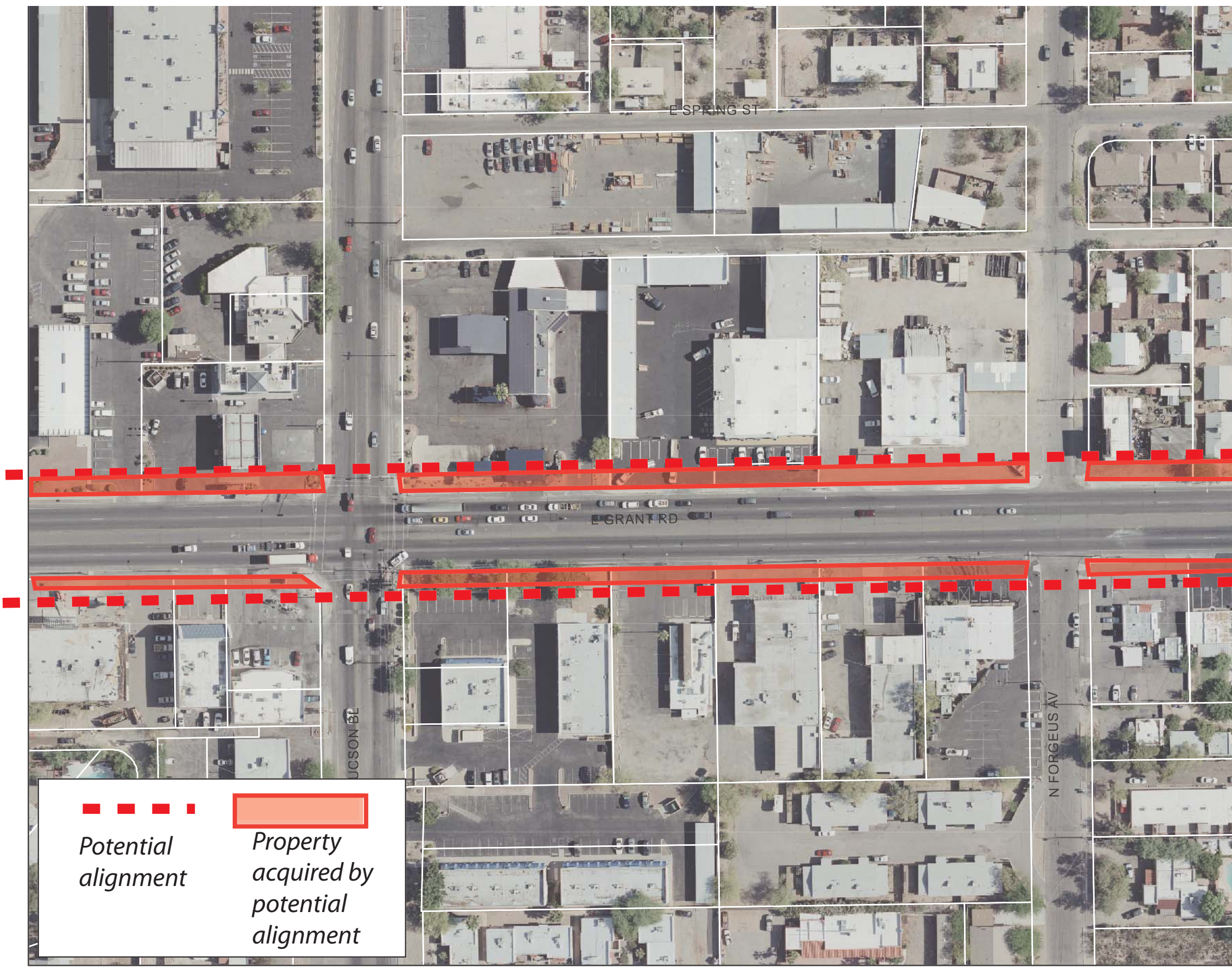


INSTRUCTIONS

The focus of this sheet is the widening of Grant Road in areas with significant numbers of businesses in the Eastern Community Character Segment. The alignment shown preserves all buildings on this block but takes parking spaces these businesses need to survive, as well as changing their street frontage. Look at the alignment and the options shown for replacing parking and improving street frontage. Please note that all examples on this worksheet, while based on existing businesses, are hypothetical.



The alignment shown to the left preserves most buildings, but removes 61 parking spaces.

The concepts to the right show different ways businesses can regain parking, while the concepts to the below right show how existing businesses might front onto Grant Road's new pedestrian realm.

WORKSHOP QUESTIONS

Parking Questions:

Of the various district shared parking methods, indicate how appropriate each is for making up for lost parking along the Eastern Community Character Segment—

Shared Parking to reduce total amount of parking provided:

Not Appropriate 1 2 Neutral 3 4 Very Appropriate 5

Converting side streets to include parking:

Not Appropriate 1 2 Neutral 3 4 Very Appropriate 5

Closing off side streets so that drivers coming off of Grant Road cannot enter the neighborhoods through these parking lots:

Not Appropriate 1 2 Neutral 3 4 Very Appropriate 5

Turning underutilized parcels into business district parking lots:

Not Appropriate 1 2 Neutral 3 4 Very Appropriate 5

Assisting businesses in reconfiguring their properties to create district parking:

Not Appropriate 1 2 Neutral 3 4 Very Appropriate 5

Using local access lanes to create street-front parking

No Appropriate 1 2 Neutral 3 4 Very Appropriate 5

Pedestrian Realm Questions:

What do you think about the two examples of a store and a restaurant fronting onto the pedestrian realm of the improved Grant Road—

Does the storefront example create a comfortable pedestrian environment:

Not Comfortable 1 2 Neutral 3 4 Very Comfortable 5

Does the restaurant patio example create a comfortable pedestrian environment:

Not Comfortable 1 2 Neutral 3 4 Very Comfortable 5

Does the restaurant patio example create a comfortable dining environment:

Not Comfortable 1 2 Neutral 3 4 Very Comfortable 5

Would adding a patio wall to the restaurant patio example create a more comfortable dining environment:

No 1 2 Not Sure 3 4 Yes 5

GUIDING PRINCIPLES

THE FOLLOWING ARE GUIDING PRINCIPLES OF THE GRANT ROAD IMPROVEMENT PLAN RELEVANT TO THE CONCEPTS IN THESE EXERCISES

1.3b Facilitating regional access to businesses (including deliveries) that avoids cut-through traffic impacts to adjacent neighborhoods

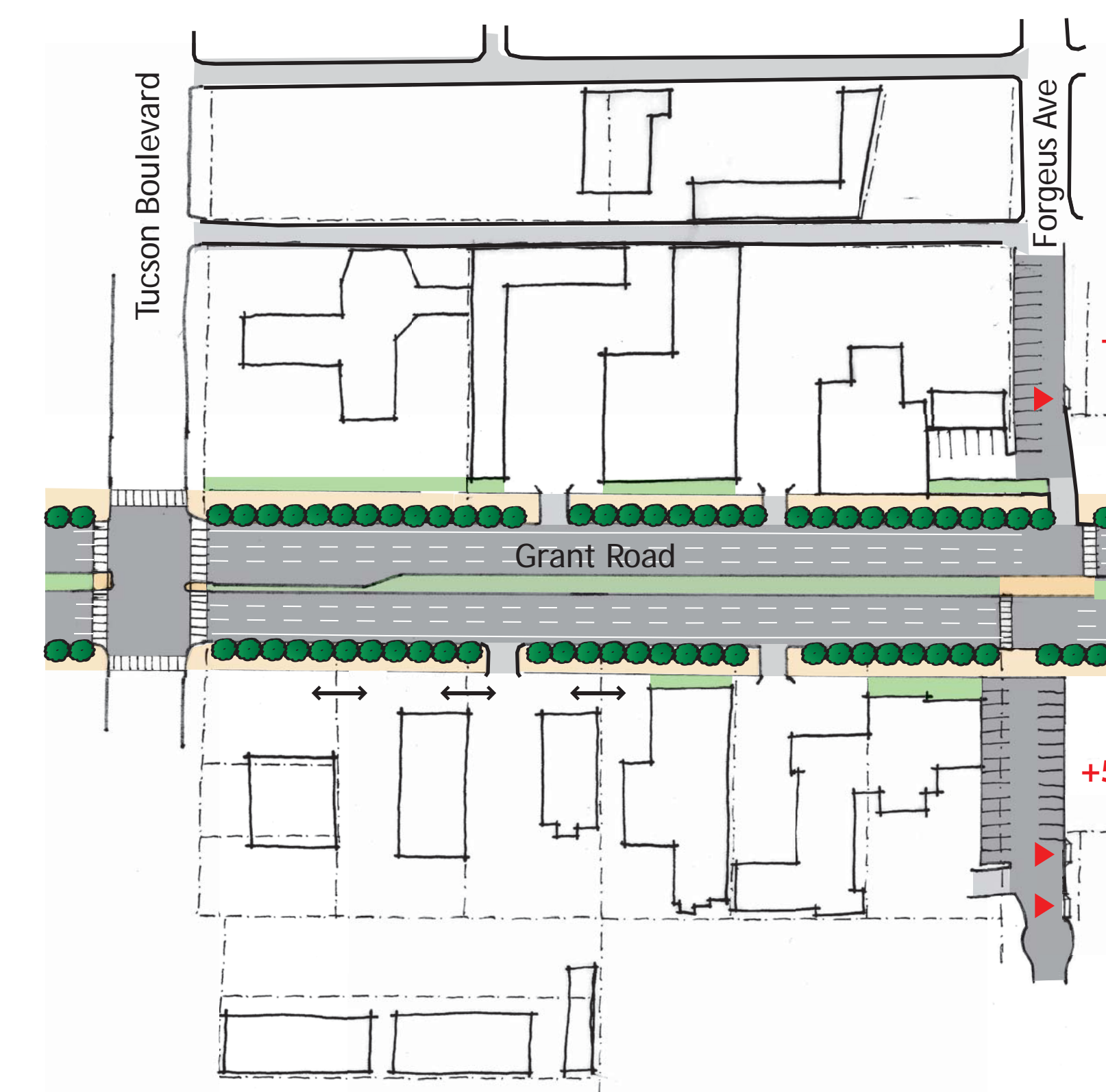
1.3c Improving neighborhood access to businesses and other destinations by providing quality connections for all users

2.3 Support the viability of small, local, and independent businesses

2.7 Develop districts with multiple uses and shared parking

2.11 Encourage private investment that revitalizes opportunity sites along Grant Road

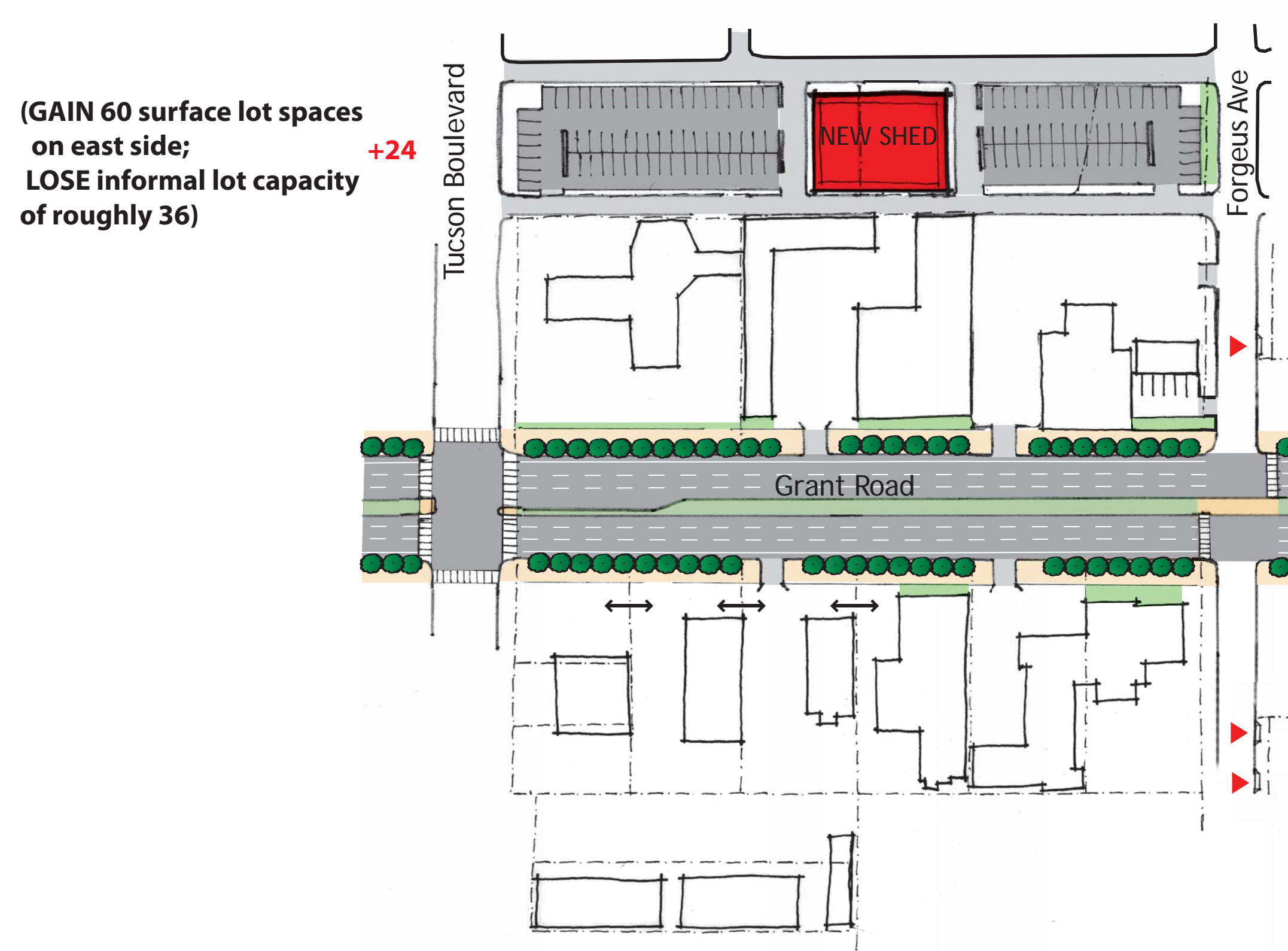
4.7 Coordinate new development and revitalization with new and existing amenities and multimodal infrastructure



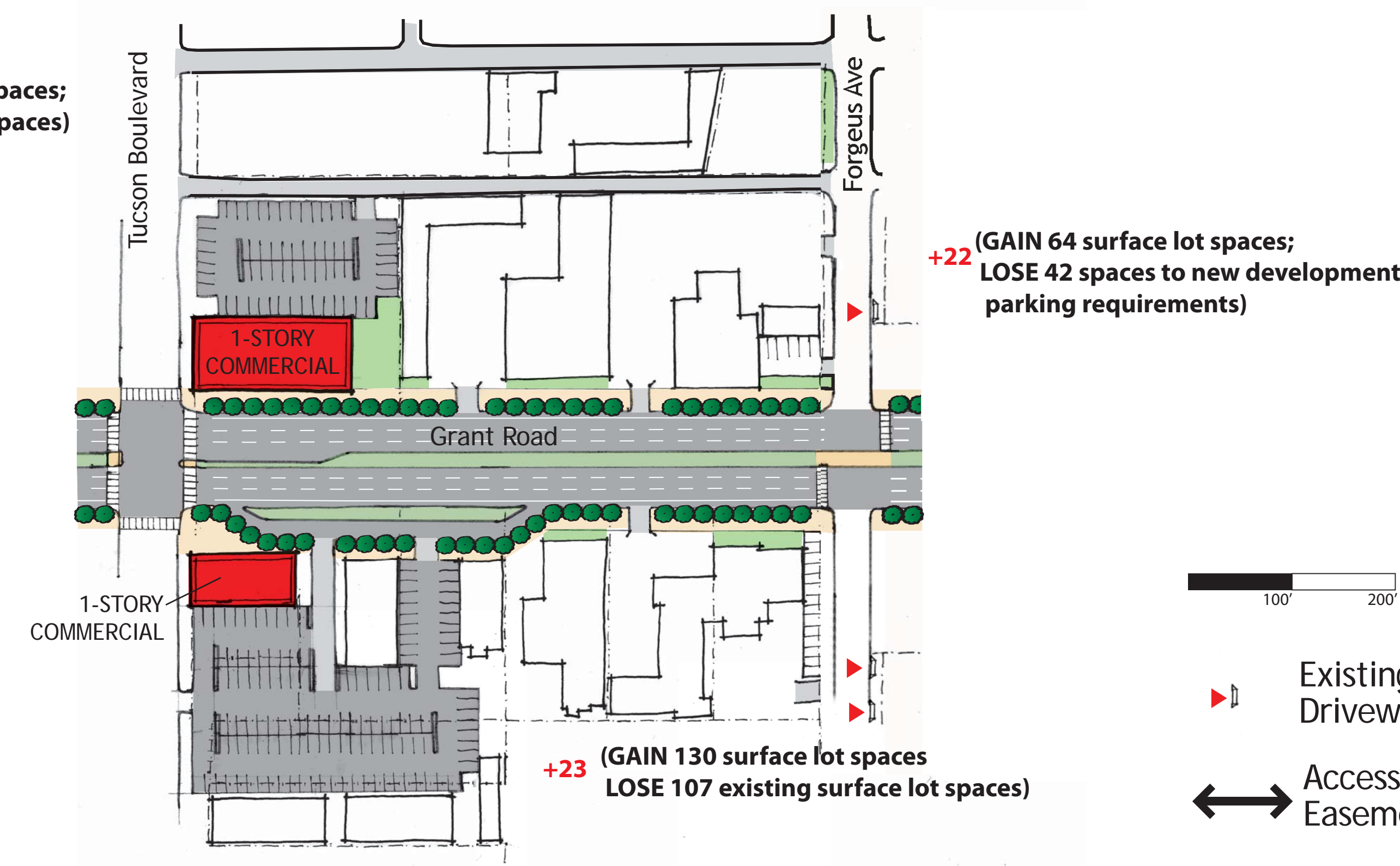
METHOD A: Street Reorganization
9 spaces gained



METHOD B: Reuse of Property taken by Alignment
55 spaces gained



METHOD C: Site Reorganization
76 spaces gained



METHOD D: Site Redevelopment
54 spaces gained (includes 9 parallel spaces on local access lane)



PEDESTRIAN REALM: NEW FRONTAGE FOR EXISTING BUSINESSES

