



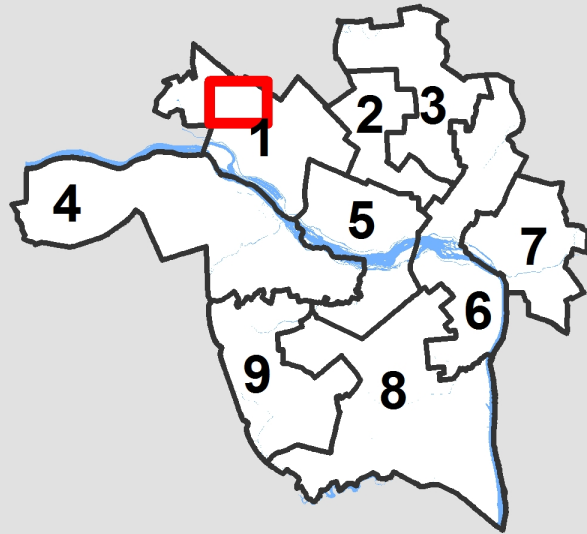
**City of Richmond  
Department of Planning  
& Development Review**

**Location, Character, and Extent**

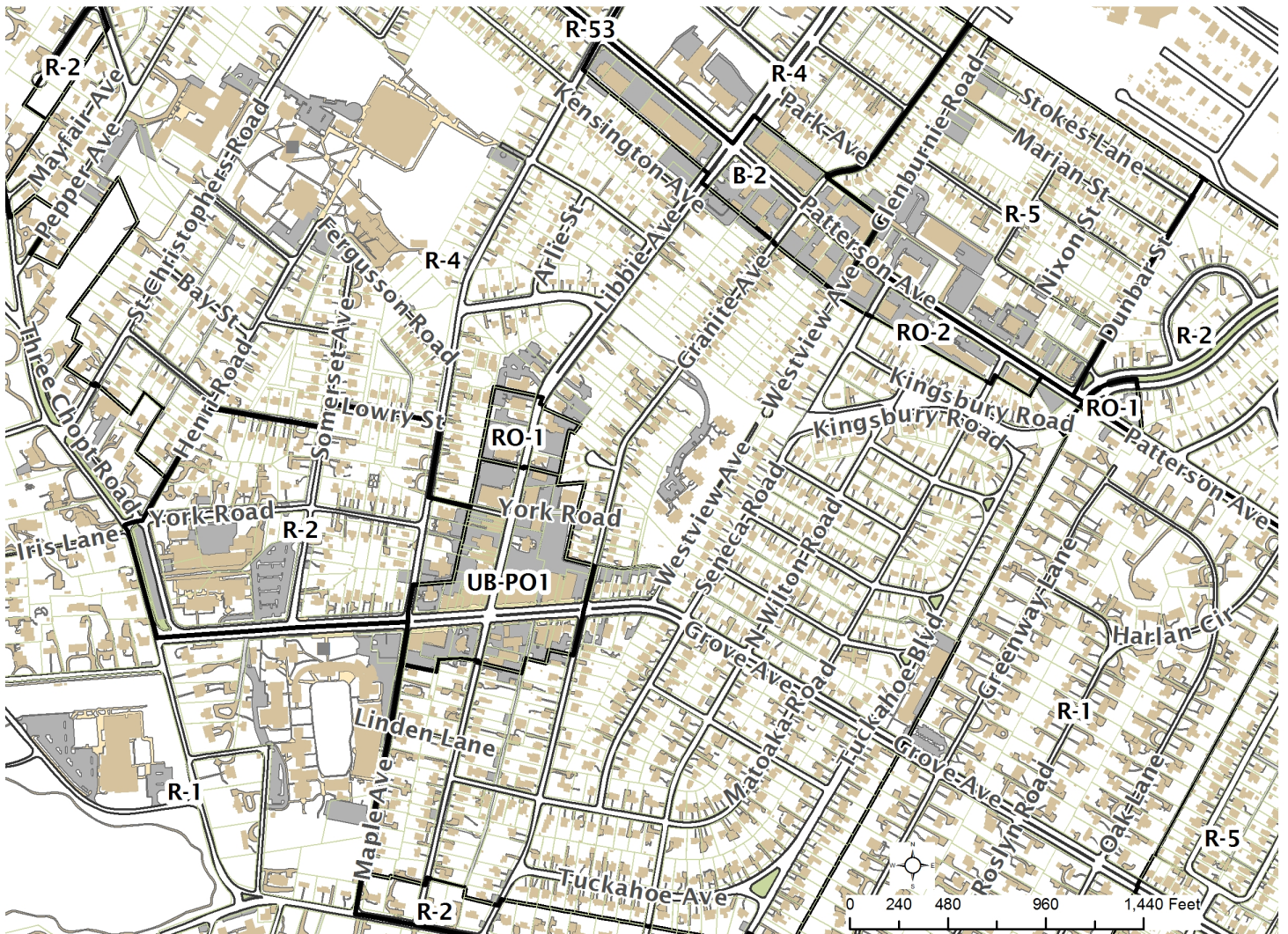
**LOCATION:** Patterson Ave. between Maple Ave. & Willow Lane Dr. as well as Grove Ave. between Maple Ave. & Westview Ave.

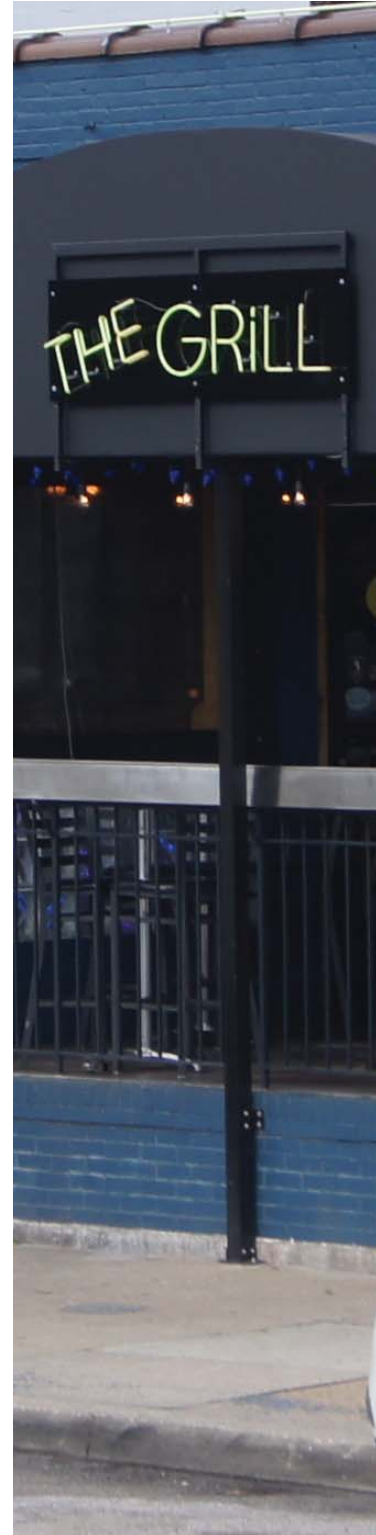
**COUNCIL DISTRICT:** 1

**PROPOSAL:** Conceptual review of streetscape modifications for Patterson & Grove Ave as part of a set of streetscape design guidelines.



For questions, please contact Kathleen Onufer at 646-5207 or [Kathleen.Onufer@richmondgov.com](mailto:Kathleen.Onufer@richmondgov.com)





# STREETSCAPE DESIGN FOR PATTERSON & GROVE AVENUES

**HG**  
land planning  
civil engineering  
landscape architecture



## PURPOSE

The purpose of this study is to provide design guidelines for the streetscape along Patterson Avenue and Grove Avenue within the Westhampton Commercial District. The guidelines address the following goals.

- Developing a unique physical identity for the Westhampton Commercial District. The Grove Avenue and Patterson Avenue commercial corridors have existed up to this point as separate entities. Streetscape design seeks to create a visual connection between the two streets, developing a singular identity.
- Complimenting the varied business uses and character of the area. While providing an identity as a whole for the area is important, the design also needs to address, and compliment, the way various businesses relate to the street. In addition, the design needs to work as well for areas with a more suburban character as it does for areas with an urban character.
- Providing a better experience for visitors. The streetscape should create a welcoming feel with clear circulation and areas to linger and rest. Vehicular traffic should be able to clearly identify driveways and parking. The streetscape should provide a walkable environment that emphasizes the pedestrian presence.

## SCOPE

This study addresses the areas within the right of way on the following stretches of Patterson and Grove Avenues.

- Patterson Avenue between Maple Avenue and Willow Lawn Drive
- Grove Avenue between Maple Avenue and Westview Avenue

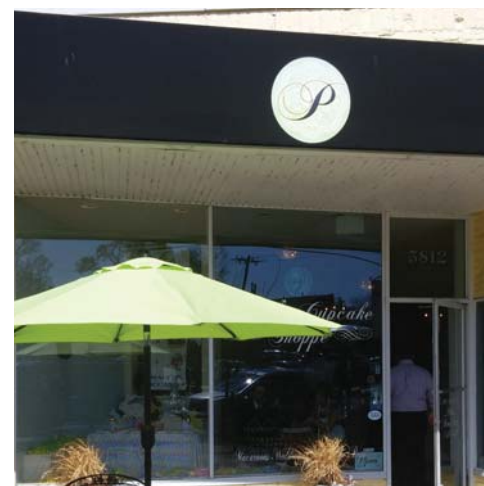
Funding has been secured to execute a limited amount of the following design as a first phase. The City of Richmond and HG are currently working with the Westhampton Merchants Association to define the scope of phase I construction. This study will provide design guidance for future phases of construction. Regardless of whether construction occurs in large sections or piece by piece as elements are replaced, these design guidelines will provide a consistent character for the district.





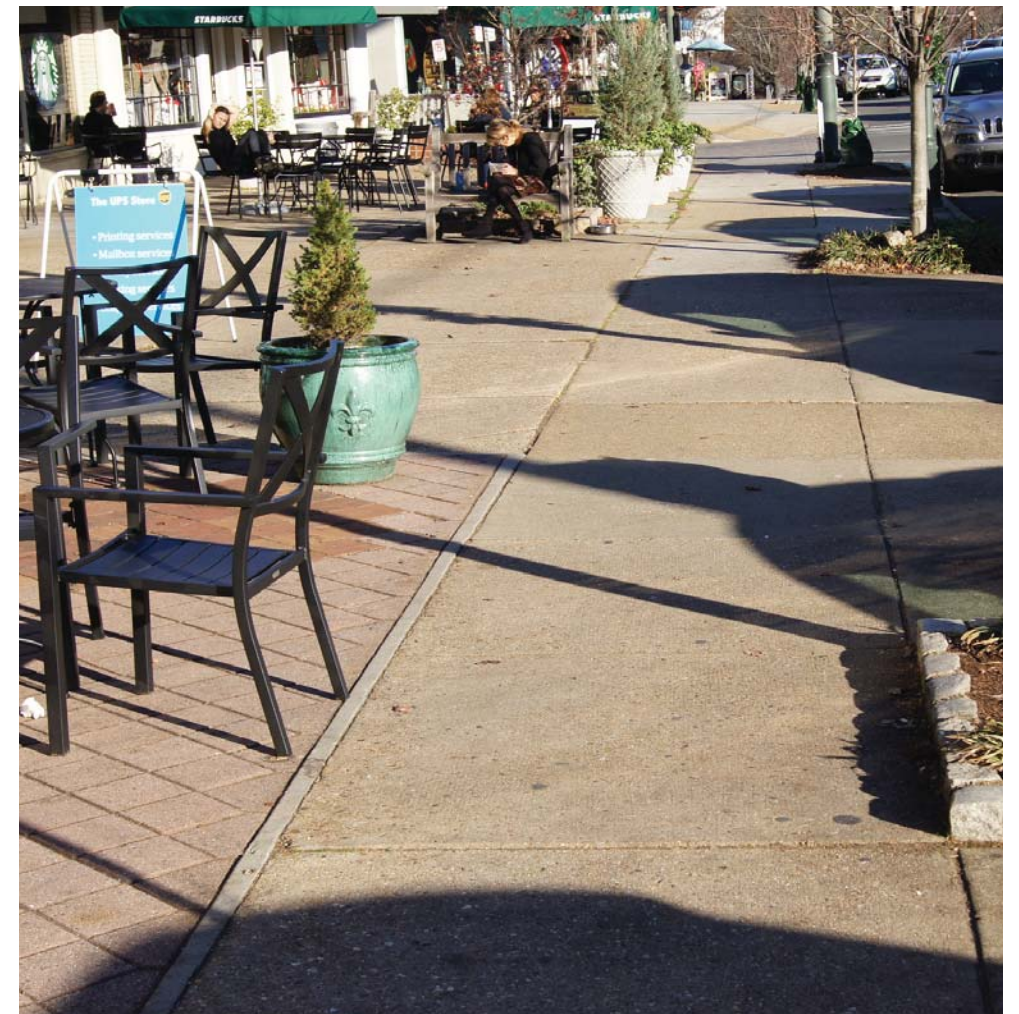
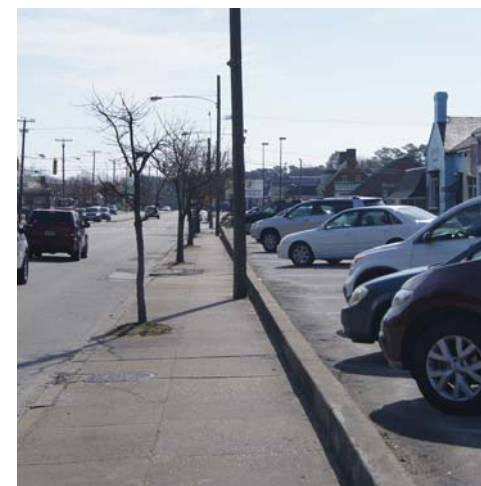
**VARIETY OF USES**

THE AREA IS HOME TO LARGE AND SMALL RETAIL ESTABLISHMENTS, RESTAURANTS, OFFICES, BANKS, GAS STATIONS, A PUBLIC LIBRARY, AND THE FUTURE BON SECOURS COLLEGE OF NURSING. THE VARIETY OF USES IS ONE OF THE AREA'S STRENGTHS. HOWEVER, ALL OF THESE BUSINESSES RELATE TO THE STREET IN DIFFERENT WAYS. CREATING A UNIFIED STREETSCAPE THAT GIVES THE AREA AN IDENTITY AS A WHOLE, WHILE STILL TRYING TO MEET THE NEEDS OF THE VARIOUS BUSINESSES IN THE AREA PRESENTS A REAL CHALLENGE.



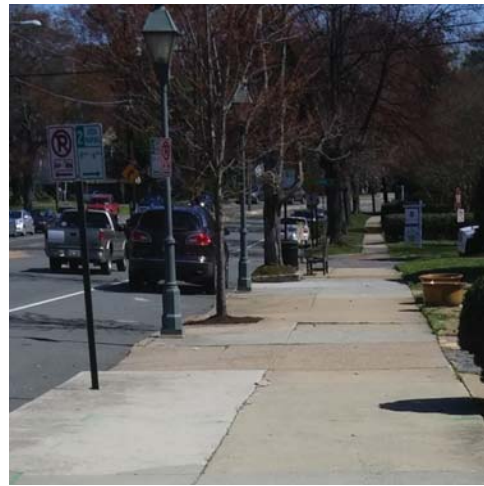
**STREETScape CHARACTER**

THE CHARACTER OF THE STREETScape VARIES THROUGHOUT THE PROJECT AREA. IN SOME PLACES IT HAS A VERY URBAN FEEL WITH BUSINESSES RIGHT UP ON THE SIDEWALK AND OUTDOOR SEATING AREAS. IN OTHERS, PARKING ADJACENT TO THE SIDEWALK AND DRIVEWAY ENTRANCES REPEATEDLY CROSSING THE SIDEWALK CREATE A MORE SUBURBAN FEEL. HOUSES CONVERTED TO OFFICE SPACE MEETING THE SIDEWALK WITH LAWNS CREATE A COMPLETELY DIFFERENT CHARACTER. THE STREETScape DESIGN NEEDS TO COMPLIMENT ALL OF THESE VARIATIONS IN ORDER TO SUCCESSFULLY TIE THEM TOGETHER WHILE MAINTAINING EACH'S CHARACTER.



**SIDEWALK**

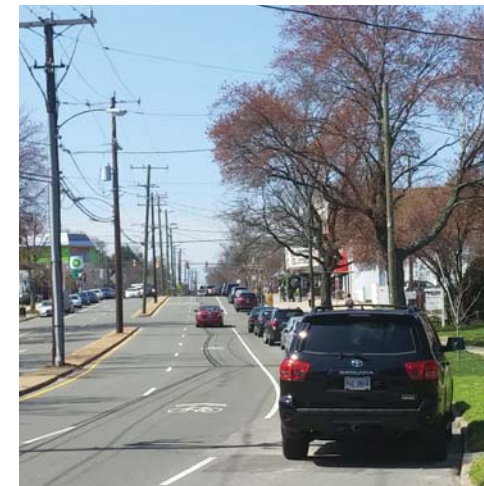
SIDEWALKS ARE OVERWHELMINGLY CONCRETE WITH THE EXCEPTION OF ONE STRETCH ON PATTERSON. OVERALL, THE SIDEWALKS ARE IN GOOD CONDITION. INSTANCES OF HEAVING AROUND TREE WELLS, PATCHING, AND SETTLING THAT SHOULD BE ADDRESSED.



**CROSSWALKS**  
CROSSWALKS VARY IN STYLE THOUGHOUT THE AREA. IN SOME LOCATIONS CROSSWALKS ARE COMPLETELY ABSENT. OVERALL, THE EXISTING CROSSWALKS FAIL TO EMPHASIZE THE PEDESTRIAN NATURE OF THE AREA.



**PARKING**  
MARKED PARKING LANES ALONG GROVE AVENUE HELP TO IDENTIFY PARKING AREAS. WITHOUT THESE MARKINGS IT IS OFTEN DIFFICULT TO DETERMINE WHETHER PARKING IS ALLOWED ALONG STRETCHES OF PATTERSON AVENUE. THE MULTITUDE OF PARKING SIGNS OFTEN MAKES PARKING CONFUSING.



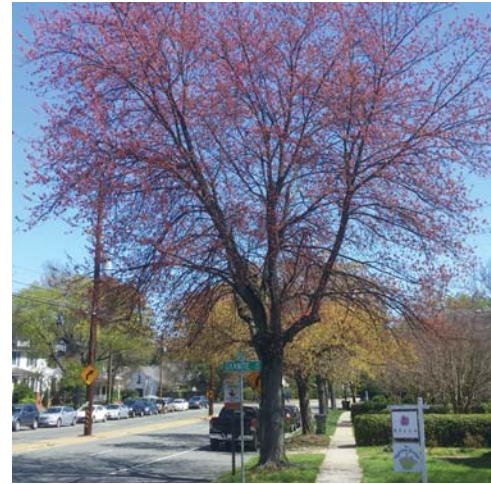
**TREE WELLS**

OVERALL, TREE WELLS ARE UNDERSIZED. THE STYLE OF TREE WELLS VARIES THROUGHOUT THE AREA FROM COBBLE OR TIMBER EDGED TO FLUSH WITH THE SIDEWALK.



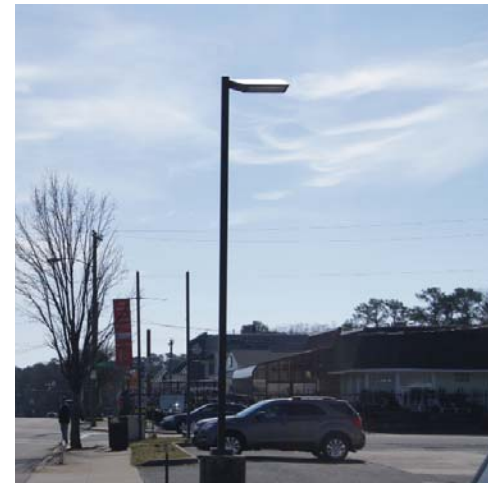
**STREET TREES**

TREES RANGE FROM RECENTLY PLANTED SAPLINGS TO FULLY MATURE TREES. TREE SPECIES ARE NOT ALWAYS CONSISTENT. SOME TREE WELLS ARE MISSING TREES. MATURE TREES IN SEVERAL CASES HAVE OUTGROWN THEIR TREE WELLS. A NUMBER OF TREES HAVE BEEN TOPPED TO AVOID CONFLICTS WITH POWER LINES.



**LIGHTING**

THE DECORATIVE STREET LAMPS USED ALONG GROVE AVENUE ARE ONE OF THE MOST DEFINING ELEMENTS IN THE AREA. ADDITIONAL LIGHT IS PROVIDED BY COBRAHEAD LIGHTS MOUNTED ON THE UTILITY POLES AND PRIVATE LIGHTING ON INDIVIDUAL PROPERTIES.



**SITE FURNITURE**

SITE FURNITURE IS LIMITED TO BENCHES, LOCATED PRIMARILY AT BUS STOPS, AND TRASH CANS. THE STYLE OF BENCHES AND TRASH CANS VARIES.

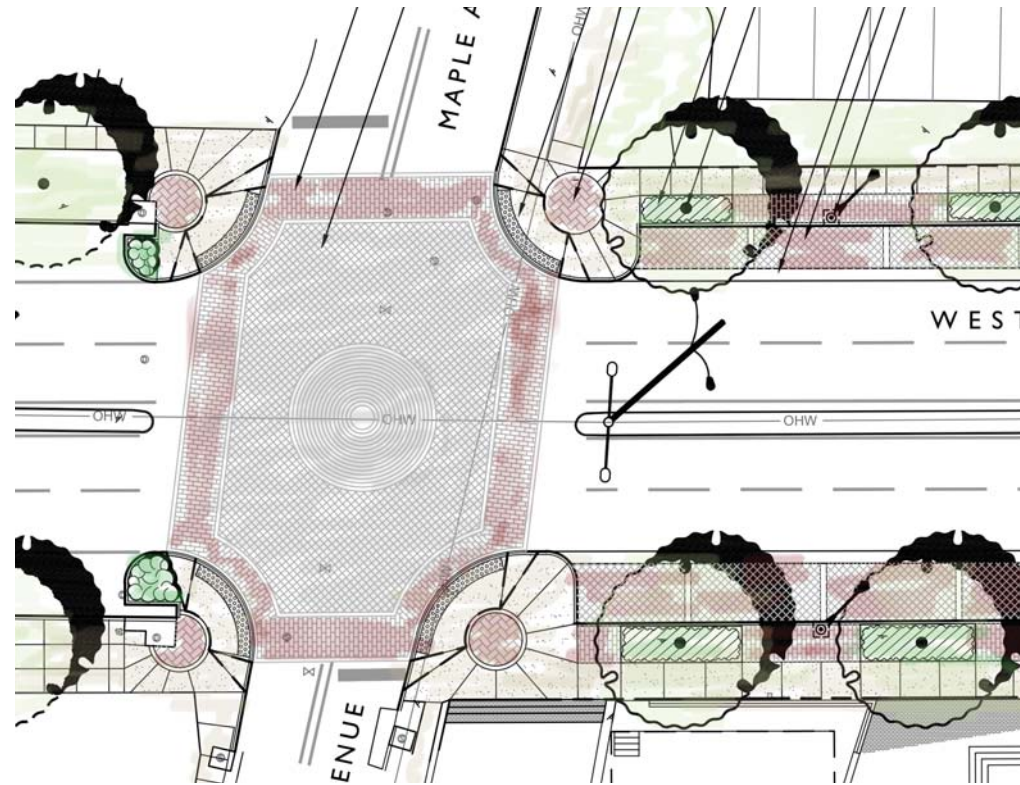
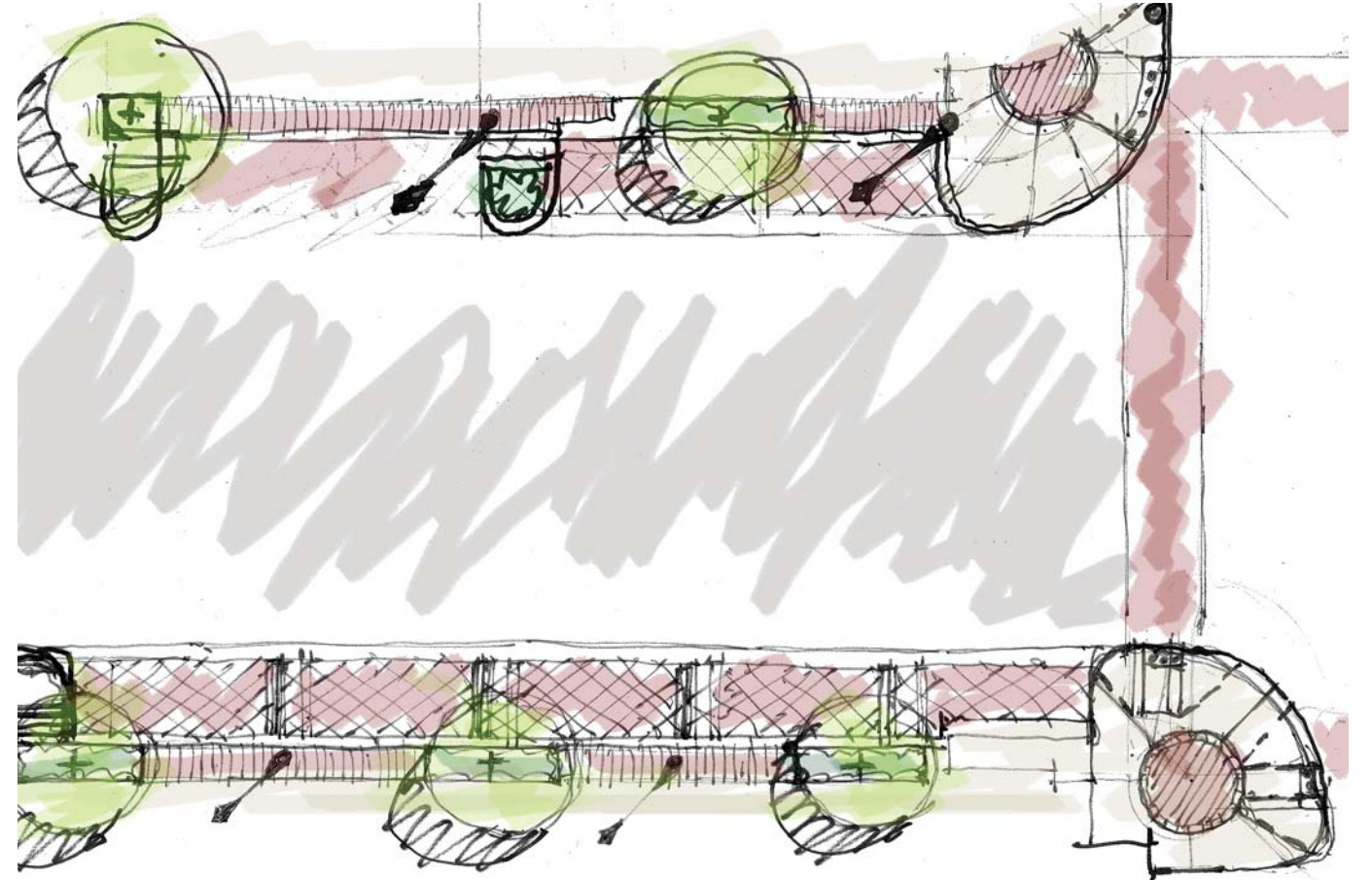
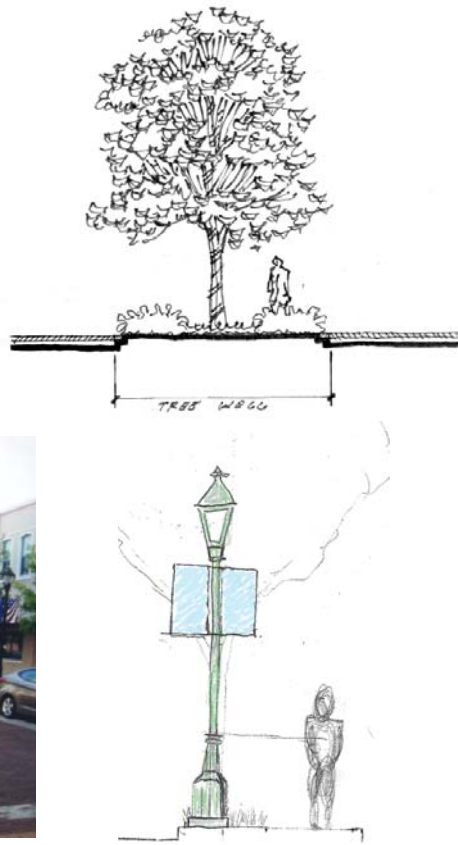
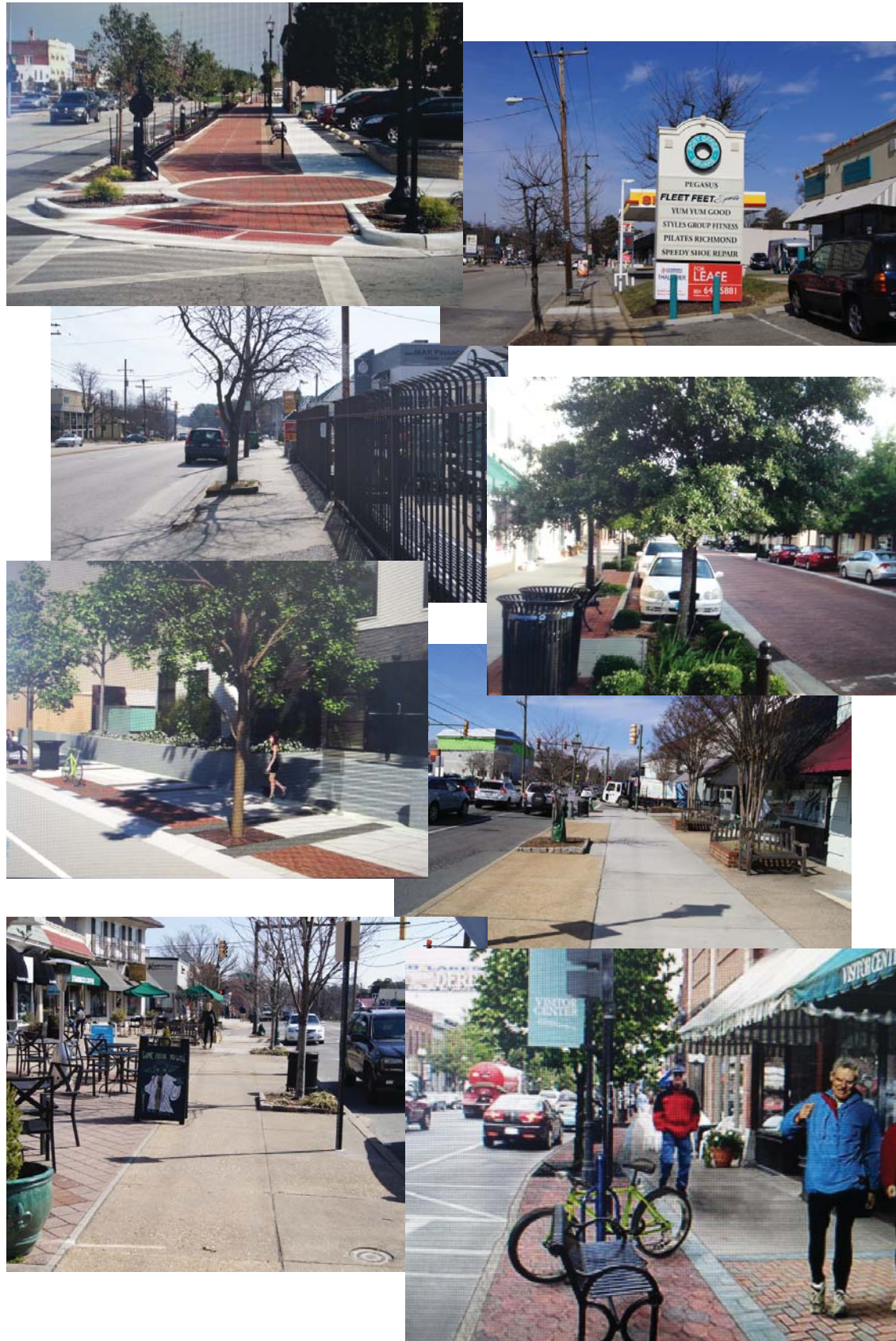


**SIGNAGE**

SIGNAGE IS LIMITED TO TWO SIGNS LOCATED ON LIBBIE AVENUE ON EITHER SIDE OF GROVE. EXISTING SIGNS IDENTIFY 'LIBBIE GROVE' AREA.







**SCHEMATIC DESIGN PROCESS**

DESIGN STARTED WITH A SURVEY OF THE PROJECT AREA AND A MULTITUDE OF PHOTOGRAPHS UP AND DOWN PATTERSON AND GROVE. RESEARCH PROVIDED PRECEDENTS THAT APPLIED TO THE AREA. DIFFERENT IDEAS WERE APPLIED TO THE STREETScape WITH VARYING DEGREES OF SUCCESS. AT EVERY STAGE THE PROCESS EXPOSED NEW CHALLENGES AND OPPORTUNITIES. SOME IDEAS WERE ABANDONED BECAUSE THE IMPACT DID NOT JUSTIFY THE COST. OTHER IDEAS FELL BY THE WAYSIDE BECAUSE THEY ONLY COMPLIMENTED CERTAIN SECTIONS WITHIN THE OVERALL AREA. THE RECOMMENDATIONS THAT FOLLOW ARE THE END RESULT OF THIS PROCESS.

**PATTERSON & GROVE AVENUES | STREETScape DESIGN**

# PROPOSED IMPROVEMENTS

## A STREET TREES

STREET TREES COMBINED WITH LOW LEVEL PLANTINGS IN EXPANDED TREE WELLS HELP TO SOFTEN THE STREETScape. EXPANDED TREE WELLS PROVIDE MORE ROOM FOR ROOT GROWTH DECREASING THE CHANCE FOR HEAVING SIDEWALKS. (SEE PAGES 13-16 FOR ADDITIONAL INFORMATION.)

## B DECORATIVE STREET LIGHT

THE DECORATIVE STREET LIGHTS THAT ARE THE MOST IDENTIFIABLE FEATURE ALONG GROVE AND LIBBIE AVENUES ARE CONTINUED ONTO PATTERSON AVENUE. (SEE PAGES 17-18 FOR ADDITIONAL INFORMATION.)

## C SIDEWALK PAVING

THE ADDITION OF BRICK PAVERS PROVIDES A VISUAL SEPARATION BETWEEN THE SIDEWALK AND STREET AND PROVIDES A SOURCE OF DEFINITION FOR THE AREA. CONCRETE PAVING IDENTIFIES PATHS OF TRAVEL FOR PEDESTRIANS AND VEHICULAR ENTRANCES. (SEE PAGES 10-12 FOR ADDITIONAL INFORMATION.)

## D CROSSWALKS

MORE PRONOUNCED CROSSWALKS HELP MAKE THE AREA MORE WALKABLE BY EMPHASIZING THE PEDESTRIAN PRESENCE. (SEE PAGES 10-11 FOR ADDITIONAL INFORMATION.)

## E SIGNAGE

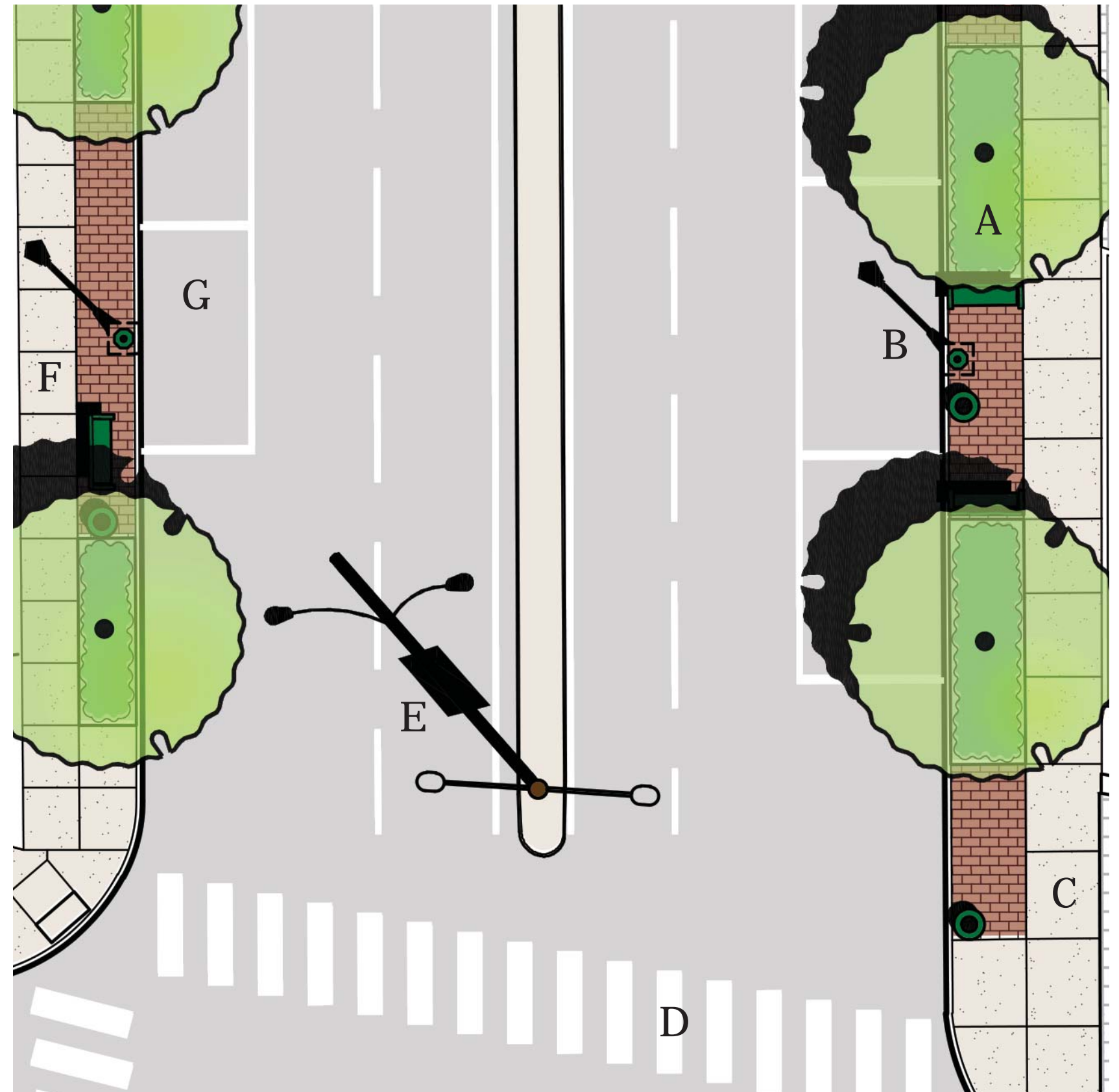
A COMBINATION OF BANNERS MOUNTED ON UTILITY POLES AND ENTRANCE SIGNS AT THE EDGES OF THE AREA CREATE A STRONG IDENTITY FOR THE AREA. (SEE PAGES 19-20 FOR ADDITIONAL INFORMATION.)

## F SITE FURNISHINGS

BENCHES, BIKE BOLLARDS, AND TRASHCANS LOCATED THROUGHOUT THE AREA PROVIDE A MORE USER FRIENDLY EXPERIENCE. (SEE PAGES 17-18 FOR ADDITIONAL INFORMATION.)

## G PARKING SPACE MARKINGS

WELL MARKED PARKING LANES AND SPACES MAKE IT EASIER TO IDENTIFY AVAILABLE SPACES AND HELPS REDUCE INTERFERENCE WITH DRIVEWAYS AND INTERSECTIONS. (SEE PAGES 10-11 FOR ADDITIONAL INFORMATION.)



## PATTERSON & GROVE AVENUES | STREETScape DESIGN





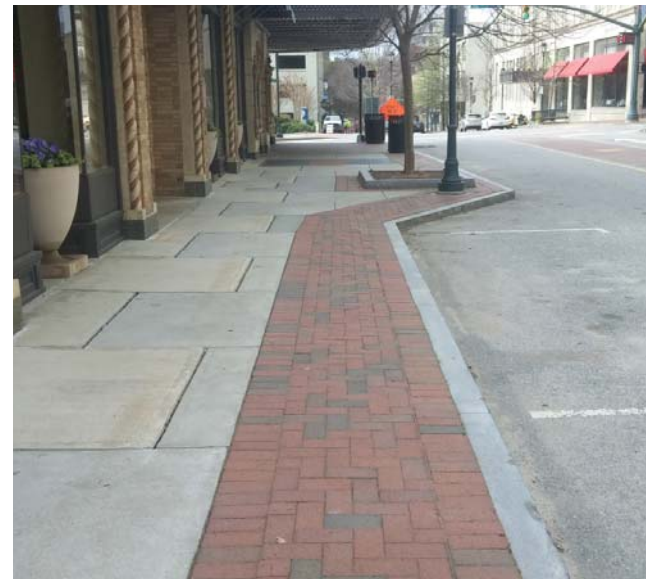
**BRUSHED CONCRETE:** EXISTING SIDEWALK, REPAIRED AS NEEDED, MARKS THE PATH FOR PEDESTRIANS. CONCRETE CLEARLY DEFINES DRIVEWAY ENTRANCES WHERE IT CROSSES THE BRICK PAVING.



**PARKING SPACE MARKING:** CLEARLY MARKED PARKING SPACES WILL HELP REDUCE CONFUSION ABOUT WHERE PARKING IS ACCEPTABLE.



**BRICK PAVERS:** CREATE A VISUAL SEPARATION BETWEEN ROAD AND SIDEWALK, DEFINES AREAS FOR SITE FURNISHINGS, AND PROVIDES A DEFINING FEATURE FOR THE AREA.



**CROSSWALK MARKING:** MORE PRONOUNCED CROSSWALK MARKINGS EMPHASIZE THE PEDESTRIAN PRESENCE.



**BRICK PAVERS:**



CITY OF RICHMOND STANDARD



TAN-ORANGE RANGE



ROSE RANGE



BROWN RANGE



BURGUNDY RANGE

**STAINED CONCRETE:**



STAINED CONCRETE AT TUCKAHOE LIBRARY



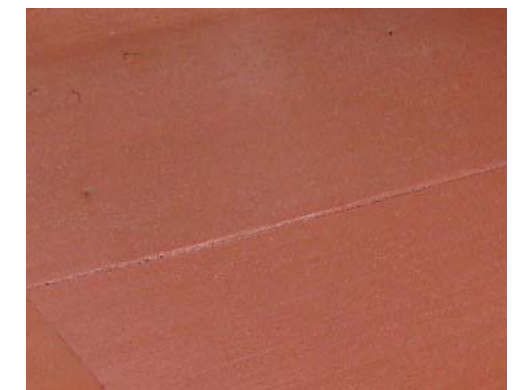
TERRA COTTA RANGE



TAN-GOLD RANGE



ORANGE-RUST RANGE



RED RANGE





**Acer rubrum - Red Maple**

Category: Tree  
 Native: Yes  
 Evergreen: No  
 Fall Color: Red  
 Height: 35'-45'  
 Width: 25'-30'  
 Exposure: Full Sun  
 Irrigation: Moderate water needs  
 Drought Tolerant: Yes  
 Growth rate: Moderate to Fast



**Cercis canadensis - Redbud**

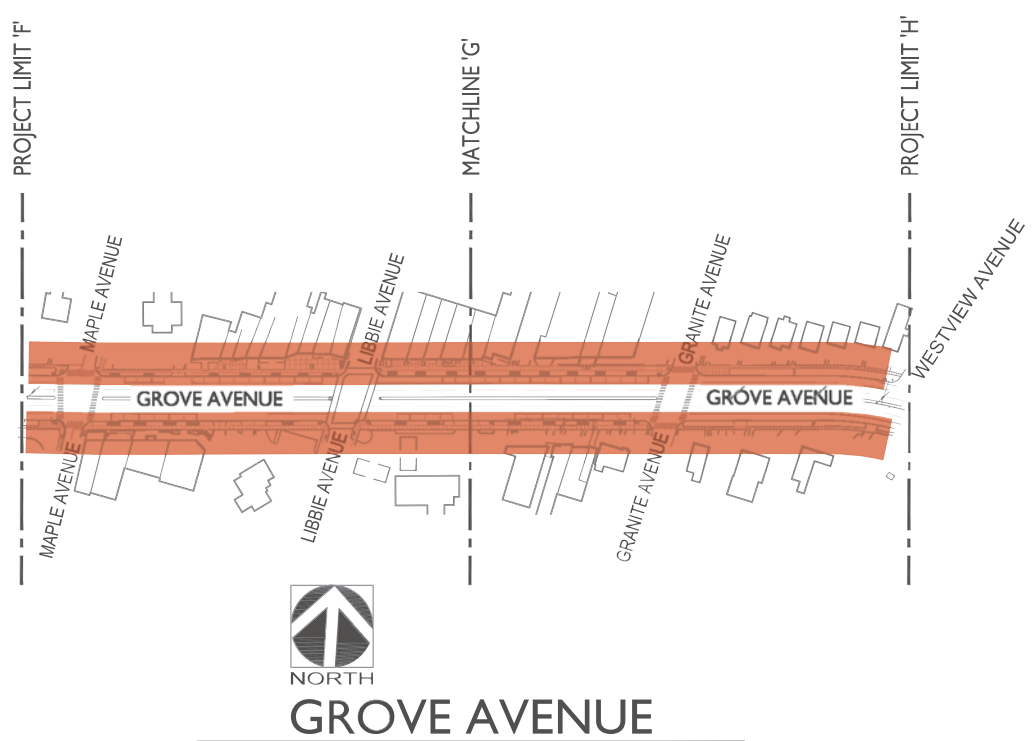
Category: Tree  
 Native: Yes  
 Evergreen: No  
 Fall Color: Yellow  
 Bloom: Pink blooms in Spring  
 Height: 20'-25'  
 Width: 25'-30'  
 Exposure: Full to Partial Sun  
 Irrigation: Moderate water needs  
 Drought Tolerant: Yes  
 Growth rate: Moderate to Fast







**Pistacia chinensis - Chinese Pistache**



Category: Tree  
 Native: No  
 Evergreen: No  
 Fall Color: Orange-Red  
 Height: 25'-35'  
 Width: 25'-30'  
 Exposure: Full to Partial Sun  
 Irrigation: Moderate water needs  
 Drought Tolerant: Yes  
 Growth rate: Moderate





- 


**REDBUD**  
NORTH SIDE OF PATTERSON  
UNDER UTILITY LINES
- 


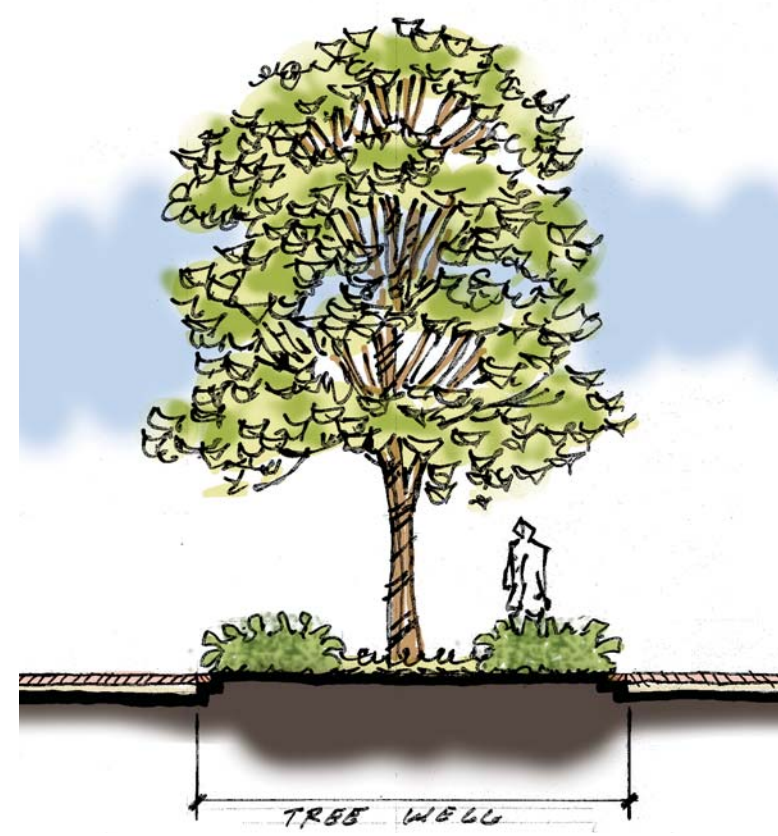
**CHINESE PISTACHE**  
SOUTH SIDE OF PATTERSON
- 


**RED MAPLE**  
BOTH SIDES OF GROVE

NOTE: TREE SELECTION PER CITY OF RICHMOND ARBORIST DIRECTION.



EXPANDED TREE WELL, DOWNTOWN RICHMOND



**EXPANDED TREE WELL:** EXPANDING THE SIZE OF TREE WELLS PROVIDES ADDITIONAL AREA FOR THE TREE'S ROOT GROWTH. SHRUB, ORNAMENTAL GRASS, AND GROUNDCOVER PLANTINGS IN THE TREE WELL ADD INTEREST AND HELP SOFTEN THE EXPANSES OF HARD SURFACE.





**Ilex vomitoria 'Bordeaux' - Dwarf Yaupon Holly**

Category: Shrub  
 Native: Yes  
 Evergreen: Yes  
 Flower Color: N/A  
 Bloom time: N/A  
 Height: 2'  
 Width: 3'-4'  
 Exposure: Full to Part Sun  
 Irrigation: Low Water Needs  
 Growth rate: Moderate to fast



**Abelia x grandiflora 'Radiance' - Radiance Abelia**

Category: Shrub  
 Native: No  
 Evergreen: Yes  
 Flower Color: White  
 Bloom time: Summer to Fall  
 Height: 2'-3'  
 Width: 3'-4'  
 Exposure: Full to Part Sun  
 Irrigation: Low Water Needs  
 Growth rate: Moderate to Fast



**Nassella tenuissima - Mexican Feather Grass**

Category: Ornamental Grass  
 Native: No  
 Evergreen: No  
 Flower Color: Brown  
 Bloom time: Summer  
 Height: 1'-2.5'  
 Width: 1.5'-2'  
 Exposure: Full Sun  
 Irrigation: Low Water Needs  
 Growth rate: Moderate



**Muhlenbergia capillaris - Pink Muhly Grass**

Category: Ornamental Grass  
 Native: No  
 Evergreen: Yes  
 Flower Color: Pink  
 Bloom time: Summer  
 Height: 2'-3'  
 Width: 2'-3'  
 Exposure: Full to Part Sun  
 Irrigation: Low Water Needs  
 Growth rate: Moderate



**Liriope spicata - Creeping Lilyturf**

Category: Groundcover  
 Native: No  
 Evergreen: Yes  
 Flower Color: White  
 Bloom time: Summer  
 Height: 1'  
 Width: 2'+  
 Exposure: Full Sun to Part Shade  
 Irrigation: Low Water Needs  
 Growth rate: Fast

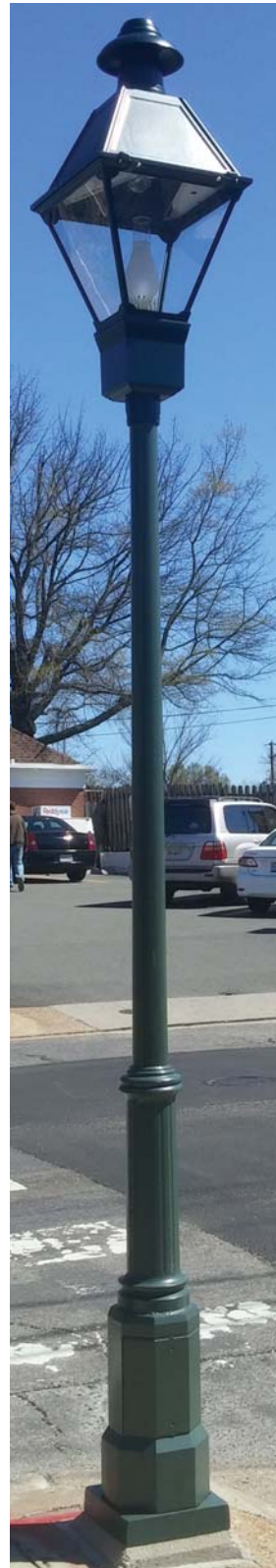


**Hypericum calycinum - St. John's Wort**

Category: Groundcover  
 Native: No  
 Evergreen: Yes  
 Flower Color: Yellow  
 Bloom time: Summer  
 Height: 1'  
 Width: 2'  
 Exposure: Full Sun to Part shade  
 Irrigation: Low Water Needs  
 Growth rate: Moderate



**DECORATIVE STREET LAMP:** THE EXISTING STREET LAMPS ON GROVE AVENUE ARE ONE OF THE MOST RECOGNIZABLE ELEMENTS IN THE AREA. EXTENDING THE USE OF THIS STREET LAMP THROUGHOUT THE AREA WILL PROVIDE A UNIFYING ELEMENT.



STEEL BENCH  
COLOR: DARK GREEN



EXISTING STEEL BENCH, PATTERSON AVENUE



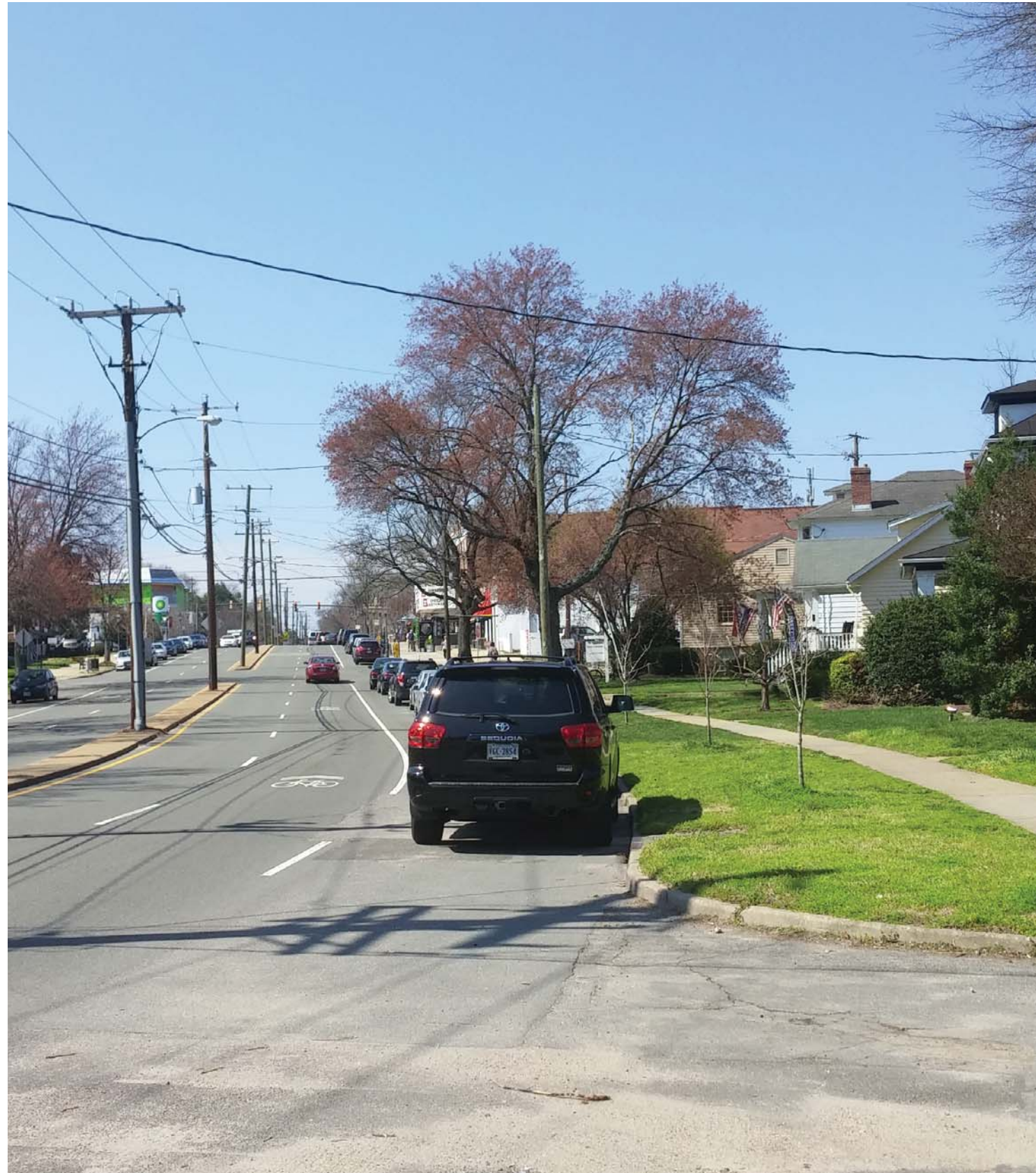
STEEL TRASH CAN  
COLOR: DARK GREEN

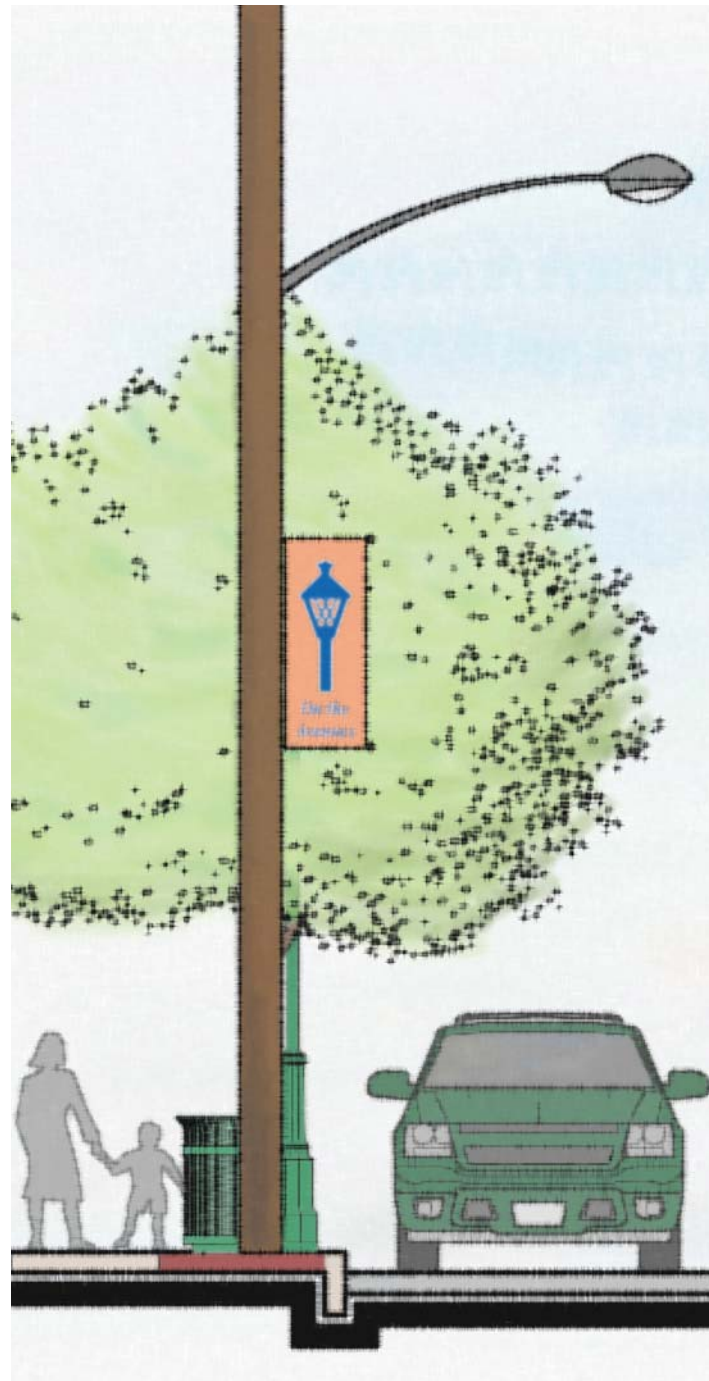


STEEL BIKE RACK  
COLOR: DARK GREEN



EXISTING BIKE RACKS, RICHMOND PUBLIC LIBRARY  
BELMONT AND ELWOOD AVENUES



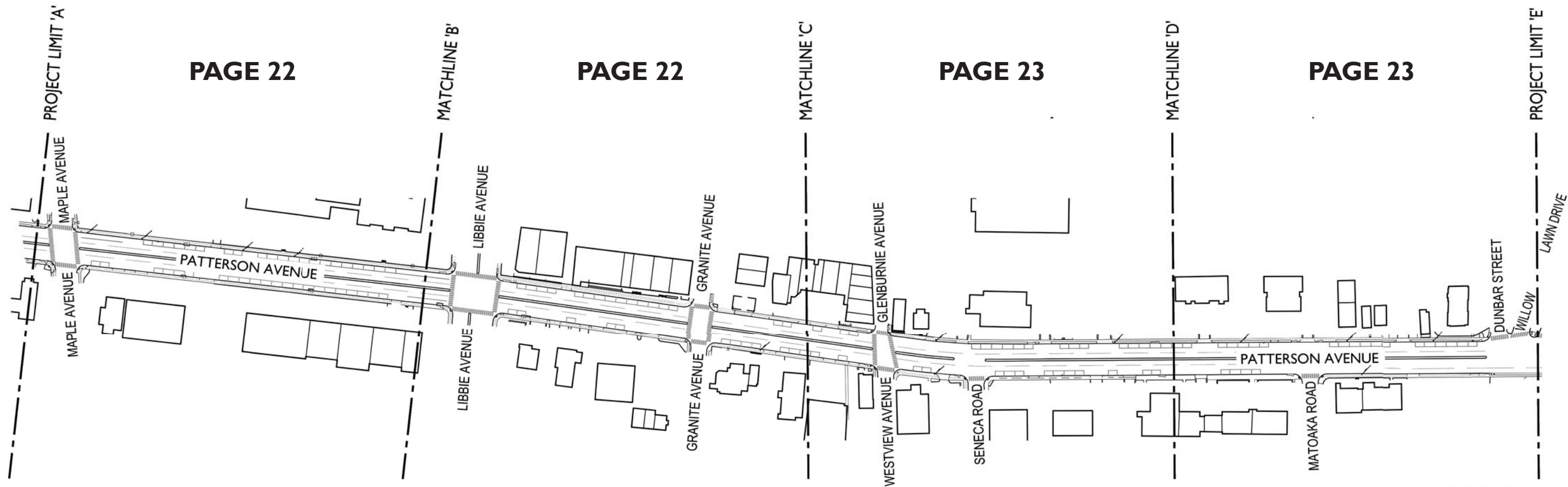


**BANNERS:** BANNERS ARE USED THROUGHOUT THE RICHMOND AREA TO DEFINE SPECIFIC AREAS. BANNERS WOULD BE ATTACHED TO UTILITY POLES ON BOTH SIDES OF THE STREET ON PATTERSON AVENUE AND DOWN THE MIDDLE OF THE STREET ON GROVE AVENUE.

**AREA IDENTIFICATION SIGNS:** AREA IDENTIFICATION SIGNS ARE PROPOSED AT EITHER END OF THE STUDY AREA ON BOTH PATTERSON AND GROVE AVENUE.





**PATTERSON & GROVE AVENUES | STREETSCAPE DESIGN**





### LEGEND




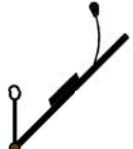
- 


PROPOSED STREET TREE
- 


EXISTING STREET TREE
- 


EXPANDED TREE WELL WITH GROUNDCOVER
- 


PROPOSED PAVER SIDEWALK
- 


EXISTING CONCRETE SIDEWALK
- 


EXISTING UTILITY POLE WITH COBRA HEAD LIGHT AND PROPOSED BANNER
- 


EXISTING UTILITY POLE WITH PROPOSED BANNER
- 

PROPOSED DECORATIVE STREET LAMP
- 

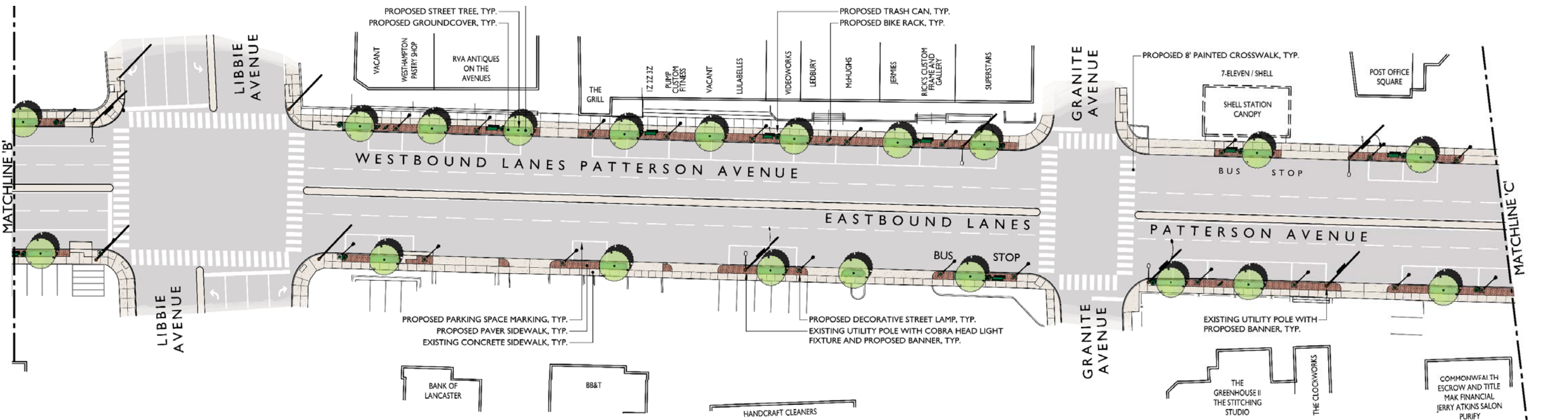
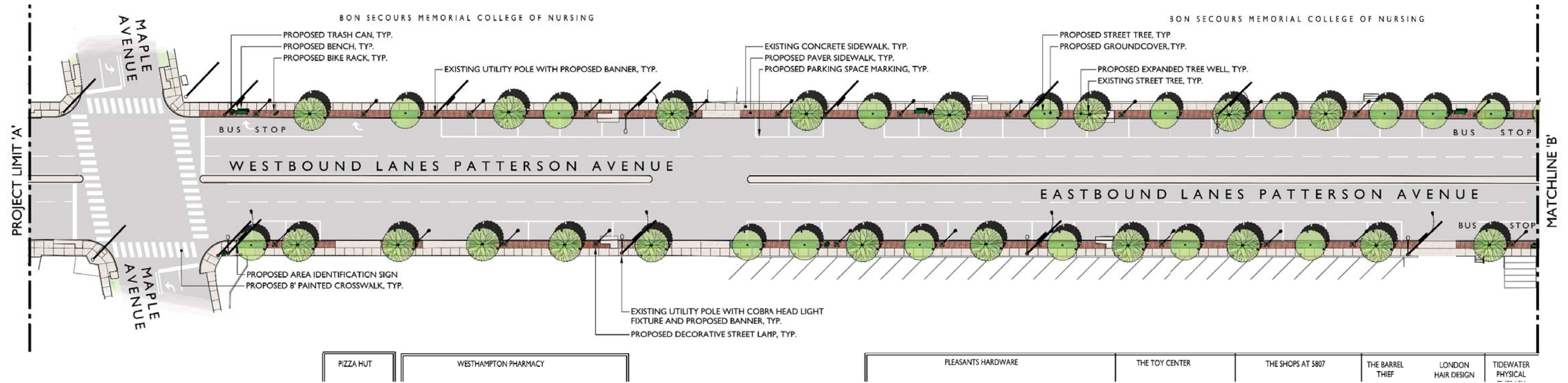
PROPOSED 8' PAINTED CROSSWALK
- 

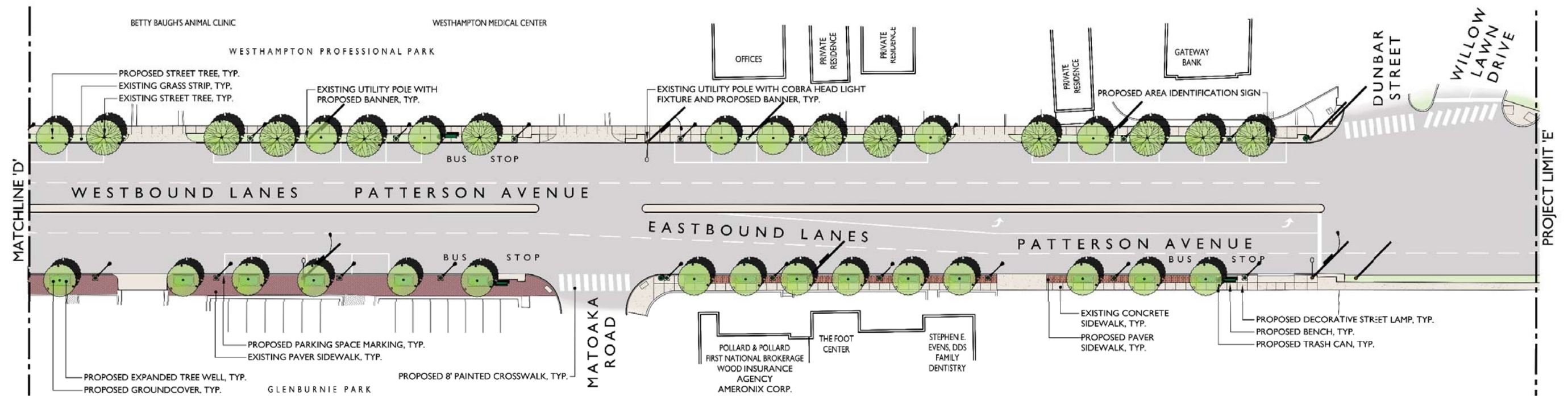
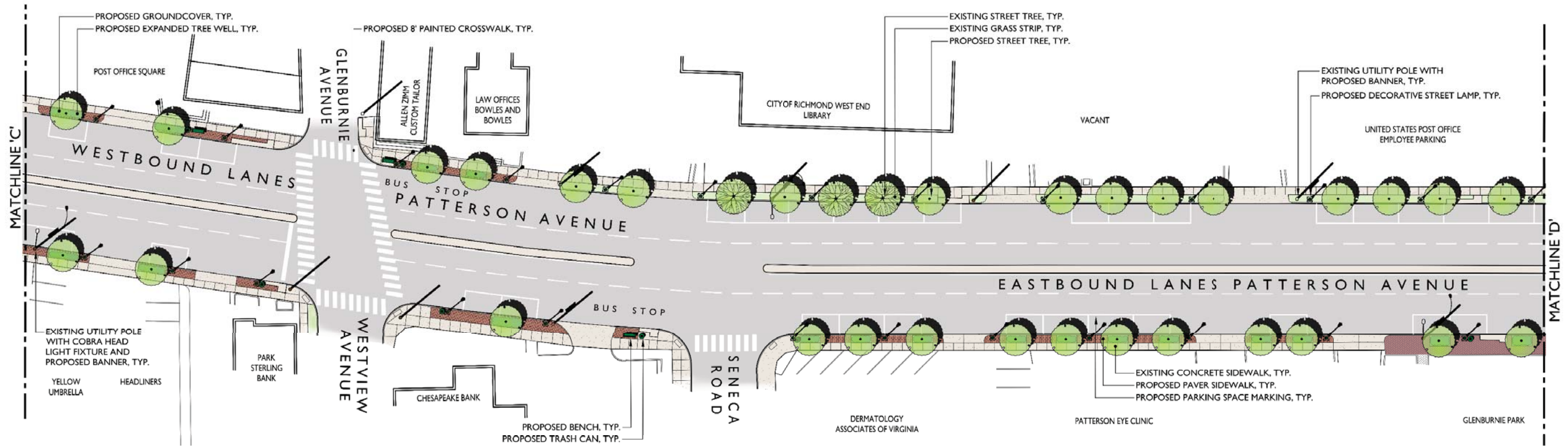
PROPOSED PARKING SPACE MARKING
- 

PROPOSED BENCH
- 

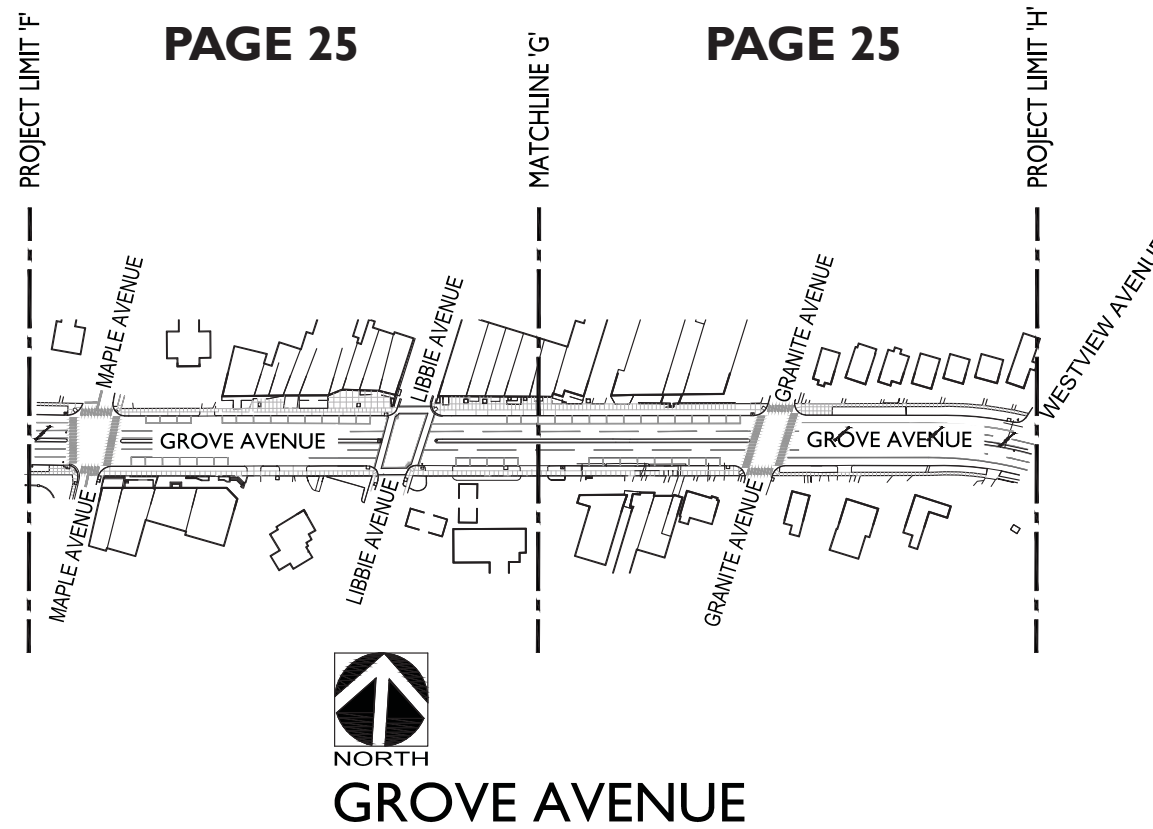
PROPOSED BIKE RACK
- 

PROPOSED TRASHCAN


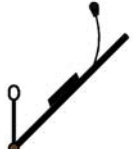













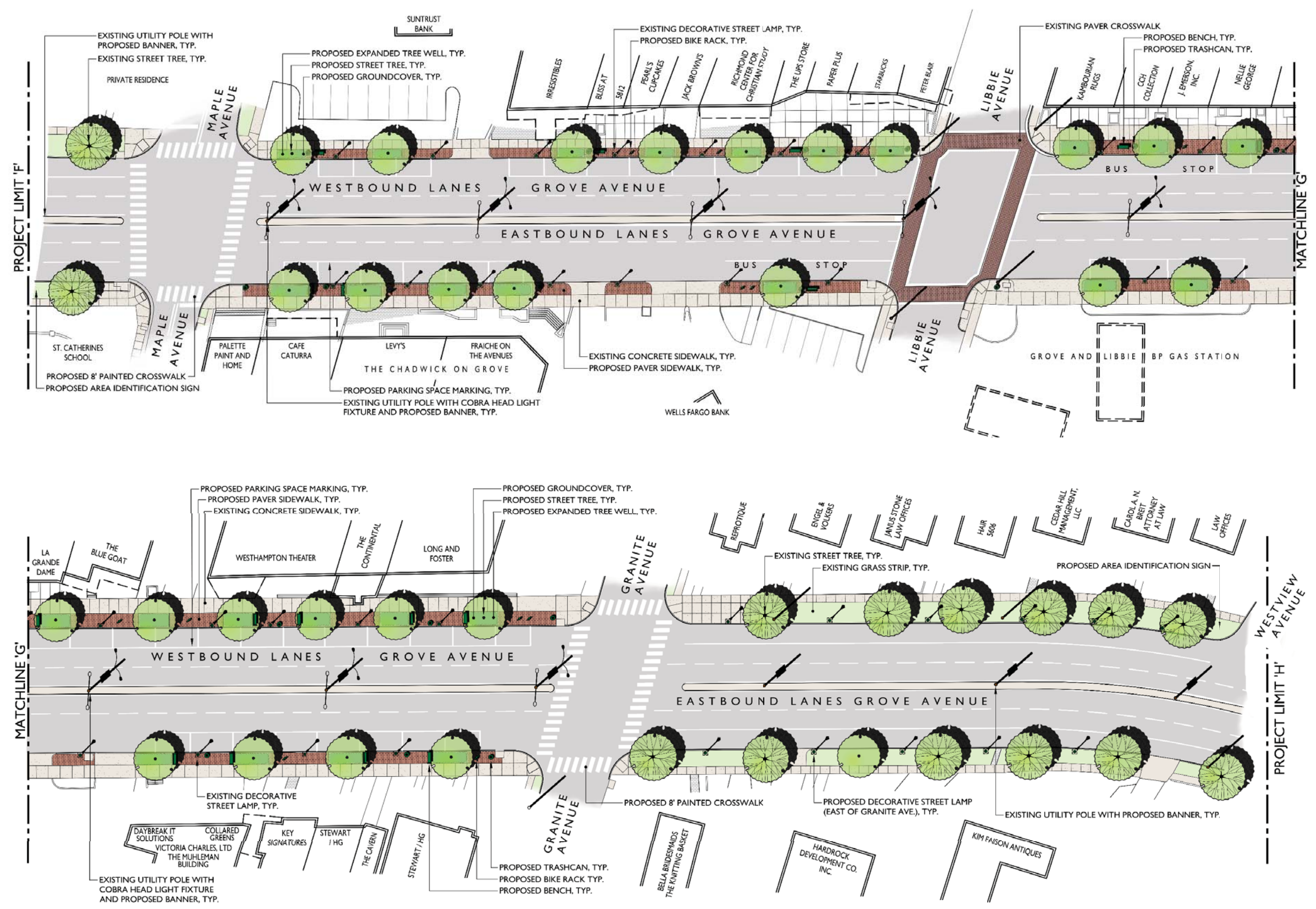






## LEGEND

- |   |                                     |   |   |   |                                |
|---|-------------------------------------|---|---|---|--------------------------------|
|  | PROPOSED STREET TREE                |  | EXISTING UTILITY POLE WITH COBRA HEAD LIGHT AND PROPOSED BANNER |  | PROPOSED 8' PAINTED CROSSWALK  |
|  | EXISTING STREET TREE                |  | EXISTING UTILITY POLE WITH PROPOSED BANNER                      |  | PROPOSED PARKING SPACE MARKING |
|  | EXPANDED TREE WELL WITH GROUNDCOVER |  | PROPOSED DECORATIVE STREET LAMP                                 |  | PROPOSED BENCH                 |
|  | PROPOSED PAVER SIDEWALK             |   |   |  | PROPOSED BIKE RACK             |
|  | EXISTING CONCRETE SIDEWALK          |   |   |  | PROPOSED TRASHCAN              |



**LIBBIE AVENUE**

LIBBIE AVENUE WAS NOT INCLUDED IN THIS STUDY. HOWEVER, LIBBIE'S ROLE AS A CONNECTOR BETWEEN GROVE AND PATTERSON MAKES IT A CRITICAL COMPONENT IN CREATING A UNIFIED IDENTITY FOR THE WESTHAMPTON COMMERCIAL DISTRICT. IT IS RECOMMENDED THAT THE ELEMENTS INCLUDED IN THIS STREETScape DESIGN BE ADAPTED AND APPLIED TO LIBBIE AVENUE TO PROVIDE CONTINUITY THROUGHOUT THE AREA.

**CENTRAL FOCAL POINT**

IT WAS SUGGESTED DURING THE DESIGN PROCESS THAT SOME TYPE OF CENTRAL FOCAL POINT SUCH AS A CLOCK TOWER COULD BE USEFUL IN CREATING A CENTER FOR THE WESTHAMPTON COMMERCIAL DISTRICT. THE EXCLUSION OF LIBBIE AVENUE FROM THIS STUDY MAKES IT DIFFICULT TO IDENTIFY WHAT MIGHT BEST BE CONSIDERED A CENTER FOR THE DISTRICT. IT IS RECOMMENDED THAT THE IDEA OF A CENTRAL FOCAL POINT BE CONSIDERED IN MORE DETAIL LOOKING AT THE DISTRICT AS A WHOLE.



**PUBLIC ART**

THE STREETScape ALONG PATTERSON AND GROVE AVENUES PRESENTS THE OPPORTUNITY TO PROVIDE SPACE FOR PUBLIC ART DISPLAYS. EXACT LOCATIONS WOULD DEPEND ON THE SCALE AND CHARACTER OF THE PIECE TO BE DISPLAYED. THE INCLUSION OF PUBLIC ART IN THE STREETScape SHOULD BE ASSESSED AS PART OF CONSTRUCTION PHASING.



**CONNECTION TO STREETScape OUTSIDE OF THE RIGHT OF WAY**

IN SEVERAL AREAS ALONG GROVE AND PATTERSON AVENUES SIDEWALK AREAS OUTSIDE OF THE RIGHT OF WAY CONTRIBUTE SIGNIFICANTLY TO THE CHARACTER OF THE STREETScape. OPPORTUNITIES TO STRENGTHEN THE CONNECTION BETWEEN THE STREETScape AND ADJACENT PROPERTIES SHOULD BE EXPLORED AND ENCOURAGED. ONE IDEA THAT WAS RAISED DURING DESIGN WAS THE USE OF STRING LIGHTS STRUNG FROM BUILDINGS TO STREET LIGHTS TO CREATE OTHER OPPORTUNITIES INCLUDE THE USE OF CONTRASTING PAVING, OUTDOOR SEATING AND LANDSCAPING TO CREATE DISTINCT RELATIONSHIPS BETWEEN PRIVATE AND PUBLIC SPACE.



**CONSTRUCTION PHASING**

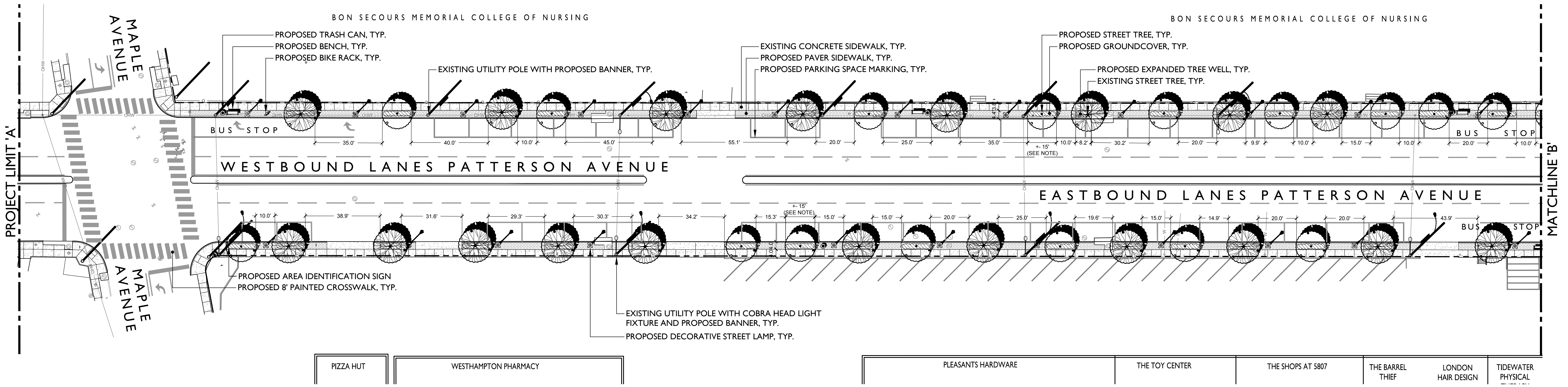
THERE ARE LIMITED FUNDS AVAILABLE FOR PHASE I CONSTRUCTION. IT IS RECOMMENDED THAT WORK IN PHASE I BE CONCENTRATED IN A COUPLE OF BLOCKS IN ORDER TO SHOW THE FULL IMPACT OF ALL OF THE ELEMENTS WORKING TOGETHER. IT IS HOPED THAT BY SHOWING A CLEAR PICTURE OF THE STREETScape'S POTENTIAL, IT WILL PAVE THE WAY FOR GAINING SUPPORT FOR FUTURE PHASES.

**MAINTENANCE**

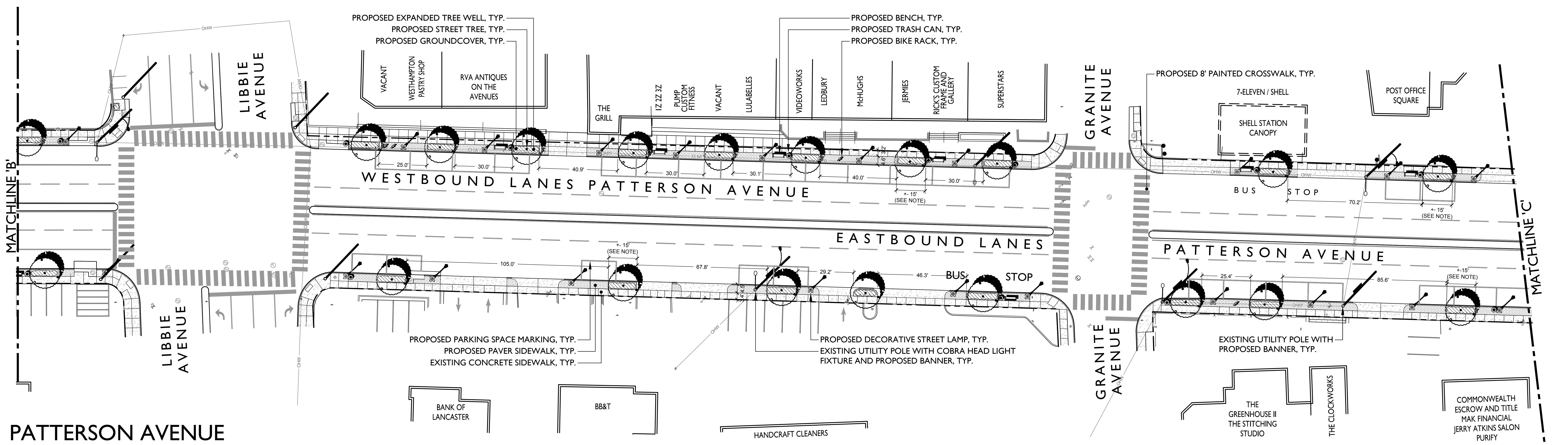
THE ULTIMATE SUCCESS OF THE STREETScape PLAN FOR GROVE AND PATTERSON AVENUES WILL DEPEND GREATLY ON THE MAINTENANCE OF THE IMPROVEMENTS AFTER CONSTRUCTION. THE CREATION OF A PUBLIC/PRIVATE PARTNERSHIP BETWEEN THE CITY OF RICHMOND AND THE WESTHAMPTON MERCHANTS ASSOCIATION SEEMS TO PROVIDE THE BEST OPPORTUNITY FOR PROVIDING STRONG ONGOING MAINTENANCE.



**PATTERSON & GROVE AVENUES | STREETScape DESIGN**

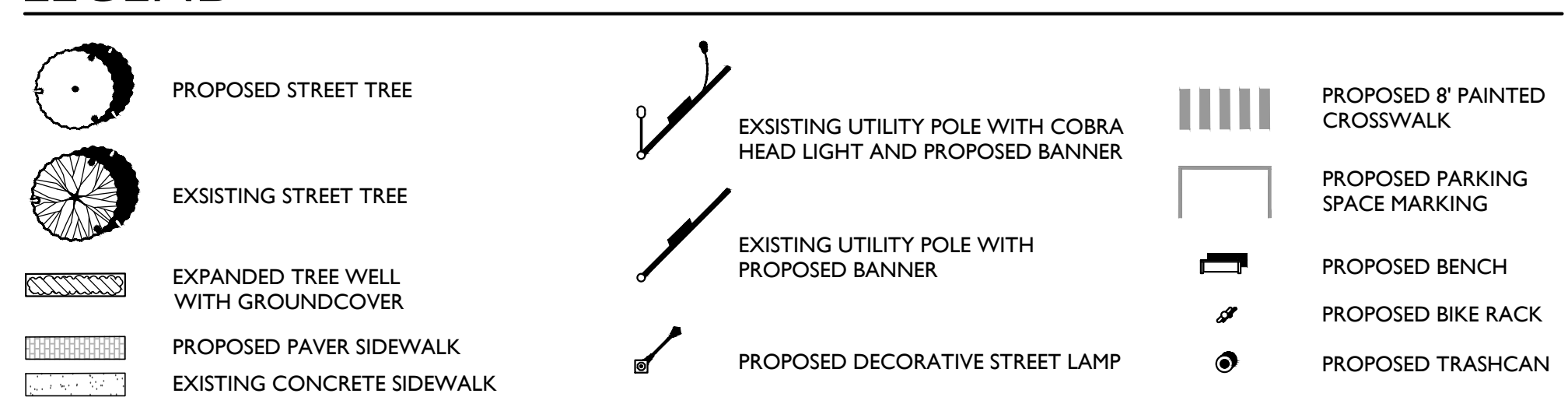


**PATTERSON AVENUE**

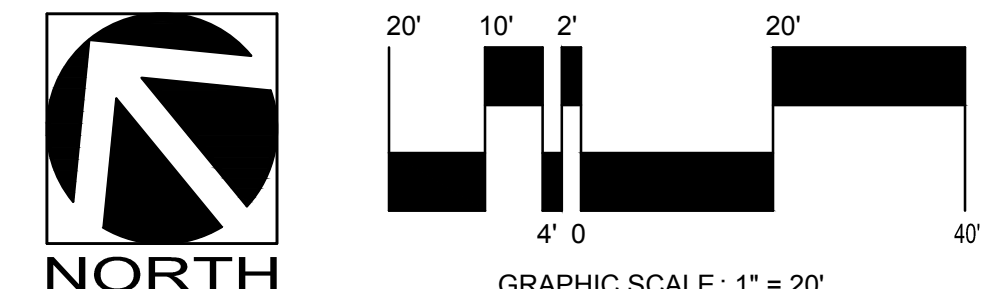


**PATTERSON AVENUE**

**LEGEND**



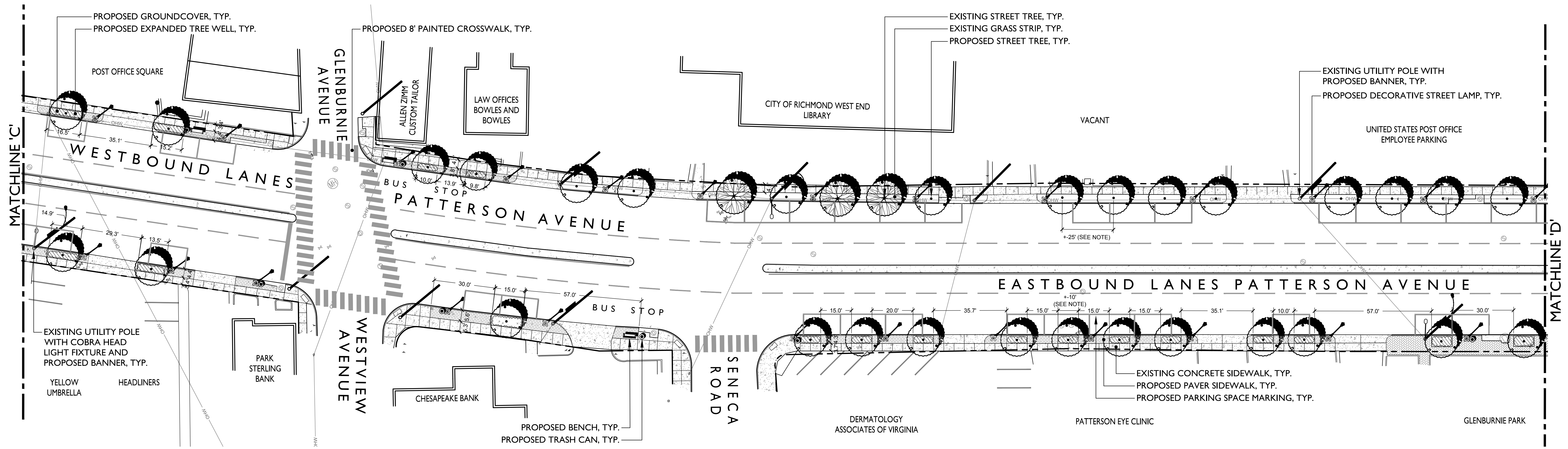
NOTES:  
 1. DIMENSIONS ON PLANS ARE APPROXIMATE AND ARE PROVIDED FOR REFERENCE ONLY.  
 2. EDGES OF TREE WELL/PLANTING AREA AND BRICK PAVING TO ALIGN WITH SCORE JOINTS IN EXISTING SIDEWALK.



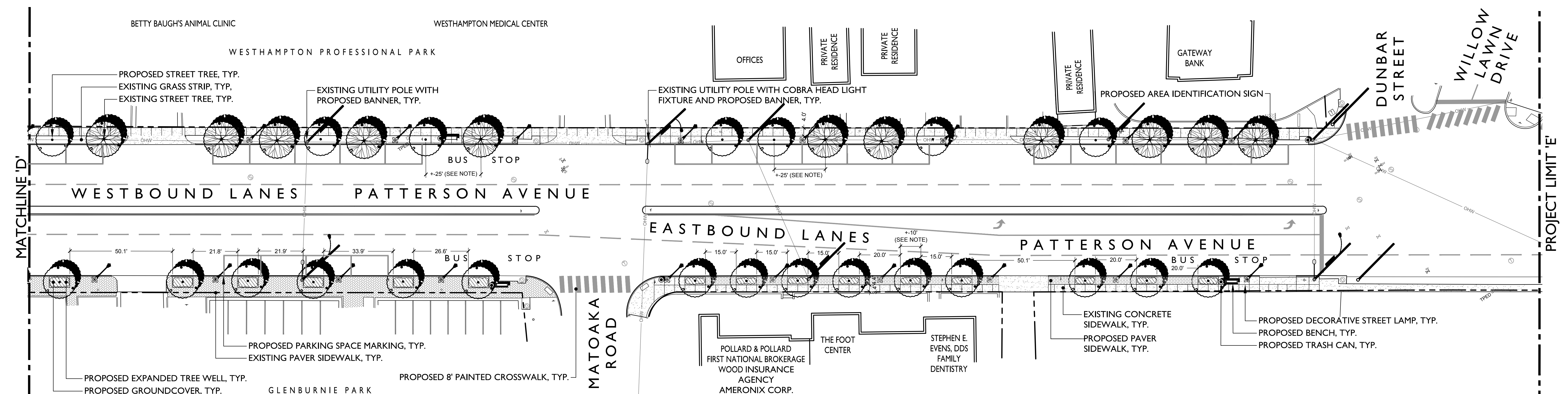
**PATTERSON & GROVE STREETScape · conceptual streetscape plan**

sheet L·2





**PATTERSON AVENUE**

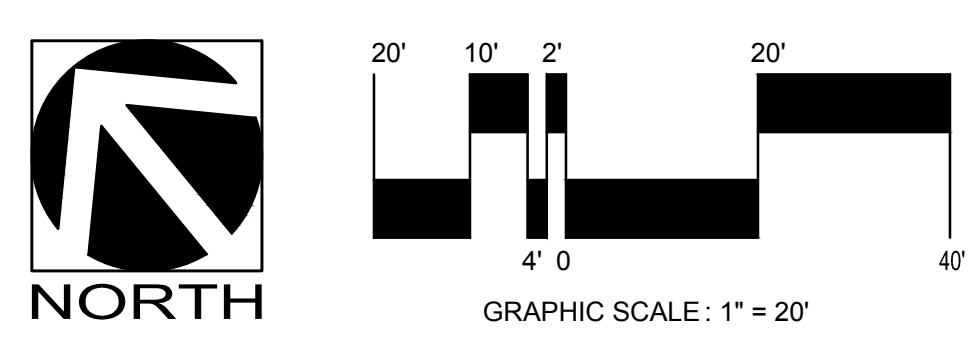


**PATTERSON AVENUE**

**LEGEND**

	PROPOSED STREET TREE		EXISTING UTILITY POLE WITH COBRA HEAD LIGHT AND PROPOSED BANNER		PROPOSED 8' PAINTED CROSSWALK
	EXISTING STREET TREE		EXISTING UTILITY POLE WITH PROPOSED BANNER		PROPOSED PARKING SPACE MARKING
	EXPANDED TREE WELL WITH GROUNDCOVER		PROPOSED BENCH		PROPOSED BIKE RACK
	PROPOSED PAVER SIDEWALK		PROPOSED DECORATIVE STREET LAMP		PROPOSED TRASH CAN
	EXISTING CONCRETE SIDEWALK				

- NOTES:  
 1. DIMENSIONS ON PLANS ARE APPROXIMATE AND ARE PROVIDED FOR REFERENCE ONLY.  
 2. EDGES OF TREE WELL/PLANTING AREA AND BRICK PAVING TO ALIGN WITH SCORE JOINTS IN EXISTING SIDEWALK.

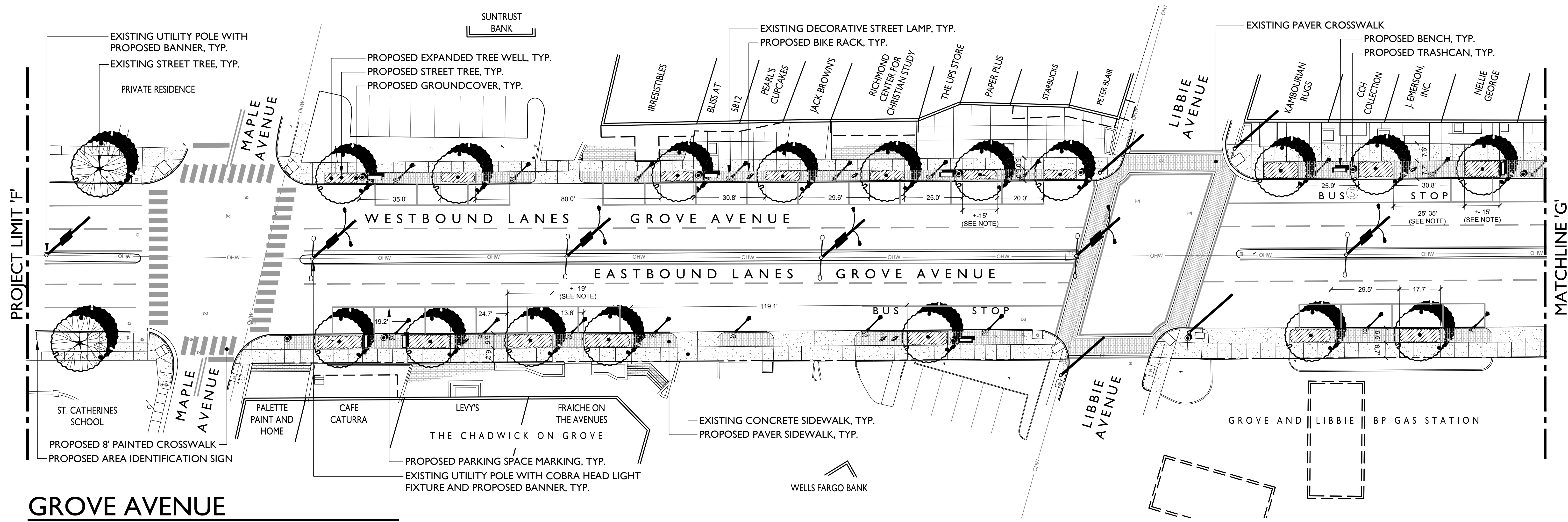


**PATTERSON & GROVE STREETScape · conceptual streetscape plan**

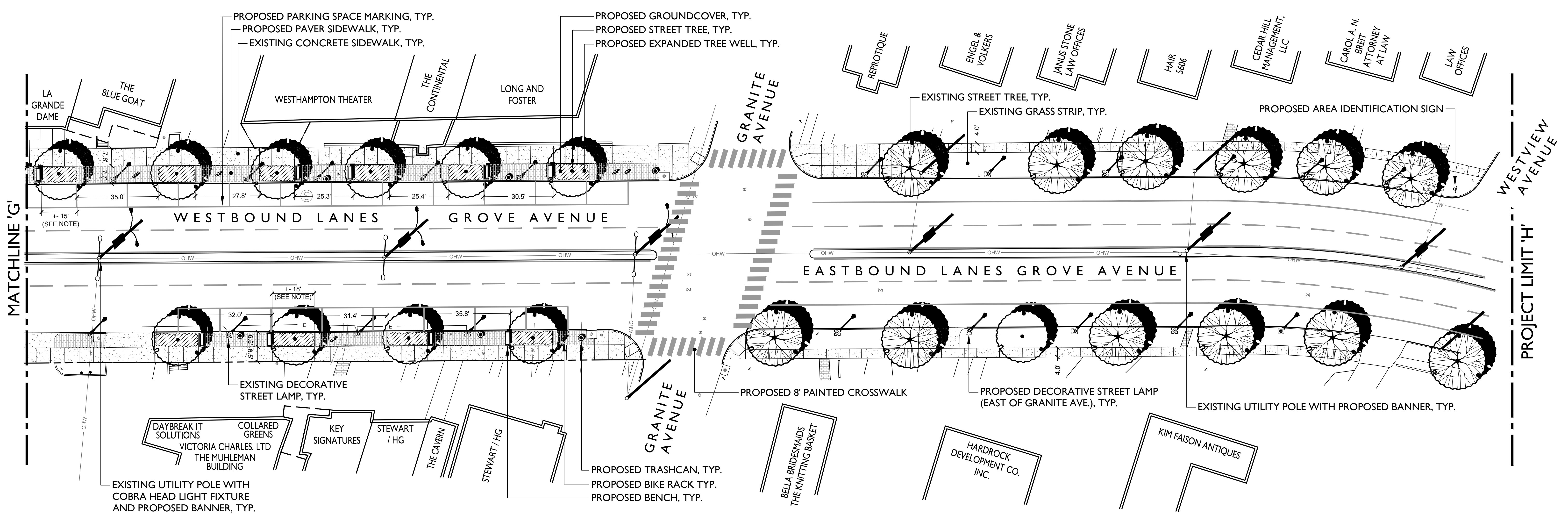
sheet L · 3



STRONGER BY DESIGN



**GROVE AVENUE**

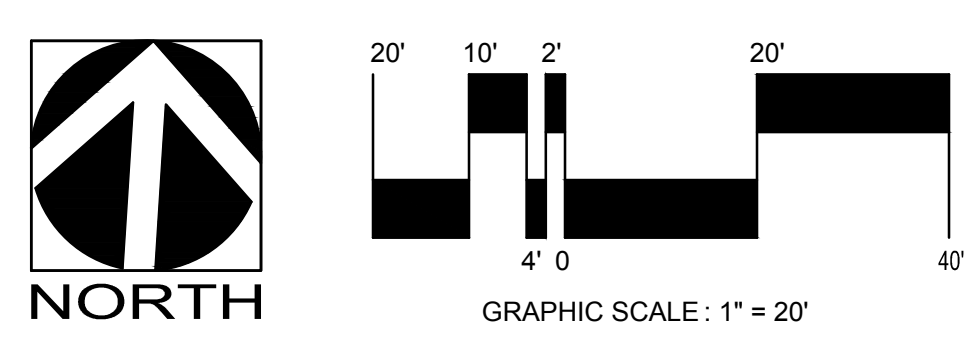


**GROVE AVENUE**

**LEGEND**

	PROPOSED STREET TREE		EXISTING UTILITY POLE WITH COBRA HEAD LIGHT AND PROPOSED BANNER		PROPOSED 8' PAINTED CROSSWALK
	EXISTING STREET TREE		EXISTING UTILITY POLE WITH PROPOSED BANNER		PROPOSED PARKING SPACE MARKING
	EXPANDED TREE WELL WITH GROUNDCOVER		PROPOSED DECORATIVE STREET LAMP		PROPOSED BENCH
	PROPOSED PAVER SIDEWALK		PROPOSED BIKE RACK		PROPOSED TRASHCAN
	EXISTING CONCRETE SIDEWALK				

NOTES:  
 1. DIMENSIONS ON PLANS ARE APPROXIMATE AND ARE PROVIDED FOR REFERENCE ONLY.  
 2. EDGES OF TREE WELL/PLANTING AREA AND BRICK PAVING TO ALIGN WITH SCORE JOINTS IN EXISTING SIDEWALK.



**PATTERSON & GROVE STREETScape · conceptual streetscape plan**

sheet L·4



STRONGER BY DESIGN