commerce_deep ellum

EXISTING CONDITIONS

EXISTING COMMERCE STREET CONDITIONS

[3 travel lanes + 2 parking lanes]

CURRENT OPERATION

travel lanes: 5 lane operation

north lane: dedecated on-street parking
south lane: dedecated on-street parking

current available parking: 96 spaces

COMMUNITY DESIGN PRIORITIES

Identified at the 12-13-16 Commerce Street Public Meeting

1. Preffered option should **not reduce existing on-street parking**
2. Explore options that **gain parking where possible**
3. Explore options that **prioritize parking over curb bump outs**
4. Prioritize **usable hardscape** over **large planting beds**
5. **Street trees should be included** in design
6. Explore alternative concepts that include **head in parking** along the corridor.

DESIGN CRITERIA

vehicular travel lanes: 2 lanes designed at 11' wide

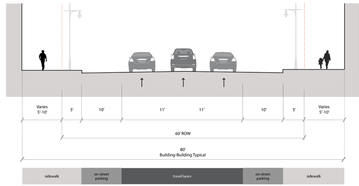
on street parking: 22' long stalls,

head-in parking: 9' wide by 18' curb to back of stall

bulb-out dimensions @ streets: restrict to min. distance reqired from intersection to parking stall: 30'

bulb-out dimensions @ drive entries: reduce or eliminate in favor of striping to maximize parking area

SECTIONS



DESCRIPTIONS

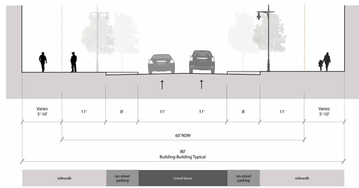
3 vehicular lane operation
2 parking lanes
3 dedicated traffic lanes

existing parking: **96 spcs.**

OPTION A

FULL SIDEWALK

[2 travel lanes + indented parallel parking]



Pros:
increased sidewalk cafe space
Allows for consistent spaceing of street trees
No property aquisistion required

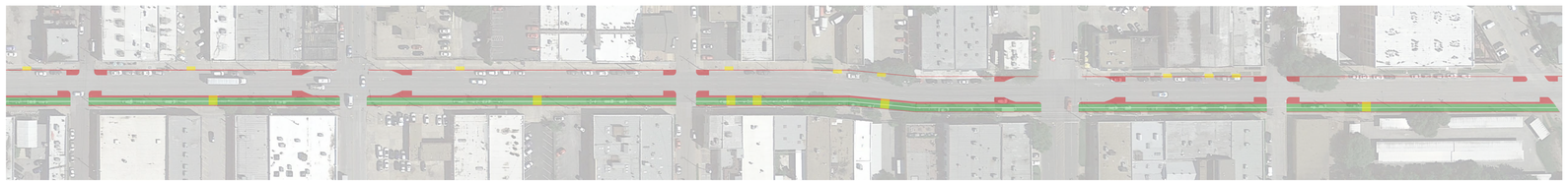
Cons:
No dedicated bicycle facility

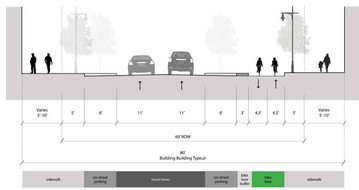
Parking:
• **96 spcs.** [same as existing]

OPTION B

2 WAY CYCLE TRACK

[2 travel lanes + indented parallel parking + 2 way cycle track on the south side of street]





Pros:
Provides dedicated bicycle facility
Allows for consistent spaceing of street trees
No property aquisistion required

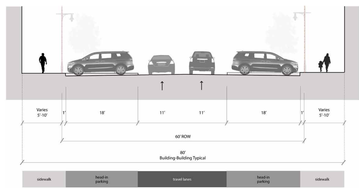
Cons:
Negligible gain in sidewalk cafe space

Parking:
• **96 spcs.** [same as existing]

OPTION C

PARALLEL + HEAD IN PARKING

[2 travel lanes + head in parking]



Pros:
Increased parking along corridor

Cons:
Property Aquisition required
Reduction of existing sidewalk
No dedicated bicycle facility

Parking:
• **192 approx. parking** [+96 spcs. approx.]