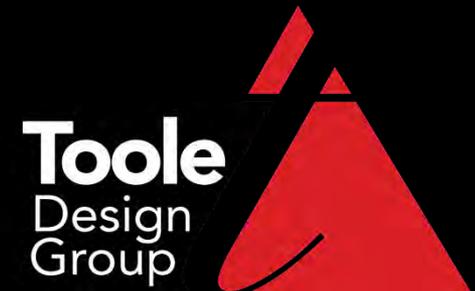
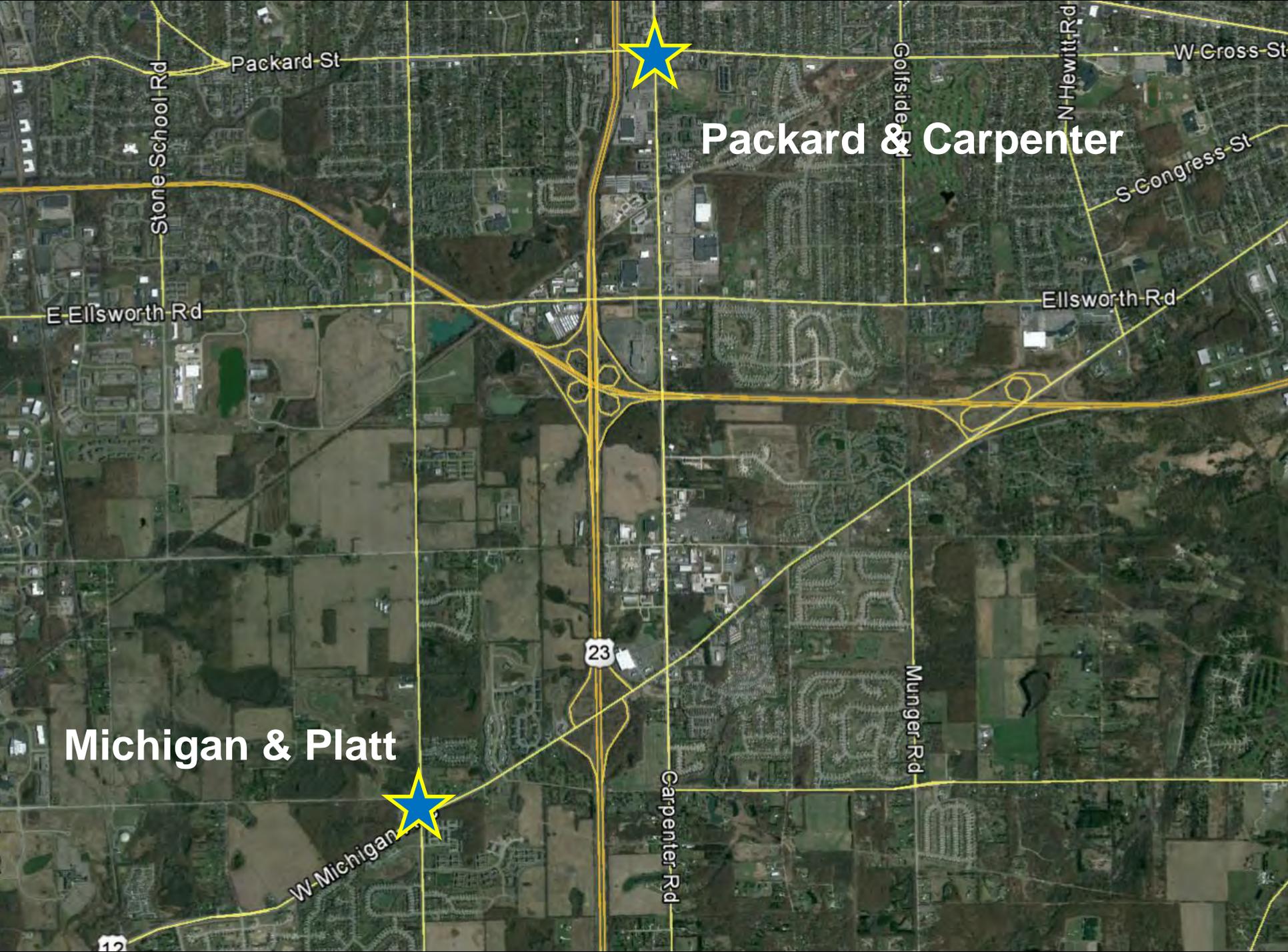


Making Places (Nodes)



Ian Lockwood, P.E.
Hannah Pritchard, P.E.
Ken Ray, RLA





Packard & Carpenter

Michigan & Platt

23

Stone School Rd

Packard St

E Ellsworth Rd

W Michigan

Carpenter Rd

Munger Rd

Ellsworth Rd

S Congress St

W Cross St

N Hewitt Rd

Golfside Rd



Carpenter Road near Packard Road



Carpenter Road at Packard Road



Neighborhood near Carpenter/Packard



Neighborhood near Michigan/Platt



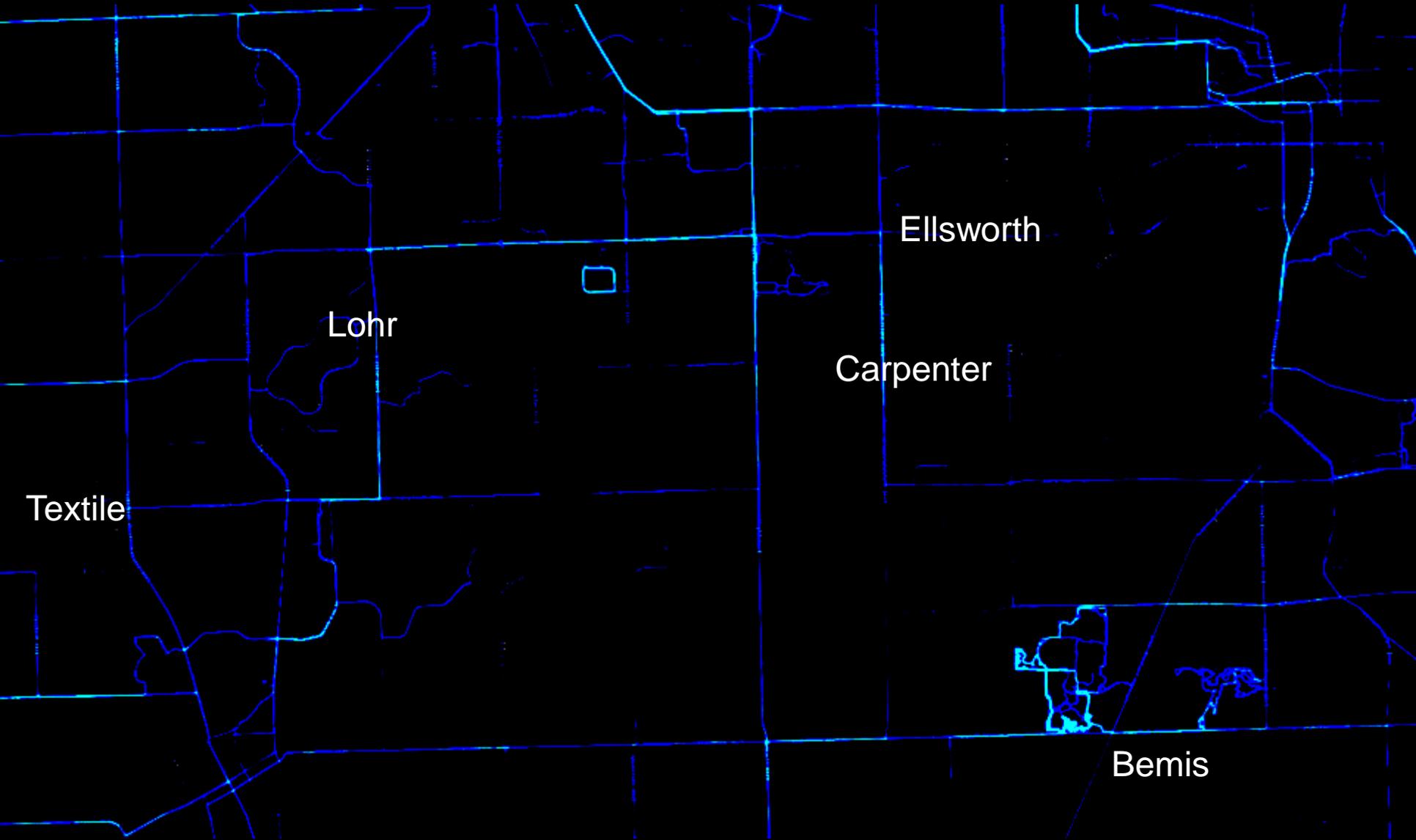
Thomas Road



Platt near Michigan



Michigan near Platt (queue for eastbound Michigan)



Textile

Lohr

Ellsworth

Carpenter

Bemis

Michigan

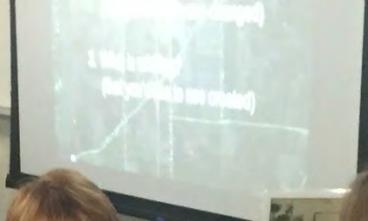
Platt



Making Places



ickwood, P.E.
ah Pritchard, P.E.

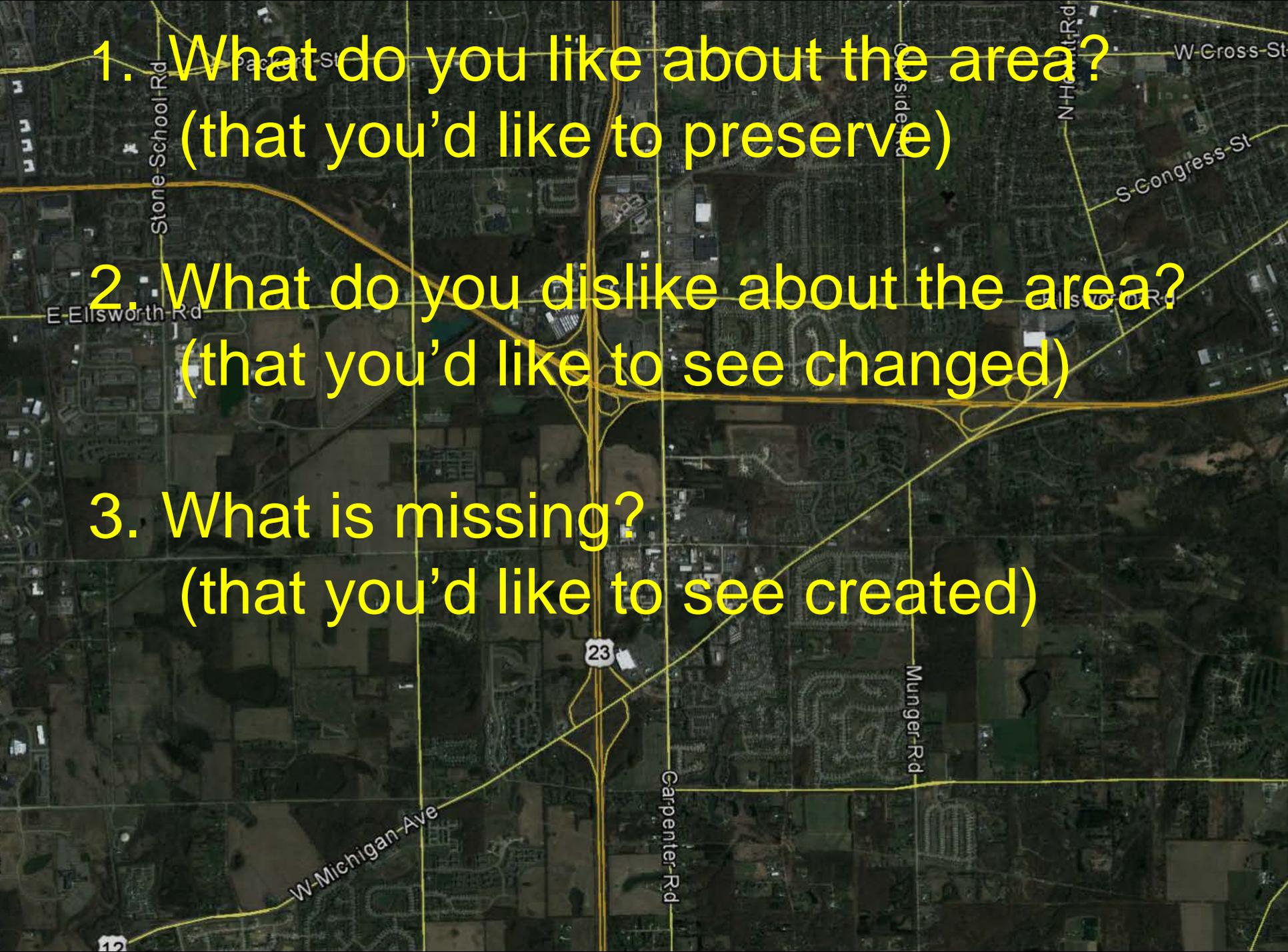


Share
Your
Vision

What services would you like access to in your neighborhood?

2020 Vision

Node

An aerial photograph of a suburban area with a grid of roads. The roads are highlighted in yellow. The text is overlaid in a bright yellow color. The roads shown include Stone School Rd, Packard St, W Cross St, S Congress St, E Ellsworth Rd, Munger Rd, W Michigan Ave, Carpenier Rd, and NH Unit Rd. A highway shield with the number 23 is visible near the center of the map.

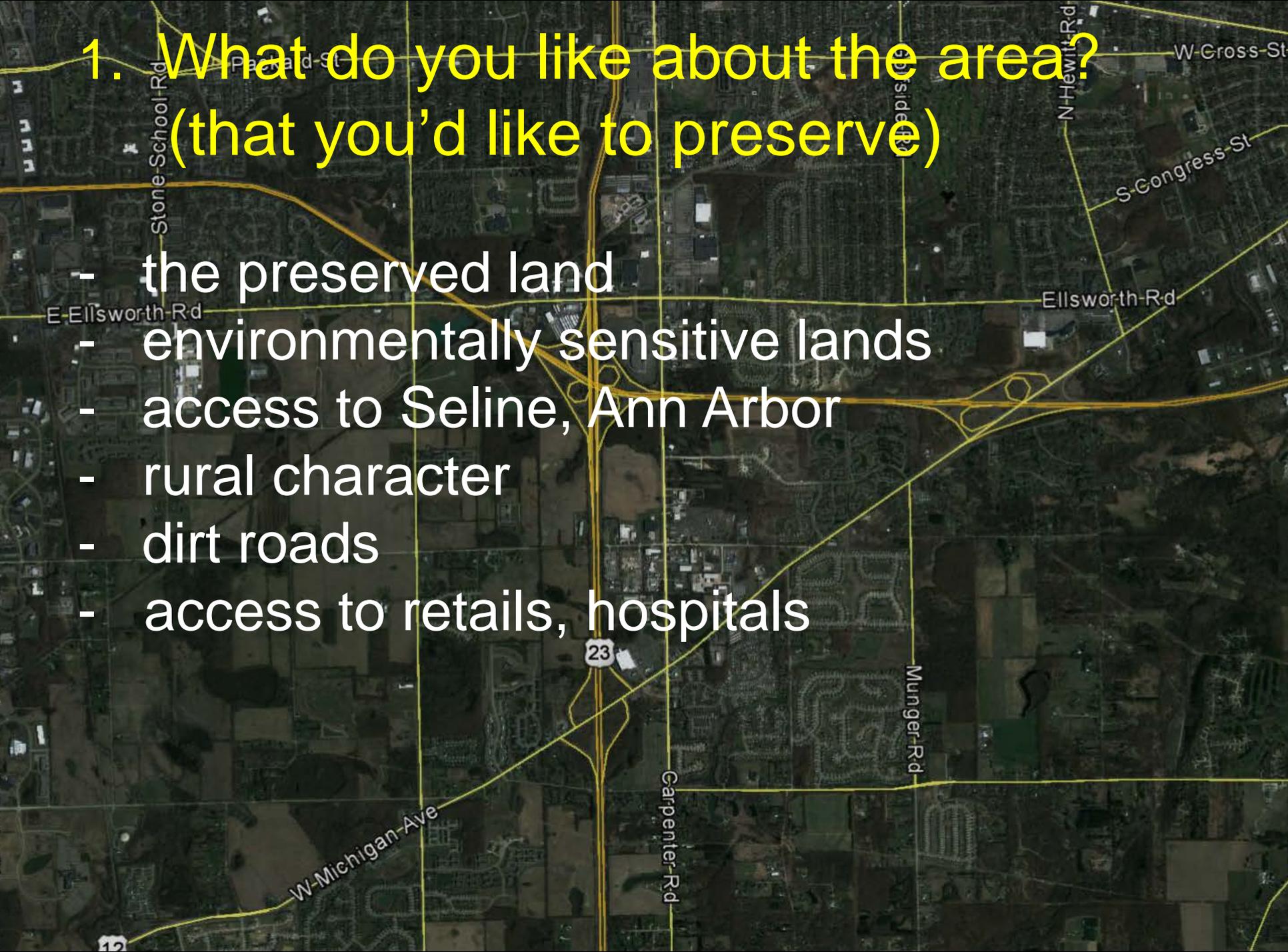
1. What do you like about the area?
(that you'd like to preserve)

2. What do you dislike about the area?
(that you'd like to see changed)

3. What is missing?
(that you'd like to see created)

1. What do you like about the area? (that you'd like to preserve)

- the preserved land
- environmentally sensitive lands
- access to Seline, Ann Arbor
- rural character
- dirt roads
- access to retails, hospitals

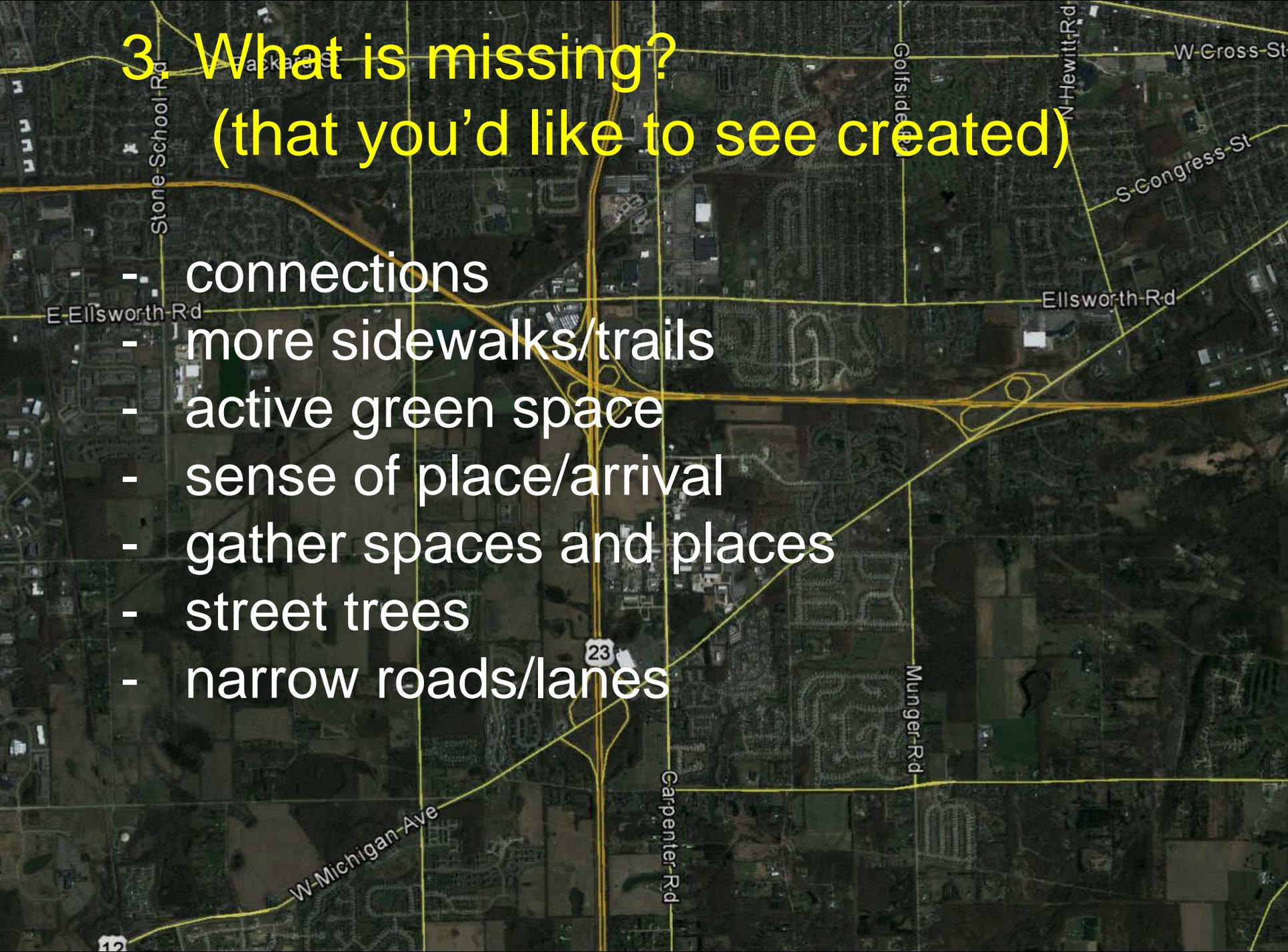


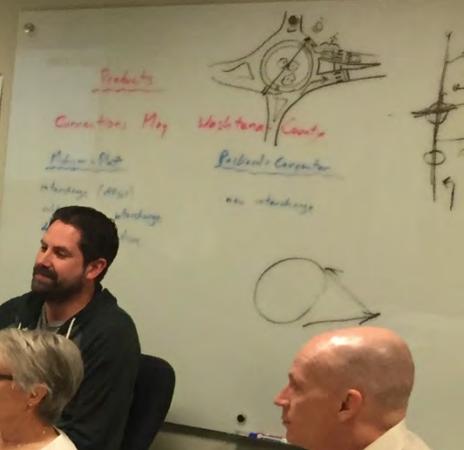
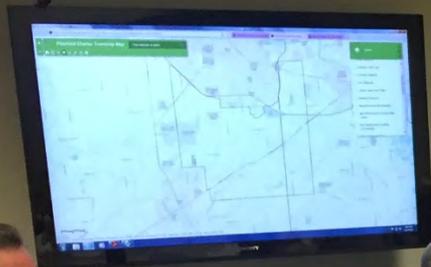
2. What do you dislike about the area? (that you'd like to see changed)

- poor/aggressive driving behavior
- traffic congestion
- dysfunctional intersections
- difficultly turning left onto US23, Michigan Av
- cut-through traffic
- dirt roads
- danger to walking and cycling
- severed crossings of US23
- under-utilized property
- ugly character of Michigan Ave.

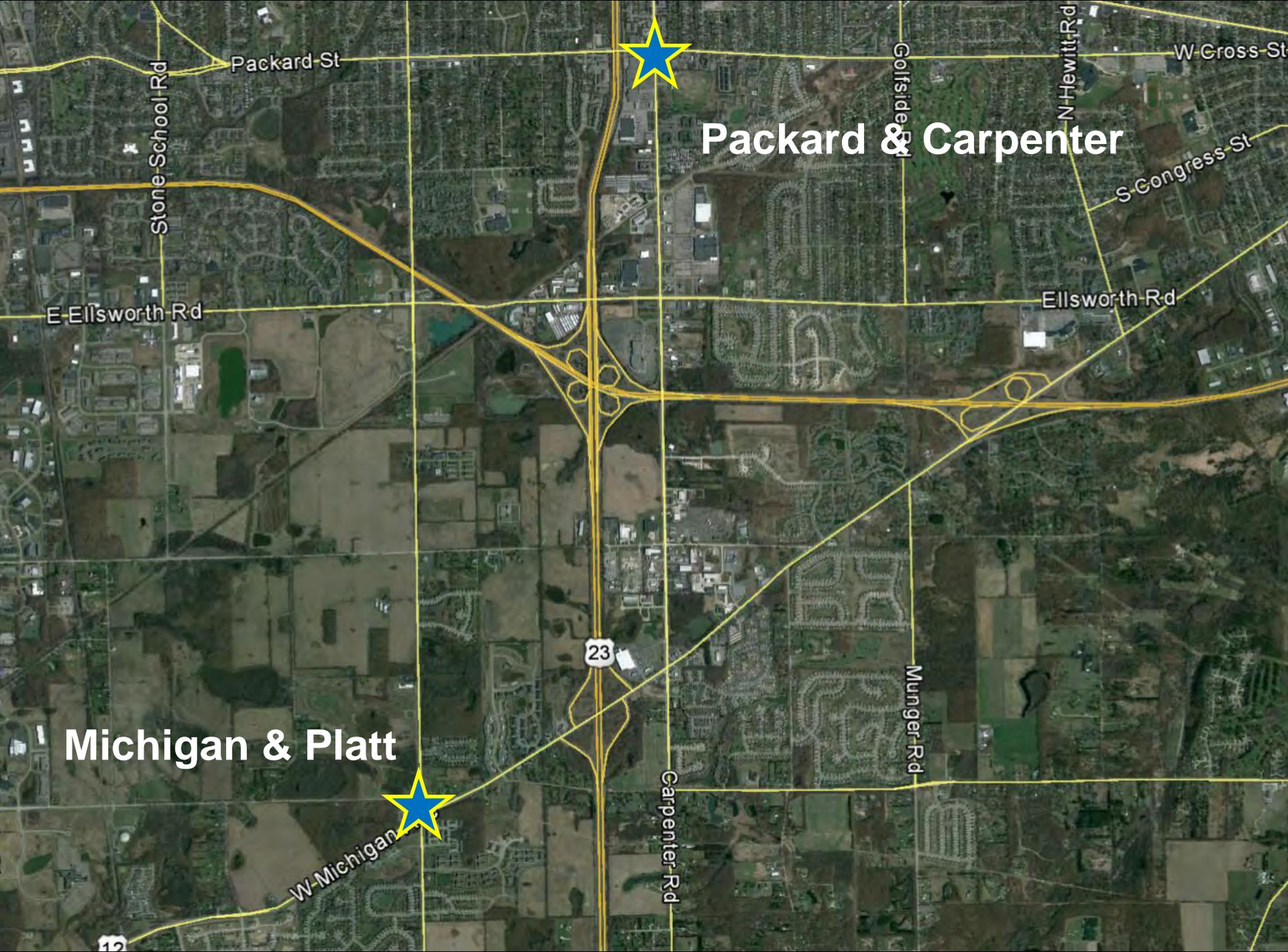
3. What is missing? (that you'd like to see created)

- connections
- more sidewalks/trails
- active green space
- sense of place/arrival
- gather spaces and places
- street trees
- narrow roads/lanes









Packard & Carpenter

Michigan & Platt

23

Stone School Rd

Packard St

E Ellsworth Rd

W Michigan

Carpenter Rd

Munger Rd

Ellsworth Rd

S Congress St

W Cross St

N Hewitt Rd

Golfside Rd

WINTER PARK MALL



PHOTOGRAPHY BY HAROLD KYLE















K Mart

Lee Rd

Orlando Avenue

Solana Ave.

Winter Park
Village

Webster Ave.

Winter Park
Vo Tech

Denning Dr.

Lee Road Extension

Mixed Use
Redevelopment

K Mart

Lee Rd
Orlando Avenue

Webster Ave

Winter Park
Village

W.P.V. Development

Residential
Redevelopment

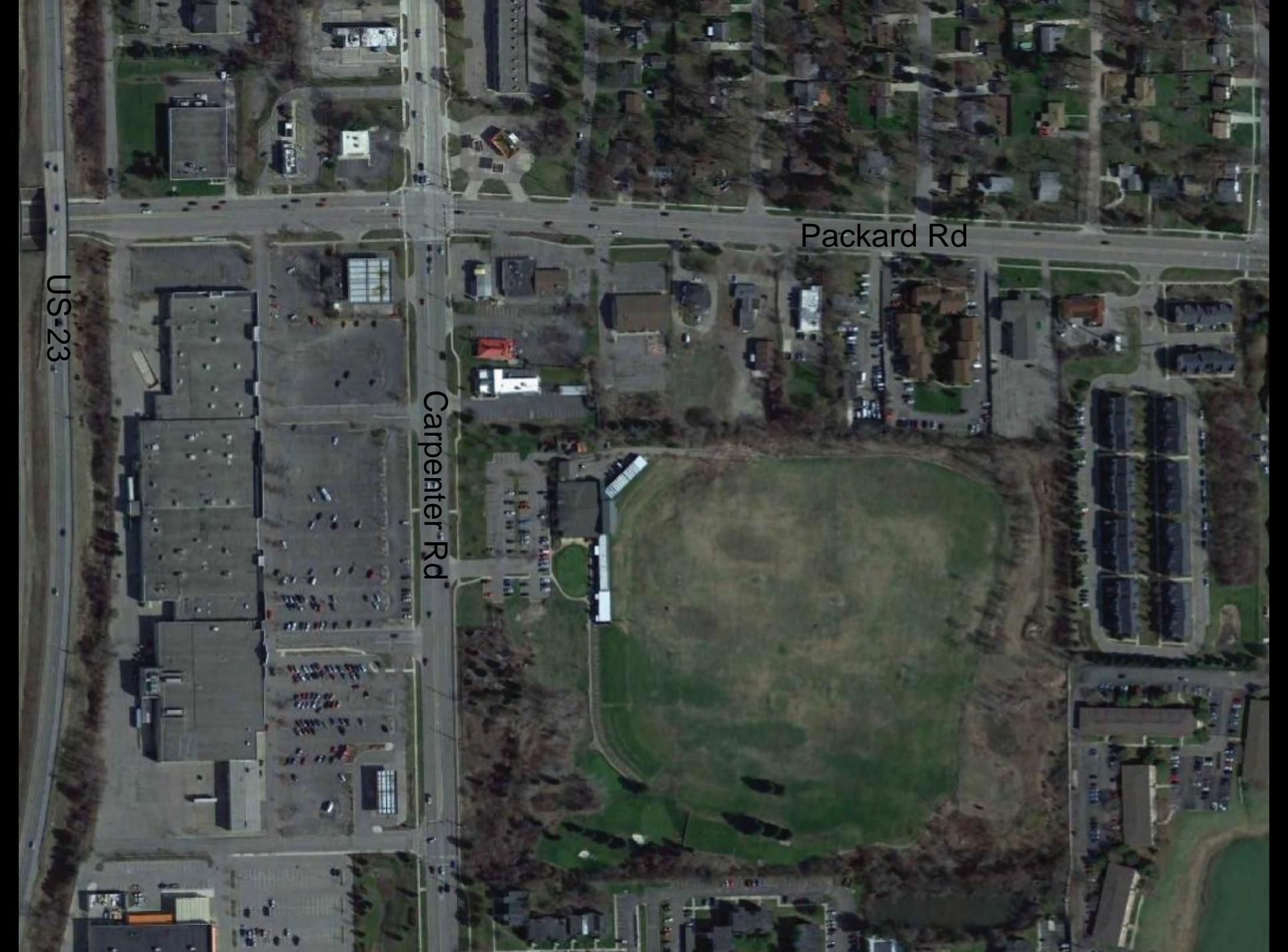
Denning Dr



Packard Rd

Carpenter Rd

US-23



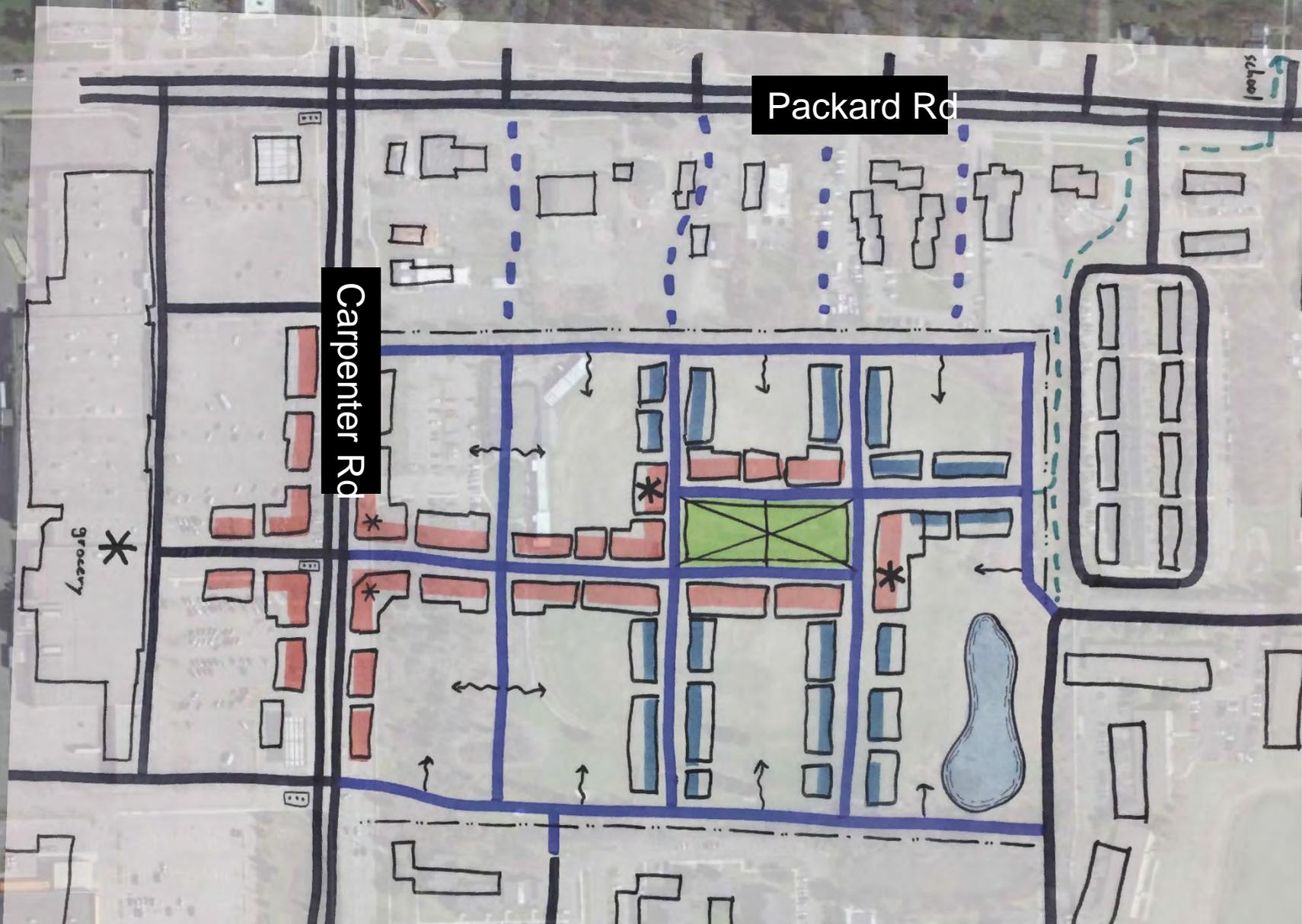
US-23

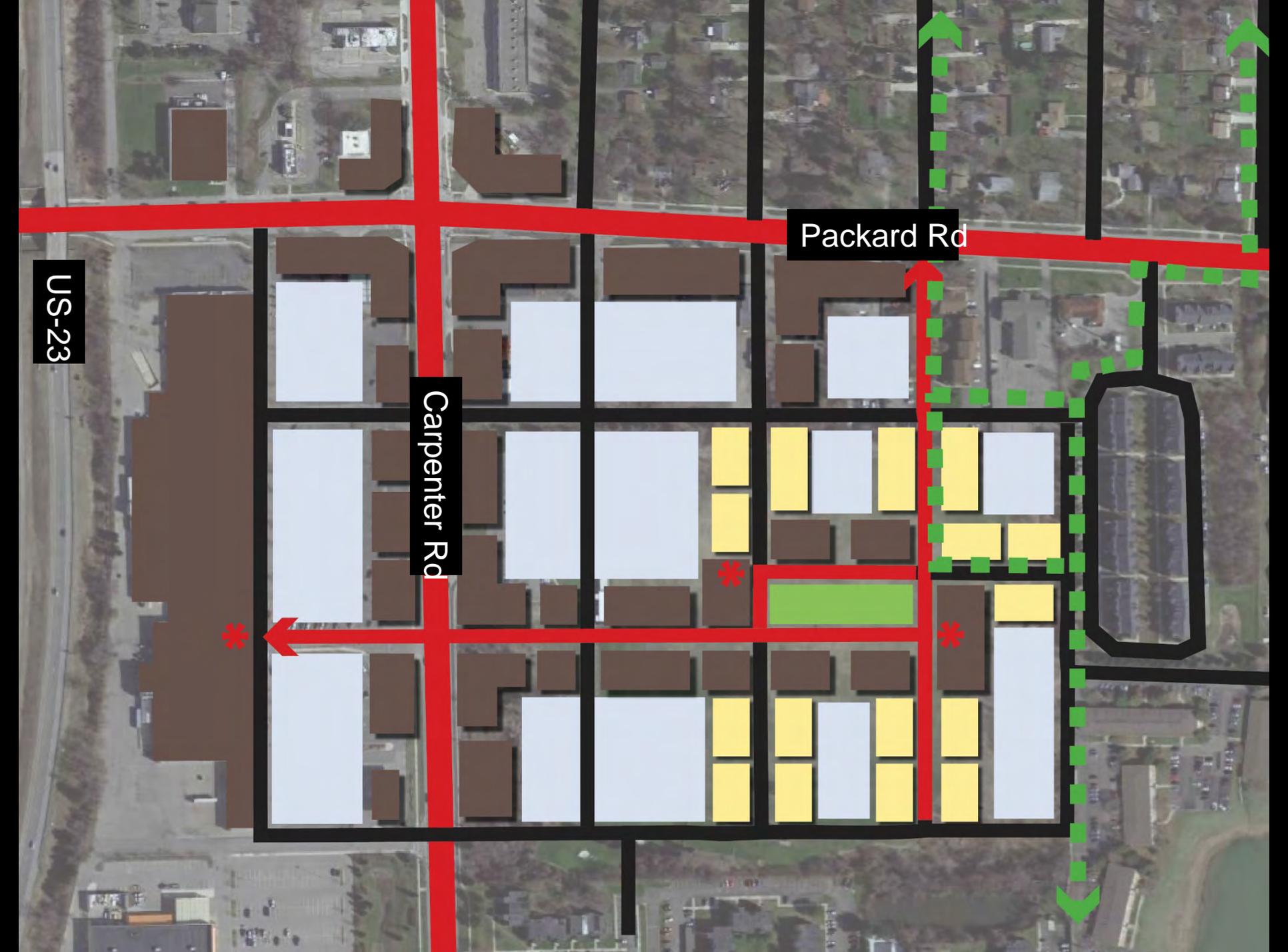
Carpenter Rd

Packard Rd

School

*
grocery



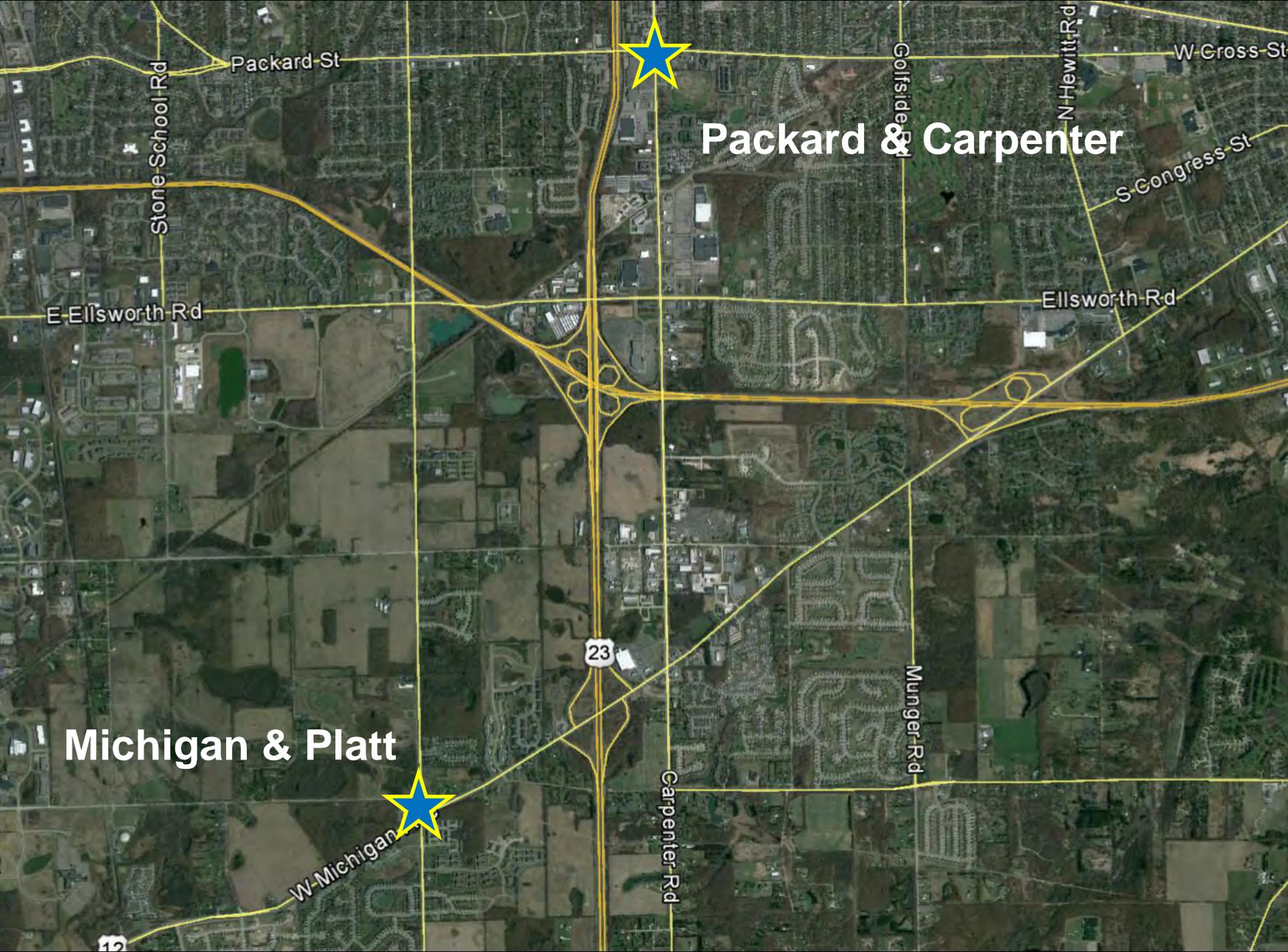


US-23

Carpenter Rd

Packard Rd





Packard & Carpenter

Michigan & Platt

Stone School Rd

Packard St



Golfside Rd

N Hewitt Rd

W Cross St

S Congress St

E Ellsworth Rd

Ellsworth Rd

23

W Michigan

Carpenter Rd

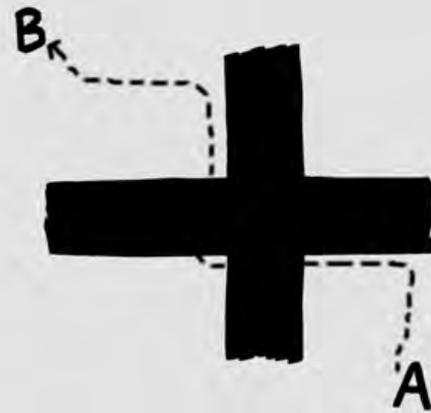
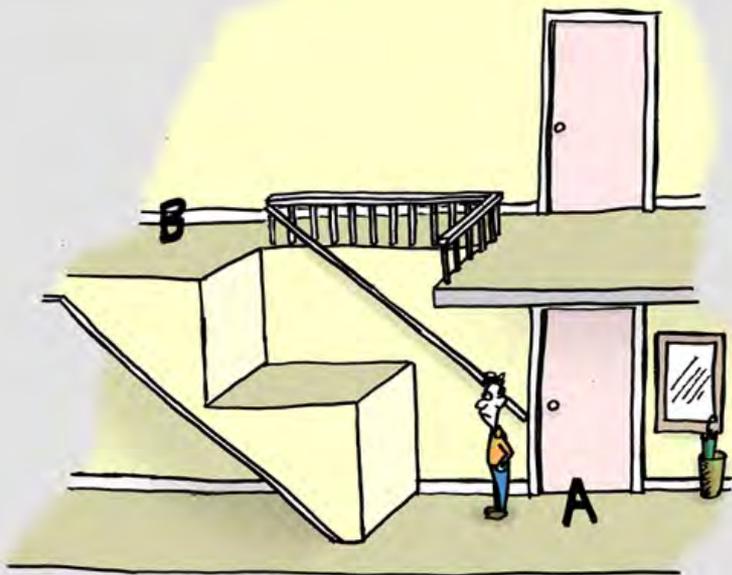
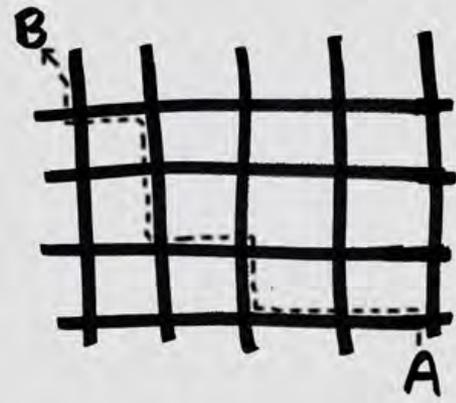
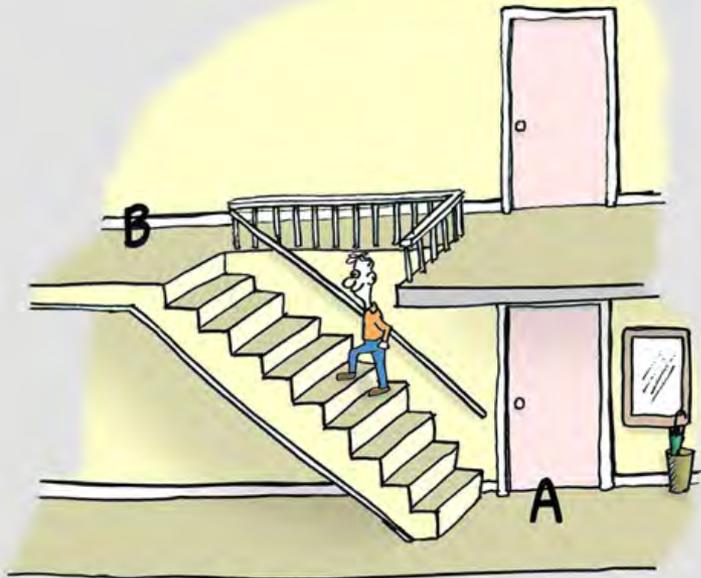
Munger Rd

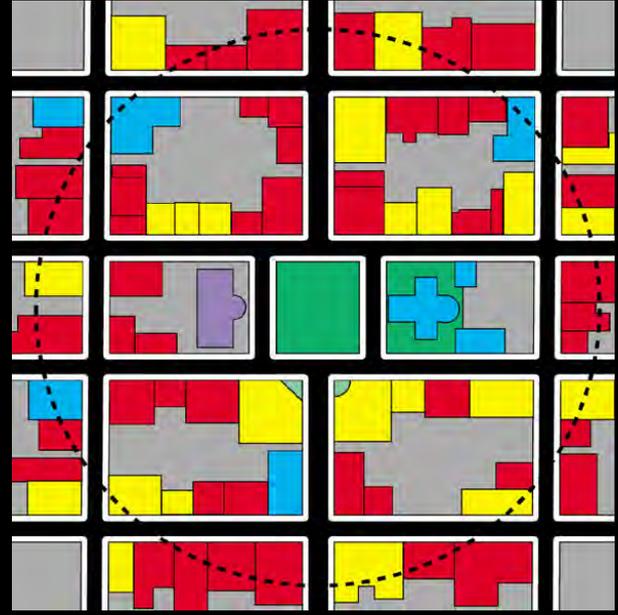
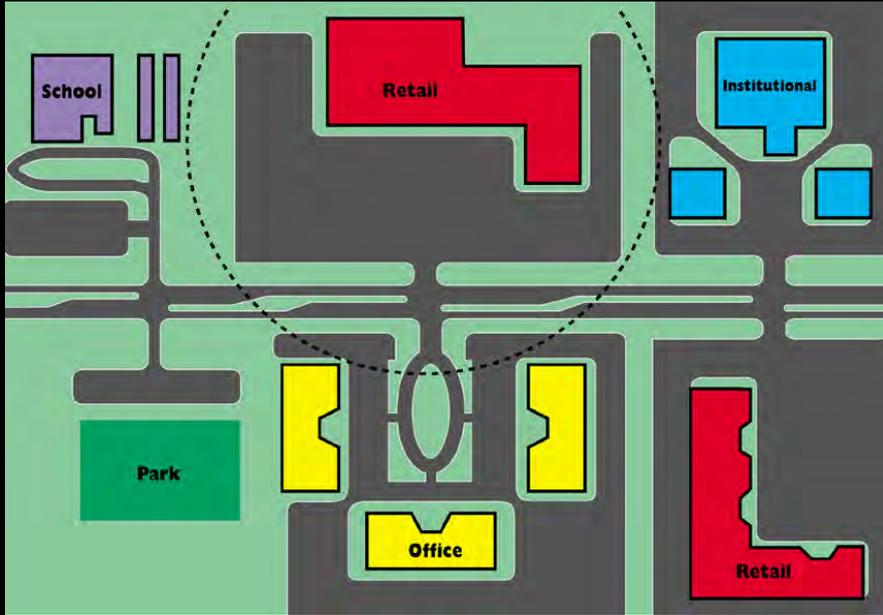
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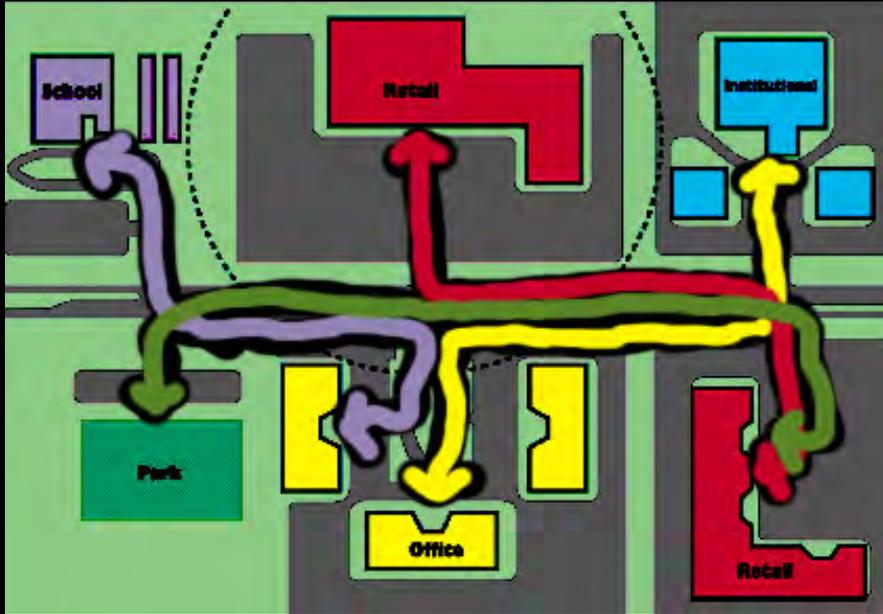


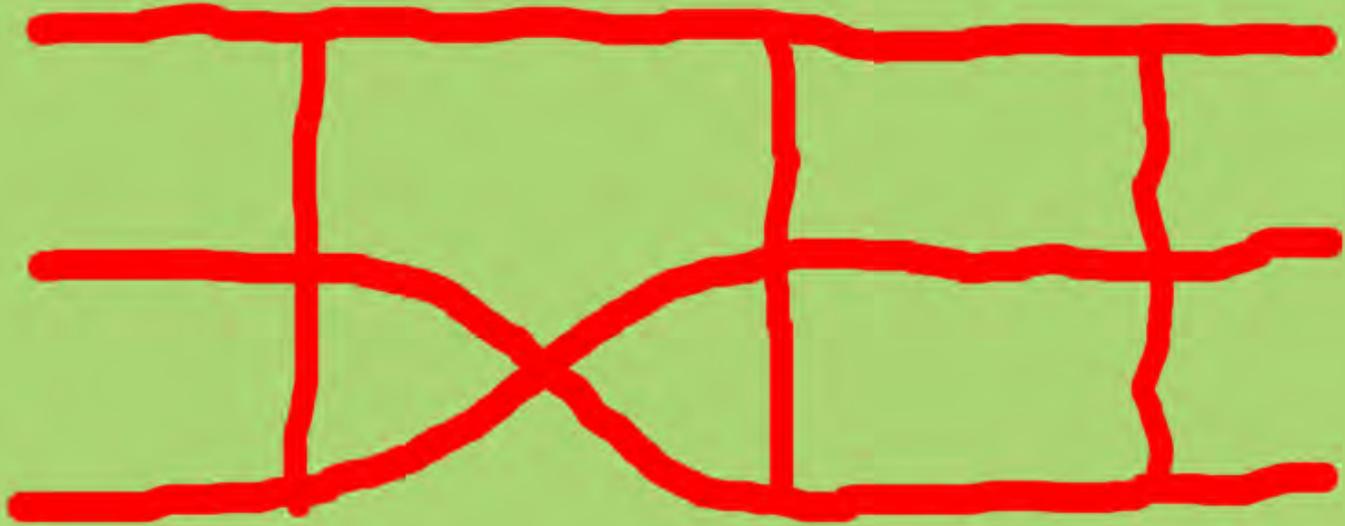


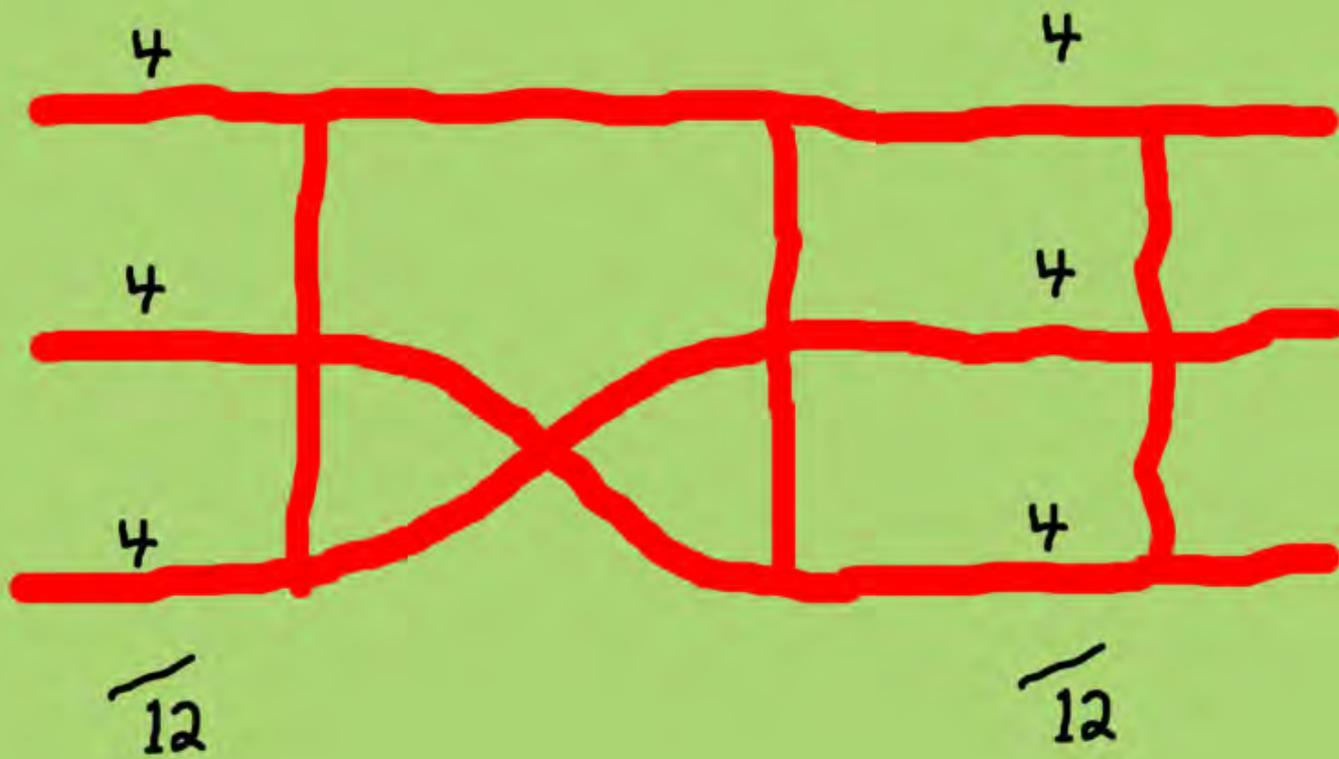


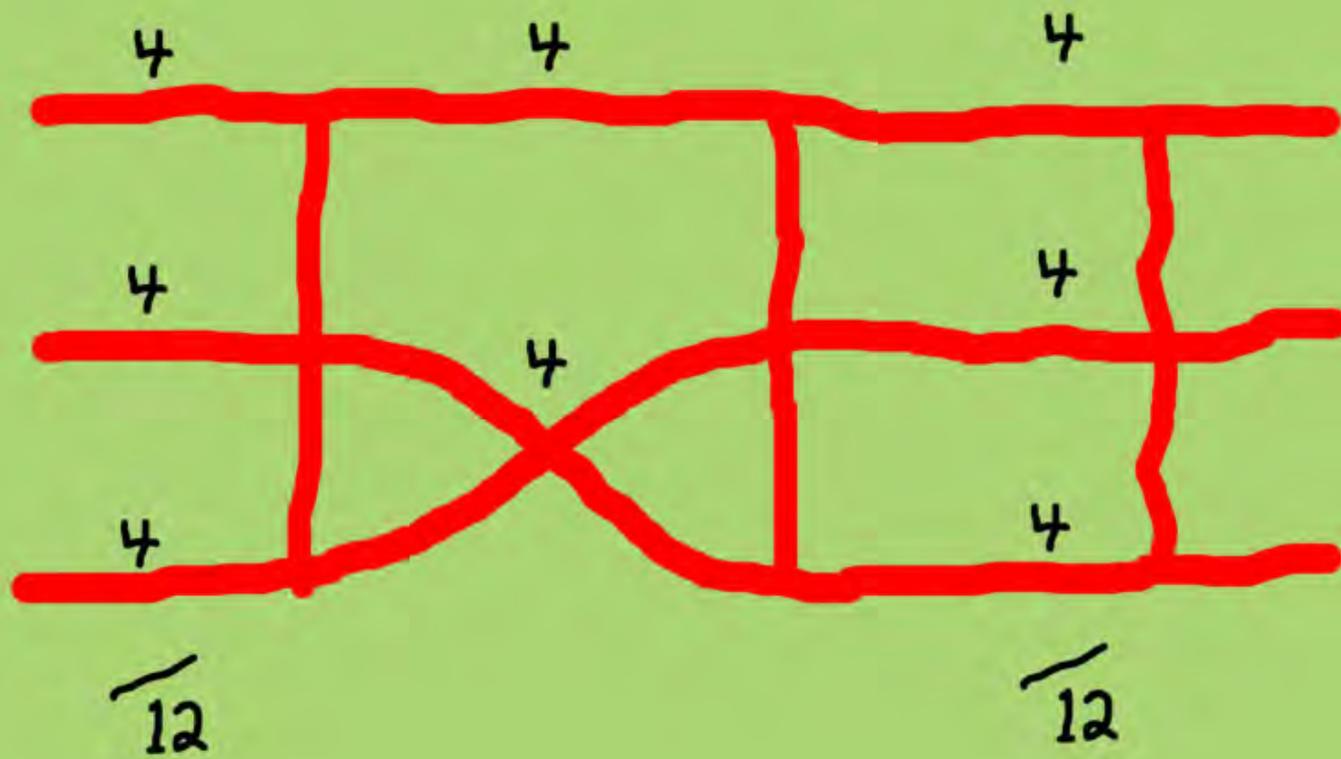


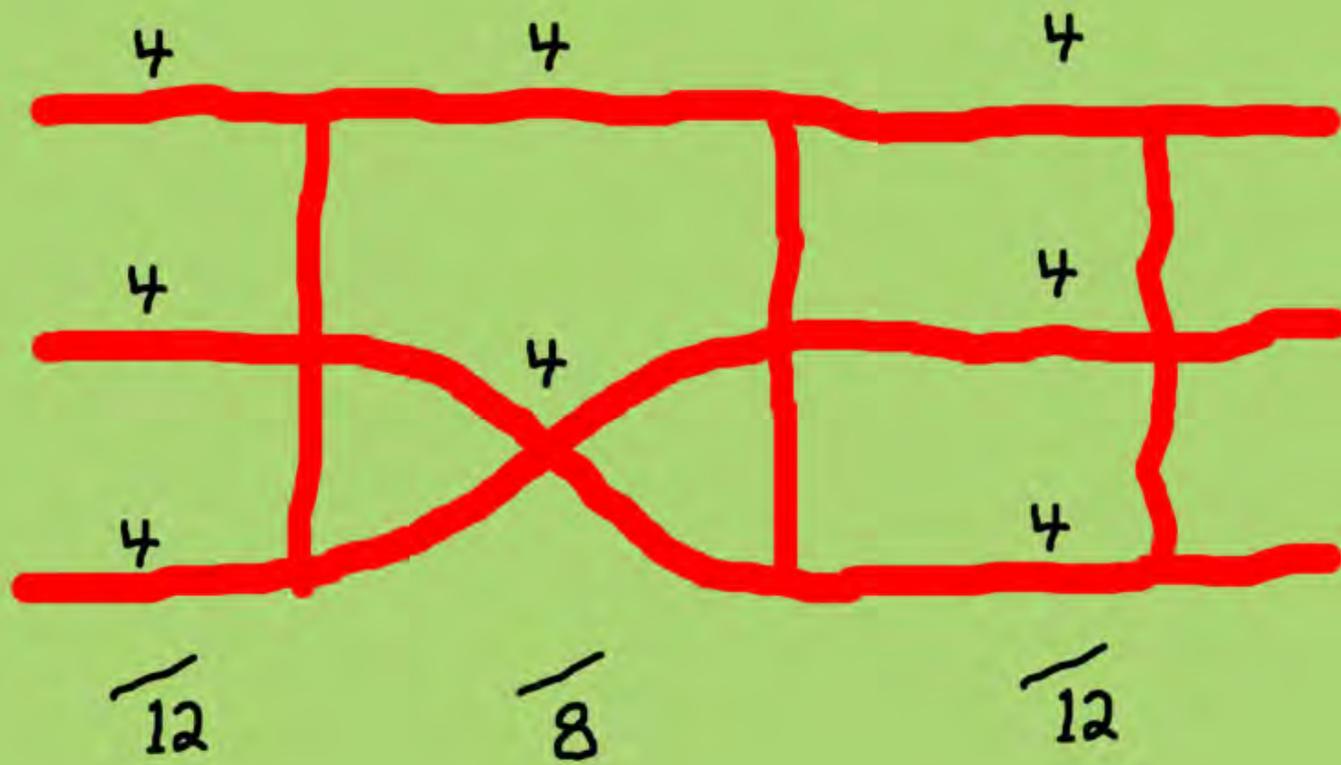


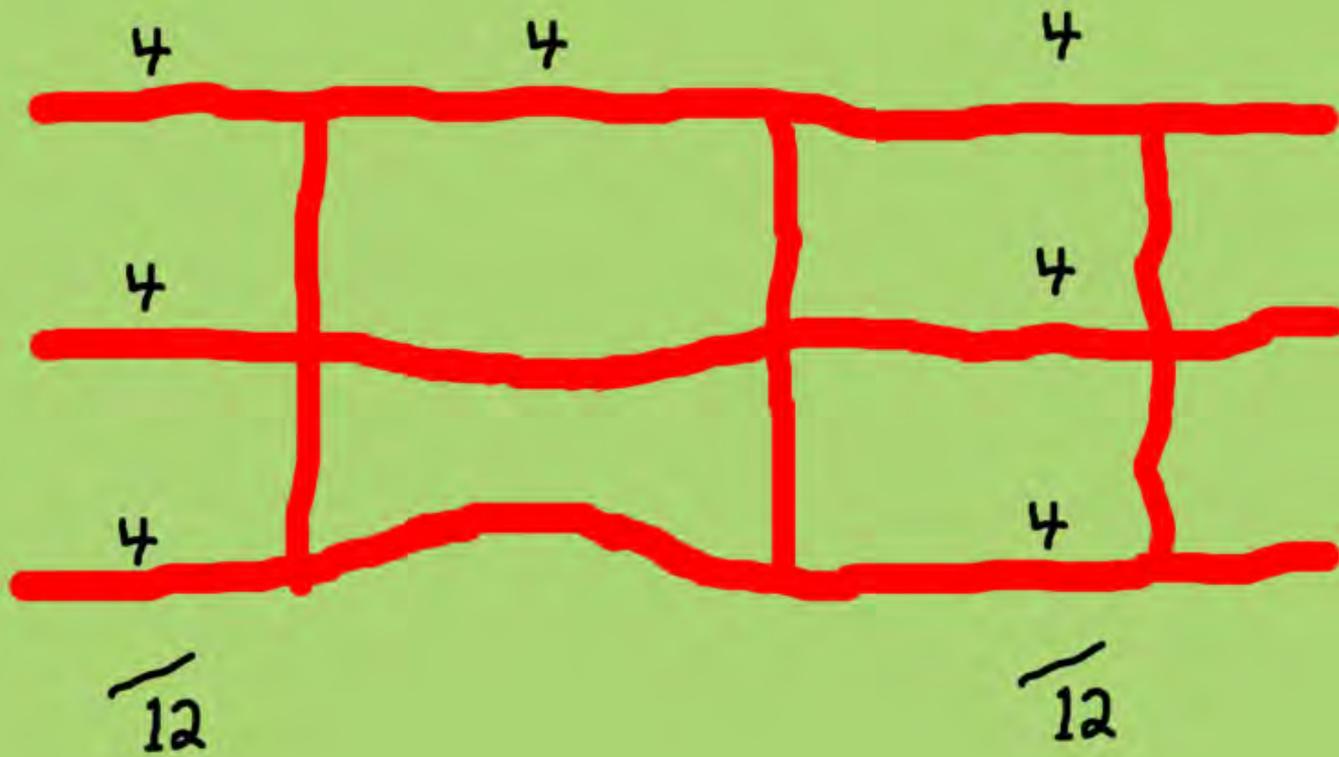


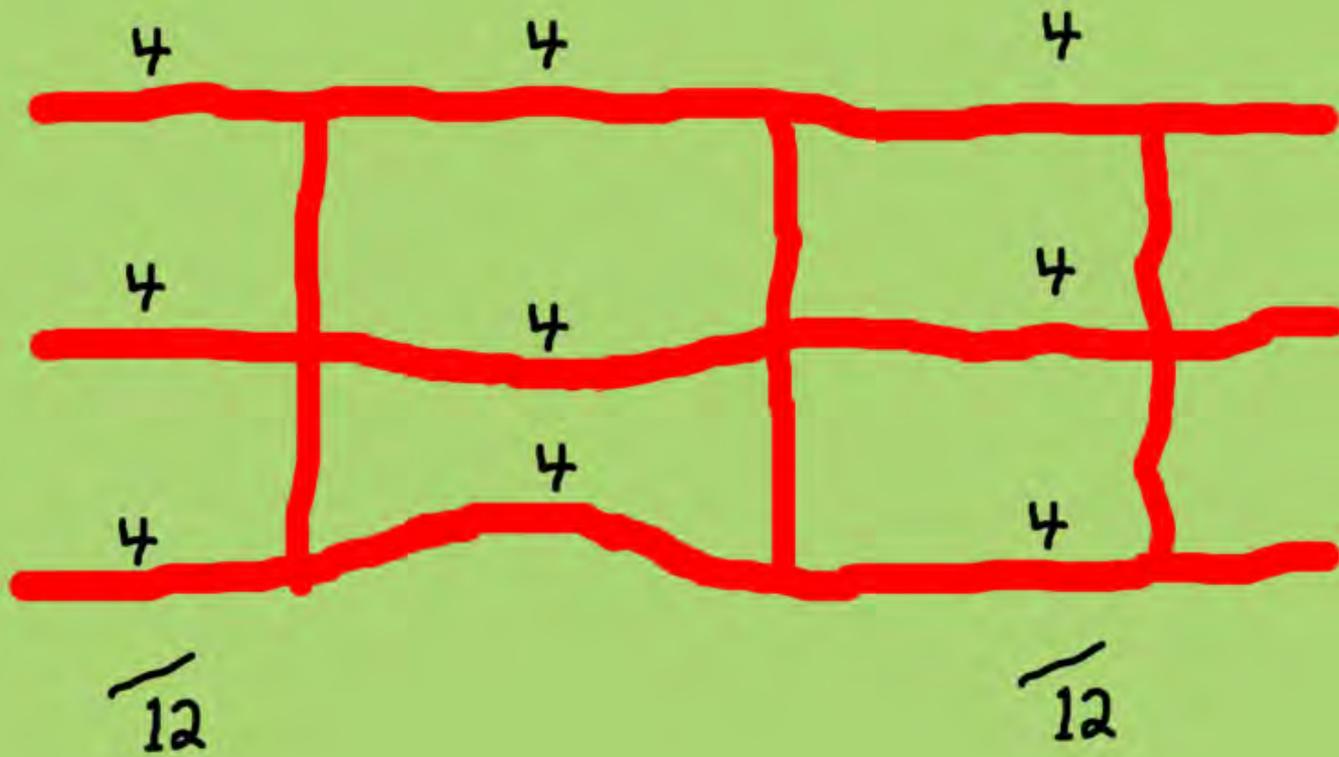


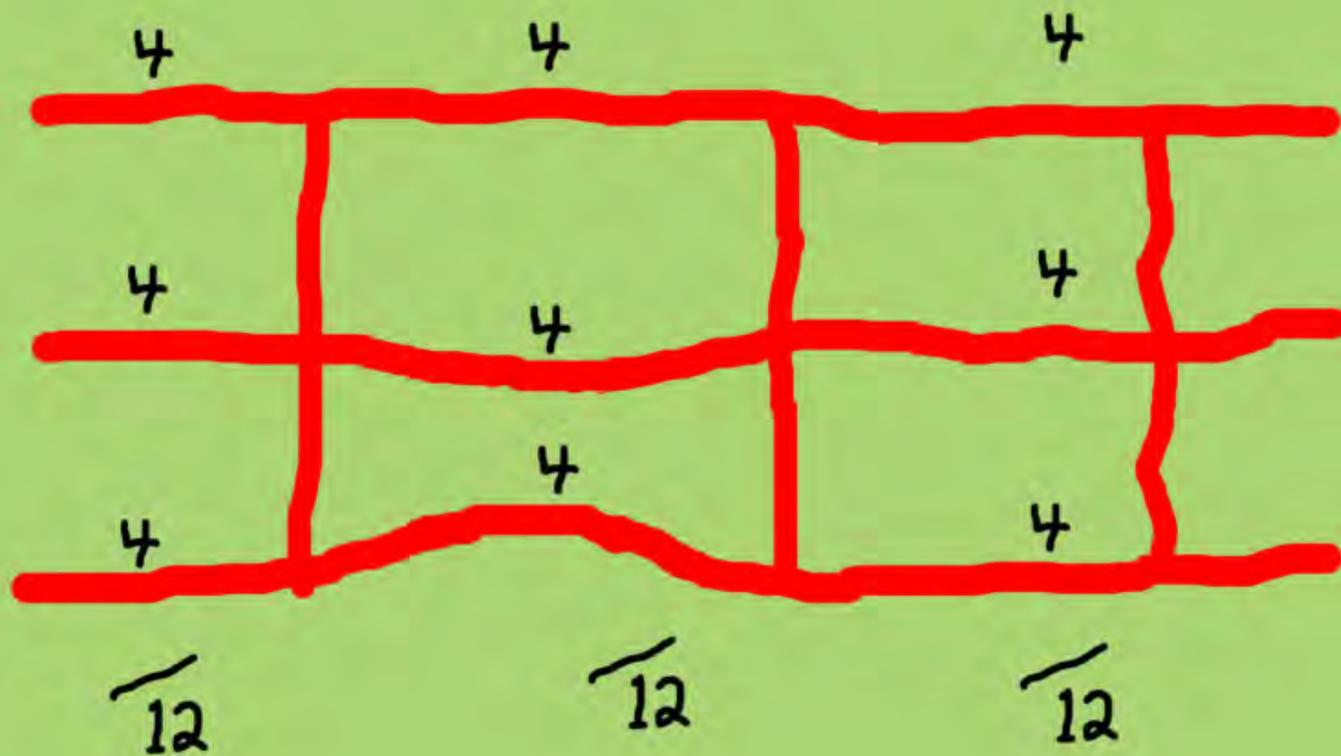


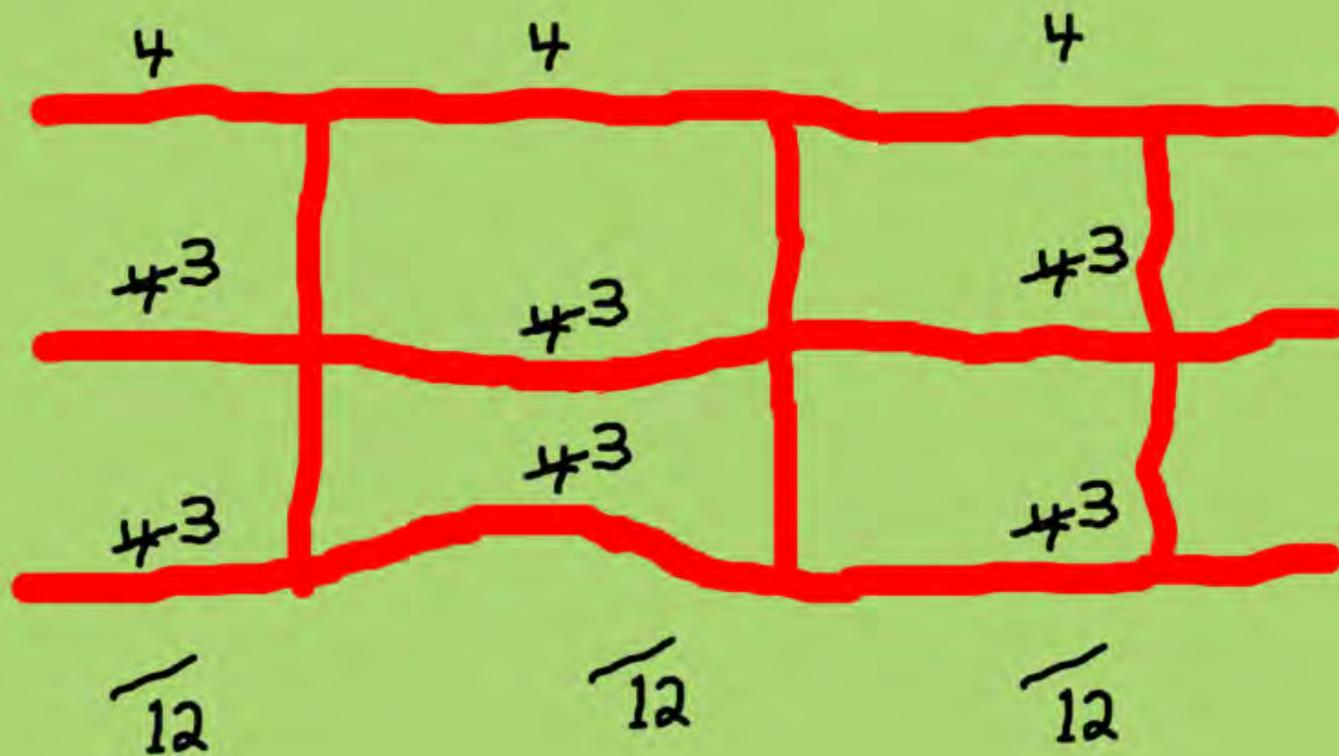


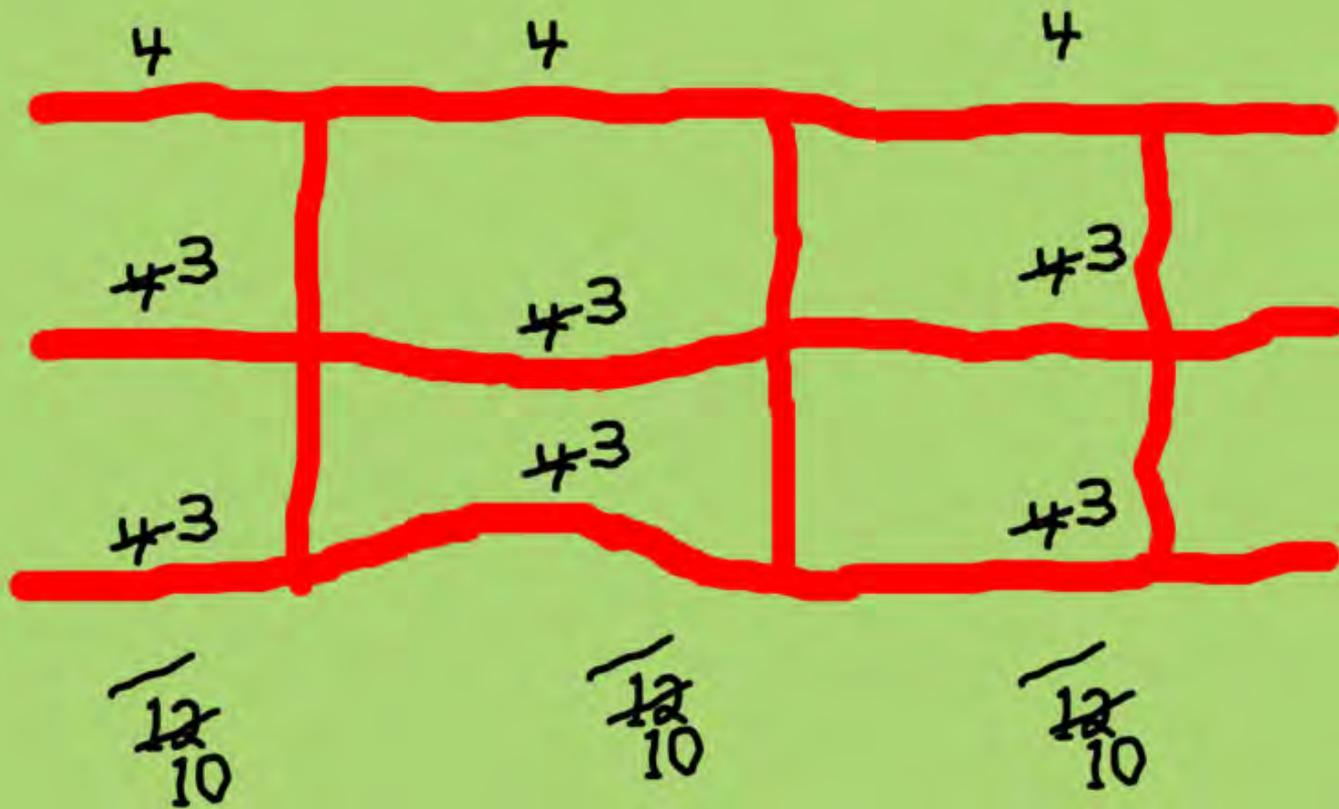










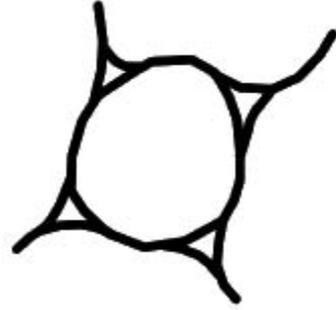


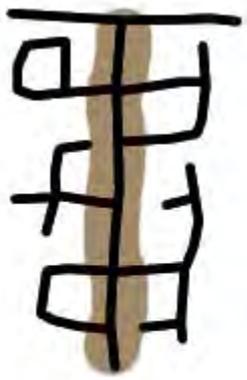
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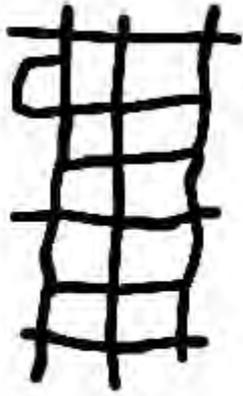
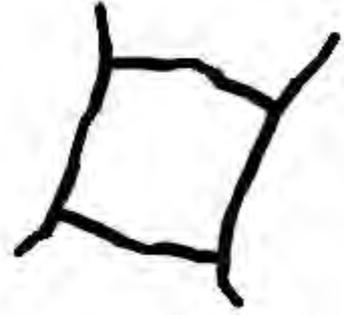
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U









Hello? Mixed land use and density reduce my average weekend trip length by about 85%



Lockwood

<u>Trip Type</u>	<u>%</u>
work	18.0
work-related	2.6
shopping	20.2
doctor/dentist	1.5
family/personal	24.2
church/school	8.8
social/recreational	24.5
other	0.2

Michigan and Platt

Platt Rd

E Morgan Rd

Pittsfield Charter Township

Rosefield Dr
Bridgefield Dr

Bestech Rd

Arbor Meadows

Sherborne Ln

Plum Hollow Dr

Hampshire Ln

Arbor Leah Dr

Sageberry St

Tansy Ct

Oakview Dr

Thomas Rd

23

12

Textile Rd

Textile Rd

Platt Rd

W Michigan Ave

Primrose Ln

Goulier Dr

Gardner Rd

Campbell Rd

Rolling Meadow Ln
Lark Ln

Stark Ln

Michigan Ave

Marplewood Ln

Harfield Cr

Sauk Trail

Hidden Creek N

Warner Creek Dr

Castaway Ln

Warner Rd

Heartwood Ln

Hickory Hollow Dr

Green Hills Dr

Ruby St



Michigan and Platt

Platt Rd

E Morgan Rd

Pittsfield Charter Township

Sensitive Preserve Area

Rosefield Dr
Bridgefield Dr

Bestech Rd

Arbor Meadows

Sageberry St

Sherborne Ln

Plum Hollow Dr

Hampshire Ln

Arbor Leah Dr

Tansy Ct

Oakview Dr

Textile Rd

Textile Rd

Thomas Rd

23

12

d

PJ

Platt Rd

W Michigan Ave

Primrose Ln

Goulier Dr

Hidden Creek N

Rolling Meadow Ln

Lark Ln

Campbell Rd

Amber Ln

Marplewood Ln

Harfield Cr

Sauk Trail

Warner Creek Dr

Heartwood Ln

Castaway Ln

Stark Ln

Hickory Hollow Dr

Michigan Ave

Warner Rd

Green Hills Dr

Ruby St

Google earth

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1 mi



Michigan and Platt

Platt Rd

E Morgan Rd

Pittsfield Charter Township

Sensitive Preserve Area

Rural roads

Textile Rd

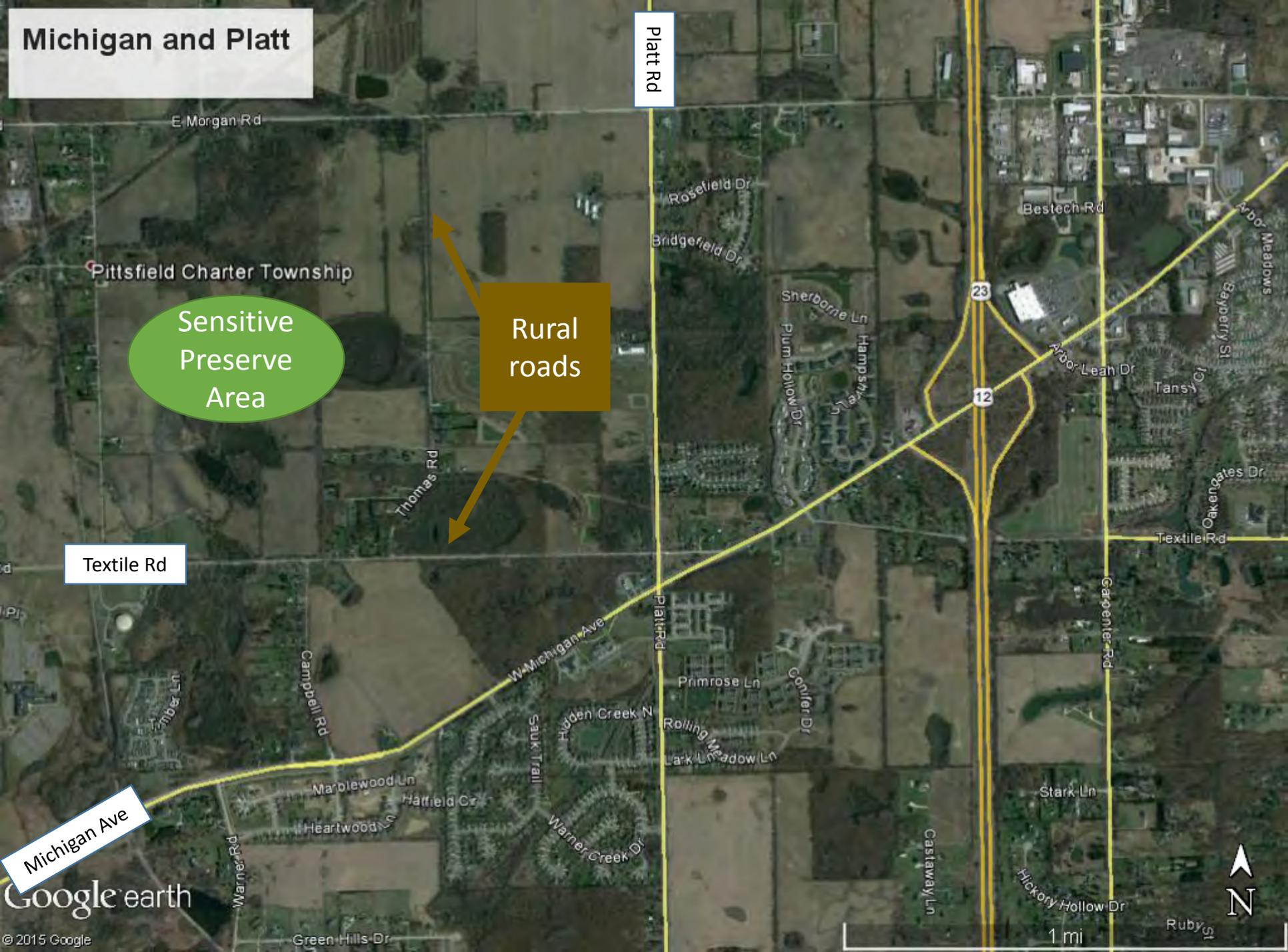
Michigan Ave

Google earth

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1 mi



Michigan and Platt

E Morgan Rd

Platt Rd

Pittsfield Charter Township

Sensitive Preserve Area

Rural roads

Challenging left turn

Textile Rd

Long wait, no left turn signal

Michigan Ave

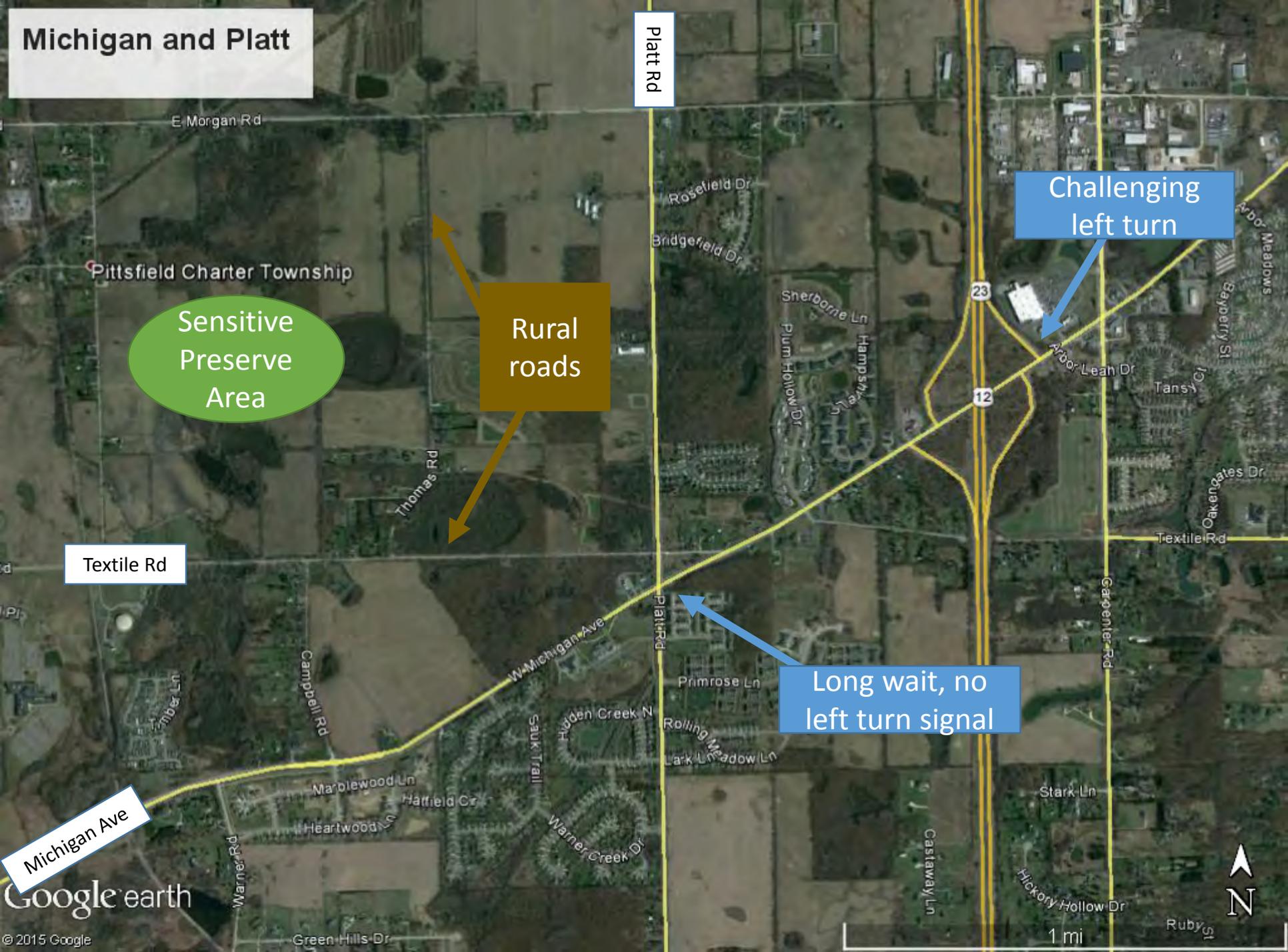
Google earth

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Green Hills Dr

1 mi

Ruby St



Michigan and Platt

Platt Rd

E Morgan Rd

Pittsfield Charter Township

Sensitive Preserve Area

Rural roads

Challenging left turn

Textile Rd

Long wait, no left turn signal

Hard to turn left

Michigan Ave

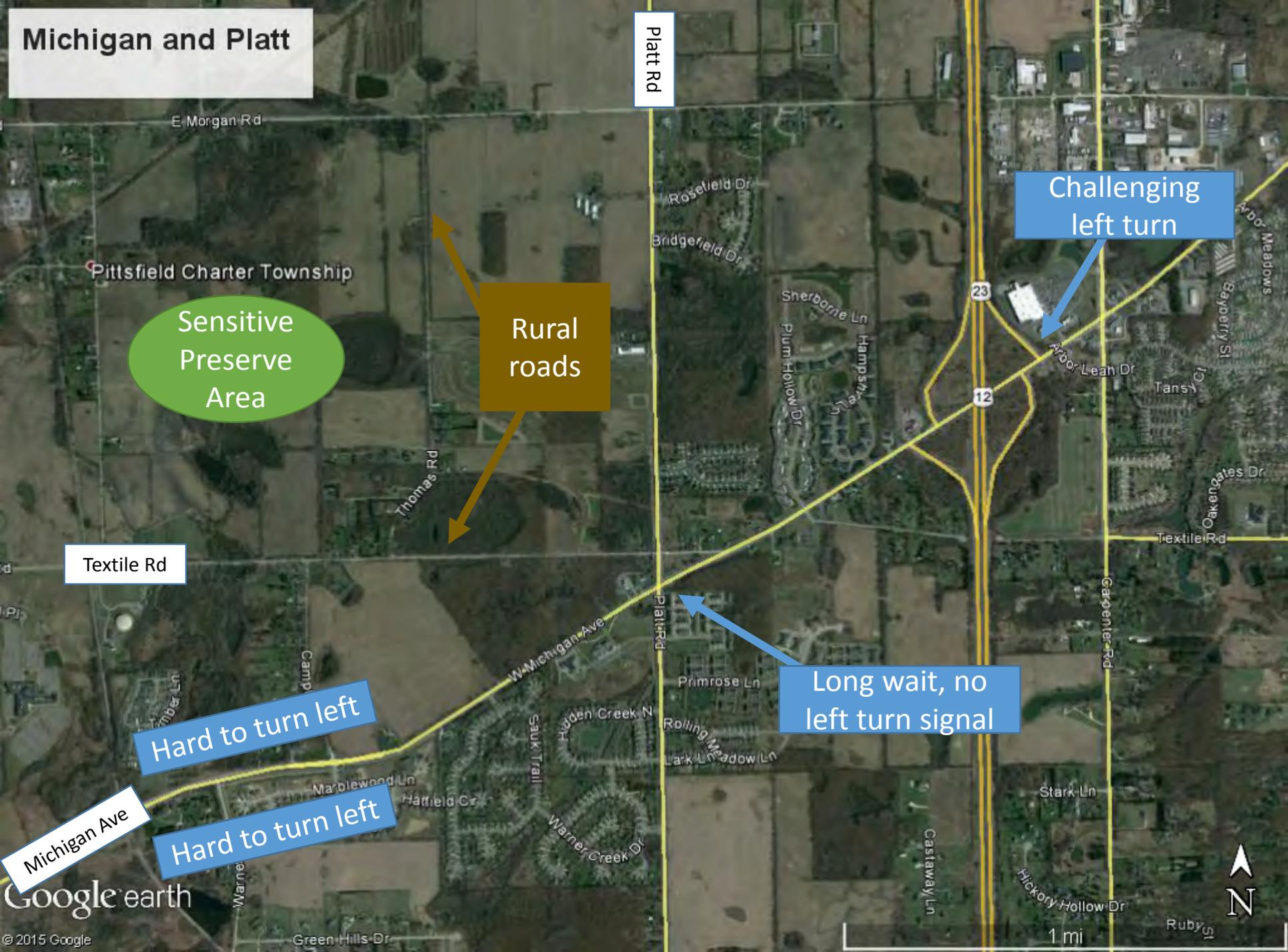
Hard to turn left

Google earth

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1 mi



Michigan and Platt

E Morgan Rd

Platt Rd

Pittsfield Charter Township

Sensitive Preserve Area

Rural roads

Challenging left turn

Textile Rd

Hard to turn left

Congestion and frustration

Long wait, no left turn signal

Michigan Ave

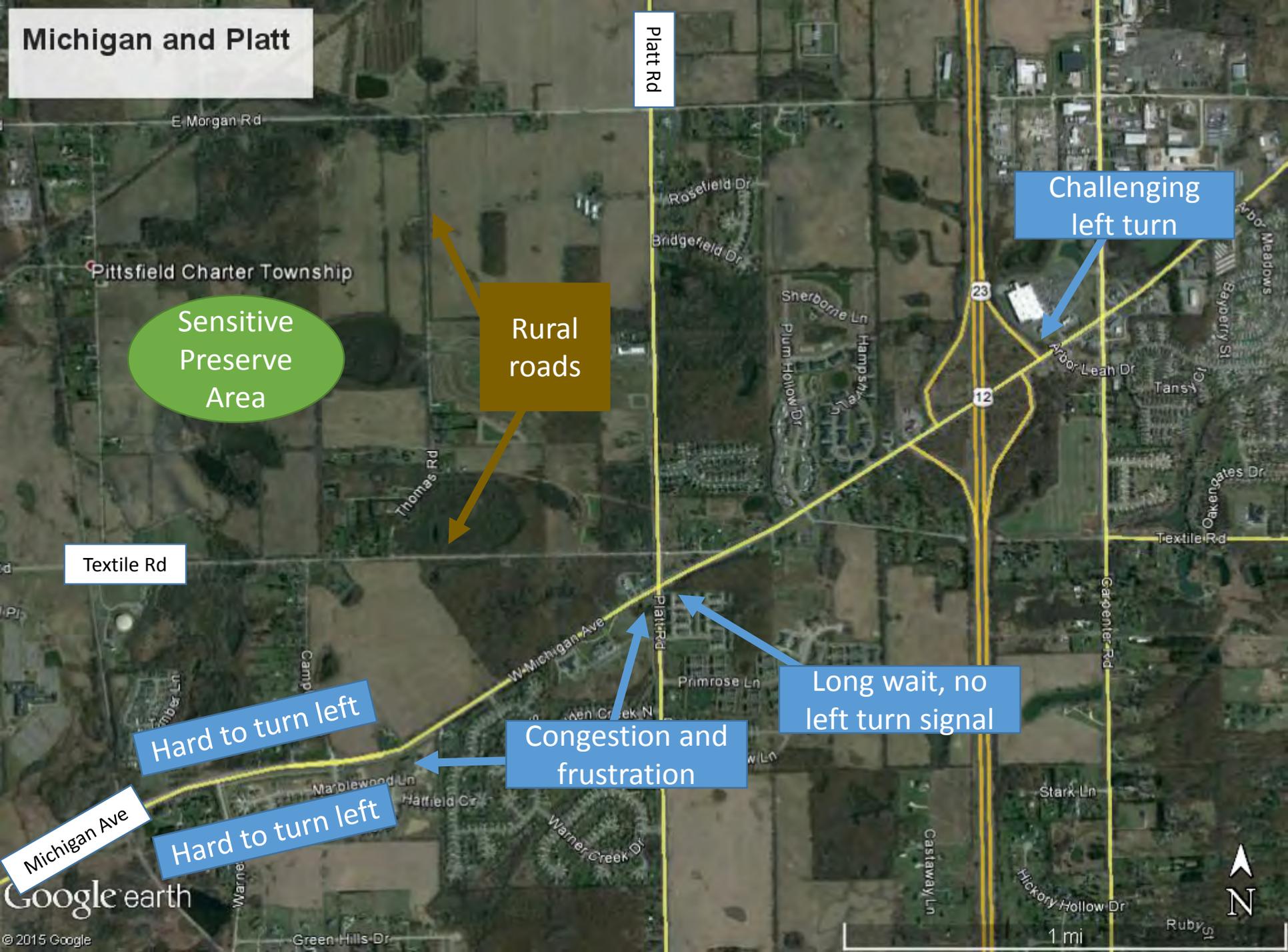
Hard to turn left

Google earth

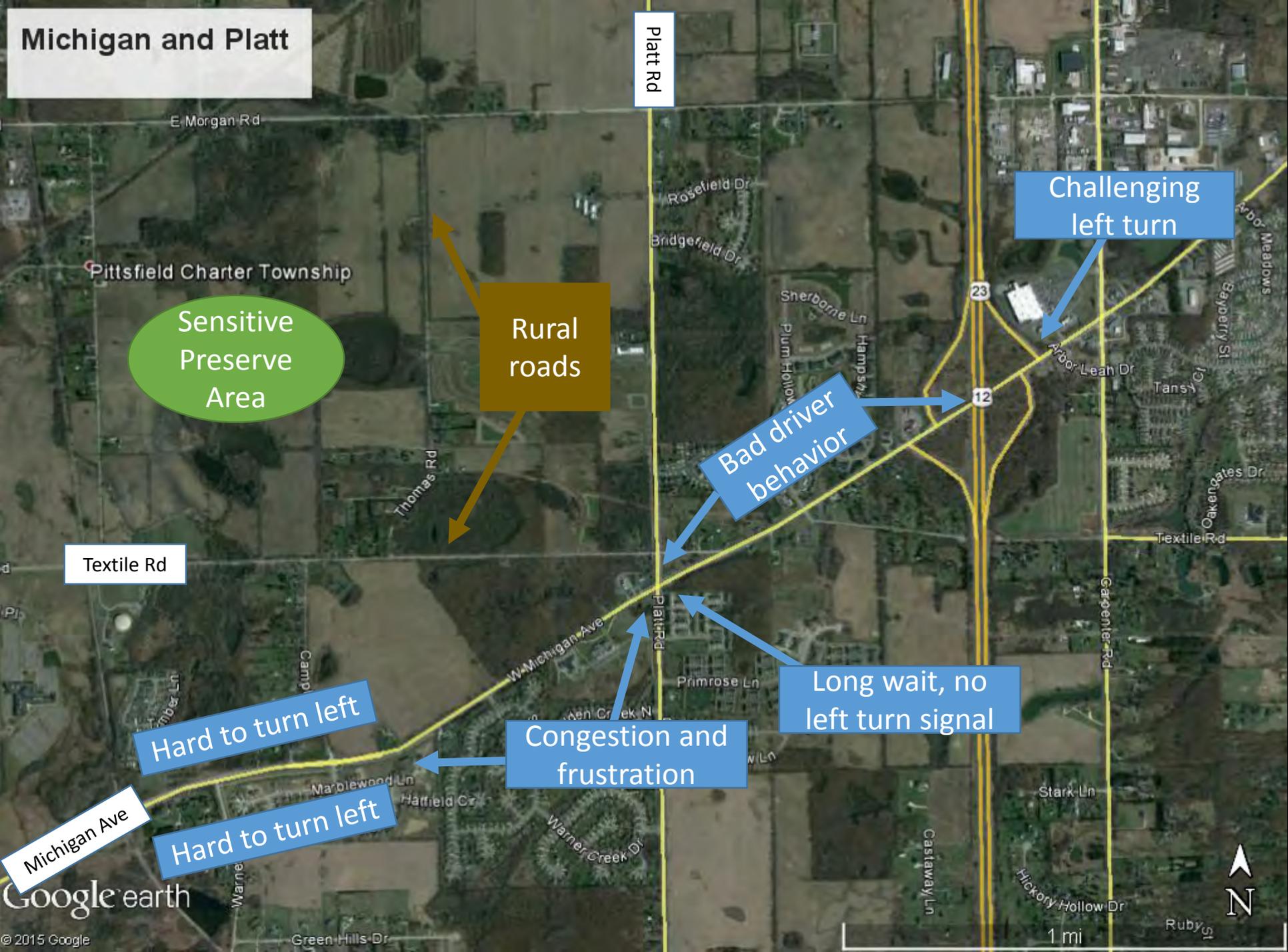
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1 mi



Michigan and Platt



Sensitive Preserve Area

Rural roads

Challenging left turn

Bad driver behavior

Long wait, no left turn signal

Congestion and frustration

Hard to turn left

Hard to turn left

Textile Rd

Platt Rd

Michigan Ave





Ellsworth

Morgan

Michigan Ave

Textile

Merritt

Bemis

worth Rd

Munger Rd

Platt Rd

Carpenter Rd

23

2



Ellsworth

Morgan

Michigan Ave

Textile

1

Merritt

Bemis

Worth Rd

Munger Rd

Plath Rd

Carpenter Rd

2

23



Ellsworth

Morgan

2

Michigan Ave

Textile 1

Merritt

Bemis



Ellsworth

Morgan

2

Michigan Ave

Textile 1

Merritt 3

Bemis

Morgan

Platt Rd

Rosefield

Bridgefield

PHASE 1

PHASE 3

PHASE 2

Best

Thomas

Timber Glen

Meadow Hills

Fairview Crescent

Potomac

Glen Creek

Plum Hollow

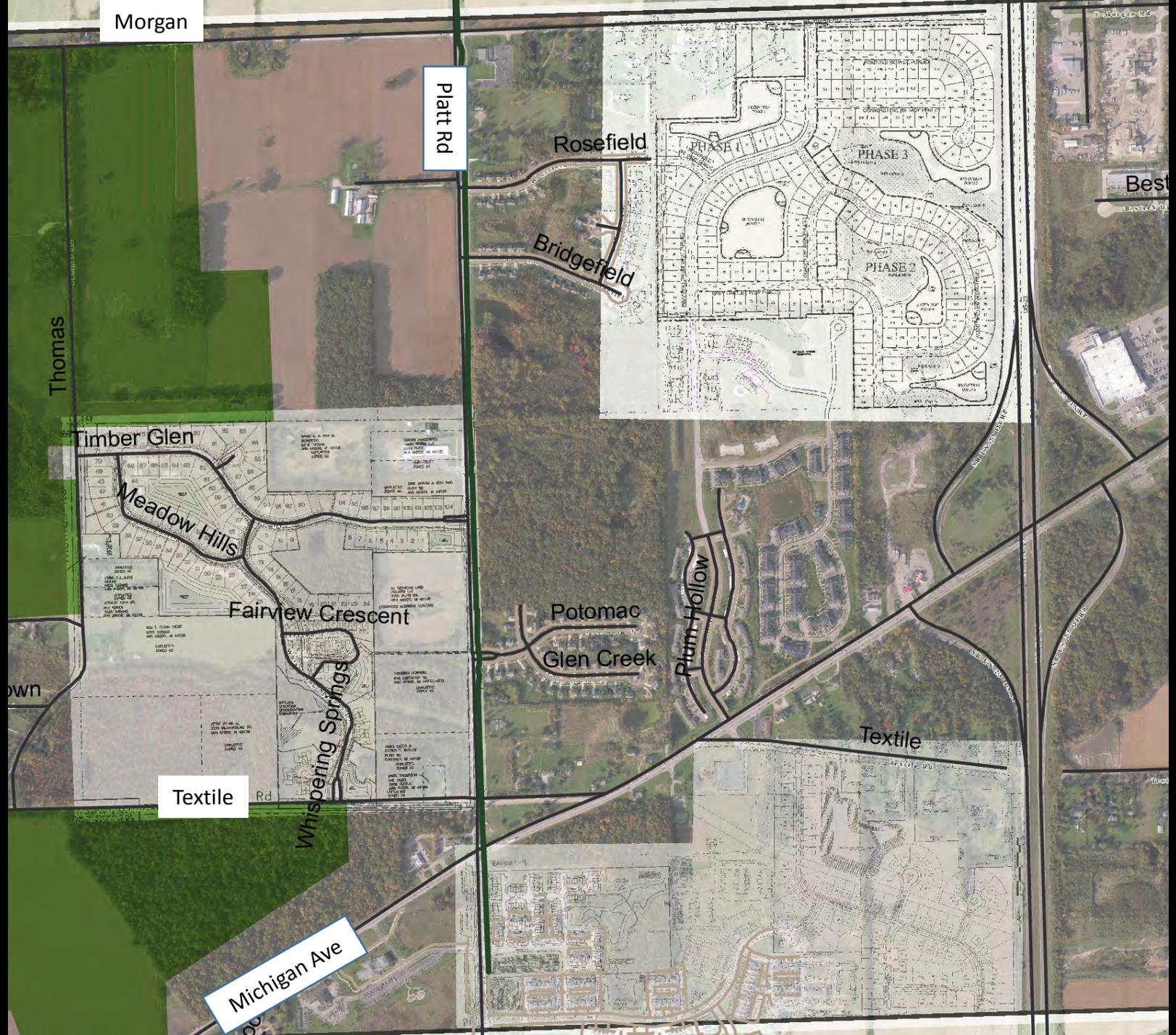
Textile

Textile Rd

Whispering Springs

Michigan Ave

own



Morgan

Platt Rd

Rosefield

Bridgefield

PHASE 1

PHASE 3

PHASE 2

Thomas

Best

Timber Glen

Meadow Hills

Fairview Crescent

Potomac

Glen Creek

Plum Hollow

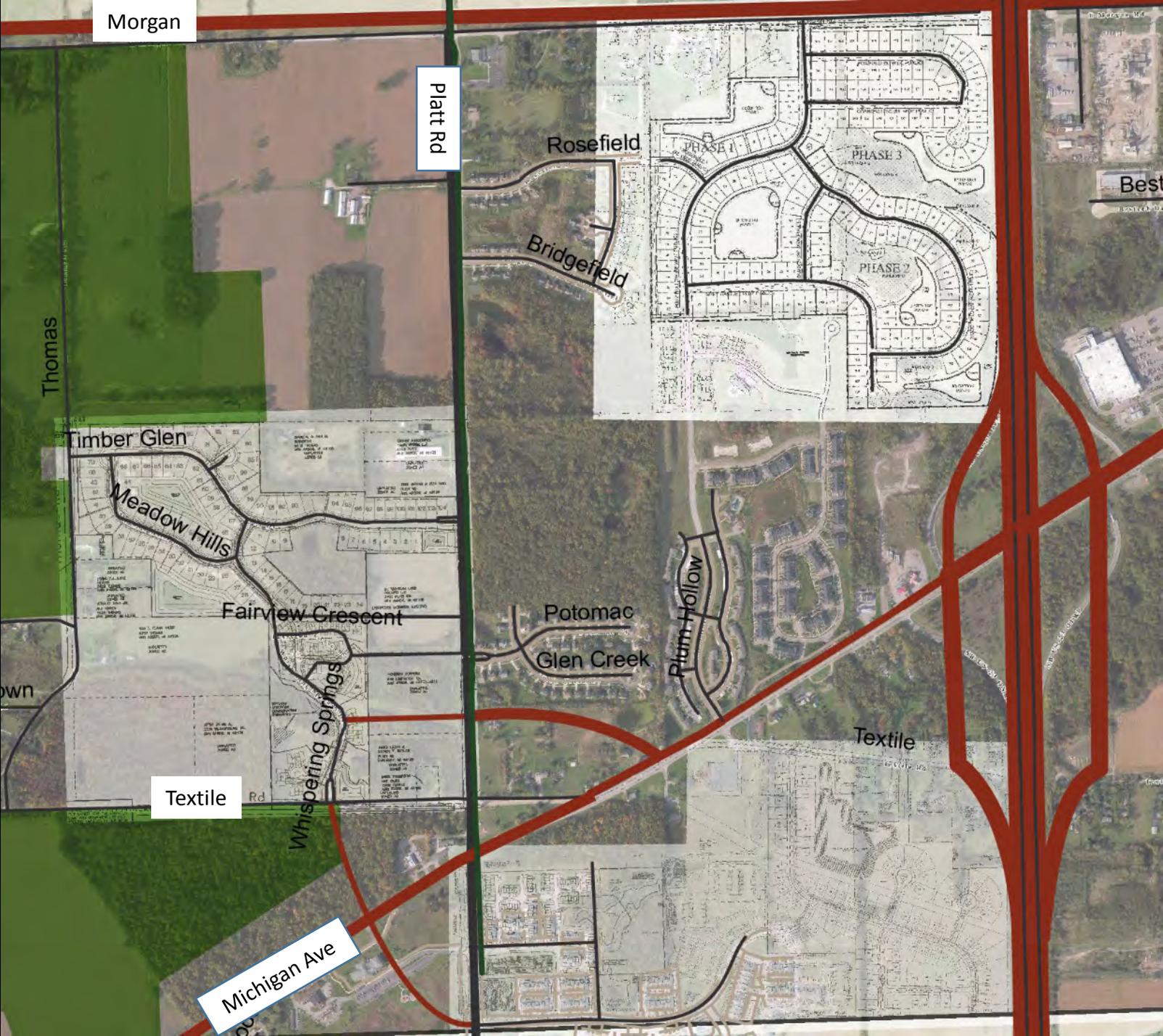
own

Textile

Textile Rd

Whispering Springs

Michigan Ave



Morgan

Platt Rd

Thomas

Rosefield

Bridgefield

PHASE 1

PHASE 3

PHASE 2

Best

Timber Glen

Meadow Hills

Fairview Crescent

Potomac

Glen Creek

Plum Hollow

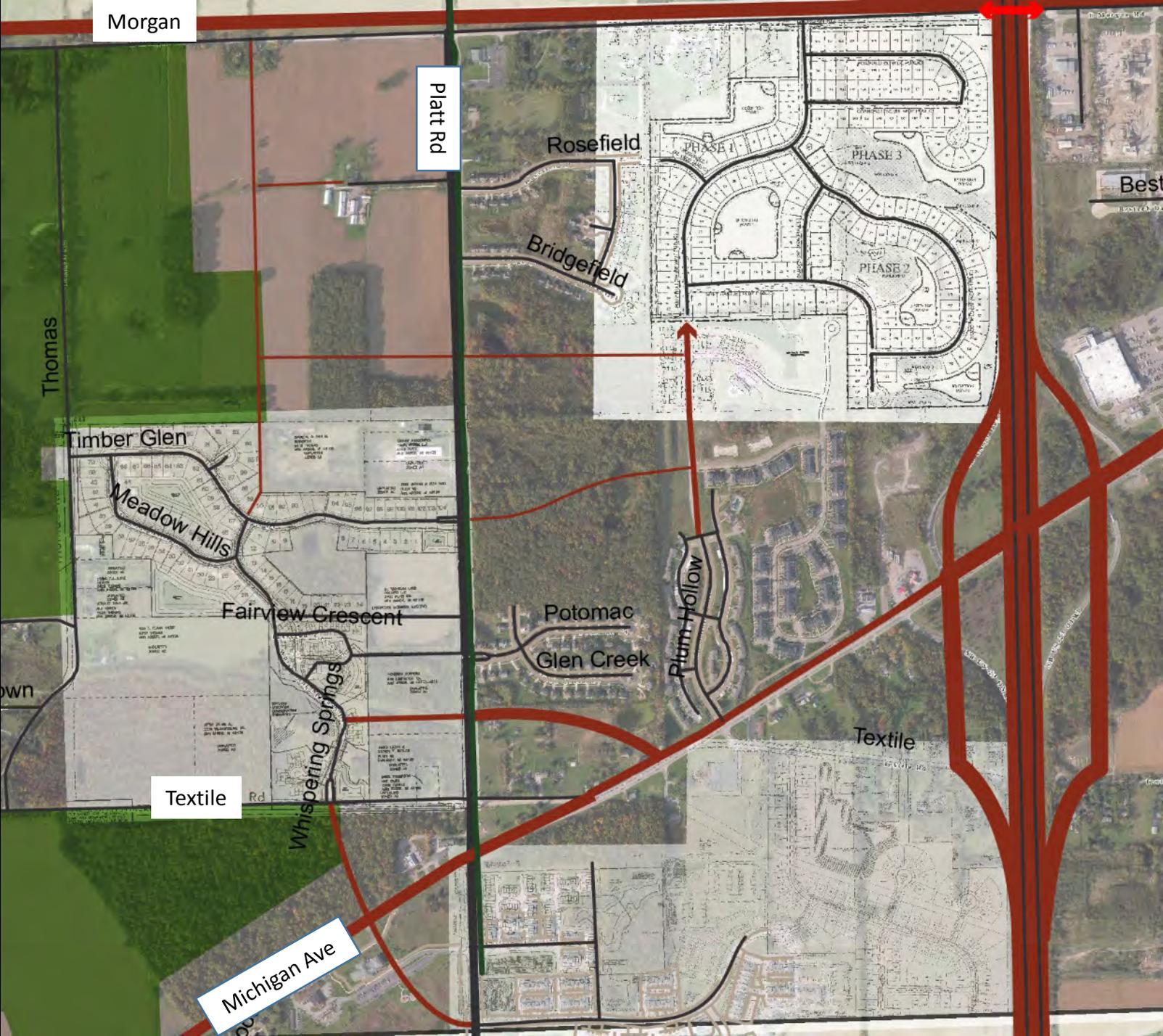
own

Textile

Whispering Springs

Textile

Michigan Ave



Morgan

Platt Rd

Rosefield

Bridgefield

PHASE 1

PHASE 3

PHASE 2

Best

Thomas

Timber Glen

Meadow Hills

Fairview Crescent

Potomac

Glen Creek

Plum Hollow

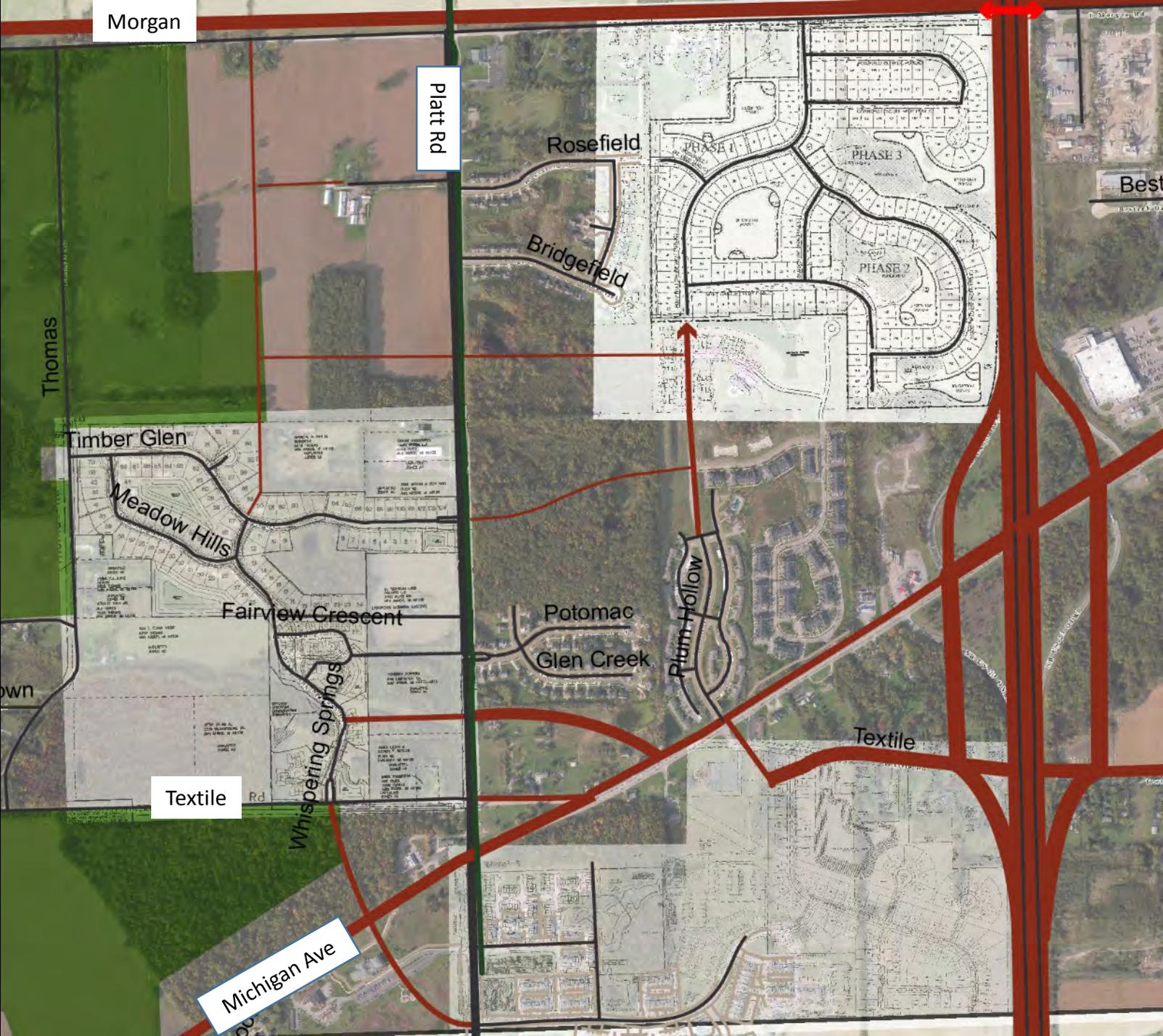
Textile

Textile

Whispering Springs

Michigan Ave

own



Morgan

Platt Rd

Thomas

Rosefield

Bridgefield

PHASE 1

PHASE 3

PHASE 2

Best

Timber Glen

Meadow Hills

Fairview Crescent

Potomac

Glen Creek

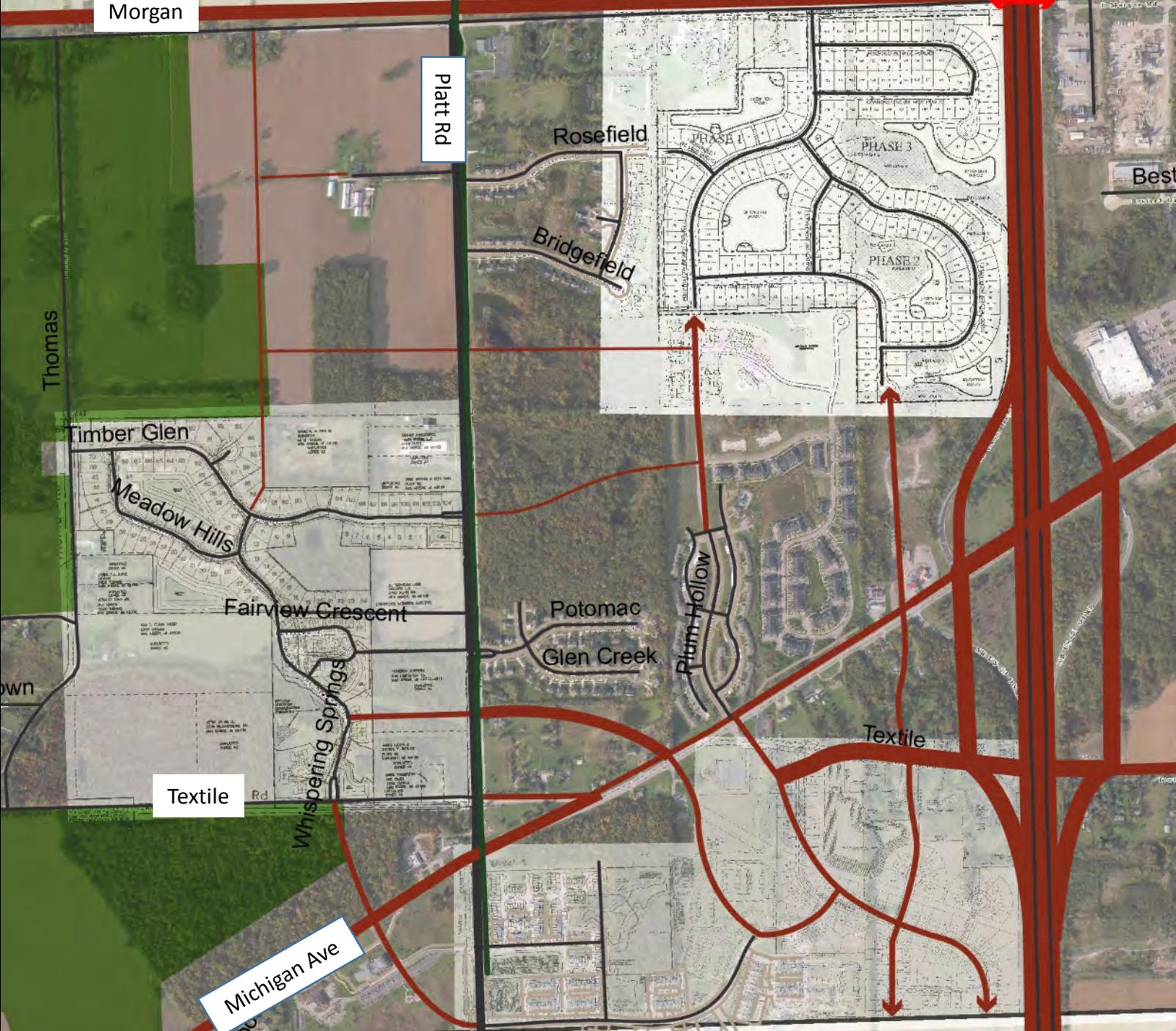
Plum Hollow

Whispering Springs

Textile

Textile Rd

Michigan Ave



Morgan

Platt Rd

Thomas

Rosefield

Bridgefield

PHASE 1

PHASE 3

PHASE 2

Best

Timber Glen

Meadow Hills

Fairview Crescent

Potomac

Glen Creek

Plum Hollow

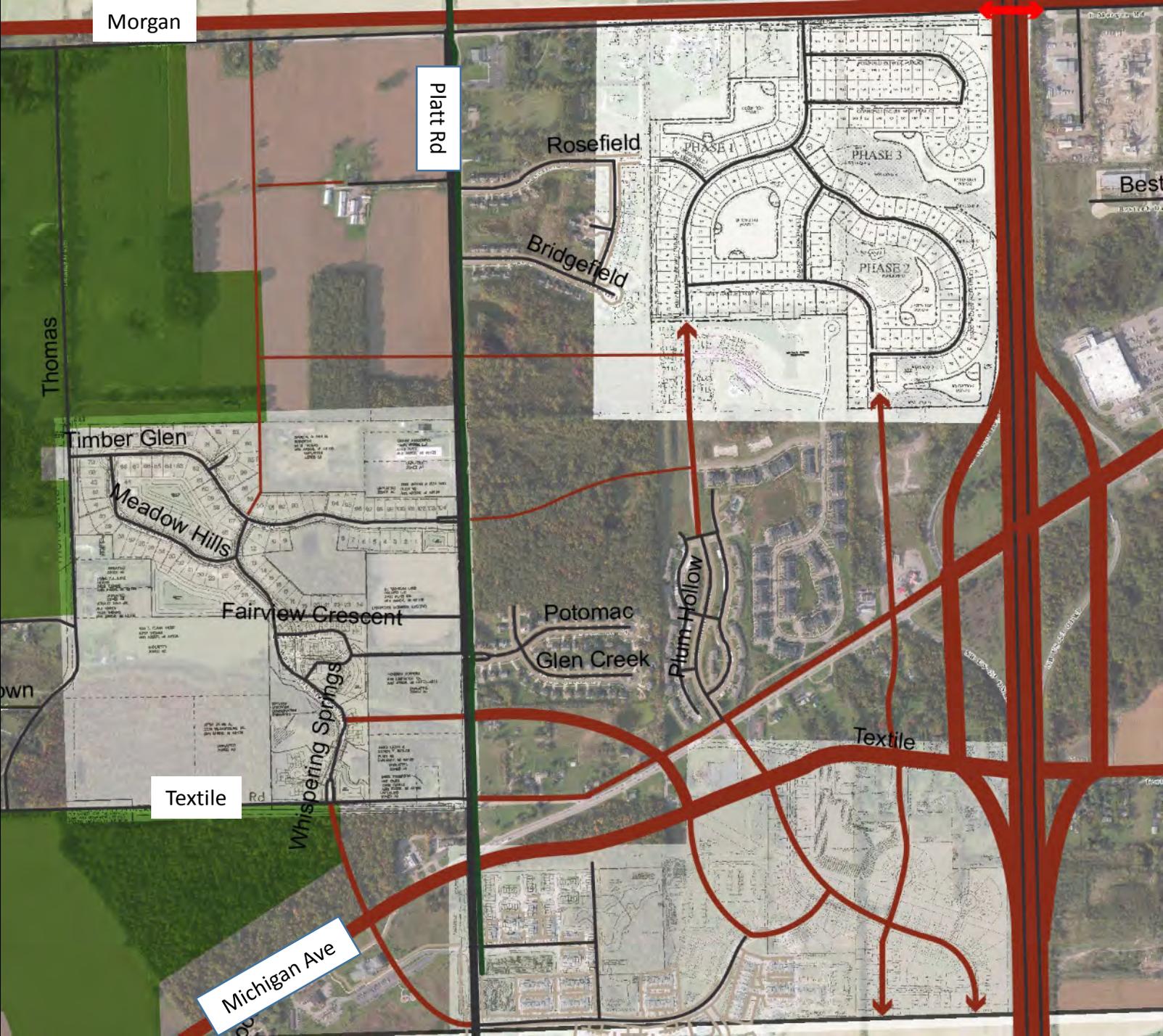
own

Textile

Whispering Springs

Textile

Michigan Ave



Morgan

Platt Rd

Thomas

Rosefield

Bridgefield

PHASE 1

PHASE 3

PHASE 2

Best

Timber Glen

Meadow Hills

Fairview Crescent

Potomac

Glen Creek

Plum Hollow

Whispering Springs

Textile

Textile Rd

Michigan Ave



Morgan

Platt Rd

Rosefield

Bridgefield

PHASE 1

PHASE 3

PHASE 2

Best

Thomas

Timber Glen

Meadow Hills

Fairview Crescent

Potomac

Glen Creek

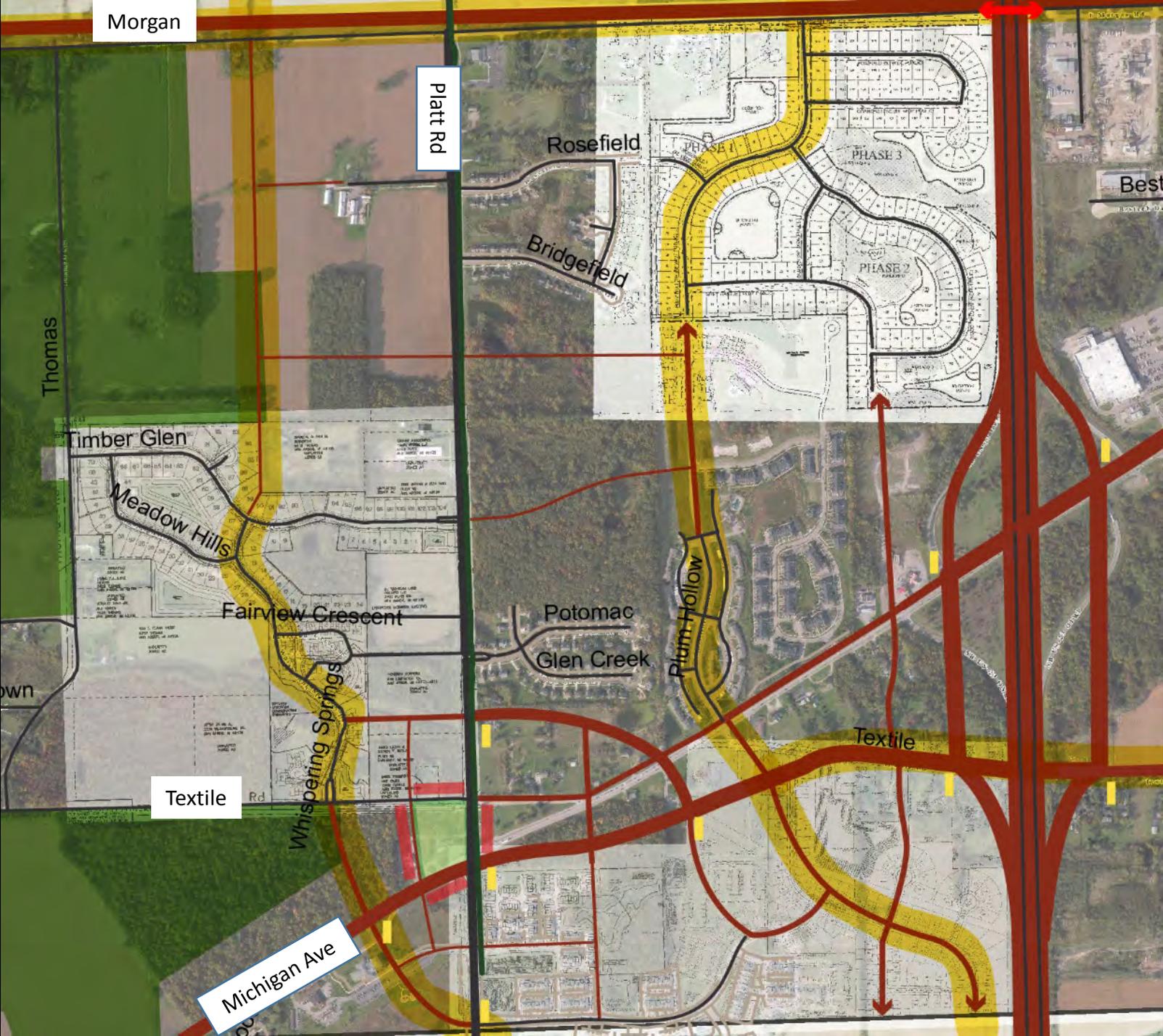
Plum Hollow

Whispering Springs

Textile

Textile Rd

Michigan Ave



Morgan

Platt Rd

Thomas

Rosefield

Bridgefield

PHASE 1

PHASE 3

PHASE 2

Best

Timber Glen

Meadow Hills

Fairview Crescent

Potomac

Glen Creek

Plum Hollow

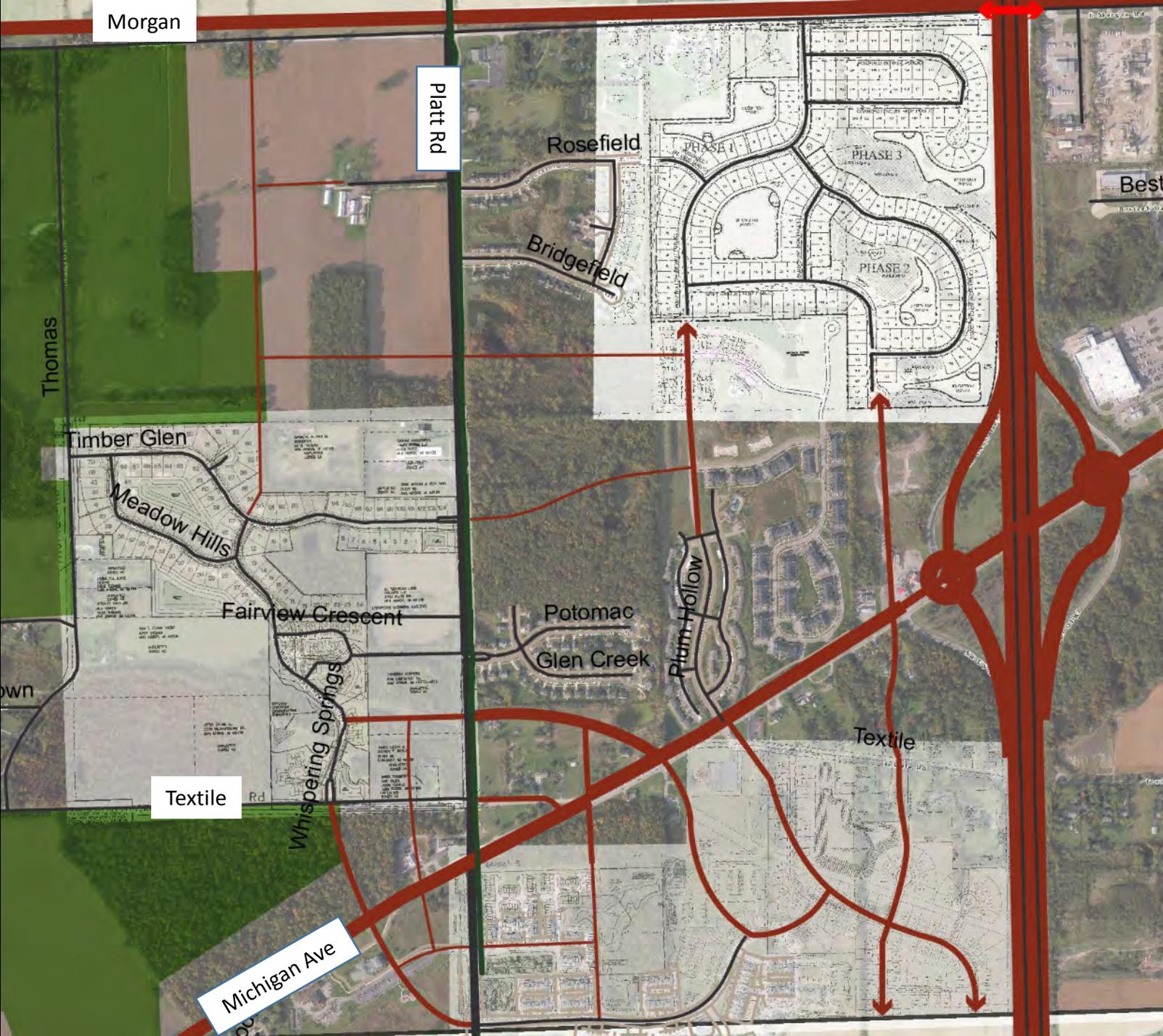
own

Textile

Whispering Springs

Textile

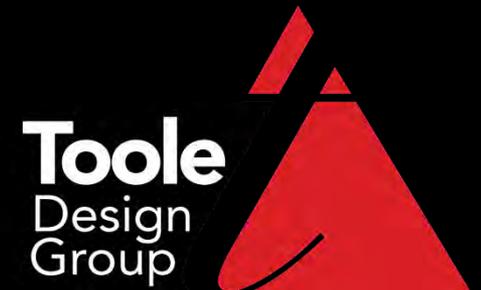
Michigan Ave



Thank You



Ian Lockwood, P.E.
Hannah Pritchard, P.E.
Ken Ray, RLA



Morgan

Platt Rd

Rosefield

Bridgefield

PHASE 1

PHASE 3

PHASE 2

Best

Thomas

Timber Glen

Meadow Hills

Fairview Crescent

Potomac

Glen Creek

Plum Hollow

Whispering Springs

Textile

Textile Rd

Michigan Ave

