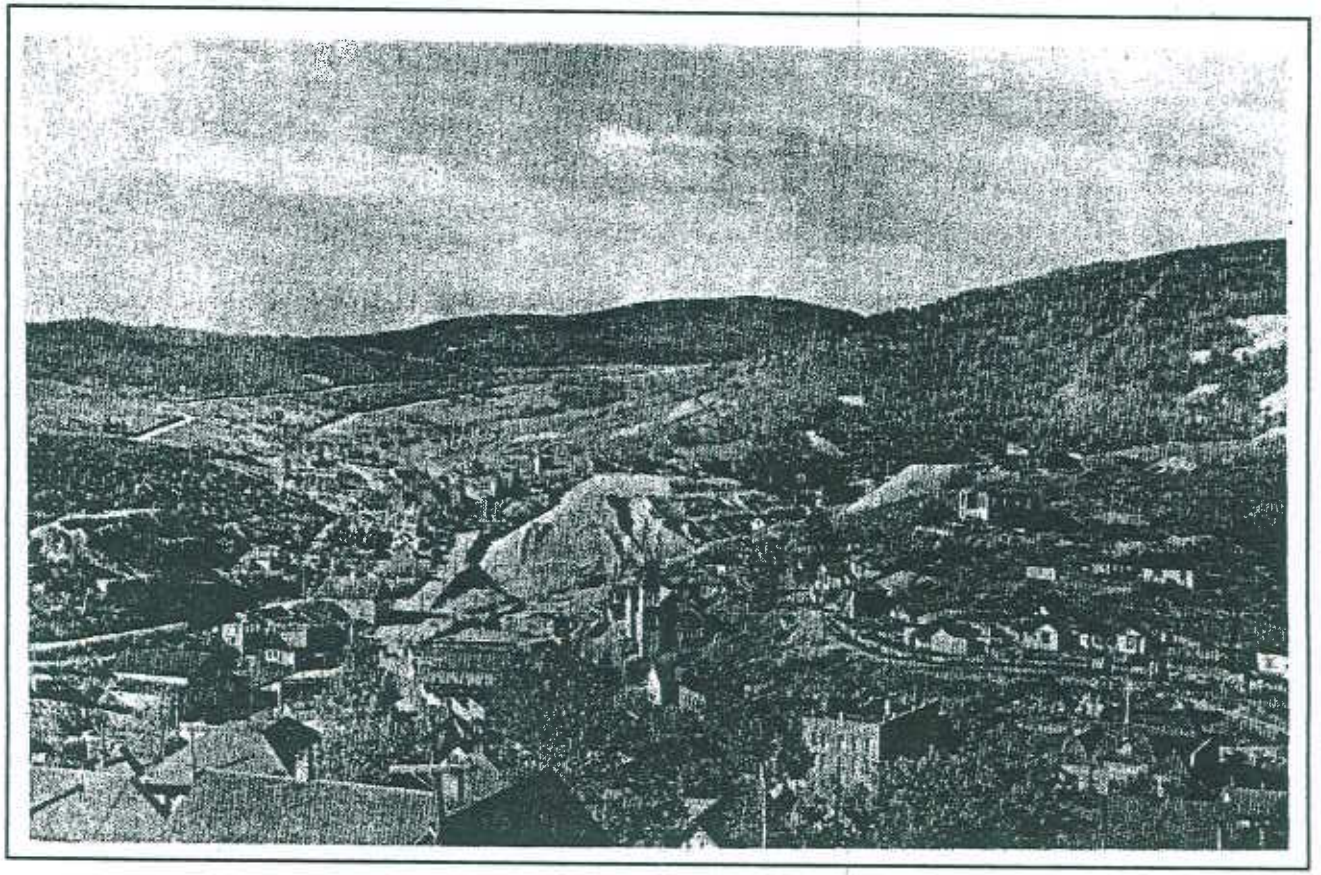
CHAPTER 4:

STREETSCAPE GUIDELINES



DESIGN GUIDELINES FOR CENTRAL CITY

Chapter Cover Photograph:

Photograph of Central City, looking south from Winnebago Hill, taken in 1954.

CHAPTER 4: STREETSCAPE GUIDELINES

The following guidelines apply to all construction in the public way. This includes work on utilities, streets and sidewalks. Details of the streetscape will be developed in a streetscape master plan that also considers technical engineering issues. The following guidelines should be used when the streetscape plan is developed and when subsequent individual improvements are made.

Goals for the Streetscape Guidelines

The goals of the Central City Streetscape Guidelines are:

1. **To improve safety for pedestrians and automobiles**
   - By clearly defining pedestrian use zones
   - By removing hazardous conditions from pathways

2. **To improve accessibility of facilities and amenities**
   - By applying the current standards for accessibility as defined in the Americans with Disabilities Act

3. **To improve storm run-off conditions**
   - By providing a storm sewer system to control flows
   - By providing landscape designs that will cleanse run-off

4. **To create a sense of activity on the streets.**
   - By having outdoor places to sit
   - By having street furnishings that suggest activity, even during slow hours
   - By having walkways and paths that are inviting and connect to activity centers

5. **To enhance the historic character of the city**
   - By providing designs that are visually compatible with the historic character of the city
   - By not misrepresenting history in streetscape designs

6. **To enhance the recreational and aesthetic attraction of Central City**
   - By protecting natural and historic features that are attractive to local residents and visitors

Residential Streets

Residential streets should retain their rustic character. They should be quieter and should express a simpler design character; no decorative paving or ornamental light poles should be used in these neighborhoods.

Guideline 1:

Residential streets should remain simple in character.

- If right-of-way permits, sidewalks may be constructed in residential neighborhoods.

Guideline 2:

A simple, industrial street lamp design should be used in residential neighborhoods.

- These should be mounted on simple wooden poles and should be widely spaced to provide a lower level of light than is produced on commercial streets.
- Public parks are exempt from this standard.

DESIGN GUIDELINES

AMENDMENT TO CHAPTER 4, STREETSCAPE; COMMERCIAL AREA SIDEWALKS; REPLACE GUIDELINE 3, REPEAL GUIDELINE 4

GUIDELINE 3

Sidewalks located in all commercially zoned districts shall be colored concrete with twelve (12') inch wooden boardwalk stamped/patterned weathered wood, interlocking plank pattern.

- Concrete shall be stamped with a 12" weathered wood, interlocking plank pattern also known as Pacific Boardwalk
- Concrete shall be colored as to provide the appearance of a wooden boardwalk, the following technical specifications for color and finishing (or equivalent) shall be used.
    - Pecan Tan A-55, Lithocrhome Color Hardener
    - 1290 Cordovan Brown, Lithochrome - antiquing release
    - Scofield Cureseal-W Semi-gloss – sealer
- A concrete curb and gutter system shall be installed with all new sidewalks or the replacement of existing sidewalks.
- Instances where curb and gutter do not exist, the installation of new curb and gutter shall be required as a condition of a sidewalk replacement
- All curb and gutter shall be grey standard concrete.

Commercial Area Sidewalk

Sidewalks should be constructed in all commercial zones if right-of-way permits.

Sidewalk Paving Materials

Guideline 3:

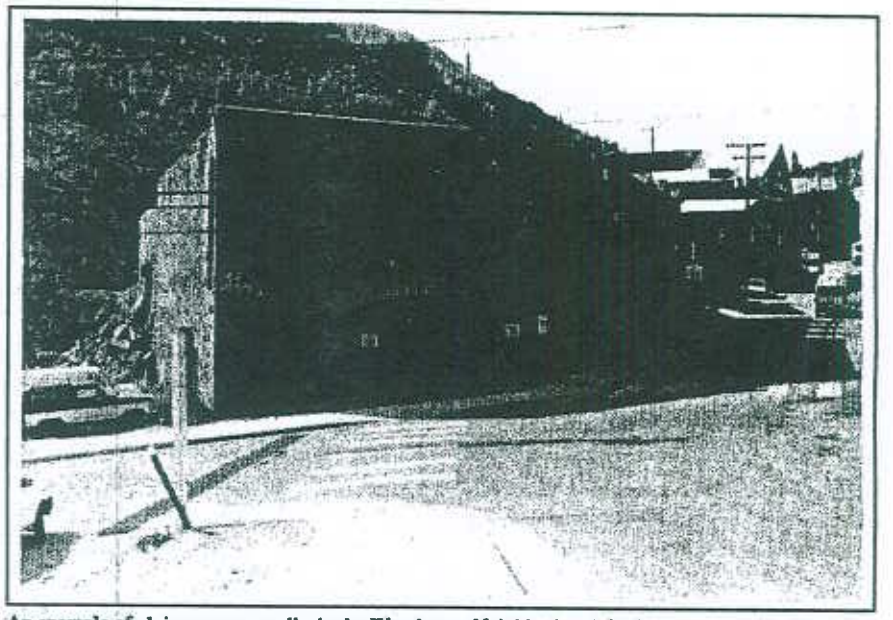
Historic stone walks should be used in the commercial core.

- Sidewalks in the core commercial area may be constructed of flagstone. Large, rectangular panels laid with tight, smooth joints, on a concrete base are to be used. Irregular shapes are inappropriate.
- This paving material was known to be in use historically in the vicinity and would be compatible with the historic buildings. This material will help distinguish the sidewalk from the street due to the difference in color and texture.
- Curb and gutter should be concrete.

Guideline 4:

Plain concrete walks should be used in all commercial areas other than the core.

- A concrete curb-and-gutter system will be used in conjunction with this design.
- Wooden board walks are inappropriate as a permanent material because of the poor traction that results when conditions are icy.



An example of plain concrete walks in the Warehouse Neighborhood. Plain concrete walks should be used in all commercial areas other than the core.

Cross-walks

Cross-walks should enhance pedestrian safety while also reinforcing the historic character of the district.

Guideline 5:

Cross-walks should be differentiated from the travel lanes of the street.

- Cross walks may be painted.
- Special paving materials that contrast with the street may also be used.

Design criteria for street furniture

The following general criteria apply to all types of furniture, such as waste receptacles, benches and lights:

Guideline 6:

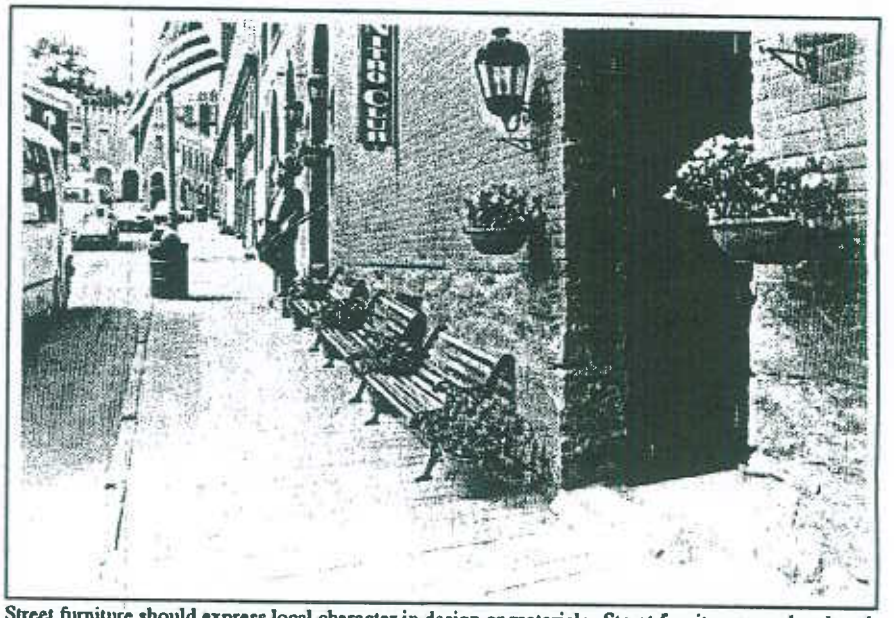
Street furniture should express local character in design or materials.

- All sidewalk furnishings should have similar materials and colors.
- Product lines should be ones that are well established so replacements are likely to be available.
- Materials and colors that reflect the indigenous materials of the region should be used.
- Street furniture must be placed clear of the walking zone.

Guideline 7:

Street furniture should be selected such that it will maximize the City's investment in terms of durability and visual impact.

- Individual furnishings should be of designs that are capable of being combined with other street furniture elements in a cohesive composition.
- Long term, life cycle costs should be considered in evaluating prices, in addition to initial purchase cost.
- Products that can be maintained and repaired by local personnel are preferred.



Street furniture should express local character in design or materials. Street furniture must be placed clear of the walking zone, as these benches along Lawrence Street illustrate.

Street Lighting Design

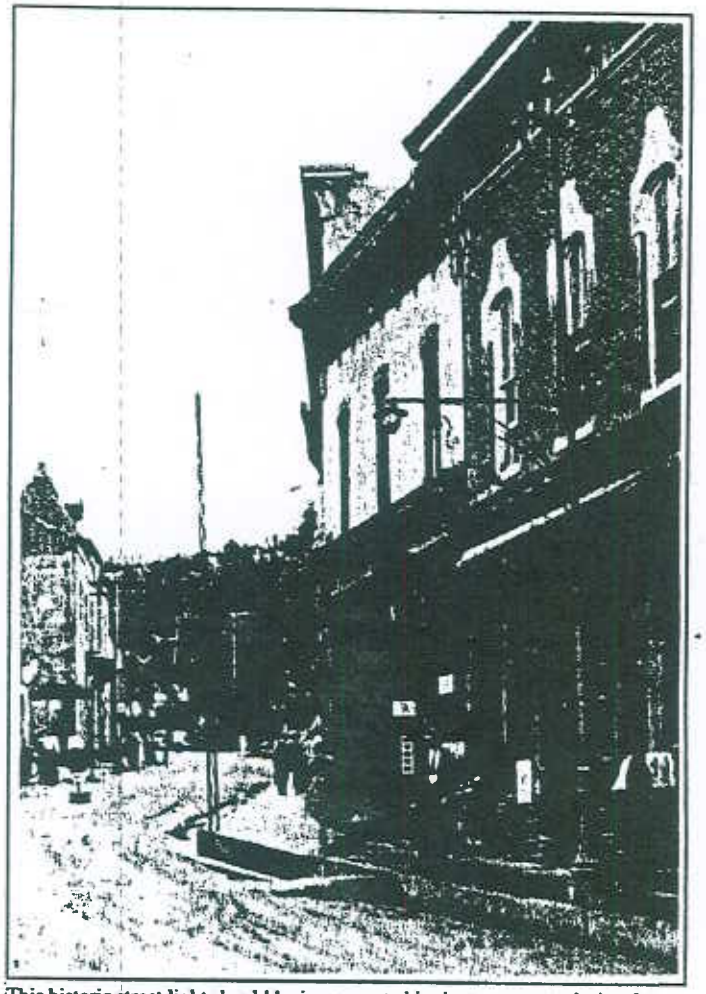
Street lighting should be designed to reinforce the visual continuity of the city. The light fixtures (luminaires) and poles (standards) should in fact be unifying design elements in the core area. In doing so, they should be designed to create visual interest and variety.

Two light fixture styles existed historically. One was a faceted, carriage-style lamp; the other was a pendant-type lamp that was supported on a tall, arching pole. Both styles may be considered in developing the street lighting design.

Guideline 8:

Pole-mounted street lights are to be used throughout the commercial areas, using a decorative cast design that matches those shown in historic photographs.

- Two of the styles found historically will be used.
- In outlying areas and in residential neighborhoods where gravel shoulders may be constructed, the lights should be mounted on wooden or industrial poles.
- The poles should also be designed to accommodate banners.
- They should also be supplied with electrical utility outlets for seasonal lighting schemes.



This historic street light should be incorporated in the streetscape design for the Commercial Core (Photo circa 1920s).

Plantings and planters

Plantings in public areas in Central City should be used to provide a range of seasonal color and visual interest to motorists and pedestrians. At the same time, they should reflect the historic character of the community.

Guideline 9:

Streetscape plantings should be simple in design.

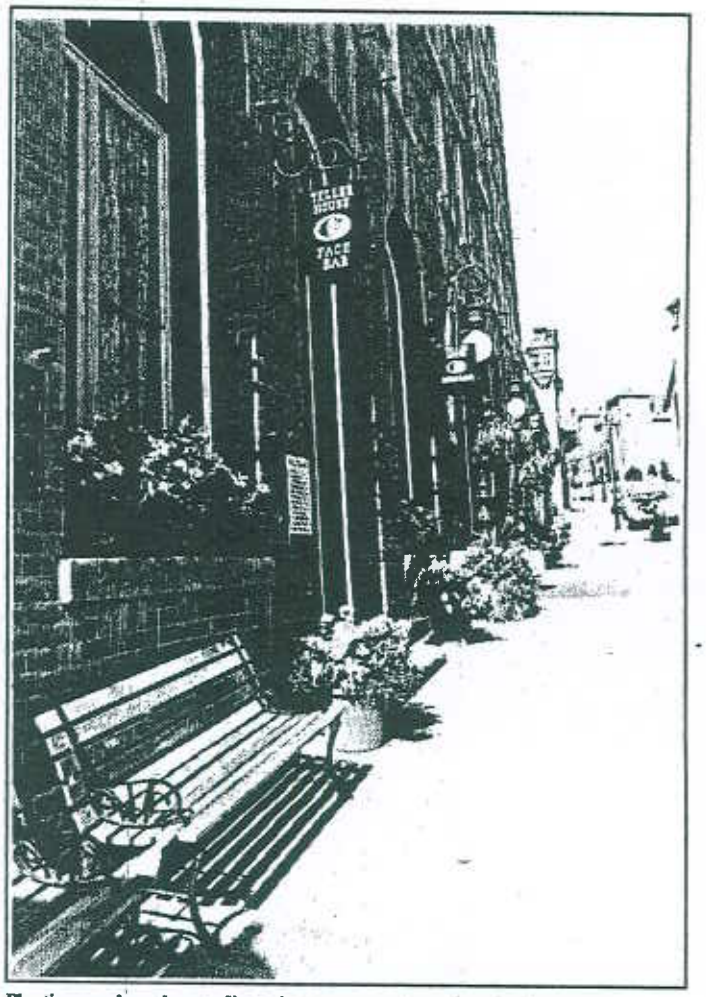
- Plant beds, located at grade, are appropriate.
- They should be located in areas that do not constrain clear walking areas of sidewalks.
- Raised planters may also be considered; however, their design should be in keeping with the character of the historic district.
- Window boxes and hanging planters may also be used. These should also be simple in design, and may not encroach into the minimum five-foot clear walking zone.
- Metal or wood structures that are interpretations of elements traditionally found in Central City are appropriate for planters.

Benches

Guideline 10:

Wood slat benches with a cast metal frame, similar to those seen in historic photographs, should be used.

- The frame is to have a relatively modest amount of decorative detail.
- Benches should be of a heavy duty construction.



Plantings such as these enliven the streetscape along Eureka Street, for motorists and pedestrians alike.