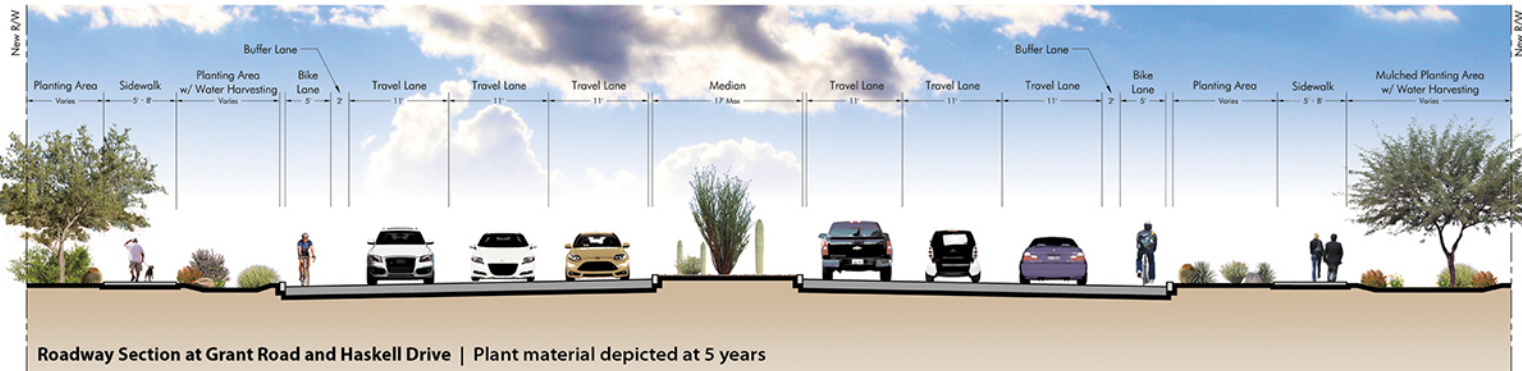
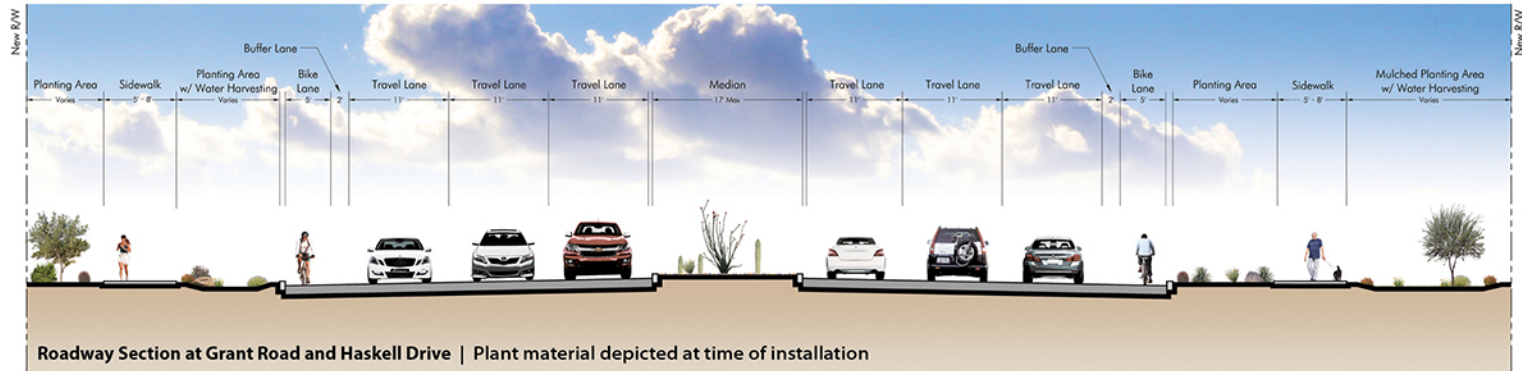
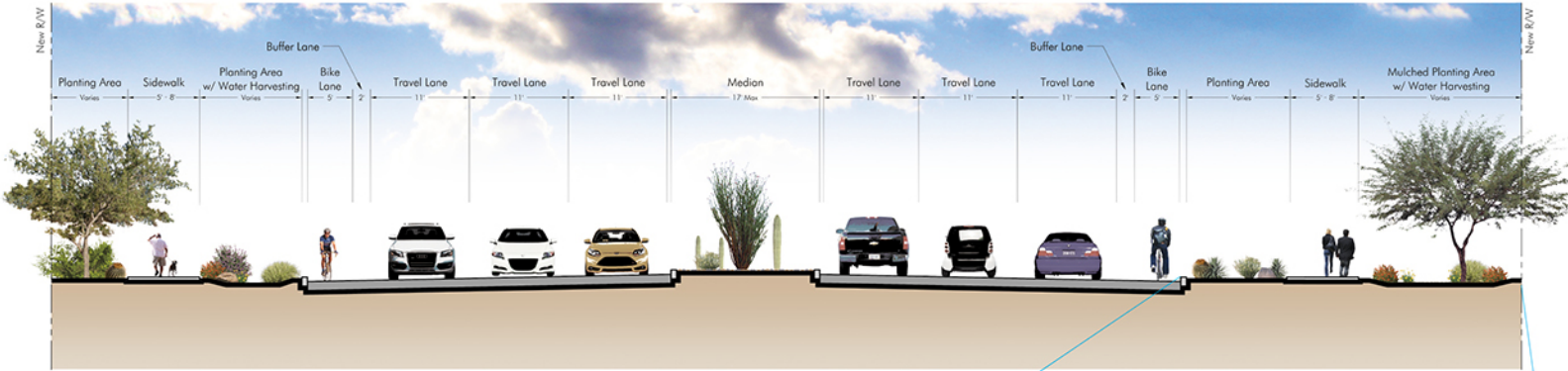


Phase 3 and 4 Update – Typical Roadway Section

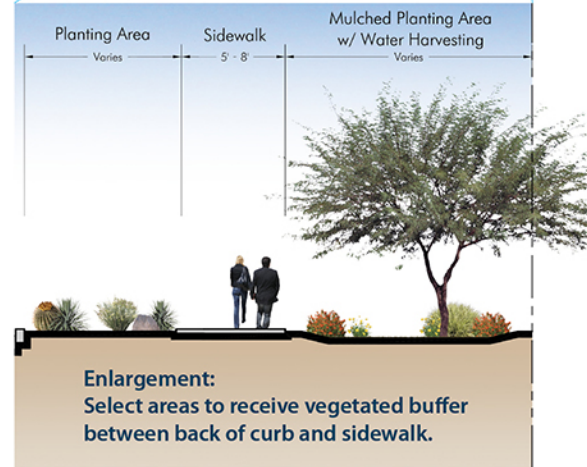


Phase 3 and 4 Update

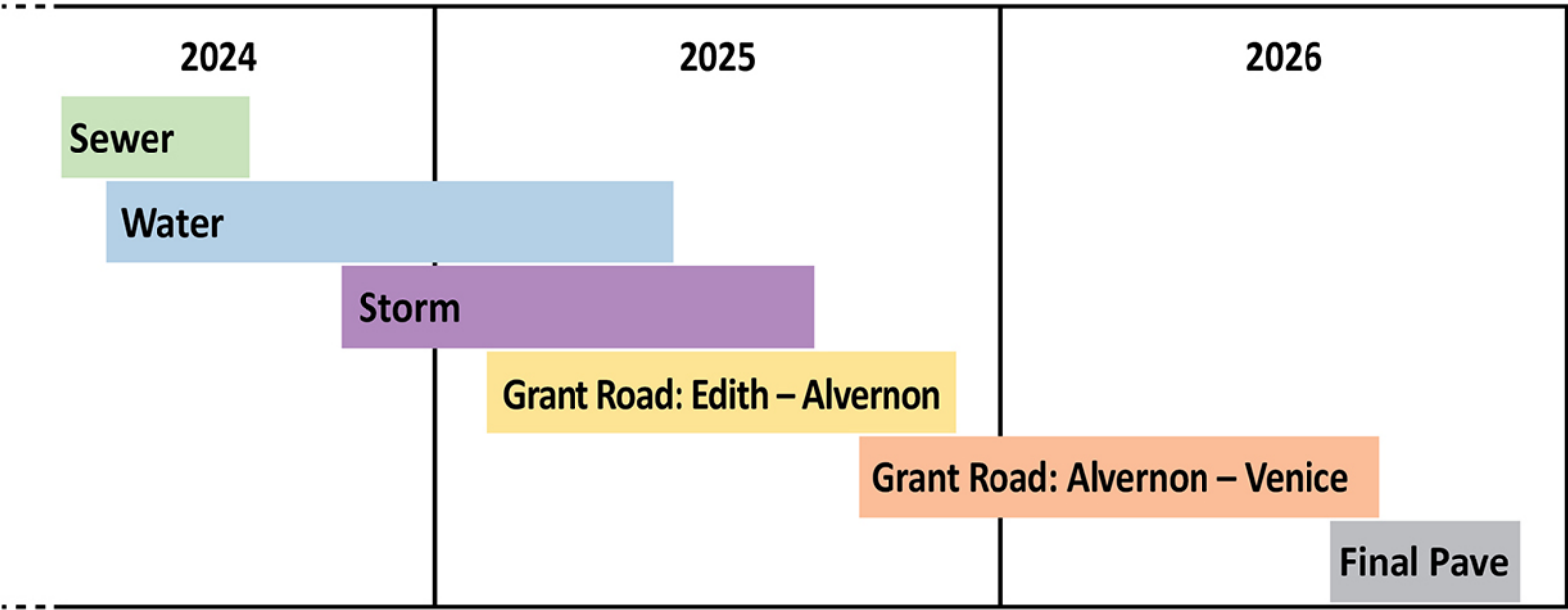


Grant Road Project Features

- Widen roadway to 6 lanes
- Landscaped median islands
- 5-ft bike lanes w/ 2-ft buffer
- 5-8 ft wide sidewalks each side of Grant
- Landscaping & public art
- Indirect left turns at Alvernon Way
- Protected bike/pedestrian street crossings
- Bus pullouts, shelters & benches
- Drainage features & catch basins



Construction Schedule Granite Construction



Phase 3 and 4 Update











Underground Highlights Granite Construction

- 3,259 LF of Sewer Main
- 13,626 LF of Water Main
- 4,221 LF of Copper Water Services
- 1,820' Precast & CIP Box Culverts (10' x 3')
- 10,949 LF of RCP Storm Pipe (96" to 12")
- 53 Concrete Catch Basins

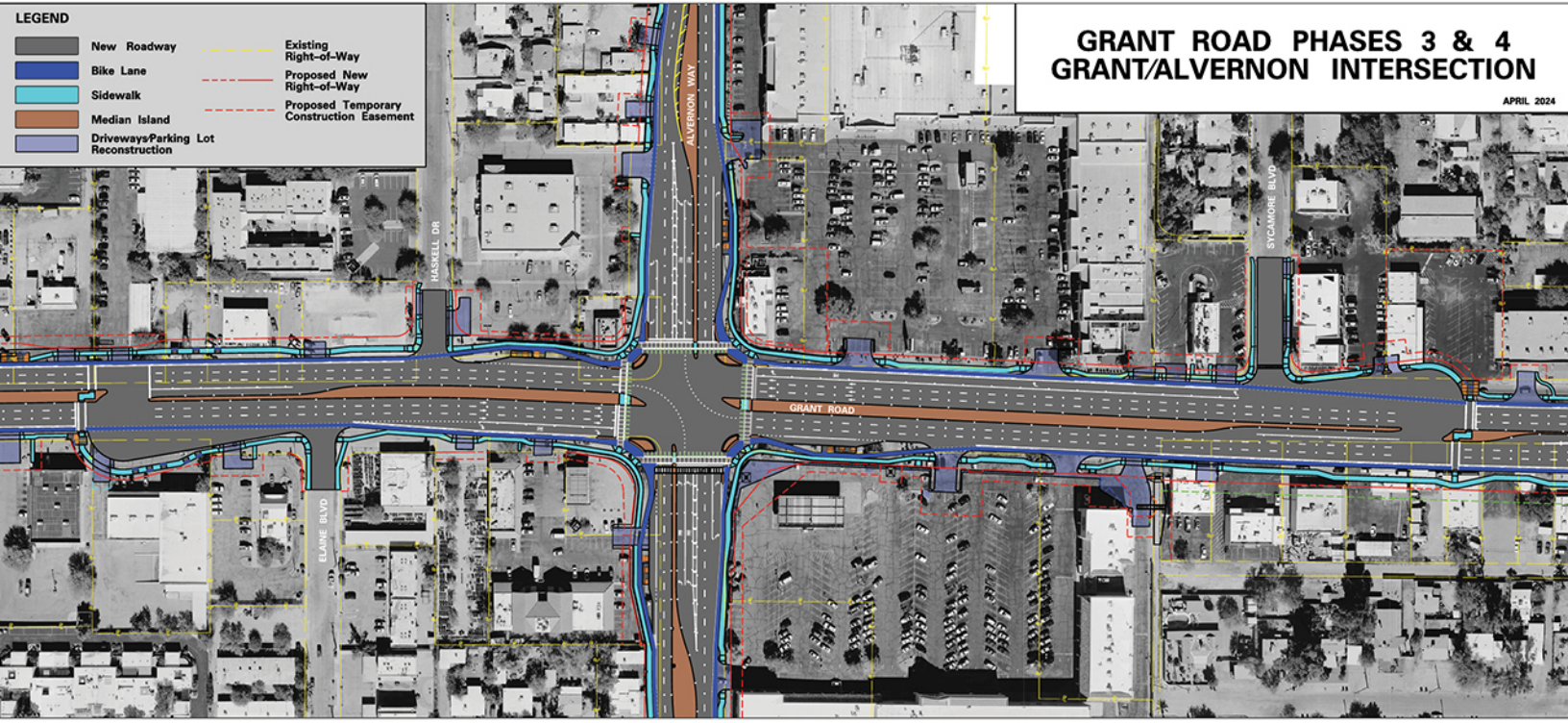
Phase 3 and 4 Update

LEGEND

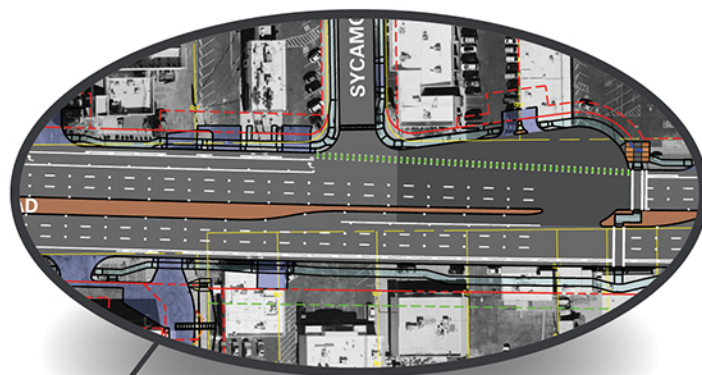
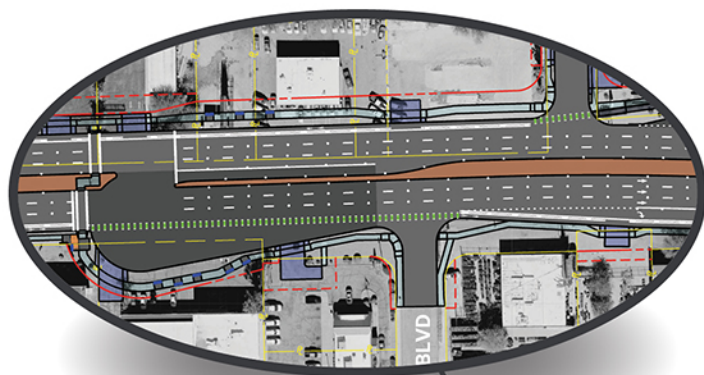
 New Roadway	 Existing Right-of-Way
 Bike Lane	 Proposed New Right-of-Way
 Sidewalk	 Proposed Temporary Construction Easement
 Median Island	
 Driveways/Parking Lot Reconstruction	

GRANT ROAD PHASES 3 & 4 GRANT/ALVERNON INTERSECTION

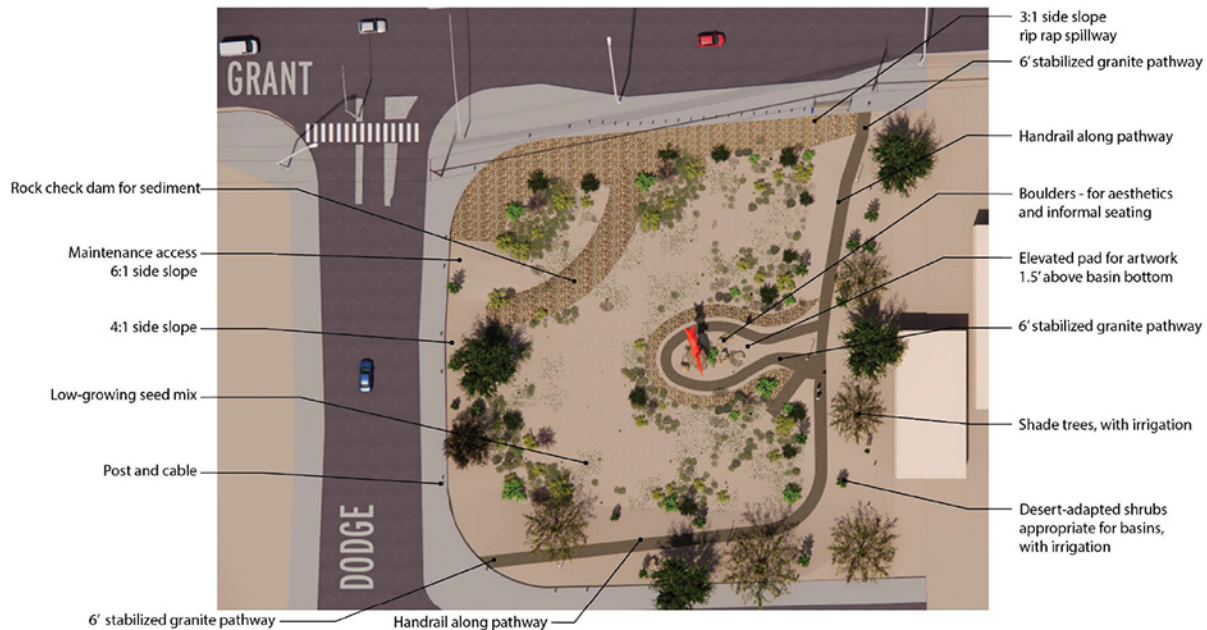
APRIL 2024



Indirect Left Turns at Grant/Alvernon



1-Acre Detention Basin



Landscape Design Goals

1 Continuity of Corridor Aesthetic



Phase 1 Median Design Elements

Phases 3-4 medians will reference the contrasting rock sizes and sculptural plant material found on Phase 1.



Phase 2 Landscape Design Elements

Phases 3-4 will continue the naturalistic appearance of Phase 2 with desert plant material, boulders and varied rock material.



Phases 1 & 2 Site Furnishings

The site furnishings used on Phases 3-4 will match furnishings from Phases 1 & 2, including benches, trash receptacles, and the ecotile handrailing pictured at left.

2 Pedestrian-Friendly Spaces with Shade



Plazas, Seating, and Shade

Phases 3-4 incorporates elements that cater to the pedestrian experience. Mini-plazas with shade structures (pictured top) will be found at Pelicans (pedestrian light controlled crossing), and trees will be planted along sidewalks and intersections as feasible for comfortable pedestrian transitions.

3 Rainwater Harvesting

Stormwater to Benefit the Landscape

Depressed planting areas, along with curb cuts and scuppers (as seen on both Phases 1 & 2) will allow stormwater runoff to help generate a healthy and beautiful landscape. These features help keep water off the road and in areas where there is a need and benefit.



4 Desert-Adapted Plant Material



Ironwood
Olneya tesota



Desert Willow
Chilopsis linearis



Velvet Mesquite
Prosopis velutina



Saguaro
Cylindropuntia gigantea

A variety of trees, shrubs, cacti and succulents will be used on Phases 3-4 for shade, sculptural diversity, and seasonal color. Species are similar to those used on Phases 1 and 2.



Desert Milkweed
Asclepias subulata



Chuparosa
Justicia californica



Engelmann's Prickly Pear
Opuntia engelmannii



Pale Leaf Yucca
Yucca pallida

PHASES 3-4 ROADWAY PERSPECTIVES AND DETENTION BASIN PLAN

Typical Pelican Crossing Mini-Plaza

Shade structure, benches, trash receptacle, distinct paving



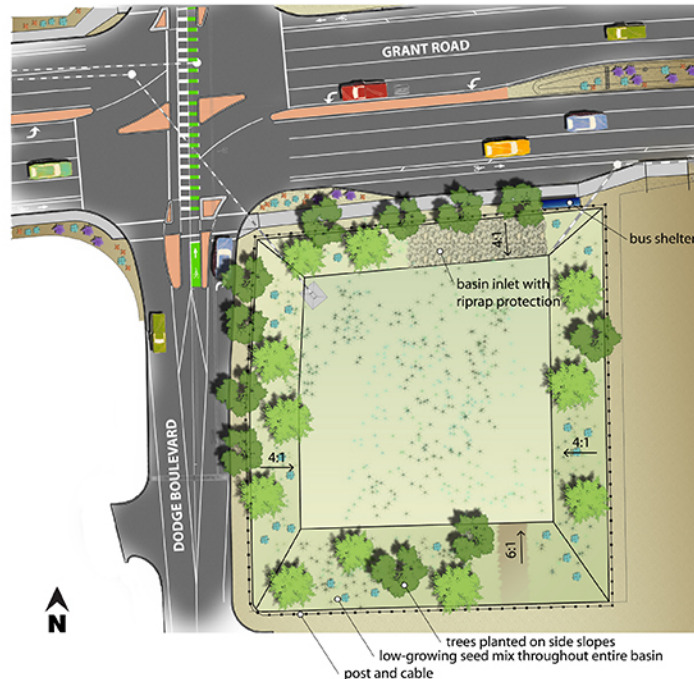
Typical Bus Stop

Expanded waiting area, shade trees, benches, trash receptacle, distinct paving



1-Acre Detention Basin at Grant Road and Dodge Boulevard

Trees, seed mix, post and cable



PHASE 3&4 PUBLIC ART UPDATE



PHASE 3&4 PUBLIC ART UPDATE

