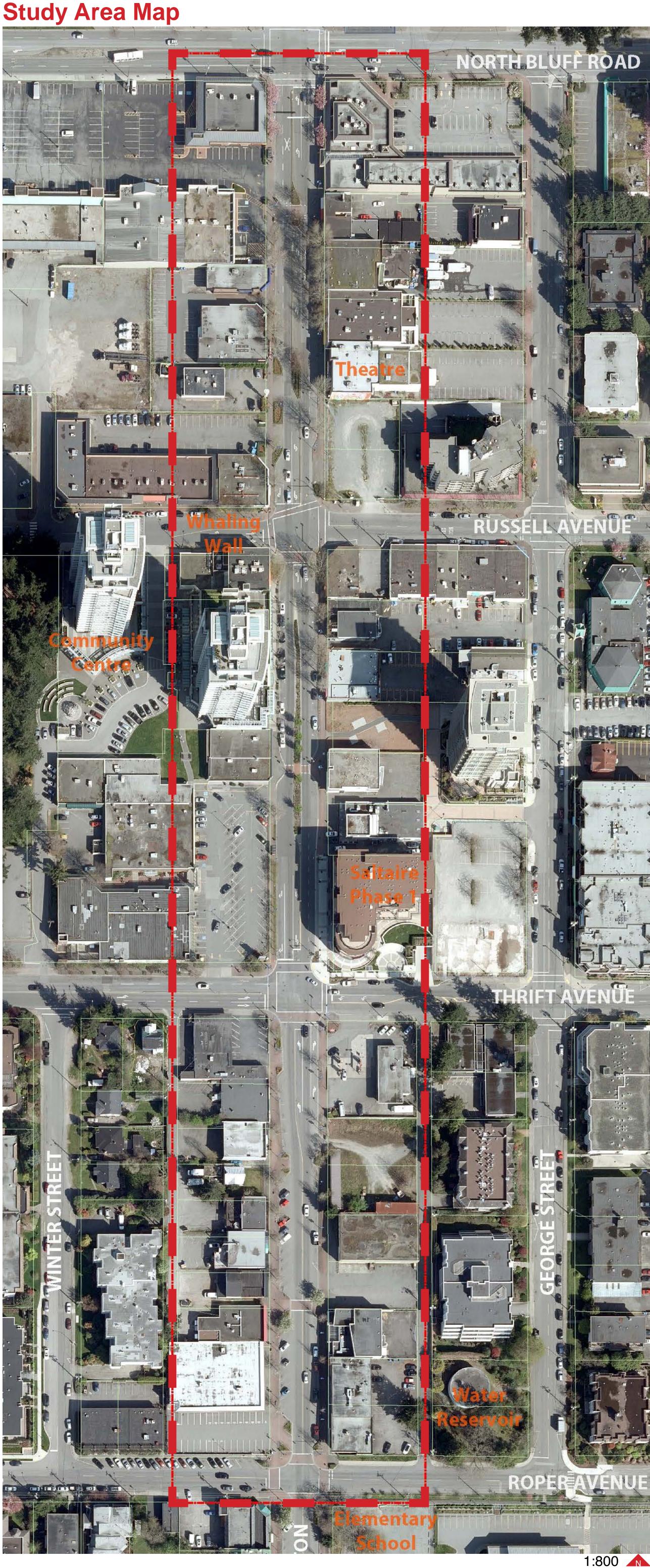
WELCOME! PROJECT BACKGROUND



Rejuvenate Johnston Road

- Johnston Road is considered a council priority as Johnston Road is the Town Centre of White Rock.
- The revitalization of the Johnston Road streetscape is an opportunity to improve the functionality and vibrancy of Johnston Road as the commercial heart of the Town Centre.
- Building on past Johnston Road studies and consultations, the City is re-engaging the community to develop a collaborative Concept Development Plan for Johnston Road in 2016.

Johnston Road History

2014: A Johnston Road Reconstruction and Beautification Task Force was established with a mandate to oversee a process of gaining public input and feedback into the design of the reconstruction work of Johnston Road from North Bluff Road to Thrift Avenue.

APRIL 2015: A series of Open Houses to gain input from the community on engineering focused concepts. The concepts did not meet with community acceptance.

LATE 2015: City of White Rock re-establishes the parameters of the work to include a greater scope and community consultation.

FEBRUARY 2016: A community workshop was held to understand what makes Johnston Road unique, discuss aspirations and obstacles and develop preliminary principles.

Current Streetscape Observations



DAMAGED STREET TREES



POOR DRAINAGE CONDITIONS



TRIP HAZARDS ON SIDEWALKS



SIDEWALK OBSTRUCTIONS



DECAYING STREET FURNITURE



INCONSISTENT WAYFINDING



SIDEWALK PINCH POINTS



SCENIC VIEWS



HEAVY CONGESTION



ACCIDENT-PRONE AREAS



OBSCURED CROSSINGS



AGED INFRASTRUCTURE

Regular Project Updates

Website: www.whiterockcity.ca/johnstonroad Staff Contact: Carl Isaak, Manager of Planning

Clsaak@whiterockcity.ca 604.541.2108





WHAT WE HEARD



A community workshop was held in February 2016. At this workshop, the community discussed the following:

- WHAT MAKES JOHNSTON ROAD UNIQUE?
- WHAT ARE THE CURRENT CONSTRAINTS AND OBSTACLES OF JOHNSTON ROAD?
- WHAT ARE THE OPPORTUNITIES OF JOHNSTON ROAD AND WHAT DOES THE RE-VISIONING OF JOHNSTON ROAD LOOK LIKE?

Unique Aspects of Johnston Road





GREAT AMENITY: FARMERS MARKET



PUBLIC ART: WHALING WALL



PEDESTRIAN SCALED BUILDINGS



DIVERSITY OF BUSINESSES



QUAINT AND COZY CHARACTER







COMMUNITY



PEDESTRIAN CROSSWALKS



SMALL STREET SIZE

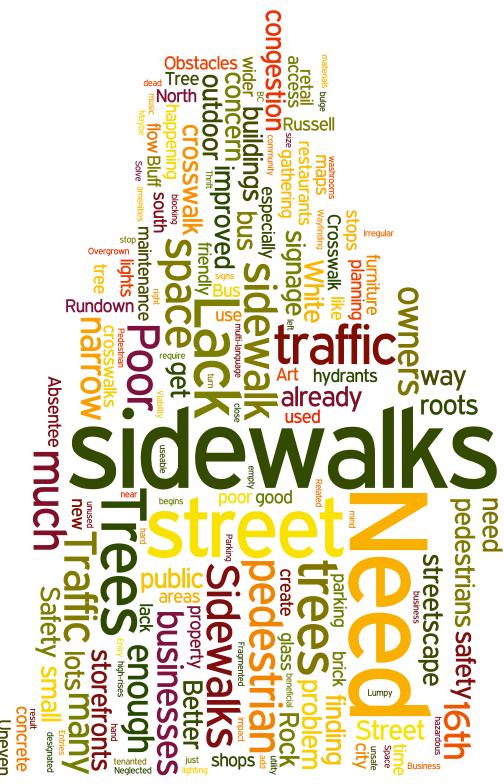


TREE-LINED **STREET**



OCEAN VIEWS

Current Constraints on Johnston Road





LACKING ART



NOT ENOUGH STREET SHELTER



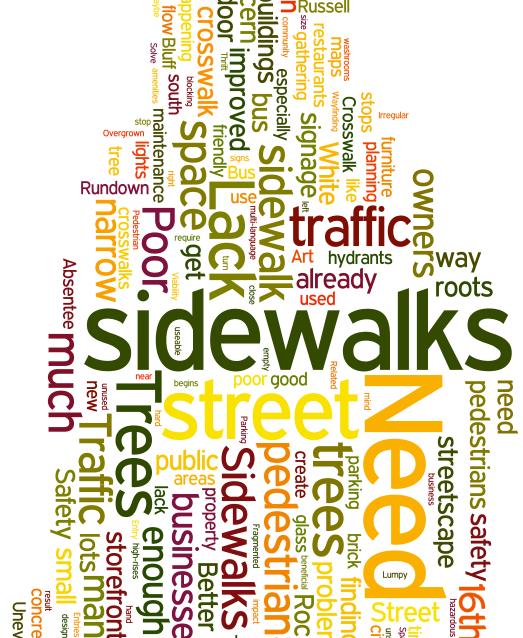
NEGLECTED LOTS AND BUILDINGS



TOO MUCH TRAFFIC



POOR SIDEWALK CONDITIONS





LACK VISIBILITY



NO DEFINITE ENTRY



LIMITED LIGHTING



OBSTACLES

TOO MANY

NO AREAS TO **GATHER**

Opportunities for Johnston Road





MORE CULTURAL EVENTS



INCREASED PUBLIC ART



DEVELOP 'EYES ON THE STREET'



CREATE A SENSE OF PLACE



OUTDOOR SPACES FOR BUSINESSES









CONNECTIVITY

DEVELOP WAYFINDING



IMPROVE SIDEWALK

IMPROVE STREET CIRCULATION





PRELIMINARY PRINCIPLES



CHARACTER + AESTHETICS

- Develop a local character that maintains small town charm and is reflected through quality, natural building materials
- ♦ Create a human scale street
- Prioritize and enhance the pedestrian experience through:
 - Aesthetics (interest, variety)
 - Accessibility (even walking surfaces)
 - Safety (removing obstacles)



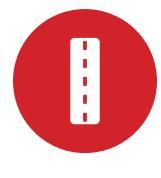
INTEGRATED ART

- ♦ Integrate art into:
 - Signage,
 - Street furnishings,
 - Wayfinding, and
 - Public spaces throughout the Johnston Road corridor



PUBLIC SPACES

♦ Encourage and invest in the development of community and public gathering



STREET DESIGN

- ♦ Coordinate street improvements with broader development plans
- Differentiate Johnston Road from other local areas like Semiahmoo Mall and the White Rock beach front
- ♦ Utilize street design to streamline the flow of transportation



TREES + LANDSCAPE

- Develop a succession street tree plan that considers the location, health and viability existing trees while considering alternatives for replacement
- Maintain, enhance and incorporate more vegetation into the plan



SUSTAINABILITY

Demonstrate leadership in environmental design and sustainability



WAYFINDING

- ♦ Celebrate the entrance to the community at North Bluff Road
- Develop wayfinding for vehicles, cyclists, tourists, and transit users to beach, sites and parking
- ♦ Accommodate multilingual visitors and new residents to City through signage



VIEWS

- ♦ Capitalize views of:
 - The ocean,
 - Vancouver Island,
 - Gulf Islands and San Juan Islands, and
 - Washington State.



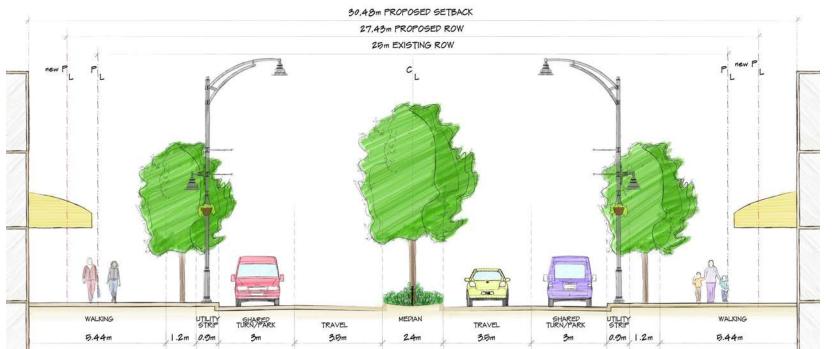
calming

seating community crosswalks



REDESIGN CONCEPTS

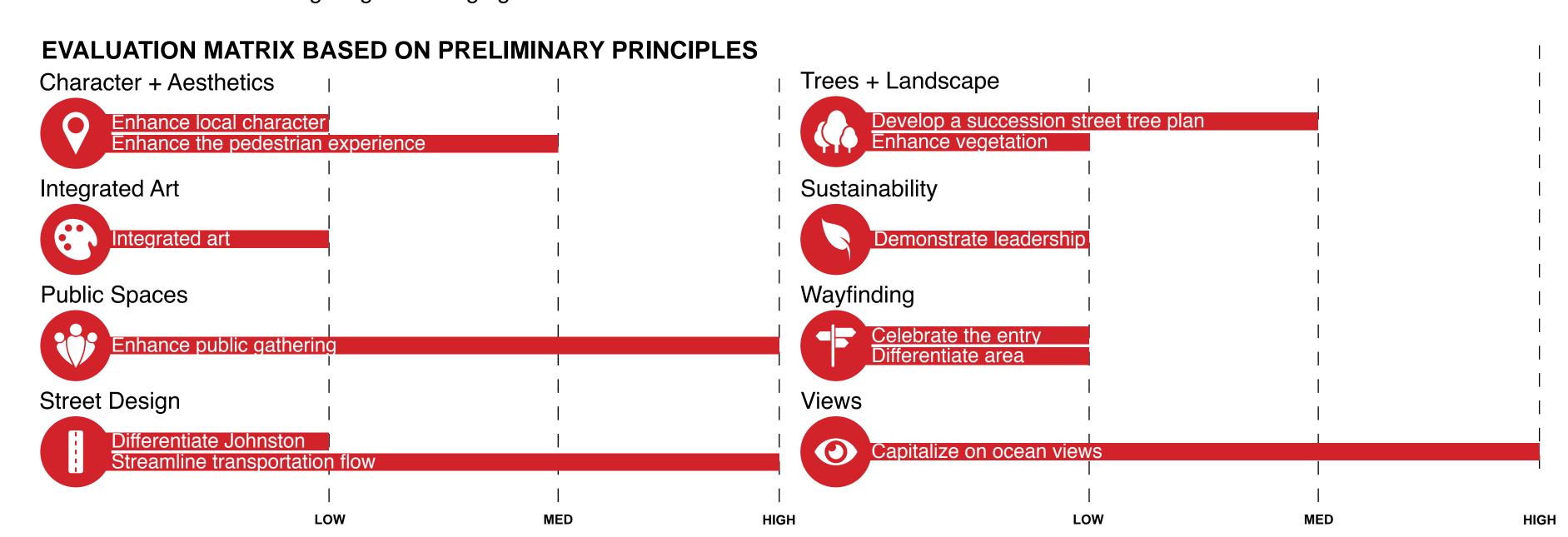
OPTION 1: Enhanced Streetscape





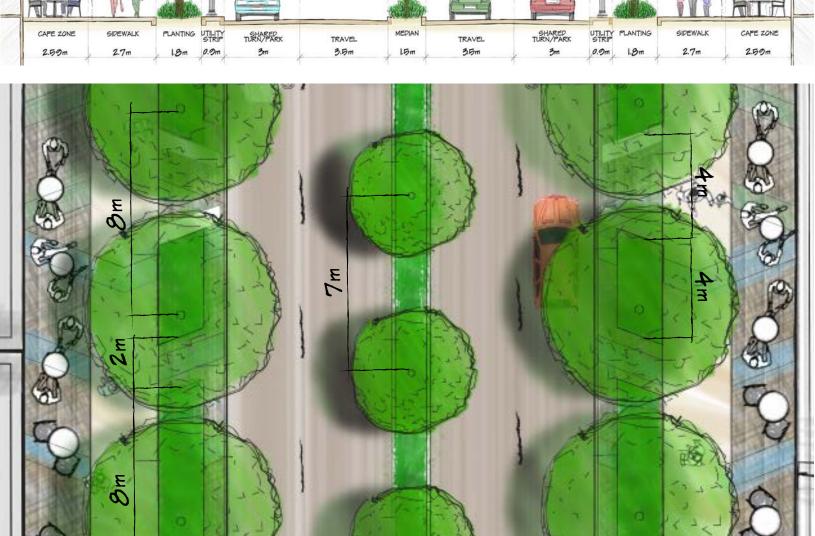
CONCEPT ELEMENTS:

- ♦ Features a unique gateway element
- Improved and enlarged median (trees, low planting and fencing)
- Enhanced and enlarged boulevard planting areas with smaller street trees
- Improved planting areas offset the need for tree removal
- Expanded pedestrian area with large sidewalks and seating
- Pedestrian scale lighting with hanging baskets
- Utility corridor adjacent to the curb edge allows people to easily get out of their car.
- Least road share taken from vehicles, with left and right turning lanes
- No net loss of parking and enhanced parking where feasible
- ♦ Easy automobile access from Johnston Road to North Bluff



OPTION 2: Arts and Culture Streetscape



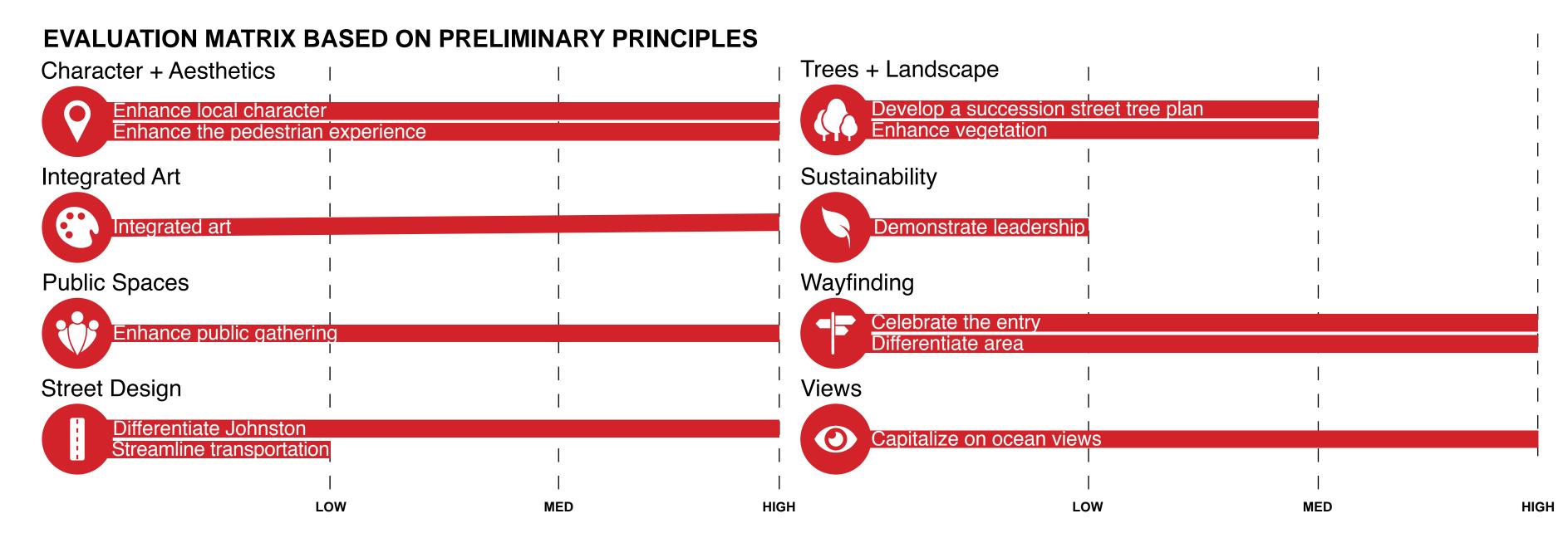


CONCEPT ELEMENTS:

- ♦ Features a unique gateway element
- Modified median with art and low planting
- Enhanced and enlarged boulevard planting areas
- ♦ Seating pockets
- ♦ Expanded pedestrian area with ample room for public art

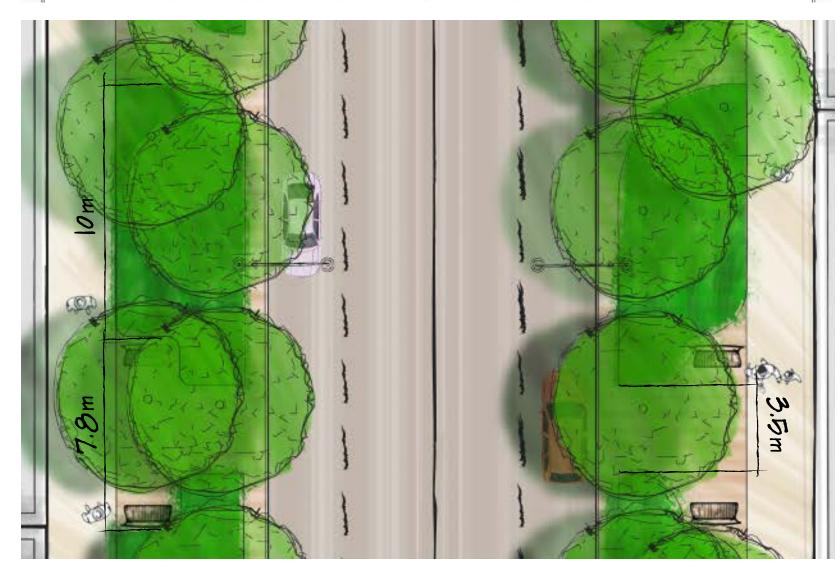
Improved planting areas offset the need for tree removal

- Pedestrian scale lighting with hanging baskets
- Integrated public art with site furnishings
- Utility corridor adjacent to the curb edge allows people to easily get out of their car
- ♦ Artistic paving pattern
- ♦ "Cafe Zone" for retail, restaurants and amenities



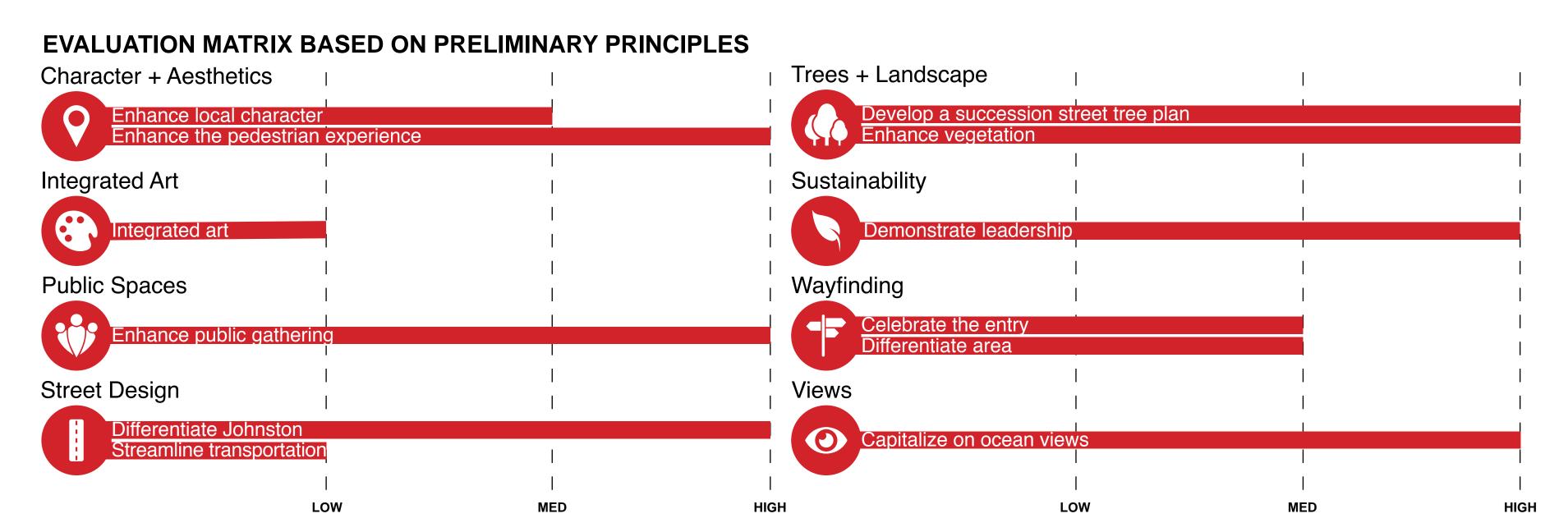
OPTION 3: Green and Sustainable Streetscape





CONCEPT ELEMENTS:

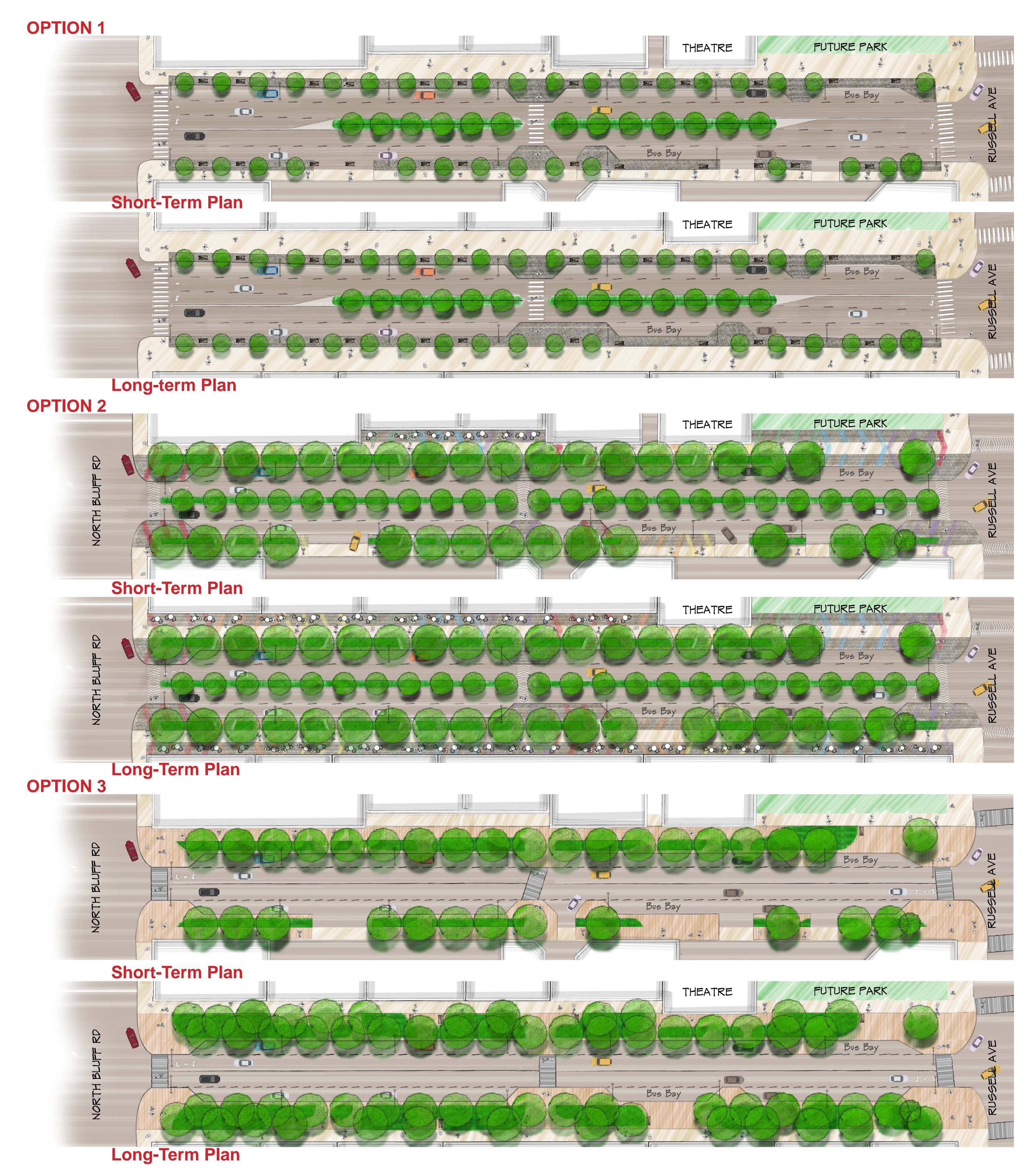
- ♦ Features a unique gateway element
- No median, area re-allocated to enhanced pedestrian areas
- ♦ Enhanced and enlarged boulevard with space for multiple trees in organic groupings
- Improved planting areas offset the need for tree removal
- ♦ Rain gardens with Silva cells and stormwater detention
- ♦ Expanded pedestrian area
- Pedestrian green space buffer with a wooden boardwalk, trees in grates and seating.
- Pedestrian scale lighting with hanging baskets
- Utility corridor adjacent to the curb edge allows people to easily get out of their car







BLOCK 1 (NORTH BLUFF RD < > RUSSELL AVE)







BLOCK 2 (RUSSELL AVE < > THRIFT AVE)







BLOCK 3 (THRIFT AVE < > ROPER AVE)

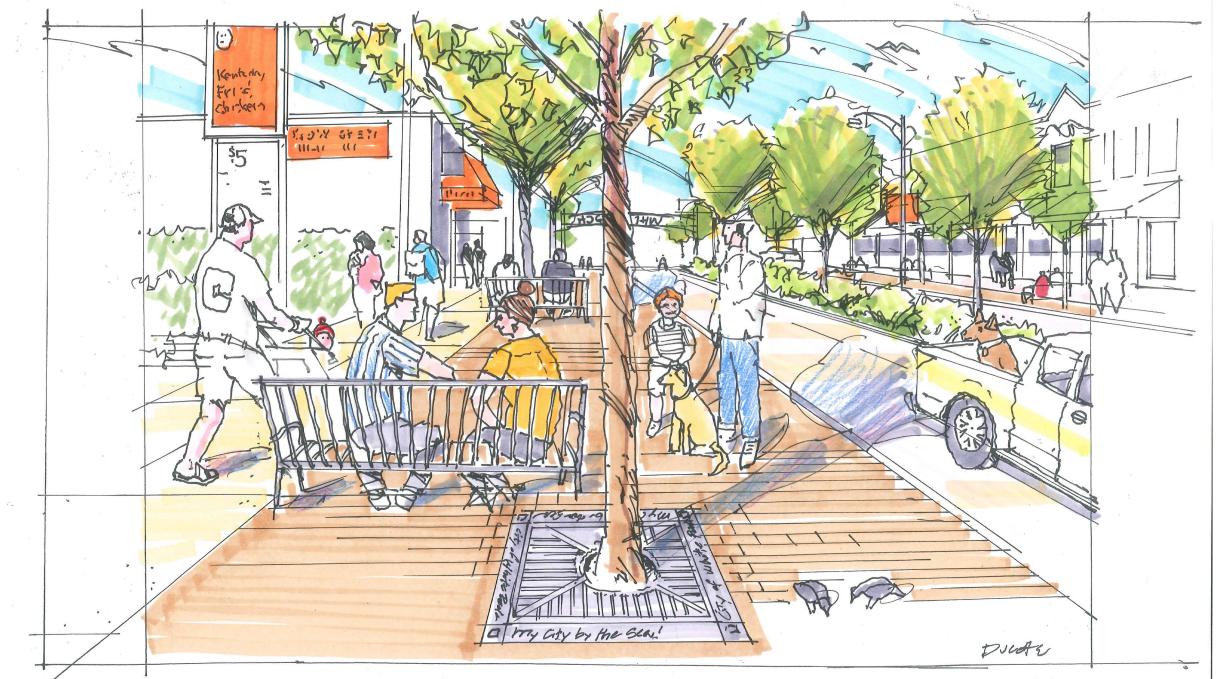






VIGNETTES

Option 1:



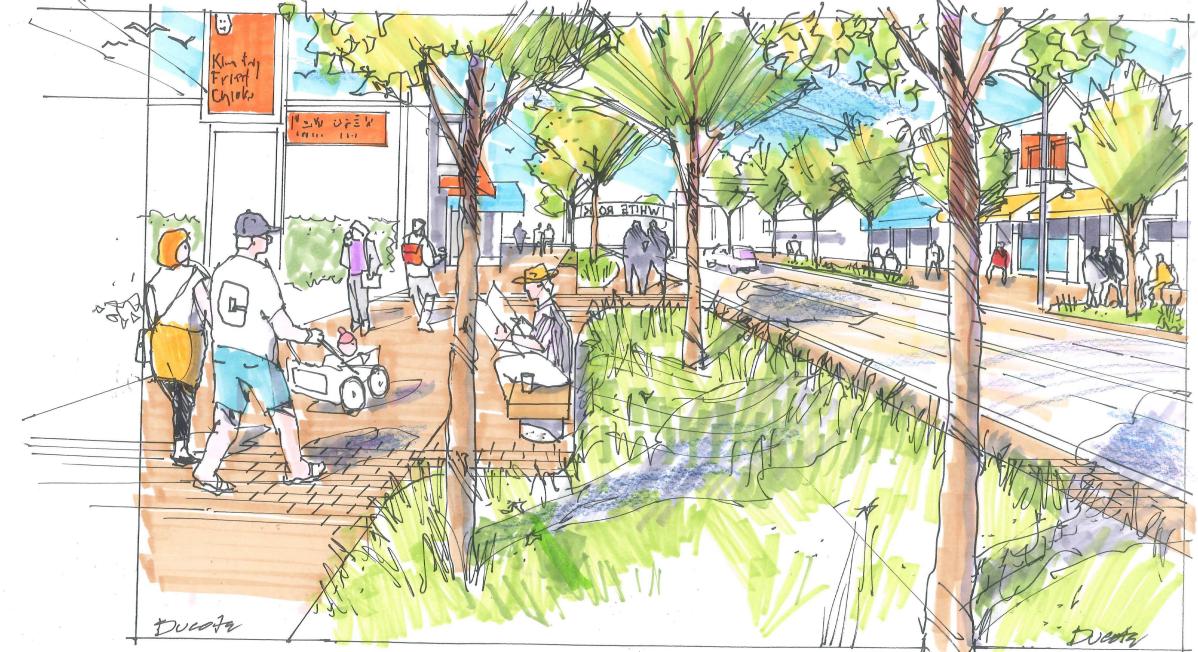
Looking north on Johnston Road from plaza parking lot

Option 2:



Looking north on Johnston Road from plaza parking lot

Option 3:



Looking north on Johnston Road from plaza parking lot



Looking south on Johnston Road at Russell Ave



Looking south on Johnston Road at Russell Ave



Looking south on Johnston Road at Russell Ave



Looking south on Johnston Road at North Bluff Road

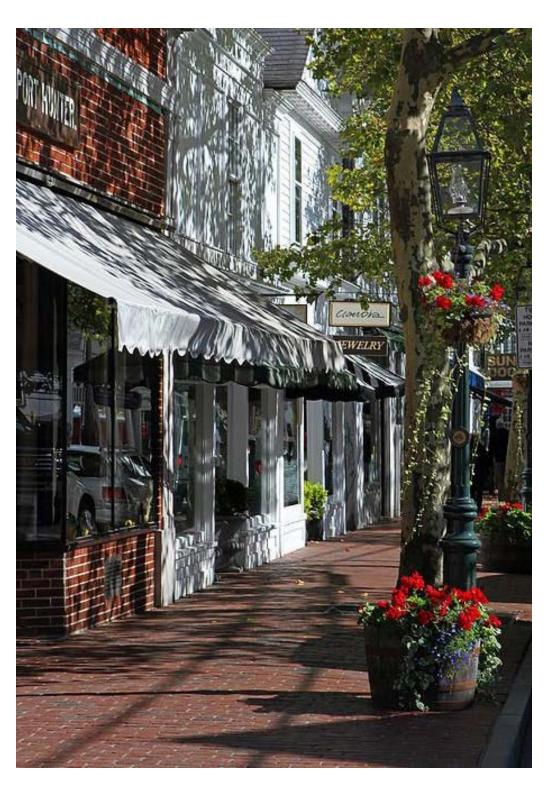




PRECEDENT IMAGES

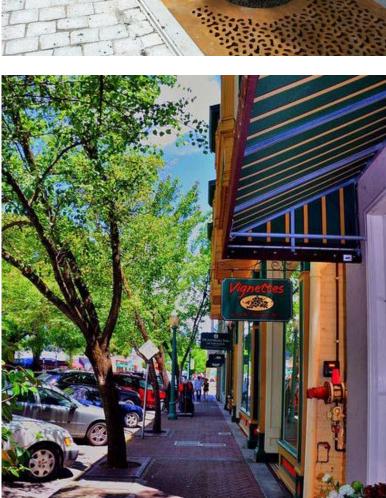
OPTION 1:

- Traditional streetscape
- Classic, clean black furnishings
- 'Small Beach Town' feel

























OPTION 2

- Contemporary streetscape
- Whimsical and colourful
- Art focused realm





















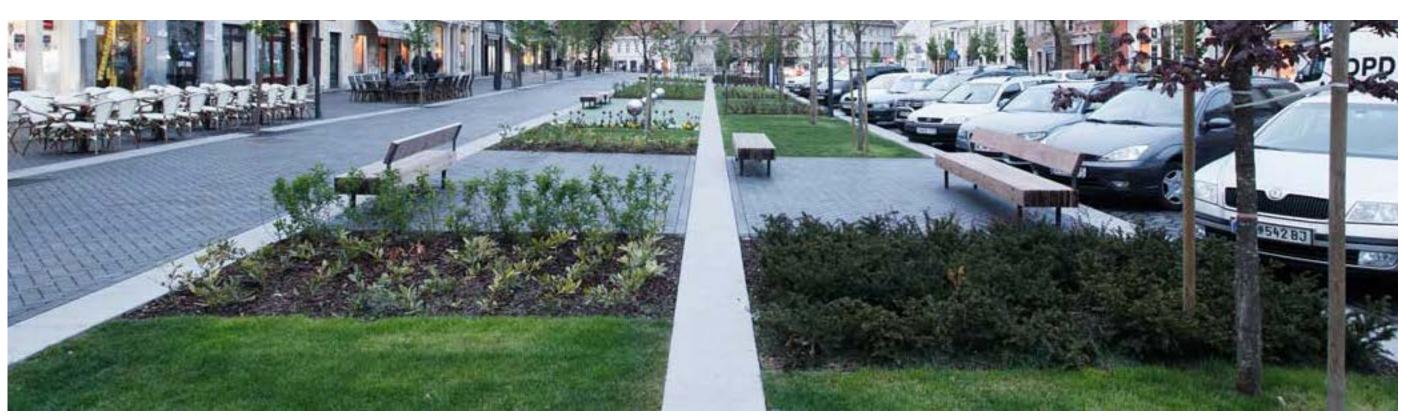
OPTION 3

- West Coast Contemporary streetscape
- Sustainability focused realm





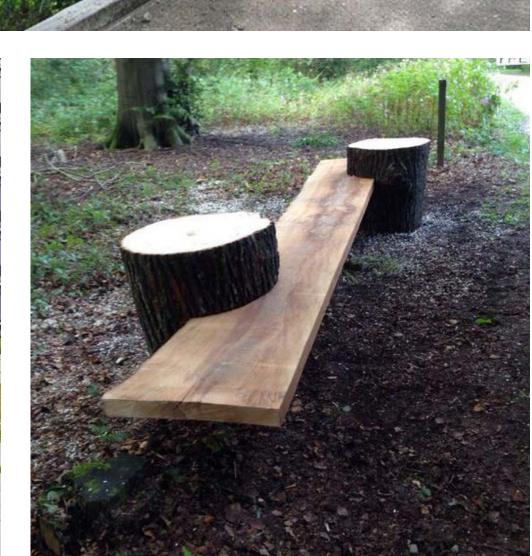














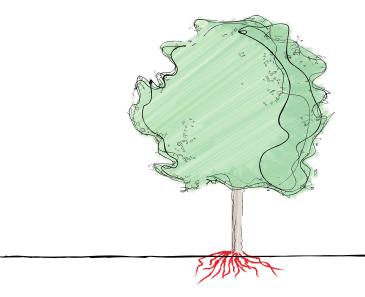


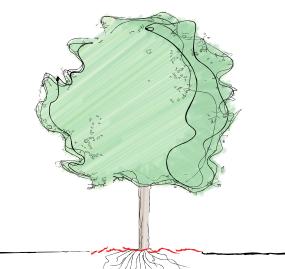
STREET TRES

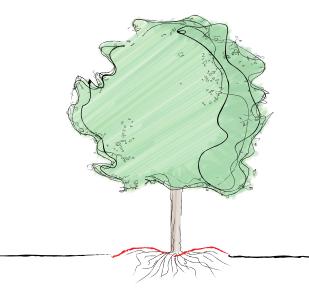
JOHNSTON ROAD TREES

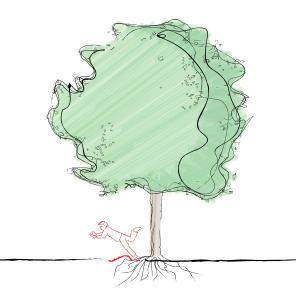
- In September 2014, Arbor Vitae Tree Consultants, visually inspected 32 trees and planting sites along both side of Johnston Road between North Bluff Road and Thrift Ave.
- The report covered the current condition of the trees, and assessed the level of damage to infrastructure adjacent to the tree planting sites. Results can be see below in 'current conditions and challenges'.
- From the workshop held in February on Johnston Road and from the Johnston Road Safety review the public voiced their support on removing street trees to improve the sidewalk.
- Trees are a valuable part of the urban pedestrian experience but they should not compromise public safety. The current street trees are risk to the public due to tripping hazards, poor drainage and potential breaks.

CURRENT CONDITIONS AND CHALLENGES

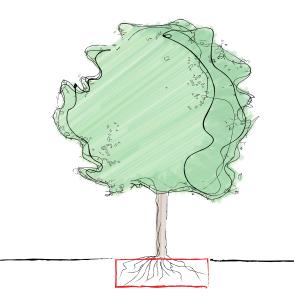


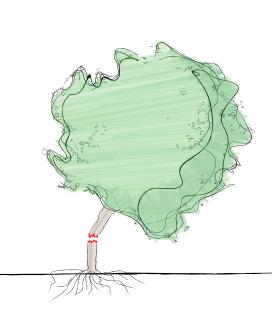












♦ Poor root structure

Damaged well sites

Significant soil heaving

Tripping hazards

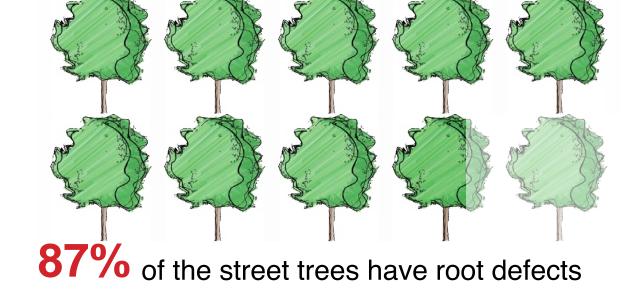
♦ Drainage issues

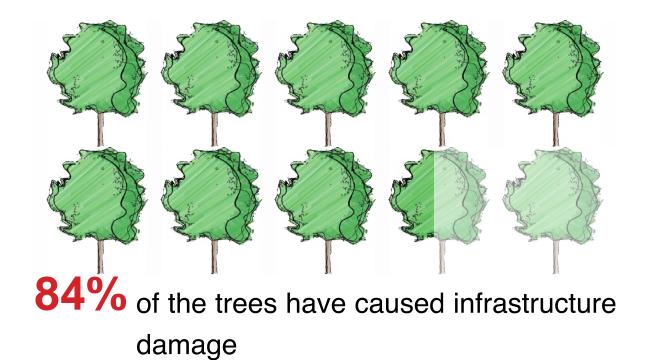
Poor planting sites,with little root room

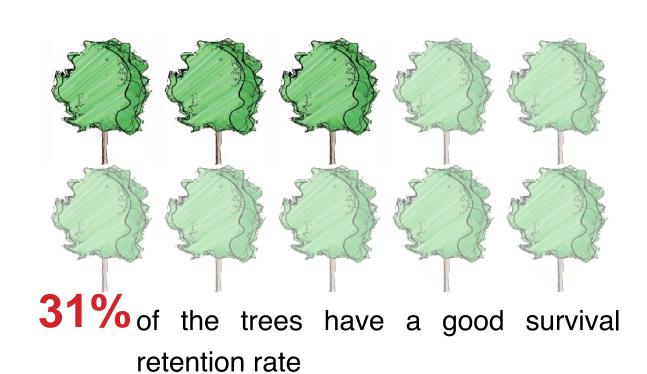
Brittle tree limbs and tree trunks



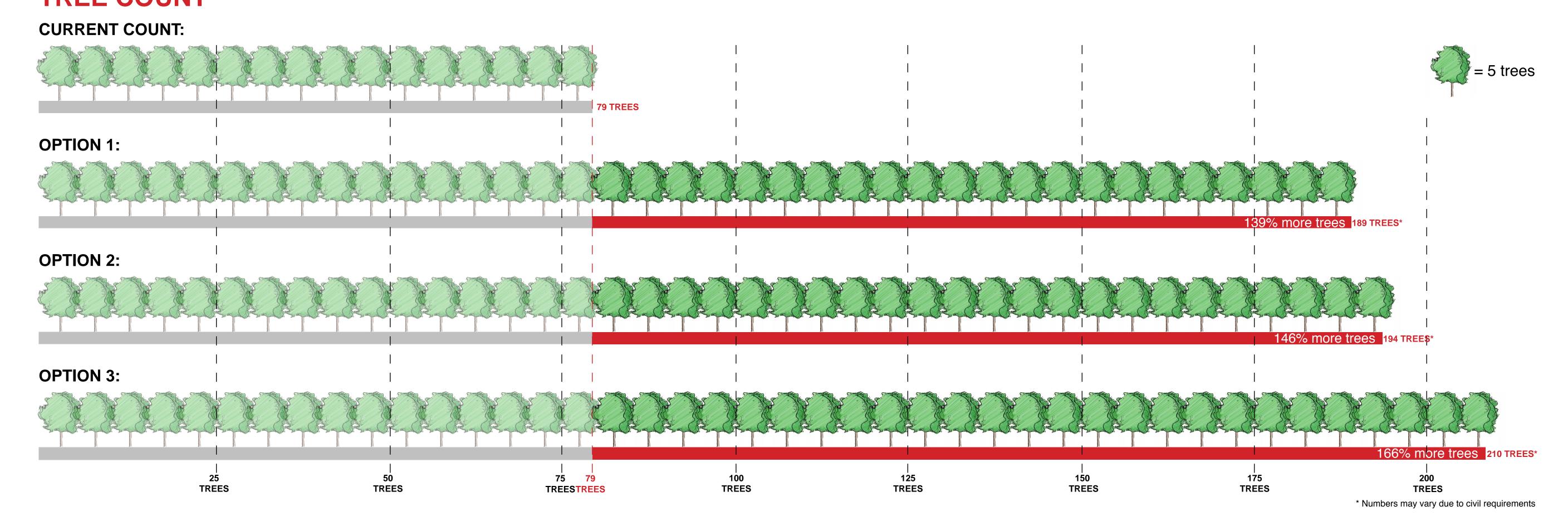
Street trees in urban settings typically have a limited life span of 25-30 years.
According the arborist report, the trees on Johnston Road are 25-30 years.







TREE COUNT



PROPOSED STREET TREES

LARGE TREES:



NORWAY MAPLE
Acer platanoides



KATSURA TREE
Cercidiphyllum
japonicum



WILLOW OAK
Quercus phellos



SILVER LINDEN
Tilia tomentosa



'GREEN VASE'
JAPANESE ZELKOVA
Zelkova Serrata
'Green Vase'



STRIPED MAPLE
Acer
pennsylvanicum



RED MAPLE
Acer rubrum



DOVE TREE

Davidia involucrata



Gleditsia triacanthos

TREE HONEY LOCUST



KOREAN
WHITEBEAM
Sorbus alnifolia



