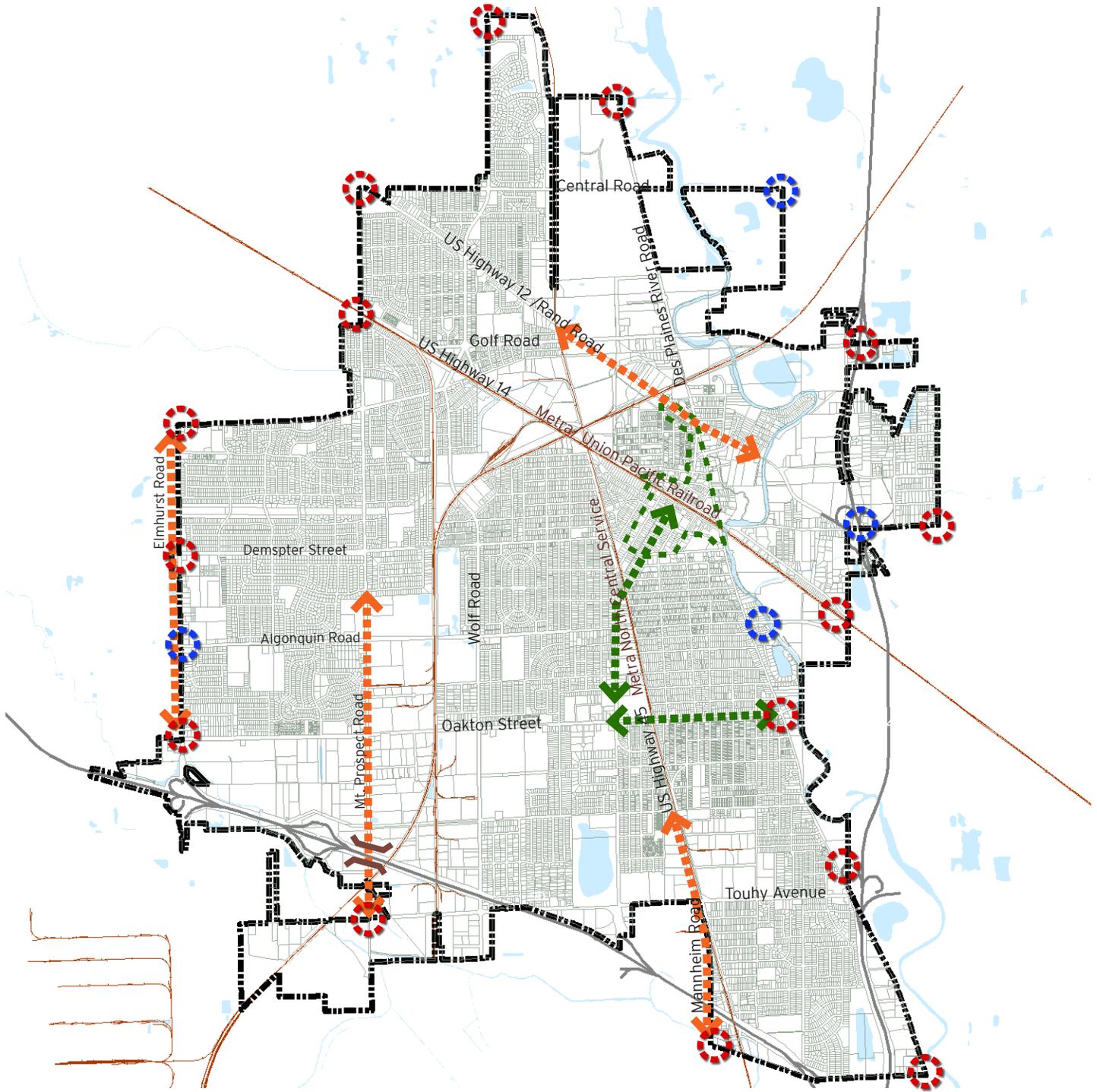


FIGURE 9

URBAN DESIGN FRAMEWORK - COMMUNITY WIDE



-  Primary Gateways
-  Secondary Gateways
-  Design Guidelines for Business District

-  Suggested Streetscape Improvements for Commercial Corridors
-  Suggested Underpass Improvements



FIGURE 10
PRIMARY GATEWAY
CONCEPT



Elements

- Rows of street trees along parkway to define entryway
- Landscaped median with street trees
- Gateway signage enhanced with landscaping, including multi-stemmed and closely spaced trees providing a background
- Decorative paving at crosswalk visually connecting both sides of roadway
- Large planting beds to address vehicular scale
- Lighting hidden within landscaping within the entire gateway area providing night time effect
- Landscaping to be arranged in masses to align eye movement to gateway signage

CONCEPT ONLY

