

Existing Conditions



Sidewalk against the curb deters pedestrians from using these facilities



Trail signage gives cars the right-of-way



Hostile crossing conditions



Unmanaged parking



Continuous curb cuts along the main roadway



Frequent lack of dedicated sidewalk and continuous driveways



Trail proximity to commercial is a great benefit

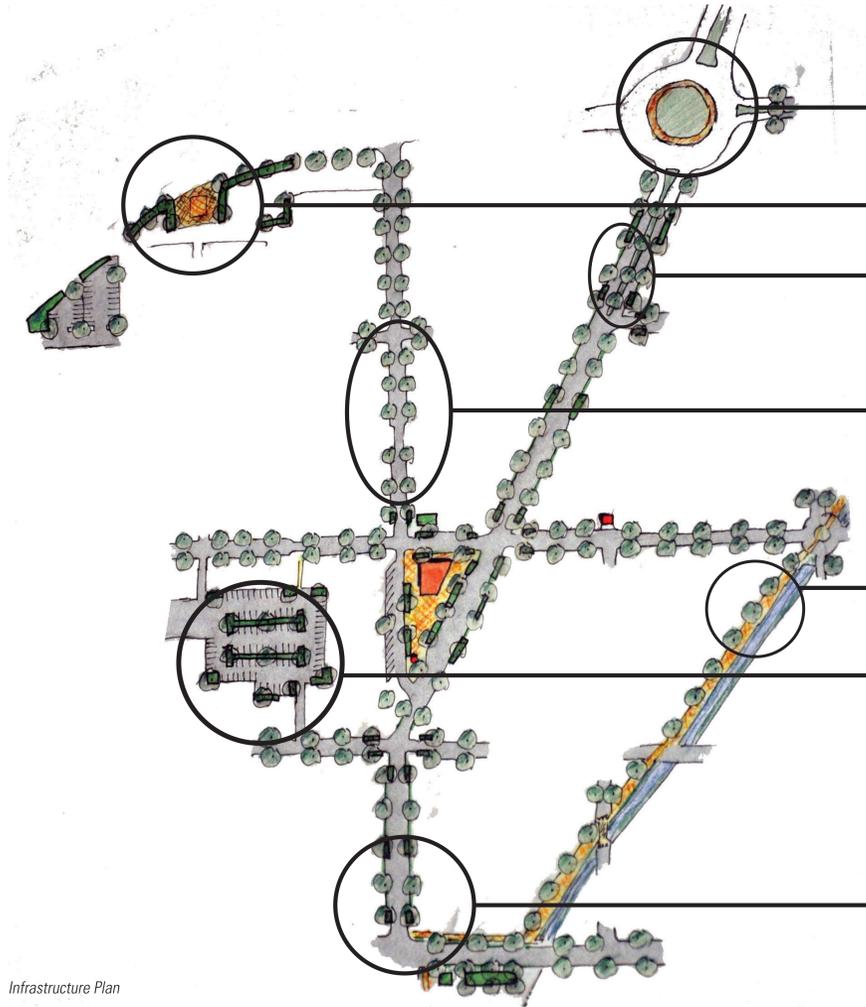


Current public gathering spot is loud

Photomorph Visioning of Pike Avenue and Camp Robinson Road



Levy Proposed Street Improvements



2-lane round-a-bout at Doyle Venerable Road.

Inclusive playground that also helps with flood control.

Bioswales along Camp Robinson Road and within parallel parking and bulb-outs can take most of the runoff rainwater out of the City stormwater system.

Street trees serve a functional purpose by being the main source of water collection, but also improve aesthetics and property values; all while creating shade for pedestrians.

Levy Trail should be used for more than just recreation, its connection to a central commercial village can turn it into an economic development tool by allowing restaurants to utilize outdoor dining plazas and greens along the trail.

Shared parking areas are a vital tool in a successful mixed-use environment. By sharing parking requirements with multiple buildings on a block, the overall requirement for those users can be reduced.

The off-ramp from I-40 should be maintained, although there is a need to move cars up to Camp Robinson Road heading north, rather than vehicles cutting through the adjacent neighborhoods. This will promote safety for Levy Trail and more awareness of the Levy improvements.

Infrastructure Plan

Proposed Infrastructure Types



Restaurants can take advantage of the Levy Trail



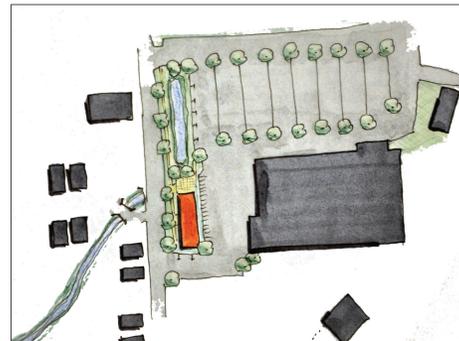
Bioswales can be designed to fit a village context and not appear too rural



Bulb-outs encourage slower traffic and safer pedestrian crossings.

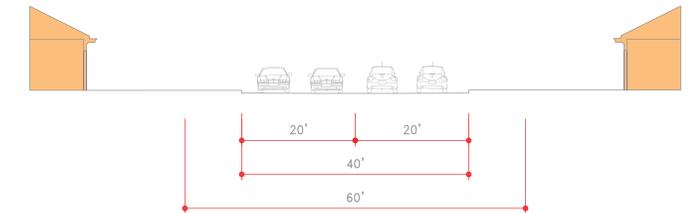


A compact 2-Lane Round-a-bout can be introduced at Doyle Venerable Road and Camp Robinson Road to act as a gateway

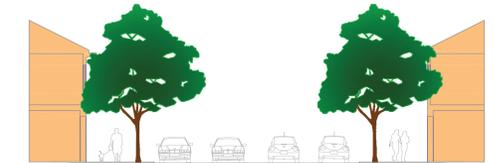


Bioswales can also be introduced to the shopping center to help alleviate flooding in the neighborhood; in conjunction with flood control in the new park

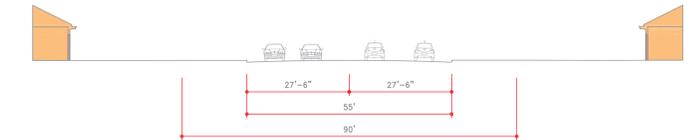
Street Cross Sections



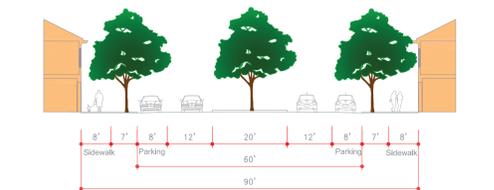
Camp Robinson 60' Existing



Camp Robinson Rd. Proposed



Camp Robinson 90' Existing



Camp Robinson Rd. Proposed