



Smart Growth America
Improving lives by improving communities



National Complete
Streets Coalition

Rethinking England Street

Gateway to Ashland







www.AshlandMuseum.org

are you really in the “neighborhood”?



“Who doesn’t
love a good
RRFB?”













ASHLAND TOWN CENTER

OWEN'S BARBER SHOP	PET GROOMING 786-6000
SPACE FOR LEASE	Custom UPHOLSTERY
Domino's	HICKORYCREEK
<i>Physician's Square</i> CHIROPRACTIC	ANTIQUES
TRAIINTOWN CROSSFIT	& COLLECTIBLES
England Street Tavern	<i>Physio</i> Select Physical Therapy
ADVANCE AMERICA CASH ADVANCE	ASHLAND ATHLETIC CLUB
Allstate	DOLLAR GENERAL
ANDY'S RESTAURANT & LOUNGE	TOP'S CHINA
SUNDAY HISTORICAL TREASURES	Thank you for your Business







Demanding a great street?

SHAPED

COMFORTABLE

CONNECTED

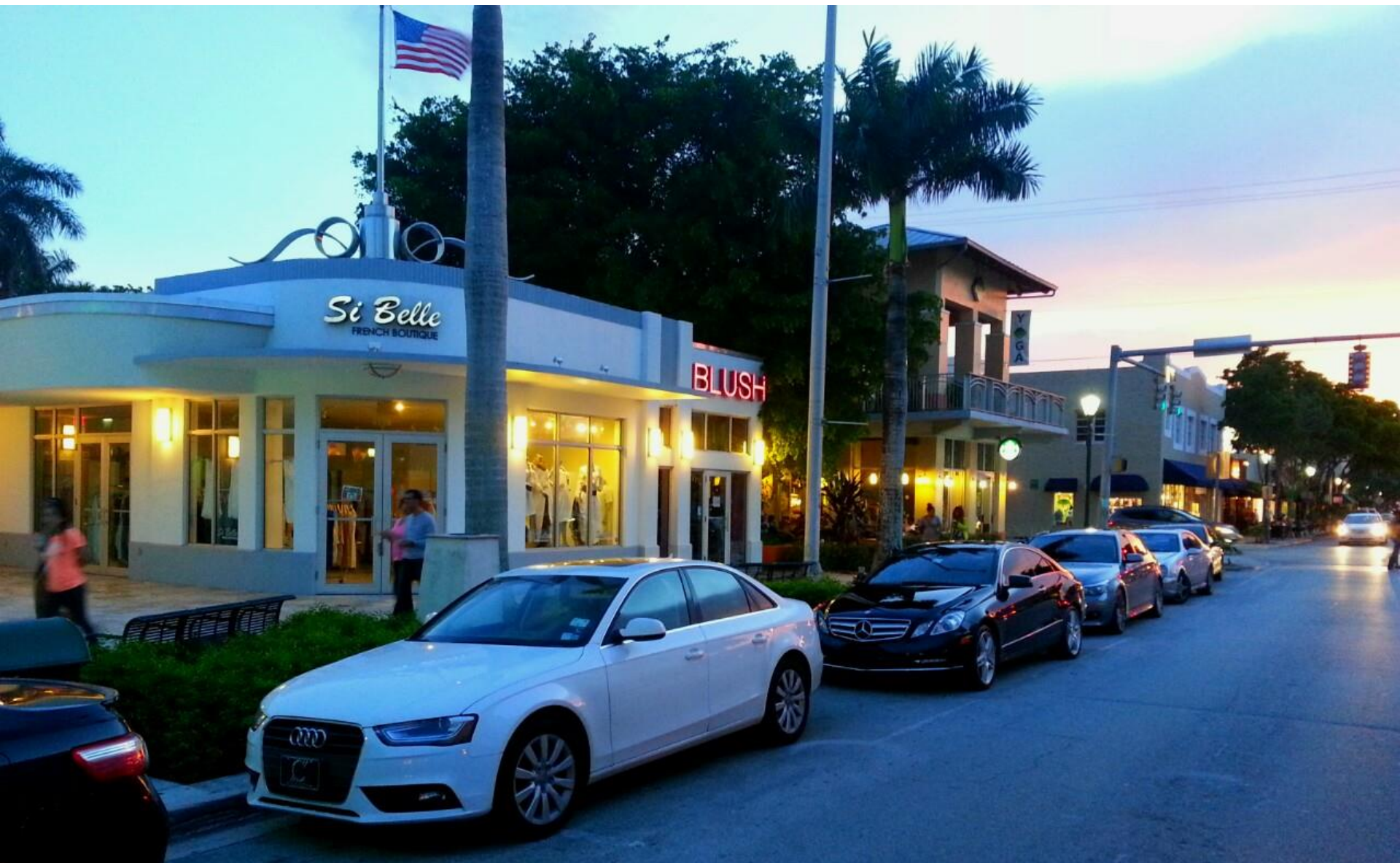
SAFE

MEMORABLE



Harrisonburg, VA





Sunset Drive, South Miami FL

SHAPED

COMFORTABLE

CONNECTED

SAFE

MEMORABLE

Barcelona



Norfolk





Savannah



College Ave.

SHAPED

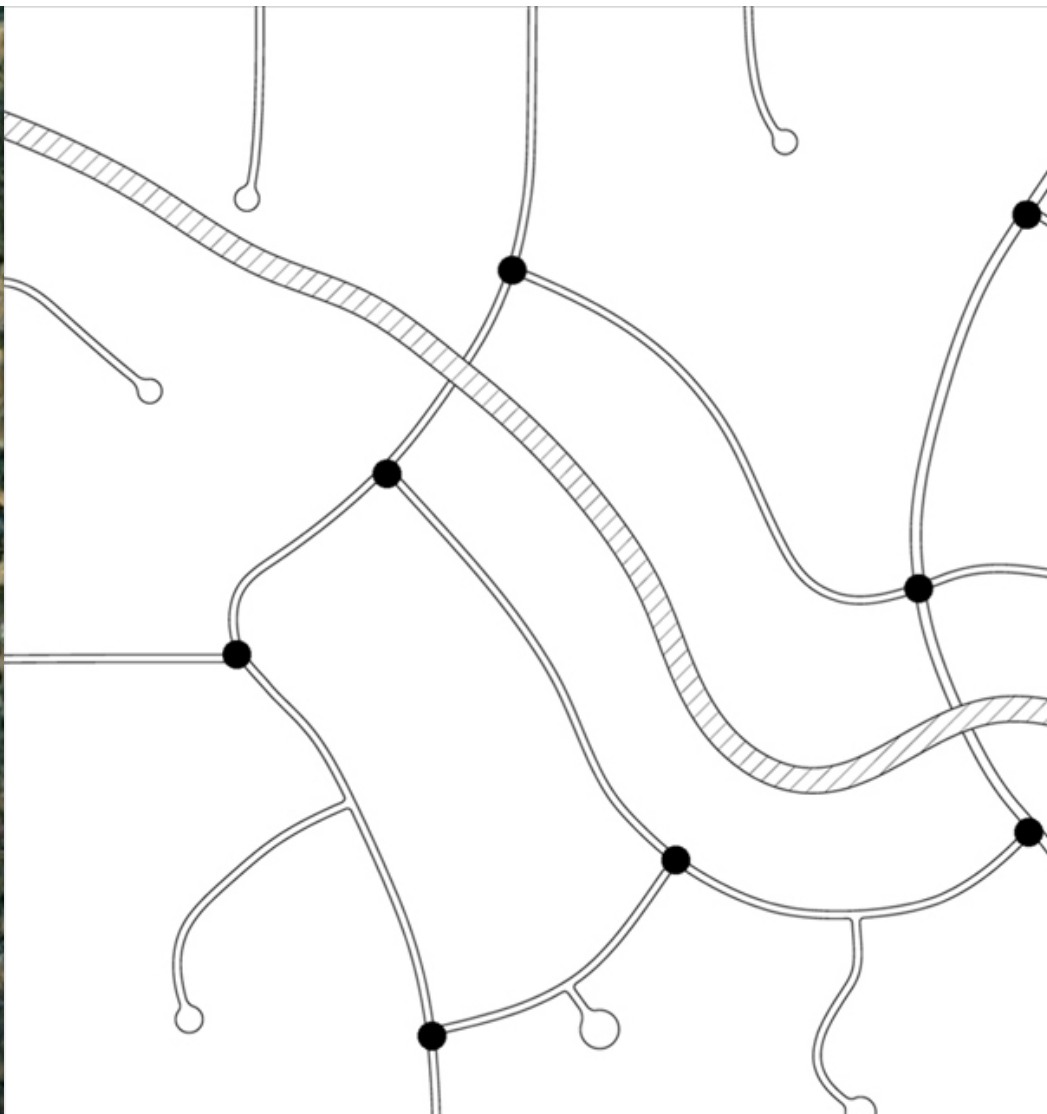
COMFORTABLE

CONNECTED

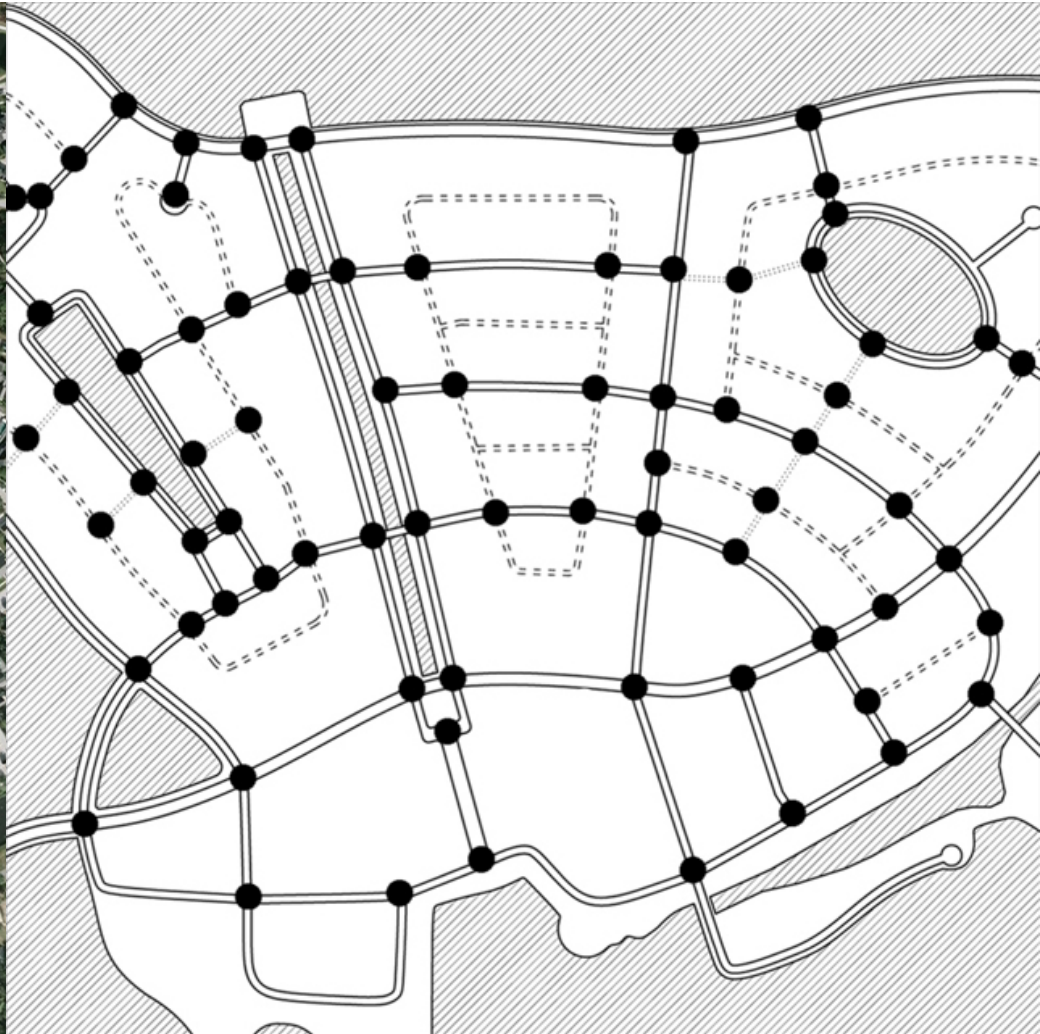
SAFE

MEMORABLE

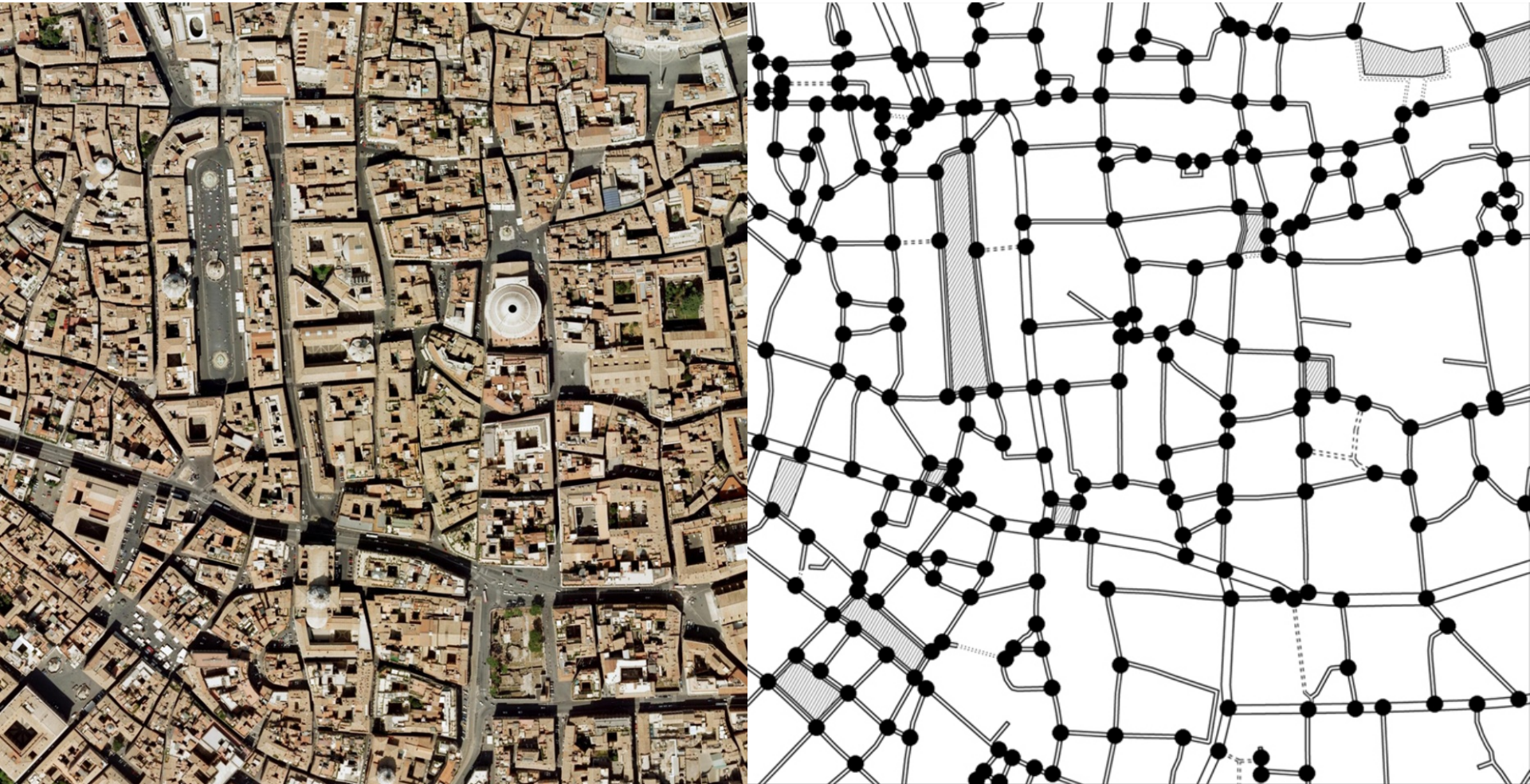
The Woodlands, Texas – 36 intersections per square mile



Celebration, Florida – 377.8 intersections per square mile



Rome, Italy – 1029.2 intersections per square mile



SHAPED

COMFORTABLE

CONNECTED

SAFE

MEMORABLE

Vision Cone

A driver's visual focus diminishes as speed increases.



15 mph



20 mph

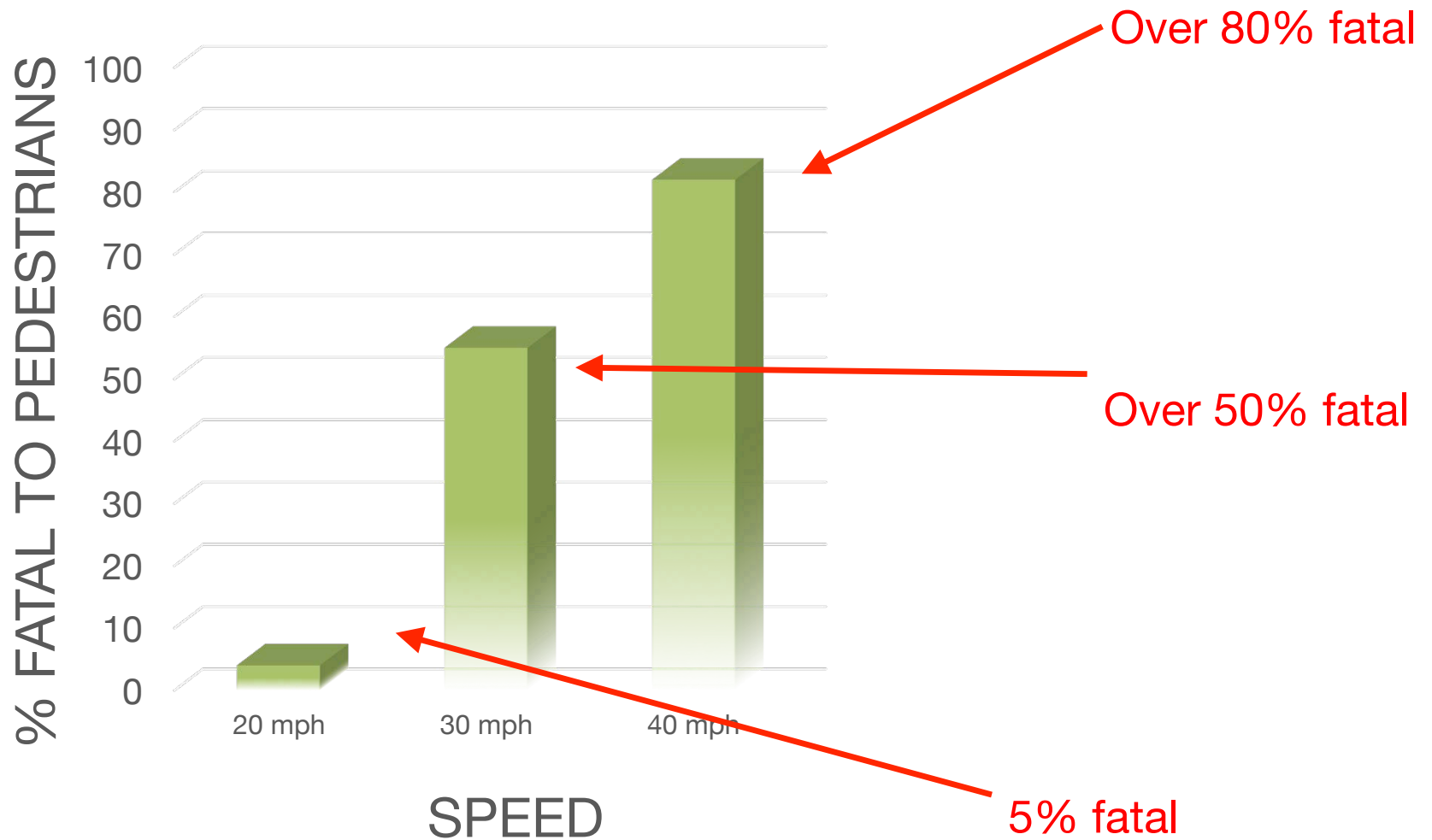


25 mph

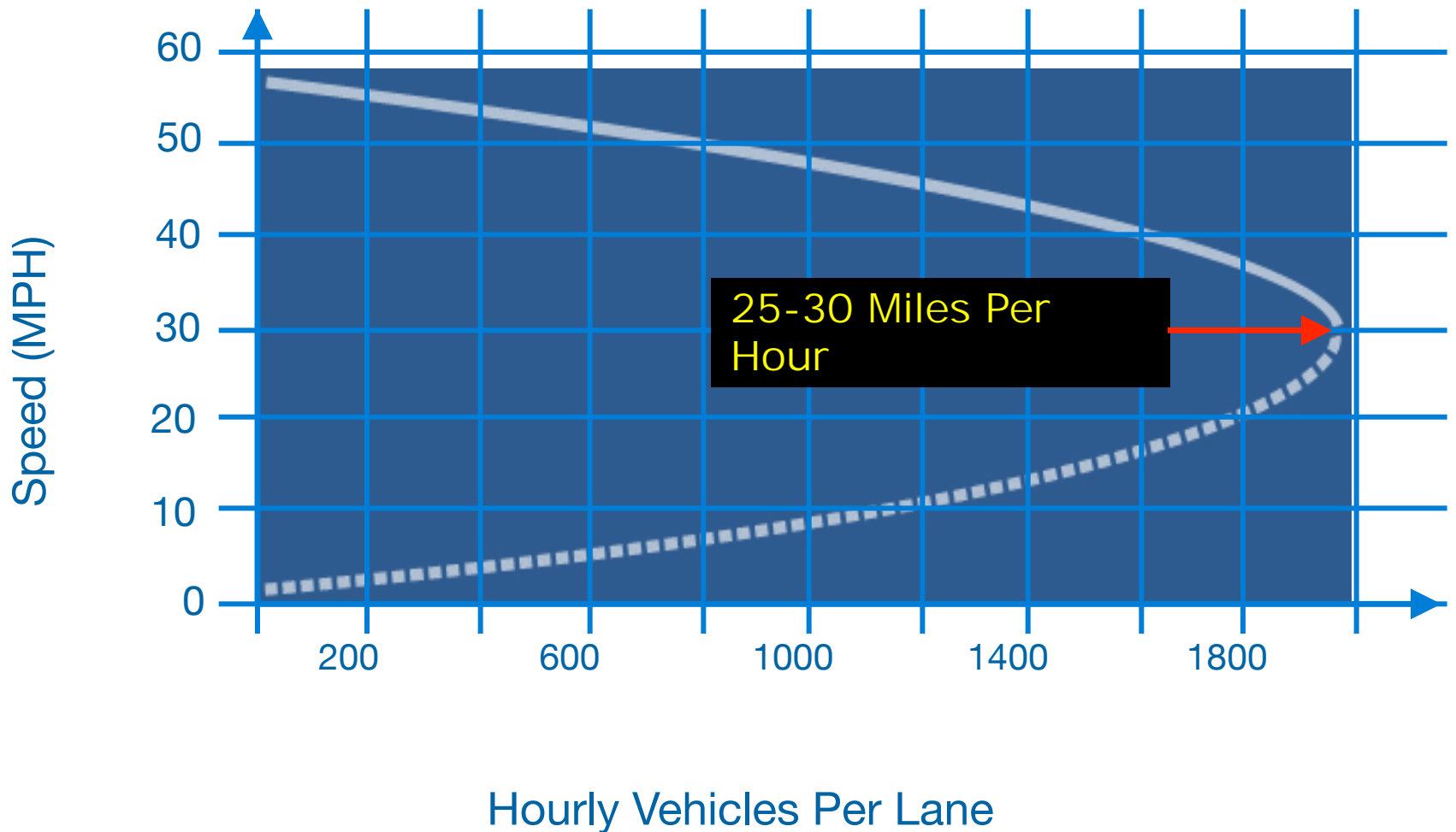


30 mph

Vision Cone / NACTO



Car-moving efficiencies at lower speeds...



SHAPED

COMFORTABLE

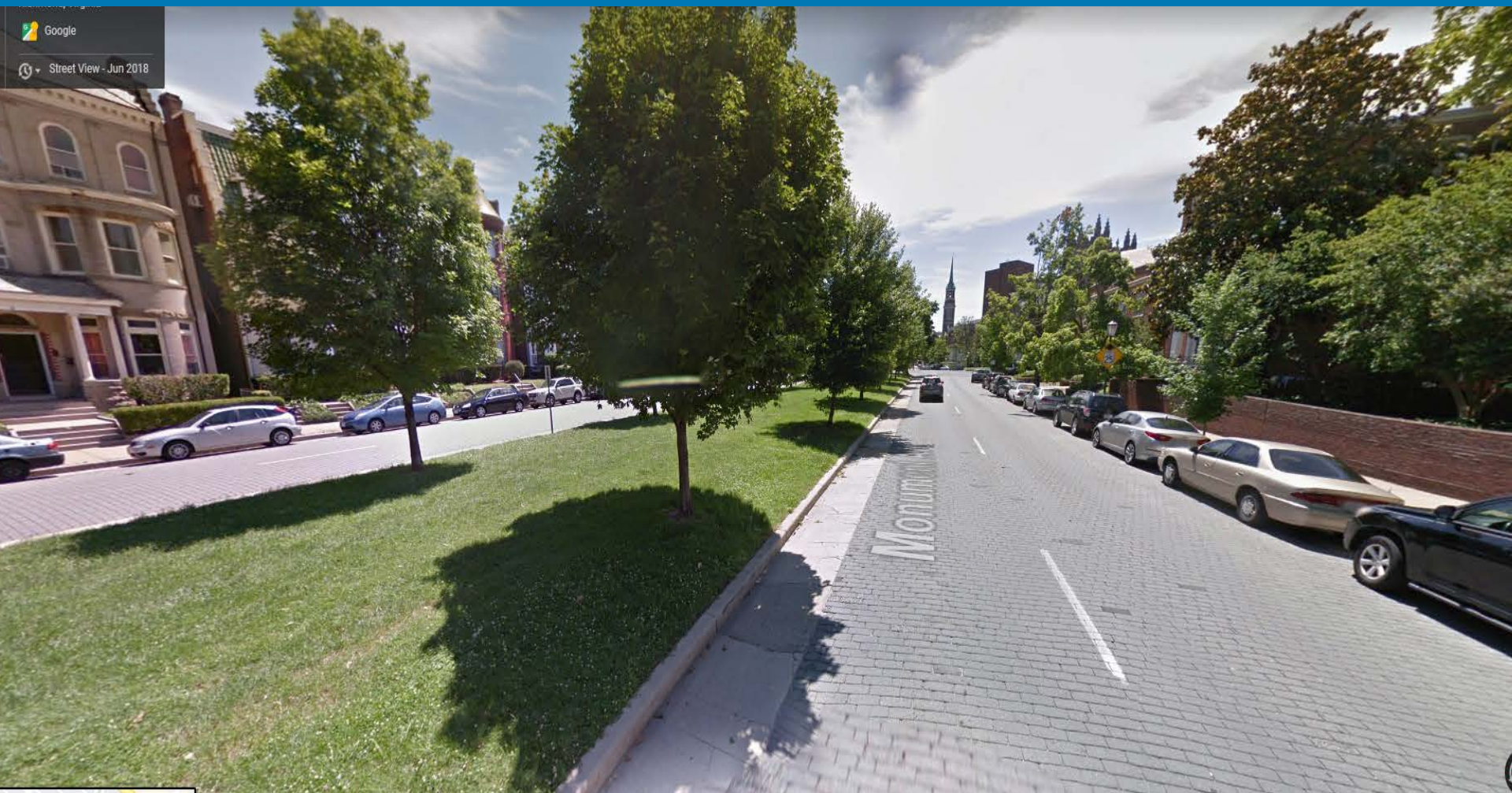
CONNECTED

SAFE

MEMORABLE



Avenue d'Iéna, Paris



Monument Avenue, Richmond

Ave
Virginia
gle
Street View - Apr 2018



Image capture: Apr 2018 © 2019 Google United States Ter

The Split, Ashland



Okeechobee Boulevard, Florida, United States
Address is approximate



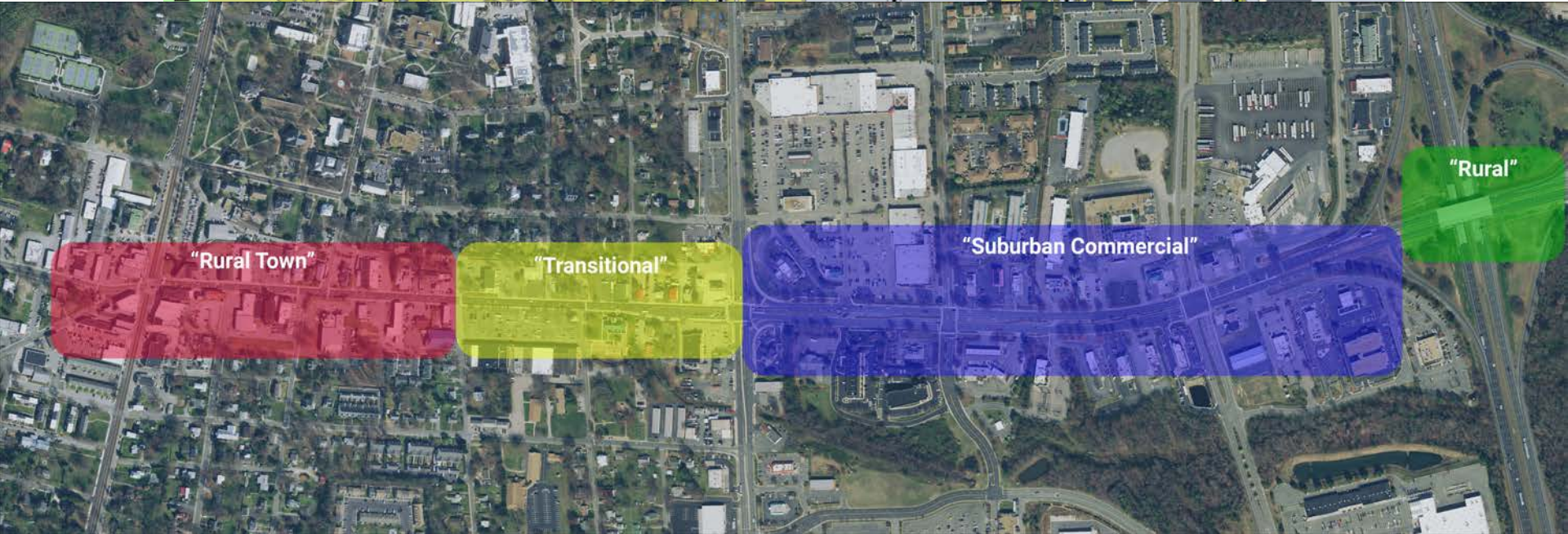
Palm Beach County FL

Development & Access



Let's go walking!

Fitting the Road to the Context



large blocks and a disconnected or sparse roadway network.

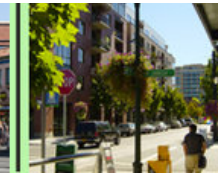
residential neighborhoods immediately along the corridor or behind the uses fronting the roadway.

few blocks and identified as part of a civic or economic center of a community, town, or city.

destinations. Buildings have mixed uses, are built up to the roadway, and are within a well-connected roadway network.

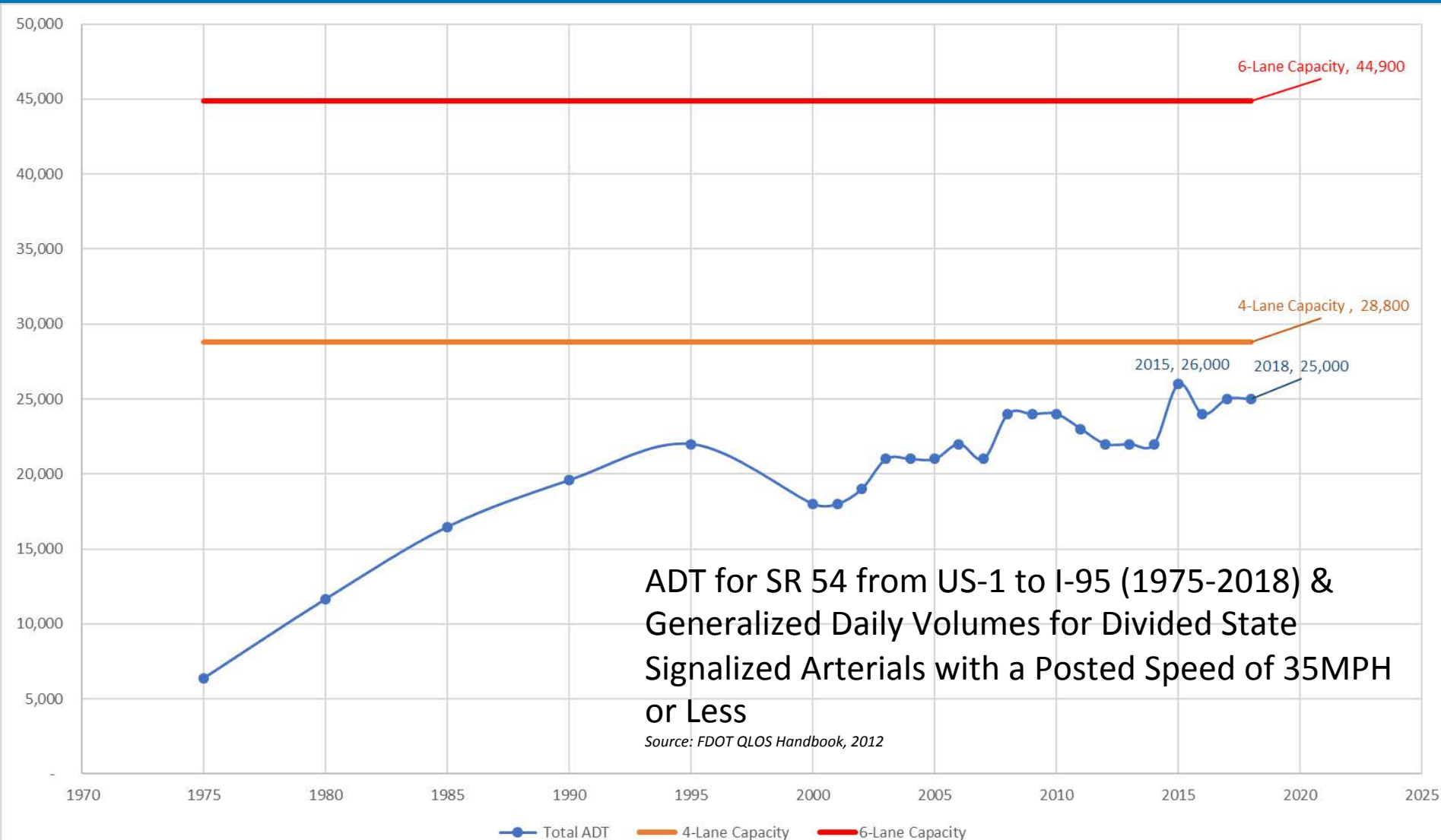
Nation

Zone Image



STREETS

Traffic



Access Mgmt. Regulations

24VAC30-73-60

- “VDOT will permit reasonably convenient access to a parcel of record. VDOT is not obligated to permit the most convenient access, nor is VDOT obligated to approve the permit applicant's preferred entrance location or entrance design.”

Access Mgmt. Regulations

24VAC30-73-70

- “The use of a shared entrance between adjacent property owners shall be the preferred method of access.”
- “All entrance design and construction shall accommodate pedestrian and bicycle users of the abutting highway in accordance with the Commonwealth Transportation Board’s “Policy for Integrating Bicycle and Pedestrian Accommodations”, 2004.”

Access Mgmt. Regulations

24VAC30-73-110

- “The tenure of a commercial entrance to any highway is conditional. Reconstruction, relocation, commercial entrance consolidation, or upgrading, or a combination of these, maybe required at the owner's cost when the district administrator's designee determines after review that one of the conditions listed below exists.” (safety, use or maintenance)

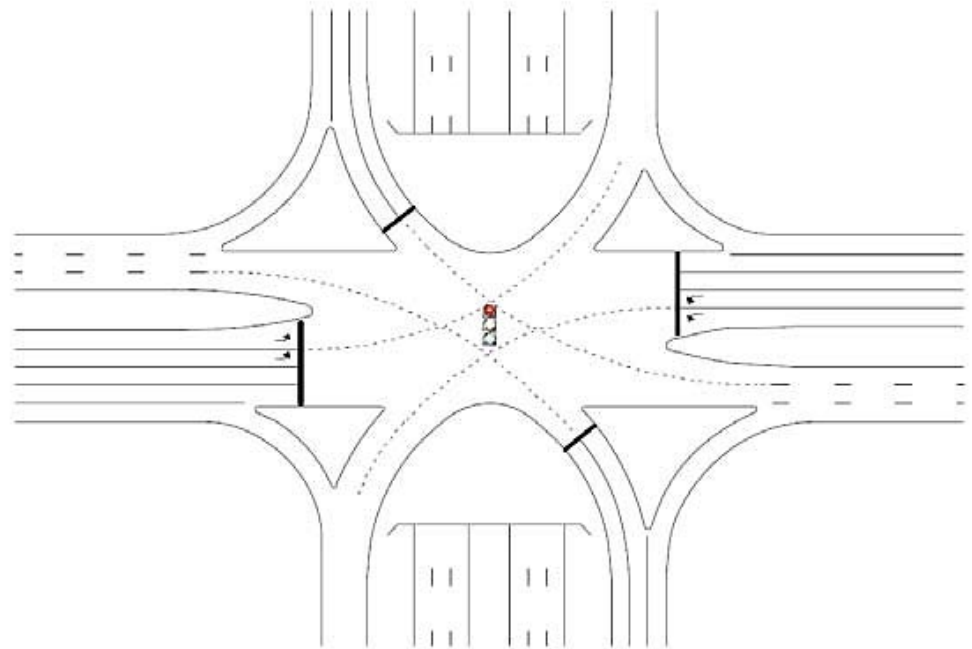
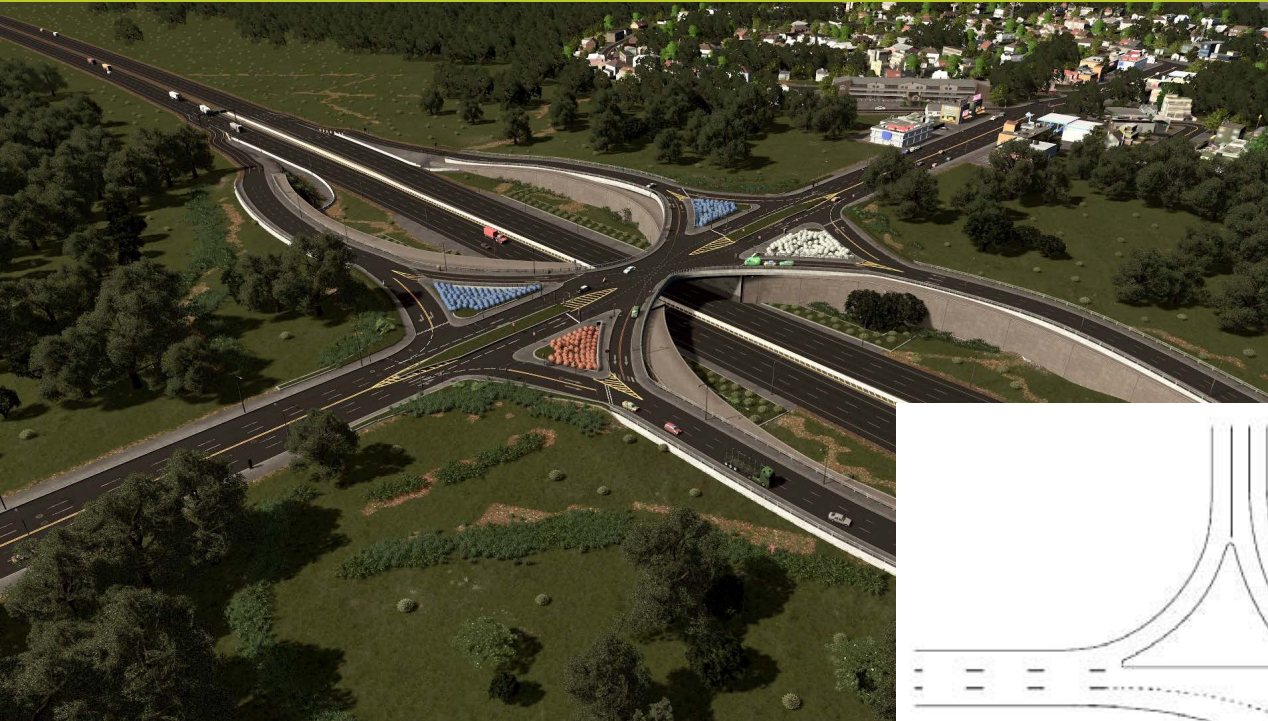
Keystone Opportunities

1. 6-4 lane conversion with protected bike lane
2. Wider sidewalks and tree lined buffered areas
3. Minimization of curb cuts in accordance with current VDOT Access Mgmt Stds.(between Hill Carter and Cottage Green from 16 to 5)

Operational Opportunities

1. Reduce left turn lane tapers, deceleration and storage lengths to accommodate mid block crossing opportunities
2. Eliminate right turn channelization (“Pork Chop”) at US 1
3. Long Term: Diamond to SPUI

Recommended: Single-Point Urban Interchange (SPUI)





From “Futon” to Great Street

