McCall Lake Front Improvements
An Urban Renewal Project

Design Development and Decision Package
October 2006
# Table of Contents

- **Introduction** ............................................................................................................................................................................................................................. 1
- **Description of Design Intent** .................................................................................................................................................................................. 2
- **Project Goals and Objectives** ................................................................................................................................................................................. 6
- **Legacy Park and E. Lake Street Promenade – Phase 1** .............................................................................................................................................. 7,8
- **Legacy Park and E. Lake Street Promenade and Streetscape Master Plan** .................................................................................................. 9,10
- **Streetscape and Promenade Cross Section and Artist’s Conceptual Sketch** .............................................................................................. 11
- **Marina Area and Fir Street Plan** ........................................................................................................................................................................... 12
- **Parking Area Plan** ............................................................................................................................................................................................... 13
- **Parking Area – Design Development Notes** .................................................................................................................................................. 14
- **Street Improvements Plan** .................................................................................................................................................................................... 15
- **Legacy Park Design Development Details** ................................................................................................................................................... 16
- **Lake Front Plant Materials** ................................................................................................................................................................................... 17,18
- **Promenade and Streetscape Wayfinding, Interpretive, and Historic Elements** .......................................................................................... 19
- **Promenade and Streetscape Furnishing and Wayfinding Patterns** .............................................................................................................. 20
- **Promenade and Streetscape Furnishings** ........................................................................................................................................................... 24
- **Promenade and Streetscape Paving and Lighting Elements** ......................................................................................................................... 25
- **Promenade and Streetscape Paving Design and Detailing Ideas** ............................................................................................................... 26
- **Promenade and Streetscape Stacked Rock Walls and Boulders** ................................................................................................................... 27
- **Boardwalk and Shoreline Restoration Base Plan** .......................................................................................................................................... 28
- **Boardwalk and Shoreline Restoration Plan – Deductive Alternative 1** ...................................................................................................... 29
- **Boardwalk and Shoreline Restoration Plan – Deductive Alternative 2** ...................................................................................................... 30
- **Boardwalk and Shoreline Restoration Plan – Additive Alternative** ........................................................................................................ 31
- **Boardwalk Design Development Ideas** .......................................................................................................................................................... 32
- **Boardwalk Materials Options** .......................................................................................................................................................................... 33
- **Payette Plaza (3rd Street/Highway 55 and E. Lake Street)** ........................................................................................................................................... 34
Introduction

Project Purpose and Background
The McCall Urban Renewal Agency (MURA) will enhance the Payette Lake waterfront in McCall’s existing urban renewal district by constructing improvements in Legacy Park and along Lake Street and formalizing the surface parking area at the southeast corner of Fir and Mill Streets. The project will also include shoreline restoration and construction of a boardwalk/overlook area to the south of Brown Park. In response to community interests, the Lake Front Improvements Project will strengthen pedestrian connectivity from Legacy Park and Downtown to Brown Park and will enhance the general character of the district, while at the same time creating a distinctive identity for the Lake Front area.

As part of a planning process in September 2005 to update McCall’s Urban Renewal Plan, MURA sponsored an intensive public involvement process to gain an understanding of community needs and interests related to the town’s existing urban renewal district along the lake front. A week-long workshop series was held. A diversity of interests in the community participated in workshop sessions and general public meetings were held to involve the community-at-large. The need for improved pedestrian connectivity along the lake front was one of strongest interests expressed repeatedly by workshop attendees. Participants also expressed interests in:

- Enhancing the character of the area
- Improving connectivity throughout the district – pedestrian, bicycle, and vehicular circulation, access, and safety
- Providing more formalized parking opportunities
- Enhancing public spaces and areas in Legacy Park
- Creating more of a sense of welcome to visitors and focus on the lake front experience McCall offers

Based on the results of the public workshop process, MURA decided to proceed with design of improvements to the lake front area in early 2006. This document represents the results of the design development process for these improvements – completion of design to a 35 percent level. The design development package creates a record of the design process and documents specific decisions that have been made to date. Design development represents the stage of design where most major decisions about the direction of the project are resolved and physical parameters and phasing are clearly defined. The basis or reference points for design, overarching themes, and goals and objectives developed during the early stages of the design process guide decision-making as the project progresses through the design development stage. Upon completion of design development, design ideas and approaches are illustrated to a level of detail that allows the project team to estimate preliminary costs and to work with clients in making conclusive decisions prior to proceeding with final design.

Specific Scope of the Lake Front Improvements
A design team of landscape architects, urban designers, and civil engineers from Otak, Inc. and CH2M Hill have been working closely with the community and MURA since March 2006 to develop the design concepts and preliminary plans in this document. Project components addressed by design development have included the following:

- Improvements to Legacy Park (including more connections between E. Lake Street and the lakeside, pedestrian gathering areas, and a small performance area/amphitheater)
- Pedestrian promenade and pathways along E. Lake Street from Third Street to Brown Park
- Parking area improvements – a paved surface parking area that will accommodate 123 vehicles and adjacent boat trailer parking area on Fir Street that will accommodate 20 vehicles/trailers
- E. Lake Street streetscape improvements
- Boardwalk with overlooks south of Brown Park
- General character and aesthetic enhancements in all of these areas (with street furnishings, signing, benches, pedestrian lighting, landscaping, trees, special paving accents, interpretive exhibits, and other features)

Summary of Design Development Process and Schedule
The process of creating this design development package occurred from March 2006 through October 2006. During the course of design development the project team worked closely with a Design Oversight Committee (DOC) that included the MURA board members, as well as representatives from other City committees including the Parks and Recreation Advisory Committee, the McCall Improvement Committee, as well as City staff representatives and other citizens. Additionally, the project team engaged the community at large at key points in the design process to gain input on design ideas presented and an understanding of preferences and priorities related to the Lake Front. The design development process included the following steps.

- **March 2006**
  Presentation of initial ideas and visual imagery to the DOC and the public-at-large; confirmation of project goals and objectives and development of initial design concepts

- **April 2006**
  Presentation of a variety of options for Legacy Park, as well as more specific ideas for the promenade, boardwalk/overlooks, Lake Street improvements, and the parking area to the DOC and the public-at-large

- **May – July 2006**
  Project area field survey completed; design options further refined and draft design development package prepared for presentation

- **August 2006**
  Presentation of draft design development package to the DOC and public-at-large

- **September – October 2006**
  Refinement of draft design development package and further coordination with MURA/DOC; finalization of design development package

Documentation and notes related to DOC and community comments and preferences expressed during the meetings noted above are included in the project record. Initial design concepts and options presented and related notes and comments have been preserved and documented in the project file for future reference. All public meetings were advertised through a notice in the Star News and flyers posted around town and meetings were well attended.

Design Oversight Committee Membership
A community-based committee assembled to oversee the design process for the Lake Front improvements included the following representatives.

- Rick Fereday (Chair, McCall Urban Renewal Agency Board of Commissioners)
- Don Bailey
- Bonnie Bertram
- Richard Coonts
- Fred Drake
- Scott Findlay
- Robin Gerblick
Next Steps

The design development process has resulted in creation of an overall master plan for Legacy Park and the boardwalk/overlook area – documenting a full, long-term vision for these project components, but recognizing that not all improvements can be constructed in Phase 1 due to budget limitations. Final design of most planned park improvements, promenade/pathways, boardwalk, parking area, some street improvements, and character enhancements will proceed during the winter of 2007 with the intent to start construction on these elements in the spring 2007. Final design and construction of the remaining improvements to E. Lake Street and Legacy Park are planned as a later phase.

Description of Design Intent

Project Goals and Objectives

As a first step in the design process, the project team worked with the MURA, DOC, and community-at-large to define and confirm specific goals and objectives for the Lake Front Improvements Project. These are listed on page 6. The project goals and objectives address a broad range of needs and preferences stated by the community, including the opportunity to create more cohesiveness and connectivity throughout the district and the need to preserve and enhance views and access to the lake.

Proposed Improvements

Proposed improvements of each component of the project are described below. This description is illustrated in the subsequent pages of this document, which illustrate proposed design concepts and plans. A preliminary cost estimate has been prepared for the proposed improvements described below and will be provided as a separate document for MURA and City of McCall reference.

Legacy Park Improvements

A description of the elements included in the overall park master plan is provided below. Elements that will be constructed in Phase 1 are denoted by an asterisk (*). The Phase 1 plan is provided on page 13 and the overall master plan is illustrated on page 7.

Main Connection to Downtown

The southern-most entrance into the park will provide a major connection with Downtown through the development of a “grand staircase” from the street level down into the park. Alpine gardens are proposed on either side of the staircase. The north side of the staircase will have a few small grass areas with benches, for pedestrians to walk out and sit. The southern-most edge of the park will maintain a vehicular connection to the adjacent property as well as to the lower path through the park. This area, the Third Street right-of-way is outside the urban renewal district boundary. It is anticipated that portions of this area may be constructed as part of redevelopment of other adjacent projects. Portions of this area also may be constructed as part of a future phase through urban renewal funds or other sources.

Restroom Relocation*

The current restroom building located at the southern end of Legacy Park will be removed and a replacement structure constructed under the southern-most overlook of the promenade. The fixtures in the current restrooms will be saved and reused to the extent possible. A spray-off feature will be located along the entrance into the restrooms to create an interactive fountain that serves the dual purpose of a clean-off area after beach play. The goal is to create an accessible restroom that is not located within the precious viewshed to the lake, but that is still located in an active area. The restroom’s accessibility and proximity to downtown was an important consideration. The entrance will be fully visible from areas in the park, as well as from viewers above on the promenade overlook. It is envisioned that remote access cameras will be installed inside the restroom to provide added security.

Accessible Connections Between the Promenade and Park/Beachfront*

Paved concrete pathways with grades that comply with Americans with Disabilities Act (ADA) guidelines will connect from the Hotel McCall overlook and Pine Street overlook and wrap down to the lower portions of the park, providing accessible routes to the amphitheater and the beachfront.

Contiguous Beachfront*

The park’s beachfront will be reconfigured to provide a fully contiguous linear beach along entire length of the lake. More useable beach area will be created and overall there will be no net loss of sandy beach area from today’s current conditions.

Rolling Hillside*

Currently, Legacy Park is separated from Lake Street by a steep hillside. The goal of the design is to reduce these steep grades and create a rolling hillside form that will allow free movement between the park and the promenade. The hillside will also provide a nice grass seating area to watch the action on the beach as well as take in the views of the lake. Regrading of the park and seeding of the rolling hillside and lower flat areas with a grass seed mix is proposed as part of Phase 1. Steeper areas would be seeded with a wildflower mix in Phase 1 and fully landscaped in the alpine garden design in a later phase. (Steeper areas consist of slopes greater than 3:1, which are not well-suited to mowing.)

Amphitheater*

The amphitheater is located in a bowl at the southern end of the rolling hillside and in proximity to the restroom and downtown end of the park, consistent with preferences stated by the community and DOC. Granite boulders will be set into the hillside in a random, arcing pattern to act as seats or as back supports. There will be open grass areas where
chairs or blankets may also be used for a performance. The design is such that it provides space for a small intimate gathering, with the room to expand seating up the hillside and along the promenade. With this expansion, essentially the whole southern end of the park could become a place where performances could be viewed. E. Lake Street could be closed during these times of special performances and events. The stage will be an expanded portion of the lower path. The surface may incorporate a human sundial or water jets, in order to incorporate entertainment functions when performances are not occurring. The granite boulders will wrap along the outer edge of the amphitheater, continuing the form of the seating area. (Note: some of the installation/placement of boulders likely will need to be deferred to a future phase.)

Lower Path*
A lower circulation path will serve both pedestrians and maintenance vehicles. The fully-accessible path will originate from the promenade midway down the block north of Pine Street, and wrap down between the grass and the sand, providing an ADA-compliant connection to the beach. It will flow through the lower portion of the park where the Pine Street connection and the Southern ADA access flow into it. The path will eventually meet with the southern vehicular access point. The path will be designed and constructed with a substantial sub-base and pavement thickness so that it may support maintenance vehicles.

Pump House Area*
The current pump house will receive a new shell and the use will be expanded with a concessionaire. A circle of pavers will surround the pump house, providing a hard surface for picnics tables as well as for the occasional maintenance vehicle. Small fruit trees will provide shade and create a more comfortable space (but tree plantings will be deferred to a future phase). Large steps will work down to the accessible splash pad area. Note: the new shell of the building is being funded through City of McCall sources and not MURA funds.

Accessible Beach Splash Pad*
A sand-blasted concrete area will edge the beach located in front of the pump house areas. The splash pad will have spray jets at the northern end, allowing an ADA-accessible beach and water play area. The spray-jets will help to activate the new central gathering area in the park near the pump house.

Reconstructed Swimming Dock
The recently disassembled swimming dock will be reconstructed and connected at grade (ADA-accessible) to the beach splash pad area. Other funds are being pursued for this project element.

Basic Park Landscaping and Irrigation*
As noted above after the park is regarded and reconstructed with the improvements proposed for Phase 1, a basic level of landscaping will be installed consisting of grass in flat and sloped areas where mowing is feasible and wildflower mixes in sloped areas too steep for mowing. Existing trees and landscaping on site will be retained, stockpiled and transplanted to the extent feasible in Phase 1. In future phases, more landscaping will be added to the park as noted below. The mainline underground irrigation system will be installed as part of Phase 1. The system will be designed to follow the framework of lawn areas and sloped planting areas. Main lines will be installed in Phase 1 and will be supplemented with additional lines and sprinkler heads at the time the landscaping is completed in future phases.

Tree Groves
A few “groves” of trees will be added into the park in future phases to provide shade and enhance the landscaping. The predominant grove will be clustered around the reconstructed pump house area. Smaller groves may be added in other gathering places, with care in placement so as not to significantly affect the viewshed to the lake.

Alpine Gardens
Alpine gardens will be installed in sloped areas in future phases (areas planted with wildflower seed mix in Phase 1). The alpine garden theme will include a mix of native plants and boulders designed specifically to retain the steeper sloped areas. These gardens will provide a soft, colorful edge to the large gradient changes. Granite boulders will be inset into the slopes in a natural looking way, then filled with attractive, native alpine vegetation.

Proposed planting materials for the project, including trees, shrubs, groundcovers, grasses, and perennials are illustrated on pages 15 and 16. The intent will be to use mostly native plant materials and to minimize maintenance as much as possible.

Sand Volleyball Court(s)*
The current volleyball court could be relocated to the northern end of the park or retained in its current location; or two volleyball courts could be provided at the park. Specific plans will be confirmed in Final Design. The project team has suggested the relocation of the volleyball court to the northern area of the park, because this portion of the beach is not designated as a swim area. Also this will serve to locate active park uses together – the lively volleyball games near the Jet Ski vendor and boat ramp, adjacent to other dynamic activities.

Park Furnishings and Pedestrian Bollard Lighting
Existing park furnishings will be retained and reinstalled after construction of Phase 1. In the future it is envisioned that additional furnishings such as wood benches and picnic tables, will be added at necessary locations in the park. The master plan also proposes a series of pedestrian scale light bollards or poles along the lower path, which is open year-round for access through the park. It would be nice for this lower path to be lit for summer evening strolls and winter afternoon x-country skiing or snowshoeing.

Optional Fire Pit
An optional fire pit could be located between the pump house and the relocated volleyball court. It would be a center ring constructed from small granite boulders, with driftwood logs for bench seating. Further discussions with the City’s Parks and Recreation staff are needed to confirm the feasibility of this element given maintenance concerns, but there was interest in it expressed by the community.

Other Notes about Proposed Legacy Park Phase 1 Improvements
Most of the proposed master plan improvements will be constructed in Phase 1. Landscaping other than grass and wildflower seed mixes and transplanting of existing landscaping will be deferred to the future. The MURA anticipates applying for grants to complete the landscaping at a later date – possibly in two phases through Local Option Tax funding.

Removal of the existing restroom structure and removal of the two parking lot areas will be included as part of Phase 1 site reconstruction and regarding. Elements which can be salvaged, such as the fixtures in the restrooms, boulders and healthy vegetation, will be saved for reuse. The existing fill on the site will be degraded to construct the rolling hillside landform. The land form will be graded to meet the current grade along the southern boundary of the Urban Renewal District (within the Third Street right-of-way).
E. Lake Street Promenade, Pathway Connection and Streetscape Improvements

A new pedestrian promenade/pathway will be constructed along the west side of E. Lake Street. The promenade will be fully accessible — connecting the entire lake front from Legacy Park to Brown Park. The vicinity of E. Lake and Pine Street will be reconfigured to a “T-intersection” to create a stronger pedestrian connection route through this area and to flatten the grade slightly to make the route fully accessible. Each segment of the promenade and pathway is described in more detail below.

Promenade in Legacy Park Vicinity

In the vicinity of Legacy Park, the pedestrian promenade has been designed to be a minimum of 15 feet wide with wider overlook areas above the park. The overlook areas provide opportunities for pedestrian gathering areas and places to look out to the lake and mountains beyond. Public art and interpretive panels could be placed in the overlook areas. Along the streetscape, benches, tree bosques (in groups of two), pedestrian lights, and accent paving will highlight the promenade. The trees are spaced graciously with consideration to preserving views out to the lake from nearby properties across Lake Street. There will be a vertical curb and gutter along this edge of the promenade (west side of Lake Street), and it is envisioned that the curb will be granite — from an indigenous supply in Idaho. Granite is preferred because of its longevity and resistance to snow plow blades. The proposed street cross section and an artist’s illustration of the promenade and streetscape improvements are provided on page 8.

Pathway in Marina Vicinity

At the end of Legacy Park and just prior to the boat lunch area, the promenade will narrow from 15 feet to 10 feet, where it will become a clearly delineated at-grade concrete sidewalk across the boat launch area. A two percent cross slope will need to be maintained across this sidewalk to comply with ADA guidelines. At the entrance to the marina building, the sidewalk will then narrow to 8 feet in width. This will provide space in front of the marina for storage and display — as is currently the practice. The 8-foot concrete sidewalk will include a rolled curb in this vicinity so that vehicles can load and unload in front of the marina building. North of the marina building, the vertical curb and gutter detail will return. The pathway alignment and various options for street striping in the vicinity of Fir Street are shown on page 9.

Pathway Approach to Brown Park

A continuous 6- to 8-foot-wide sidewalk along Lake Street is proposed all the way to the corner of Hemlock. This will be an accessible route separated from the street by a vertical curb and providing a better route of access than the current condition of pedestrians sharing the street with vehicles. This pathway connection is shown on the boardwalk plan sheets, pages 26 through 29 in this package. It is important to provide this street level continuous route in addition to the lake front boardwalk/overlook experience proposed — these are envisioned as two separate and distinct experiences, with the boardwalk being separated and buffered from the street to provide a more peaceful viewing experience of the lake. The sidewalk will provide the most direct, accessible route. The boardwalk will be accessible from Brown Park to Lake Street as well, but it will include some ramp systems and won’t be as direct a route as the sidewalk. One connection to the boardwalk will be via a timber stairway (refer to descriptions later in this package).

Phase 1 Street and Parking Area Improvements

A basic level of street improvements is proposed to support ingress and egress to the parking area and to coincide with the proposed promenade and pathway improvements along Lake Street. A paved parking area will be constructed at the southeast corner of Fir and Mill. These improvements are described below and further described and illustrated in pages 9, 10, 11, and 12.

• Fir Street from Lake Street to Mill Street: Re-grade as necessary, replace compacted base as necessary, and pave to meet city standards. Install new curb and gutter along south side of street and terminate paving at 20'-0” north side of street. Final street grading will meet city standards. Storm drainage from this new paved area will be accommodated by new system coming down from the new parking area above.

• Parking Area — Surface Construction: Concept is to design and build a first phase surface parking area on the city-owned sloped piece of property East of Mill Street (See Plan) that has the future capability of adding an additional story of parking to double its capacity. This phase would include grading, retaining walls, storm water drainage system, base and paving adequate to park 120+ cars. Project would be designed to allow for future installation of 2nd deck of parking with direct access off the upper portion of Fir Street and with a minimum disturbance to the original parking lot investment. Project includes stairways to access the McCall Hotel property to the south, which is presently used for a Saturday Market.

• Repair (2) portions of Lake Street between Third Street and Pine Street. Remove portions of Lake Street paving as shown in plan, re-grade as necessary, repair base as necessary and repave to meet city standards. See notes on plan for additional detail regarding curb and gutter and paving edges. Final street grading will conform to city standards and be coordinated with the curb and gutter being placed as a part of the Legacy Park and Hotel McCall improvements. Storm drainage will be accommodated by modifications to existing storm drainage system.

The Walk of Ice

The proposed promenade along Lake Street and the Legacy Park lower pathway will be ideal locations to host future Winter Carnival ice sculptures. The overlook areas are expansive enough to host larger scale ice sculpture pieces while the 15-foot-wide sidewalk can provide a suitable route of access. Additional sculpture pieces could be located along the lower pathway in Legacy Park, and the promenade and lower pathway will be connected together, creating a circuitous “Walk of Ice” experience.

Promenade and Streetscape Wayfinding, Interpretive, and Historic Elements

Interpretive panels, commemorative plaques, bronze insets, and sculptures will be located along the promenade and streetscape. Examples of these types of elements are shown on page 17. A streetscape character and wayfinding theme that ties into the streets in the district, named for conifer trees is proposed. Steel cut-out and etched patterns can be created in the streetscape paving and furnishings, applying patterns similar to those shown on pages 22, 23, 24, and 25. Benches, trash receptacles, bike racks, tree grates, and other types of furnishings will be located along the promenade and can also include steel cut-out designs similar to the patterns shown in this package. Steel cut-out wayfinding banners with these patterns will be installed in proximity to intersections to help pedestrians find their way a long the Lake Front. All steel cut-out furnishings would be powdercoated to create a lasting, durable finish. The color of powdercoat will blend with the architecture and setting of the district — a final color will be selected in Final Design.

Promenade and Streetscape Furnishings, Paving and Lighting

Ideas for promenade and streetscape furnishings, paving, and lighting are shown on pages 19 and 20. A new style of pedestrian light fixture is proposed for the district and the style will specifically be chosen to meet the city’s dark sky requirements. A colored, textured pavement is proposed for street crossings. On the portions of the sidewalk path near the marina and on approach to Brown Park, imprint designs of leaves and/or animal tracks are proposed to enliven the sidewalk surface. For the portion of the promenade the fronts Legacy Park, a brick accent design is proposed to begin to blend with the brick accent theme used in downtown. However, a specific paving design for the Lake Front
district is proposed, incorporating not only brick, but also granite pavers etched with patterns similar to the streetscape furnishings, as well as the names of town pioneers and benefactors.

**Granite Boulders, Accents and Rock Walls**
In addition to the granite curb and pavers in the promenade, granite boulders will be installed along the promenade and in Legacy Park, as well as in the area proposed for the shoreline restoration and boardwalk construction. Stacked rock detail also will be used for low walls and building accents in Legacy Park. These details are shown on page 21. Rock and stone native to Idaho will be used in the park and along the promenade/boardwalk areas.

**Boardwalk/Overlook and Shoreline Restoration South of Brown Park**
A boardwalk/overlook system constructed of heavy, durable materials is proposed for the area just south of Brown Park. Also in this area, shoreline restoration and creating of non-motorized watercraft input areas is proposed. The base design for shoreline restoration and boardwalk/overlook improvements south of Brown Park is shown on page 26. In addition, two deductive alternatives and one additive alternative are shown in this package. It will be important to preserve flexibility in the bid packages for this element to respond to fluctuations in construction and materials pricing. Boardwalk design development ideas are shown on page 30. An initial study of boardwalk materials options is shown on page 31 and the characteristics of the preferred material for the project (concrete decking) are highlighted. Shoreline restoration materials will include boulders, as well as native plantings and possibly some bio-engineering techniques. Final design and further coordination with regulatory agencies will help shape the shoreline restoration design. The boardwalk will provide a unique experience of public access and interaction with Payette Lake. Pedestrians will be able to meander along the boardwalk and enjoy views out to the lake and mountains beyond. Interpretive panels are envisioned as part of this experience to describing and highlighting interesting information about the lake, as well as about natural history, flora, and fauna themes of the region. A grove of quaking aspens and conifers will be planted between the Lake Street sidewalk and the boardwalk to help create a buffer from street noise, as well as to create a natural screen.

**Payette Plaza**
An artist's conception of the corner plaza area in the vicinity of Third Street/Highway 55 and Lake Street is shown on page 32. Although this area is not proposed to be improved immediately as part of Phase 1 of the project, it is envisioned that it will be improved in the near term as a partnership project of projects being developed in the vicinity. Special paving, public art, wayfinding elements, landscaping, and other features are envisioned for this area as shown in the artist's illustration. This area will connect with the proposed grand staircase and public plaza leading down to the lower portion of Legacy Park and the shoreline.
Project Goals & Objectives

- Create more cohesion and connectivity between the Lake Front and Downtown.
- Improve pedestrian, bicycle, and vehicular circulation.
- Strengthen the Lake Front and Legacy Park as community amenities and visitor/tourist focal areas.
- Expand functionality of Legacy Park for special events, festivals, and daily use throughout the year.
- Preserve and enhance views and access to the lake.
- Preserve or reuse existing park elements where practical.
- Provide additional parking and wayfinding enhancements and maximize on-street parking. Relocate parking in park to adjacent streets and nearby lots.
- Minimize costs and long-term maintenance requirements while still achieving a quality project.
- Integrate environmentally-friendly, “green” materials and approaches where possible.
- Emphasize the use of native materials (plant species, stone and rock from the area, etc.).
- Maximize long-term value and sustainability. The Lake Front and Legacy Park should live up to the name “Legacy”!
Legacy Park and E. Lake Street Promenade and Streetscape Master Plan
Note: This illustration represents an earlier concept for Lake Street Design details for lighting, paving, and other elements are evolving.
OPTION 1
TWO BOAT LAUNCH LANES SEPARATED BY ONE PREPARATION ACCESSWAY. FIR STREET IS TWO-WAY ON THE CLOSEST BLOCK TO EAST LAKE STREET, BUT BECOMES ONE WAY ON THE BLOCK WEST OF ROOSEVELT STREET.

OPTION 2
TWO BOAT LAUNCH LANES AND ONE FLEXIBLE LANE. FIR STREET BECOMES ONE WAY (EASTBOUND) BETWEEN LAKE STREET AND ROOSEVELT STREET.
Parking Area Plan

123 Parking Spaces Proposed
20 Boat Trailer Parking Spaces Proposed

Note: Parking Area has been designed to convert to a structured parking facility in the future.
Human sundial on amphitheater stage

Fish sculpture over simulated dry creek bed

Spray-off play area creates an ADA accessible interactive water feature
Lake Front Plant Materials

Perennial Flowers
- Alpine Aster
- Columbine
- Barleygrass
- Catmint
- Coreopsis
- Cranesbill
- Geranium
- Crocus
- Male Fern
- Pearly everlasting
- May Night Sage
- Philox
- Pussytoes
- Rockcress
- Ruby Bells
- Penstemon
- Fern Leaf Yarrow
- Daffodil
- Black-eyed Susan
- Geum
- Woolly Sunflower
- Lupine
- Scarlet Gilia

Grasses
- Bulbous Oatgrass
- Elijah Blue Fescue
- Dwarf Fountaingrass
- Karl Foerster Grass
Promenade and Streetscape Wayfinding, Interpretive, and Historic Elements

Note: The types of examples of wayfinding, interpretive, historic, and commemorative elements that could be integrated into the streetscape, promenade, boardwalk and park improvements. Specific details for the McCall Lake Front will be developed in Final Design.
Promenade and Streetscape Furnishing and Wayfinding Patterns -- For Area Near Pine Street
Ponderosa Pine (Pinus ponderosa)*

* Other types of pine native to the area also could be showcased.
Promenade and Streetscape Furnishing and Wayfinding Patterns -- For Area Near Fir Street

Grand Fir (*Abies grandis*)

*Other types of fir native to the area also could be showcased.
Promenade and Streetscape Furnishing and Wayfinding Patterns -- For Area Near Spruce Street

Engelmann Spruce (*Picea engelmannii*)

*Other types of spruce native to the area also could be showcased.
Promenade and Streetscape Furnishing and Wayfinding Patterns -- For Area Near Hemlock Street

Western Hemlock (*Tsuga heterophylla*)

*Hemlock is not native to the immediate area surrounding McCall but is native to the Payette National Forest. Hemlock was chosen to tie into the local street name wayfinding theme. There was a recommendation that perhaps Hemlock Street should be renamed to a tree native to the McCall Vicinity.*
Note: The steel cut out designs for benches, trash receptacles, tree grates, bicycle racks, and other elements will be similar to the conifer themed designs shown later in this package. Steel cut out furnishings will be finished in powdercoat in a specific color for the district. Color selection will be finalized in Final Design.
Possible Options for Colored Stamped Concrete for Street Crossings

Possible Options for Paving Imprints and Accents
Note: Specific selections and treatments will be determined in Final Design.

Possible Options for Pedestrian Light Fixtures
Note: These designs comply with McCall’s Dark Sky requirements. A specific style will be selected in Final Design.

Existing Downtown Streetscape and Pavers for Reference Purposes
**Promenade and Streetscape Paving and Detailing Design Ideas**

- **Granite Curb Details**
- **Promenade Overlook Paving Pattern**
- **Promenade Concept - Detail**

Granite Curb Details

Promenade Overlook Paving Pattern

Promenade Concept - Detail

**Landscaped Area**

Two Street Trees

Two Benches (Powdercoated Metal)

Retaining Wall or Low Seating Wall Where Needed

- **Granite Paver Etching Samples**
  - Etched Graphic Images, McCall Benefactors and Pioneers or Silhouettes of Branches/Cones
    - Hemlock
    - Spruce
    - Fir
    - Pine

- **Paving Band Concept - Detail**
Promenade and Streetscape Stacked Rock Walls and Boulders

Possible Options for Stacked Rock Walls for Overlook Railing Style see Boardwalk Plans

Examples of Local Granite used in the McCall Area
Specific materials will be confirmed in Final Design, but will be similar to these types of rock native to Idaho and prevalent in landscapes and architecture throughout McCall.

“Lightning Strike” Granite from Idaho Granite Works Quarry
Boardwalk Design Development Ideas

- **Boardwalk Plan**
  - Wood Railing
  - Wood Patterned Concrete Decking

- **Boardwalk Elevation**
  - Steel Post
  - Wire Rope Rails
  - Concrete Deck 40’ x 8’ Section Typ.

- **Boardwalk Plan**
  - Concrete Deck 40’ x 8’

- **Boardwalk Railing Detail**
  - Wood Railing
  - Steel Posts
  - Wire Rope Rails

- **Boardwalk Simulation**
  - Concrete Deck

- **Boardwalk Cross Section**
  - Concrete Piling

- **Post Connection Detail**
  - Steel Post
  - Metal Bracket
  - Gasket

- **Boardwalk Plan**
  - Concrete Filing

- **Railing Example**
### Boardwalk Materials Options

<table>
<thead>
<tr>
<th>Decking Material Comparative Qualities</th>
<th>Treated Wood</th>
<th>T-bar Fiberglass</th>
<th>Concrete Deck</th>
<th>Composite Lumber</th>
<th>Metal grating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Friction Coefficient</td>
<td>low</td>
<td>high</td>
<td>high</td>
<td></td>
<td>medium</td>
</tr>
<tr>
<td>Long Term Durability</td>
<td>low</td>
<td>medium</td>
<td>high</td>
<td>medium</td>
<td>high</td>
</tr>
<tr>
<td>Sustainability</td>
<td>varies</td>
<td>medium</td>
<td>medium</td>
<td>high</td>
<td>high</td>
</tr>
<tr>
<td>Quality of Sound</td>
<td>high</td>
<td>low</td>
<td>low</td>
<td>low</td>
<td>medium</td>
</tr>
<tr>
<td>Visual Compatibility</td>
<td>high</td>
<td>low</td>
<td>medium/high</td>
<td>low</td>
<td>high</td>
</tr>
<tr>
<td>Transparency</td>
<td>low</td>
<td>medium</td>
<td>none</td>
<td>low</td>
<td>high</td>
</tr>
<tr>
<td>Required Maintenance Level</td>
<td>high</td>
<td>medium</td>
<td>low</td>
<td>medium</td>
<td>low</td>
</tr>
<tr>
<td>Weight to Strength Ratio</td>
<td>low</td>
<td>medium</td>
<td>high</td>
<td></td>
<td>low</td>
</tr>
<tr>
<td>Mold and Stain Resistance</td>
<td>low</td>
<td>high</td>
<td>low</td>
<td>high</td>
<td>high</td>
</tr>
<tr>
<td>Modular Constructability</td>
<td>low</td>
<td>high</td>
<td>high</td>
<td></td>
<td>low</td>
</tr>
</tbody>
</table>

### Description of Comparative Qualities

- **Friction Coefficient** – a high ratio means that it is a slip resistant material
- **Long Term Durability** – not easily damaged and lasts a long time
- **Sustainability** – requires less energy and natural resources to produce
- **Quality of Sound** – does it have an authentic boardwalk sound
- **Visual Compatibility** – how well does it fit in the setting
- **Transparency** – how much light will pass through the decking to the soil or water surface below
- **Required Maintenance Level** – cleaning and potential repair requirements
- **Weight to Strength Ratio** – the ability to span longer distances means less structural support required
- **Mold and Stain Resistance** – surface resists stains or can be easily cleaned
- **Modular Constructability** – how much can be fabricated and assembled off-site

Accessibility: All decking surfaces would meet ADA accessibility requirements.