



Friars Road Improvement Plan



Executive Summary

- Friars Road construction will span October 2022 through December 2023
- No street parking will be removed
- The street will be widened in order to:
 - Install three new intelligent traffic signals that will make a smart corridor from SR-163 to Napa Street
 - Install new landscaped medians
 - Install new sidewalks, bike lanes, and landscape buffer along the south side of Friars Rd

Figure 4-39. Friars Road (Existing)

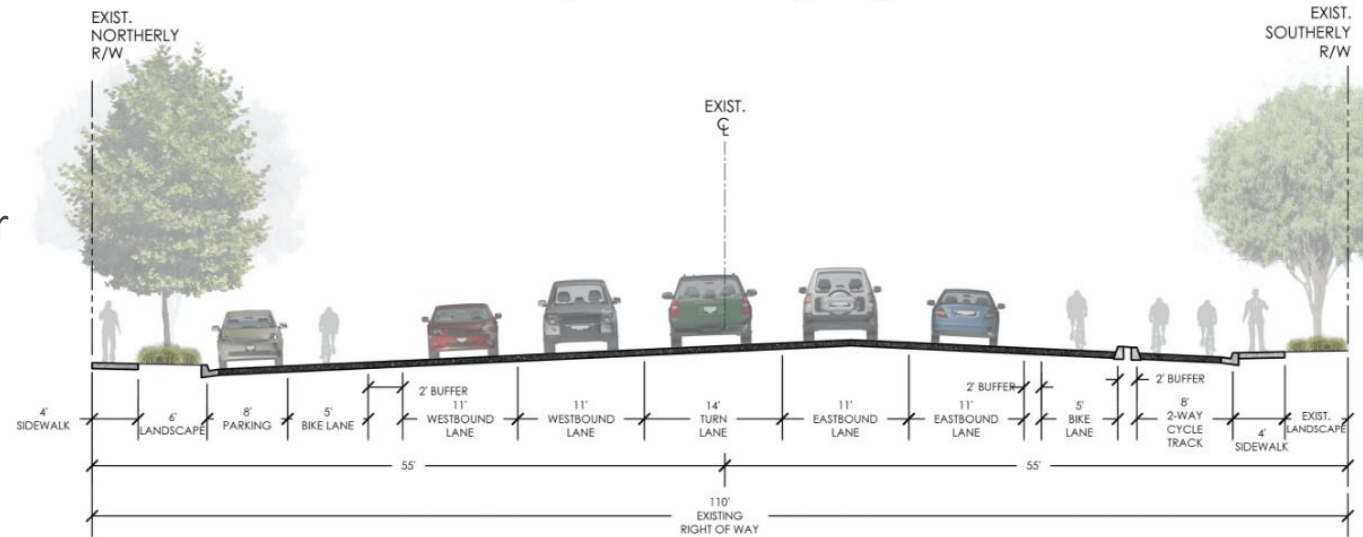
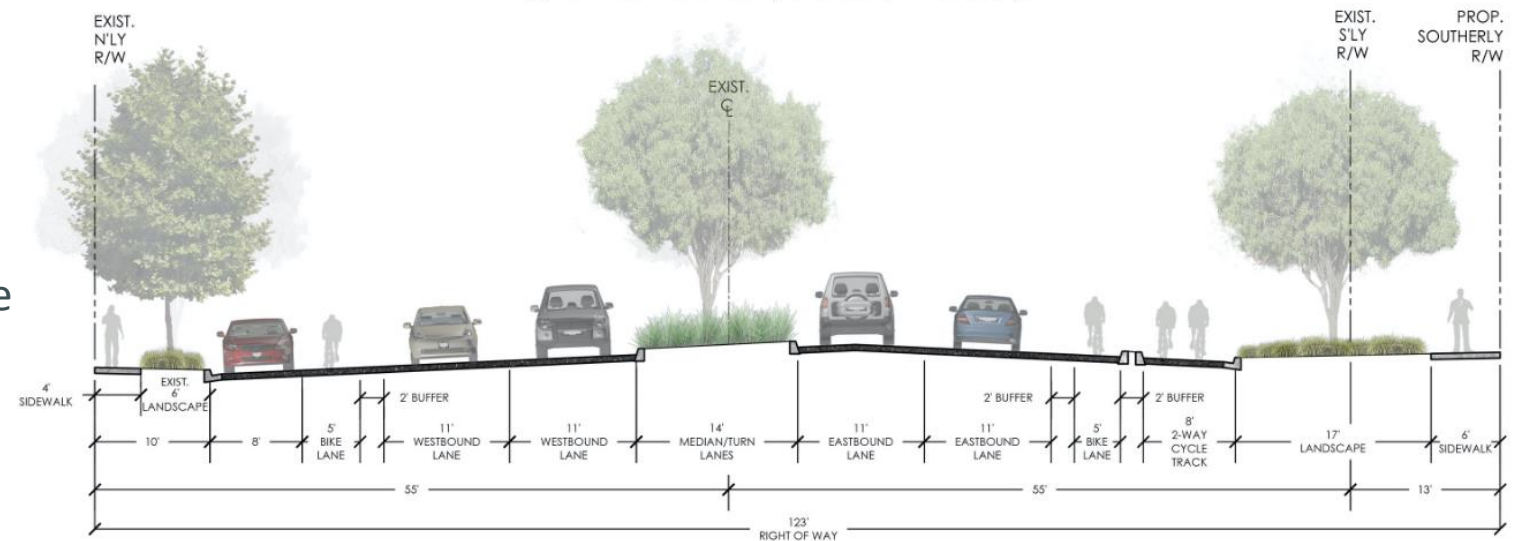


Figure 4-40. Friars Road (Future with Riverwalk)



Stage 1

Utility Installation



- **10/24/22 to 11/14/22** | Fresno Street to The Bluffs | Eastbound traffic reduced to one lane running in median
 - The Bluffs driveways will be right in and right out only. Detour via U-Turns at Gaines (eastbound) and Fashion Valley (westbound).
- **11/15/2022 to 1/9/2023** | Goshen Street to CentrePointe Apartments | Eastbound and Westbound traffic both reduced to one lane
 - The Bluffs & CentrePointe Apartments driveways will be right in and right out only. **Detour via U-Turns at Gaines (eastbound) and Fashion Valley (westbound).**
 - Temporary no parking on the north side of Friar's Road in front of The Bluffs and CentrePointe Apartments during daytime working hours.

Stage 2

Storm Drain, Fire Hydrant, and Pipeline Improvements



- **1/10/22 to 3/2/23** | Goshen Street to The Bluffs | South side of Friars Road bike lane and sidewalk closed
 - No vehicular traffic impacts.
- **3/3/23 to 3/23/23** | Fresno Street to The Bluffs | Eastbound traffic reduced to one lane and south side bike lane and sidewalk closed
 - The Bluffs driveways will be right in and right out only. **Detour via U-Turns at Gaines (eastbound) and Fashion Valley (westbound).**
- **3/24/23 to 4/6/23** | Goshen Street to CentrePointe Apartments | Eastbound and Westbound traffic both reduced to one lane
 - The Bluffs & CentrePointe Apartments driveways will be right in and right out only. **Detour via U-Turns at Gaines (eastbound) and Fashion Valley (westbound).**
 - Temporary no parking on the north side of Friar's Road in front of The Bluffs during daytime working hours.
- **4/7/23 to 5/2/23** | Colusa Street to Gaines Street | Eastbound traffic reduced to one lane and south side bike lane and sidewalk closed
 - No detours required.
- **5/3/23 to 5/24/23** | Colusa Street to The Bluffs | Eastbound and Westbound traffic both reduced to one lane
 - The Bluffs driveways will be right in and right out only. **Detour via U-Turns at Gaines (eastbound) and Fashion Valley (westbound).**

**All dates are estimates and subject to change*

Stage 3

Curb, Gutter, & Sidewalk Installation



- **5/25/23 to 6/15/23** | Gaines Street to The Bluffs | Westbound traffic reduced to one lane
 - The Bluffs driveways will be right in and right out only. **Detour via U-Turns at Gaines (eastbound) and Fashion Valley (westbound).**
- **6/16/22 to 6/27/23** | The Bluffs to CentrePointe Apartments | Eastbound traffic reduced to one lane
 - CentrePointe Apartments driveways will be right in and right out only. **Detour via U-Turns at Gaines (eastbound) and Fashion Valley (westbound).**
- **6/28/23 to 7/24/23** | The Bluffs to Mission Greens | Eastbound traffic reduced to one lane
 - CentrePointe Apartments and Franciscan driveways will be right in and right out only. **Detour via U-Turns at Gaines (eastbound) and Fashion Valley (westbound).**
- **7/25/23 to 8/30/23** | The Bluffs to Via De La Moda | Eastbound and Westbound traffic both reduced to one lane
 - The Bluffs, CentrePointe Apartments, and Franciscan driveways will be right in and right out only. **Detour via U-Turns at Gaines (eastbound) and Fashion Valley (westbound).**
- **6/6/23 to 9/19/23** | Colusa Street to Franciscan | Eastbound traffic reduced to one lane; bike lane and sidewalk closed
 - No detours required.

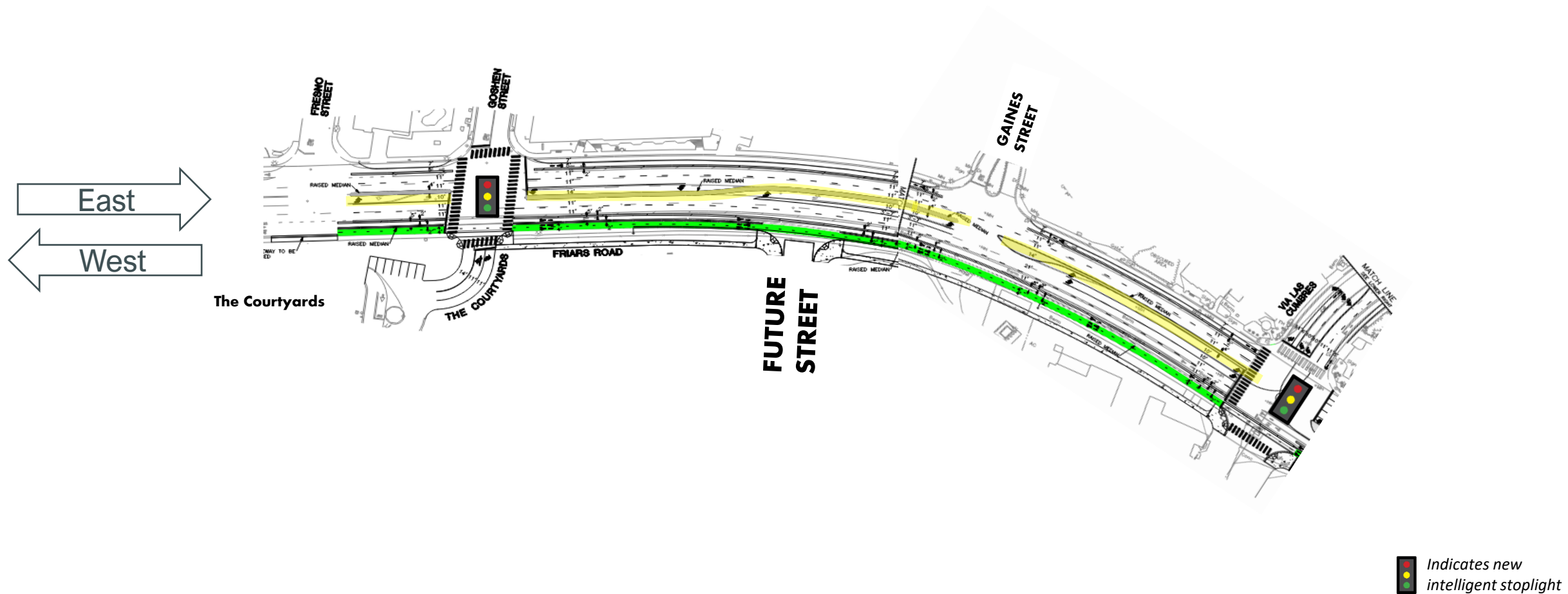
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Final Condition

Median and New Traffic Signal Installation

Completed October 2023 | New Raised Median between Fresno Street to Via Las Cumbres

- New Courtyards Driveway and signal at Goshen completed 10/1/2023
- New intelligent traffic signal at Via Las Cumbres



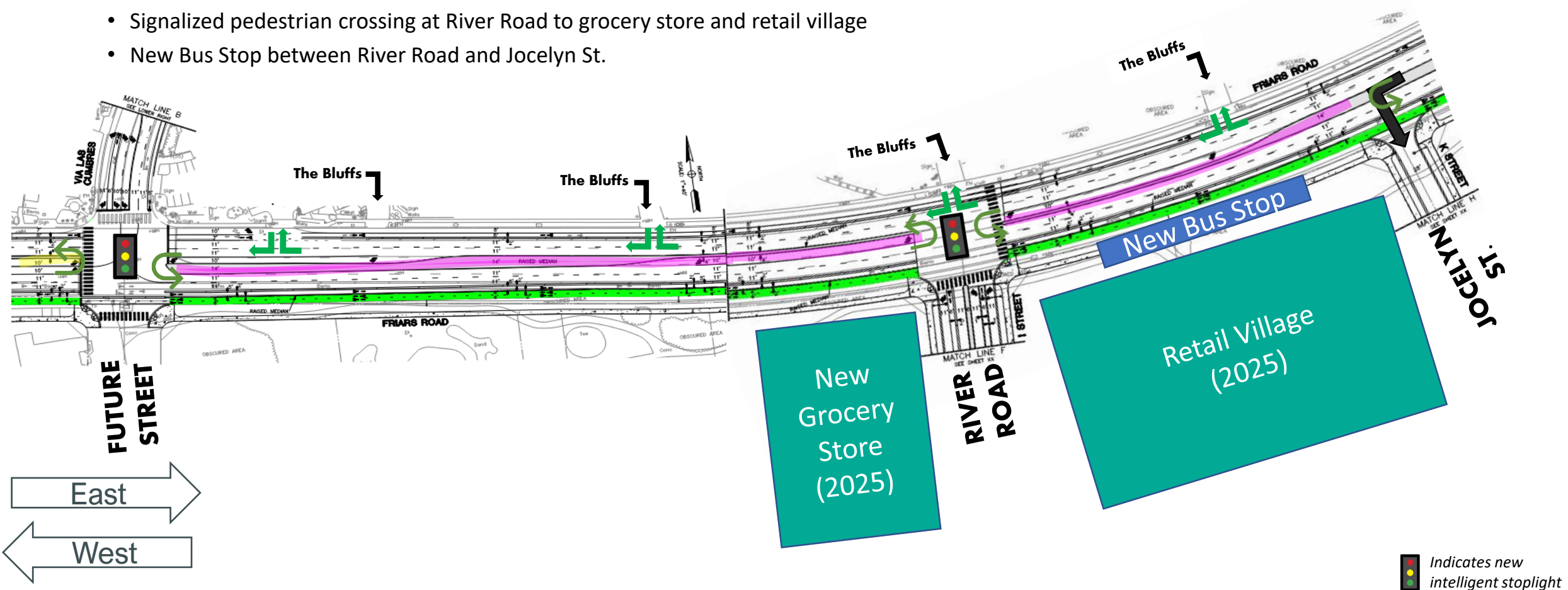
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Final Condition

Median and New Traffic Signal Installation

Completed November 2023 | New Raised Median between Via Las Cumbres and Jocelyn Street

- New signalized intersection at River Road (Bluffs central driveway) with intelligent traffic signal
- Unsignalized left turn at Jocelyn Street
- Signalized pedestrian crossing at River Road to grocery store and retail village
- New Bus Stop between River Road and Jocelyn St.



 Indicates new intelligent stoplight

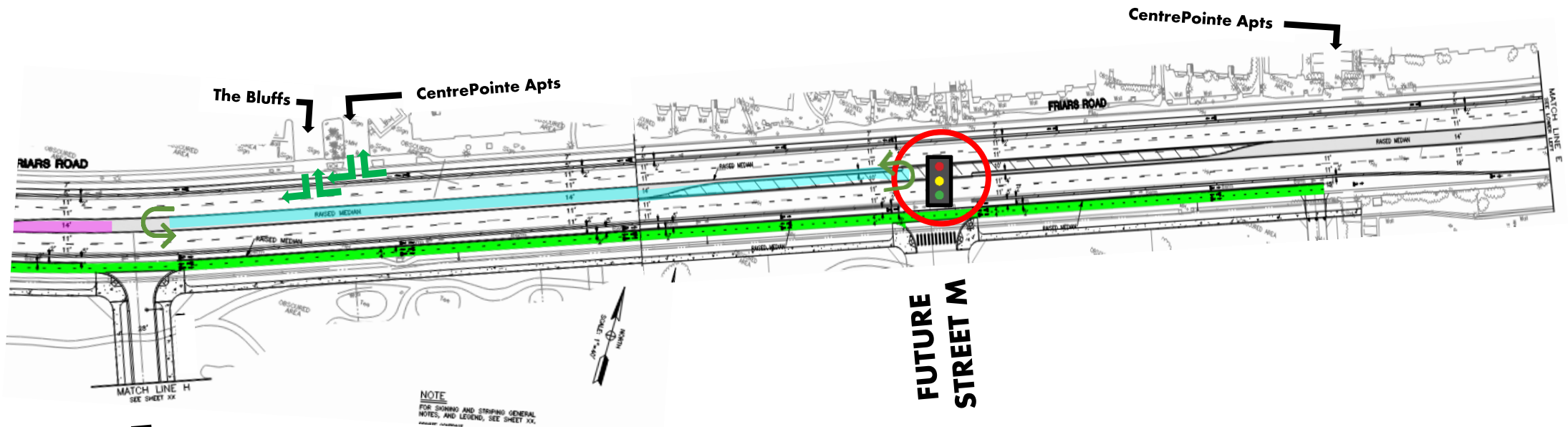
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Final Condition

Median and New Traffic Signal Installation

Completed November 2023 | New Raised Median from Jocelyn Street to Future Street M

- CentrePointe Apartments and Franciscan driveways will be right in and right out only.
 - U-turns allowed at Future Street M and Jocelyn St
- Signal at Future Street M to be installed with future phase



JOCELYN ST.

FUTURE STREET M

○ Signal to be installed at a later date

🚦 Indicates new intelligent stoplight

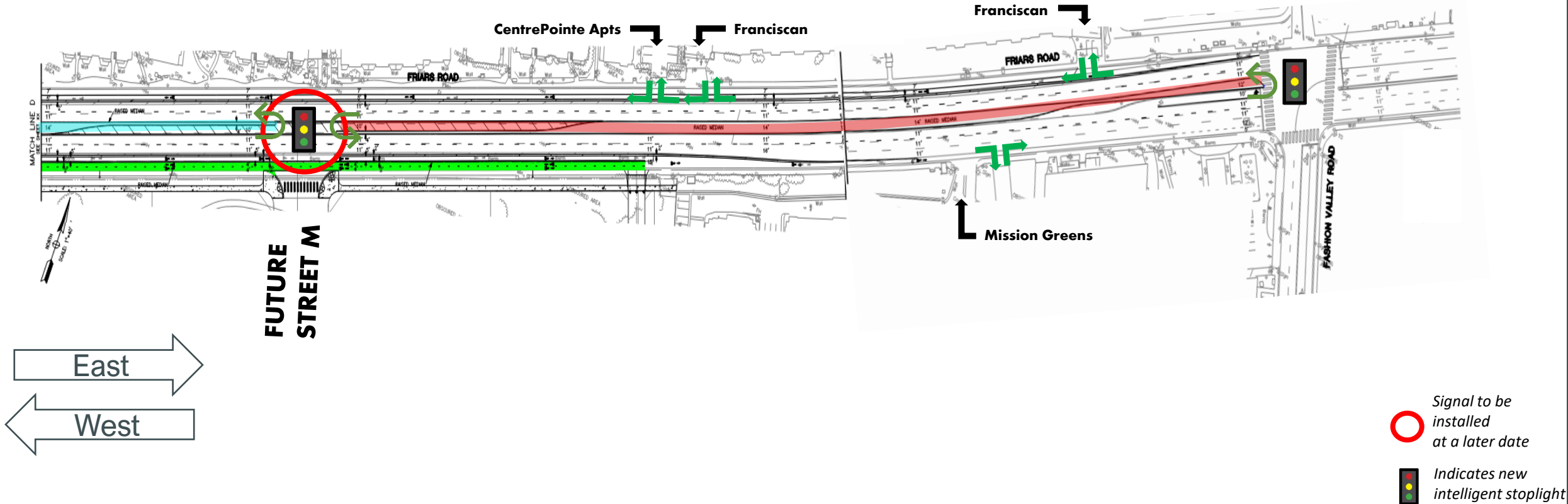
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Final Condition

Median and New Traffic Signal Installation

Completed December 2023 | New Raised Median from Future Street M to Fashion Valley Road

- Signal at Future Street M will be installed with future phase
 - U-turn will be allowed at this intersection in the interim
- New intelligent traffic signal at Fashion Valley Road



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