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 45th St., SW 46th St., SW 60th St., SW 62nd St., SW 66th St., SW 68th St., SW 74th St., SW 76th St., and SW 78th St.

Before Image

Viewshed

Trail Parking

Raised Landscape Median

Access Control Barrier

Trail Route Information and Directional Signs

Decision Area

Shelter

Two Rail Wood Fence, typ.

Delimit Corridors and Discourage Encroachment

Mile Marker, typ.

Trail Map, typ.

Trail Parking

Neighborhood Trail Parking

Emergency Kiosk with Phone and Flashing Light

Decision Area Landscape

District Landscape, Native Species

Neighborhood Connection

Min 3 Concrete Sidewalk

Trail Buffer

Min 5 Landscape Buffer

Emergency Phone

Income Opportunity for Operation of Trail

Shade Tree, typ.

Native Species, Intermittent Shade Trees

Existing Trees

Existing Landscape Screening in Reserved

Shade Trees, typ.

Native Species, Intermittent Shade Trees

Existing Trees

Existing Landscape Screening in Reserved
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.
Section Two DESIGN GUIDELINES

TYPICAL NEIGHBORHOOD CONNECTION

SOUTHWEST 76TH STREET CONNECTION

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.
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.