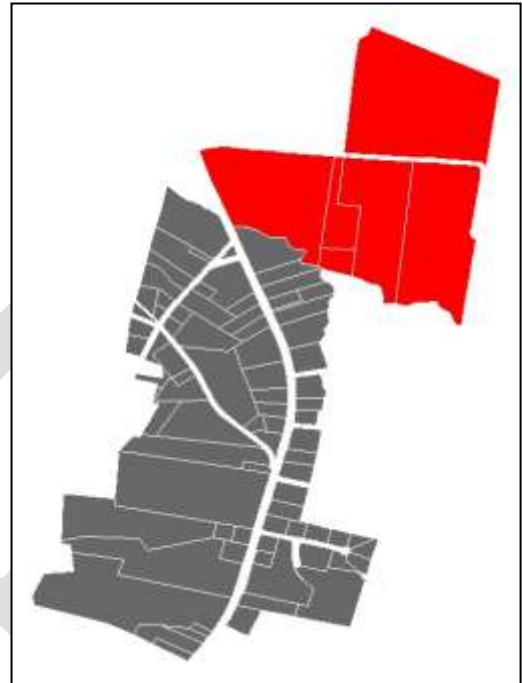


CHARACTER AREA 1

Bounded by Hillsboro Road to the west, Cartwright Creek to the south, Harpeth Hills subdivision on the east, and the steep slopes just north of Manley Lane to the north, this Character Area acts as the community hub of the Village, providing recreational amenities and places for the community to gather. Both Grassland Middle School and Grassland Elementary School are located in the Character Area, further establishing the community feel and orientation.

The protection of environmental features is important to this area's unique character. Of particular importance are the steep slopes to the north and the established parks and open spaces, which provide recreation, public spaces, and a connection with the natural resources in the area.



RECOMMENDATIONS

LAND USE, DESIGN, AND CHARACTER

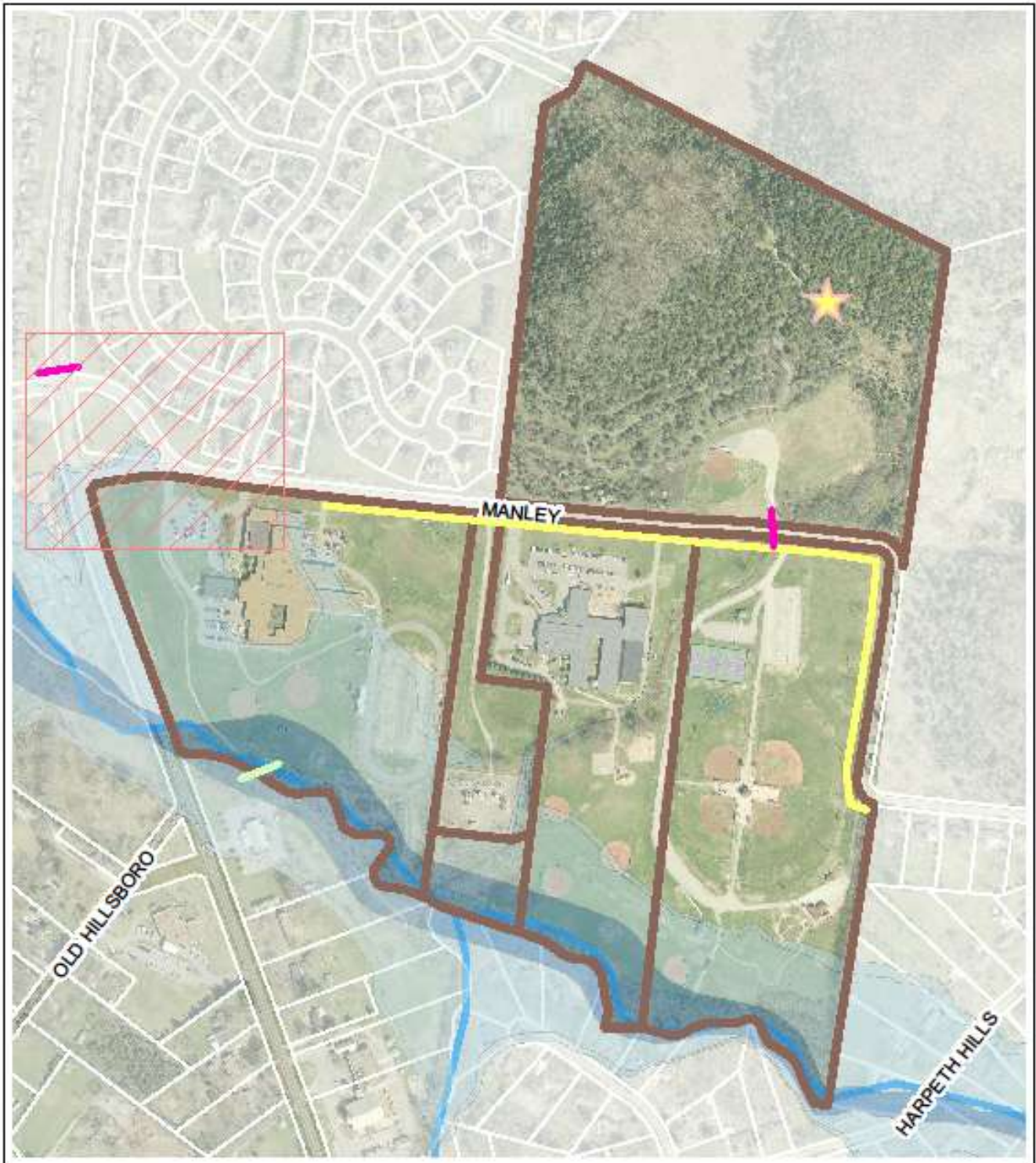
The character of this area is currently established as a hub for public and institutional uses. Recognizing that this character is an asset to the community and should be expanded upon where possible, this plan recommends that future development embrace and enhance these uses – creating additional facilities and amenities for community use. As such, the following recommendations should be pursued:

- Future development should be in keeping with the established character of the area and should expand upon the existing array of public, institutional, and community uses.
- Parcels should remain large with low densities to protect the natural resources and enhance the beauty of Grasslands natural hillsides and scenic views.
- Construction of an amphitheatre on the northernmost parcel of Character Area 1 is recommended to serve as a community gathering space.

TRAFFIC AND INFRASTRUCTURE

A walking trail is currently established along the west and south sides of the Character Area, and is a vital component to establishing pedestrian connectivity within the Grassland Village. Improvements to this trail, in addition to other pedestrian amenities throughout the Village will increase walkability, reduce car trips, and provide safe opportunities for recreation and alternative transportation. It is recommended that the following improvements to this Character Area be executed:

- Two trail connections across Cartwright Creek to the existing trail should be pursued. The first from Character Area 2 to the south through the parcel on which Pet Vet is currently located. The second as a means to connect the Harpeth Hills neighborhood to Character Area 1 by way of a connection from the parcels located along Manley Court.
- A traffic study should be developed to determine how to best improve the overall safety and efficiency of pedestrian and vehicular traffic related to the elementary and middle schools.
- A sidewalk connecting Grassland Middle and Elementary Schools and continuing to include the park property on the south side of Manley Lane is recommended to provide safe pedestrian amenities set back from the road.
- A crosswalk should be pursued along Manley Lane to connect the park properties located on either side of the road. An additional crosswalk should be constructed at Hillsboro Road at the existing signalized intersection, connecting River Rest Subdivision with the public and institutional uses in Character Area 1.
- On the northernmost parcel of Character Area 1, improvements to the existing walking trail are recommended, as this is a community amenity that brings focus to the natural resources and beautiful hillsides, for which Grassland Village is known.



Character Area 1 Proposed Improvement Map

-  Proposed Amphitheater
-  Crosswalk
-  Sidewalk
-  Trail Network
-  Potential Road Realignment
-  Potential Traffic Study Area

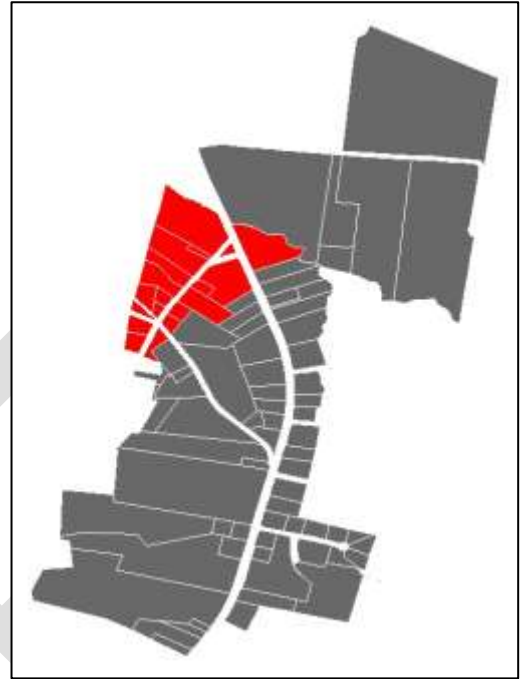
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CHARACTER AREA 2

Bounded by Cartwright Creek to the northeast and River Rest Subdivision to the northwest, this Character Area is bisected by Old Hillsboro Road at its center. As the Northern Gateway of the Grassland Village, the area typically includes smaller parcels with neighborhood-scale businesses and single-family residences.

The enhancement of this area as a unique shopping destination with charming retail and restaurants mixed with single-family residences is vital to establishing the character of the Grassland Village.



RECOMMENDATIONS

LAND USE, DESIGN, AND CHARACTER

The character of this area is currently a mix of residential and commercial uses, and both uses will remain vital to the area. However, as the area develops, opportunities exist to create a distinct commercial district with neighborhood-scaled shops and restaurants. As such, the following recommendations should be pursued:

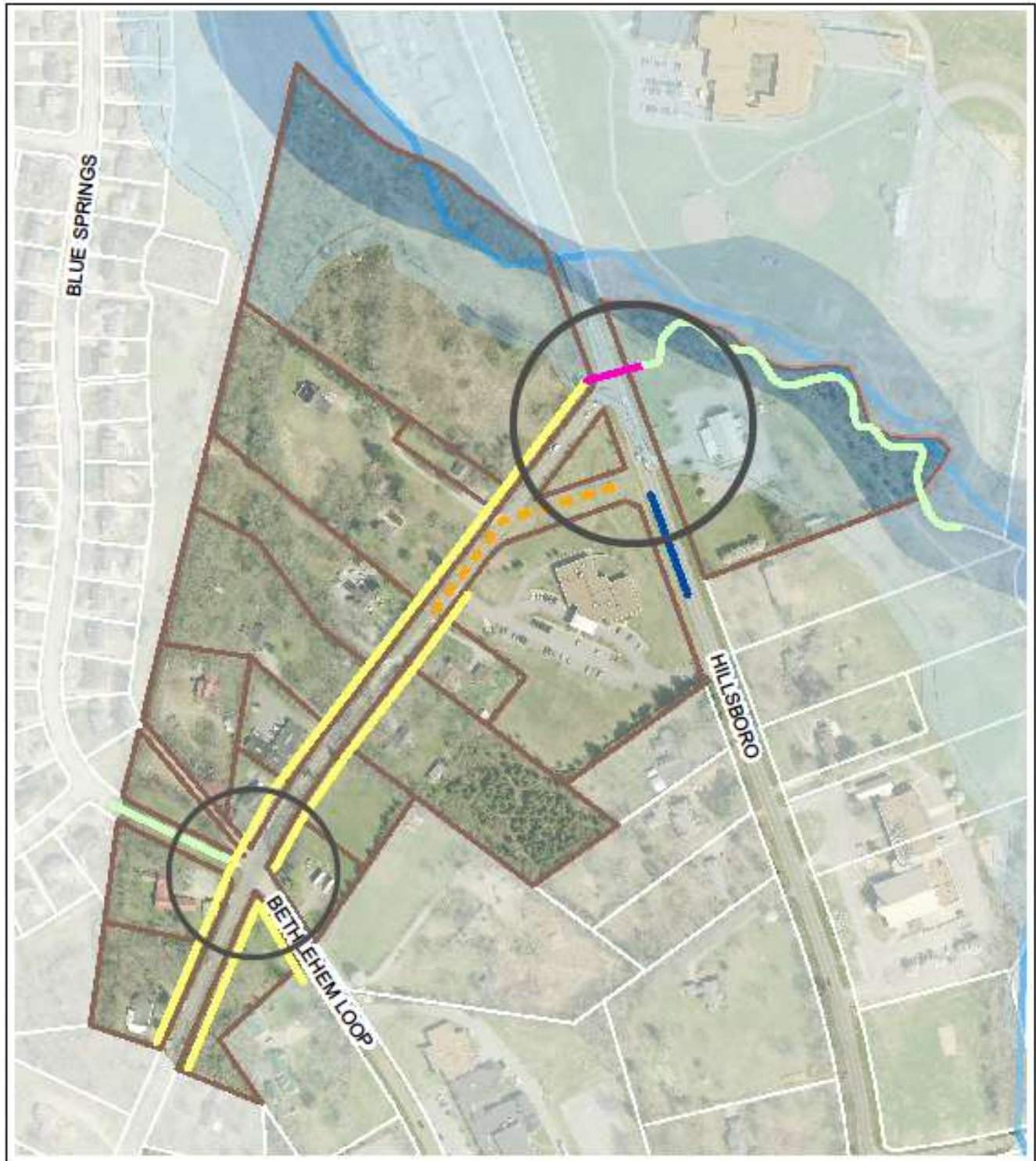
- Appropriate land uses include neighborhood-scaled retail shops, restaurants, service uses, and single-family residential uses.
- New buildings should be located relatively close to Old Hillsboro Road, have pitched roofs, and be limited to two stories in height.
- Parcels that front Hillsboro Road should be considered “anchors” to the neighborhood commercial district along Old Hillsboro Road. As such, it is recommended that these anchors be developed at a slightly larger scale.
- Parking to the side or rear of the building is generally preferred, and shared parking should be encouraged whenever feasible.

- The intersection of Old Hillsboro and Hillsboro Roads should be designated as the Northern Gateway Entrance into the Grassland Village, while the intersection of Old Hillsboro and Bethlehem Loop Roads should be designated as the Western Gateway Entrance. This can be accomplished through use of distinctive signage, landscaping or other elements.

TRAFFIC AND INFRASTRUCTURE

No pedestrian amenities currently exist within this Character Area. It is recommended that the following improvements to this Character Area be executed:

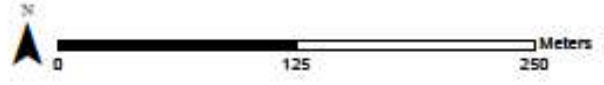
- The realignment of Old Hillsboro Road at Hillsboro Road should be pursued to improve safety conditions and traffic flow along Hillsboro Road. In addition to this realignment, a northbound left turn lane should be established on Hillsboro Road in conjunction with the newly aligned intersection.
- A crosswalk at the intersection of Old Hillsboro Road and Hillsboro Road should be pursued as a means to connect the commercial parcels across Hillsboro Road to the remainder of the commercial district, and to connect pedestrian access to the walking trail along the creek.
- Sidewalks along Old Hillsboro Road should be pursued as part of an overall streetscaping plan that may include decorative lighting, underground utilities, and landscaping. These sidewalks should match the character of the area, be set back from the road where feasible, and have a meandering quality in response to topographic changes.
- A trail connecting the River Rest Subdivision with the proposed sidewalk along Old Hillsboro Road should be considered to expand pedestrian opportunities.
- Sidewalks along Bethlehem Loop into Character Area 3 are recommended.



Character Area 2 Proposed Improvement Map

-  Gateway Location
-  Crosswalk
-  Sidewalk
-  Trail Network
-  Potential Road Realignment
-  Potential Left Turn Lane

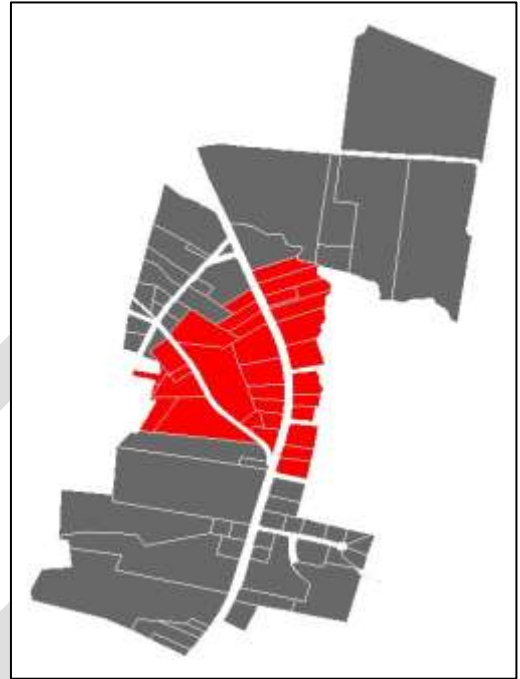
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CHARACTER AREA 3

Bounded to the north by Character Area 2 and to the south by Character Area 4, this area serves as the mid-section of the Grassland Village. Predominately residential, this portion of the Village runs along the longest stretch of Hillsboro Road, the main arterial at the center of Grassland Village.

Of important note is the eastern boundary of this Character Area, which is comprised of parcels fronting Hillsboro Road, many of which are part of platted residential subdivisions.



RECOMMENDATIONS

LAND USE, DESIGN, AND CHARACTER

Character Area 3 is the residential core of the Grassland Village. This area should develop with a character very similar to what is present today, with churches, schools, and other institutions interspersed among low to moderate density residential uses. As such, the following recommendations should be pursued:

- Appropriate land uses primarily include single-family residences, townhomes, churches, schools, and passive parks.
- Parking to the side or rear of the building is generally preferred, and shared parking should be encouraged whenever feasible.
- Architectural elements of new development should complement the established character.

TRAFFIC AND INFRASTRUCTURE

No pedestrian amenities currently exist within the Character Area. However with its prime location between two commercial nodes, such amenities could greatly enhance the Village as a whole. It is recommended that the following improvements to this Character Area be executed:

- Whenever feasible, new development should derive access from side streets in lieu of direct access to Hillsboro Road.
- The intersection of Hillsboro Road and Bethlehem Loop Road should be studied for a potential realignment with Bobby Drive as a means to increase vehicular traffic safety.
- The walking trail along the unnamed creek that originates in Character Area 1 should extend through Character Area 3, and terminate in Character Area 4.
- A sidewalk should be pursued along Bethlehem Loop Road and continuing into Character Area 4, along the west side of Hillsboro Road.
- Streetscaping that includes underground utilities, lighting and landscaping should be pursued throughout the Character Area.



- Sidewalk
- Trail Network
- - - Potential Road Realignment

Character Area 3 Proposed Improvement Map

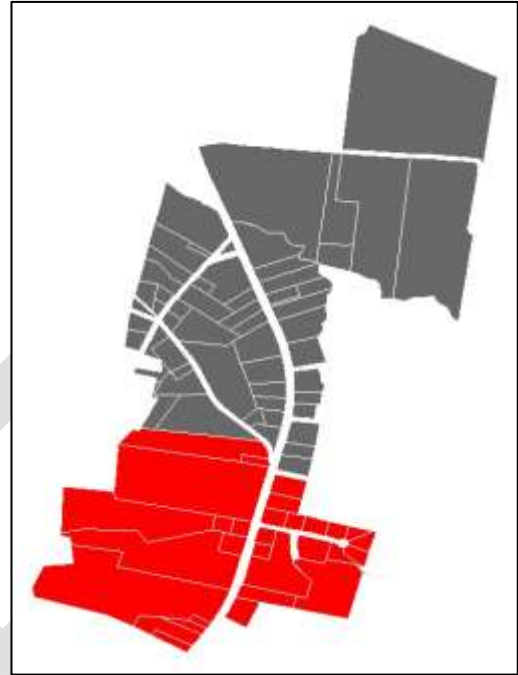
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CHARACTER AREA 4

Bounded to the north by Character Area 3, this area serves as the Southern Gateway to the Grassland Village. Predominately commercial, this portion of the Village is the larger of the two existing commercial nodes.

Of important note is the western boundary of this character area, which is comprised of steep slopes that are less suitable for development. These hillsides contribute to the scenic qualities for which Grassland is known.



RECOMMENDATIONS

LAND USE, DESIGN, AND CHARACTER

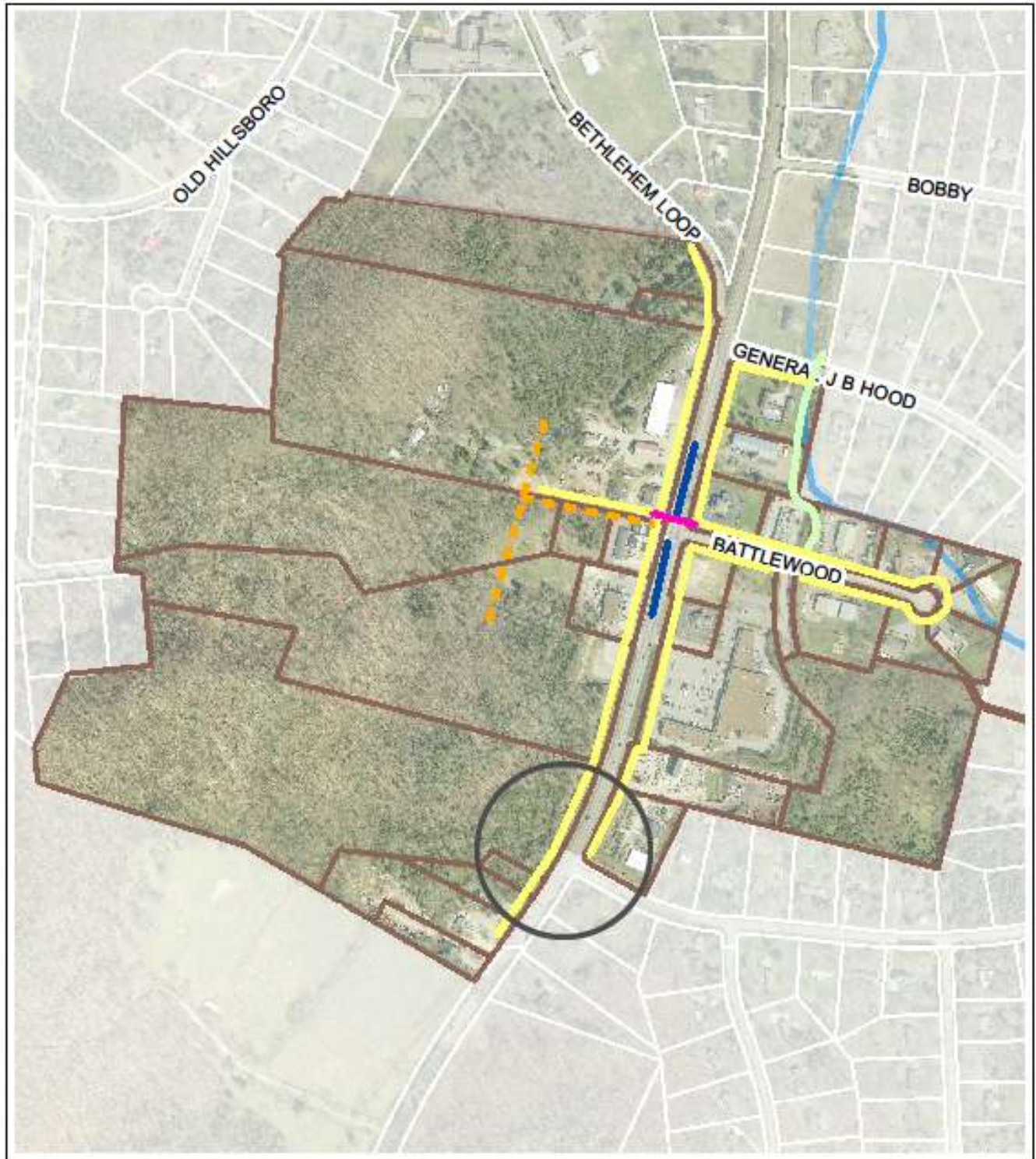
Character Area 4 is already recognized as the main commercial hub of the Village and this character should be embraced and enhanced where feasible. This area should develop as a relatively compact, walkable commercial node; providing area residents with an expanded array of community oriented businesses. As such, the following recommendations should be pursued:

- Appropriate land uses primarily include retail shops, restaurants, offices, and service uses.
- New infill buildings should be constructed on vacant or under-utilized parcels, creating a more compact, pedestrian oriented commercial environment.
- Parking to the side or rear of the building is generally preferred, and shared parking should be encouraged whenever feasible.
- New development should be concentrated in environmentally suitable areas, thereby preserving steep slopes and hillsides which serve as an aesthetic amenity and important buffer between commercial and residential areas.
- The intersection of General NB Forrest Drive and Hillsboro Road should be designated as the Southern Entrance into the Grassland Village through the use of distinctive signage, landscaping, or other elements.

TRAFFIC AND INFRASTRUCTURE

Hillsboro Road bisects this Character Area and frequently experiences traffic delays. In addition, no pedestrian amenities currently exist within the Character Area. However, the more compact character of the commercial area lends itself to a pedestrian friendly environment that should be enhanced whenever possible. It is recommended that the following improvements to this Character Area be executed:

- A new road(s) should be constructed on the west side of Hillsboro Road to serve new development anticipated in that area and as a means to reduce direct access to Hillsboro Road.
- Whenever feasible, new development should derive access from side streets in lieu of direct access to Hillsboro Road.
- The intersection of Hillsboro Road and Battlewood Street should be studied for the opportunity for north- and southbound left turn lanes on Hillsboro Road in conjunction with the intersection signalization.
- The walking trail along the unnamed creek that originates in Character Area 1 should extend south to Character Area 4, transitioning into a sidewalk located along Battlewood Street.
- Sidewalks should be constructed along both sides of Hillsboro Road, stretching nearly the entire length of the Character Area, stopping at General JB Hood Drive to the north and creating a connection to the trail. These sidewalks should include appropriate landscaped buffers, as a means to create safe separation for pedestrians from vehicular traffic.
- A crosswalk should be implemented at the intersection of Hillsboro Road and Battlewood Street to increase walkability between the commercial nodes located on either side of Hillsboro Road.
- Streetscaping that includes underground utilities, lighting, and landscaping should be pursued throughout the Character Area.



-  Gateway Location
-  Crosswalk
-  Sidewalk
-  Trail Network
-  Potential Access Road
-  Potential Left Turn Lane

Character Area 4 Proposed Improvement Map

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