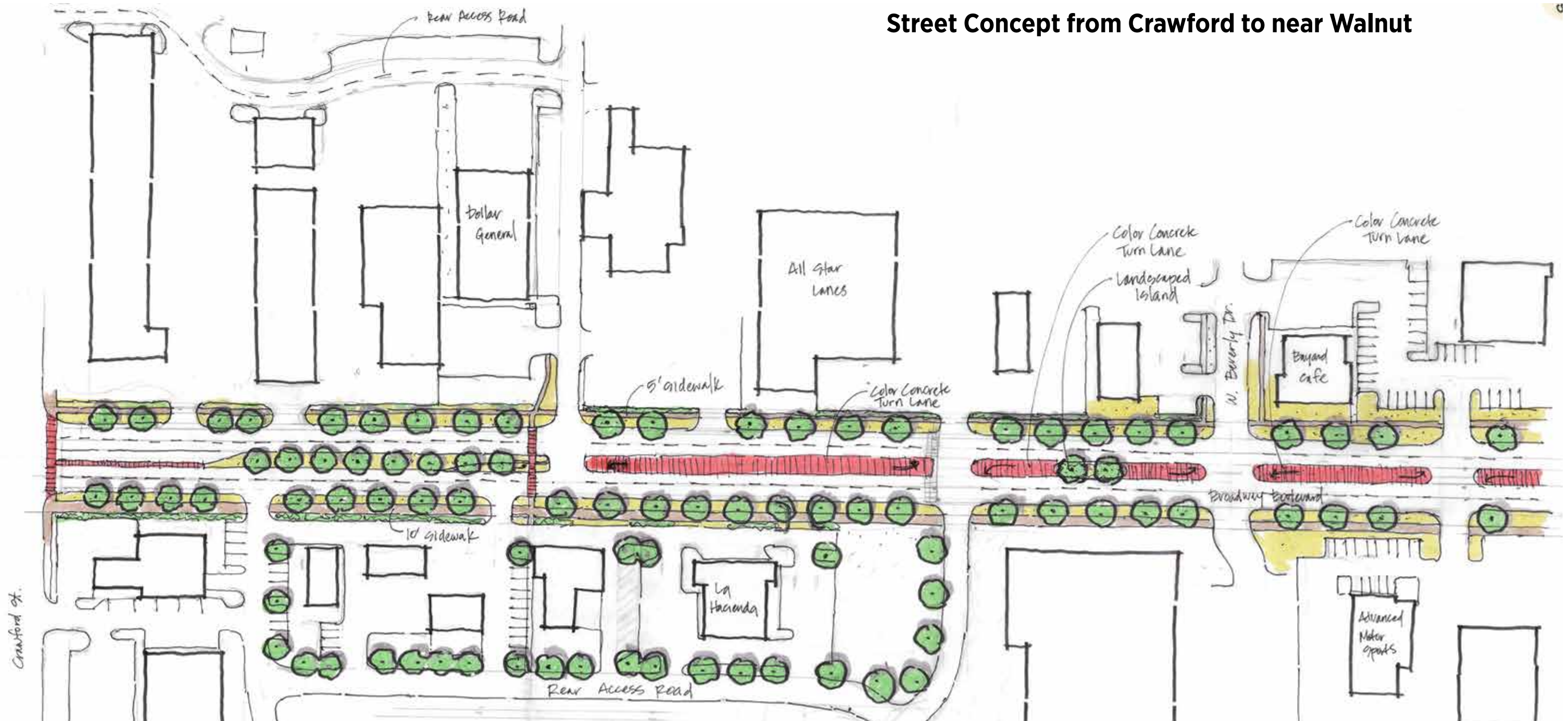


Street Concept from Crawford to near Walnut

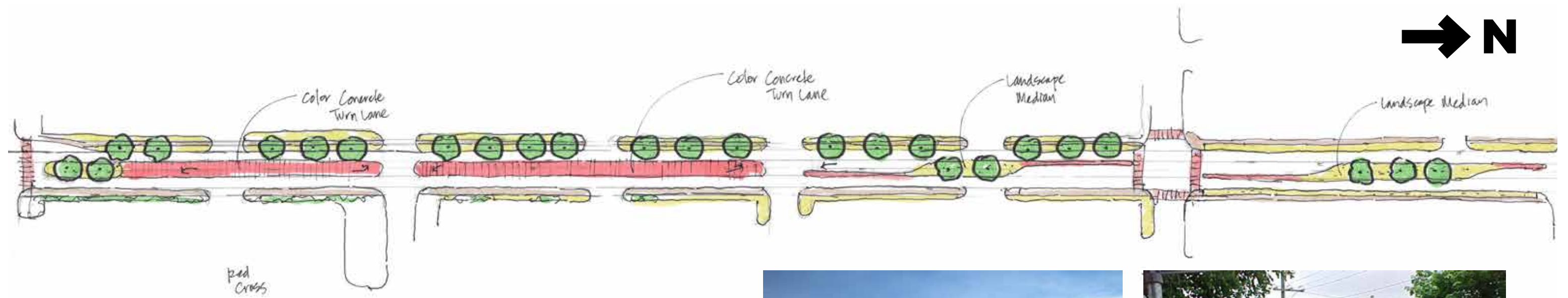


Major Features:

1. Removing raised median in most areas except at signalized intersections.
2. Replacing raised median by a "surface median" in a left turn lane. "Surface medians" are not raised and permit full turning movements. They are defined by a contrasting pavement color or pattern (like colored concrete).
3. Managing and combining driveway cuts wherever possible to have them line up with each other. This is important for safety with two-way turn lanes.
4. Creating rear access drives when possible.
5. Ten-foot shared use path, probably on the east side of Broadway.
6. Six-foot continuous sidewalk on the west side.
7. Pedestrian refuge medians where left turns are unnecessary, providing a safe place for peds crossing the street.
8. Landscaped parkway between curb and edge of sidewalk.



Street Concept north of Walnut



Major Features:

1. Removing raised median in most areas except at signalized intersections.
2. Replacing raised median by a "surface median" in a left turn lane. "Surface medians" are not raised and permit full turning movements. They are defined by a contrasting pavement color or pattern (like colored concrete).
3. Managing and combining driveway cuts wherever possible to have them line up with each other. This is important for safety with two-way turn lanes.
4. Transition from five lanes to three lanes where street narrows north of Walnut Street. Curb lane becomes a right turn only lane at Walnut.
5. Ten-foot shared use path continues on east side of Broadway. It may narrow to eight feet in some places.
6. Six-foot continuous sidewalk on the west side.
7. Pedestrian refuge medians where left turns are unnecessary, providing a safe place for peds crossing the street.
8. Landscaped parkway between curb and edge of sidewalk. Narrower than south of Walnut.



Surface median

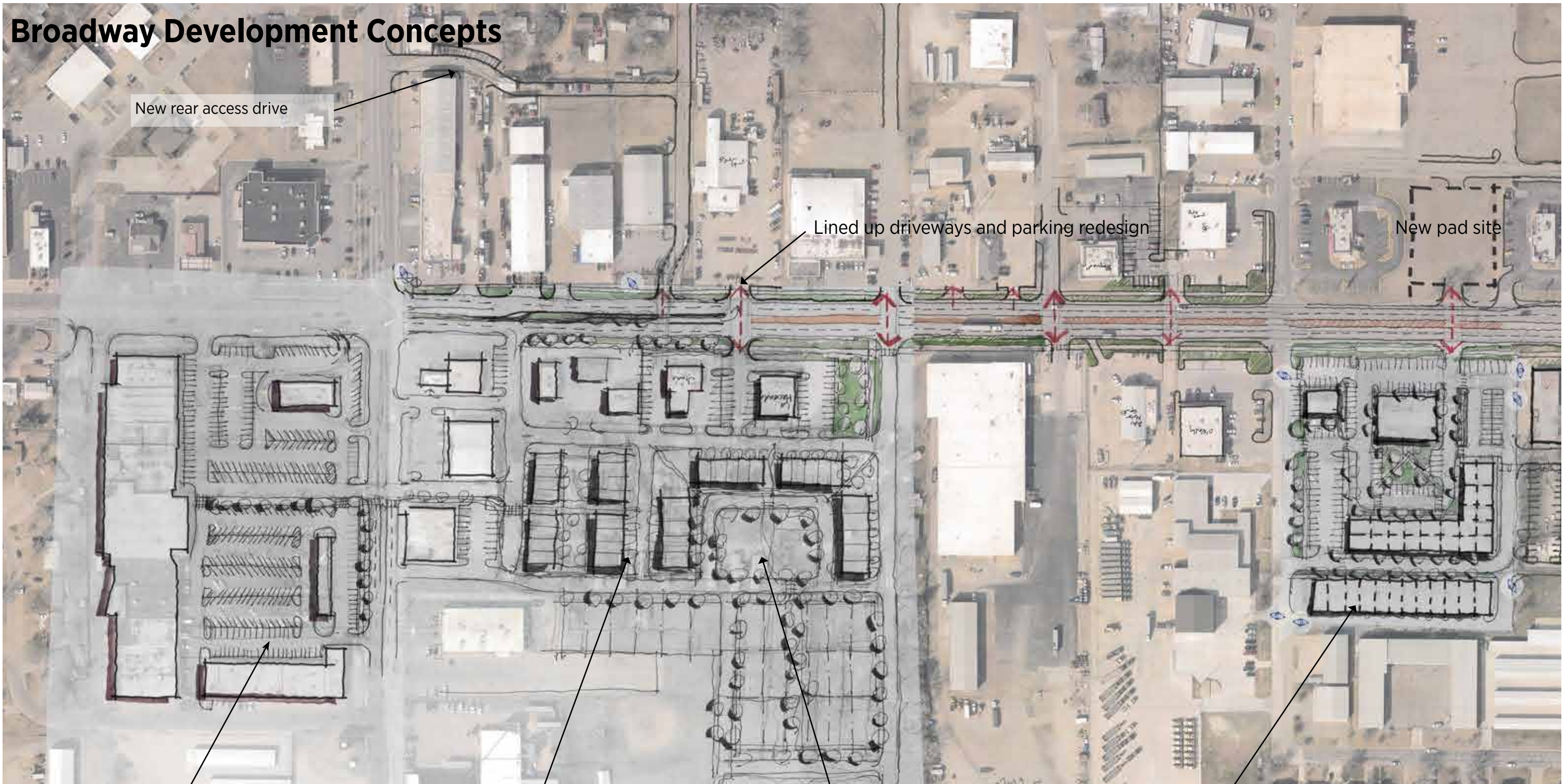


Ped refuge median



Shared use path with landscaping

Broadway Development Concepts



New rear access drive

Lined up driveways and parking redesign

New pad site

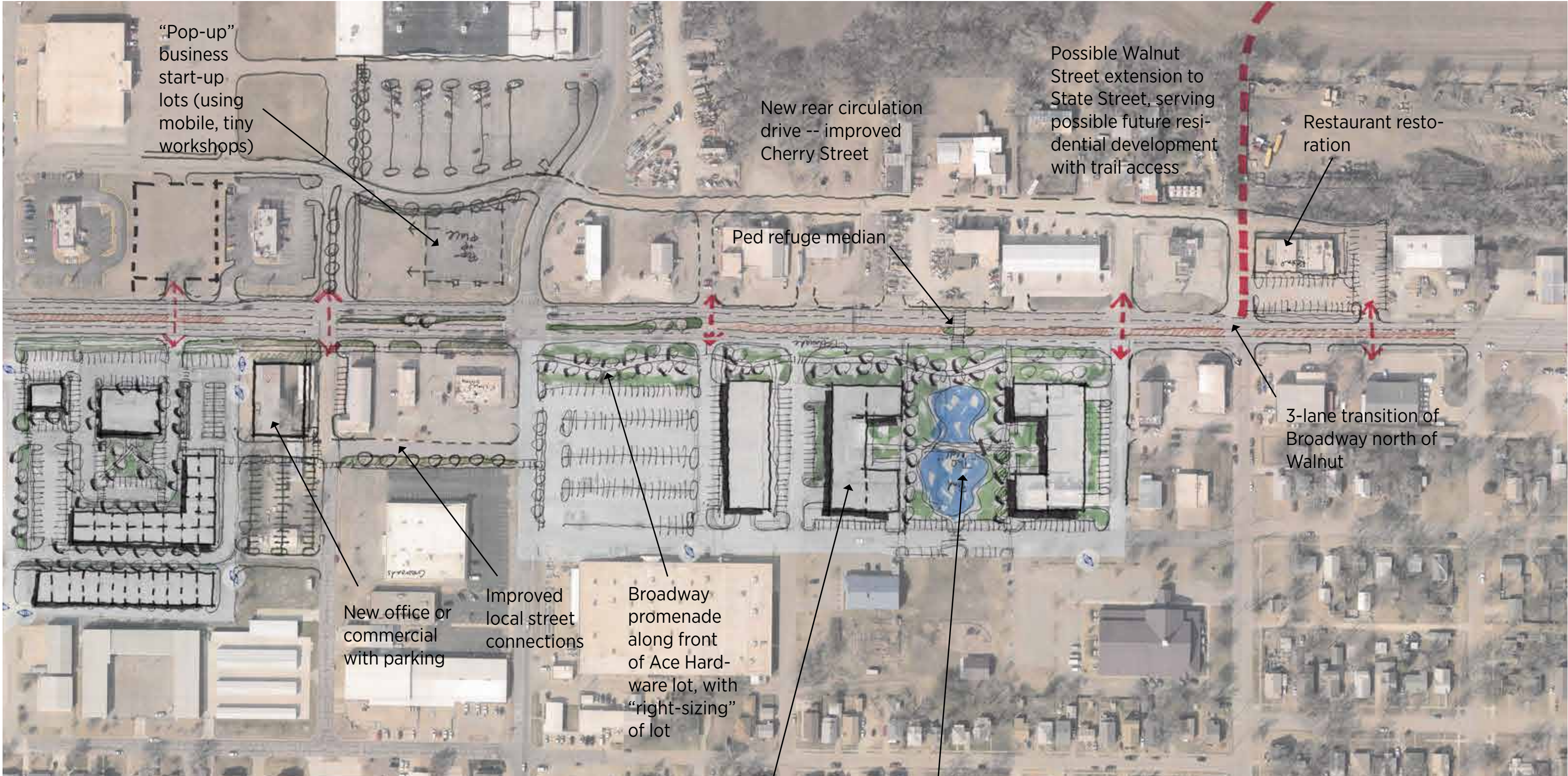
Improvement of Sunset Plaza for more better parking, pedestrian access, over-all circulation, and possible fuel station

Redevelopment of mobile home area with affordable new housing: town-houses and small-lot single family

Neighborhood square with pedestrian route to Sunset Plaza

Possible future Village Inn conversion to permanent housing with internal streets and sidewalks

Broadway Development Concepts



"Pop-up" business start-up lots (using mobile, tiny workshops)

New rear circulation drive -- improved Cherry Street

Possible Walnut Street extension to State Street, serving possible future residential development with trail access

Restaurant restoration

Ped refuge median

3-lane transition of Broadway north of Walnut

New office or commercial with parking

Improved local street connections

Broadway promenade along front of Ace Hardware lot, with "right-sizing" of lot

New parkside multifamily on current motel sites

Major open space with water feature, connected to church playground area