

3.1 CLEVELAND AVENUE

OVERVIEW

GENERAL

Cleveland Avenue is Squamish's Downtown High Street with a large (80 ft / 24.38 m) public road right of way. The streetscape mostly has existing curbs and sidewalks with paving, furnishing, landscaping and utilities at varying stages of end of life. The Cleveland Streetscape is designed to provide direction for interim upgrades within the existing curb lines, with more significant changes at intersections and mid-blocks. Guidelines are expected to support variations for dash line street blocks. It is recommended that the District undergo a complete upgrade and redesign of Cleveland Avenue as a capital project in the future.

USE

The primary use of this street design is focused on pedestrian movement and commercial activation with wide sidewalks and space for commercial focused streetscape furnishings (seating, bike racks, waste receptacles) and commercial activation (patios, parklets). The secondary use of this streetscape is to accommodate on-street parking on both sides of the road and drive aisle wide enough to support current or future public transit use. Cleveland Avenue will retain wider drives aisles that will continue to support centreline snow storage. New redeveloped blocks between Main and Vancouver Street can accommodate narrower drive aisles, while north of Pemberton Avenue will require unique applications. Cleveland Avenue is not recommended as a primary emergency route due to higher volumes of pedestrian activity but can accommodate emergency vehicles when the need is directly on Cleveland Avenue.

LANDSCAPING

Cleveland Avenue existing landscaping includes a variety of concrete planters, some street trees and floral hanging baskets. Few street trees result in rare landscape obstructions to the surrounding mountainous views. Landscaping objectives for this street include adding more native and evergreens to blend into the surrounding landscape, while retaining exiting views. As a result, street trees between Pemberton Avenue and Main Street should be clustered in twelve large planting beds along one block (six per side). Street trees in planters and grates can be increased between Main Street and Vancouver Street. Street trees should be 50% coniferous with the continuous use of the Red Maple for a consistent red leaf seasonal look. Planting beds should be 50% evergreens with variation of native, shrubs, tall grasses and pollinators. Existing concrete planters should be removed and given back to the District, while space for seasonal floral hanging baskets off light posts should still be supported. See 2.12.2 and 2.12.4 for more street tree and planting details.

CLEVELAND AVENUE

OVERVIEW

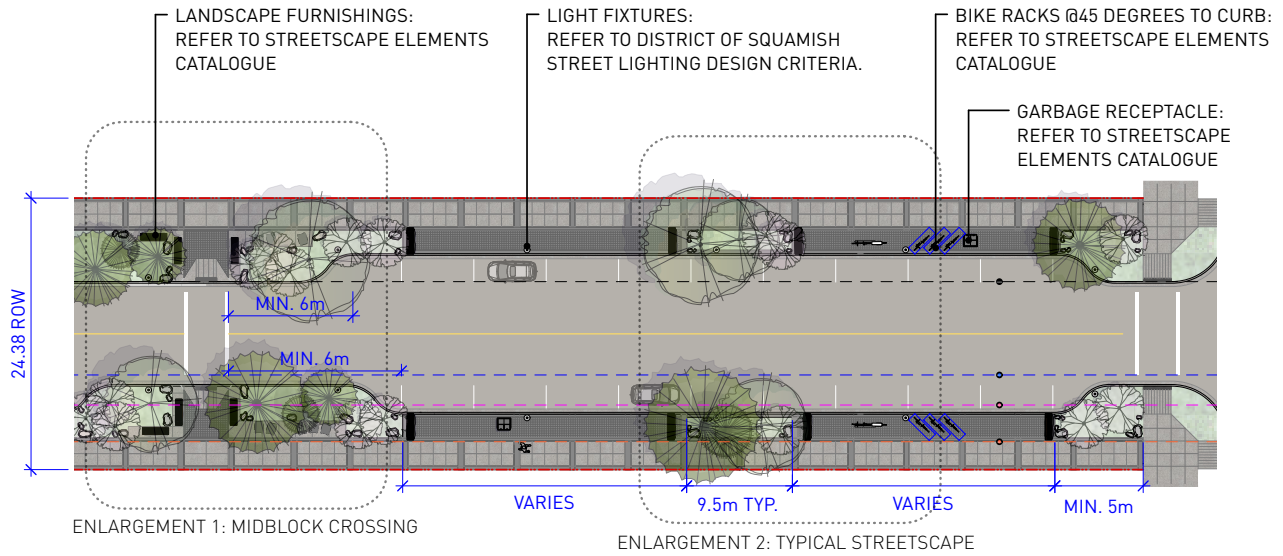
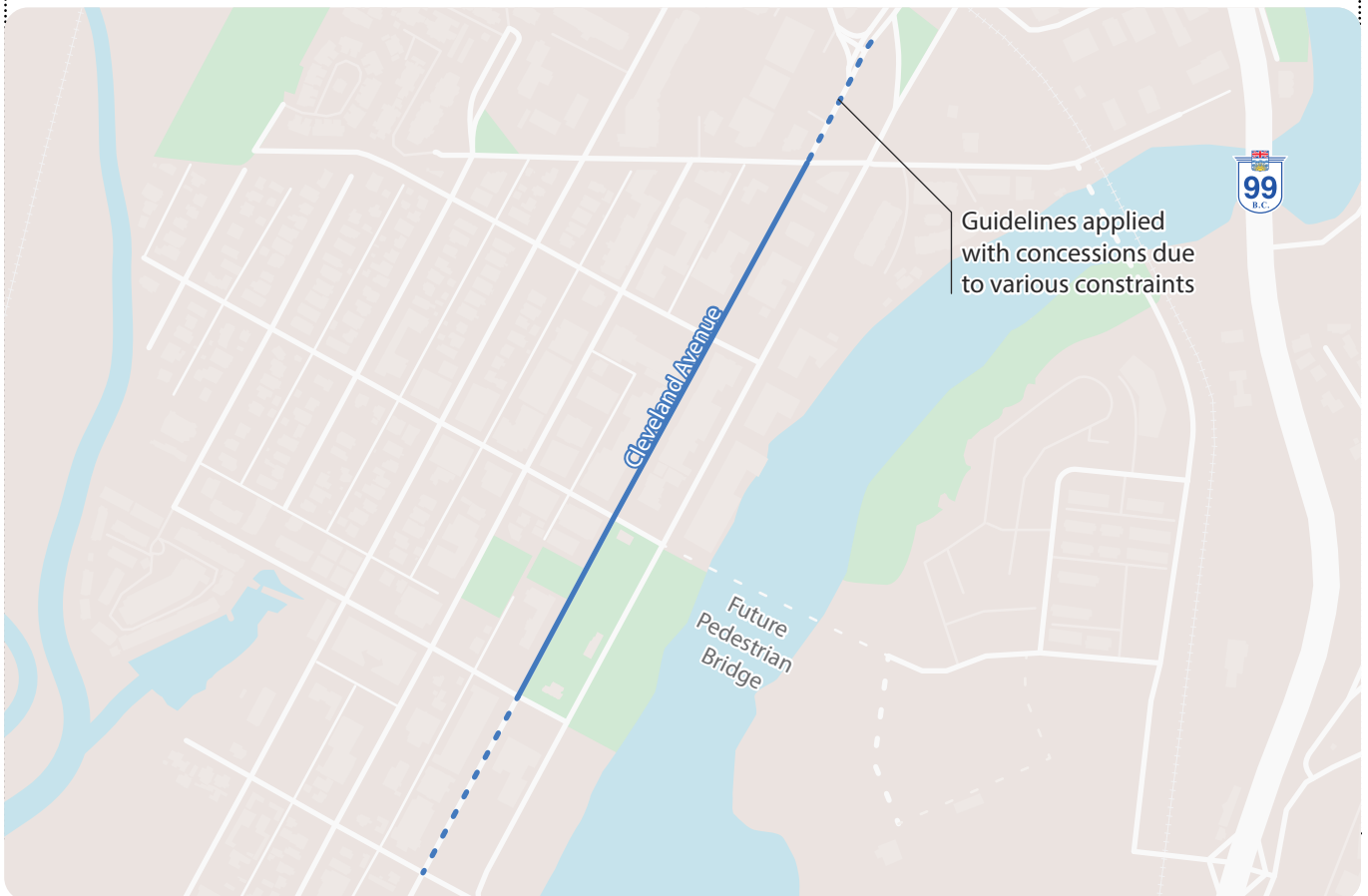
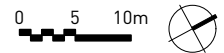
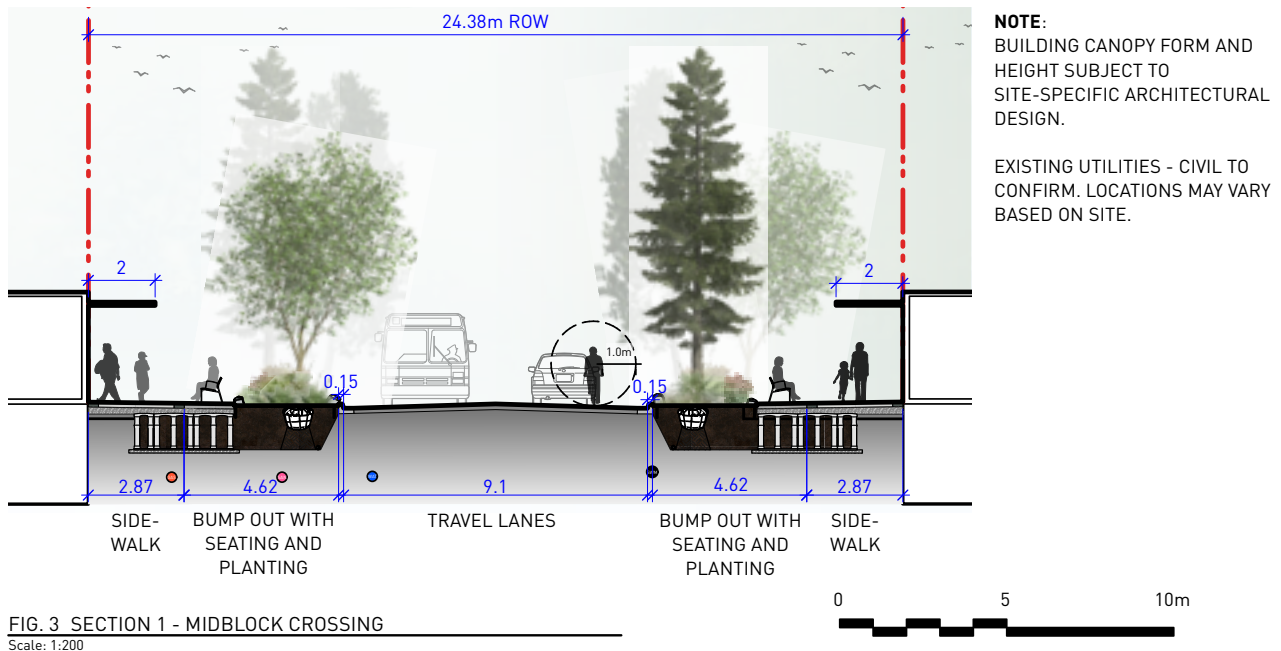
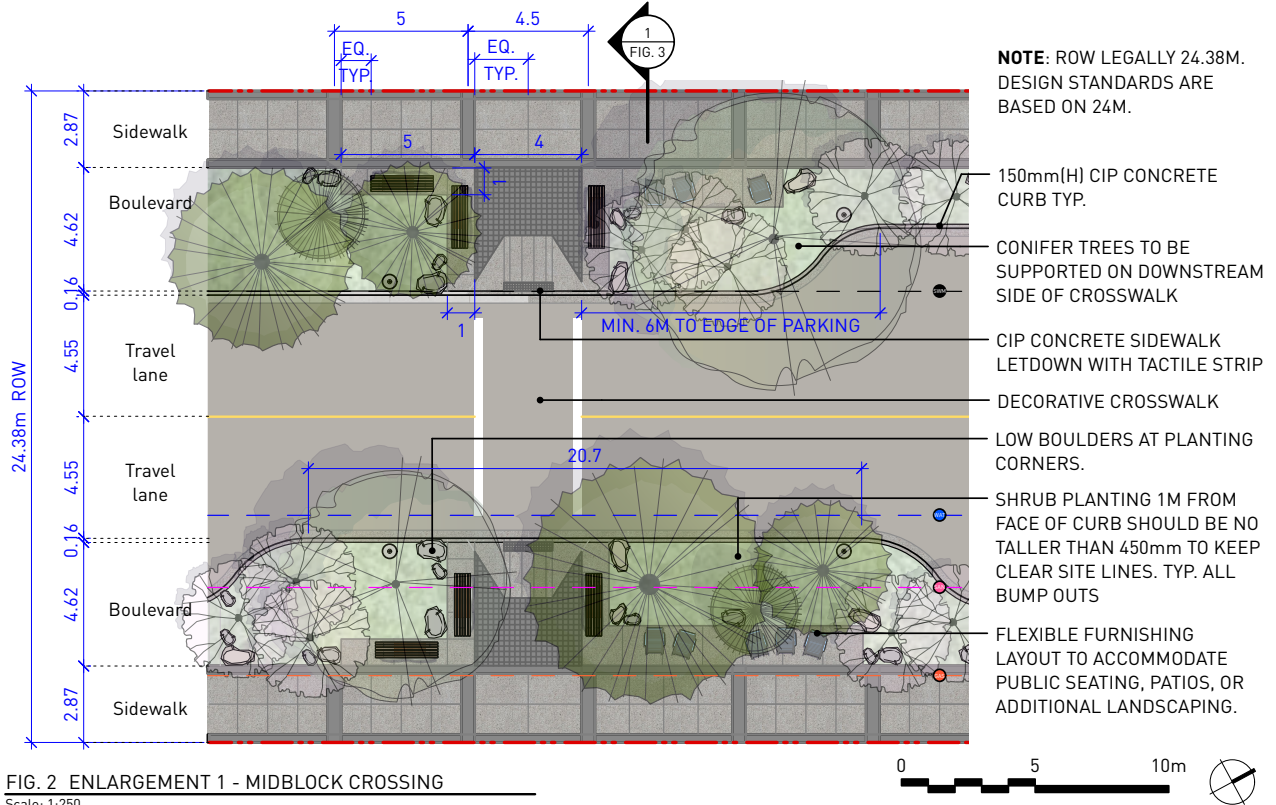


FIG. 1 CLEVELAND STREET - OVERVIEW
Scale: 1:600



CLEVELAND AVENUE

MID-BLOCK



CLEVELAND AVENUE

TYPICAL STREETSCAPE

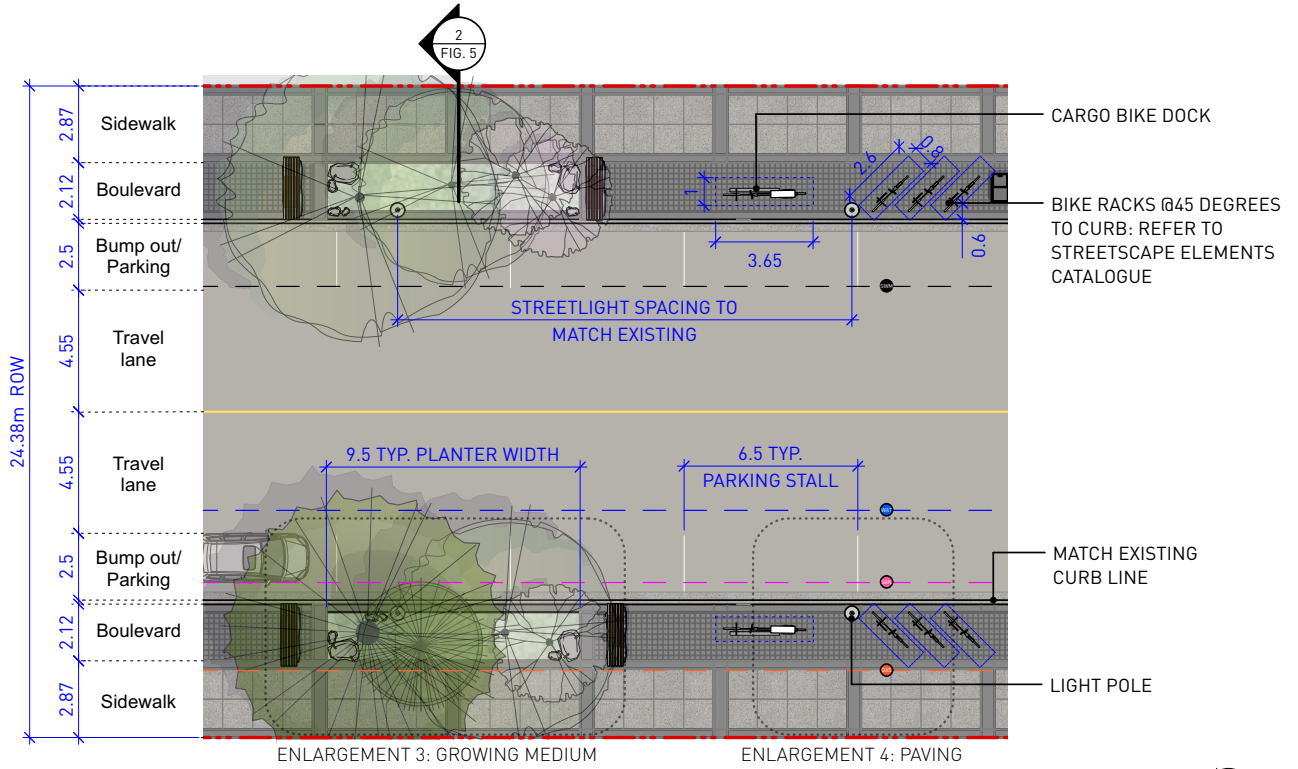
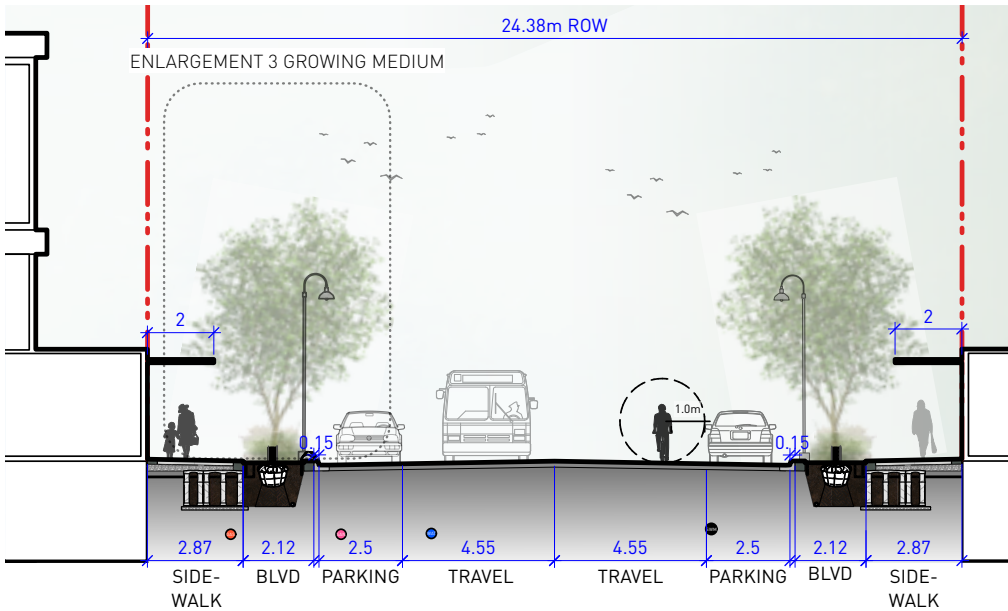


FIG. 4 ENLARGEMENT 2 - TYPICAL STREETSCAPE

Scale: 1:250

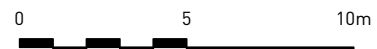


NOTE:
BUILDING CANOPY FORM AND HEIGHT SUBJECT TO SITE-SPECIFIC ARCHITECTURAL DESIGN.

EXISTING UTILITIES - CIVIL TO CONFIRM. LOCATIONS MAY VARY BASED ON LOCATION.

FIG. 5 SECTION 2 - TYPICAL STREETSCAPE

Scale: 1:200



CLEVELAND AVENUE

GROWING MEDIUM

NOTES:

1. SOIL CELLS TO BE ARRANGED IN BLOCKS THAT SUPPORT RADIAL ROOT GROWTH FROM CENTRE OF TREE.
2. SOIL CELLS TO SUPPLEMENT GROWING MEDIUM VOLUME TO ACHIEVE MINIMUM SOIL VOLUME REQUIREMENTS IN GENERAL NOTES.
3. STRUCTURAL SOIL UNDER ROADWAY RECOMMENDED IF GEOTECHNICAL AND CIVIL ENGINEERING CONDITIONS ALLOW IN ORDER TO PROVIDE MORE SYMMETRICAL ROOT GROWTH FOR TREES. GROWING MEDIA VOLUME CONTAINED IN STRUCTURAL SOIL CAN CONTRIBUTE TO SOIL VOLUME TARGETS. USE TO BE DETERMINED ON PROJECT-BY-PROJECT BASIS.

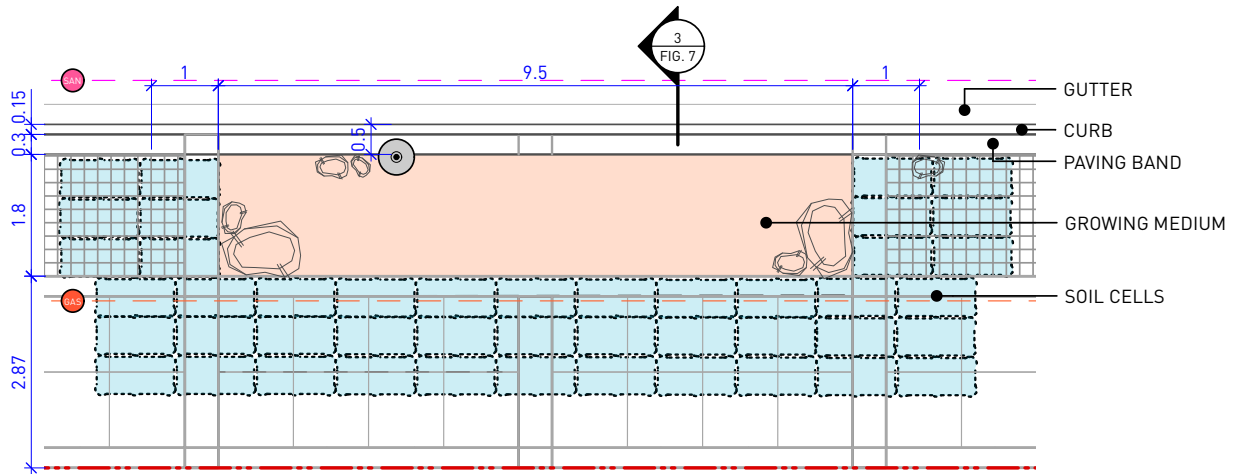
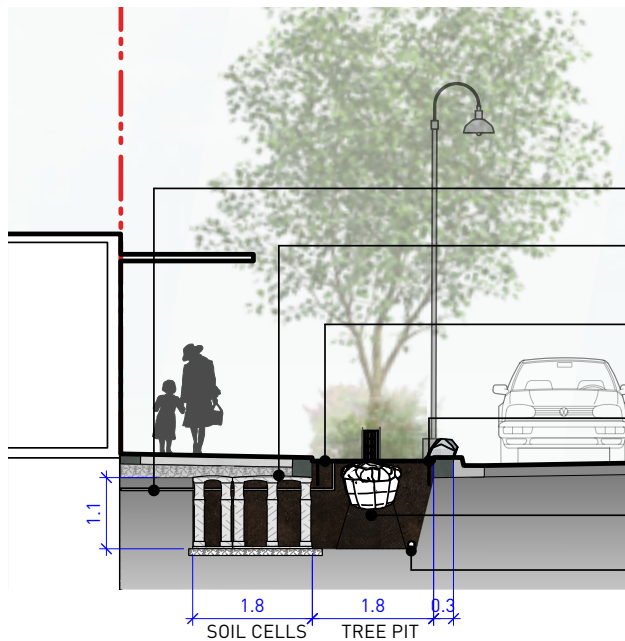


FIG. 6 ENLARGEMENT 3 - GROWING MEDIUM

Scale: 1:100



NOTES:

1. IRRIGATION TO BE SUPPLIED BY BUILDINGS.
2. SHRUB BEDS TO BE SUPPLIED WITH DRIP IRRIGATION, TYP.
3. TREES TO BE SUPPLIED WITH ROOT WATERING BUBBLER BY DEEP ROOT OR EQUIVALENT, TYP.

FIG. 7 SECTION 3 - GROWING MEDIUM

Scale: 1:100

CLEVELAND AVENUE

PAVING

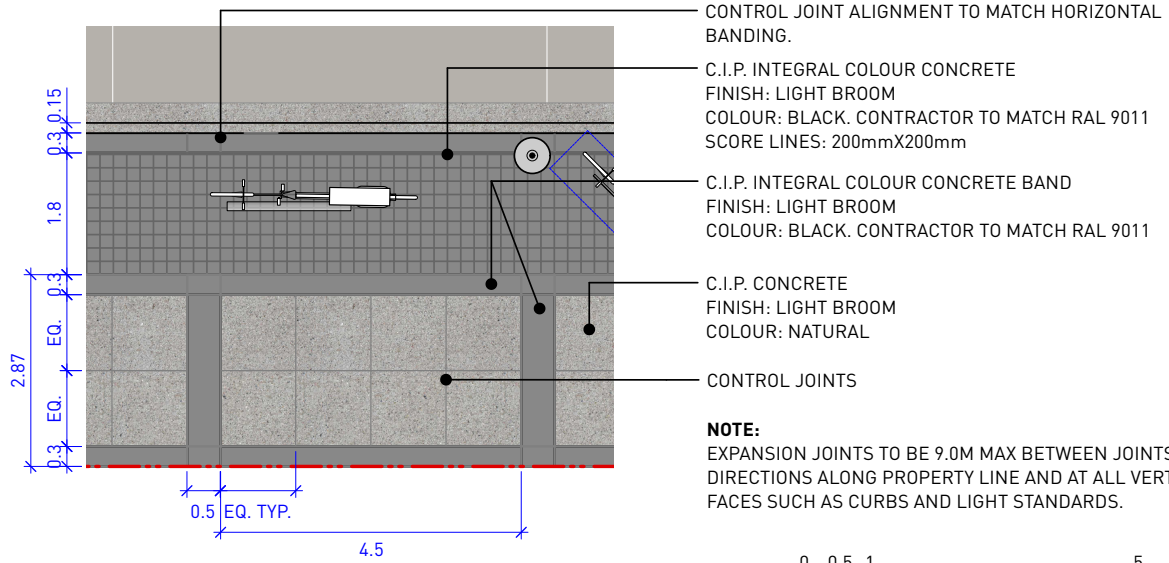


FIG. 8 ENLARGEMENT 4 - PAVING
Scale: 1:100

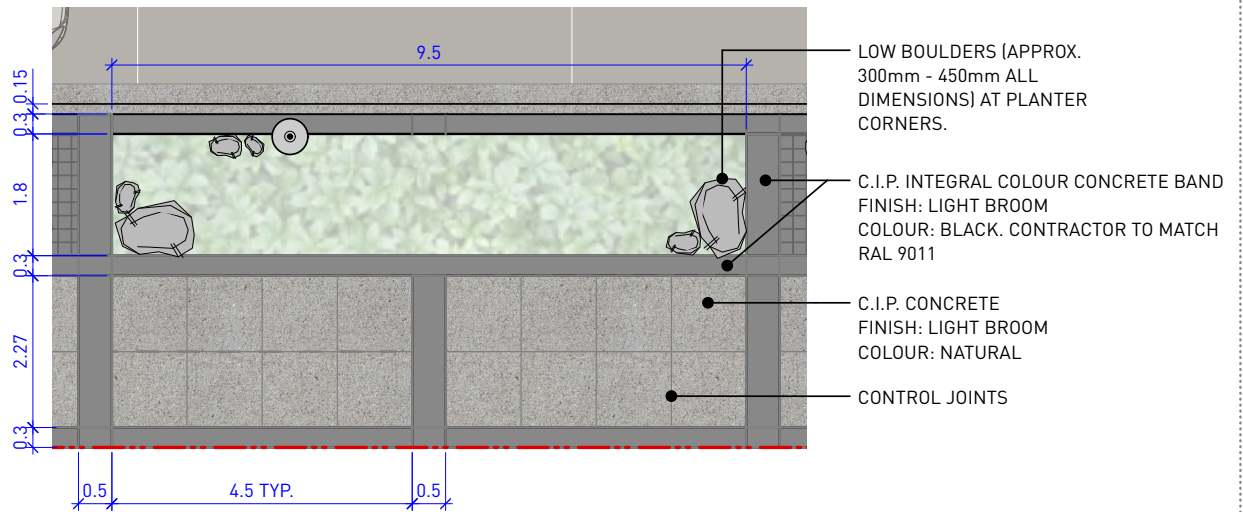


FIG. 9 ENLARGEMENT 3 - PAVING AROUND PLANTER
Scale: 1:100

