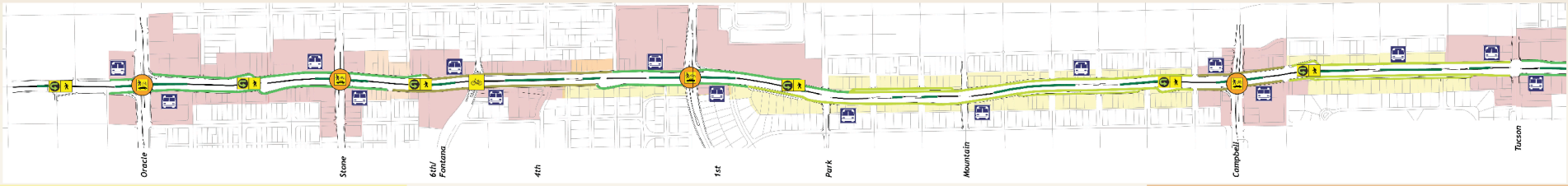




GRANT ROAD Improvement Plan

Mobility Vitality Sustainability

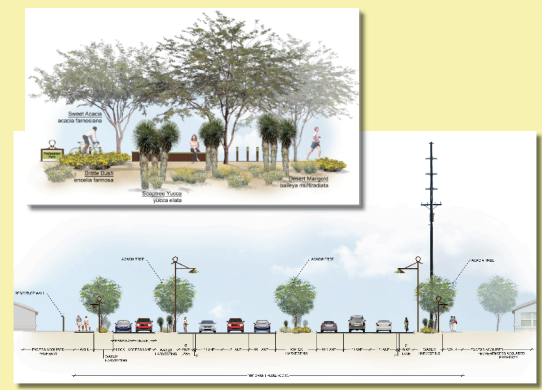
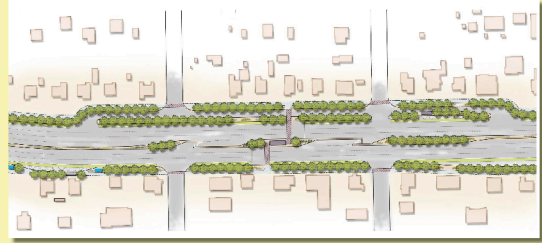
Streetscape and Landscape – Using Streetscape and Landscape Design to Enhance the Character of Centers and Districts



Residential Zone

This zone uses plants that are somewhat denser and that can be planted between the local access lane and the main portion of Grant Road to provide a buffer.

This visually denser landscaping is appropriate here, unlike in the mixed use zones where the visibility of businesses is a concern.



Zones with different design palettes associated with:

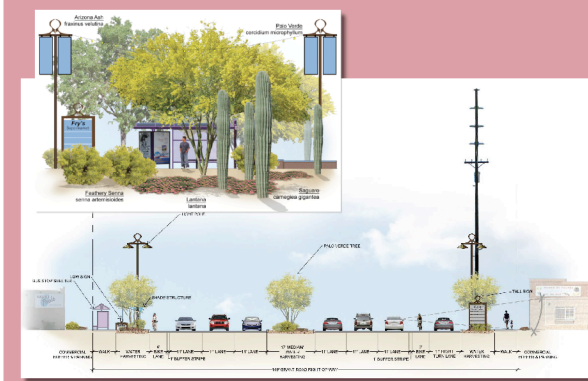
- Center and District types
 - Level of pedestrian activity
- Special design treatments associated with "elements" along the road:
- Indirect Left Turn intersections and turn arounds
 - Other signalized intersections
 - PELICAN & TOUCAN crossings
 - Bus stops
 - Potential gateway features

Pedestrian Mixed Use Districts and Centers Zone

This landscape treatment is used in the centers and districts that are expected to have the highest levels of pedestrian activity.

The plantings provide a balance between buffering and shade for pedestrians and visibility to commercial signage and buildings.

The plant selections compliment those used for the Indirect Left Turn, because the Indirect Left Turns often occur within this Zone.

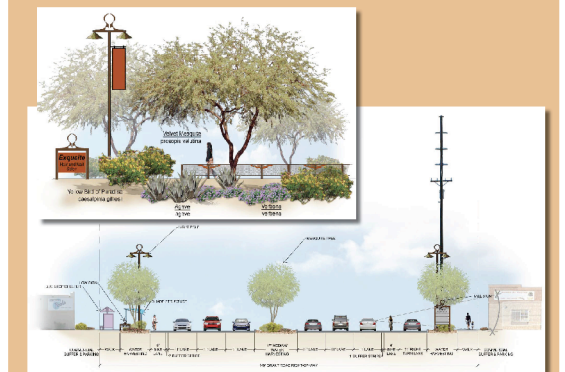
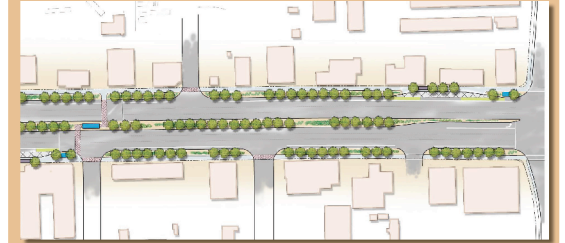


Mixed Use Districts and Centers Zone

This landscape occurs in areas with the most commercial uses where signage and business visibility is a major concern.

Plants have been selected to allow for clearer viewing between traffic on Grant Road and adjacent uses.

Details of the landscape design will still create a comfortable pedestrian environment.



Public Input on Streetscape and Landscape Comments

- General support for shaded pedestrian environment and general character
- Some concerns about maintenance



- Concern about providing a quality visual connection between traffic on Grant Road and businesses and their signs
- Support for integrating public art with streetscape
- Like concept of highlighting design features and distinguishing character of places

