

Appendix E: Streetscape

Overview

The streetscape analysis provided an understanding of important visual and physical characteristics of sidewalk and parkway conditions within the Central Street Study Area. The analysis included field surveys of each block and input provided by residents, City staff and civic leaders during the planning process. Key streetscape elements examined, include:

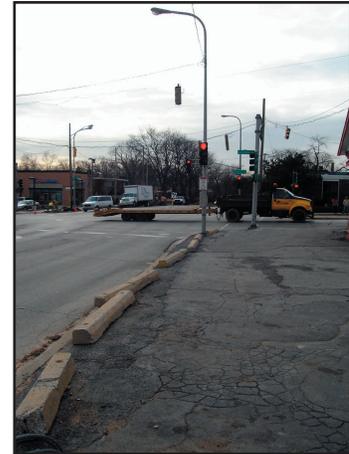
- Street width and condition.
- On-street parking placement.
- Crosswalk placement and condition.
- Sidewalk width, condition, material, and uniformity.
- Lighting placement and type.
- Street furniture condition, placement and uniformity.
- Street tree variety, placement, maturity, species and health.
- Parkway condition, width and placement.
- Parking lot layout, screening, buffering and access.
- Building setback and access.

A simple grading system (good, fair, poor) was developed to grade and compare the wide variety of blocks that exist within the corridor. Photographs were taken to record examples of general conditions on each block or group of blocks.

General Conditions

The following is a summary of general streetscape conditions found in the Study Area.

- Sidewalks widths are not consistent and in some locations missing.
- Commercial blocks lack uniform sidewalks and street furniture (trash receptacles, benches, bicycle racks, etc.).
- Sidewalks are mostly in fair to poor condition along commercial blocks, including cracks, uneven surfaces, and flooding.
- Along commercial blocks, the placement, maturity and protection of street trees vary greatly, and tree pits and grates are either non-existent or in deteriorated condition.



Deteriorated parking lot at CVS pharmacy.



The parkway and sidewalk along the residential block east of Crawford.



Crosswalk condition at Green Bay and Central.



Examples of narrow sidewalk conditions

- A variety of small pots or planters are located in commercial blocks with some unattractive and poorly maintained landscaping.
- Commercial blocks appear dark at night for shoppers and visitors as the City's standard street light is spaced 140 feet apart in many locations.
- Street widths west of Lincolnwood are 50+ feet, providing the western half of Central with a more auto-oriented character.
- Parking lots often lack screening, buffering, landscaping or drainage. Some lots also have inefficient layouts.
- The bases of some light poles are broken or in disrepair.
- Crosswalks are inconsistently marked.
- Transit stations lack effective drop-off/pick-up areas.
- Street widths west of Lincolnwood are 50+ feet, providing the western half of Central with a more auto-oriented character. (East of Lincolnwood the width is 42 feet).

For additional information on streetscape conditions (including a block-by-block analysis of conditions), recommendations, and concepts, see the Central Street Streetscape Design Study, which is a companion document to the Central Street Master Plan.



Poor tree pit conditions.