

Urban Design Framework

Focus Area 1

Pocket Park Network Improvement (121 Avenue)

Focus Area 2

Neighbourhood Commercial Urban Node – Community Space Improvements

Focus Area 3

One World One Centre Public Park Improvement

Focus Area 4

Intersection Improvement/ Pocket Park (120 Avenue and 92 Street)

Focus Area 5

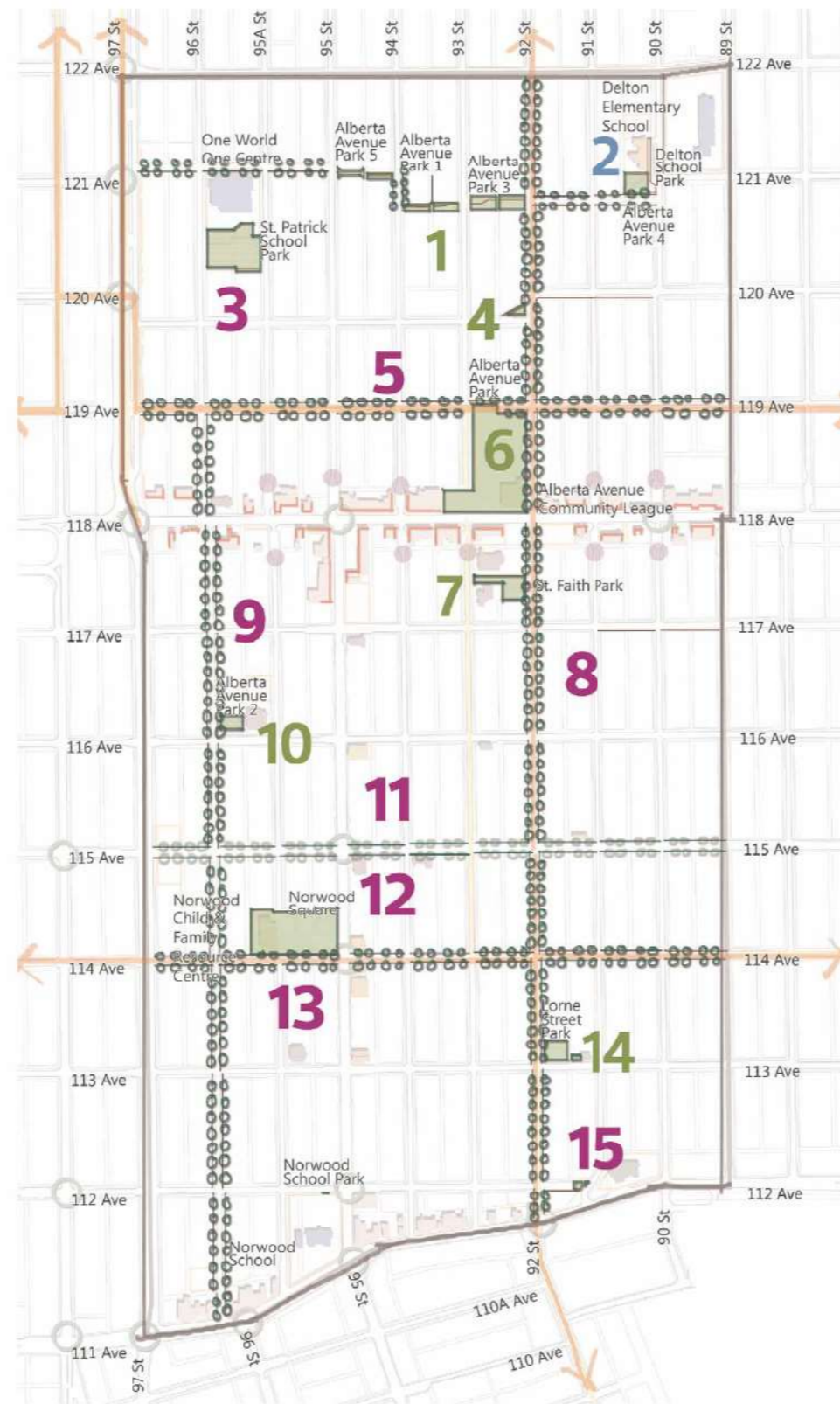
119 Avenue Pedestrian/Bike Corridor

Focus Area 6

Alberta Avenue Park Improvements

Focus Area 7

St. Faith Park Improvements



Focus Area 8

92 Street Pedestrian/Bike Corridor Improvement

Focus Area 9

96 Street Pedestrian/Bike Corridor

Focus Area 10

Alberta Avenue Park 2 Improvements

Focus Area 11

115 Avenue Public Realm Improvements

Focus Area 12

Norwood Child and Family Resource Centre Area Improvements

Focus Area 13

114 Avenue Pedestrian/Bike Corridor Improvements

Focus Area 14

Lorne Park Improvements

Focus Area 15

112 Avenue Redesign (Between 91 St and 92 St)

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Urban Design Themes

The following **Urban Design Themes** were developed based on the feedback from the Community Walk and Ideas Workshop. The themes represent the various aspects of urban design that could be incorporated into the renewal process.

Open Space



Opportunities were identified to better use various park spaces and pocket parks throughout the neighbourhood.

Connectivity & Corridors



Issues related to pedestrian accessibility, missing sidewalk segments, and sidewalk curb cuts were identified.

Placemaking



Opportunities were identified to express the artistic talent of the community through various placemaking interventions.

Traffic Calming



Opportunities to explore traffic calming designs along roadways in the neighbourhood were raised by community members.

Safety



Community members identified issues relating to safety concerns and perceptions within the neighbourhood. Safety concerns were explored with different design elements for the focus areas.

Lighting



A prominent lighting issue identified was the lack of sidewalk lighting in residential areas due to mature tree canopies. Lighting concerns were explored with different design elements for the focus areas.

Do the Urban Design Themes align with the Vision and Values of Alberta Avenue?

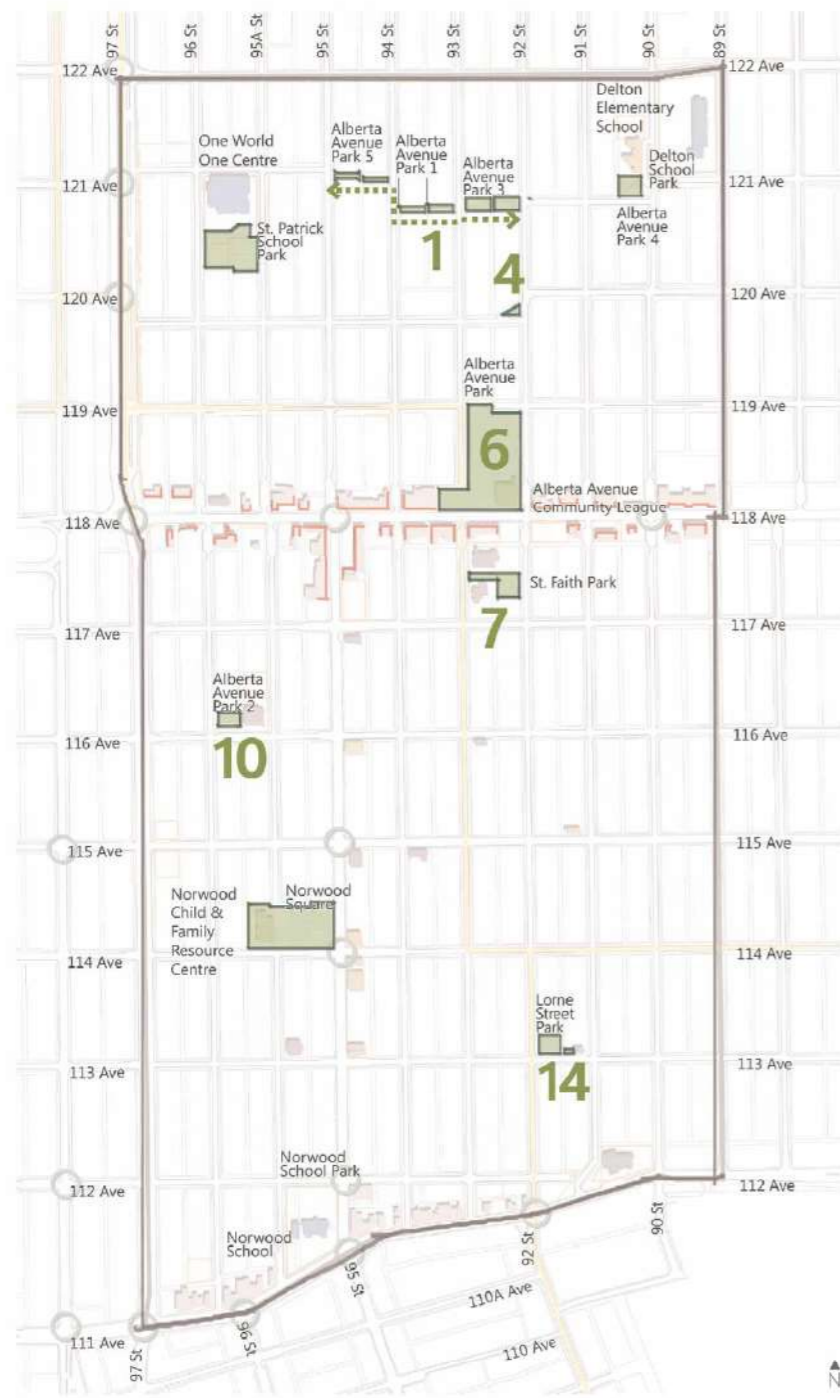
Use the **post-it notes** to leave your comments here.

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Open Space

Please place a sticker where you feel attention to Open Space is most needed in the community.



What are types of Open Spaces?

Open spaces within a community serve multiple purposes and for all age groups. The physical design of open spaces can enable active and passive activities. Some open spaces may function as playground and organized sports fields while other open spaces may function as social relaxation and gathering areas.

Why are Open Spaces important to Alberta Avenue?

Alberta Avenue benefits from various open spaces scattered throughout the neighbourhood. Types of open spaces within Alberta Avenue range from large community and school parks/playgrounds to smaller pocket parks. These parks provide venues for recreational and community activities. It is important that open spaces meet the needs of a community.

Focus Areas – What We Heard

1 Pocket Park Network Improvement (121 Avenue)



What We Heard: The pocket park network lacks open space connections, ample lighting, and public amenities that would attract more community members.

4 Intersection Improvement/ Pocket Park (120 Avenue and 92 Street)



What We Heard: There is a confusing "Y" intersection which isolates the green space within the roadway.

6 Alberta Avenue Park Improvements



What We Heard: The northern edge of Alberta Avenue Park is not well-integrated into the surrounding area.

7 St. Faith Park Improvements



What We Heard: The park is an underused and could be converted into an off-leash dog park.

10 Alberta Avenue Park 2 Improvements



What We Heard: Underused green space that does not feel safe. Contains a berm that is too high and causes safety concerns. Opportunity to add a new park name and amenities.

14 Lorne Street Park Improvements



What We Heard: The park is limited to offering activities to elementary aged children. Explore developing a basketball court within the adjacent Norwood Wesleyan Church property.

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Open Space

Please use stickers to indicate your level of comfort with each idea. Use a post-it note to write down which element you like/don't like and why.

1 Pocket Park Network Improvement (121 Avenue)



Site-specific considerations:
The park network must consider underground utilities, existing trees, and the design of benches, crosswalks and other potential amenities. Missing sidewalks have been identified on the South side of 121 Ave between 90 St and 92 St and South side of the Pocket Park next to Commercial node.

Potential Elements	Benefits	Trade-offs
General Improvements (Lighting, Tree Pruning)	<ul style="list-style-type: none"> Enhanced pedestrian experience Increased safety 	<ul style="list-style-type: none"> Light pollution Increased pedestrian traffic in the area at all times of day
Benches & Park Furniture	<ul style="list-style-type: none"> Resting areas for pedestrians Creation of social meeting and gathering areas Opportunity to showcase artistic talent in the community 	<ul style="list-style-type: none"> Possible vandalism of park furniture Additional maintenance considerations
Raised Crosswalks at select locations	<ul style="list-style-type: none"> Enhanced/safer pedestrian accessibility Serves as a traffic calming technique 	<ul style="list-style-type: none"> Interruption of traffic flow
Public Art Features	<ul style="list-style-type: none"> Showcase local artist talent Expression of community identity Creates unique public places 	<ul style="list-style-type: none"> Possible vandalism Additional maintenance considerations
Outdoor Exercise Equipment	<ul style="list-style-type: none"> Additional recreation space Promotes a healthy community 	<ul style="list-style-type: none"> May result in less green space Increased pedestrian traffic in the area at all times of day
Additional Sidewalks	<ul style="list-style-type: none"> Enhance pedestrian accessibility Utilize existing right of way 	<ul style="list-style-type: none"> Potential impact to existing property owners such as winter maintenance

What is your overall level of comfort?

1 2 3 4 5

(1 is the lowest level of comfort, 5 is the highest)

What do you like/don't like about the potential elements?

Add your comments here

4 Intersection Improvement/Pocket Park (120 Avenue and 92 Street)



Site-specific considerations:
By potentially closing off part of the roadway it could impact traffic and would need to be discussed further with the City. The new green space could become a dedicated park space with additional amenities.

Potential Elements	Benefits	Trade-offs
Benches & Park Furniture	<ul style="list-style-type: none"> Resting areas for pedestrians Creation of social meeting and gathering areas Opportunity to showcase artistic talent in the community 	<ul style="list-style-type: none"> Possible vandalism of park furniture Additional maintenance considerations
Public Art Features	<ul style="list-style-type: none"> Showcase local artist talent Expression of community identity Create a unique public place 	<ul style="list-style-type: none"> Possible vandalism Additional maintenance considerations

1 2 3 4 5

Add your comments here

6 Alberta Avenue Park Improvements



Site-specific considerations:
Many of the potential elements require underground utilities this will need to be discussed further with the City.

Potential Elements	Benefits	Trade-offs
Public Washrooms	<ul style="list-style-type: none"> Increased public amenities to support social gatherings Family-friendly 	<ul style="list-style-type: none"> May require surveillance Additional maintenance considerations
Spray Park Upgrade	<ul style="list-style-type: none"> Increased public amenities to support social gatherings Family-friendly 	<ul style="list-style-type: none"> May require maintenance Increased pedestrian traffic in the area at all times of day
Improved Pathway/Bike Connection	<ul style="list-style-type: none"> Encourage people to walk and cycle to the space Better utilization of existing green space in the community 	<ul style="list-style-type: none"> May result in a loss of green space Additional maintenance considerations
Drinking Fountain	<ul style="list-style-type: none"> Attracts neighbours to the space and increases community building Access to a public drinking fountain within Alberta Avenue to enjoy during warm summer days 	<ul style="list-style-type: none"> Requires regular monitoring and maintenance Increased pedestrian traffic within the immediate area

1 2 3 4 5

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Open Space

Please use stickers to indicate your level of comfort with each idea. Use a post-it note to write down which element you like/don't like and why.

7 St. Faith Park Improvements



Site-specific considerations: Consideration of additional design features to enable dog park functionality. Need to identify if adjacent places of worship use existing play structures. Explore options for preserving existing play structure area and creating a dedicated dog park. Determine configuration options of a pathway.

Potential Elements	Benefits	Trade-offs
Dog park	<ul style="list-style-type: none"> Access to a dedicated dog park Enhance existing park space 	<ul style="list-style-type: none"> Loss of regular park space Potential loss of existing playground structure Increased pedestrian traffic in the area at all times of day
Potential relocation of existing playground structures	<ul style="list-style-type: none"> Relocation of existing playground structure to another public park 	<ul style="list-style-type: none"> Loss of playground structure in this space
East-west pathway connection	<ul style="list-style-type: none"> Pathway connecting 92nd Street and 93rd Street Enhanced pedestrian and cyclist connectivity 	<ul style="list-style-type: none"> Loss of park space for a pathway Additional maintenance considerations

What is your overall level of comfort?

1 2 3 4 5

(1 is the lowest level of comfort, 5 is the highest)

What do you like/don't like about the potential elements?

Add your comments here

10 Alberta Avenue Park 2 Improvements



Site-specific considerations: Identify the initial design intention of the berm. Explore pathway configuration options. Design benches to deter undesirable activities. Potential opportunity to showcase artistic talent in the community. Potential collaboration between the City and Arts on the Avenue.

Potential Elements	Benefits	Trade-offs
Removal of berm	<ul style="list-style-type: none"> Improved visibility through park 	<ul style="list-style-type: none"> Removal of a landscape feature
East-west pathway connection	<ul style="list-style-type: none"> Enables pedestrian movement throughout the park 	<ul style="list-style-type: none"> Increased pedestrian activity through the park
Park furniture	<ul style="list-style-type: none"> Resting areas for pedestrians Creation of social meeting and gathering areas 	<ul style="list-style-type: none"> Possible vandalism of park furniture Additional maintenance considerations
Mural on Church Wall	<ul style="list-style-type: none"> Showcase local artistic talent Contribution to creating a unique sense of place Expression of community identity 	<ul style="list-style-type: none"> Possible vandalism Additional maintenance needs

1 2 3 4 5

Add your comments here

14 Lorne Street Park Improvements



Site-specific considerations: Explore partnerships between the City and the adjacent Norwood Wesleyan Church. Minimize light impacts on adjacent properties.

Potential Elements	Benefits	Trade-offs
Partnership with Norwood Wesleyan Church to develop Basketball court	<ul style="list-style-type: none"> Increased opportunities for recreational activities 	<ul style="list-style-type: none"> Potential loss of alley space Reliance on a continual partnership between the City and the landowner of the Norwood Wesleyan Church
General Improvements (Lighting, tree pruning etc.)	<ul style="list-style-type: none"> Enhanced safety and visibility within and surrounding the park 	<ul style="list-style-type: none"> Potential light pollution Increased pedestrian traffic in the area at all times of day

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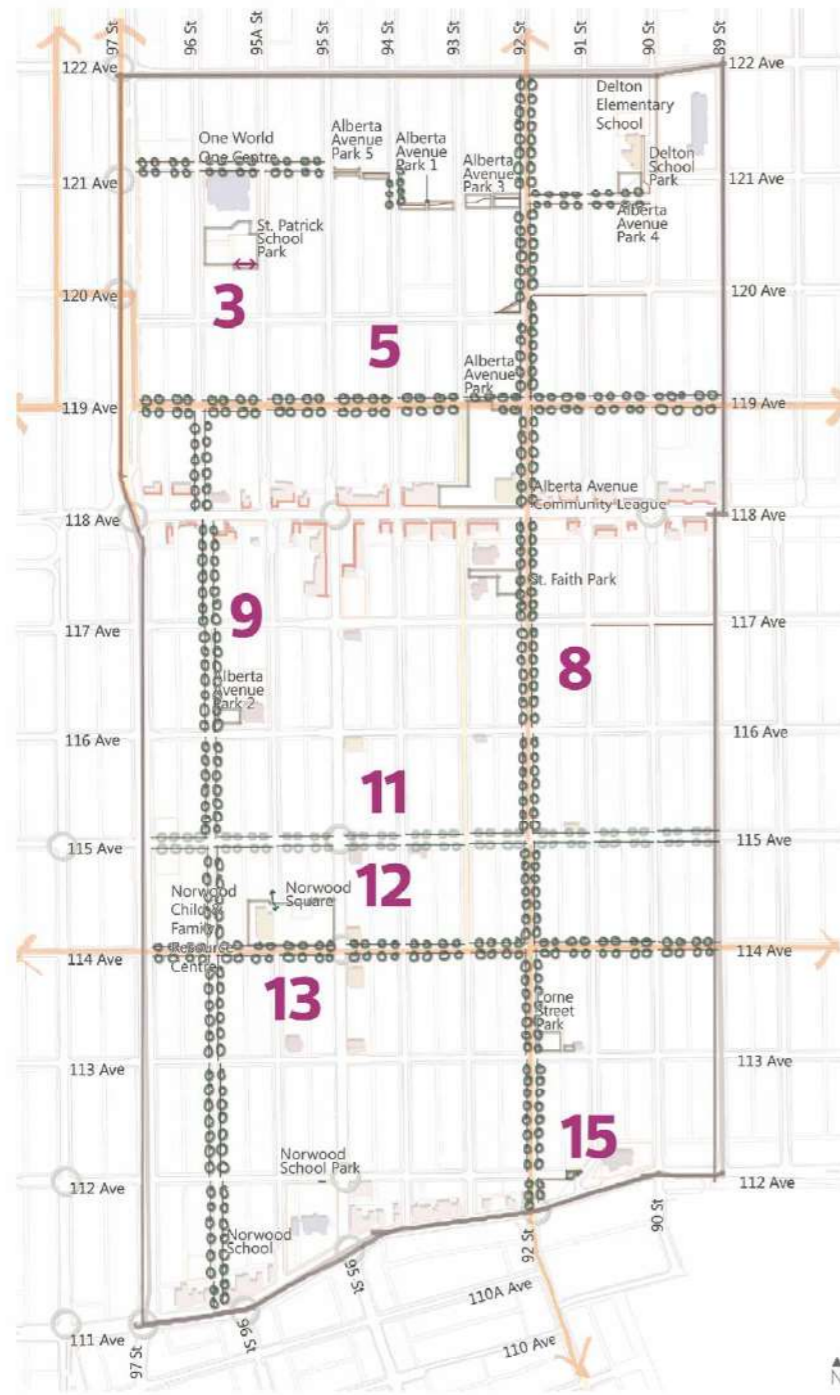
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Connectivity & Corridors

Please place a sticker where you feel attention to Connectivity & Corridors is most needed.



What is Connectivity & Corridors?

Corridors are primary travel routes between key destinations for pedestrian, cyclist, and vehicular traffic. Connectivity is how well key community and city level destinations are accessible via corridors.

Why is Connectivity & Corridors important to Alberta Avenue?

Alberta Avenue benefits from a grid style street system that enables a high level of connectivity throughout the neighbourhood. Various corridors within Alberta Avenue can be enhanced to create more efficient and desirable neighbourhood streets while strengthening overall neighbourhood connectivity.

Focus Areas – What We Heard

3 One World One Centre Public Park Improvement



What We Heard: Fencing around St. Patrick School Park along 95a St and 96 St prevents access into the park.

5 119 Avenue Pedestrian/Bike Corridor



What We Heard: Medians at 95 St and 90 St along 119 Ave function poorly. Opportunity for bike route along 119 Ave.

8 92 Street Pedestrian/Bike Corridor Improvement



What We Heard: Traffic calming needed on 92 St. Lack of continuous bike lane. Designate 92 St as bike lane.

9 96 Street Pedestrian/Bike Corridor



What We Heard: Shortcutting route for traffic. Opportunity for bike lane.

11 115 Avenue Public Realm Improvements



What We Heard: Traffic calming needed to prevent shortcutting and speeding. Unenjoyable pedestrian experience.

12 Norwood Resource Centre Area Improvements



What We Heard: Poor bike access and lighting. Add a ramp for proper bike access.

13 114 Ave Pedestrian/Bike Corridor Improvements



What We Heard: Few pedestrian crossings, lack of access and connectivity to Spruce Avenue. Explore bike route options.

15 112 Avenue Redesign



What We Heard: Awkward intersection with poor pedestrian safety and bike access. Improve pedestrian/bike safety.

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Connectivity & Corridors

Please use stickers to indicate your level of comfort with each idea. Use a post-it note to write down which element you like/don't like and why.

3 One World One Centre Public Park Improvement



Site-specific considerations: Identify underground utilities. Determine potential access park points and path configuration options.

Potential Elements	Benefits	Trade-offs
New pathway between 95A Street and rear alley between 96 Street and 95A Street	<ul style="list-style-type: none"> Enhanced pedestrian accessibility and connectivity through the park 	<ul style="list-style-type: none"> Increased pedestrian traffic Loss of park space for pathway

What is your overall level of comfort?

1 2 3 4 5 >

(1 is the lowest level of comfort, 5 is the highest)

What do you like/don't like about the potential elements?

Add your comments here

11 115 Avenue Public Realm Improvements



Site-specific considerations: Existing light poles on the south side could be buried underground along with the streetscape improvements. There may be enough room to provide boulevard (and trees) on one side only.

Potential Elements	Benefits	Trade-offs
Boulevard trees	<ul style="list-style-type: none"> Enhanced streetscape Improved pedestrian movement and comfort Traffic calming due to narrower roadway 	<ul style="list-style-type: none"> Will require potential narrowing of the carriageway With the narrower carriageway, there may not be enough room for on-street parking
Traffic calming	<ul style="list-style-type: none"> Slower traffic Increased pedestrian safety 	<ul style="list-style-type: none"> 115 Ave is a collector road, and its traffic function may be compromised Traffic may get diverted to other local roadways
Crosswalks at key locations	<ul style="list-style-type: none"> Improved pedestrian movement across 115 Avenue Increased pedestrian safety 	<ul style="list-style-type: none"> Addition of new signalization or signage Interruption of traffic flow Longer traffic light intervals
Pedestrian oriented lighting	<ul style="list-style-type: none"> Increased safety and better pedestrian comfort 	<ul style="list-style-type: none"> Potential light pollution

1 2 3 4 5 >

Add your comments here

12 Norwood Child and Family Resource Centre Area Improvements



Site-specific considerations: Identify the design intent of the current roadway configuration. Access design should prevent vehicular access into Norwood Square Park.

Potential Elements	Benefits	Trade-offs
Pathway/sidewalk connection (West side of 95A Street), remove parking spot	<ul style="list-style-type: none"> Improved pedestrian and cyclists access 	<ul style="list-style-type: none"> Loss of roadway which may impact existing on-street parking
Improved access to the Norwood Square Park from rear alley	<ul style="list-style-type: none"> Enhanced pedestrian and cyclist connectivity into and out of Norwood Square Park 	<ul style="list-style-type: none"> Additional access point into Norwood Square which may increase pedestrian activity at all times of day

1 2 3 4 5 >

Add your comments here

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Connectivity & Corridors

Please use stickers to indicate your level of comfort with each idea. Use a post-it note to write down which element you like/don't like and why.

15 112 Avenue Redesign (Between 91 St and 92 St)



Site-specific considerations:
Identify intention of existing roadway design.
Identify underground utilities.

Potential Elements	Benefits	Trade-offs
New Pocket Park	· Additional pocket park for residents to enjoy	· A portion of the existing roadway would be removed which may impact current traffic flow or parking
New Sidewalk and boulevard within public right-of-way (Between 92 Street and 91 Street)	· Enhanced pedestrian and cyclist connectivity	· A portion of the existing roadway would be removed · Additional maintenance considerations

What is your overall level of comfort?

1 2 3 4 5

(1 is the lowest level of comfort, 5 is the highest)

What do you like/don't like about the potential elements?

Add your comments here

5, 8, 9 & 13 Bike Routes

Considerations:
Technical issues and questions still need to be considered to determine which design elements and locations can be incorporated into the final neighbourhood designs.



Protected Bike Lane



Bike Boulevard/Painted Bike Lane



Raised Bike Lane



Shared use Path

Potential Elements	Benefits	Trade-offs
Protected Bike Lane	· Separation of cyclists from pedestrians and motorists · Supports year-round cycling · Encourages people to choose cycling as a safe, healthy and efficient alternative to driving	· Road space required which may result in: the road becoming one-way, removal of on-street parking, removal of boulevard trees
Bike Boulevard/Painted Bike Lane	· Additional road space not required since cyclists and motorists share · Supports year-round cycling · Encourages people to choose cycling as a safe, healthy and efficient alternative to driving	· No physical separation between cyclists and motor vehicles. · Traffic calming measures often required to ensure vehicles operate at safe/comfortable speeds for shared space
Raised Bike Lane	· Separation of cyclists from pedestrians and motorists · Supports year-round cycling · Encourages people to choose cycling as a safe, healthy and efficient alternative to driving	· Road space required which may result in: the road becoming one-way, removal of on-street parking, removal of boulevard trees
Shared use Path	· Usually on parkland or road right-of-way; no impact to road width · Use the path to travel in both directions · Supports year-round cycling · Encourages people to choose cycling as a safe, healthy and efficient alternative to driving	· Cyclists and pedestrians share the space · Space required may result in removal of existing boulevard trees

The following locations were identified at the past public engagement event. Please identify the most appropriate design for each locations considering the benefits and trade-offs.

Route Design	92 Street	96 Street	119 Avenue	114 Avenue
Protected Bike Lane				
Bike Boulevard/Painted Bike Lane				
Raised Bike Lane				
Shared use Path				
None				

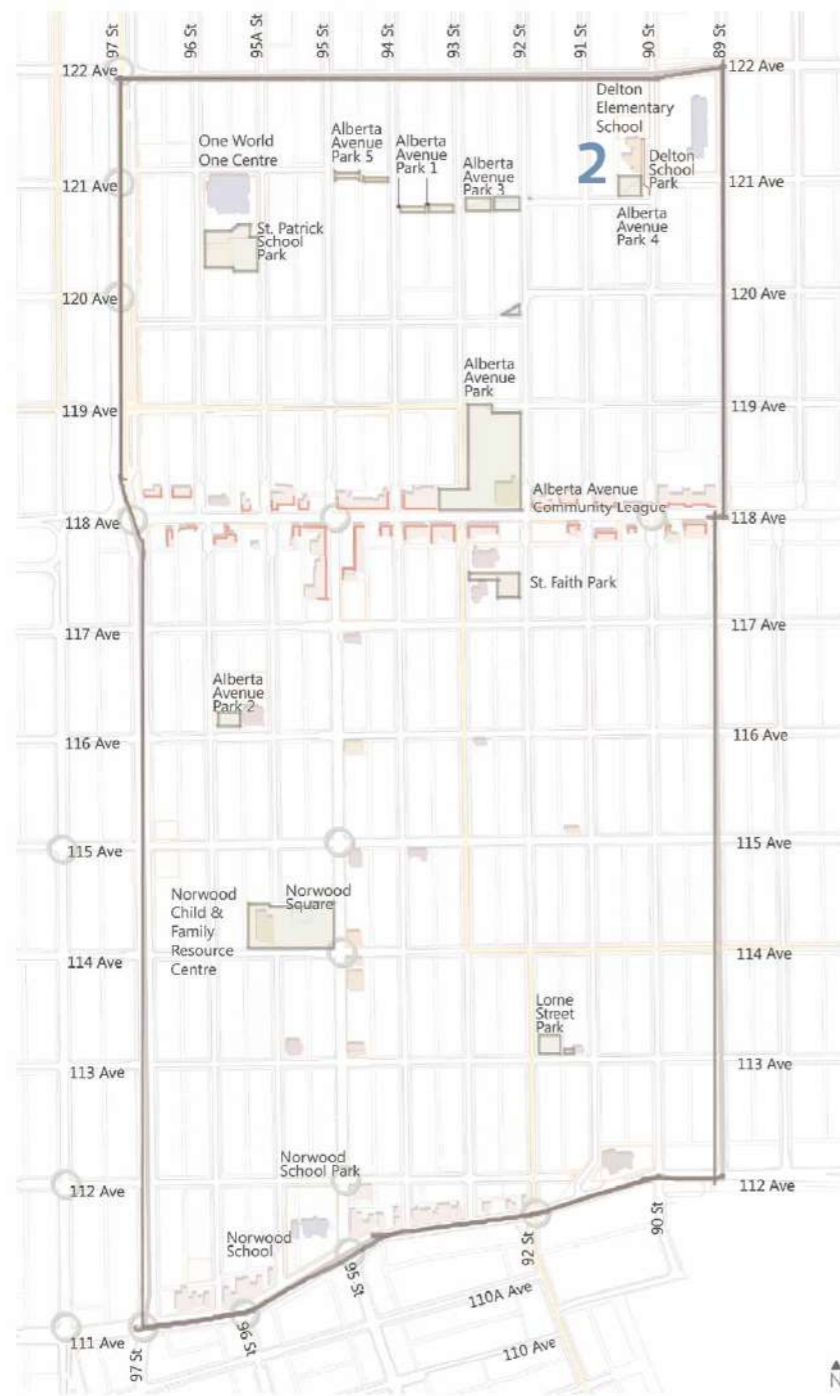
Add your comments here

1 2 3 4 5

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Placemaking

Please place a sticker where you feel
Placemaking is most needed in the community.



What is Placemaking?

Placemaking refers to projects that can be used to reflect the character of the community as identified by the residents. These projects can help create a 'place' for enjoyment of all age groups to which people are attracted, where they feel safe and comfortable. Successful placemaking can be achieved in a variety of ways to address site-specific issues and challenges.

Why is it important to Alberta Avenue?

Within Alberta Avenue there are various opportunities for creative placemaking projects. Potential projects may include murals, public art, plaques, or even events. These projects can happen in open spaces and gathering areas, along streets/avenues, or near businesses.

Focus Areas – What We Heard

2 Neighbourhood Commercial Urban Node - Community Space Improvements (90 St and 121 Ave)



What We Heard: No crosswalk from 121st Avenue across 90th Street. Marked crosswalk needed.

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Placemaking

Please use stickers to indicate your level of comfort with each idea. Use a post-it note to write down which element you like/don't like and why.

2 Neighbourhood Commercial Urban Node - Community Space Improvements (90 St and 121 Ave)



Site-specific considerations:
Determine type of appropriate crosswalk.
Engagement with adjacent property owners.
Explore parking demands and appropriate parking solutions.

Potential Elements	Benefits	Trade-offs
Intersection improvement (90 Street and 121 Avenue) reconfiguration of boulevard next to commercial node and new crosswalks	· Enhanced pedestrian connectivity	· Reduction in roadway space which may impact on-street parking
Wider sidewalk next to commercial building	· Additional public space for commercial activity to spill out onto for displays and patios	· Reduction in roadway space · Additional maintenance considerations
Parking realignment	· Additional pedestrian space	· Loss of parking

What is your overall level of comfort?

1 2 3 4 5

(1 is the lowest level of comfort, 5 is the highest)

What do you like/don't like about the potential elements?

Add your comments here

Commercial/Residential Area Interface/Transition (Adjacent to 118 Ave)



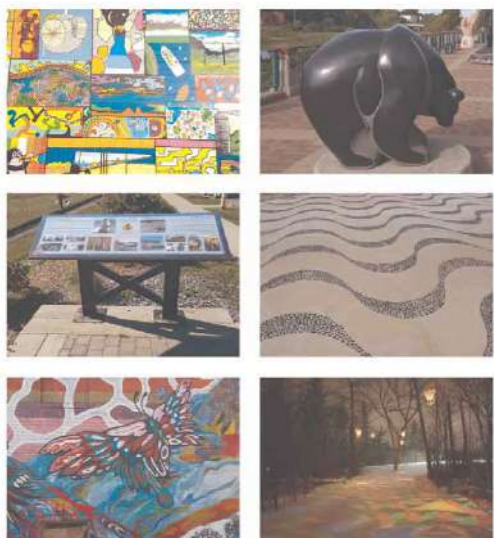
Site-specific considerations:
Potential partnership between the City and Arts on the Avenue. Alleys are considered out of scope for the purpose of this particular project.

Potential Elements	Benefits	Trade-offs
Rear alley improvement (pavement, lighting, pedestrian corridor, garbage collection)	· Enhanced connections for pedestrians and cyclists	· Additional maintenance considerations · Increased use of alleys for all modes of transportation

1 2 3 4 5

Add your comments here

Other Placemaking Elements



Potential Elements	Benefits	Trade-offs
Murals	· Creation of visually interesting spaces · Expression of arts culture within the neighbourhood	· Possible vandalism · Additional maintenance considerations
Public Art	· Increased aesthetic value to the neighbourhood · Expression of arts culture within the neighbourhood	· Possible vandalism · Additional maintenance considerations
Plaques	· Opportunity to share local history and information	· Possible vandalism · Additional maintenance considerations

1 2 3 4 5

Add your comments here

Site-specific considerations:
Potential partnership between the City and Arts on the Avenue.

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Traffic Calming

The map below shows locations with shortcutting and speeding concerns that were identified by community members:

Please place a sticker at locations you believe experience significant shortcutting and/or speeding.



LEGEND

- SPEEDING SHORT CUTTING
- ROADWAYS NOT INCLUDED WITH ALBERTA AVENUE RECONSTRUCTION

What is Traffic Calming?

Speeding and shortcutting within the Alberta Avenue neighbourhood emerged as one of the key concerns from the public feedback so far in the Urban Design Analysis engagement events. There is an opportunity to consider traffic calming as part of neighbourhood renewal. Traffic calming is a combination of mainly physical traffic measures that address speeding or shortcutting traffic on local and collector roads within communities.

Your feedback will help us identify what is most important to you for traffic calming so we can make a decision on appropriate measures and locations.

There are different types of traffic measures that may be considered to help address shortcutting and speeding concerns in Alberta Avenue. Measures are typically used in combination in order to address issues along a corridor or larger area.

Please consider the following descriptions when choosing your level of comfort:

Very Uncomfortable	Uncomfortable	Neutral	Comfortable	Very Comfortable
1	2	3	4	5
I do not want to see any traffic calming measures in my neighbourhood	I am not comfortable encountering this measure in my neighbourhood	I do not have an opinion on this measure	I am comfortable encountering this measure in a few strategic locations in my neighbourhood	I am comfortable encountering this measure in my neighbourhood

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Traffic Calming

Considering the benefits/trade-offs and how you travel around your neighbourhood, what is your level of comfort with encountering these measures on a daily basis? Please indicate with a sticker. Please tell us if there are elements you like/don't like and why.

Measures that Reduce Shortcutting

Benefits and Trade-offs

- Traffic volume/shortcutting reduction
- Fewer conflicting traffic movements potentially result in fewer/less severe collisions
- Creates a pedestrian refuge to make crossing the road safer (raised median and right-in/right-out island)
- May have potential for landscaping
- Loss of some on-street parking
- Less convenient access for residents and visitors
- Potential diversion of traffic to other roads

Full Road Closure



What do you like/don't like?

Add your comments here

What is your overall level of comfort?



(1 is very uncomfortable, 5 is very comfortable)

One-Way Road



Add your comments here



Raised Median Through an Intersection



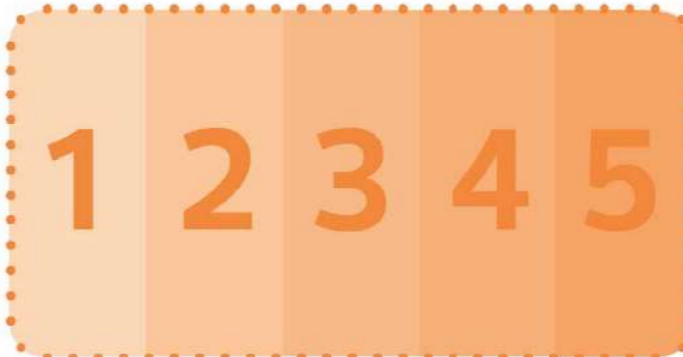
Add your comments here



Diagonal Diverter



Add your comments here



Right-in/Right-out Island



Add your comments here



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Traffic Calming

Considering the benefits/trade-offs and how you travel around your neighbourhood, what is your level of comfort with encountering these measures on a daily basis? Please indicate with a sticker. Please tell us if there are elements you like/don't like and why.

Measures that Reduce Speeding

Benefits and Trade-offs

- Slows traffic in the area of the measure
- May also discourage shortcutting if used in combination along a roadway
- Improved driver awareness of the pedestrian crossing with raised crosswalks/intersections
- Pedestrians using mobility aids may be able to cross raised crosswalks/intersections more easily
- Cyclists may need to 'take the lane' to travel around curb extensions, roundabouts and chicanes
- May be challenging for larger vehicles (for example, truck or buses)
- Discomfort for transit passengers (raised crosswalk/intersection and speed humps)
- May increase traffic noise due to braking and accelerating
- May result in loss of some on-street parking
- Potential diversion of traffic to other roads

Mini Roundabout



What do you like/don't like?

Add your comments here

What is your overall level of comfort?

1 2 3 4 5

(1 is very uncomfortable, 5 is very comfortable)

Curb Extensions



Add your comments here

1 2 3 4 5

Chicanes



Add your comments here

1 2 3 4 5

Raised Median



Add your comments here

1 2 3 4 5

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Traffic Calming

Considering the benefits/trade-offs and how you travel around your neighbourhood, what is your level of comfort with encountering these measures on a daily basis? Please indicate with a sticker. Please tell us if there are elements you like/don't like and why.

Measures that Reduce Speeding

Raised Crosswalk

What do you like/don't like?



Add your comments here

What is your overall level of comfort?

1 2 3 4 5

(1 is very uncomfortable, 5 is very comfortable)

Raised Intersection



Add your comments here

1 2 3 4 5

Speed Hump



Add your comments here

1 2 3 4 5

Which of the following do you feel are the most important for Building Great Neighbourhoods to consider when evaluating possible solutions to reduce shortcutting and speeding in Alberta Avenue? Please place one dot next to each of your top three choices from the table to the right.

Slowing vehicle traffic	
Reducing traffic volumes on community roads	
Travel time as a driver	
Access by car	
Maintaining parking	
Pedestrian comfort	
Cyclist comfort	

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