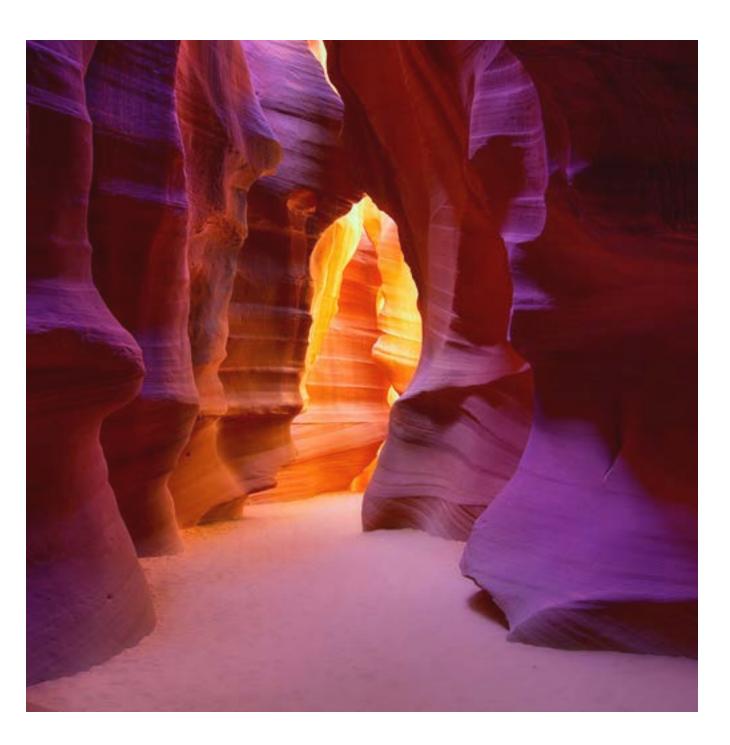
Downtown Streetscape Master Plan February, 2022



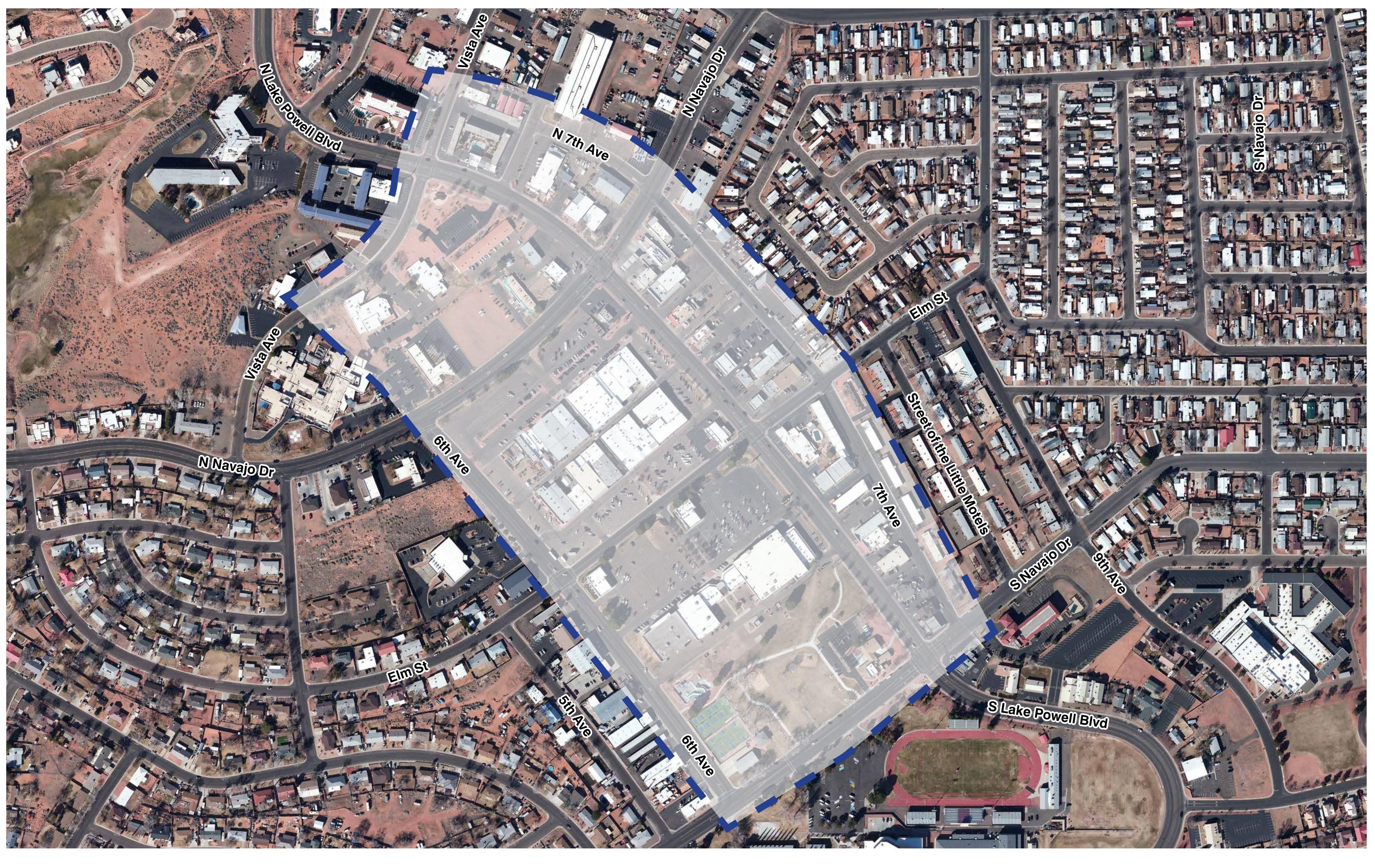












Downtown Streetscape Master Plan - Focus Area







ALAN

10

89

89

Lake Powell -**National Golf Course**

Glen Canyon Conservancy

Page City -Hall

B

Page · Hospital



US Post Office –

N Lake Pour

Blv

O

Manson Mesa -High School

Page High School

Intermediate School

Desert View

EIMSt

TLO

Block 17

10th Ave

Aero Ave

SNavajo.

ALEREE

John C

Page Park

Page Middle

School

Page Public · Library

S Lake Powell Blvd

Page Instructional

Site Page Police & Fire Department

Golliard Park

> Page Municipal Airport



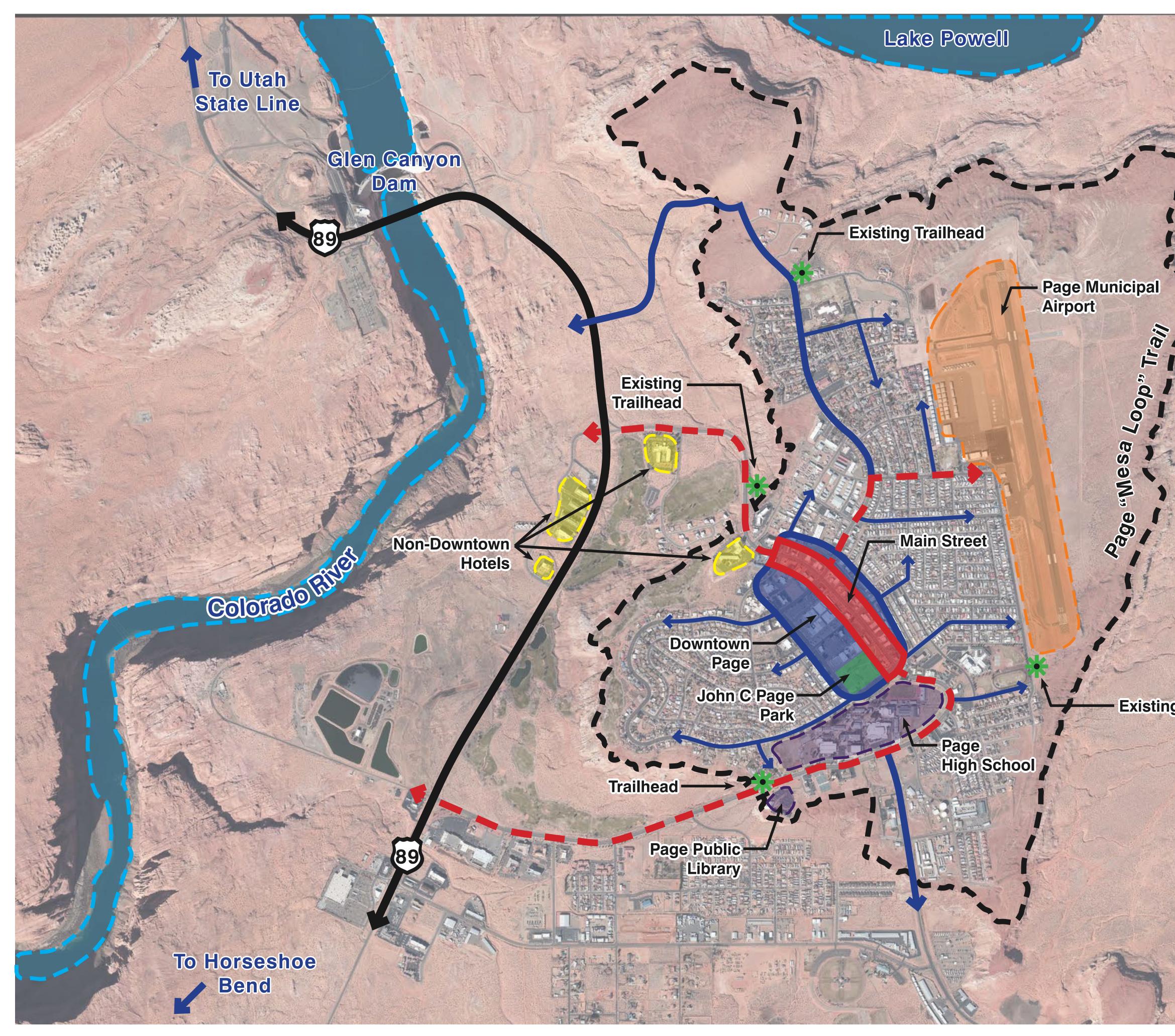


January, 2021 SCALE: 1"=400'





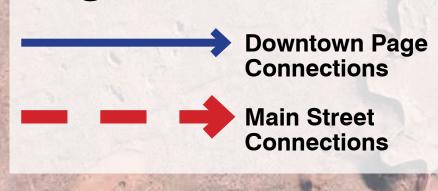




Downtown Streetscape Master Plan - Connectivity Diagram



Legend

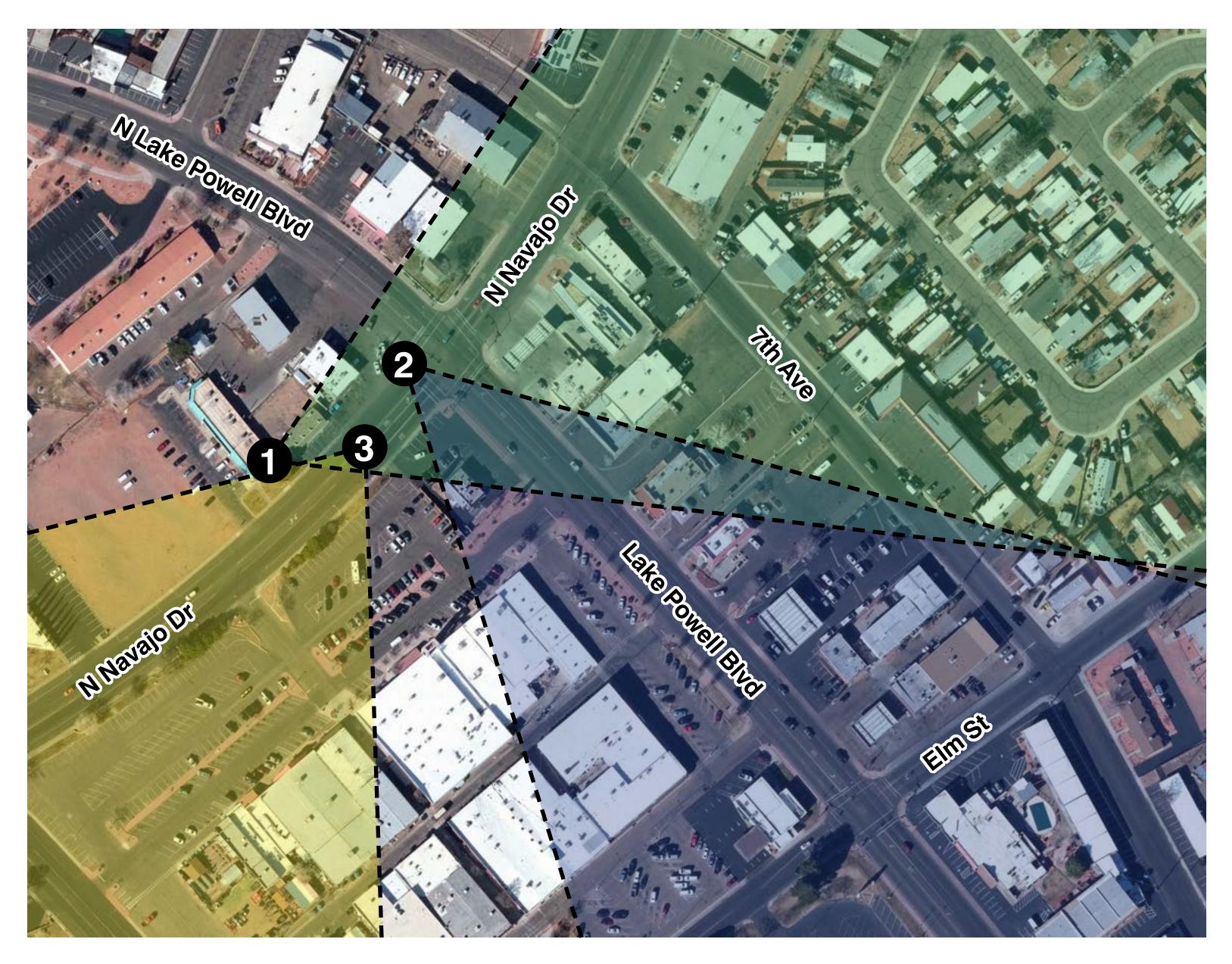


To Antelope Canyon •







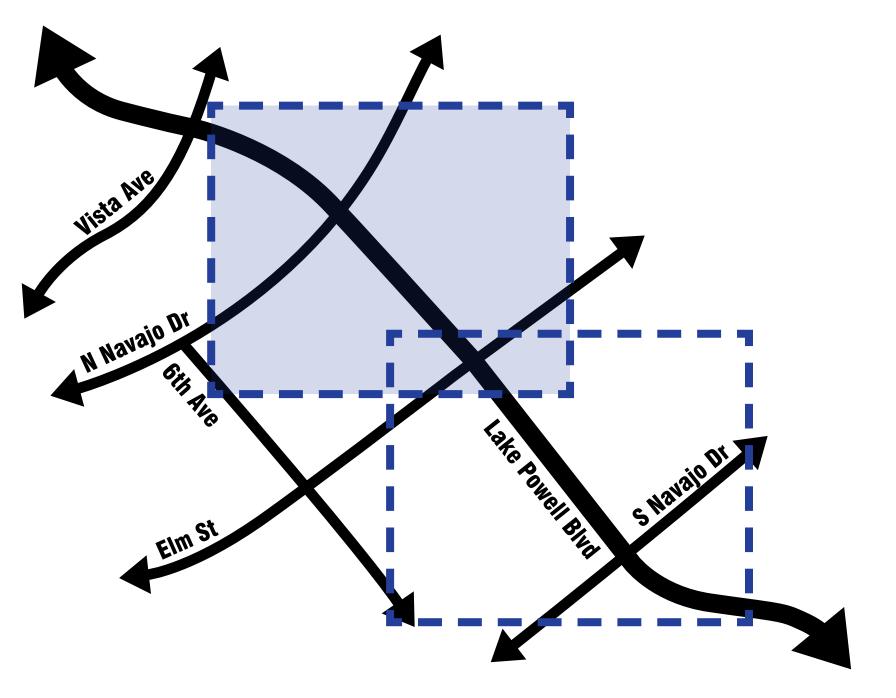




Downtown Streetscape Master Plan - Existing Conditions Aerial Photos

Existing Conditions

- Lake Powell Boulevard currently supports five travel lanes that vary between 15' and 12' wide. For perspective a typical car is 7' wide.
- Existing functioning space is 80' wide from back of sidewalk to back of sidewalk. This includes five travel lanes, one raised curb 7' sidewalk, and one at grade 7' sidewalk.
- The right-of-way owned by the City of Page is 90' wide. The additional 10' is being utilized in a variety of ways by property owners along both sides of Lake Powell Boulevard.
- The northern section of the Lake Powell Boulevard corridor contains Page City Hall, Block 17, museums, and a variety of shops and amenities.







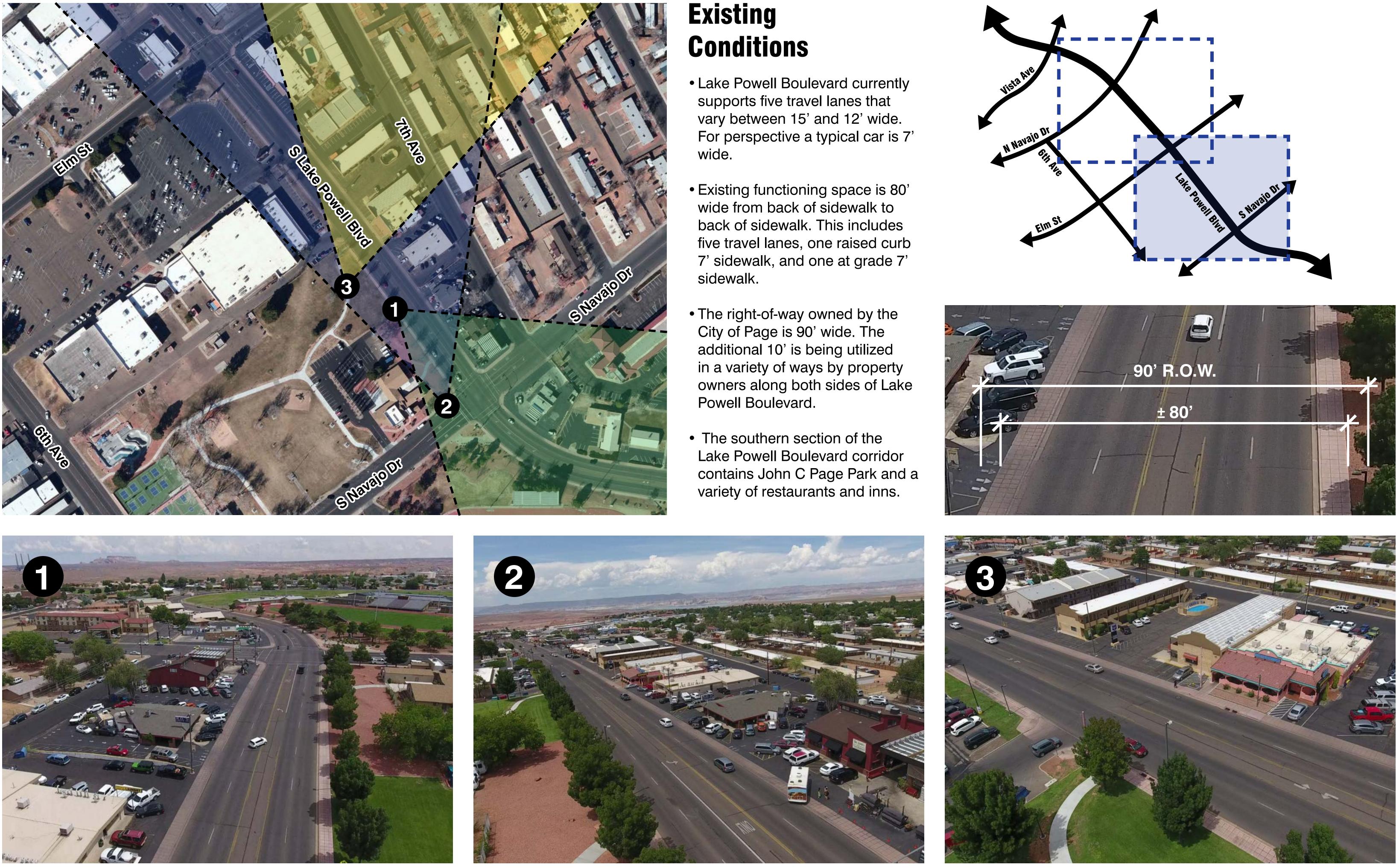
January, 2021

0 100' 200' SCALE: 1"=100'

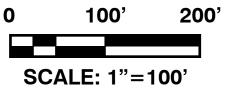








Downtown Streetscape Master Plan - Existing Conditions Aerial Photos



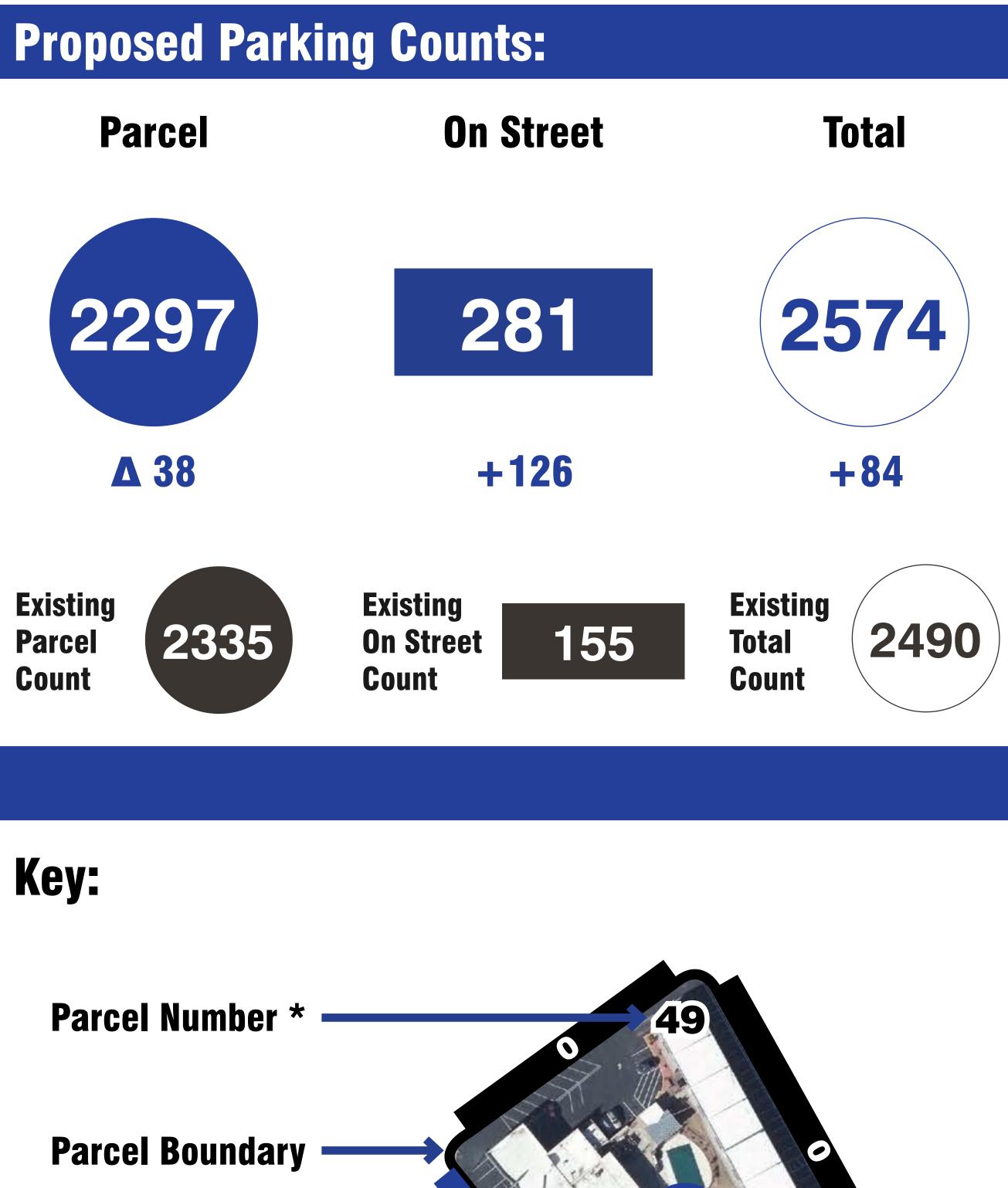






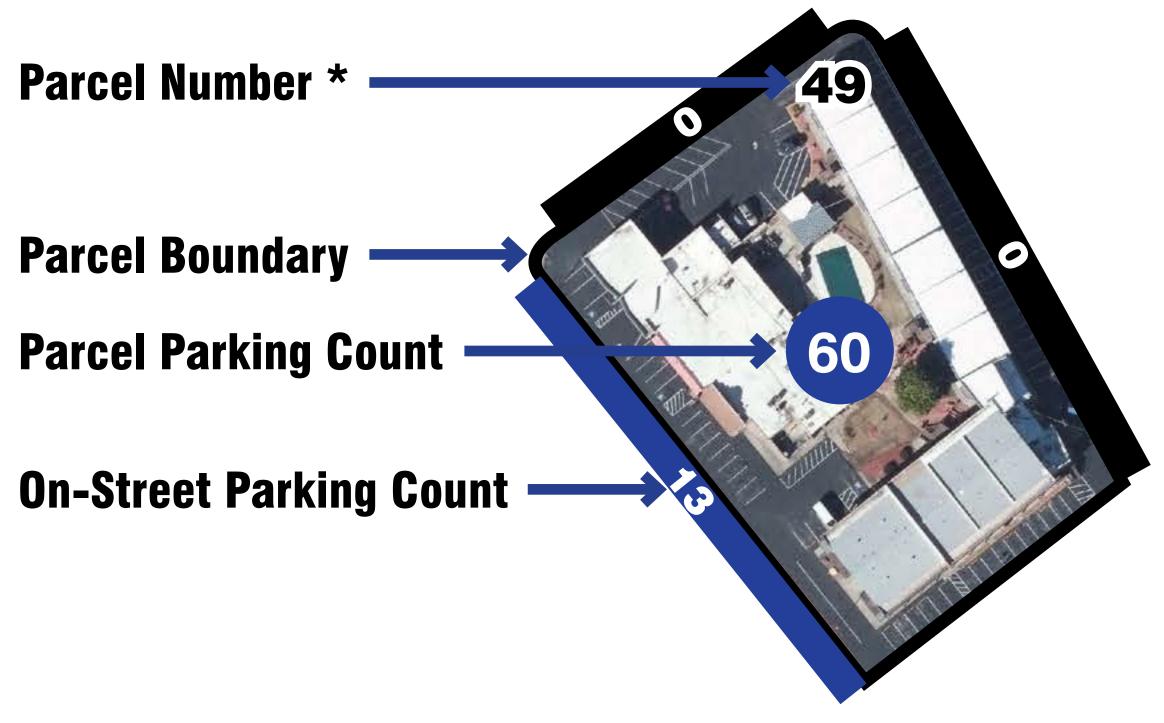


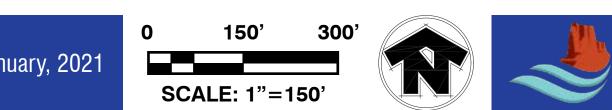
Downtown Streetscape Master Plan - Existing Parking Counts



Parcel Parking Count

*Offical Parcel Numbers Can be Found in Coconino County Parcel Viewer https://coconinocounty.maps.arcgis.com/apps/webappviewer/index.html?id=868170827e4443d2be37eb60562446ae

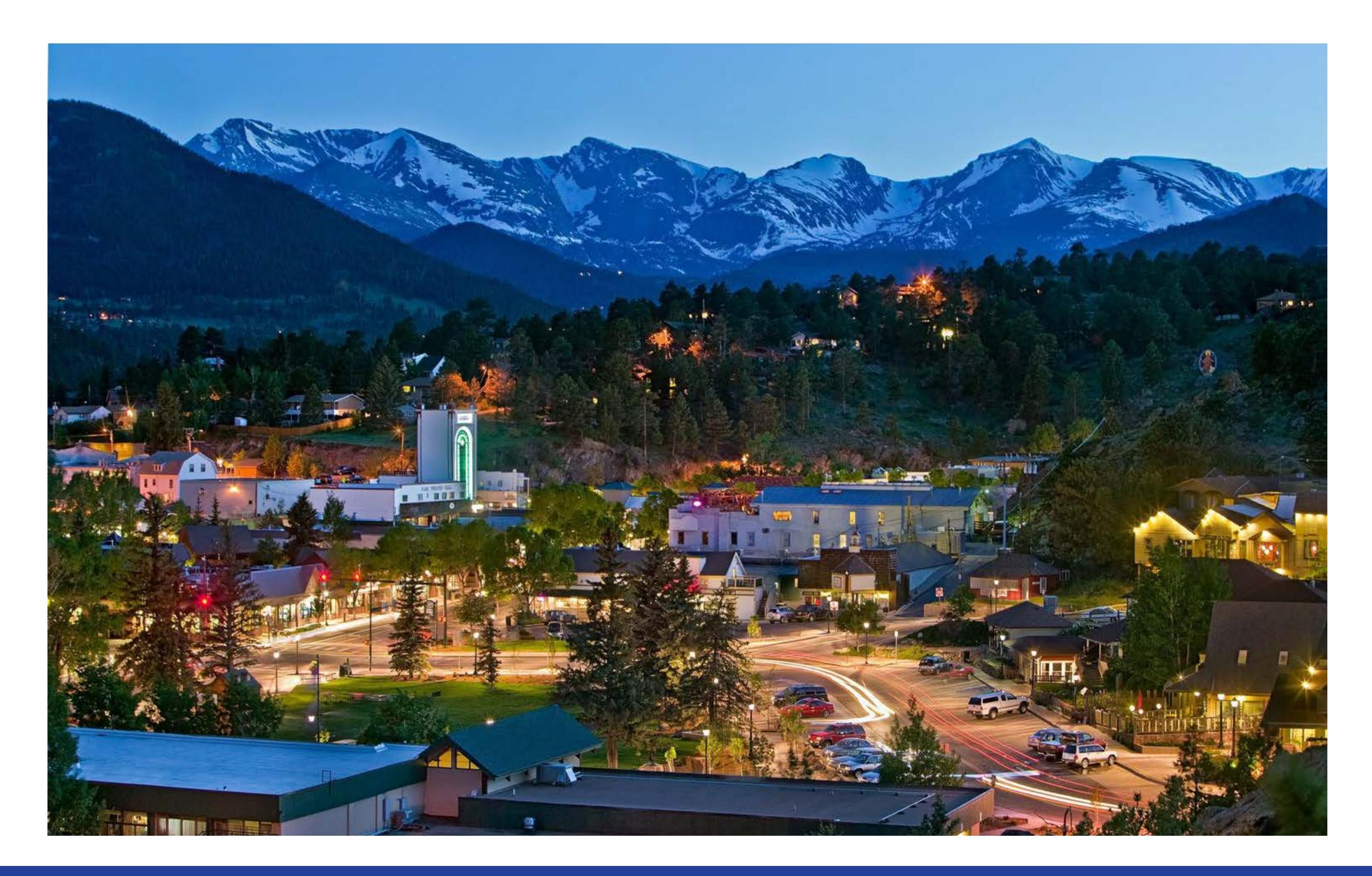






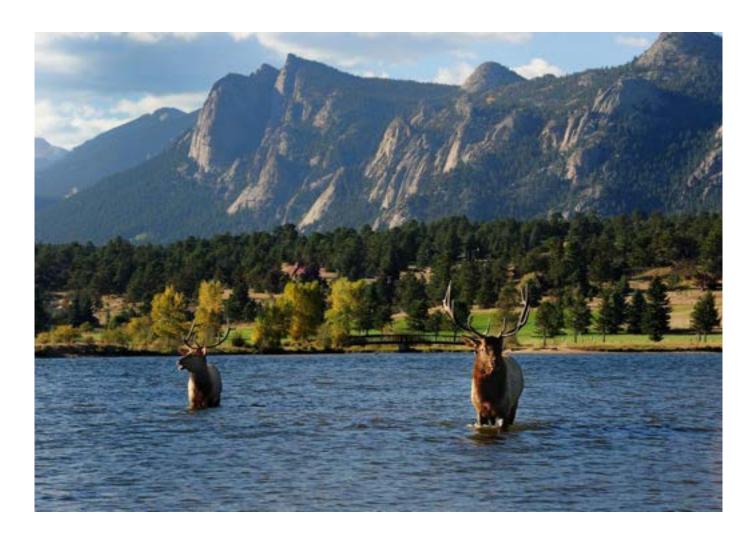
FIRST IMPRESSIONS: ESTES PARK, CO

- Population: 6,310 (2020)
- •Visitors per Year: 4.8 million (2019)
- •Quality Open Space
- Welcoming Environment
- Pedestrian Friendly
- Desire to be in the Space
- Sense of Place



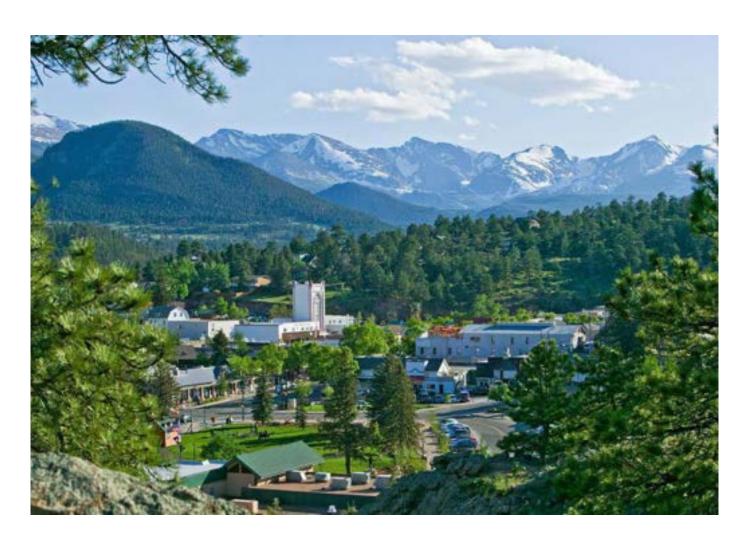
Downtown Streetscape Master Plan - First Impressions: Estes Park, CO

- Access to a Visitor Center
- Adjacent Attractions, Amenities, or Shopping
- Walkable Main Street
- On-Street Parking







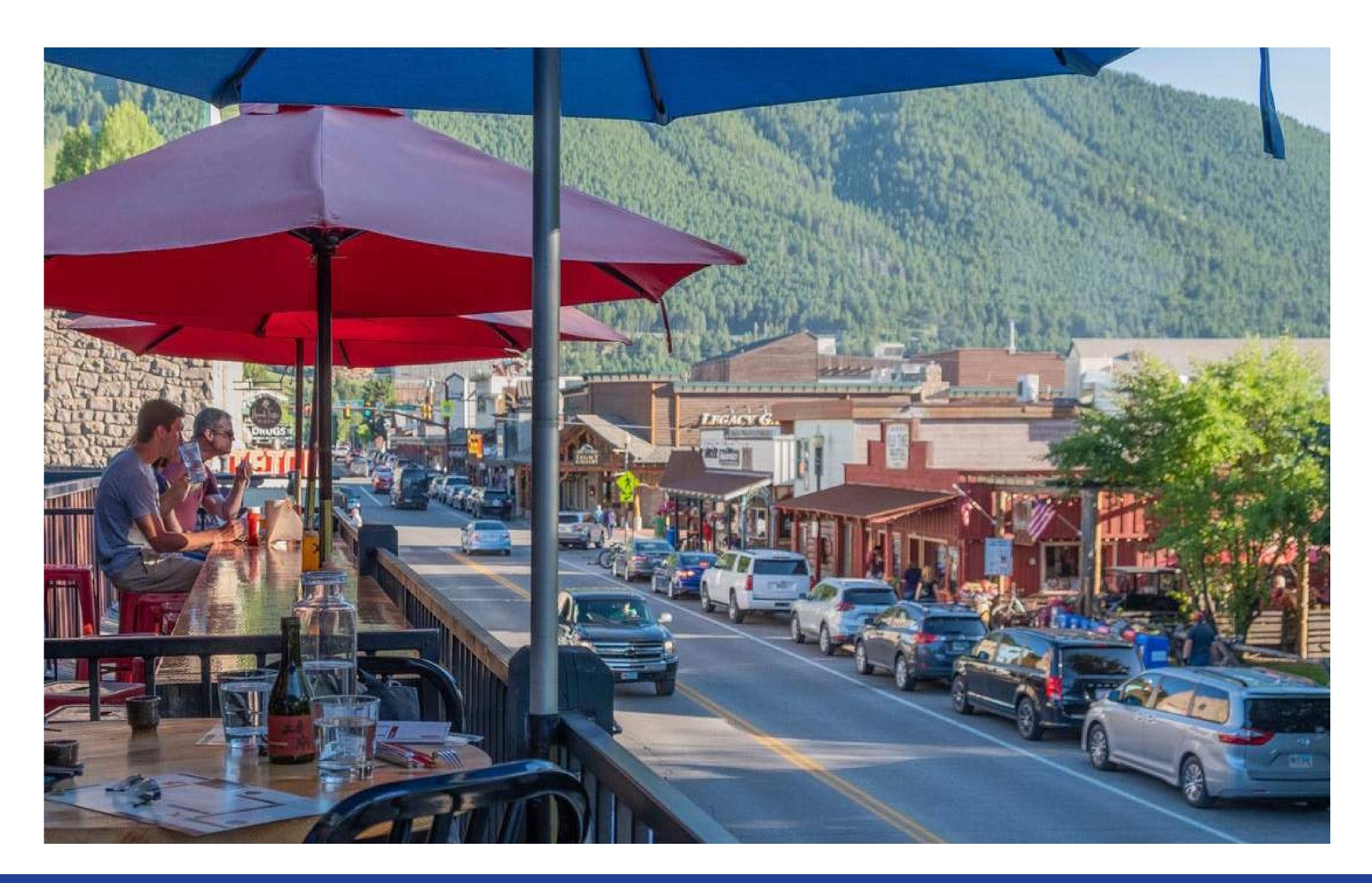






FIRST IMPRESSIONS: JACKSON, WY

- Population: 10,429 (2018)
- •Visitors per Year: 2.6 million (2019)
- Quality Open Space
- Welcoming Environment
- Pedestrian Friendly
- Desire to be in the Space
- •Sense of Place

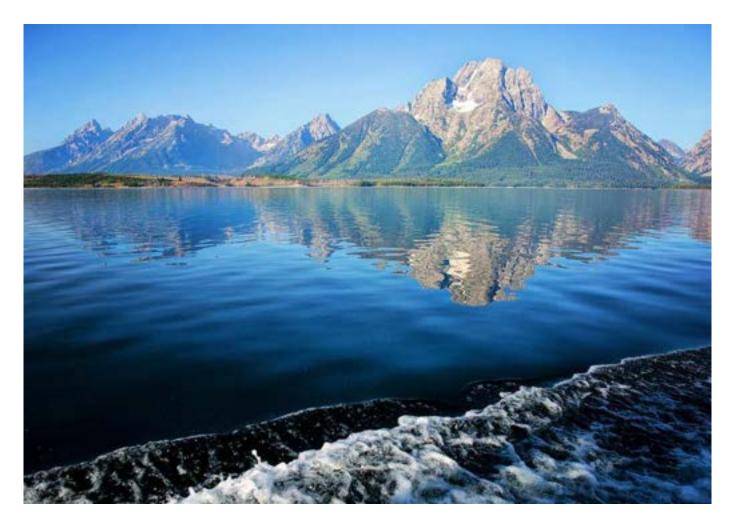


Downtown Streetscape Master Plan - First Impressions: Jackson, WY

- Access to a Visitor Center
- Adjacent Attractions, Amenities, or Shopping
- Walkable Main Street
- On-Street Parking







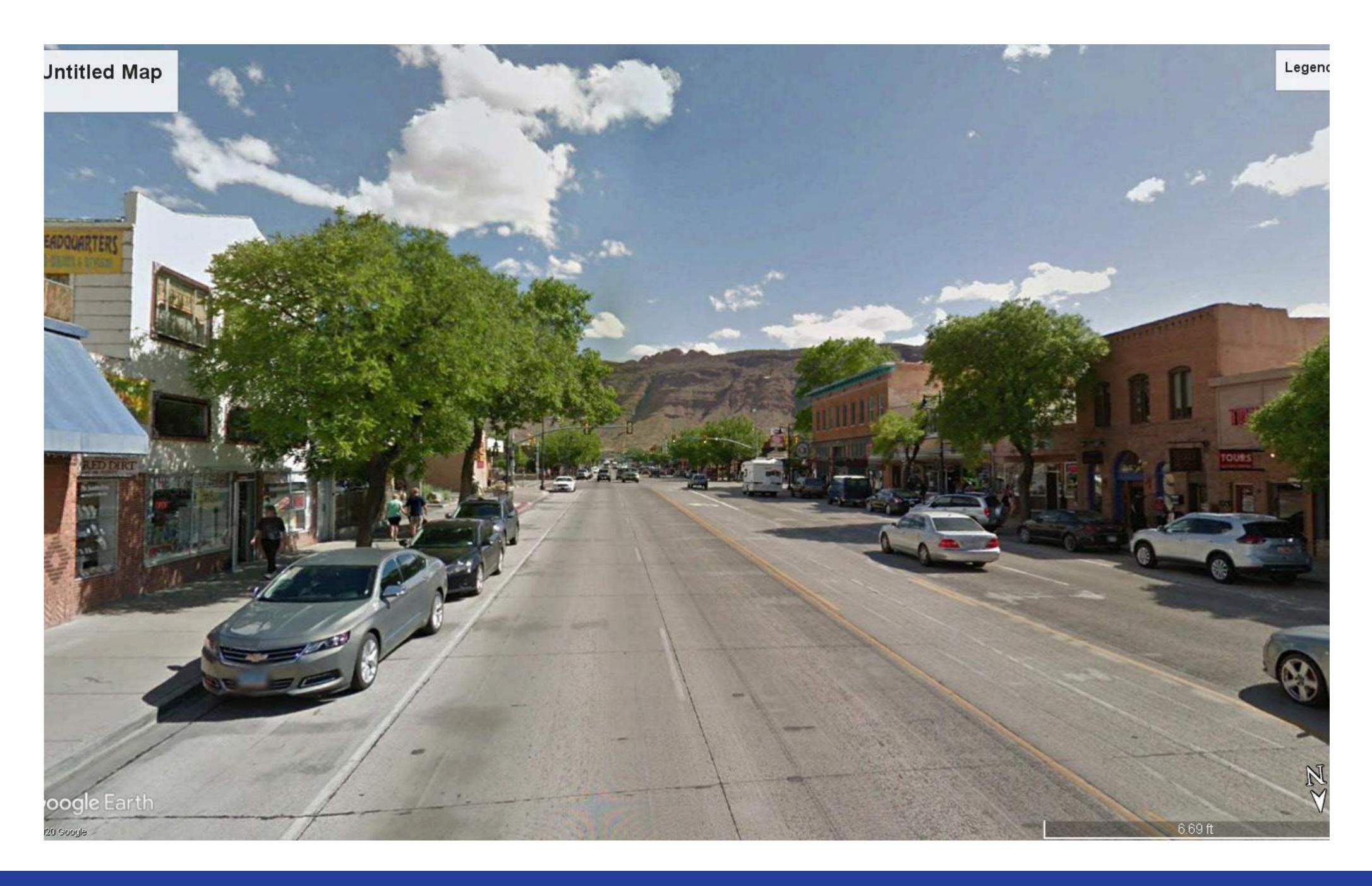






FIRST IMPRESSIONS: MOAB, UT (State Highway)

- Population: 5,322 (2018)
- •Visitors per Year: 3.0 million (2019)
- Quality Open Space
- Welcoming Environment
- Pedestrian Friendly
- Desire to be in the Space
- •Sense of Place



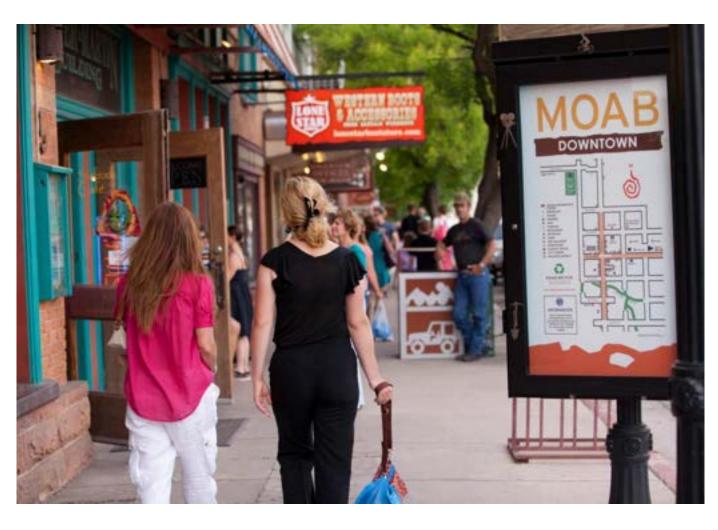
Downtown Streetscape Master Plan - First Impressions: MOAB, UT



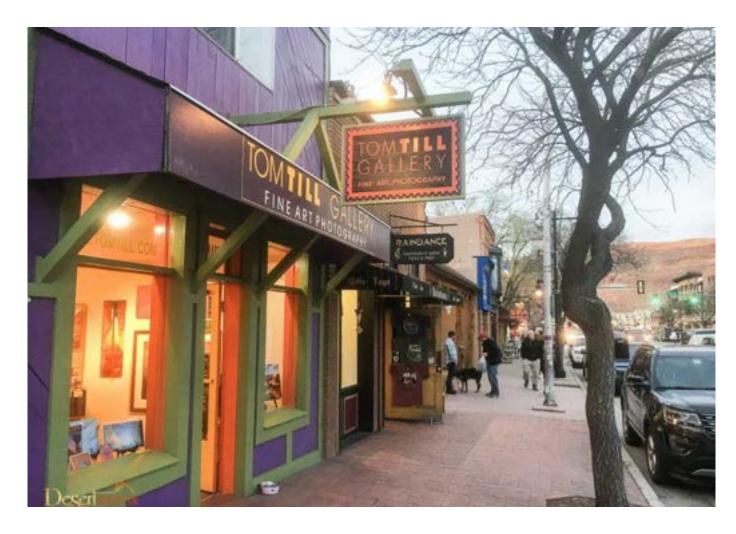
- Access to a Visitor Center
- Adjacent Attractions, Amenities, or Shopping
- Walkable Main Street
- On-Street Parking















FIRST IMPRESSIONS: PAGE, AZ

- •Population: 7,566 (2018)
- •Visitors per Year: 4.5 million (2019)
- Available Open Space
- Access to a Visitor Center



Downtown Streetscape Master Plan - First Impressions: Page, AZ



Adjacent Attractions













FIRST IMPRESSIONS: PAGE, AZ

- Population: 7,566 (2018)
- •Visitors per Year: 4.5 million (2019)
- Quality Open Space
- Welcoming Environment
- Pedestrian Friendly
- Desire to be in the Space
- Sense of Place



Downtown Streetscape Master Plan - First Impressions: Page, AZ



- Access to a Visitor Center
- Adjacent Attractions, Amenities, or Shopping
- Walkable Main Street
- On-Street Parking



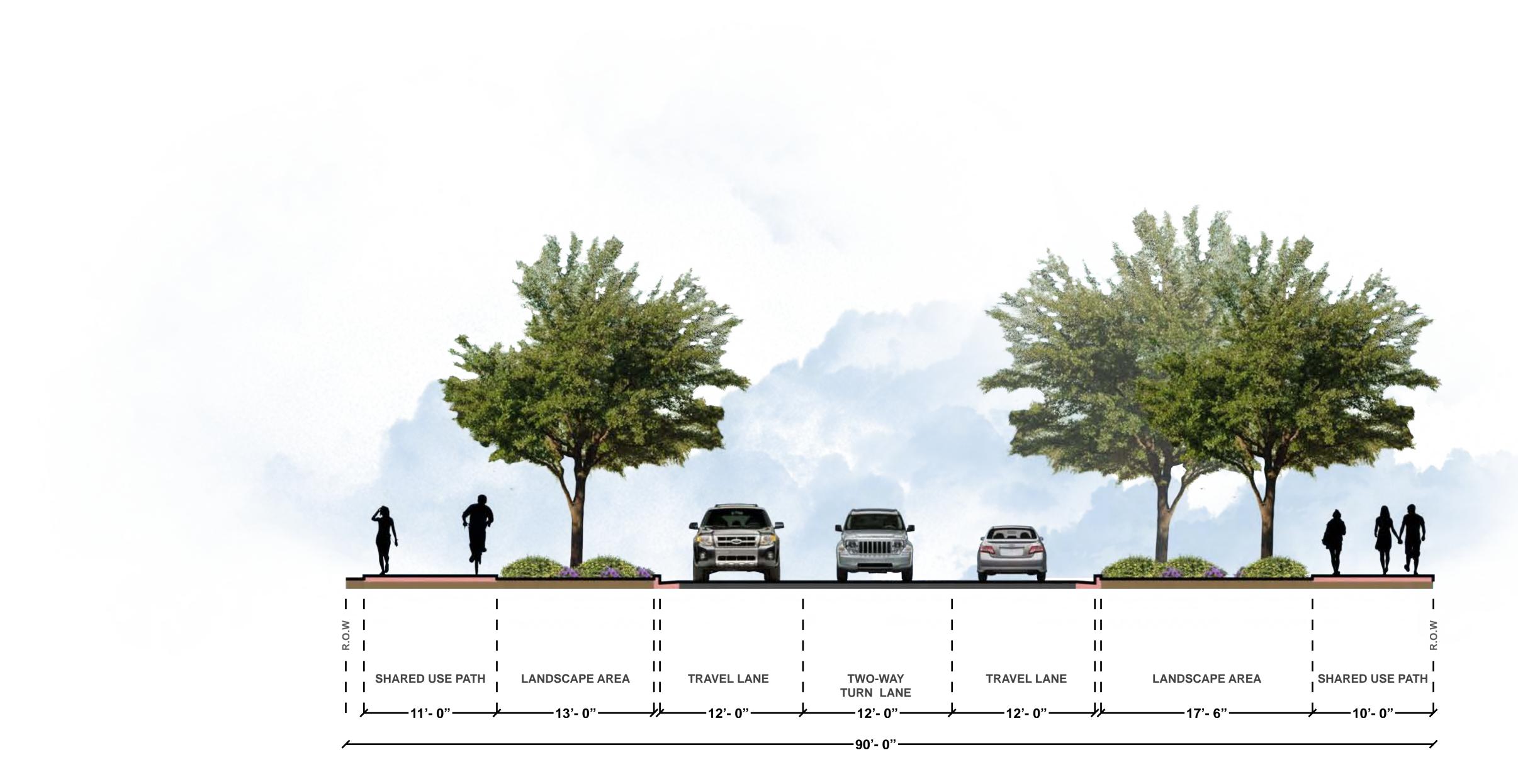






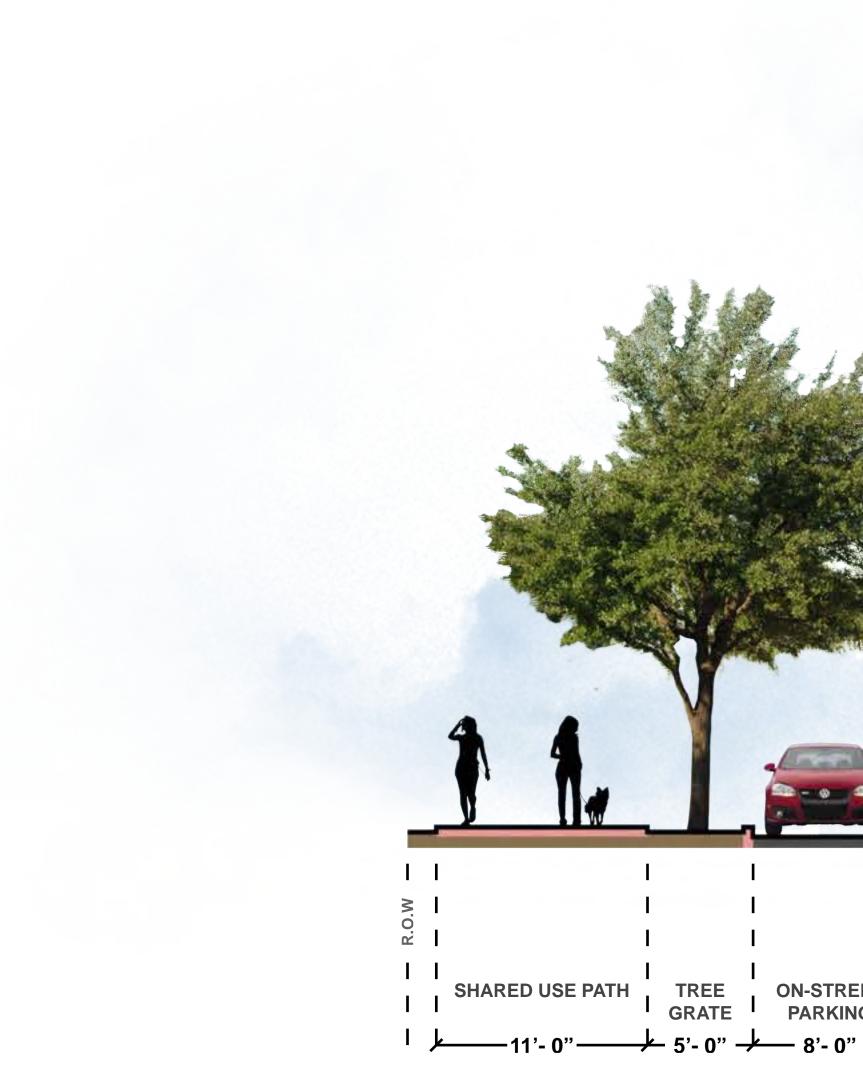






Downtown Streetscape Master Plan - 3 Lane Alternative Section Graphic - Landscape Bumpouts



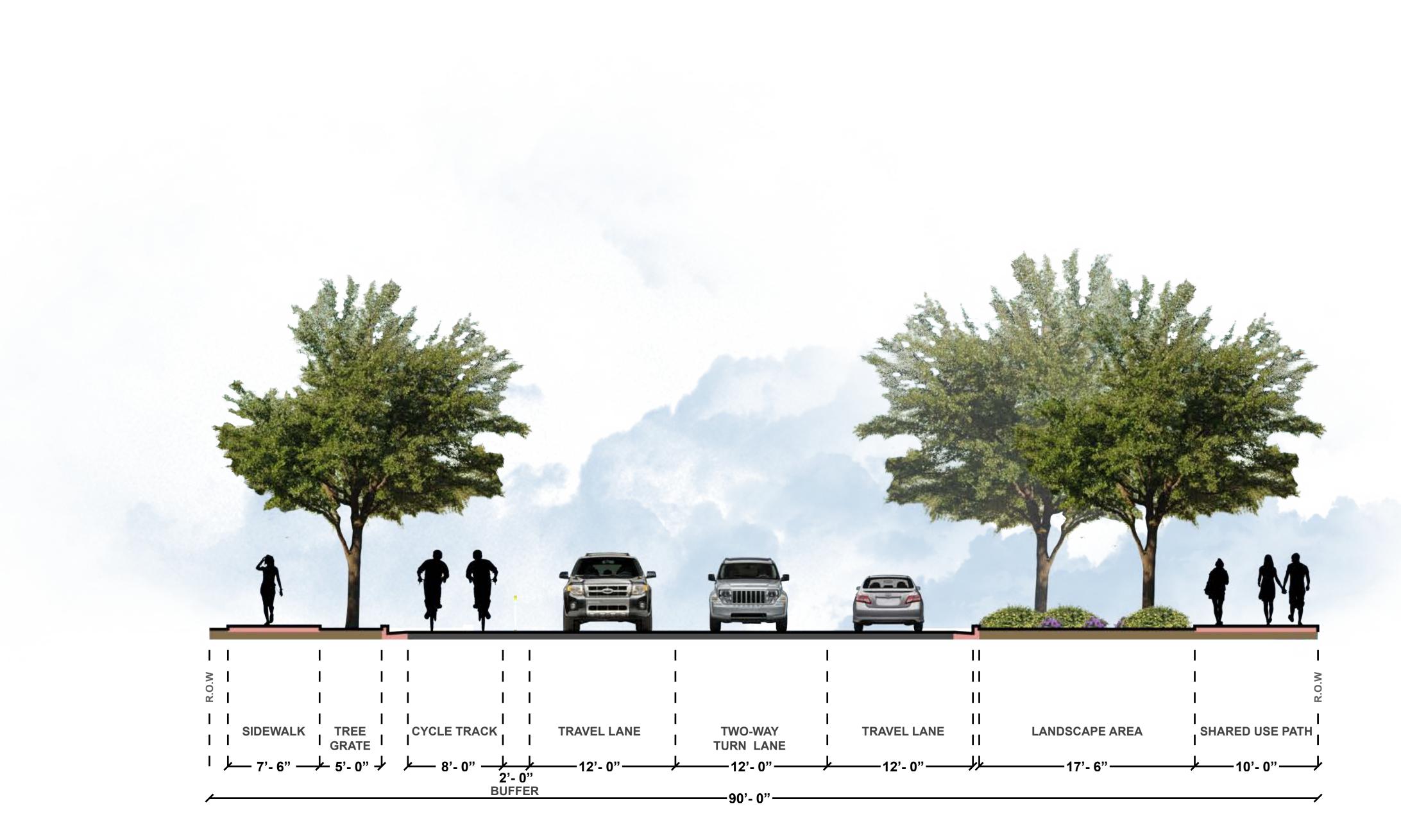


Downtown Streetscape Master Plan - 3 Lane Alternative Section Graphic - Angled / On-Street Parking

| REET KING 0" — — | TRAVEL LANE | | TWO-WAY TURN LANE ——12'- 0"—— | TRAVEL LANE | ON-STREET ANGLED PARKING | SHARED US ا ا 10'- 0 |
|------------------------|-------------|------|-------------------------------------|-------------|-----------------------------|----------------------------|







Downtown Streetscape Master Plan - 3 Lane Alternative Section Graphic - At Grade Cycle Track





Downtown Streetscape Master Plan - 3 Lane Alternative Section Graphic - Raised Cycle Track

| АСК // | TRAVEL LANE ——12'- 0"—— | т ти | WO-WAY IRN LANE -12'- 0" | TRAVEL LANE | LANDSCAPE AREA | SHARED US |
|-------------------------------|----------------------------|----------|--------------------------------|---|--------------------|------------------------------------|





Lake Powell Blvd. Concept Plan

Driveway mprovements

New Intersection **Traffic Signals**

LIS. TO TO

12

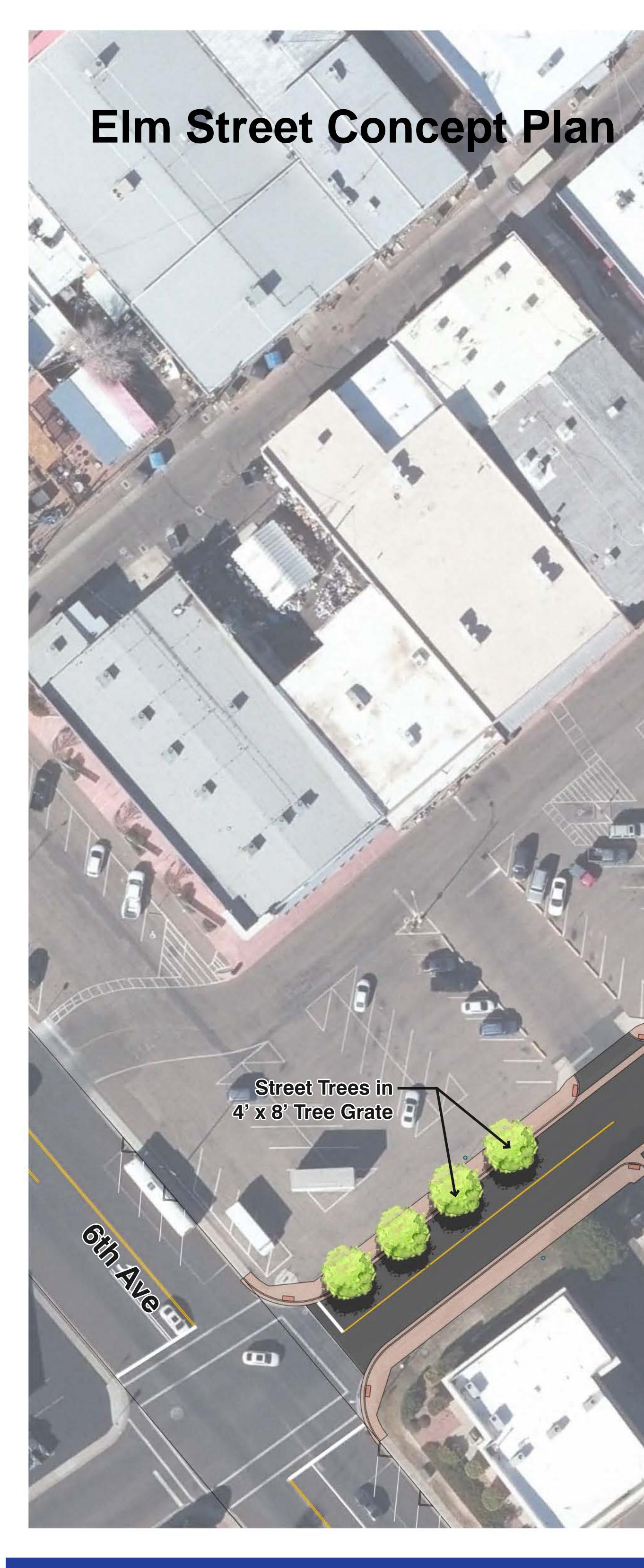












8 Foot Wide Sidewalk

1.1

FEIMASI

Bus Stop Location

17 Foot Wide — **Travel Lanes**

> New Street Light System, Typ.

Tie Sidewalk into Lake Powell Blvd Plan

Street Trees in -4' x8' Tree Grate

8 Foot Wide Sidewalk

- Crosswalk

14 Foot Wide Travel Lane and Turn Lanes

- ADA Compliant

Ramp



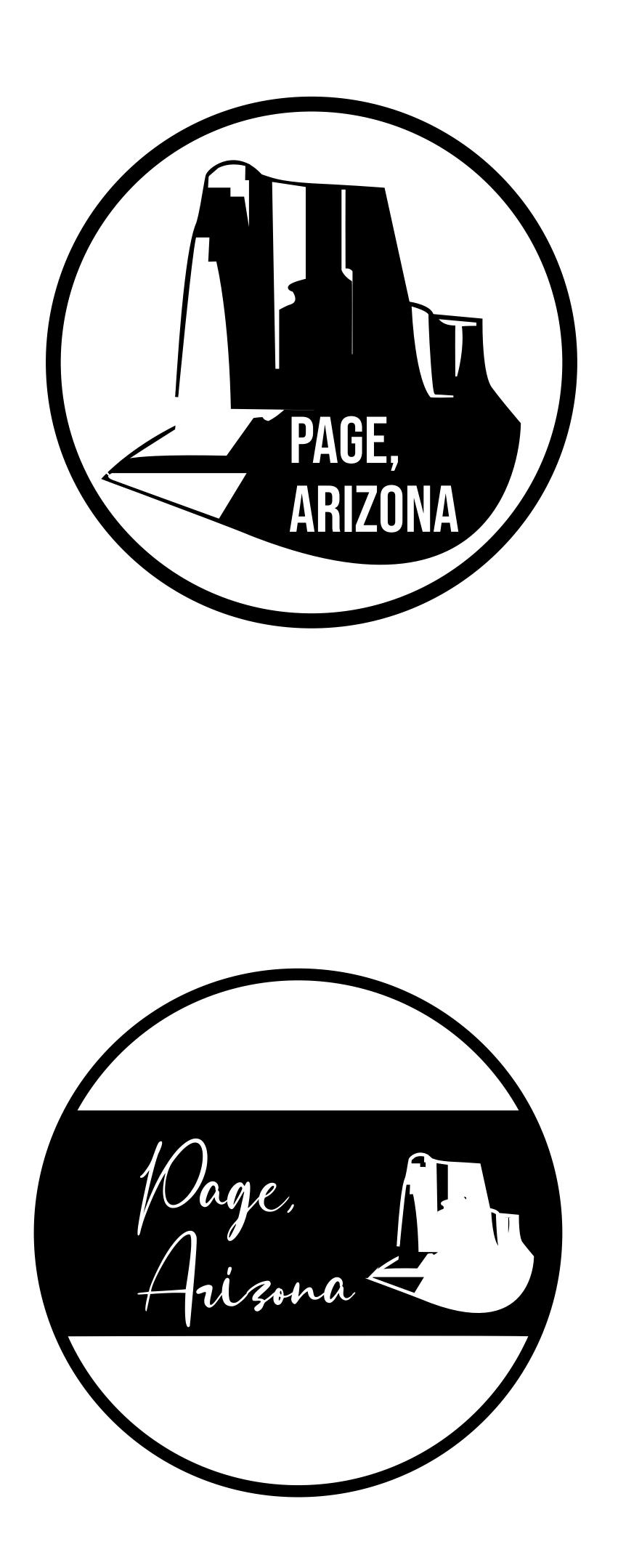






Downtown De Mage, Arizona

Downtown Streetscape Master Plan - Intersection Graphics

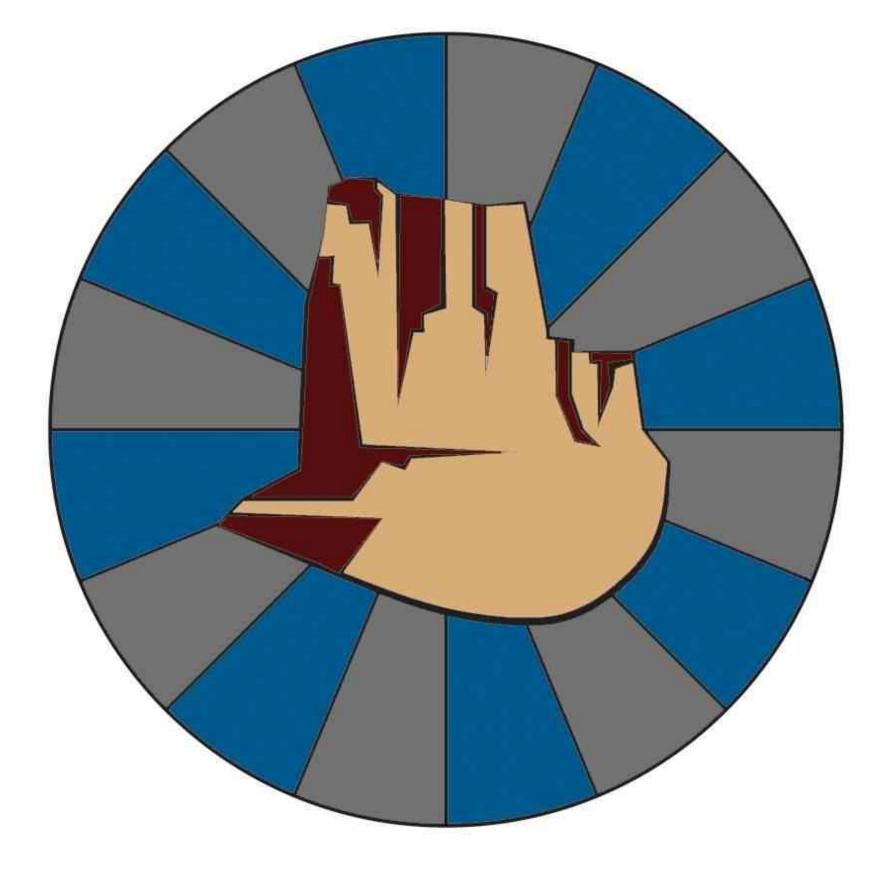


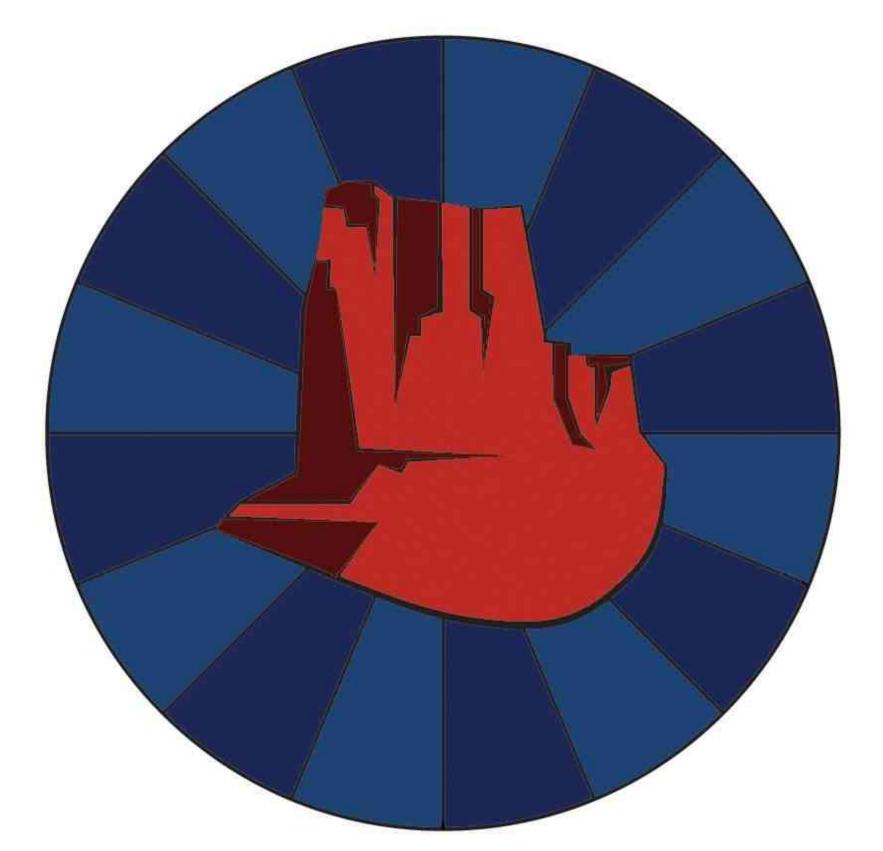




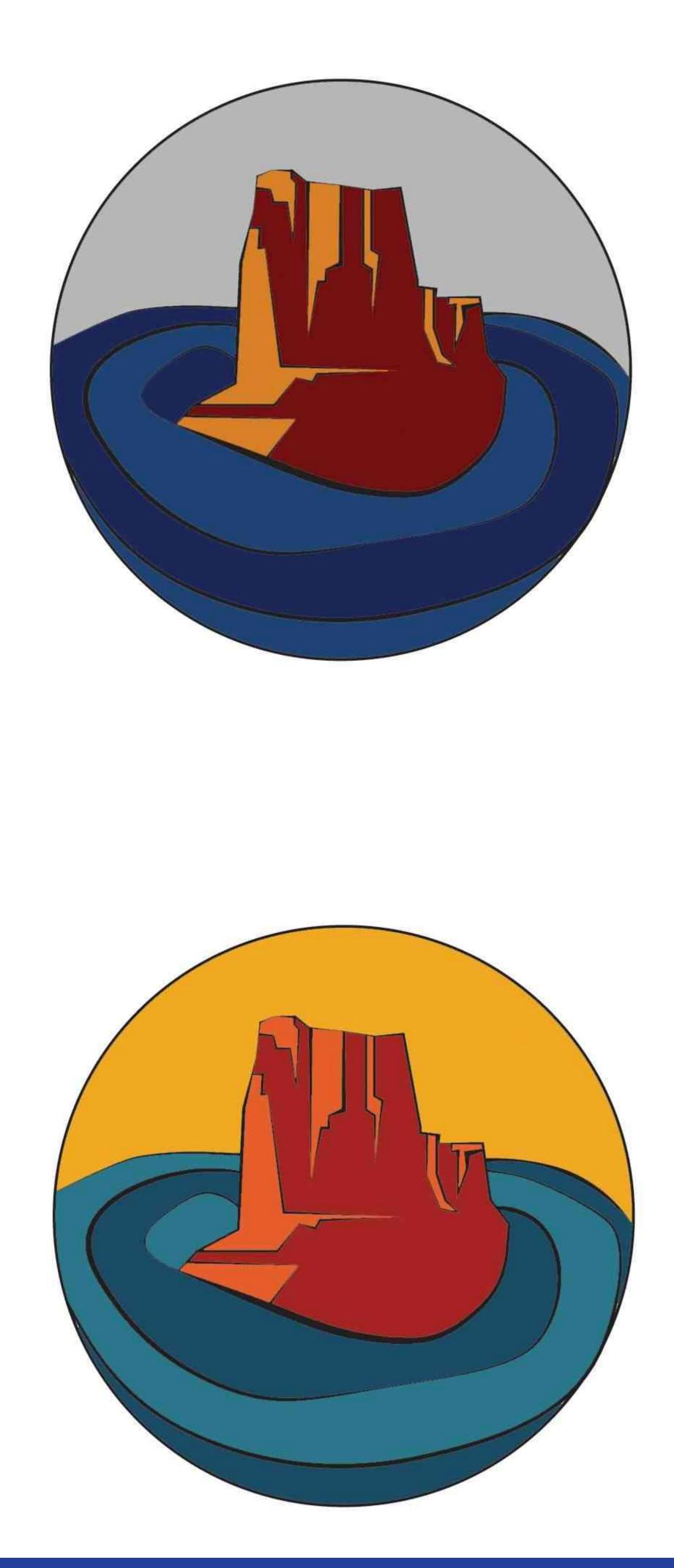


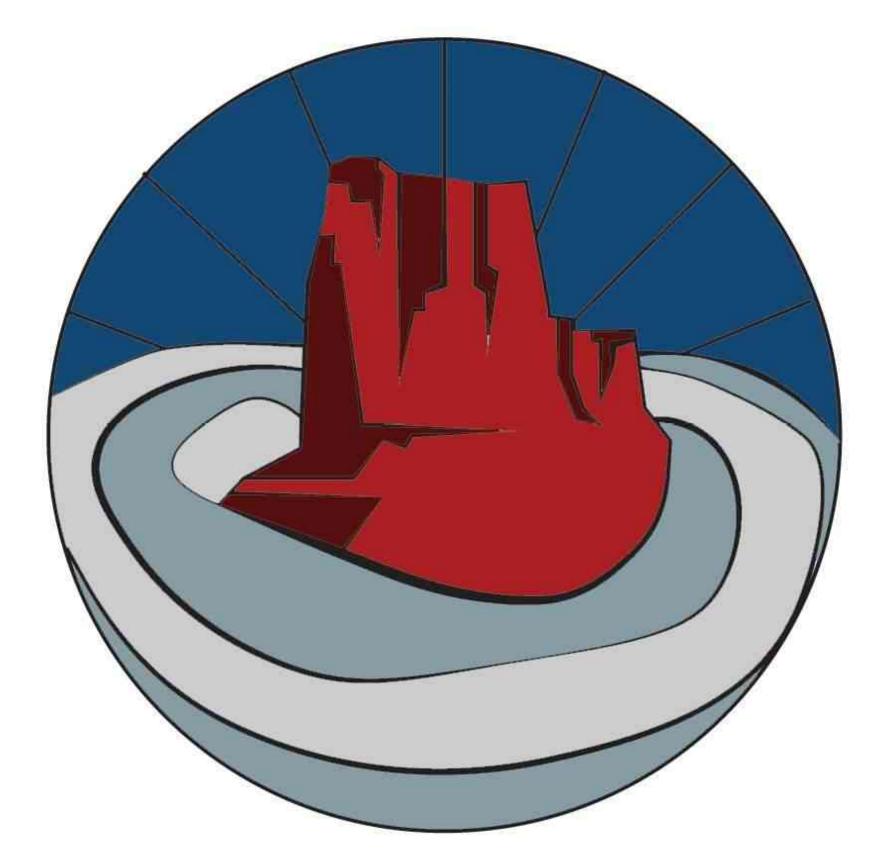






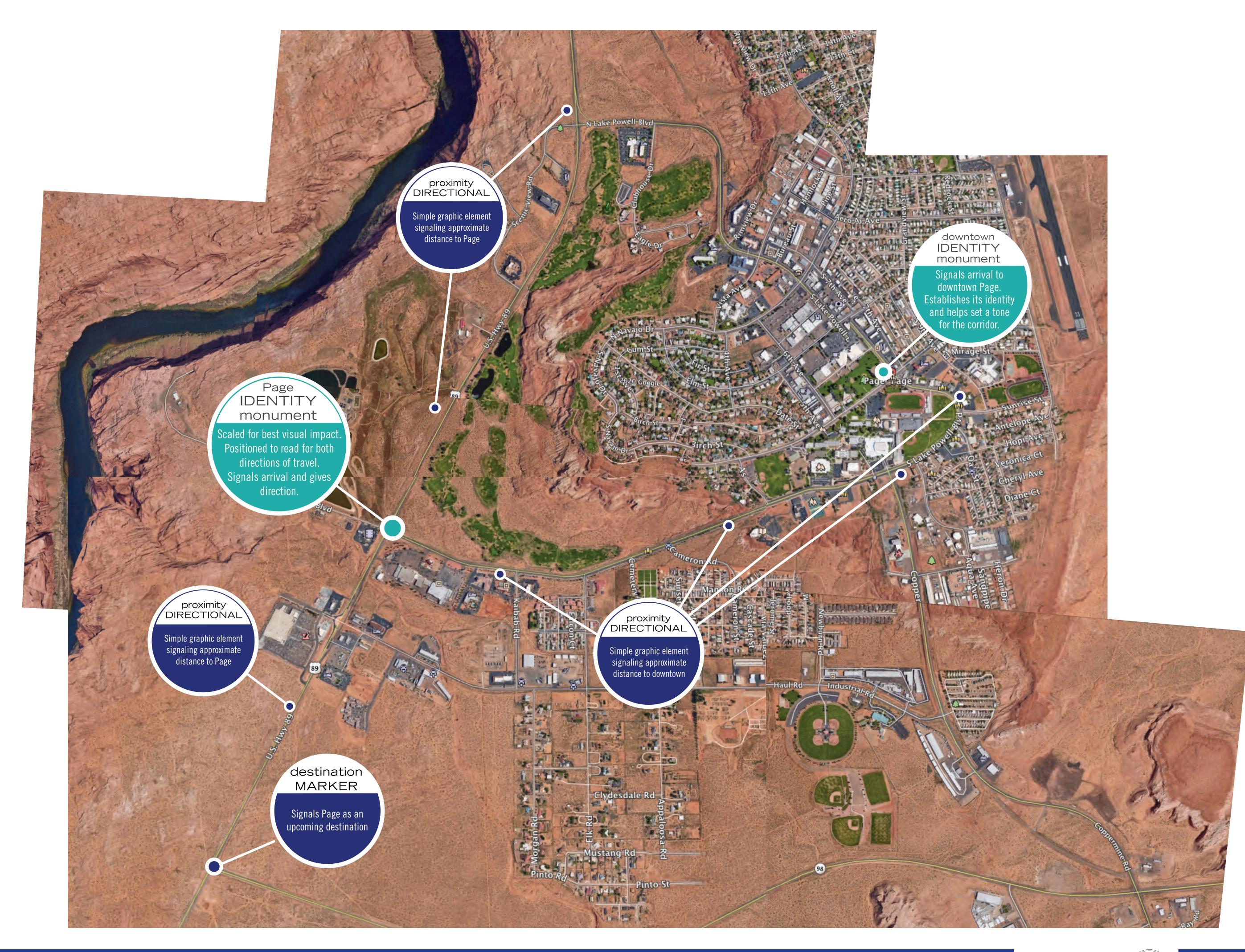
Downtown Streetscape Master Plan - Intersection Graphics









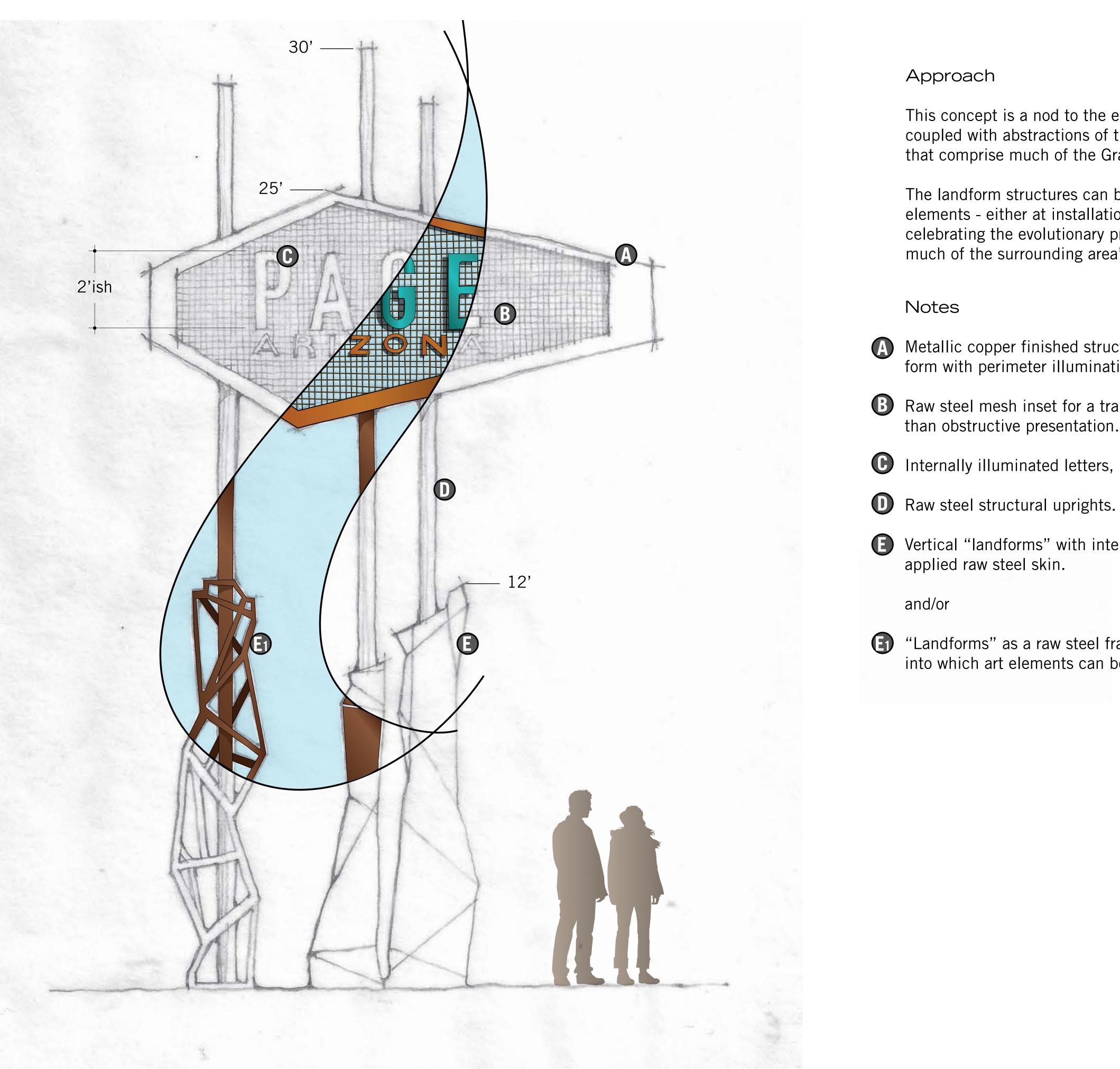


Downtown Streetscape Master Plan - Signage Map









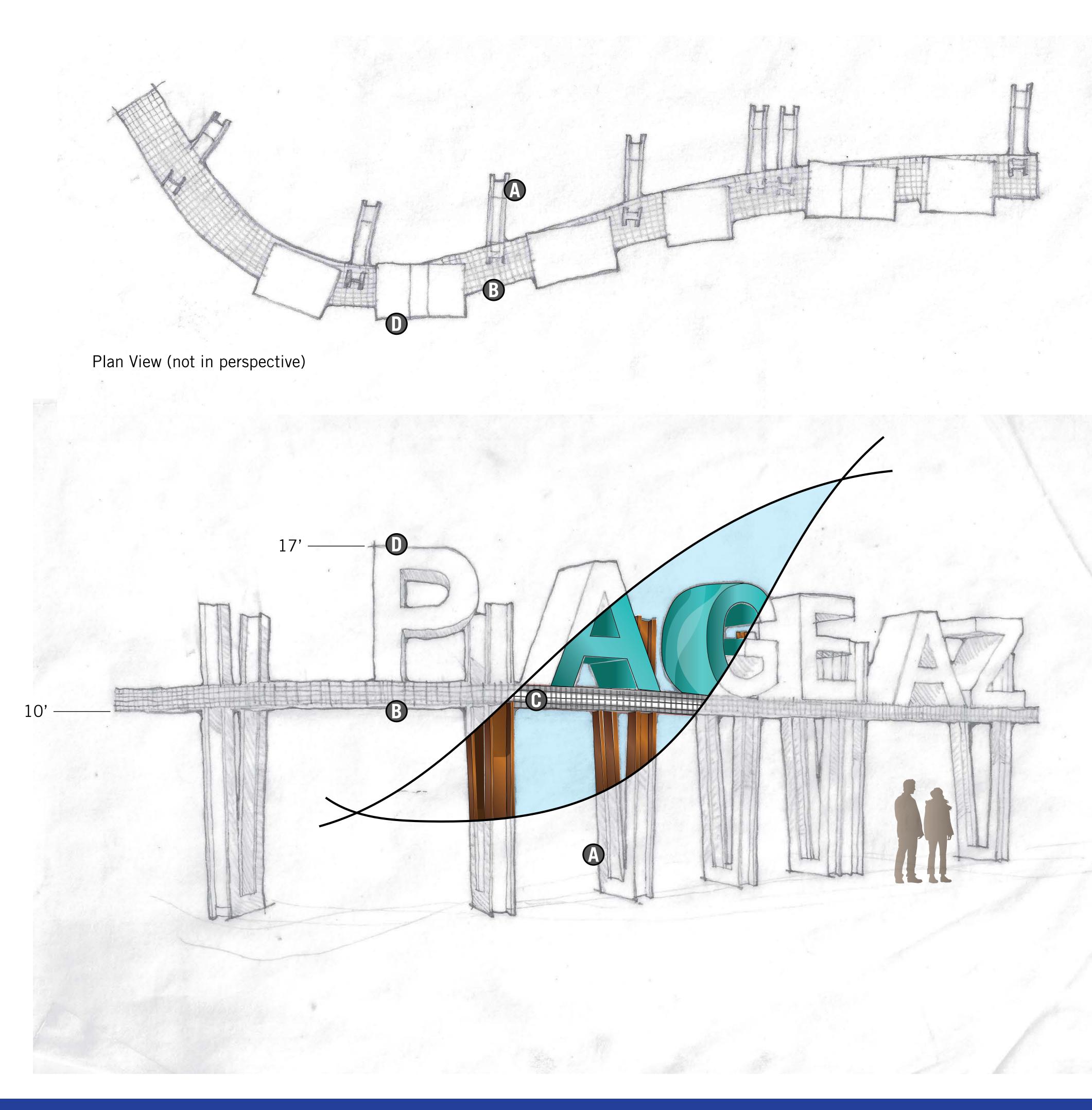
Downtown Streetscape Master Plan - Monument Concept

- This concept is a nod to the era of Page's founding, coupled with abstractions of the dramatic landforms that comprise much of the Grand Circle.
- The landform structures can be a platform for art elements - either at installation or as time passes, celebrating the evolutionary process integral to much of the surrounding area's beauty.
- Metallic copper finished structure in a modern form with perimeter illumination.
- B Raw steel mesh inset for a transparent rather than obstructive presentation.
- Internally illuminated letters, both sides.

 - Vertical "landforms" with internal structure and

"Landforms" as a raw steel framework onto or into which art elements can be integrated.





Downtown Streetscape Master Plan - Monument Concept

Approach

This concept symbolizes a road running through canyons; indicative of much of the landscape around Page. It is intended to be both viewed from a distance and approached & experienced, as are surrounding natural destinations.

The i-beam structures can be a platform for art elements - either applied to surfaces or inset into the open space, between, celebrating the personality of Page and its vibrant art community.

Notes

- Raw i-beam structures, in an abstracted "canyon" configuration; deep and narrow.
- B Stainless steel "road" mesh structure with visible internal structure.
- C Internal neon band respresents the white lane line of a highway.
- 6' tall, very deep letters with either integral or applied watermarks on the returns, internally illuminated.





Downtown Streetscape Master Plan - Park Edge Concept

Mixed-Use Development

Play Equipment

Splash Pad

(g)

S. Navalo Dre

57

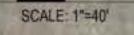
Additional Parking

Open Space — 1

Relocated Community Center

Vendor Kiosks Shaded Plaza & Performance Area

Entry Monument







Downtown Streetscape Master Plan - Perspective Image - View Looking South





Downtown Streetscape Master Plan - Perspective Image - View From Plaza





Downtown Streetscape Master Plan - Perspective Image - View Towards Northwest





Downtown Streetscape Master Plan - Perspective Image - View From Outdoor Seating





Downtown Streetscape Master Plan - Perspective Image





Downtown Streetscape Master Plan - Perspective Image - View of Lake Powell Drive South Entrance



Downtown Streetscape Master Plan February, 2022

Thank You











