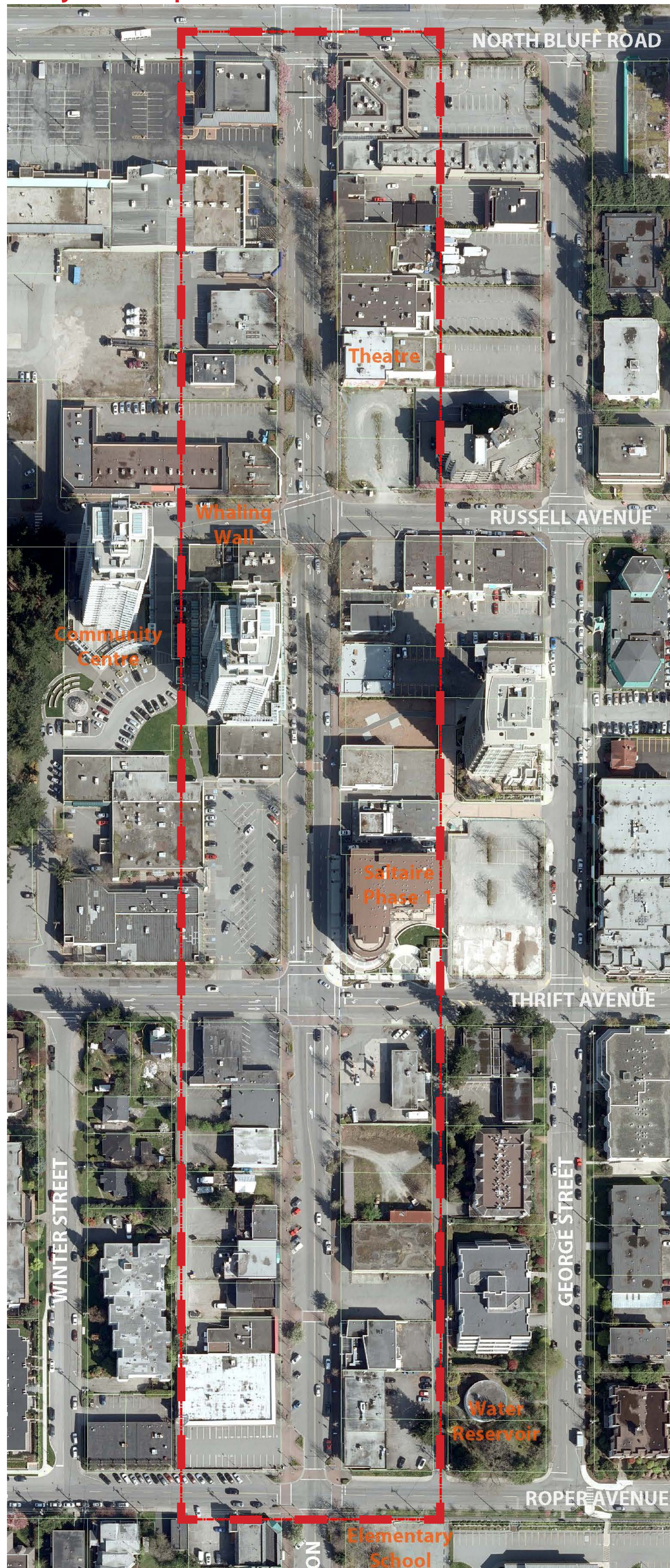


REVITALIZE JOHNSTON ROAD

WELCOME! PROJECT BACKGROUND

Study Area Map



1:800

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
 CIsaak@whiterockcity.ca
 604.541.2108

REVITALIZE JOHNSTON ROAD

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



FRIENDLY COMMUNITY



PEDESTRIAN CROSSWALKS



SMALL STREET SIZE



TREE-LINED STREET



OCEAN VIEWS

Current Constraints on Johnston Road



LACKING ART



NOT ENOUGH STREET SHELTER



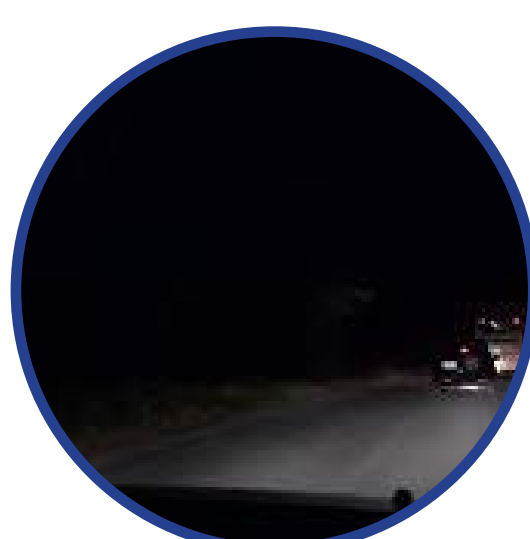
NEGLECTED LOTS AND BUILDINGS



TOO MUCH TRAFFIC



POOR SIDEWALK CONDITIONS



BUS STOPS AT NIGHT LACK VISIBILITY



NO DEFINITE ENTRY



LIMITED LIGHTING



TOO MANY OBSTACLES



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



IMPROVE LIGHTING



IMPROVE SIDEWALK



IMPROVE STREET CIRCULATION



CREATE CITY-WATER CONNECTIVITY

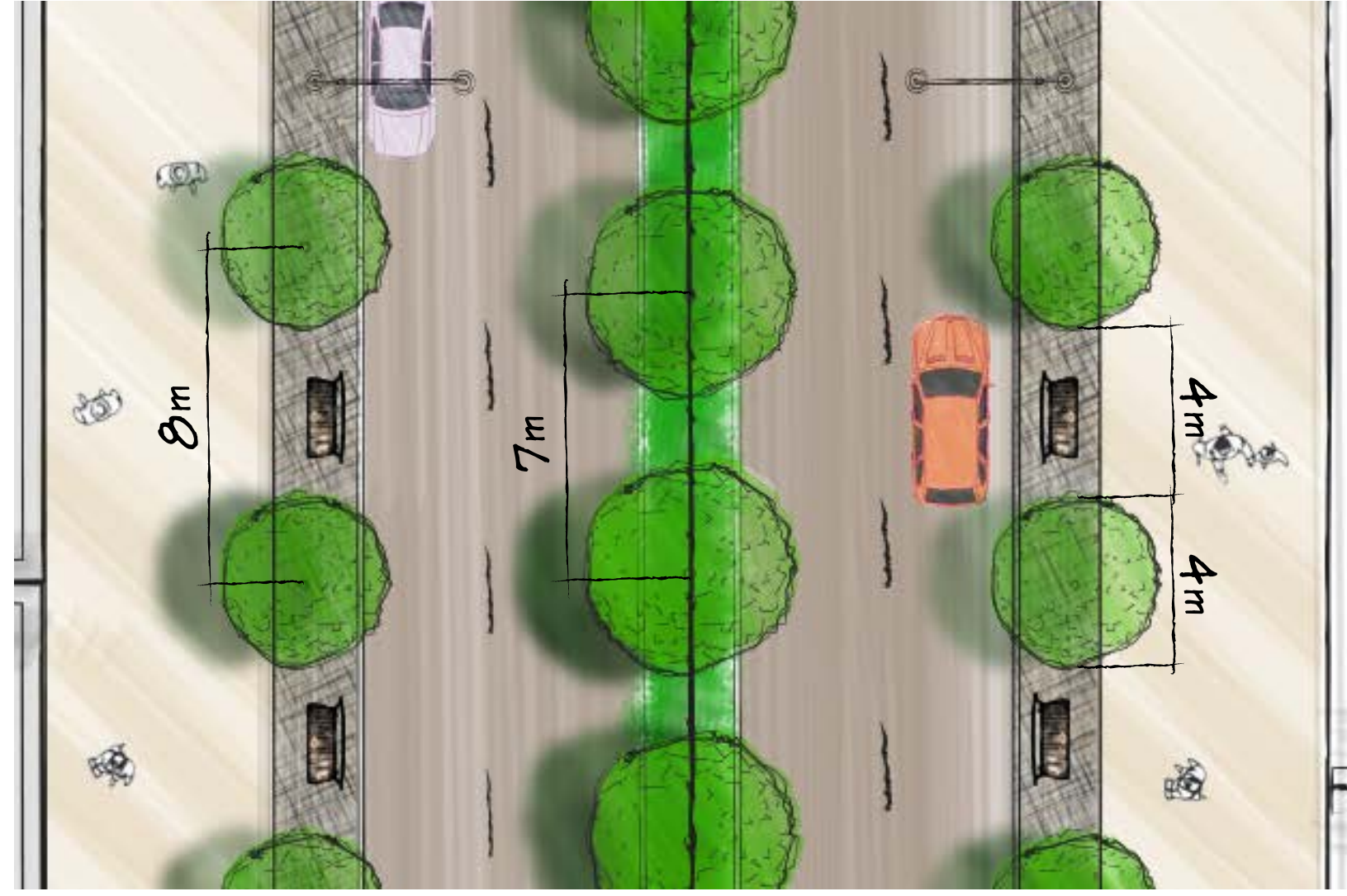
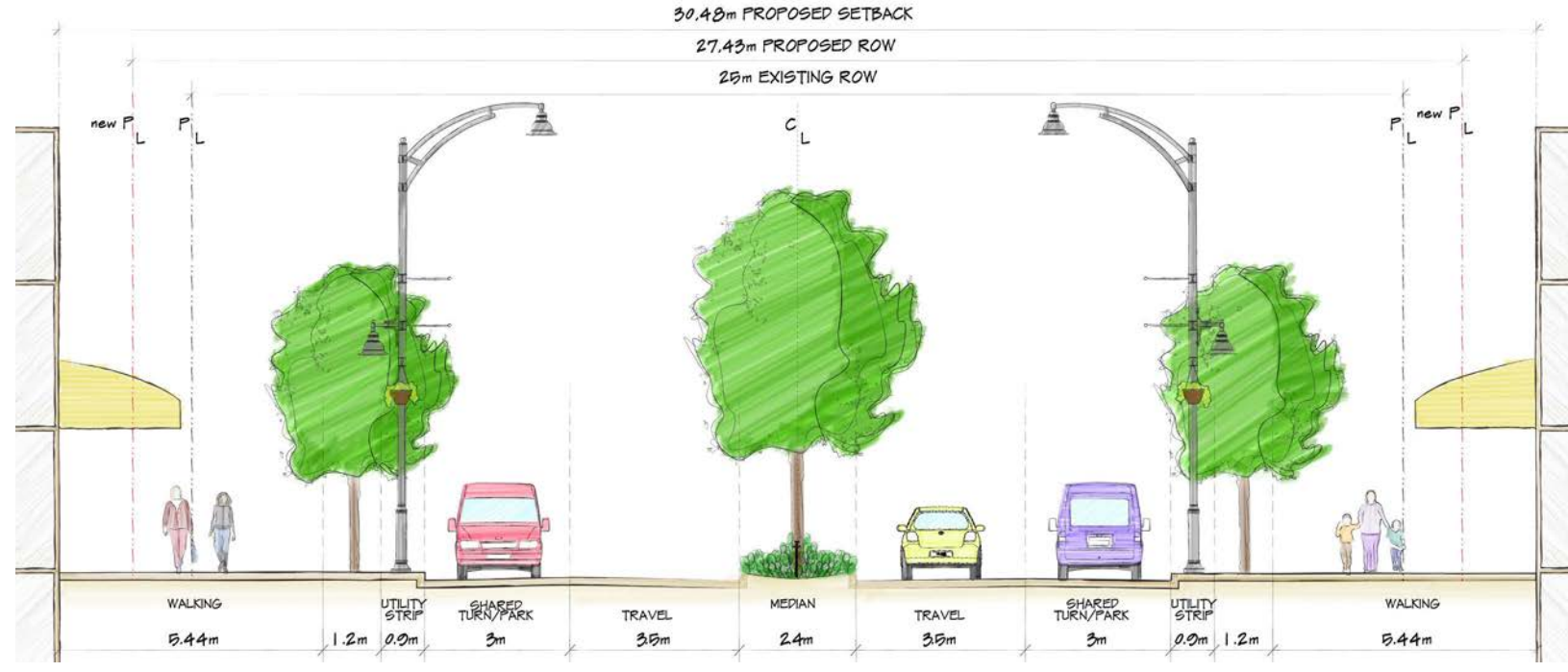


DEVELOP WAYFINDING

REVITALIZE JOHNSTON ROAD

REDESIGN CONCEPTS

OPTION 1: Enhanced Streetscape

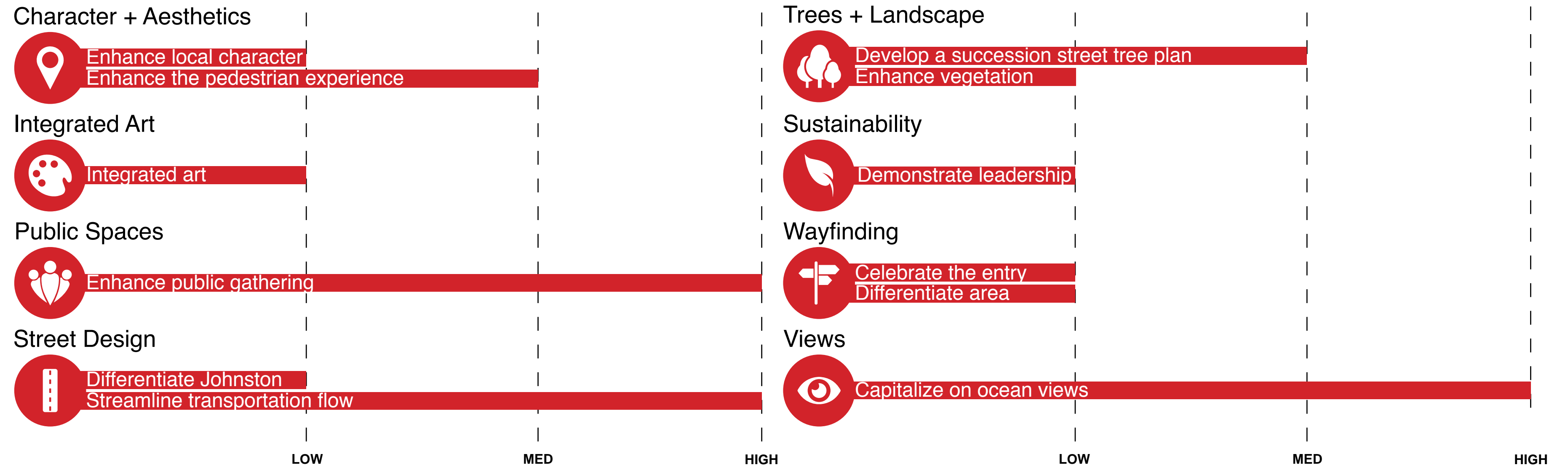


CONCEPT ELEMENTS:

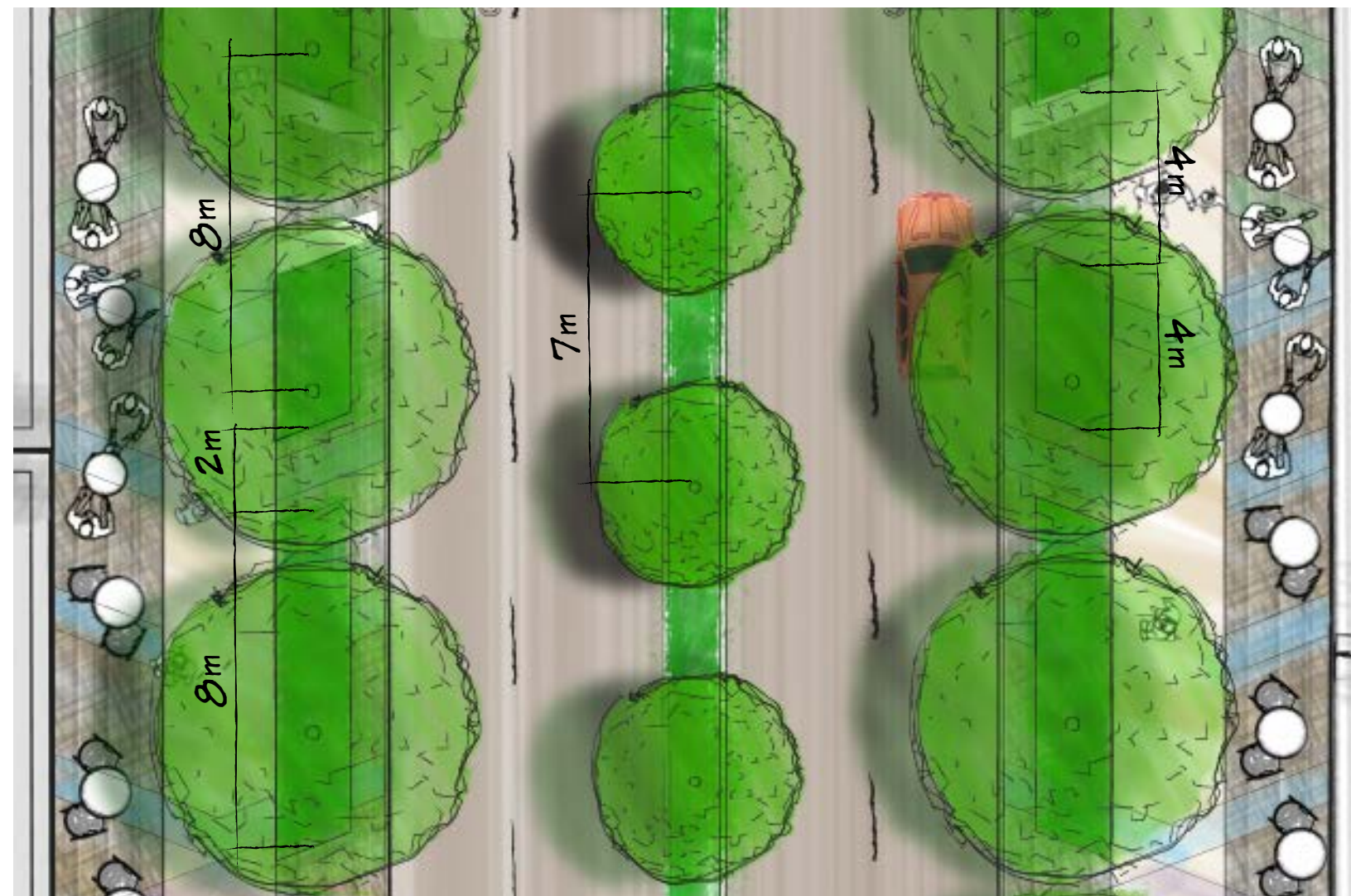
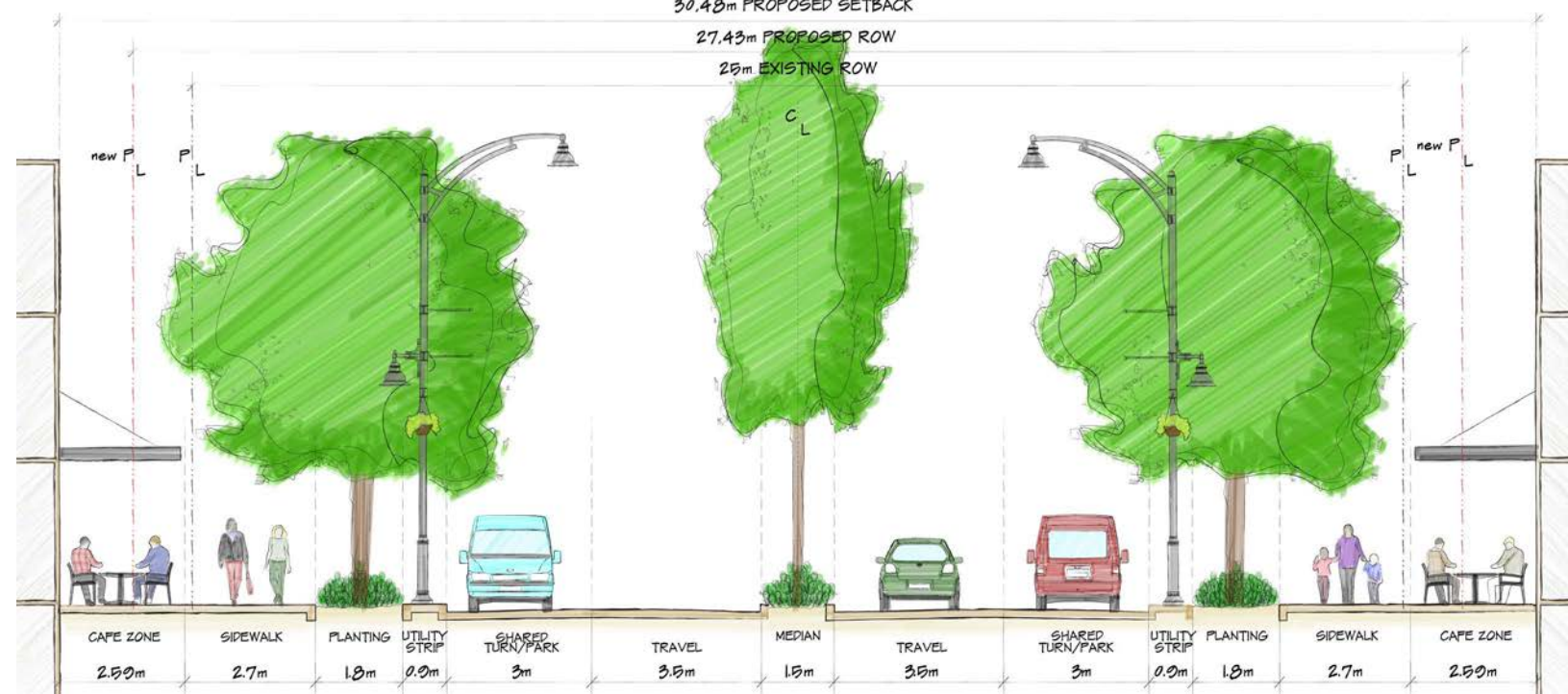
- ◆ Features a unique gateway element
- ◆ Improved and enlarged median (trees, low planting and fencing)
- ◆ Enhanced and enlarged boulevard planting areas with smaller street trees
- ◆ Improved planting areas offset the need for tree removal
- ◆ Expanded pedestrian area with large sidewalks and seating
- ◆ 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

EVALUATION MATRIX BASED ON PRELIMINARY PRINCIPLES



OPTION 2: Arts and Culture Streetscape

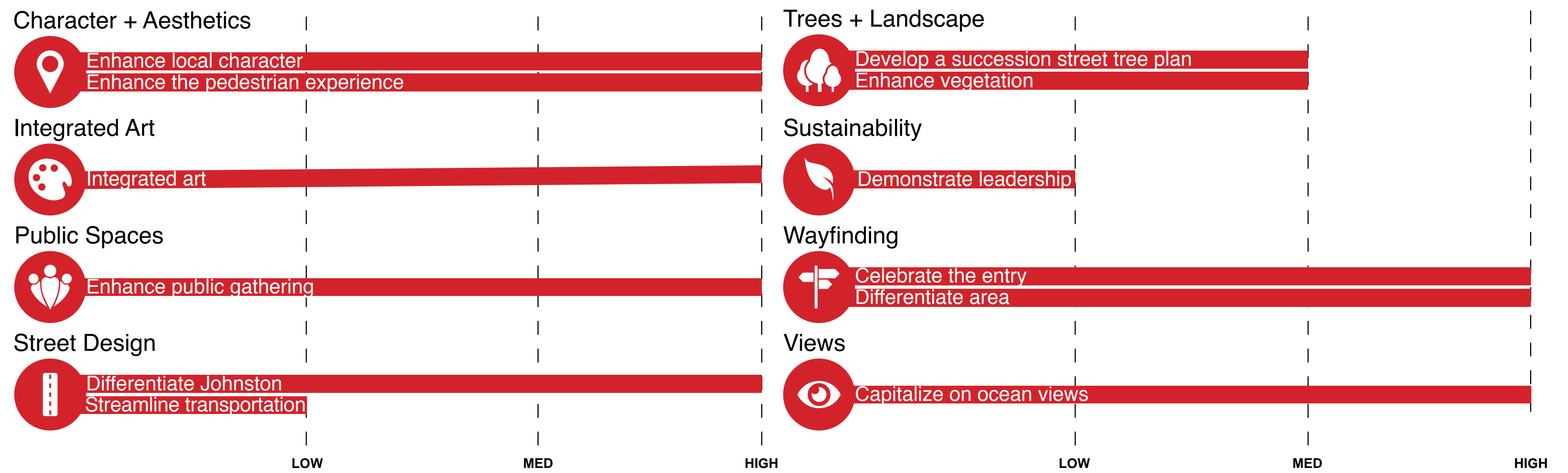


CONCEPT ELEMENTS:

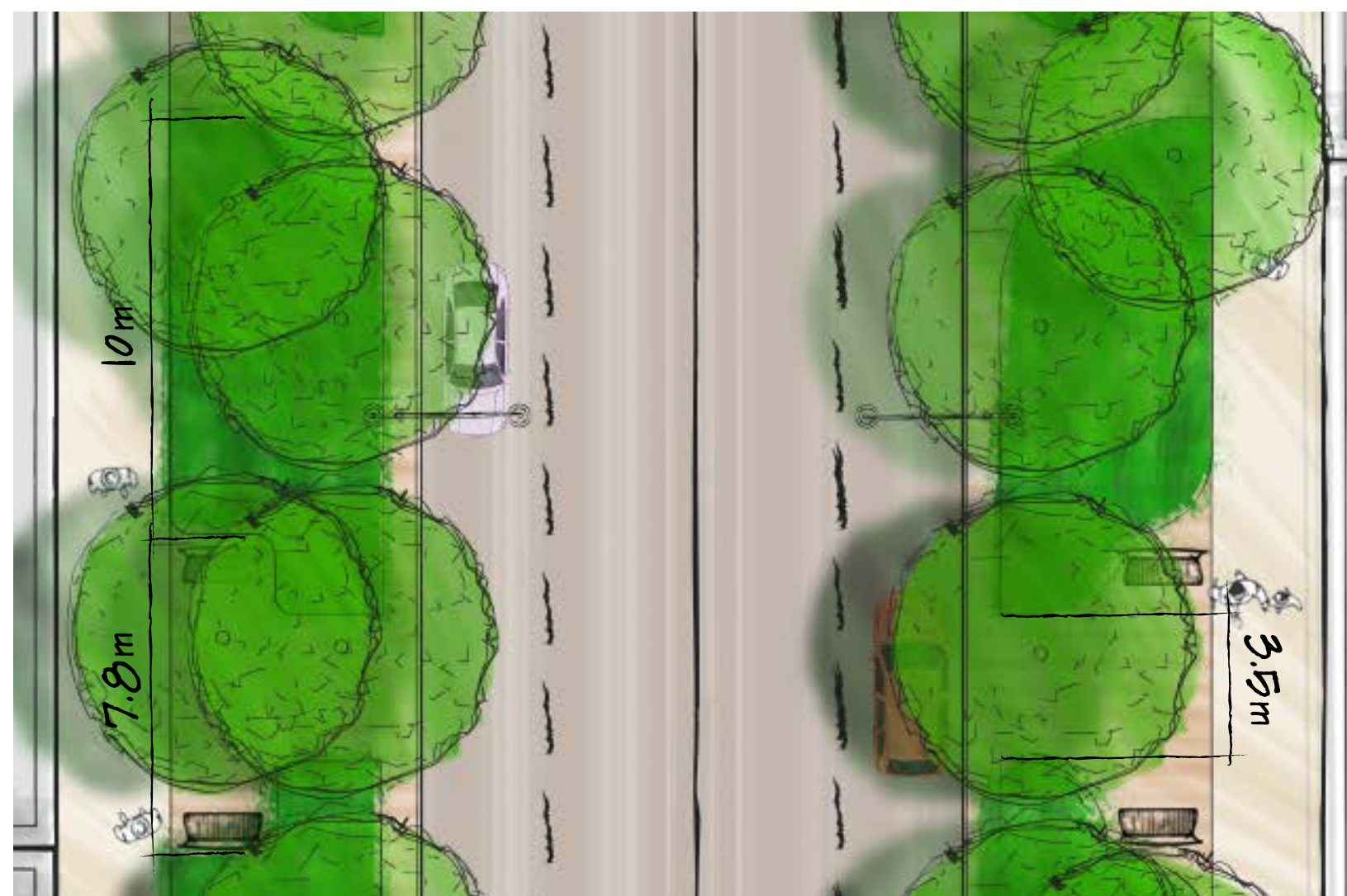
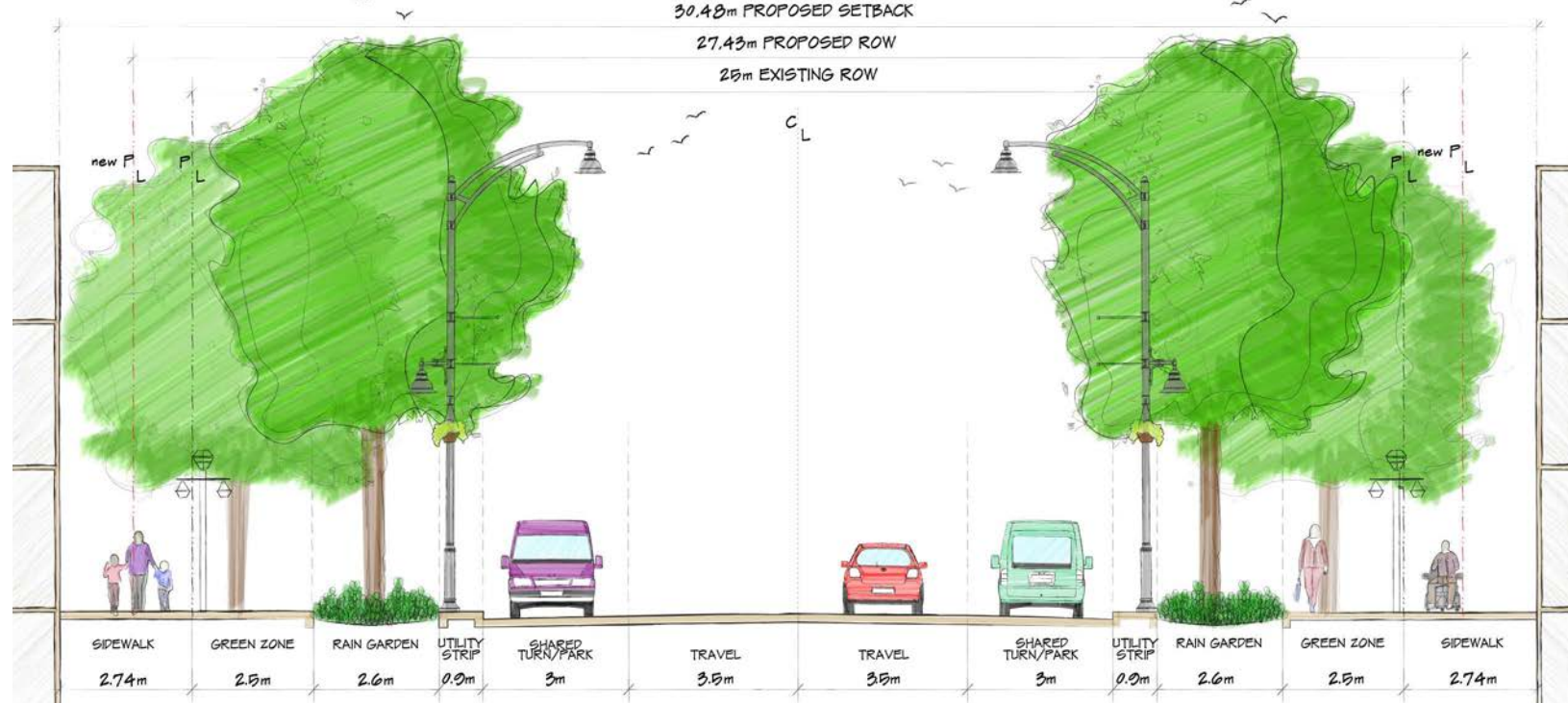
- ◆ Features a unique gateway element
- ◆ Modified median with art and low planting
- ◆ Enhanced and enlarged boulevard planting areas
- ◆ Improved planting areas offset the need for tree removal
- ◆ Seating pockets
- ◆ Expanded pedestrian area with ample room for public art

- ◆ 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

EVALUATION MATRIX BASED ON PRELIMINARY PRINCIPLES



OPTION 3: Green and Sustainable Streetscape

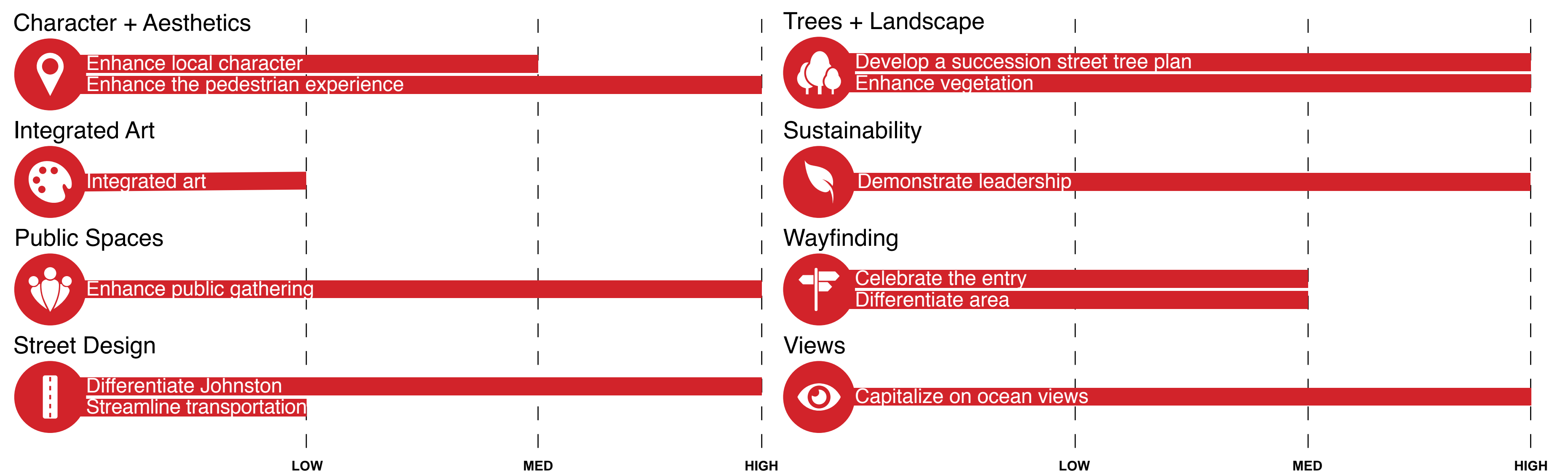


CONCEPT ELEMENTS:

- ◆ 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

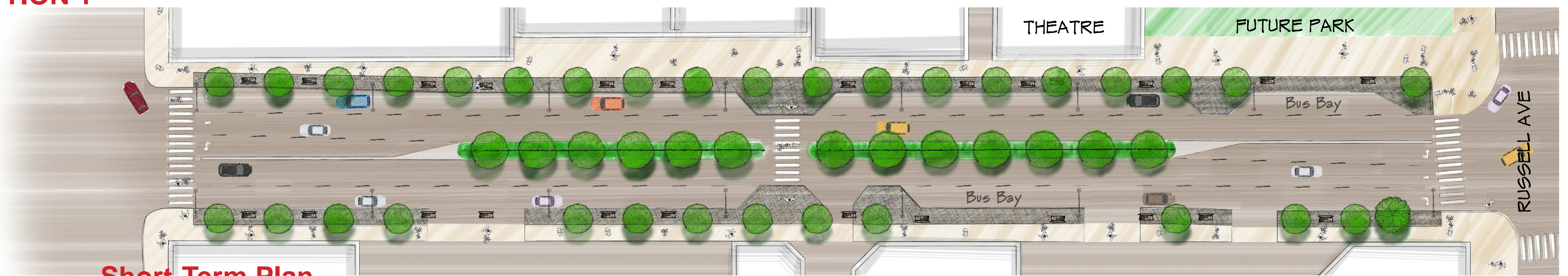
EVALUATION MATRIX BASED ON PRELIMINARY PRINCIPLES



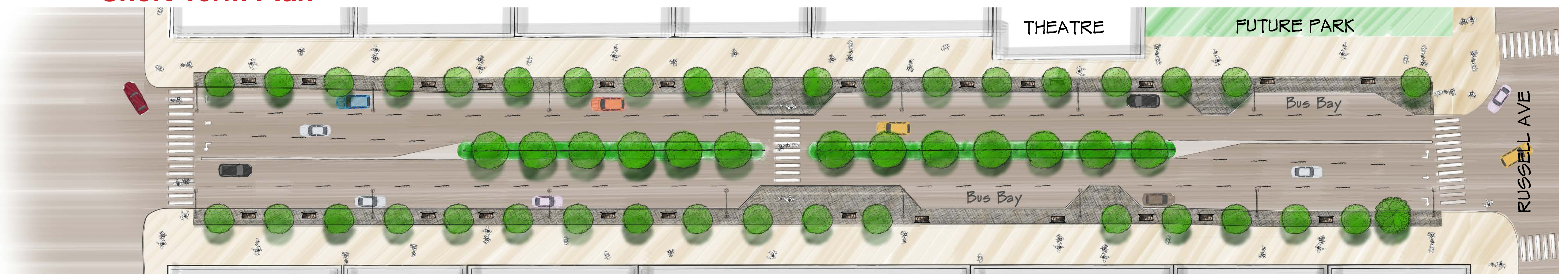
REVITALIZE JOHNSTON ROAD

BLOCK 1 (NORTH BLUFF RD < > RUSSELL AVE)

OPTION 1

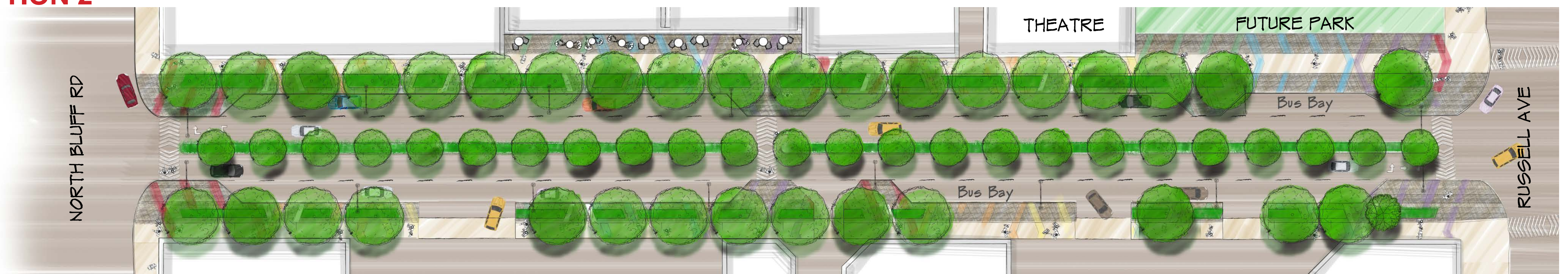


Short-Term Plan

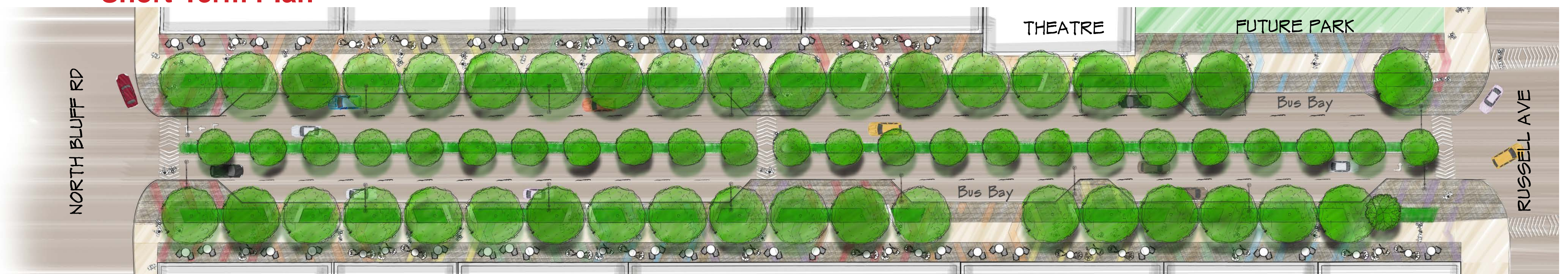


Long-term Plan

OPTION 2

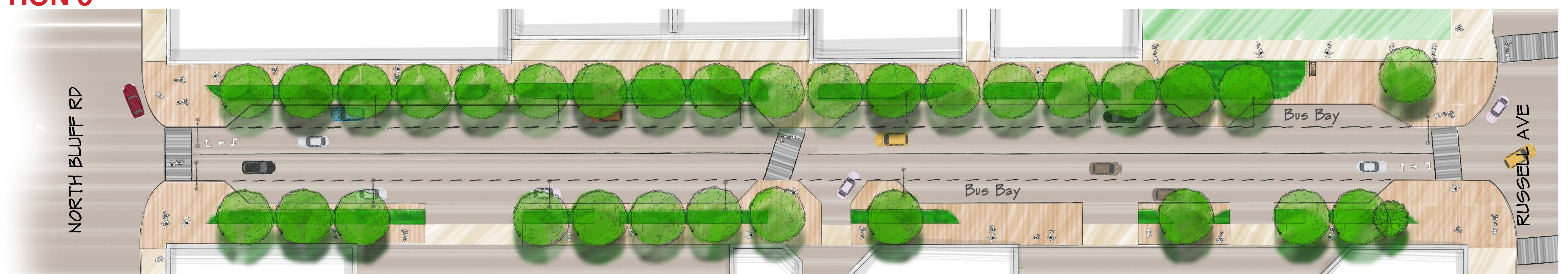


Short-Term Plan

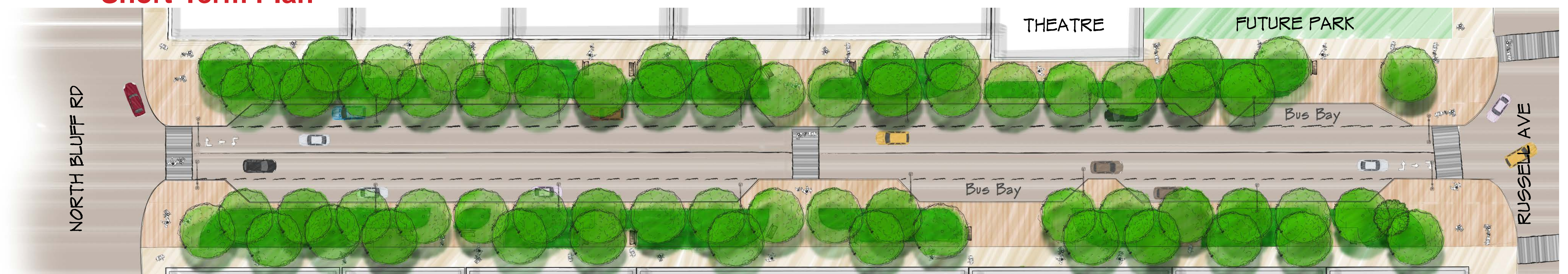


Long-Term Plan

OPTION 3



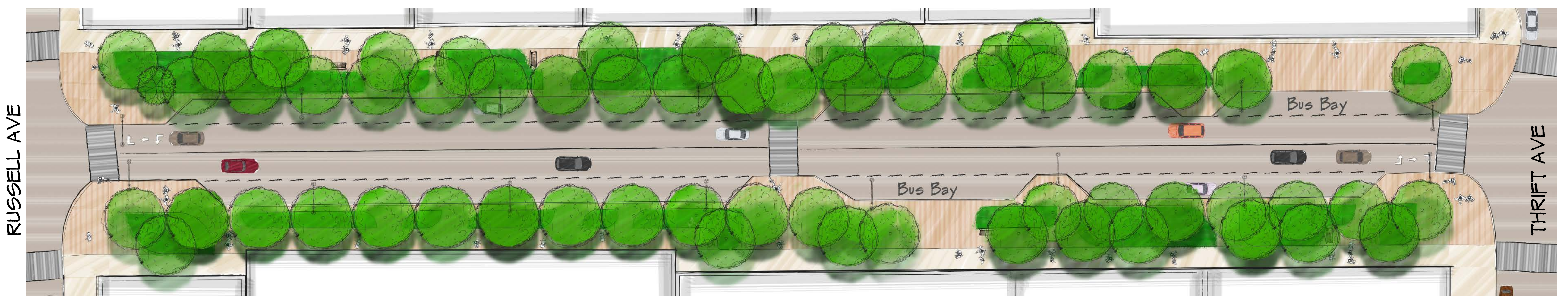
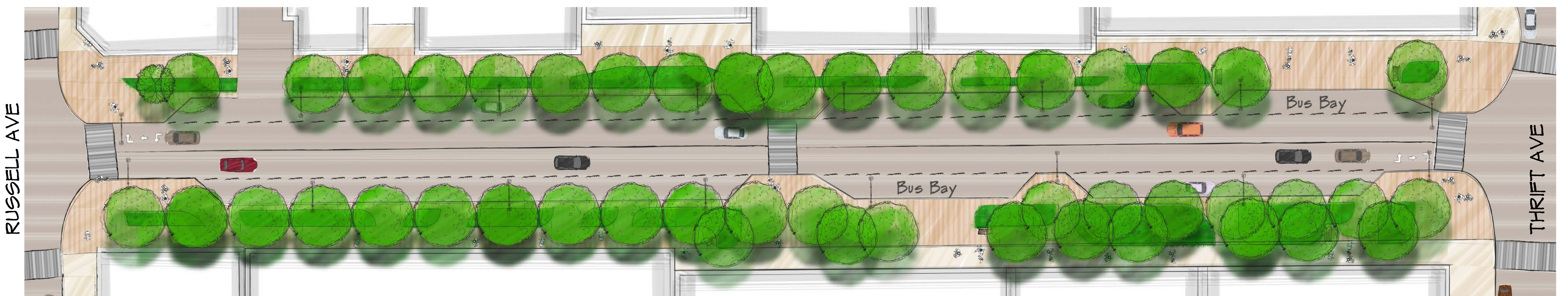
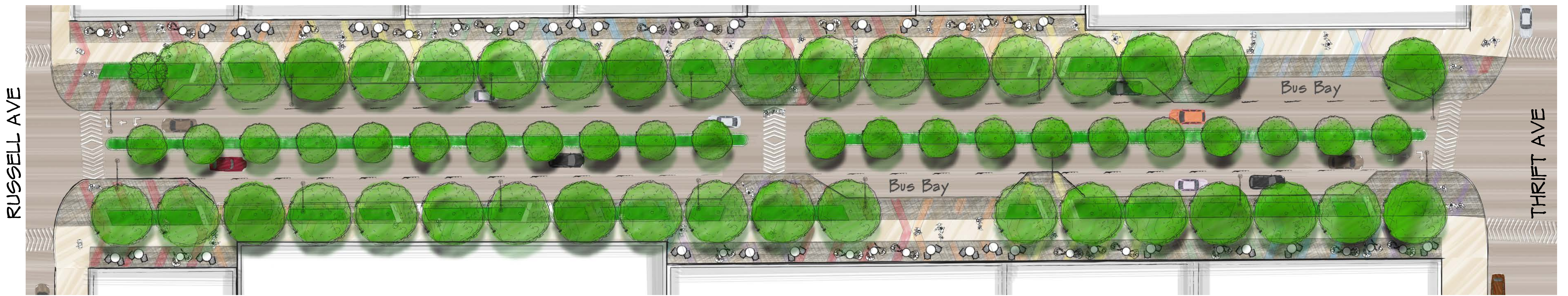
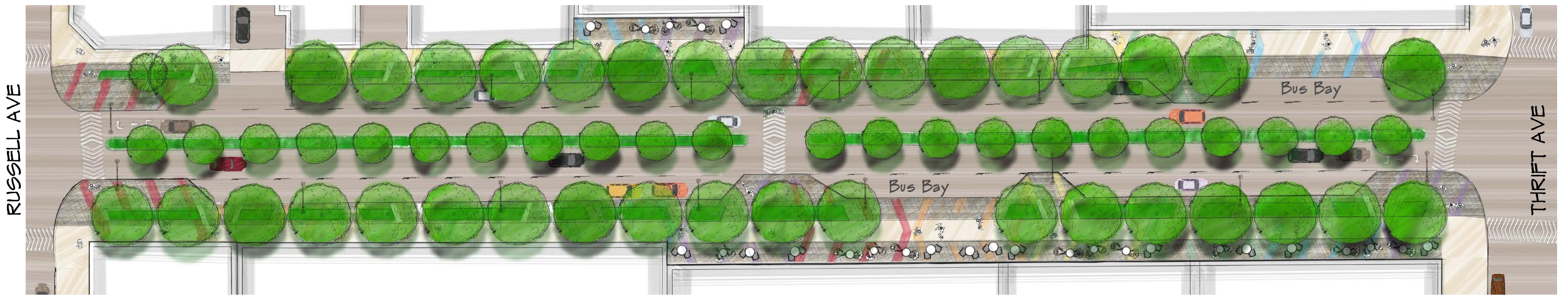
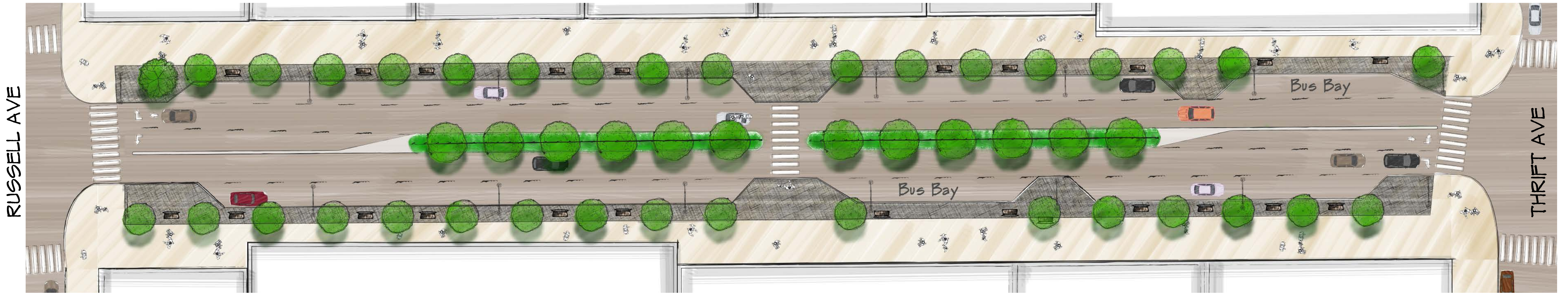
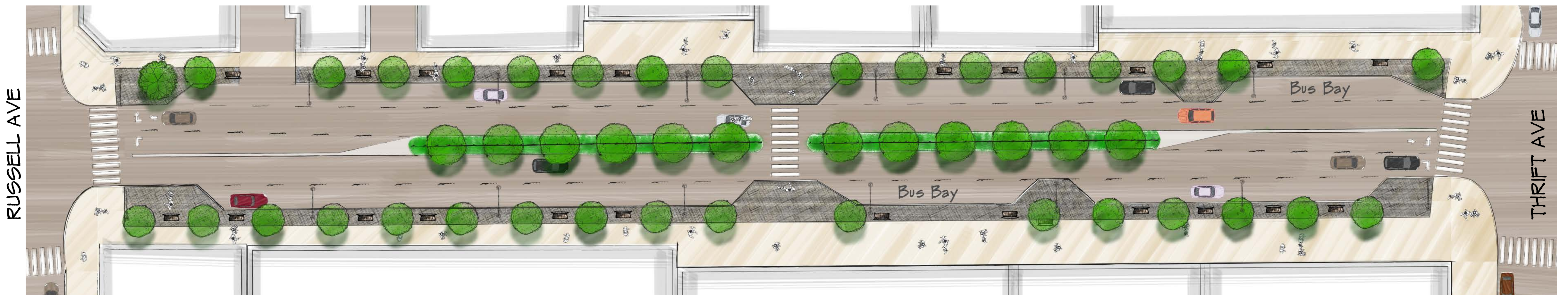
Short-Term Plan



Long-Term Plan

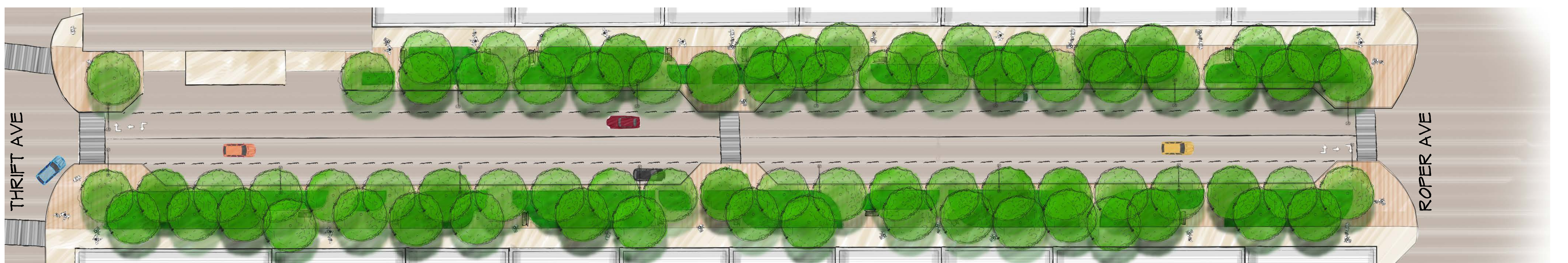
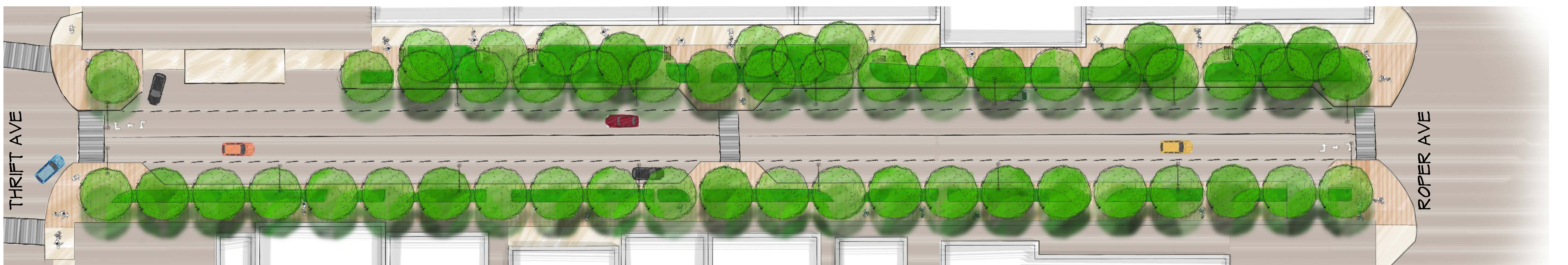
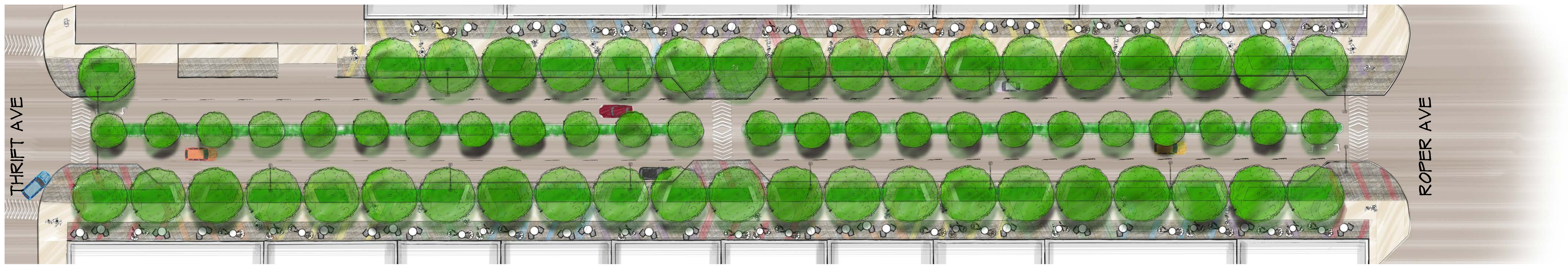
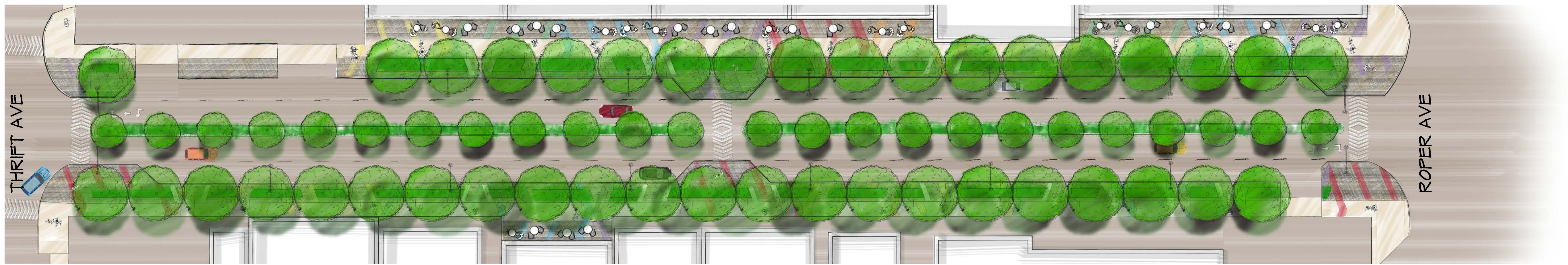
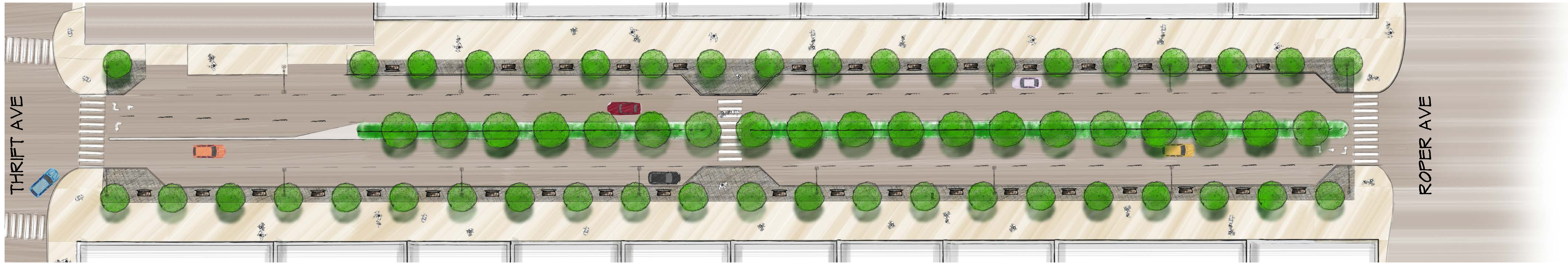
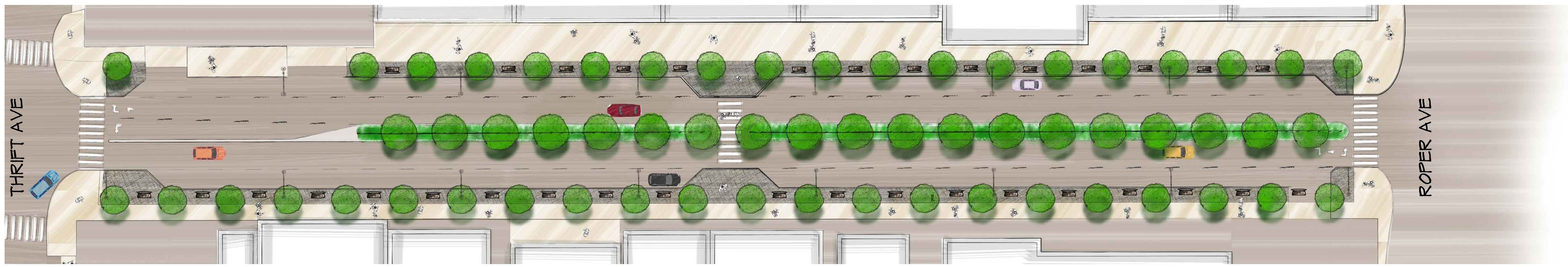
REVITALIZE JOHNSTON ROAD

BLOCK 2 (RUSSELL AVE < > THRIFT AVE)



REVITALIZE JOHNSTON ROAD

BLOCK 3 (THRIFT AVE < > ROPER AVE)

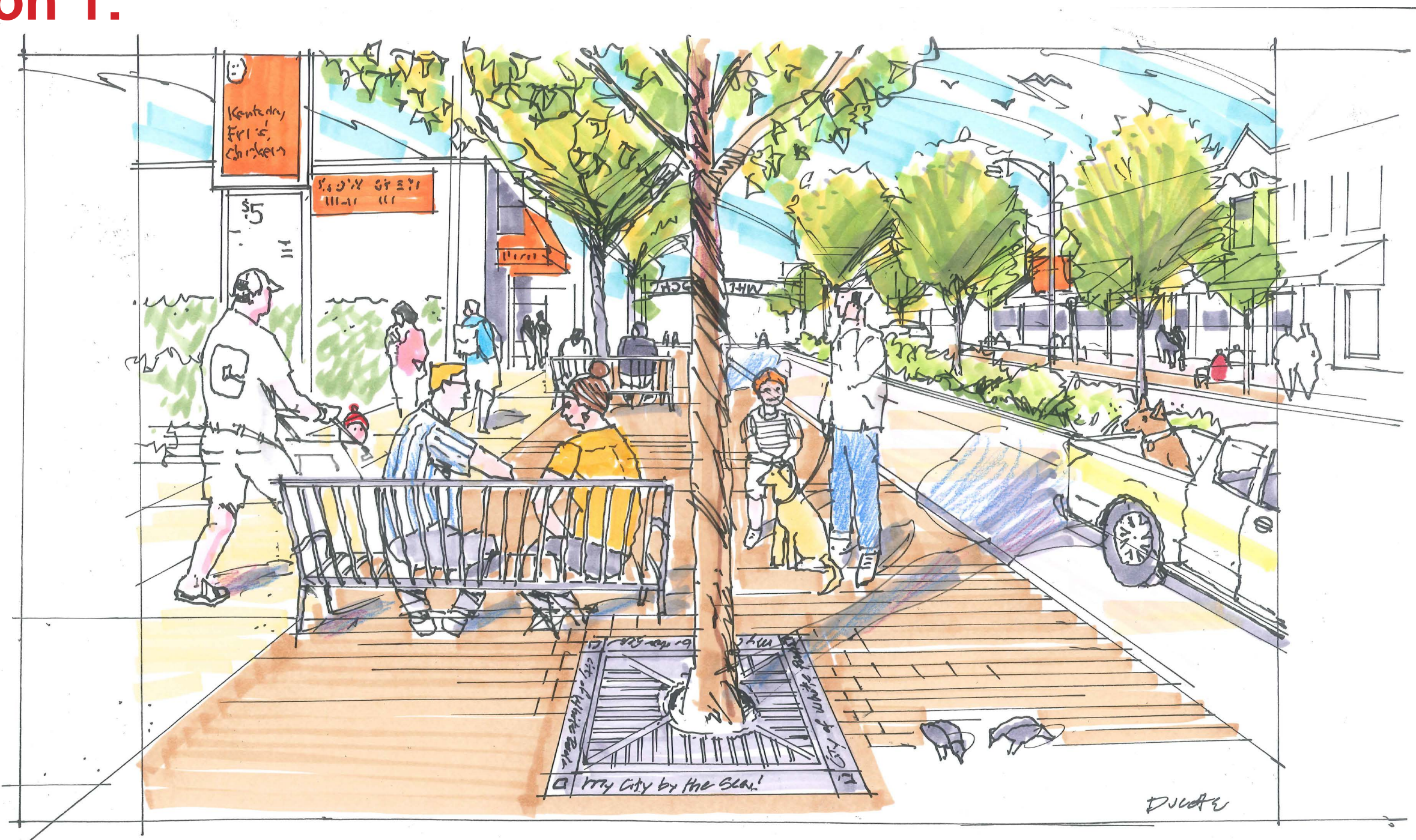


1:300

REVITALIZE JOHNSTON ROAD

VIGNETTES

Option 1:

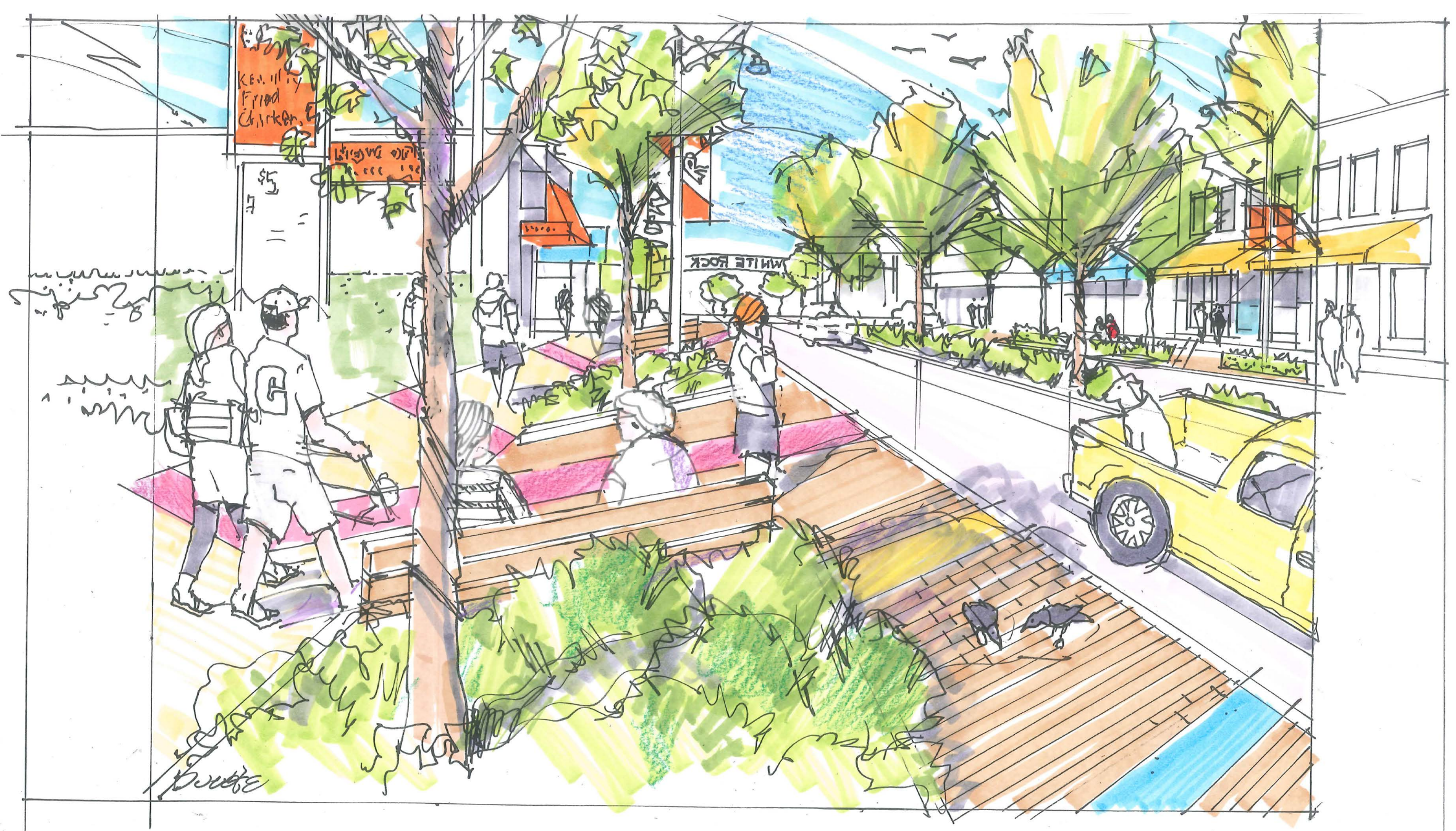


Looking north on Johnston Road from plaza parking lot



Looking south on Johnston Road at Russell Ave

Option 2:

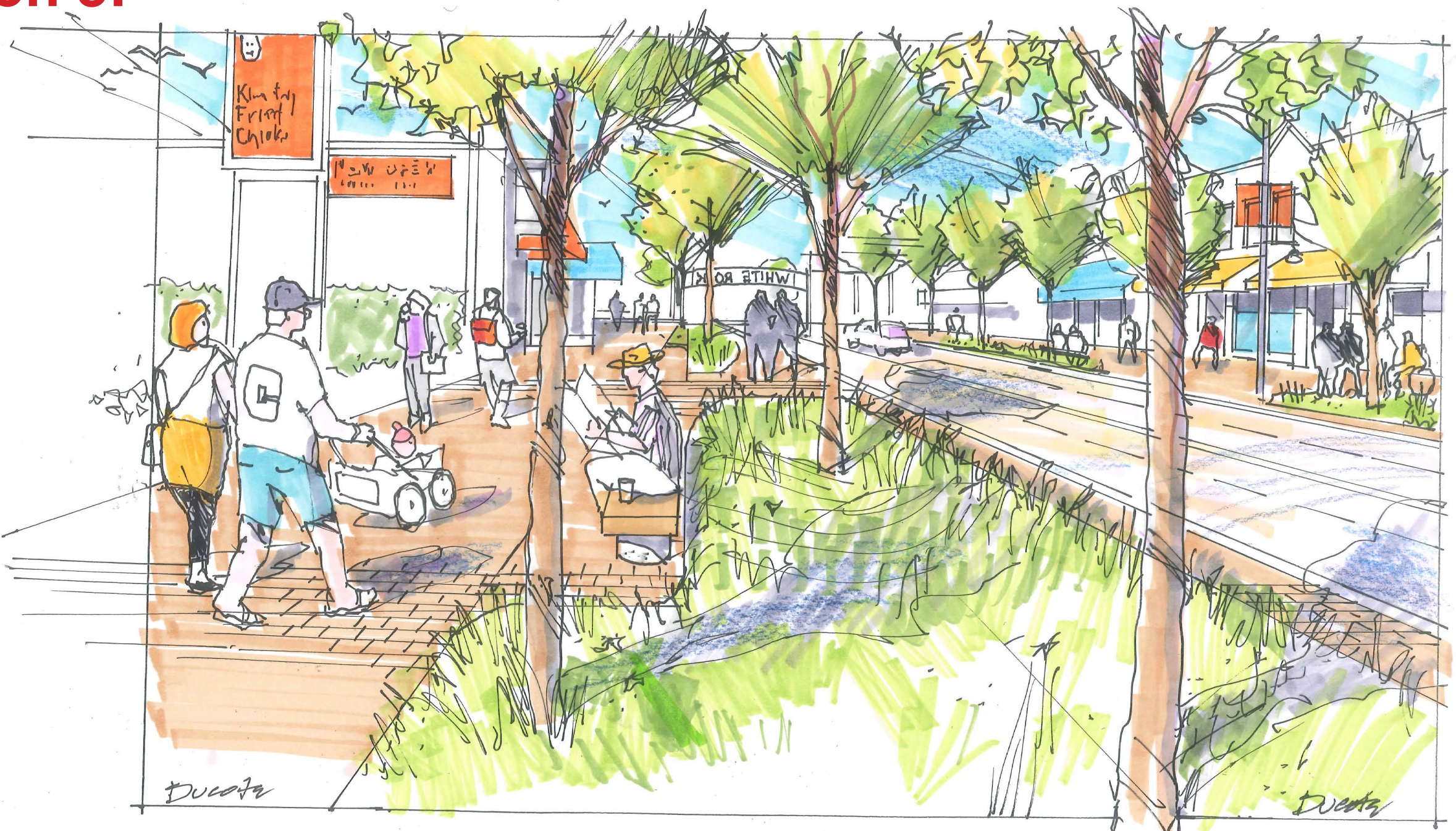


Looking north on Johnston Road from plaza parking lot



Looking south on Johnston Road at Russell Ave

Option 3:



Looking north on Johnston Road from plaza parking lot



Looking south on Johnston Road at Russell Ave

Gateway:



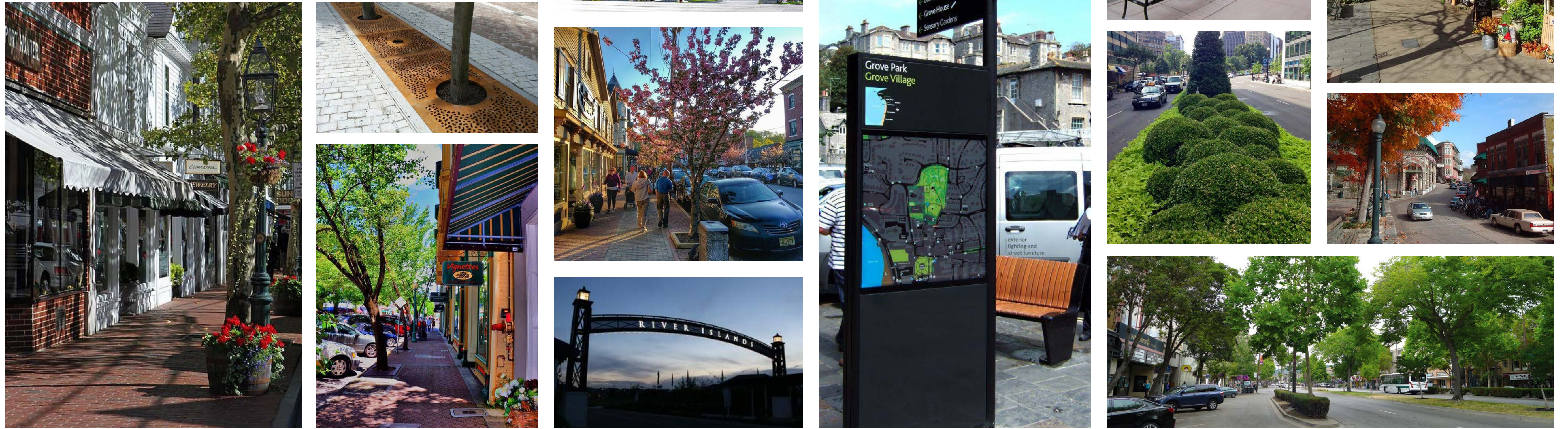
Looking south on Johnston Road at North Bluff Road

REVITALIZE JOHNSTON ROAD

PRECEDENT IMAGES

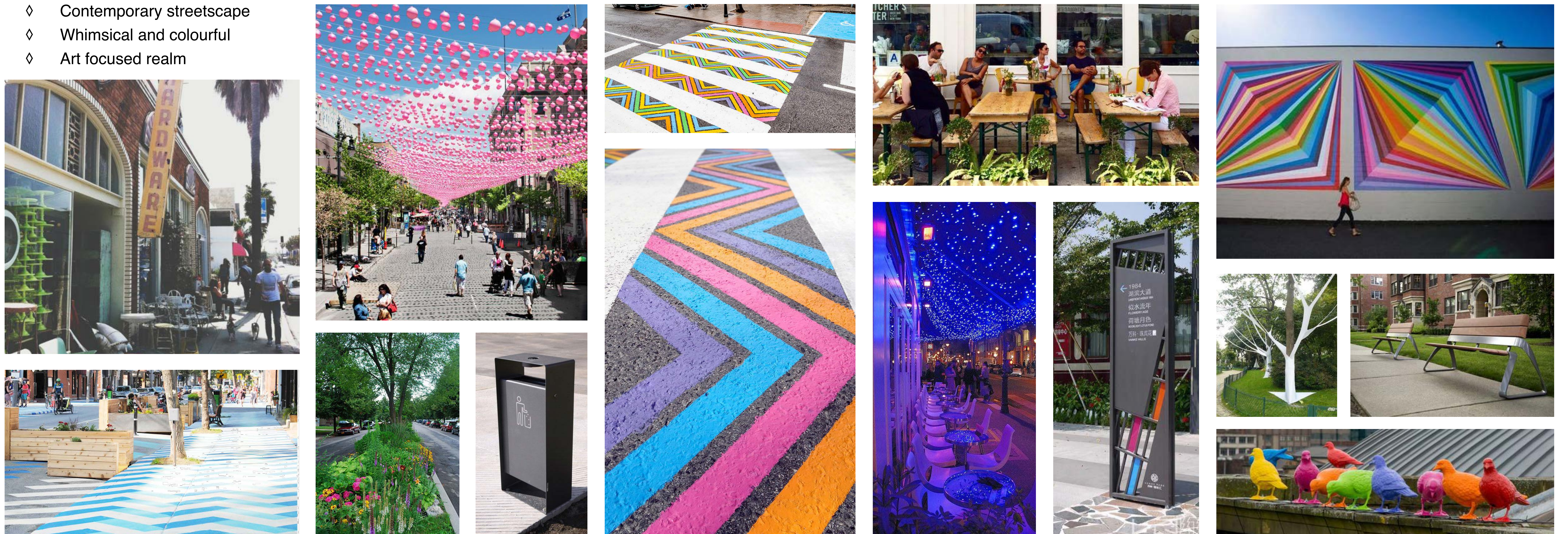
OPTION 1:

- ◇ 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



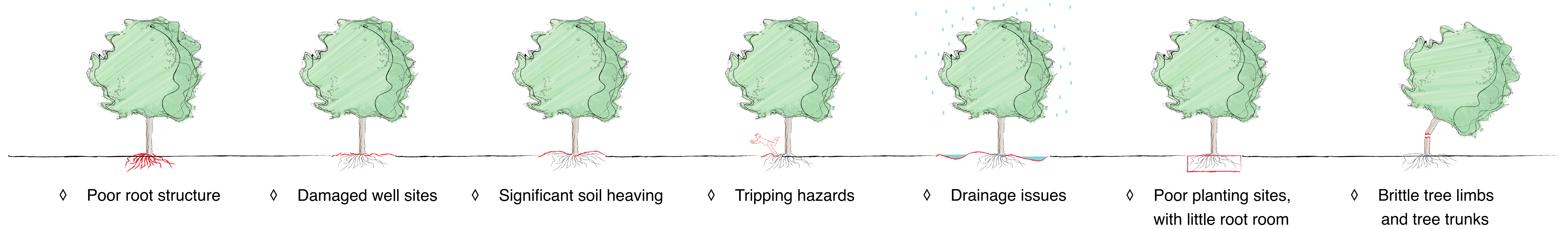
REVITALIZE JOHNSTON ROAD

STREET TREES

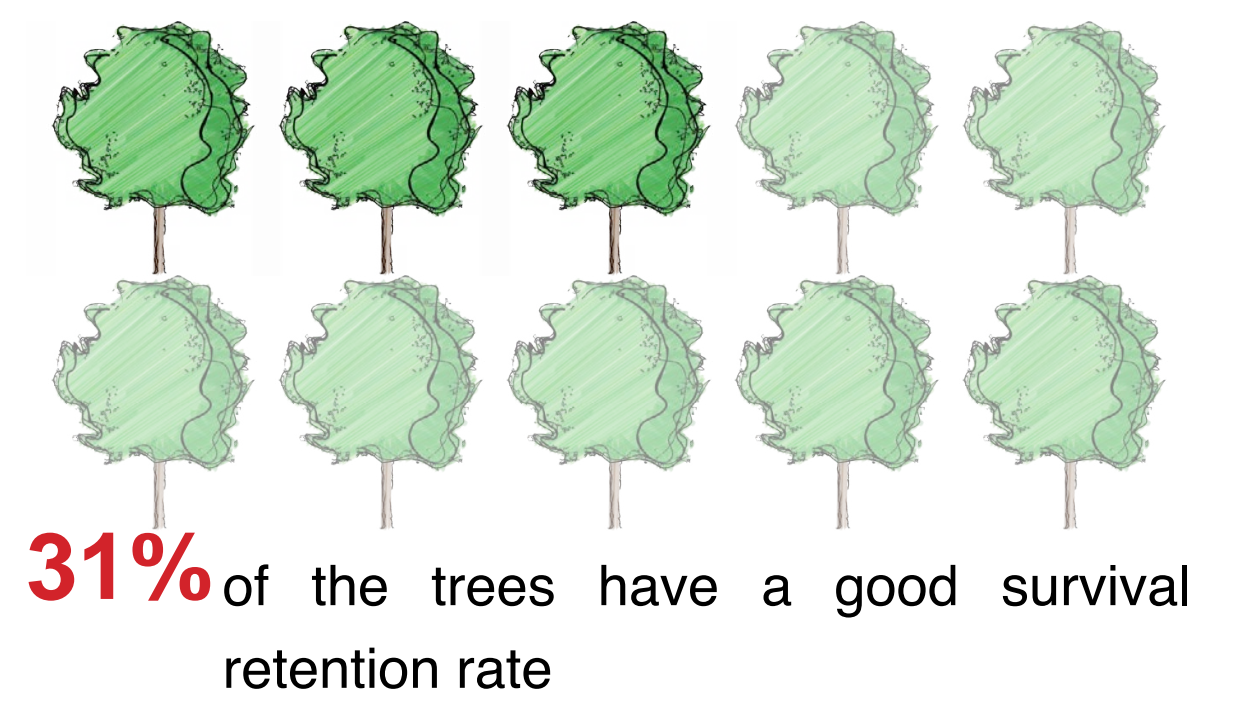
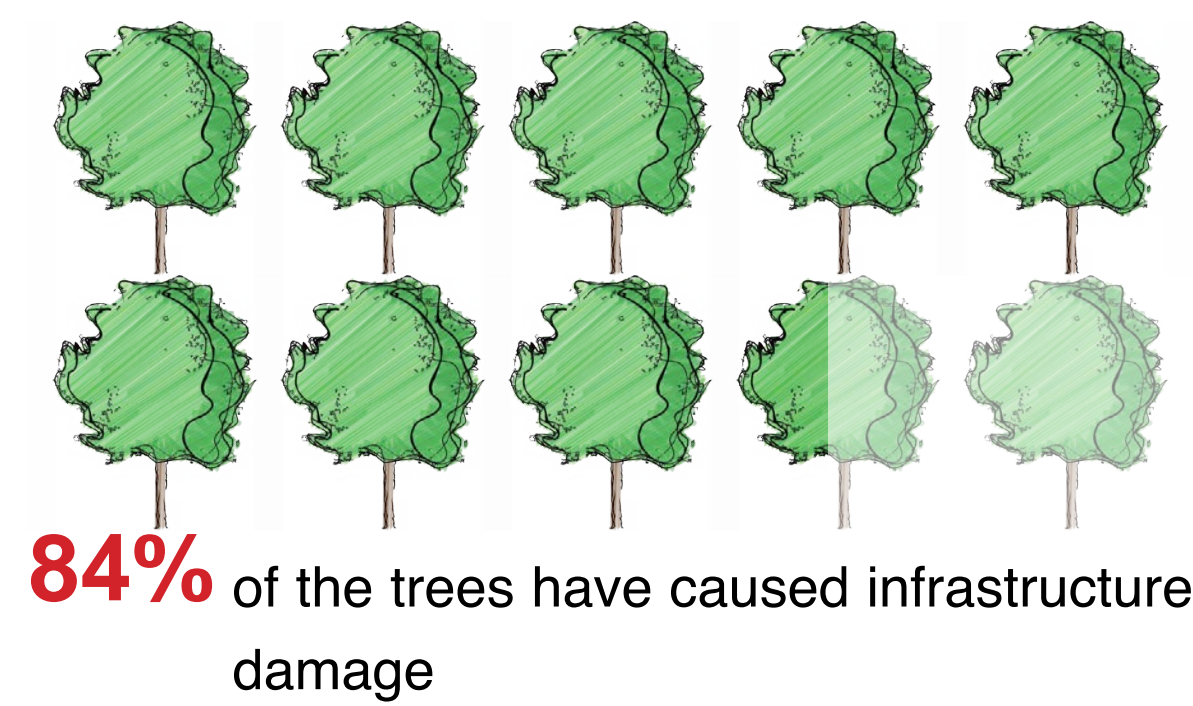
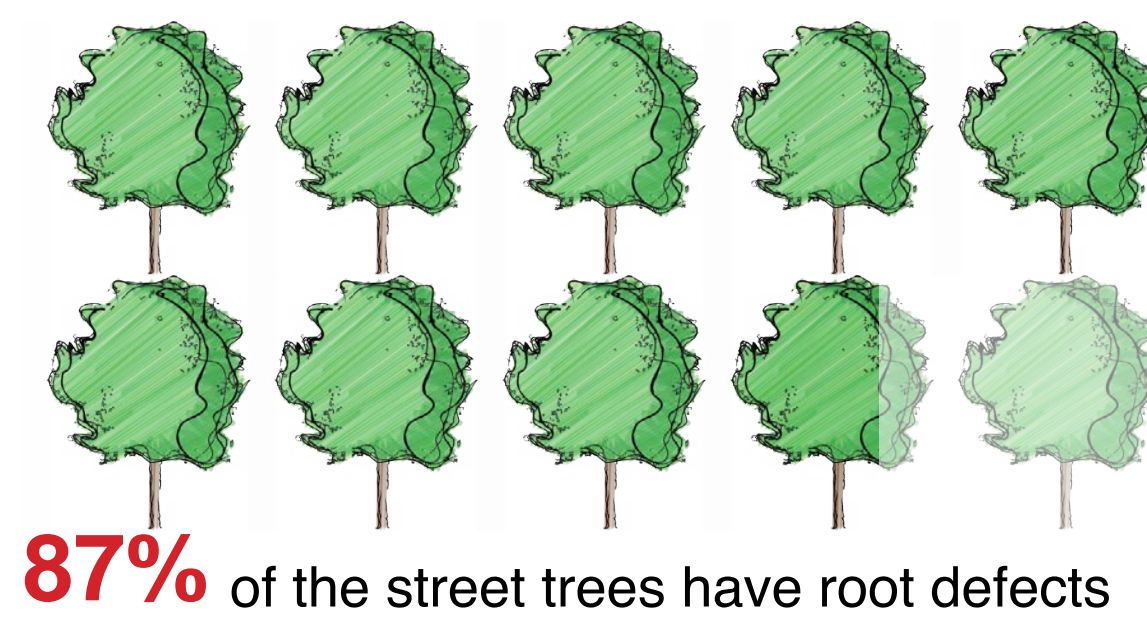
JOHNSTON ROAD TREES

- ◇ 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

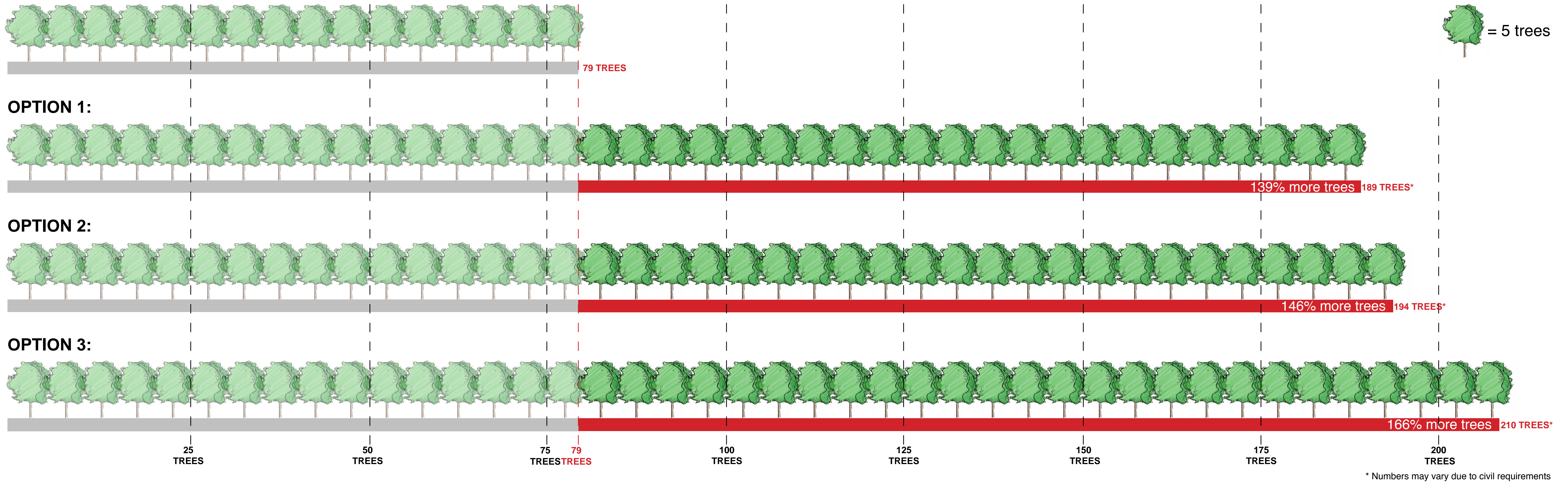


- ◇ Street trees in urban settings typically have a limited life span of 25-30 years.
- ◇ According the arborist report, the trees on Johnston Road are 25-30 years.



TREE COUNT

CURRENT COUNT:



PROPOSED STREET TREES

LARGE TREES:



MEDIUM TREES:

