

Highlands Neighbourhood Renewal

Edmonton

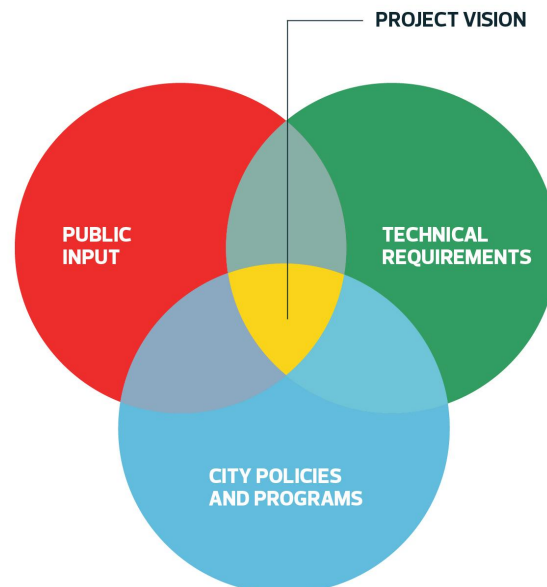
April 12, 2021

Highlands Neighbourhood Renewal - Corner Store Update

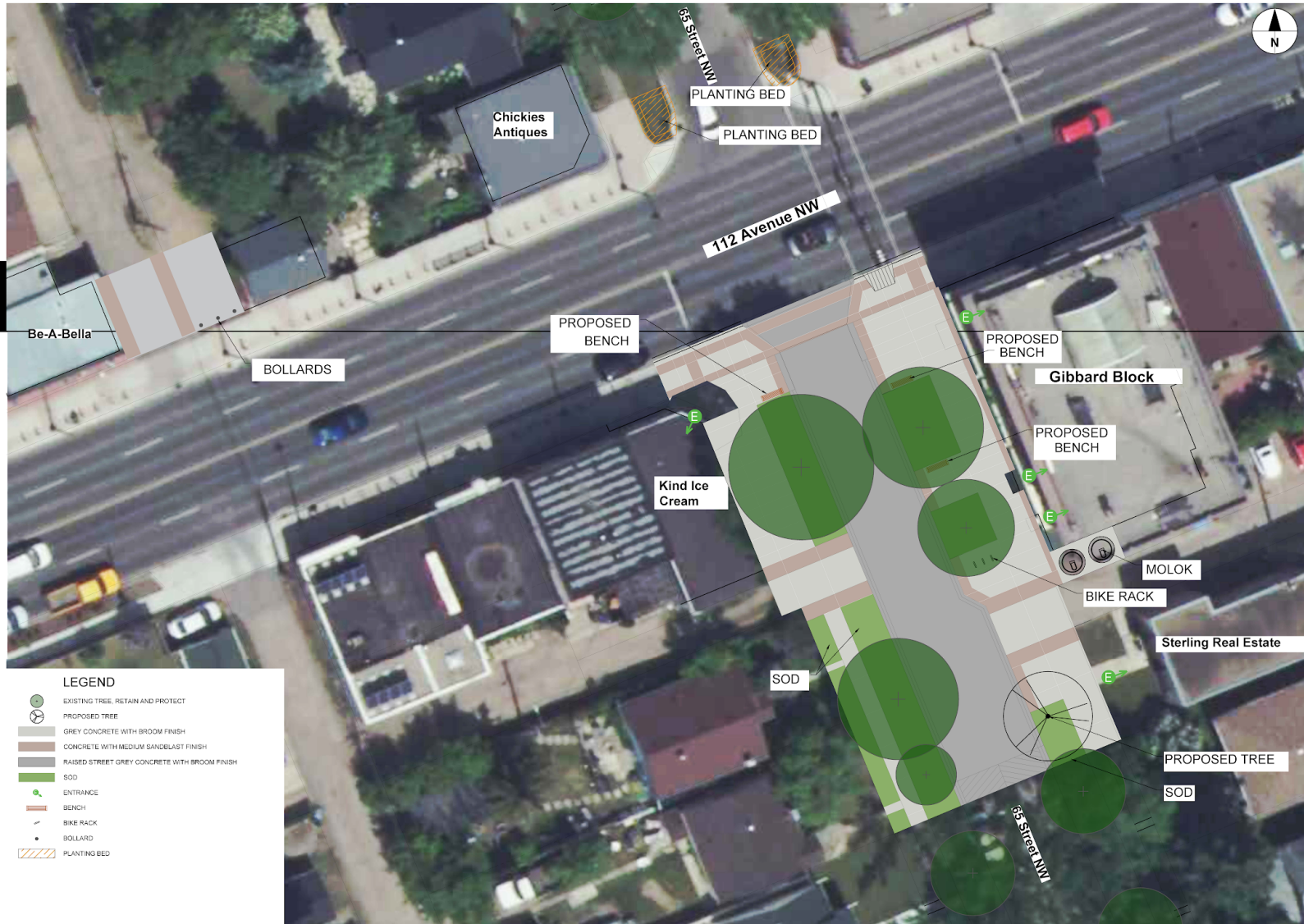
As part of the 2021 Neighbourhood Renewal Program, The City of Edmonton - Building Great Neighbourhoods will be coordinating construction in the Highlands Neighbourhood.

In addition to the work originally scheduled for 2021, we have worked with the businesses on 112 Avenue to reimagine how the public realm can be used. The following design will impact the streets along 112 Avenue between 64 street and 66 street. This work is possible due to collaboration and funding provided by the Corner Store Program.












Decision Making



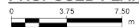
The following designs have incorporated feedback from the business owners & operators in this area as well as from the public during previous public engagement activities. Policies such as, but not limited to the Accessibility Guide and Complete Streets Guide are incorporated. Finally, the technical feasibility of the area is used to determine the possibilities of the design and considers things such as existing tree's, utilities and drainage



LEGEND

-  EXISTING TREE, RETAIN AND PROTECT
-  PROPOSED TREE
-  GREY CONCRETE WITH BROOM FINISH
-  CONCRETE WITH MEDIUM SANDBLAST FINISH
-  RAISED STREET GREY CONCRETE WITH BROOM FINISH
-  SOD
-  ENTRANCE
-  BENCH
-  BIKE RACK
-  BOLLARD
-  PLANTING BED

PROPOSED PLAN



Scale 1:150

What We Heard:

- Amenities such as benches, bike racks, planting beds, tree lighting and overhead lights will encourage people to visit and stay in the area.
- Maintaining the existing trees is important to residents and business owners. The trees provide character and shade.
- Improvements in this area have the opportunity to create a natural gathering place or community hub for residents and users.
- Speed and traffic are a concern for pedestrians in this area.
- Parking is important as is traffic flow and the ability for all modes of transportation to access this area

What We Considered:

- 112 Avenue has recently undergone renewal efforts and we want to minimize the impact to previously completed work.
- 112 Avenue is a major corridor and this area attracts citizens from around the city. How traffic moves through this area is important.
- Ways to reduce vehicle speeds and enhance pedestrian safety.
- Maintaining a balance between grass, improved landscaping and paved areas.
- Creating a community hub space that is safe for all users and is accessible for all modes of transportation.
- Maximizing the usable space while maintaining the character of the neighbourhood.
- Improving the accessibility and walkability of this area by addressing the grade and drainage issues.
- Existing tree root systems impact design choices. In order to maintain the mature trees the design is limited by where the existing systems are.
- Enhanced landscaping amenities such as planter boxes require partners to maintain.
- Transforming the crosswalk on 112 avenue and 65 street to be decorative and showcase the unique nature of this area.

What Is Included In The Design

- Creating a raised road on 65 street that spans from 112 avenue to the alley. This space will have a minimal amount of change between the sidewalk and the road. This space can be used to facilitate community gatherings, events or markets which will allow the space to be used in new and exciting ways. The design also reduces vehicle speed through this area and enhances pedestrian safety.
- Maintaining all existing trees and adding additional trees where gaps exist.
- Trees in this area will get decorative lighting in part thanks to cooperation with local businesses
- Boulevards will be replanted with grass to ensure the trees remain healthy and create a welcoming environment that reflects the neighbourhood.

What Is Included In The Design

- The addition of overhead string lights on 112 avenue that utilizes the existing poles. This design will create a unique feeling that highlights this business area.
- Additional benches and bike racks.
- Parking changes: The 2-Hour parking zone was removed on 65 street between 112 avenue and the alley (adjacent to the Gibbard Block building and Kind Ice Cream).
- Thicker crossing lines to show the pedestrian crossing area but no decorative changes to the crosswalk on 112 avenue. The pedestrian light system will be enhanced to include a bike detection system which will help facilitate active modes of transportation in the area. Any decorative enhancements to this crossing will cause massive disruptions to the renewal work completed in 112 avenue.
- Increased accessibility with wider sidewalks, improved grading and tactile features to indicate the appropriate separation between the road and sidewalk. The colour and design of the sidewalks will also indicate a separation of sidewalk and road.
- Maintaining the bike route along 65 Street as well as the bike detection system at 112 avenue

We want to thank all the businesses and residents that have taken time to meet with us and provide feedback on neighbourhood renewal and the corner store project.

If you have questions or concerns please email or phone us with your feedback.

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