



# Phase 1 Near Term Build-Out Scenario: Site and Stormwater Improvements

Scale: 1"=30'  
February 2014



Urban Rain | Design  
The Office of Kevin Robert Perry, ASLA

- 1 Stormwater curb extensions with new trees, shrubs, and groundcovers captures stormwater runoff.
- 2 Stormwater curb extensions captures stormwater runoff but in order to protect the existing tree(s), the existing curb remains and the grade is only altered between the new curb location and existing curb. The landscape under the new tree is switched from lawn to shrubs and groundcovers.
- 3 New conventional curb extensions do not accept stormwater but are planted with trees, shrubs, and groundcovers.
- 4 Brick pavers at cross walk zones help demarcate pedestrian zones.
- 5 Brick pavers at sidewalk strips.
- 6 Concrete at intersection with curb extensions.
- 7 Existing lawn and trees to remain.
- 8 A 2' wide trench drains allows stormwater to flow from the Pine Street stormwater curb extension into the College Street stormwater curb extension.
- 9 Existing planting zone is widened, replanted, and brick paver walkways are installed to accommodate pedestrians traveling from the sidewalk zone to the parking zone.
- 10 Three new stormwater planters accepts stormwater runoff from Bank Street.
- 11 A shallow, 2' wide green gutter is placed at the existing street curb to collect stormwater runoff from Bank Street.
- 12 Three small rain gardens placed between existing street trees help manage addition stormwater runoff from the green gutter.
- 13 Existing lawn areas are replaced with new shrubs and groundcovers.
- 14 Existing lawn areas are replaced with new shrubs and groundcovers. Brick paver walkways are installed to accommodate pedestrians traveling from the sidewalk zone to the parking zone.
- 15 Infiltration gallery and landscape area accepts upstream piped overflow runoff from Pine Street inlets.
- 16 Pedestrian pathway along perimeter of stormwater landscape.
- 17 Pedestrian seatwall along perimeter of stormwater landscape.
- 18 Walkway allows for building maintenance to occur.
- 19 New shrubs and groundcovers along building wall.
- 20 New rock energy dissipation strips are placed along alley walkways to control flow and erosion.



# Phase 2 Intermediate Build-Out Scenario: Site and Stormwater Improvements

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- 1 Stormwater curb extensions with new trees, shrubs, and groundcovers captures stormwater runoff.
- 2 Stormwater curb extensions captures stormwater runoff but in order to protect the existing tree(s), the existing curb remains and the grade is only altered between the new curb location and existing curb. The landscape under the new tree is switched from lawn to shrubs and groundcovers.
- 3 New conventional curb extensions do not accept stormwater but are planted with trees, shrubs, and groundcovers.
- 4 Brick pavers at cross walk zones help demarcate pedestrian zones.
- 5 Brick pavers at sidewalk strips.
- 6 Concrete at intersection with curb extensions.
- 7 Existing lawn and trees to remain.
- 8 A 2' wide trench drains allows stormwater to flow from the Pine Street stormwater curb extension into the College Street stormwater curb extension.

- 9 Existing planting zone is widened, replanted, and brick paver walkways are installed to accommodate pedestrians traveling from the sidewalk zone to the parking zone.
- 10 Three new stormwater planters accepts stormwater runoff from Bank Street.
- 11 A shallow, 2' wide green gutter is placed at the existing street curb to collect stormwater runoff from Bank Street.
- 12 Three small rain gardens placed between existing street trees help manage addition stormwater runoff from the green gutter.
- 13 Existing lawn areas are replaced with new shrubs and groundcovers.
- 14 Existing lawn areas are replaced with new shrubs and groundcovers. Brick paver walkways are installed to accommodate pedestrians traveling from the sidewalk zone to the parking zone.
- 15 Infiltration gallery and landscape area accepts upstream piped overflow runoff from Pine Street inlets.

- 16 Pedestrian pathway along perimeter of stormwater landscape.
- 17 Pedestrian seatwall along perimeter of stormwater landscape.
- 18 Walkway allows for building maintenance to occur.
- 19 New shrubs and groundcovers along building wall.
- 20 New rock energy dissipation strips are placed along alley walkways to control flow and erosion.
- 21 New 3' high, above-grade stormwater planters are placed on parking structure deck to accept stormwater from upper roof areas.
- 22 Existing landscape median is re-graded to daylight piped stormwater runoff from parking structure. Median is replanted with shrubs and groundcovers.
- 23 8' wide boardwalks allow pedestrians to cross over rain garden landscape and allows water to move between landscape spaces.

- 24 Large rain gardens with new plaza space accepts surface runoff from College Street and also daylights piped stormwater from the upstream stormwater system.
- 25 Snow storage area at upper plaza section.
- 26 The new plaza space has several opportunities for pedestrian seawalls along the perimeter of landscape areas.
- 27 New 6' wide stormwater planter accepts runoff from the plaza space and adjacent driveway.
- 28 A concrete valley gutter conveys stormwater from the private driveway to the stormwater planter.
- 29 A new water feature helps draw people to the plaza space and reinforces a "water" theme for College Street.



# Phase 3 Full Build-Out Scenario: Site and Stormwater Improvements

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- 1 Stormwater curb extensions with new trees, shrubs, and groundcovers captures stormwater runoff.
- 2 Stormwater curb extensions captures stormwater runoff but in order to protect the existing tree(s), the existing curb remains and the grade is only altered between the new curb location and existing curb. The landscape under the new tree is switched from lawn to shrubs and groundcovers.
- 3 New conventional curb extensions do not accept stormwater but are planted with trees, shrubs, and groundcovers.
- 4 Brick pavers at cross walk zones help demarcate pedestrian zones.
- 5 Brick pavers at sidewalk strips.
- 6 Concrete at intersection with curb extensions.
- 7 Existing lawn and trees to remain.
- 8 Pervious pavers within parking zone of College Street. Parking zone to slope away from sidewalk and towards a concrete valley gutter at edge of parking zone.
- 9 Concrete paving/pad for bus parking zone.
- 10 College Street is re-paved with colored concrete and is striped with bike sharrows.
- 11 Private parking lot is re-configured with 9'x16' parking stalls and a 24' wide parking aisle.
- 12 A new rain garden accepts stormwater runoff from parking lot and potentially adjacent building rooftops.
- 13 Existing private sign is preserved.
- 14 Sidewalk zone at intersection is expanded to allow for better pedestrian movement at bus stop location.
- 15 A 2' wide trench drains allows stormwater to flow from the Pine Street stormwater curb extension into the College Street stormwater curb extension.
- 16 Existing planting zone is widened, replanted, and brick paver walkways are installed to accommodate pedestrians traveling from the sidewalk zone to the parking zone.
- 17 Pine street is striped with 10' vehicle travel lanes and 4' bike lanes in each direction.
- 18 Three new stormwater planters accepts stormwater runoff from Bank Street.
- 19 A shallow, 2' wide green gutter is placed at the existing street curb to collect stormwater runoff from Bank Street.
- 20 Three small rain gardens placed between existing street trees help manage addition stormwater runoff from the green gutter.
- 21 Existing lawn areas are replaced with new shrubs and groundcovers.
- 22 Existing lawn areas are replaced with new shrubs and groundcovers. Brick paver walkways are installed to accommodate pedestrians traveling from the sidewalk zone to the parking zone.
- 23 New stormwater planter accepts runoff from private yards.
- 24 Pervious pavers within alleyway.
- 25 Infiltration gallery and landscape area accepts upstream piped overflow runoff from Pine Street inlets.
- 26 Pedestrian pathway along perimeter of stormwater landscape.
- 27 Pedestrian seatwall along perimeter of stormwater landscape.
- 28 Walkway allows for building maintenance to occur.
- 29 New shrubs and groundcovers along building wall.
- 30 New rock energy dissipation strips are placed along alley walkways to control flow and erosion.
- 31 New 3' high, above-grade stormwater planters are placed on parking structure deck to accept stormwater from upper roof areas.
- 32 Existing landscape median is re-graded to daylight piped stormwater runoff from parking structure. Median is replanted with shrubs and groundcovers.
- 33 Private parking lot is re-configured with 9'x16' parking stalls and a 22' wide parking aisle.
- 34 Existing concrete curb remains in place and a 6' wide stormwater swale planted with trees, shrubs, and groundcovers accepts stormwater runoff from parking lot.
- 35 A new rain garden at the terminus of the stormwater swale captures remaining runoff.
- 36 A 2' wide trench drain captures runoff from drive through and routes it to the parking lot rain garden.
- 37 New 5' wide stormwater planters planted with shrubs and groundcovers accept stormwater runoff from Battery Street.
- 38 A 3' wide trench drain allows for stormwater to flow from the College Street north stormwater curb extension to the south stormwater curb extension.
- 39 8' wide boardwalks allow pedestrians to cross over rain garden landscape and allows water to move between landscape spaces.
- 40 Large rain gardens with new plaza space accepts surface runoff from College Street and also daylights piped stormwater from the upstream stormwater system.
- 41 Snow storage area at upper plaza section.
- 42 The new plaza space has several opportunities for pedestrian seatwalls along the perimeter of landscape areas.
- 43 New 6' wide stormwater planter accepts runoff from the plaza space and adjacent driveway.
- 44 A concrete valley gutter conveys stormwater from the private driveway to the stormwater planter.
- 45 A new water feature helps draw people to the plaza space and reinforces a "water" theme for College Street.



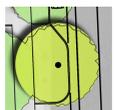
# Phase 3 Full Build-Out Scenario: Existing and Proposed Tree Locations

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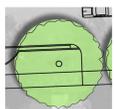


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## Tree Legend



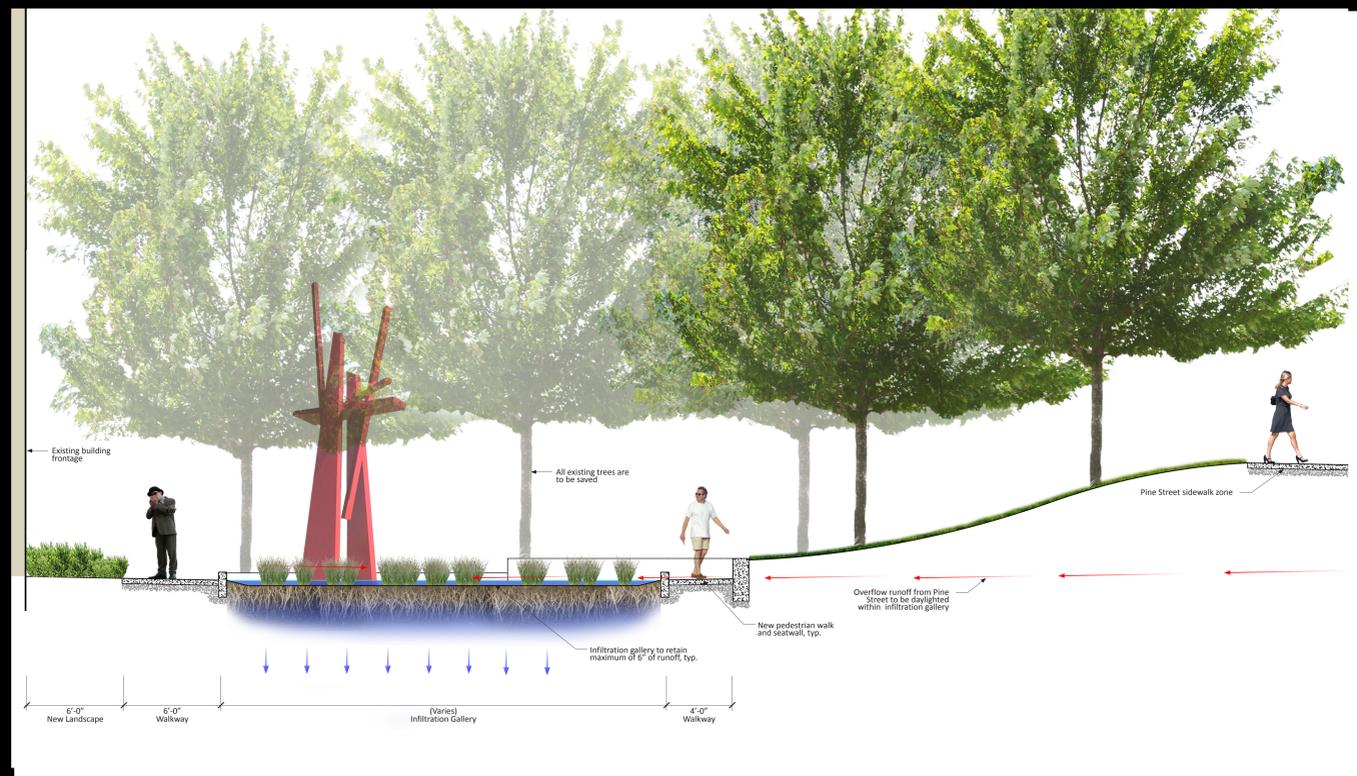
Proposed street tree



Existing tree to be preserved



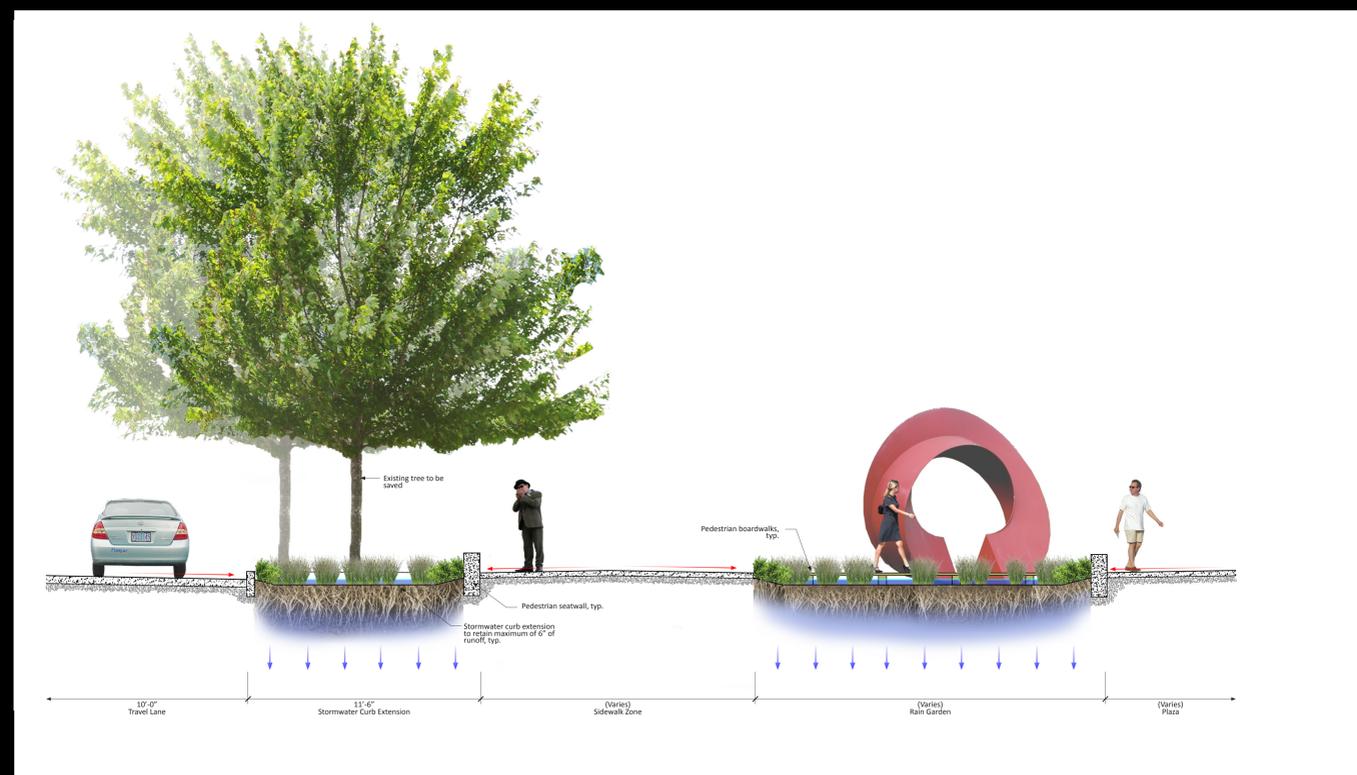
Section AA - Pine Street and College Street Curb Extensions



Section BB - Infiltration Gallery at People's United Bank



Section CC - Bank Street Stormwater Planters and Green Gutter



Section DD - Urban Plaza at ICV Site

# Typical Cross Sections

Scale: 1/4" = 1'-0"  
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