

Section Two **DESIGN GUIDELINES**

TYPICAL NEIGHBORHOOD CONNECTION
PLAN

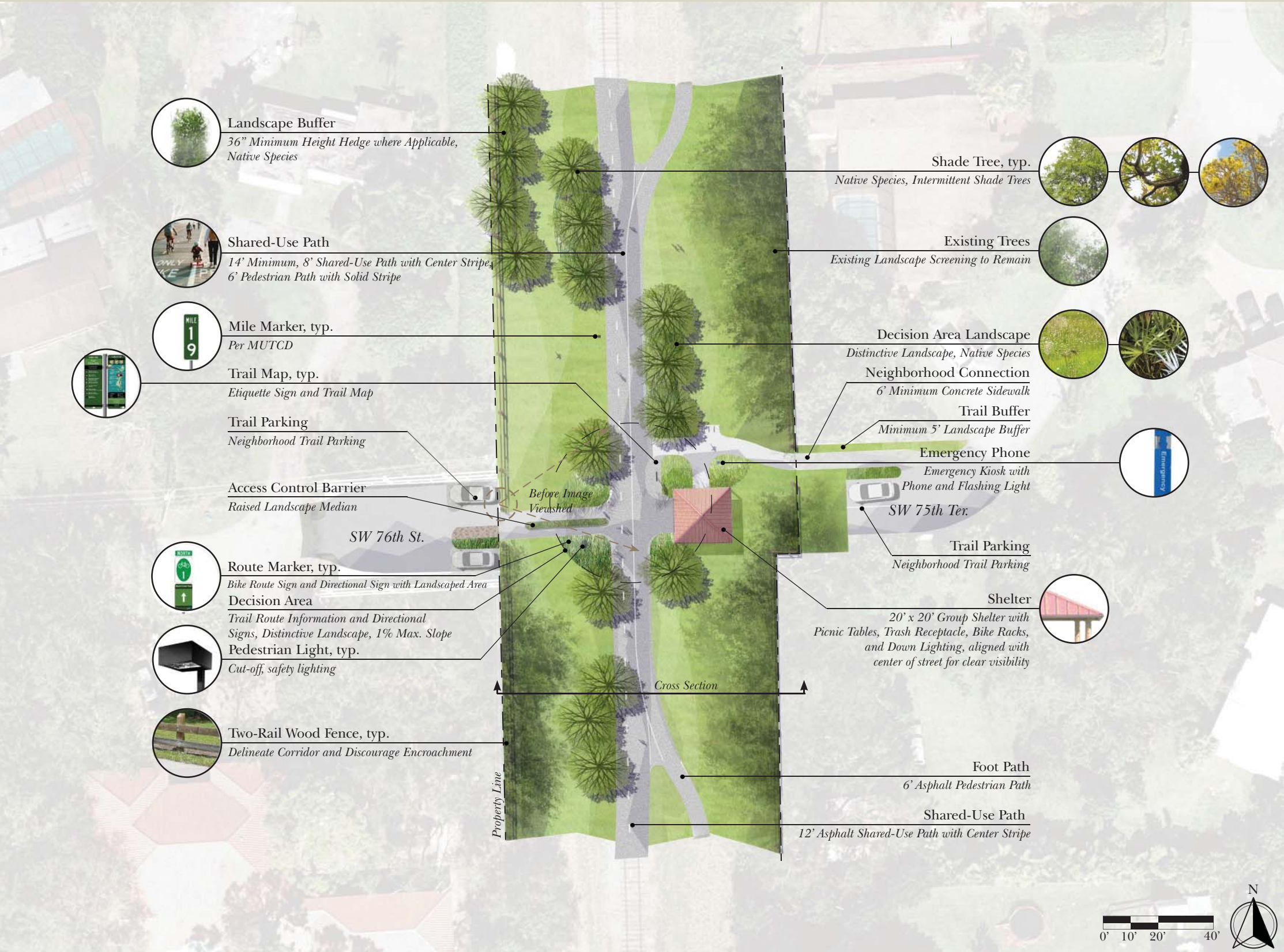
SOUTHWEST 76TH STREET CONNECTION

Neighborhood connectivity is a critical element of the standards and guidelines for Ludlam Trail. With twelve (12) opportunities over the length of the corridor, Ludlam Trail seeks to expand beyond the corridor and into neighborhoods to provide maximum user accessibility.

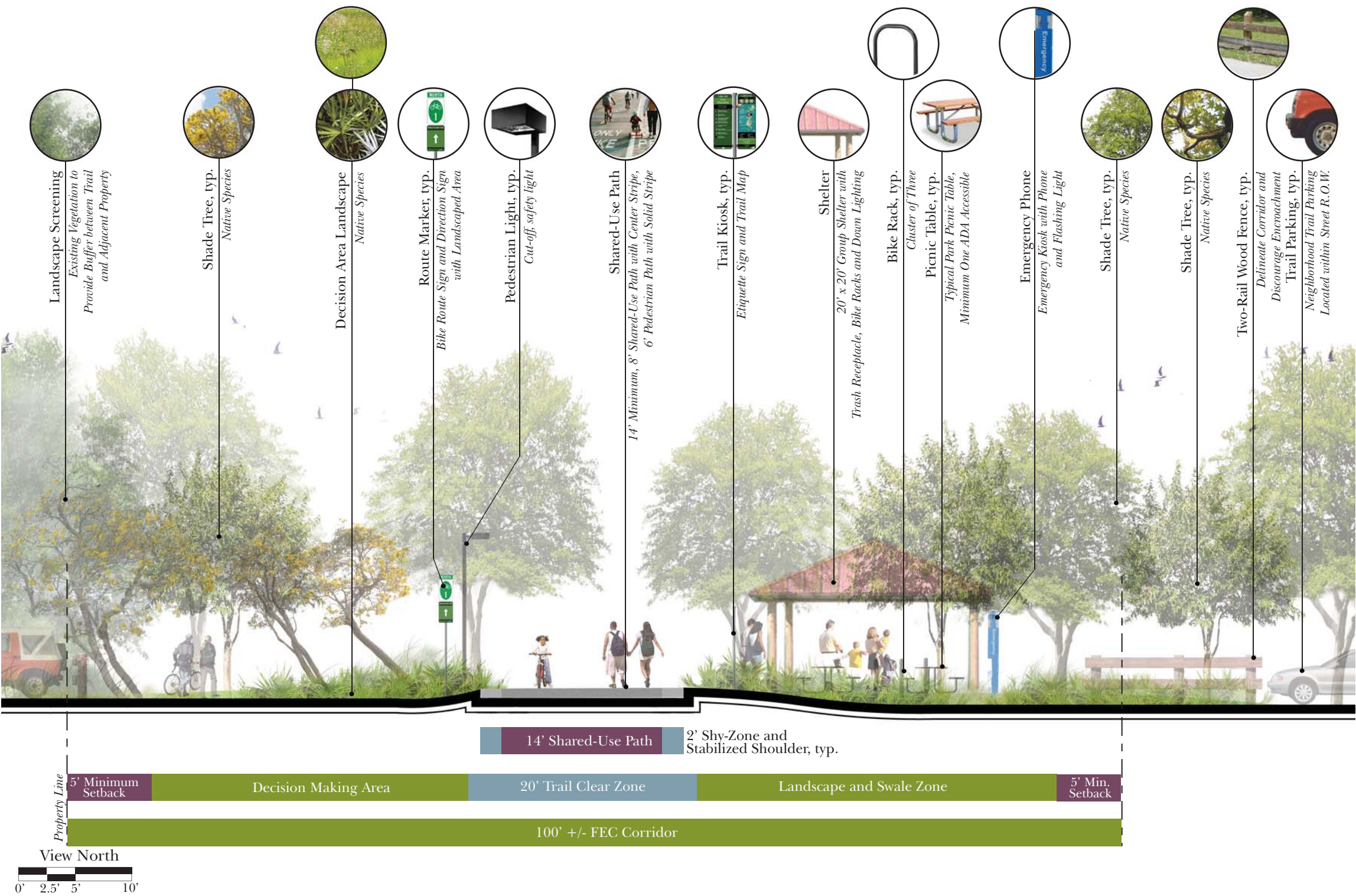
The typical neighborhood connection concept develops the trail into a true neighborhood meeting place with a rest area consisting of a group shelter, site furnishings, user safety elements and limited trail parking. Trail parking will utilize the existing street right-of-ways and in select instances, provide opportunities to patrol the corridor with clear visibility. Rest areas are recommended throughout the Ludlam Trail corridor every one (1) to two (2) miles.

Highlights of the plan include:

- Typical neighborhood connection
- Neighborhood and street sidewalk network connections
- Group shelter with site furnishings
- Trail seating opportunity
- Neighborhood meeting location and possible pavilion rental
- Income opportunity for operation of trail
- Opportunity to patrol trail corridor from vehicle turn-around
- Similar conditions at SW 6th St., SW 19th St., SW 23rd St., South Waterway Drive, SW 44th St., SW 48th St., SW 62nd St., SW 66th St., SW 68th St., SW 74nd St., SW 76th St., and SW 78th St.



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**TYPICAL NEIGHBORHOOD CONNECTION
CROSS-SECTION**

SOUTHWEST 76TH STREET CONNECTION

Neighborhood access routes should be located a minimum of five (5) feet from any private residences with a landscaped buffer. A two-rail wood fence may be used to define the trail corridor and discourage encroachment onto private property.

Where applicable, existing vegetation within and adjacent to the trail corridor should be preserved for buffering and screening for private residences and businesses. Intermittent landscape screening and buffers may need to be installed to ensure a consistent level of privacy for adjacent residents.



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BEFORE IMAGE

The existing conditions photo to the left portrays a typical view from a neighborhood connection point along the Ludlam Trail. Such access points should consist of a minimum forty (40) foot right-of-way adjacent to the trail corridor to allow a six (6) foot sidewalk, landscaping and potential limited parking in a safe and accessible manner.



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Ludlam Trail at SW 76th Street looking east

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SOUTHWEST 76TH STREET CONNECTION

AFTER IMAGE

The SW 76th Street neighborhood connection ‘after’ image to the left shows the layout of a ‘rest area’ with covered seating, trash receptacle, multiple access points and emergency phone. Low level pedestrian lighting is shown and is recommended only at decision making areas such as roadway crossings, trailheads or rest areas.

