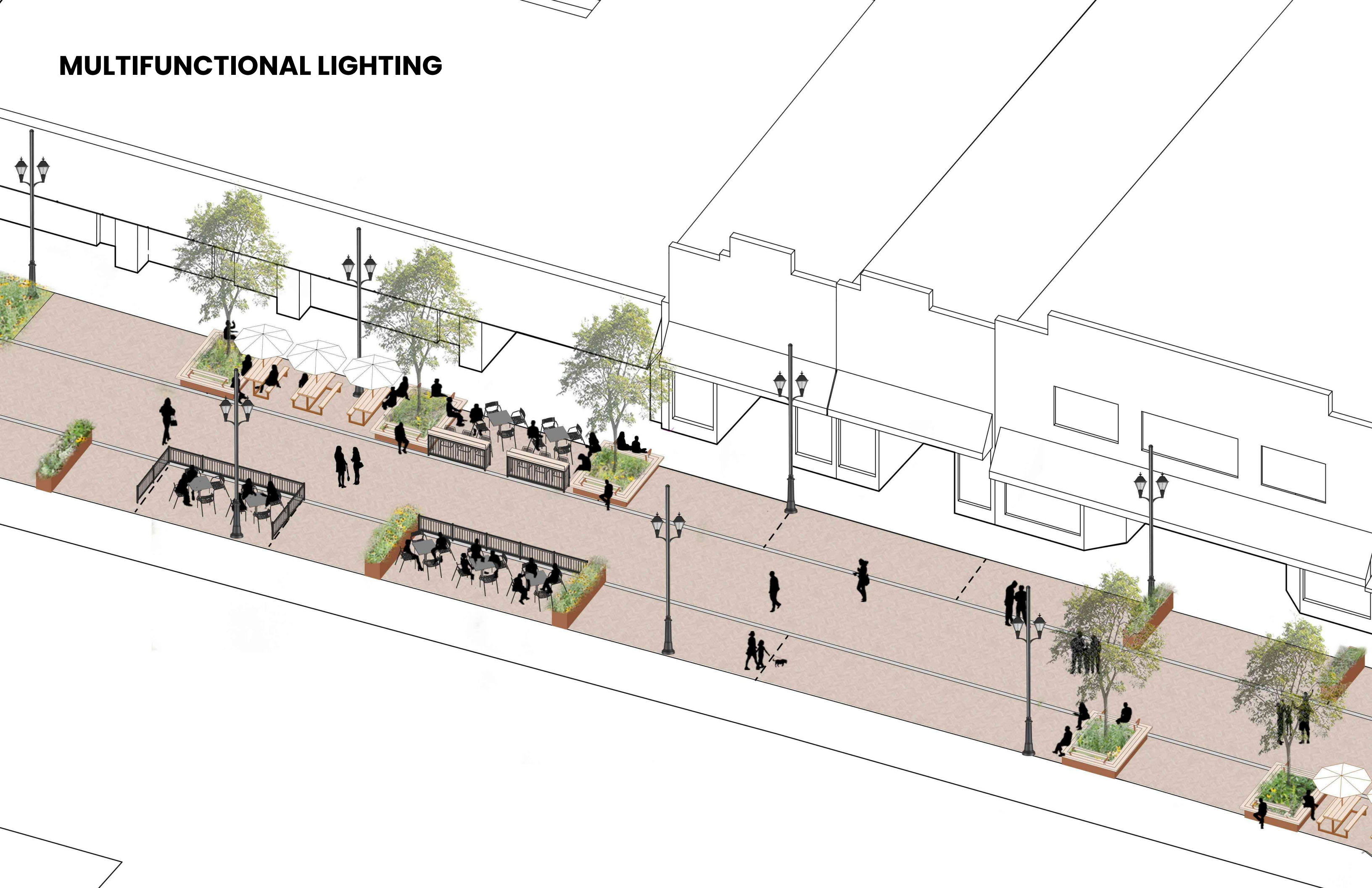
LEASED PATIO B: LUNCH COUNTERS



LEASED PATIO C: GROUP SEATING AND RAIL-TOP PLANTER



MULTIFUNCTIONAL LIGHTING



POLE-MOUNTED LIGHTS

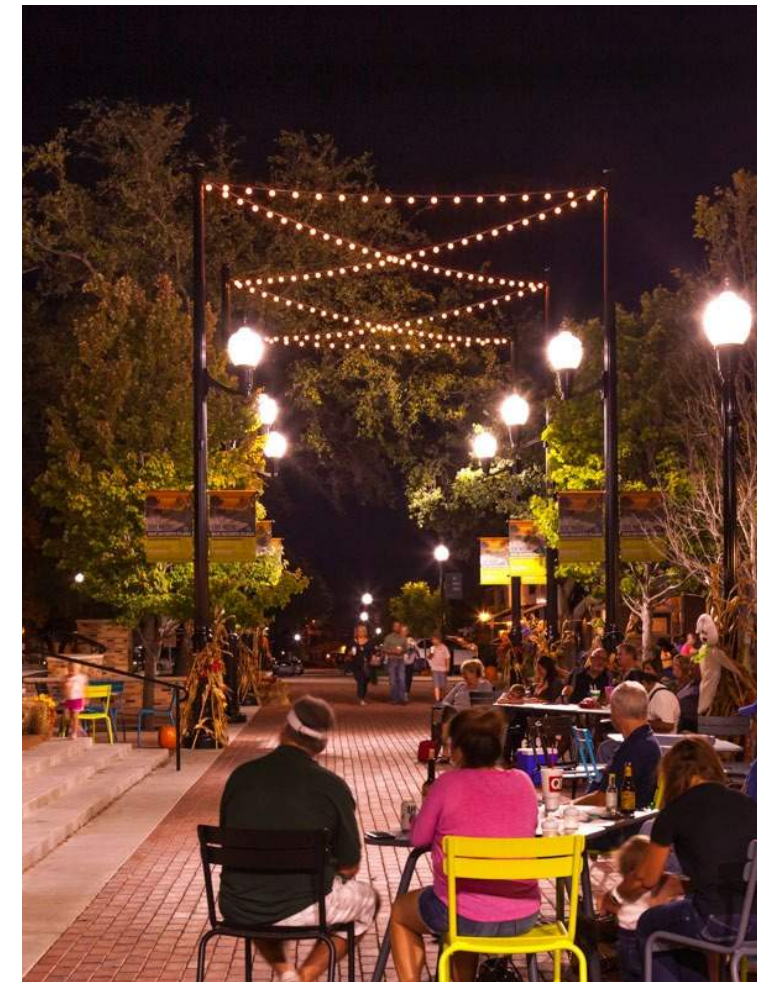
Traditional light poles with post-top or arm mounted fixtures. Tensioned guide wires between poles for string lights.

Benefits

- Traditional look references historic gas lamps on Mill Street
- Opportunity to attach string lights or other seasonal decor on tensioned wires
- Poles can support other accessories like banner arms, sound system, security cameras, electrical outlets, etc.



ANP Lighting LA 142



MULTIFUNCTIONAL LIGHTING



SH
Female threaded speaker hub, advise thread size

WHK
Steel wreath hook

FH
Cast aluminum flag holder mount, for use with 1" diameter flag pole



HSBA
Single banner arm, HUB mount style mount. Hub style can be ordered as "break-away" by changing number to read BSBA.



GFIB
15 amp duplex GFCI receptacle installed in pole base, includes mouse hole on door for wire access

GFB
Remote ground fault breaker installed in pole base (for use with NON-GFCI receptacles)



Historic pole with optional accessories and embedded GFCI receptacles



ANP Lighting - technology + utility integration capabilities

LAYERED LIGHTING STRATEGY



TREE UPLIGHTING



SEASONAL TREE STRING LIGHTS



FACADE LIGHTING









CORNISH CHRISTMAS

SANTA'S

HOT CHESTNUTS
1888

...community through
...and County
...all
...
Call Text: 530-205-8468
...
...

HOT CHEST
Win
Tasting
...
VIRGIN
...
...
...



↔ DESIGNATED CROSSINGS

PATIO ZONE

OPEN PROMENADE

PATIO ZONE

PATIO ZONE

OPEN PROMENADE

PATIO ZONE



SCALE: 1"=40'

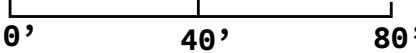
0' 40' 80'



TOTAL DESIGNATED PATIO AREAS: 49
 TOTAL WITH PERMANENT IMPROVEMENTS: 50% max
 LEASABLE PATIO SPACES: 11 (19 max)
 PUBLIC AMENITIES: 4 (5 max)
 NO PERMANENT IMPROVEMENTS, OPEN FOR TEMPORARY ENCROACHMENT: 35



SCALE: 1"=40'





UP TO 60 MARKET STALLS

MAIN STREET

BANK STREET

NEAL STREET



SCALE: 1"=40'

0' 40' 80'







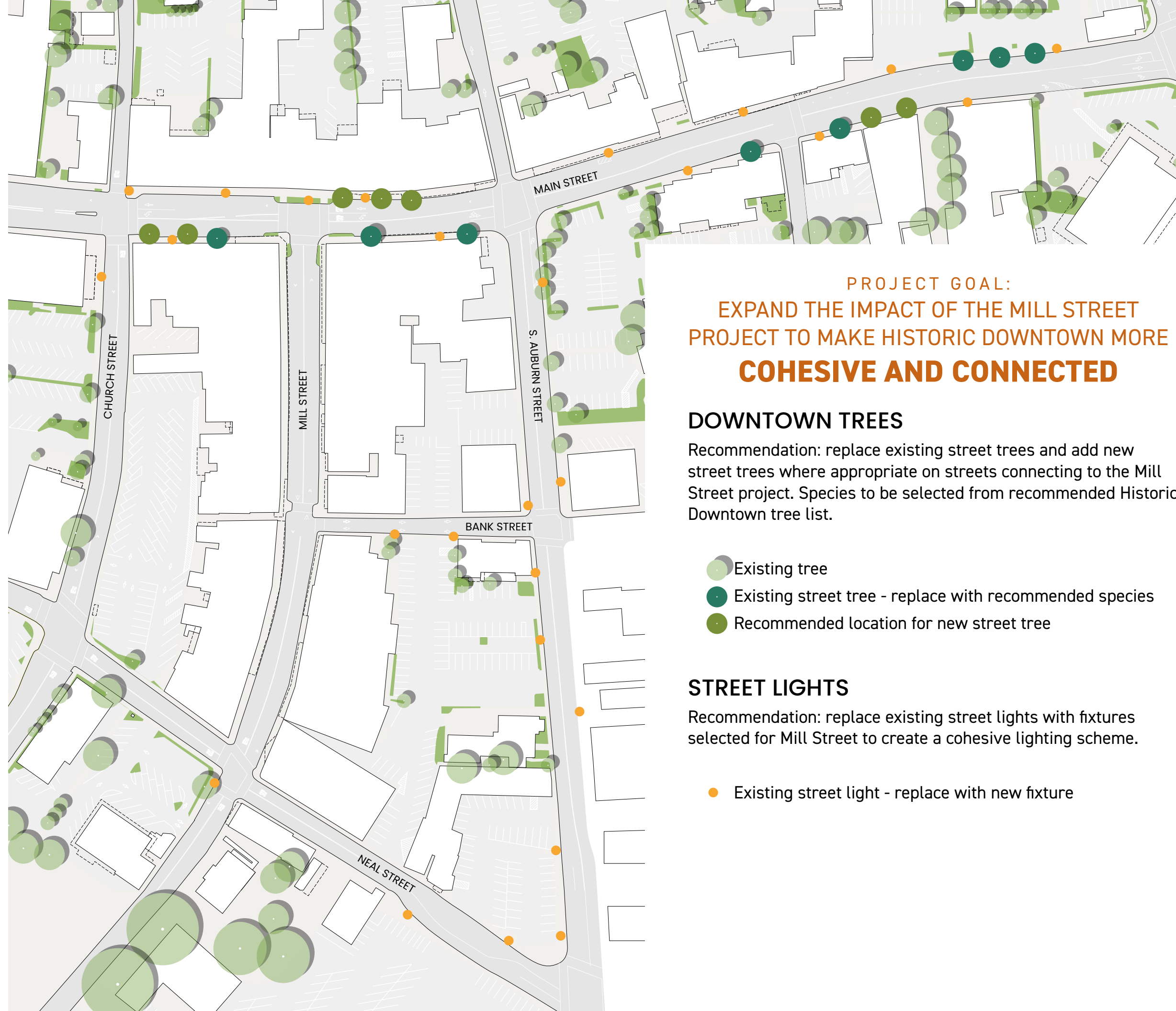
CHRISTMAS TREE

CHRISTMAS TREE



SCALE: 1"=40'

0' 40' 80'



PROJECT GOAL:
EXPAND THE IMPACT OF THE MILL STREET
PROJECT TO MAKE HISTORIC DOWNTOWN MORE
COHESIVE AND CONNECTED

DOWNTOWN TREES

Recommendation: replace existing street trees and add new street trees where appropriate on streets connecting to the Mill Street project. Species to be selected from recommended Historic Downtown tree list.

- Existing tree
- Existing street tree - replace with recommended species
- Recommended location for new street tree

STREET LIGHTS

Recommendation: replace existing street lights with fixtures selected for Mill Street to create a cohesive lighting scheme.

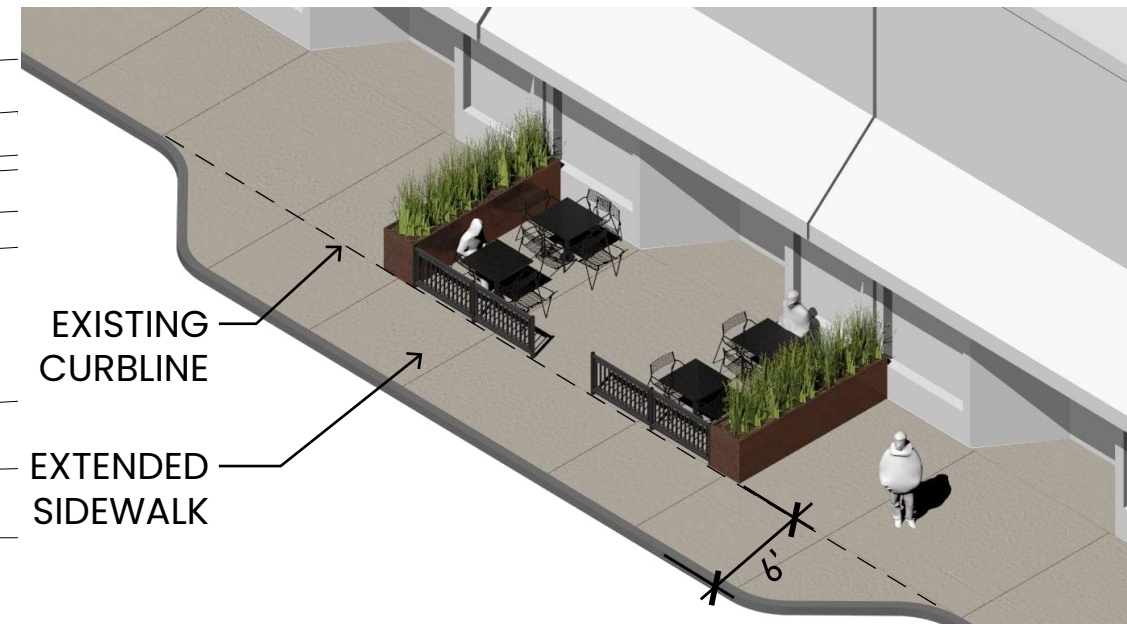
- Existing street light - replace with new fixture



PARKLETS ON MAIN STREET

Goal: create permanent parklets on Main Street as leasable space for businesses, with materials and furnishings that are consistent with the patio areas on Mill Street.

 Recommended permanent parklet location



EXISTING CURBLINE

EXTENDED SIDEWALK

6'

TRANSPORTATION AND ACCESSIBILITY RECOMMENDATIONS

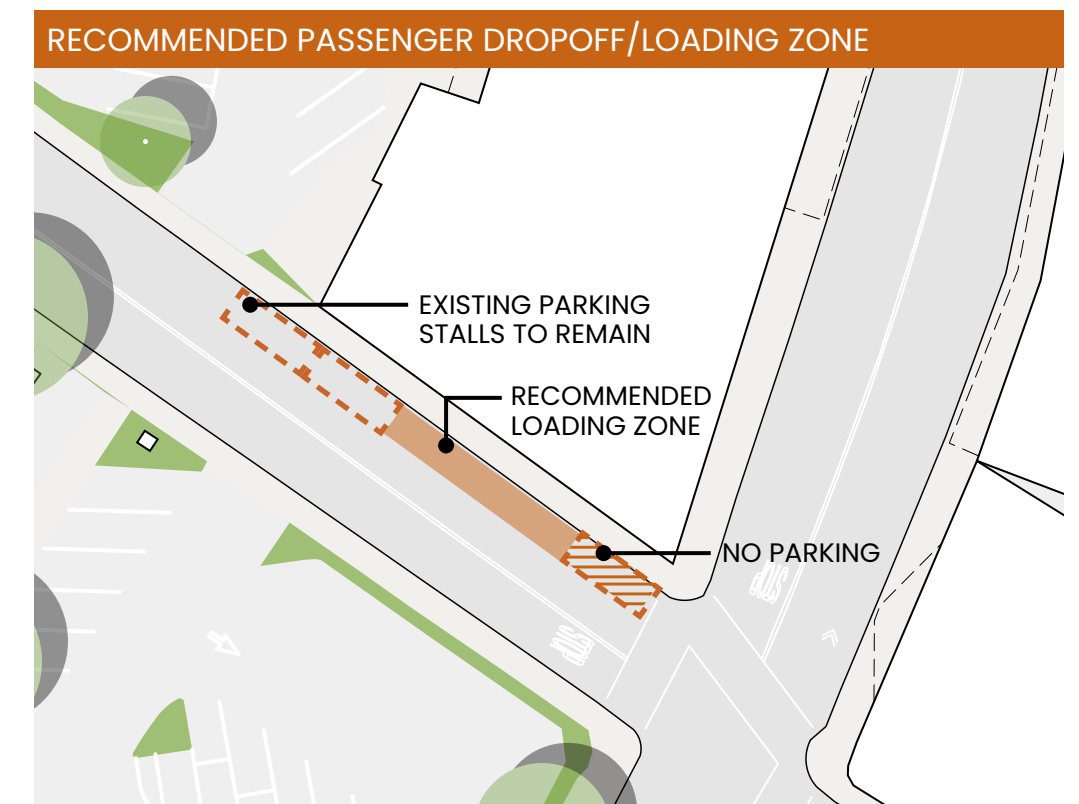


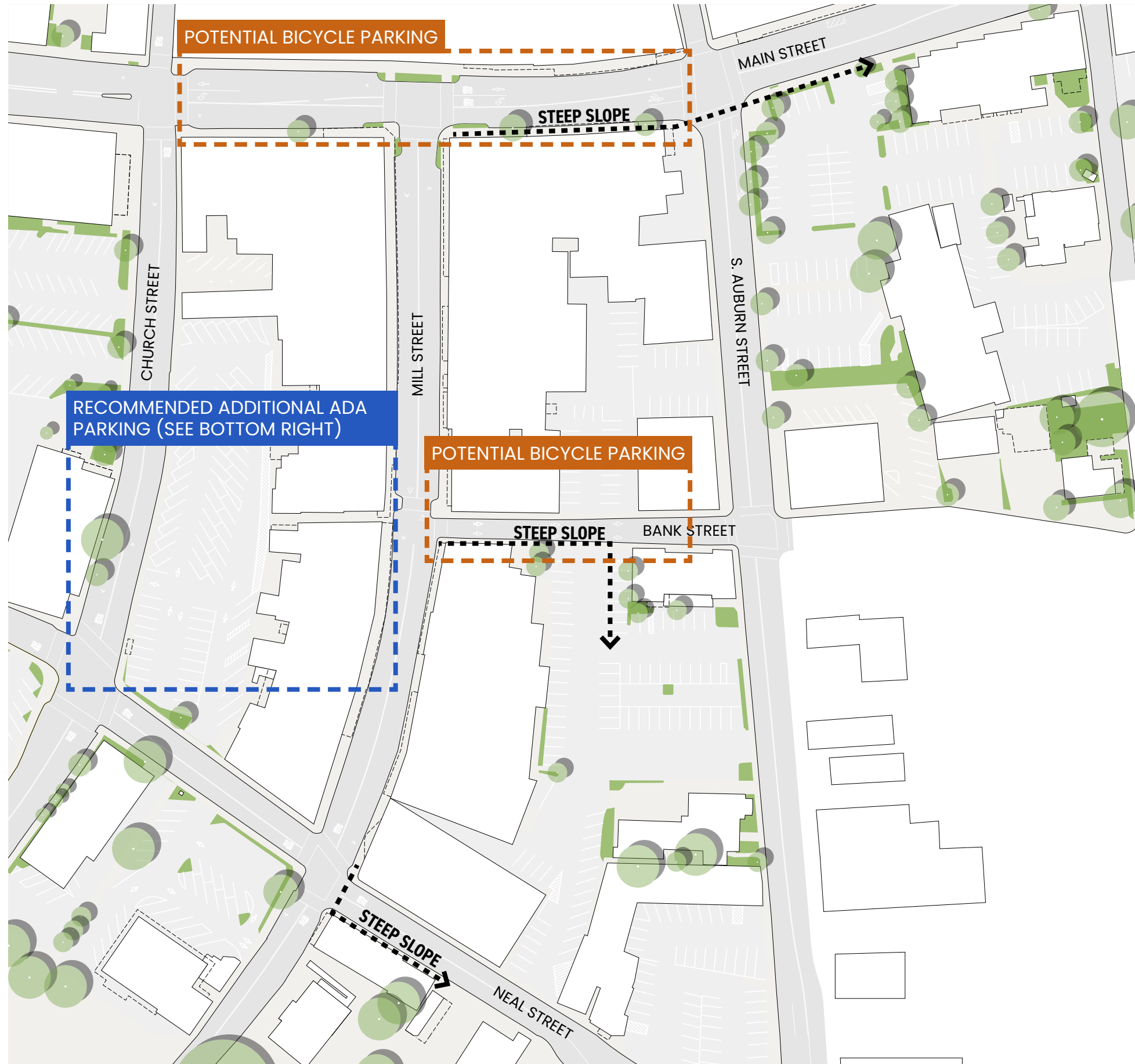
PASSENGER DROPOFF/LOADING

Goal: locate designated passenger loading zones to reduce the impact of parking changes on the mobility challenged.

Given that vehicle movements in and out of passenger loading zones can often negatively impact vehicle flows on the through street, that existing traffic flows on Neal Street are secondary to those on East Main Street:

- Recommended location for new loading zone: Neal Street



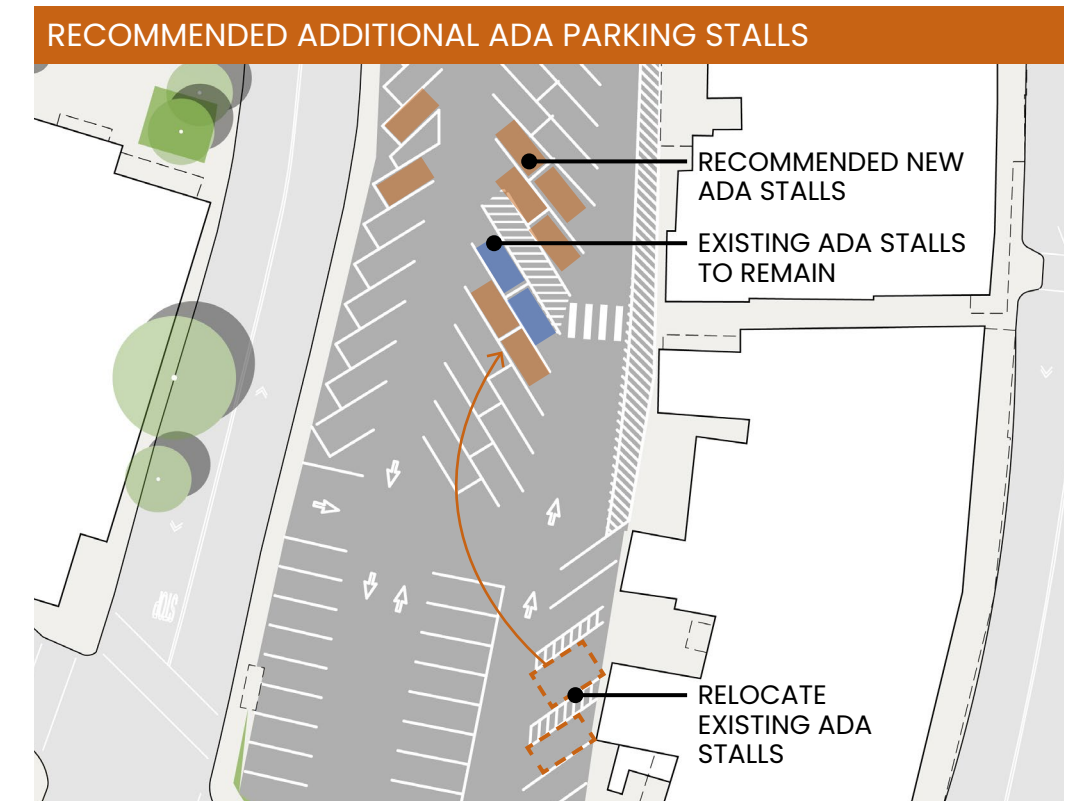


ADA PARKING

Given the feedback from the community about the loss of the 2 ADA stalls on Mill Street (already relocated to Church Street lot), and the number of comments received about local residents who are mobility challenged, consultants recommend adding additional ADA stalls beyond the minimum required.

Recommended location for additional ADA parking stalls: Church Street Lot

- New stalls: 6
- Relocate existing stalls: 2
- Existing stalls to remain: 2
- Total: 10
- Net gain: 6



BIKE PARKING

Recommendation: create new bicycle parking for approximately 10 bicycles in a secured or highly foot trafficked area.

- Potential bicycle parking locations: Main Street, Bank Street



END

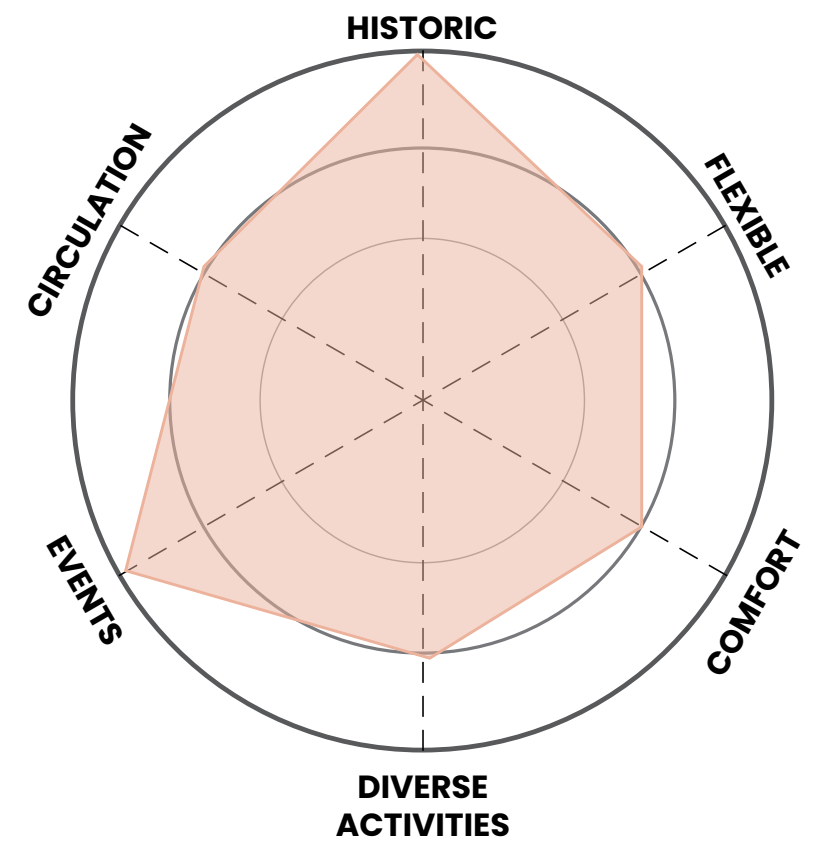
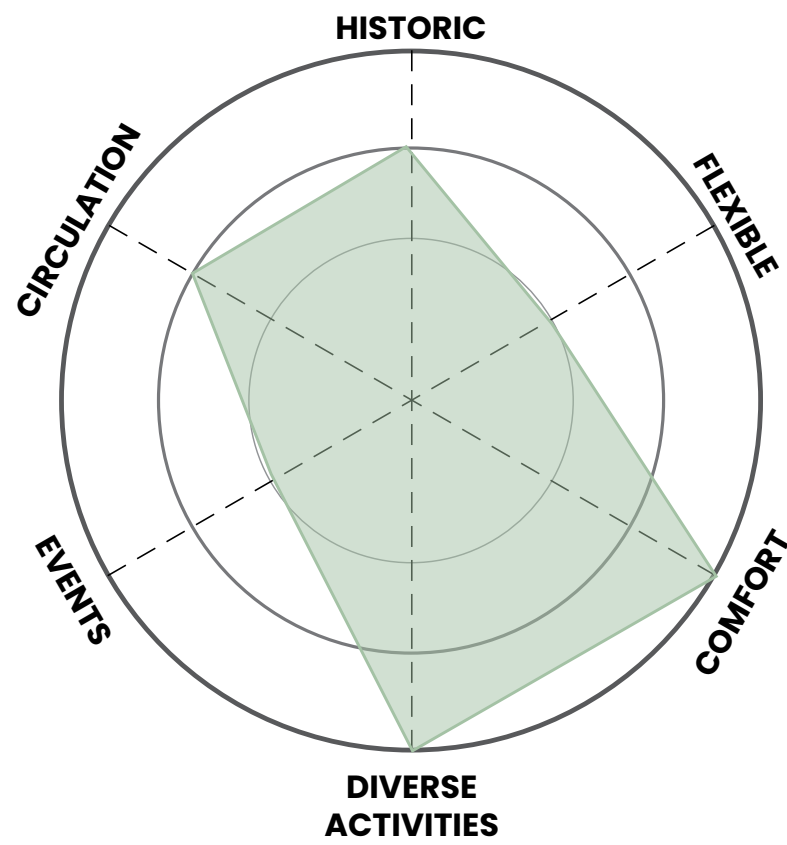
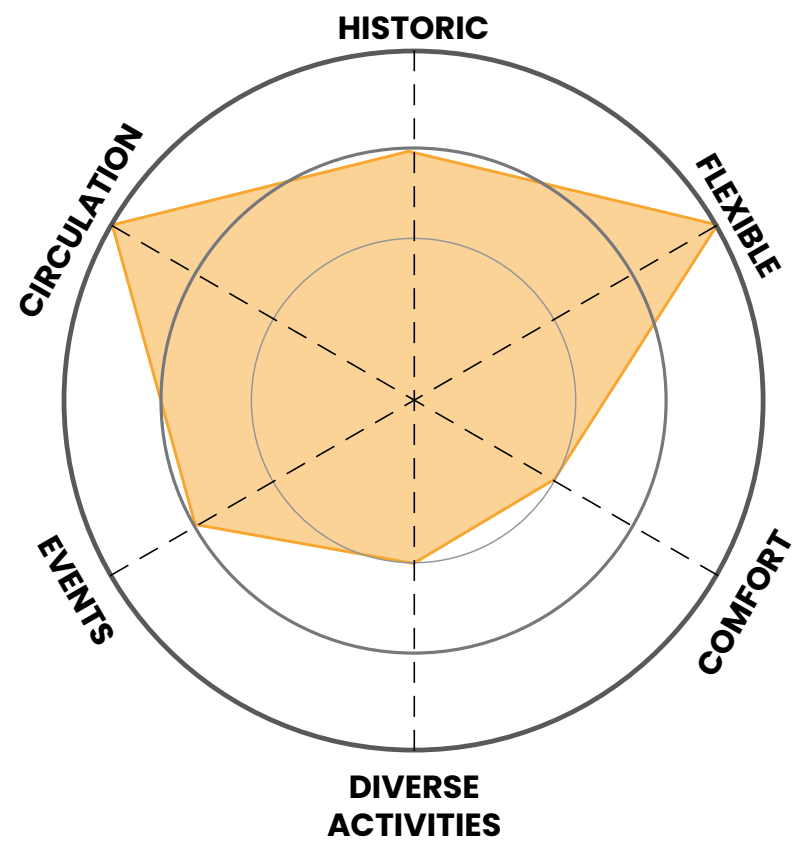
**IDEA 1:
DOWNTOWN PROMENADE**

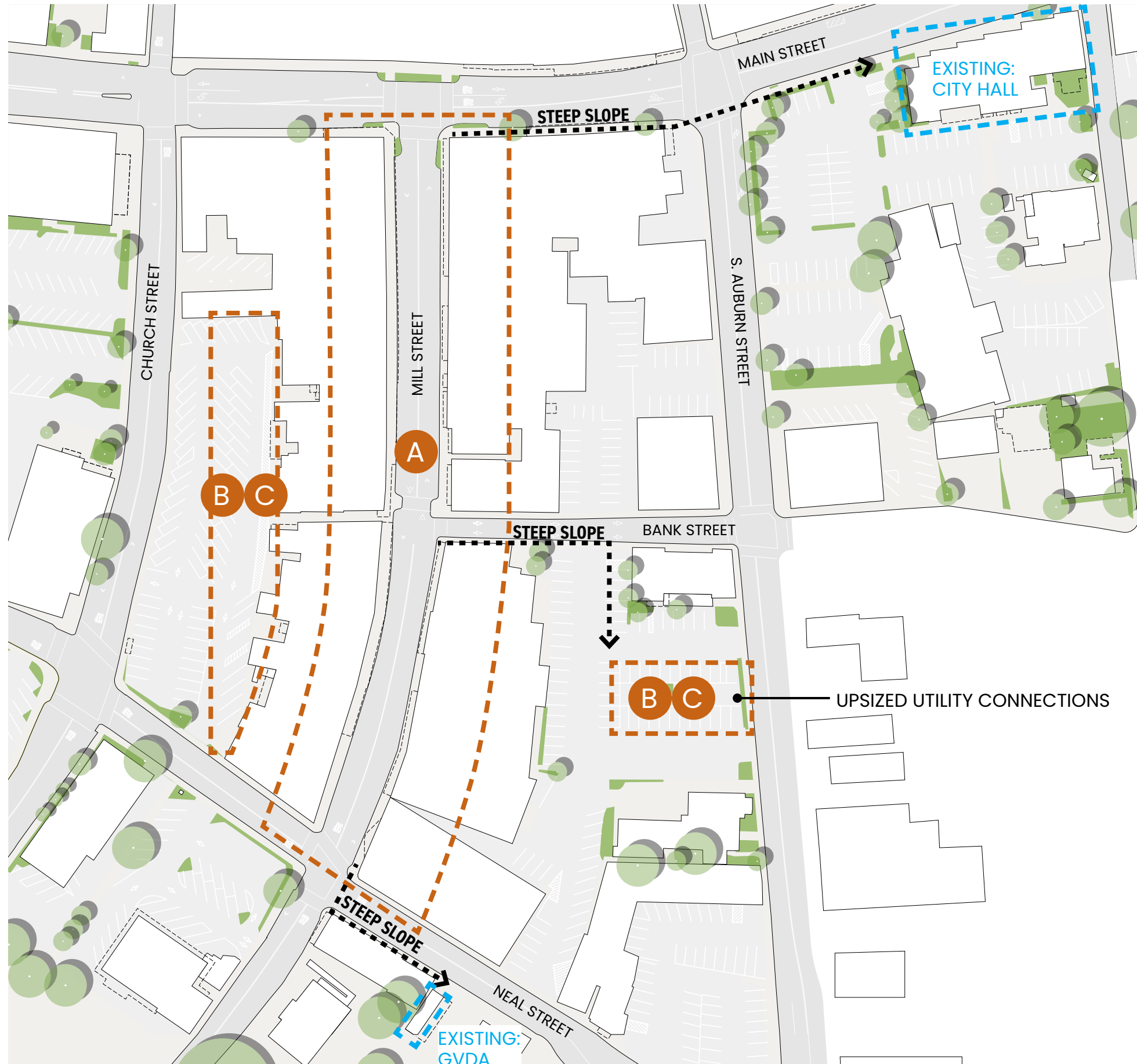


**IDEA 2:
DOWNTOWN MILL**



**IDEA 3:
DOWNTOWN QUARTZ**





PUBLIC RESTROOM STRATEGY - OPTIONS

- A PERMANENT INDOOR PUBLIC RESTROOM IN EXISTING BUILDING ON MILL STREET**
- Potential for indoor facility operated and maintained by City and/or GVDA
- OR-
- Agreement with business owner to secure public use of privately owned and operated restroom

RECOMMENDED PUBLIC RESTROOM STRATEGIES

- B TRAILER-STYLE MOVABLE RESTROOM**
- Portable trailer-style restroom located in existing parking lot adjacent to Mill Street
 - Includes lights and running water, requires electrical service and tank pumping/refill
 - May be moved onto Mill or Main during events
 - Opportunities for branding



- C MODULAR RESTROOM BUILDING**
- Standard or self-cleaning prefabricated structure located in existing parking lot adjacent to Mill Street
 - Requires utility hookups



PROJECT PROCESS TIMELINE



*NEXT STEP: DESIGN DRAWINGS
TO BID FOR CONTRACTOS*

CITY COUNCIL AND COMMUNITY MEMBERS CONFIRMED THAT THE FOLLOWING ARE TOP PRIORITIES FOR MILL STREET:

EXPAND THE IMPACT
OF THE MILL STREET
PROJECT TO MAKE
HISTORIC DOWNTOWN
MORE
**COHESIVE AND
CONNECTED**

INSPIRED BY THE
HISTORY AND CULTURE
OF GRASS VALLEY,
EXPRESS AN
**AUTHENTIC
IDENTITY**

DESIGN GOALS

PLAN FOR
FLEXIBILITY TO
**SUPPORT
COMMUNITY
EVENTS**

**MINIMIZE
BARRIERS TO
ACCESS**
SO THAT MILL STREET
WELCOMES PEOPLE OF
ALL AGES AND ABILITIES

DOWNTOWN STUDY AREA

MILL STREET
FOCUS AREA



MAIN STREET

CHURCH STREET

MILL STREET

S. AUBURN STREET

BANK STREET

NEAL STREET

PAVING PATTERN OPTIONS

