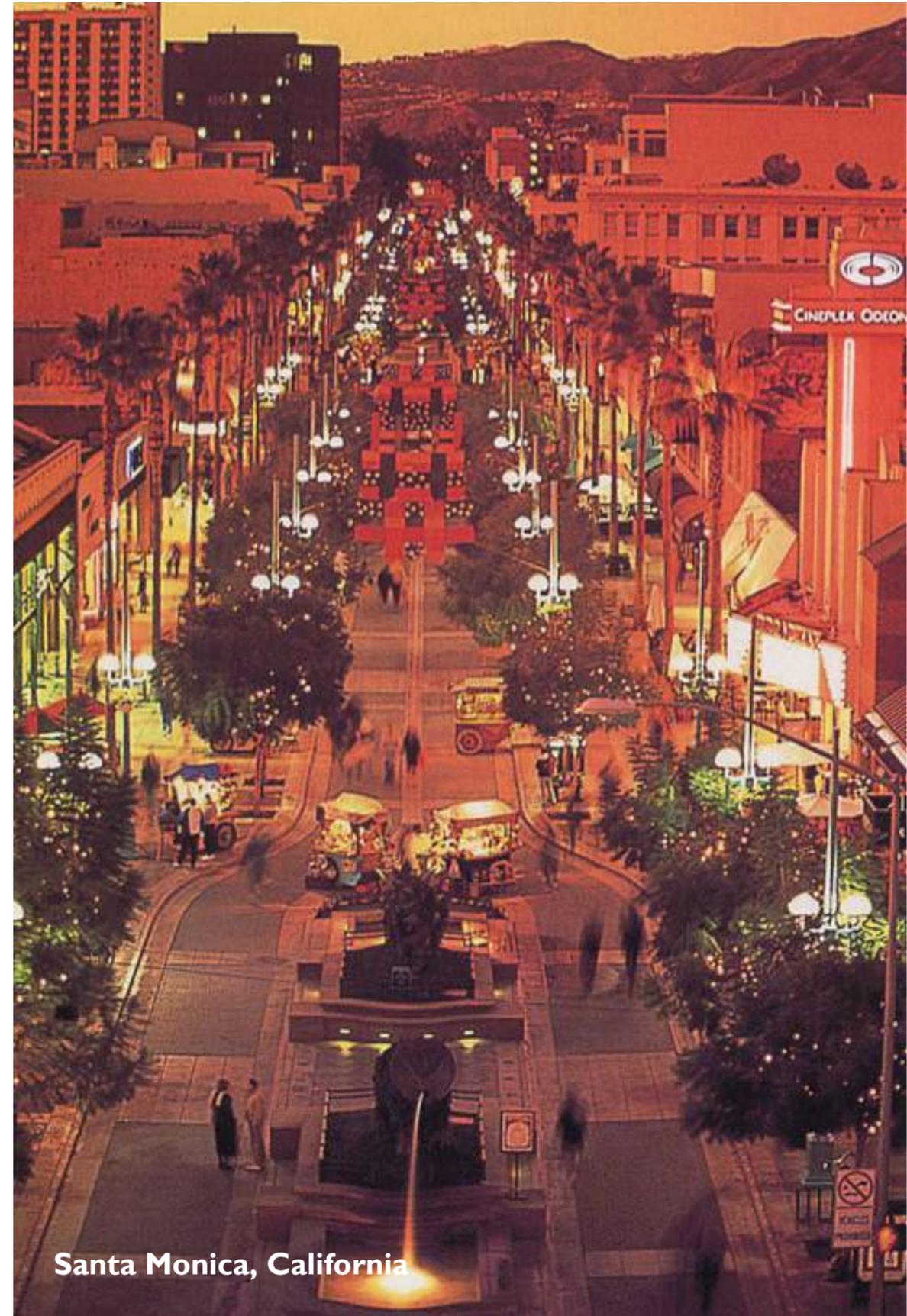


Special Character Streets:

Well-defined corridors within downtown having a unique visual character or function, district streets.



Philadelphia, Pennsylvania



Santa Monica, California

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Special Character Streets :: Comparables

September 2004

2.11

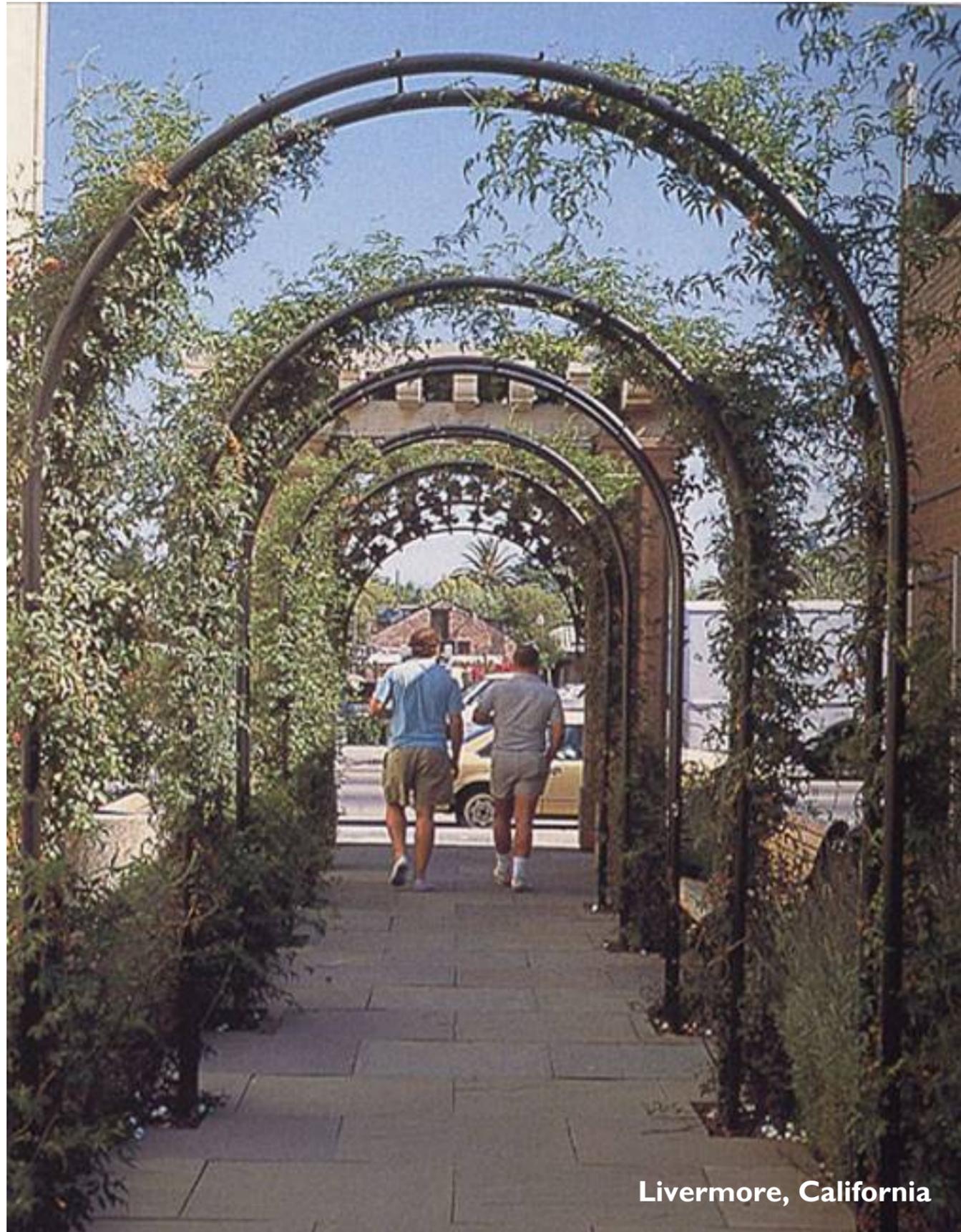


Santa Monica, California

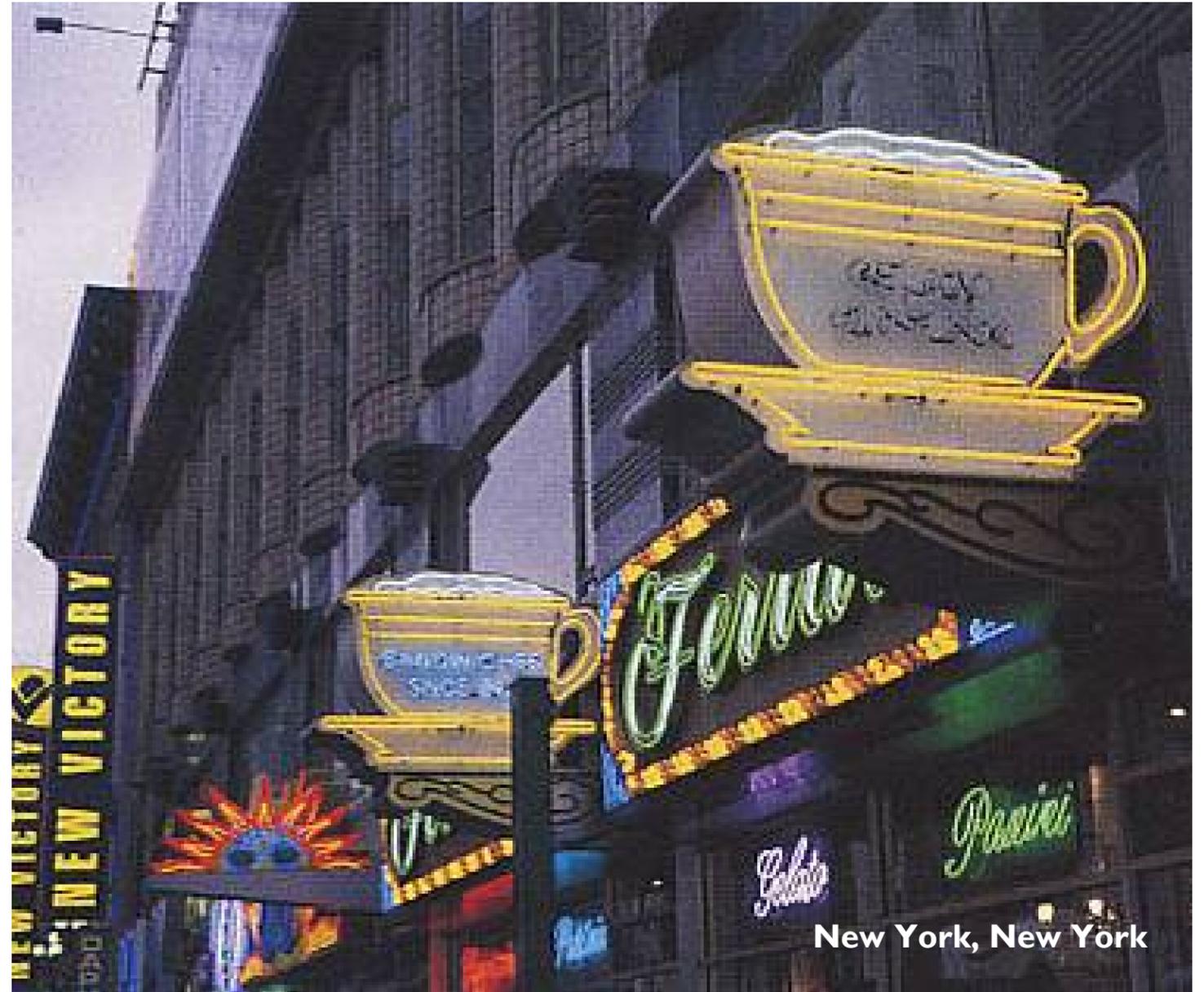
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Special Character Streets :: Comparables
September 2004 **2.12**



Livermore, California



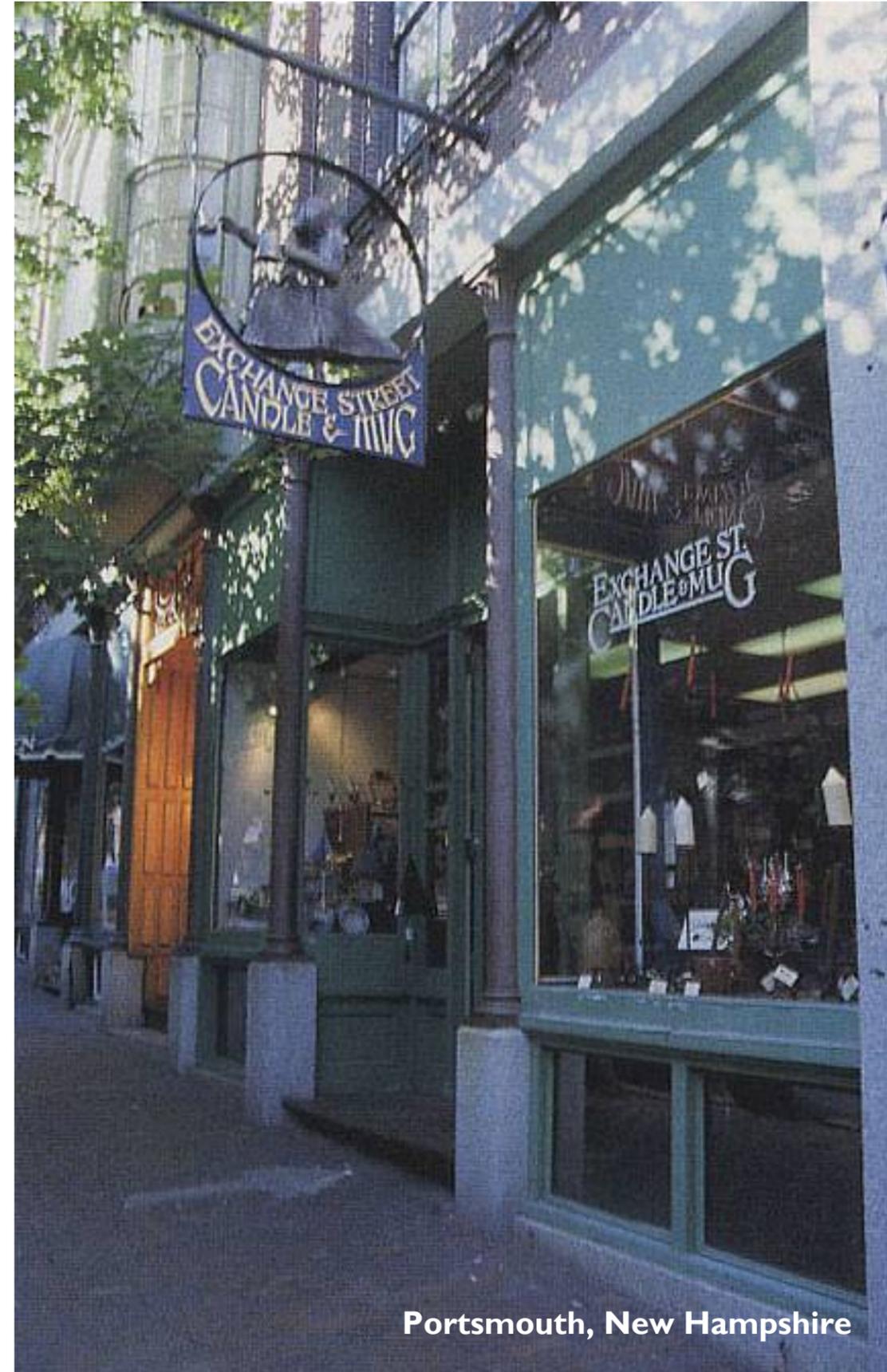
New York, New York

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Baltimore, Maryland



Portsmouth, New Hampshire

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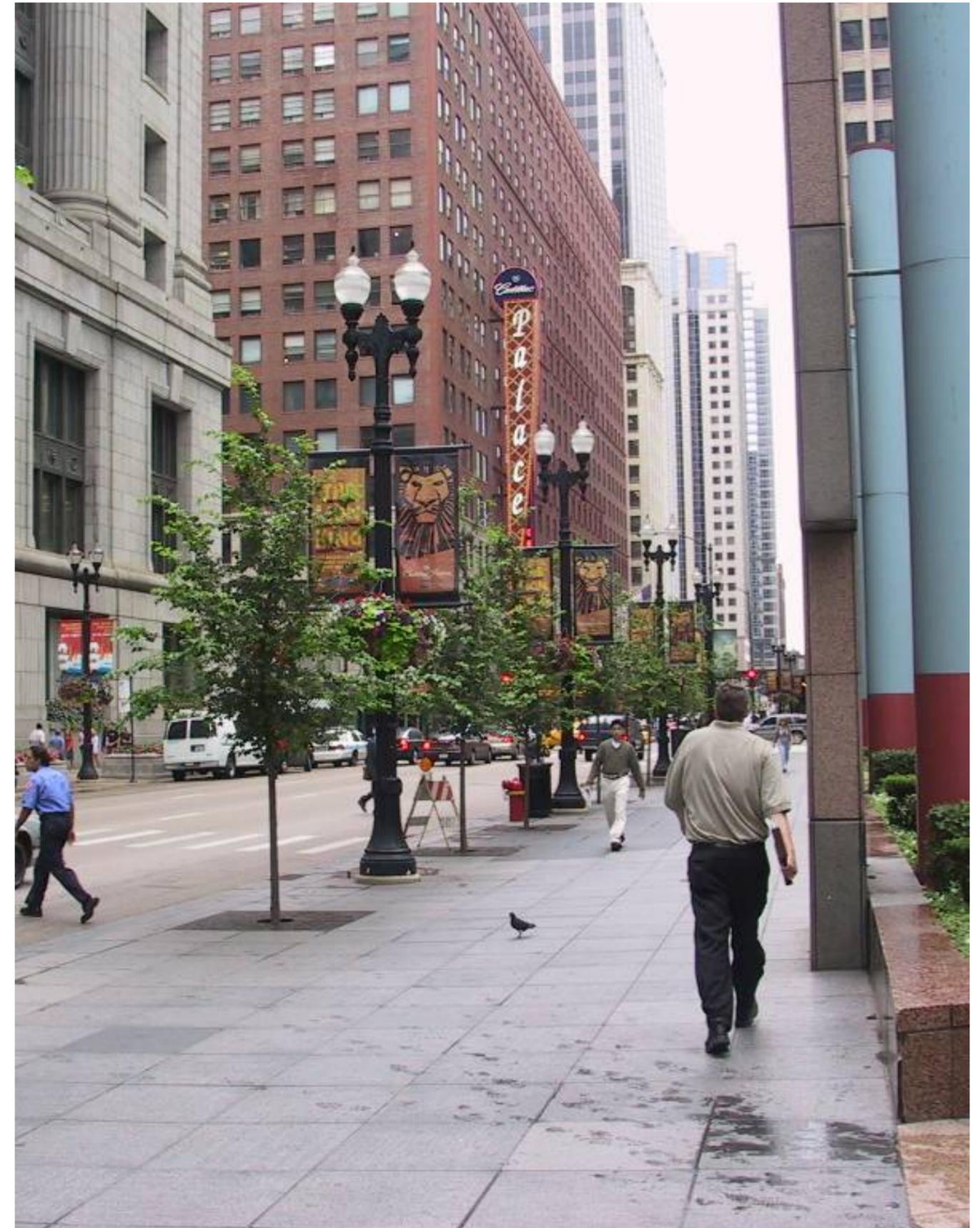
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Special Character Streets :: Comparables

September 2004



Chicago – Clark Street



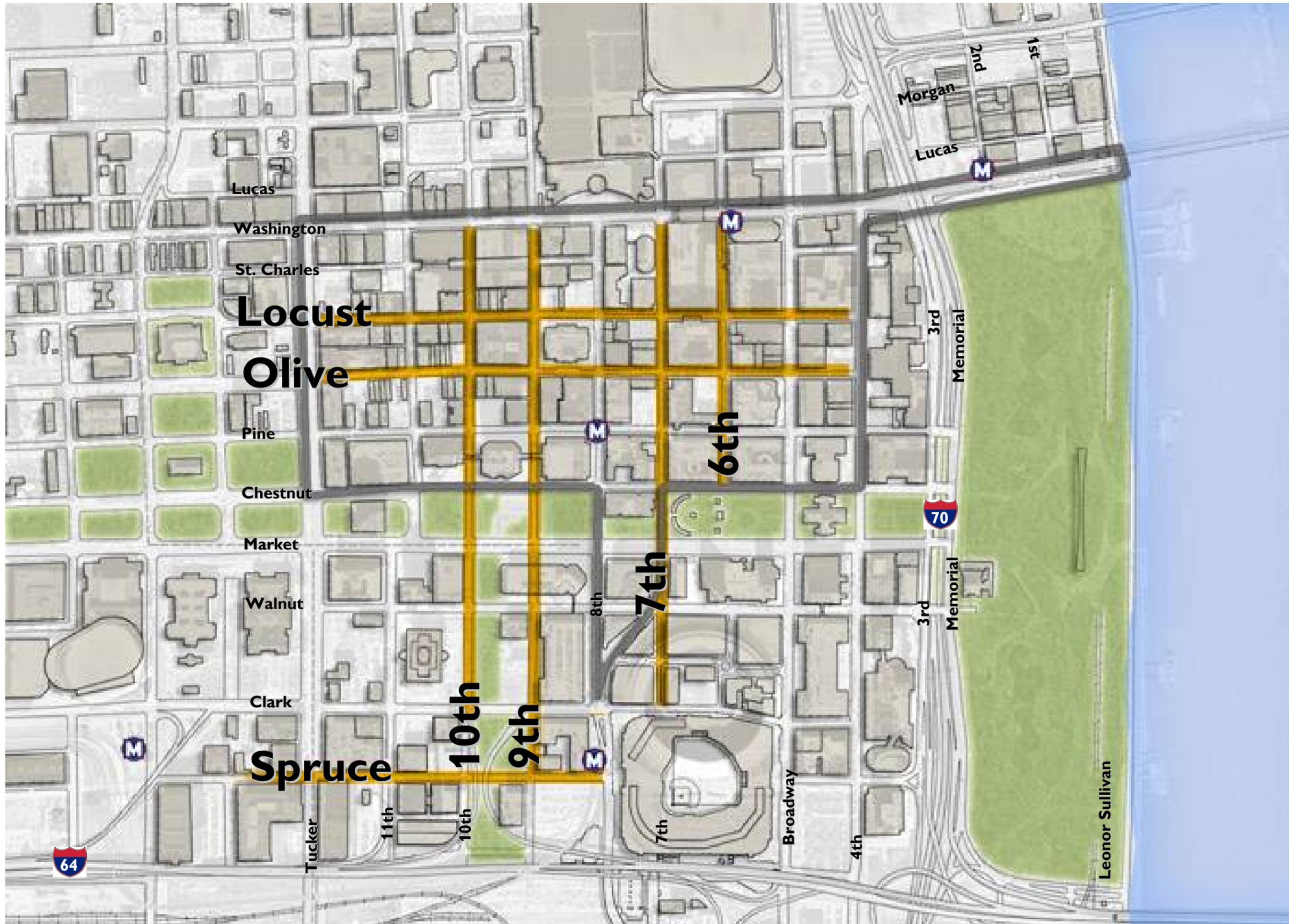
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Special Character Streets :: Comparables

September 2004

2.15

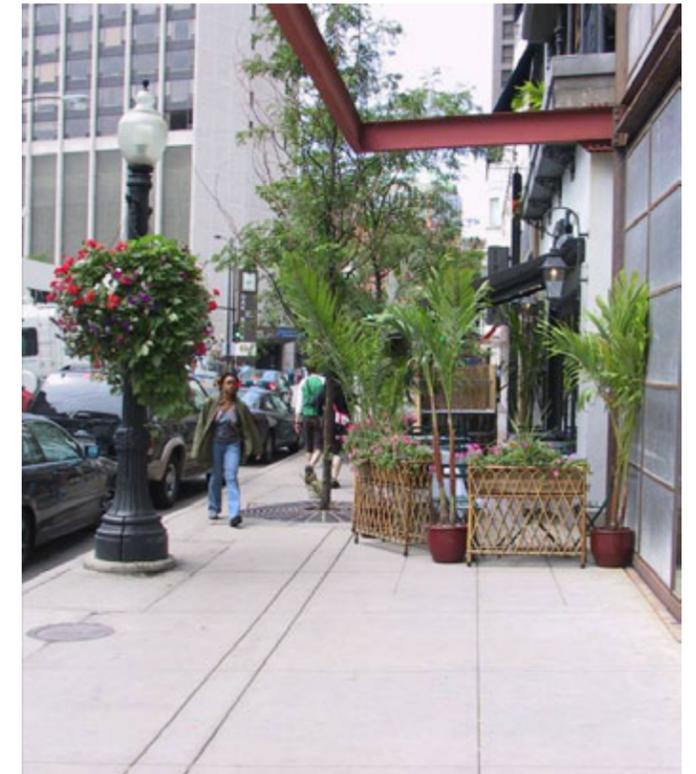


Pedestrian Priority Streets:

Wide sidewalks, generous streetscape furnishings, outdoor dining, able to accommodate high volumes of traffic



Bethesda, Maryland

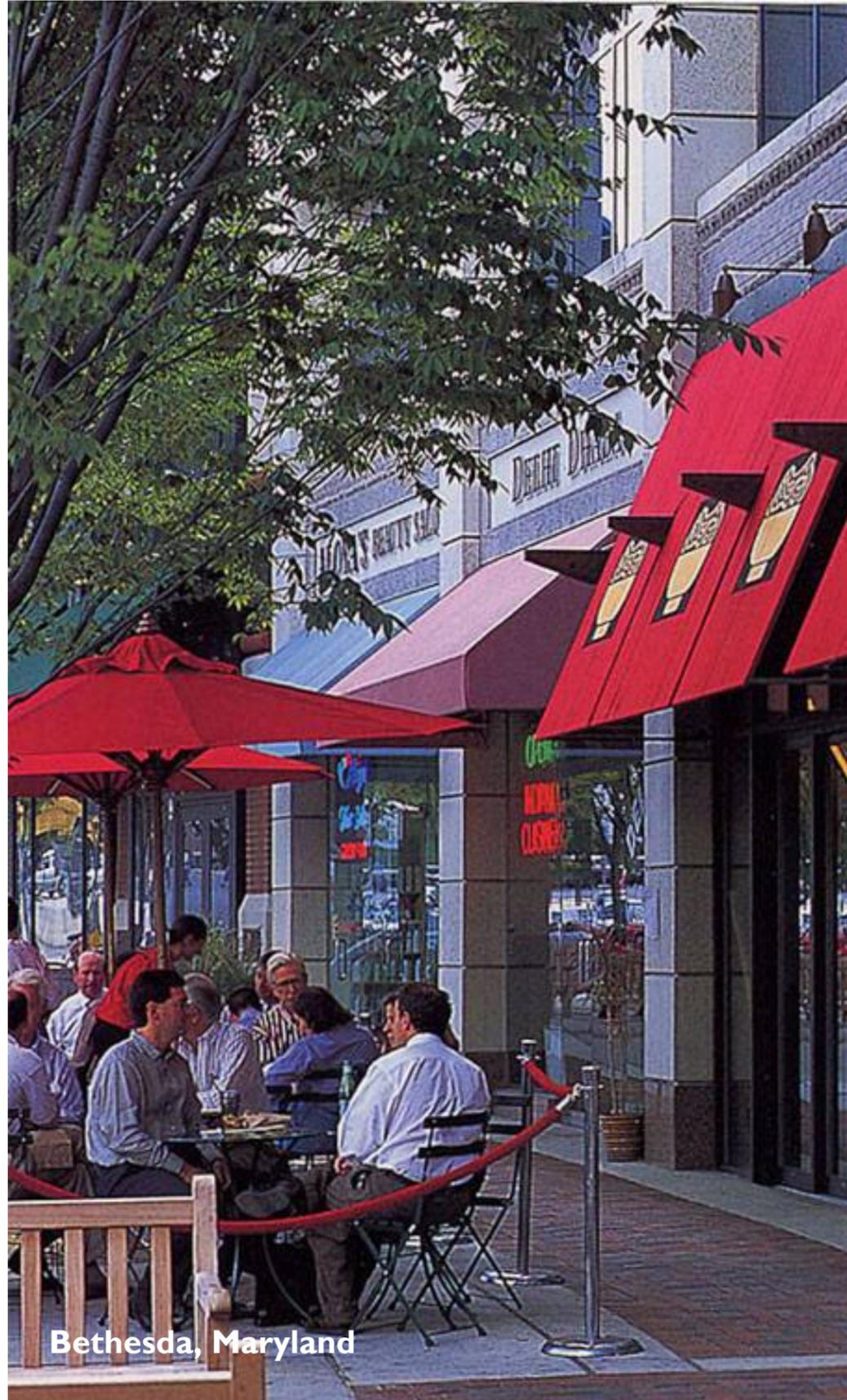


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Pedestrian Priority Streets :: Comparables

September 2004



Bethesda, Maryland



Bethesda, Maryland



Santa Monica, California

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Pedestrian Priority Streets :: Comparables

September 2004



Chicago – Rush Street

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Pedestrian Priority Streets :: Comparables
September 2004 **2.19**



Chicago – Rush Street

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Pedestrian Priority Streets :: Comparables

September 2004



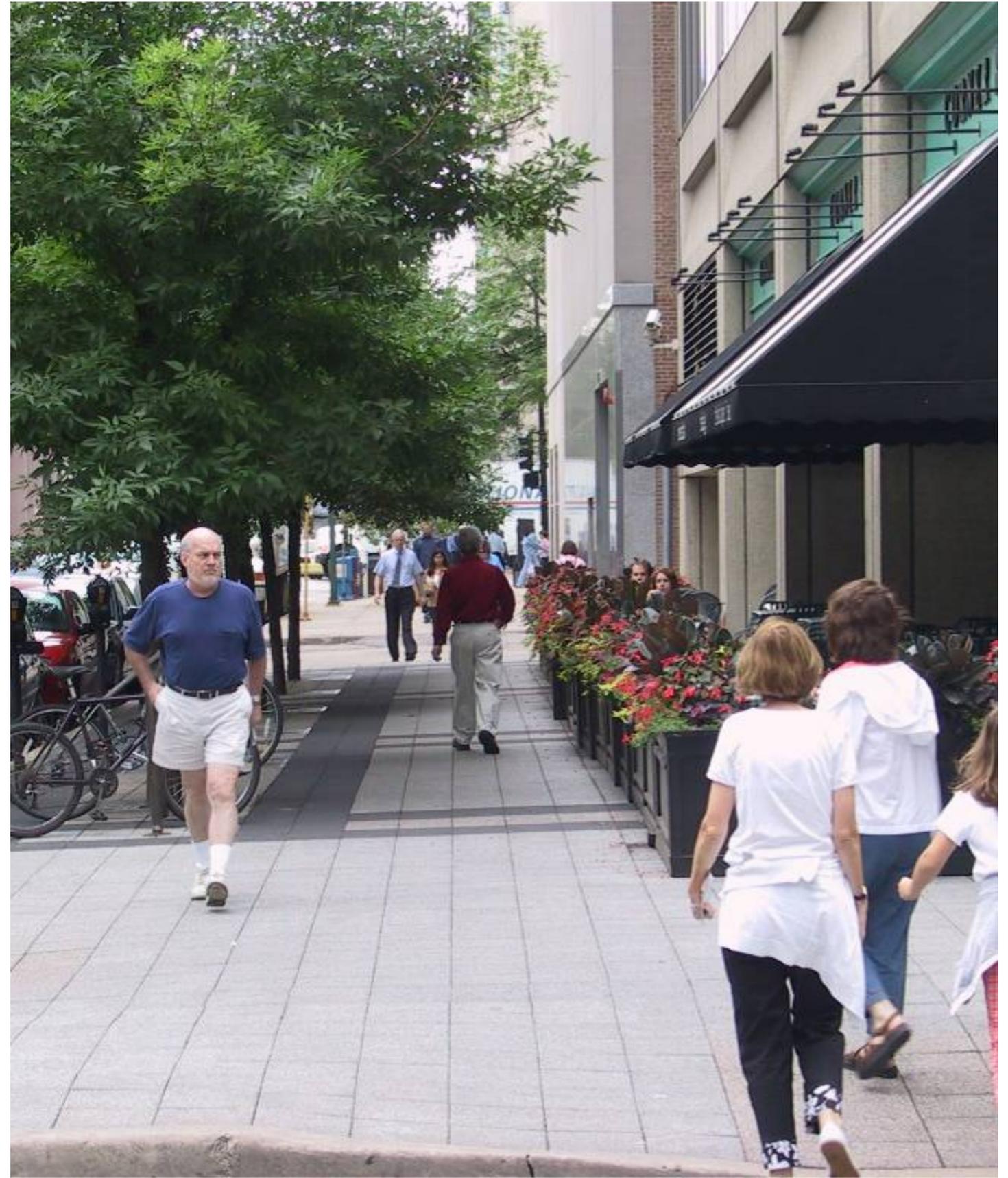
Chicago – Rush Street

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Chicago – St. Clair



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Chicago – Northwestern

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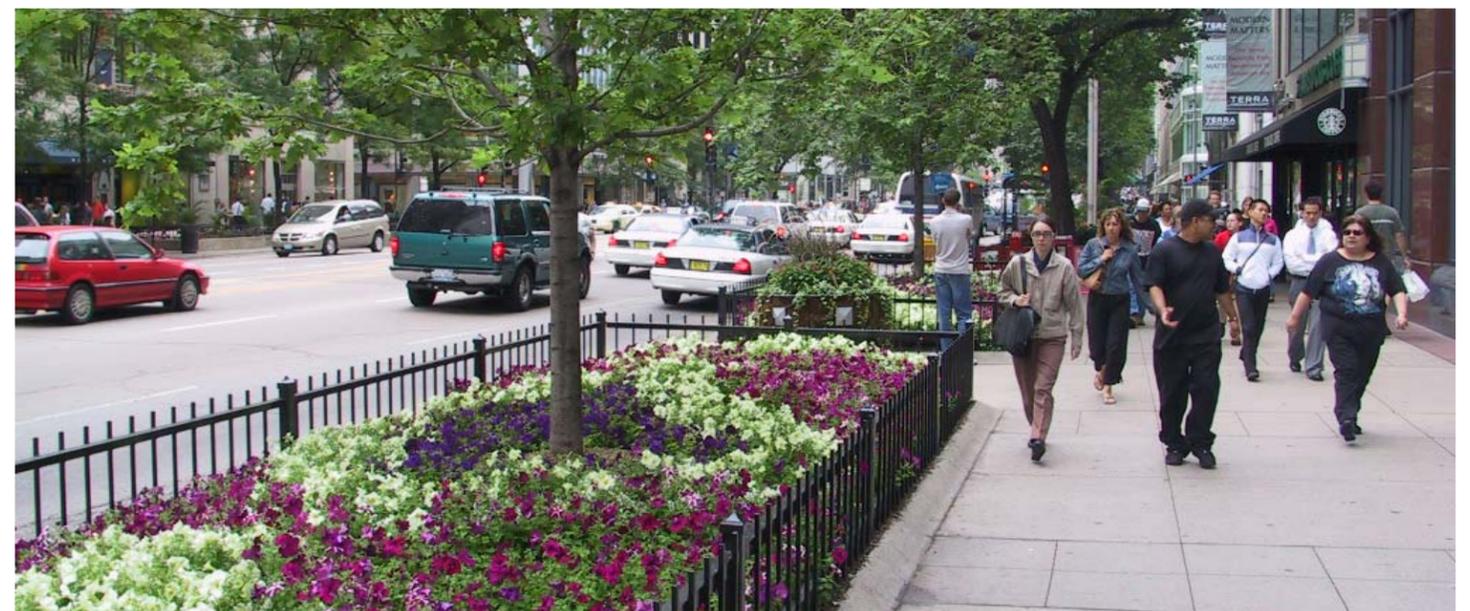
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Pedestrian Priority Streets :: Comparables

September 2004



Chicago – Michigan Avenue



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Pedestrian Priority Streets :: Comparables

September 2004



Chicago – Michigan Avenue



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Pedestrian Priority Streets :: Comparables

September 2004



Chicago – Michigan Avenue

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Pedestrian Priority Streets :: Comparables
September 2004 **2.26**

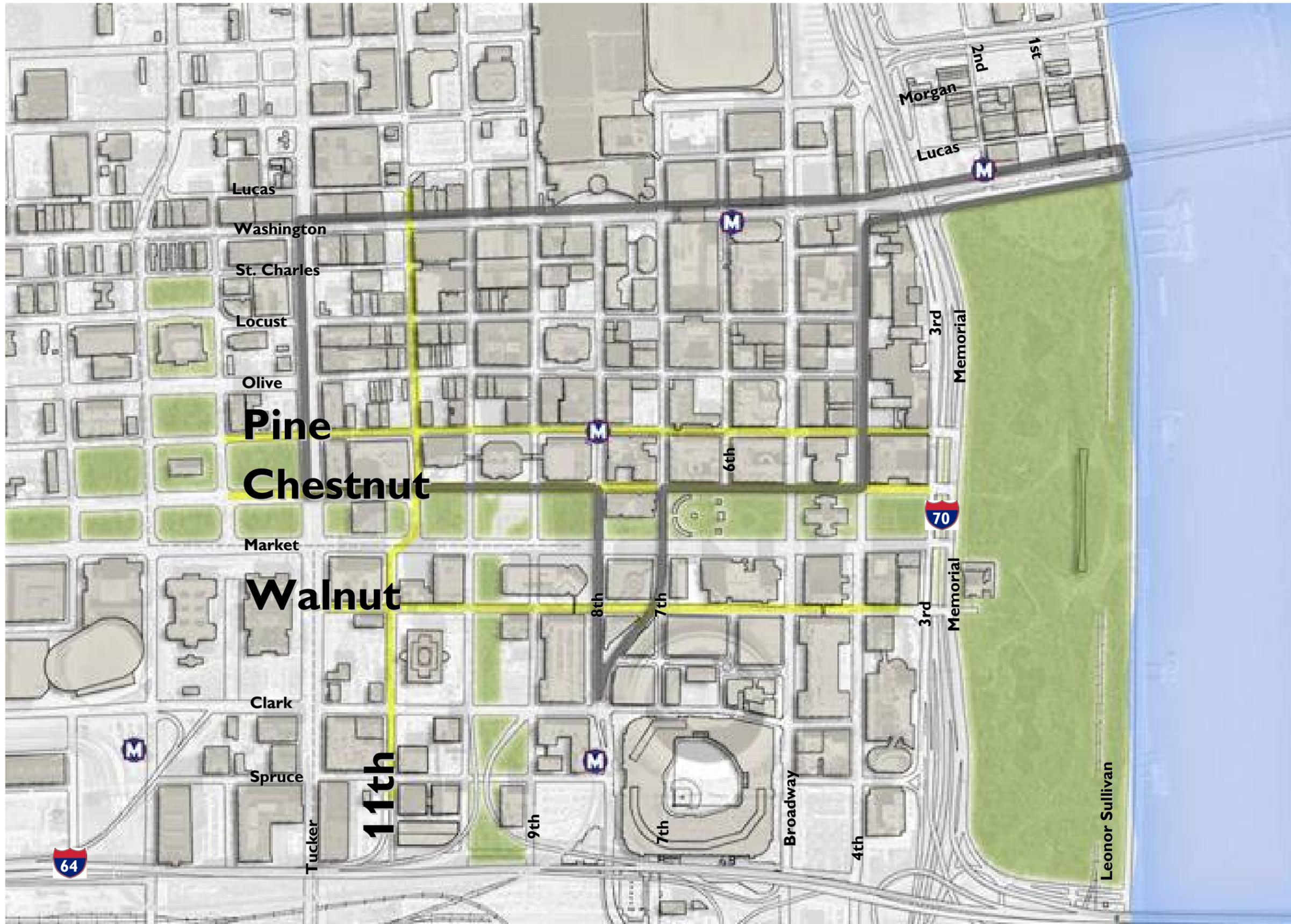


Kansas City – Broadway

St. Louis CBD Downtown Streetscape :: Enhanced Schematic Design

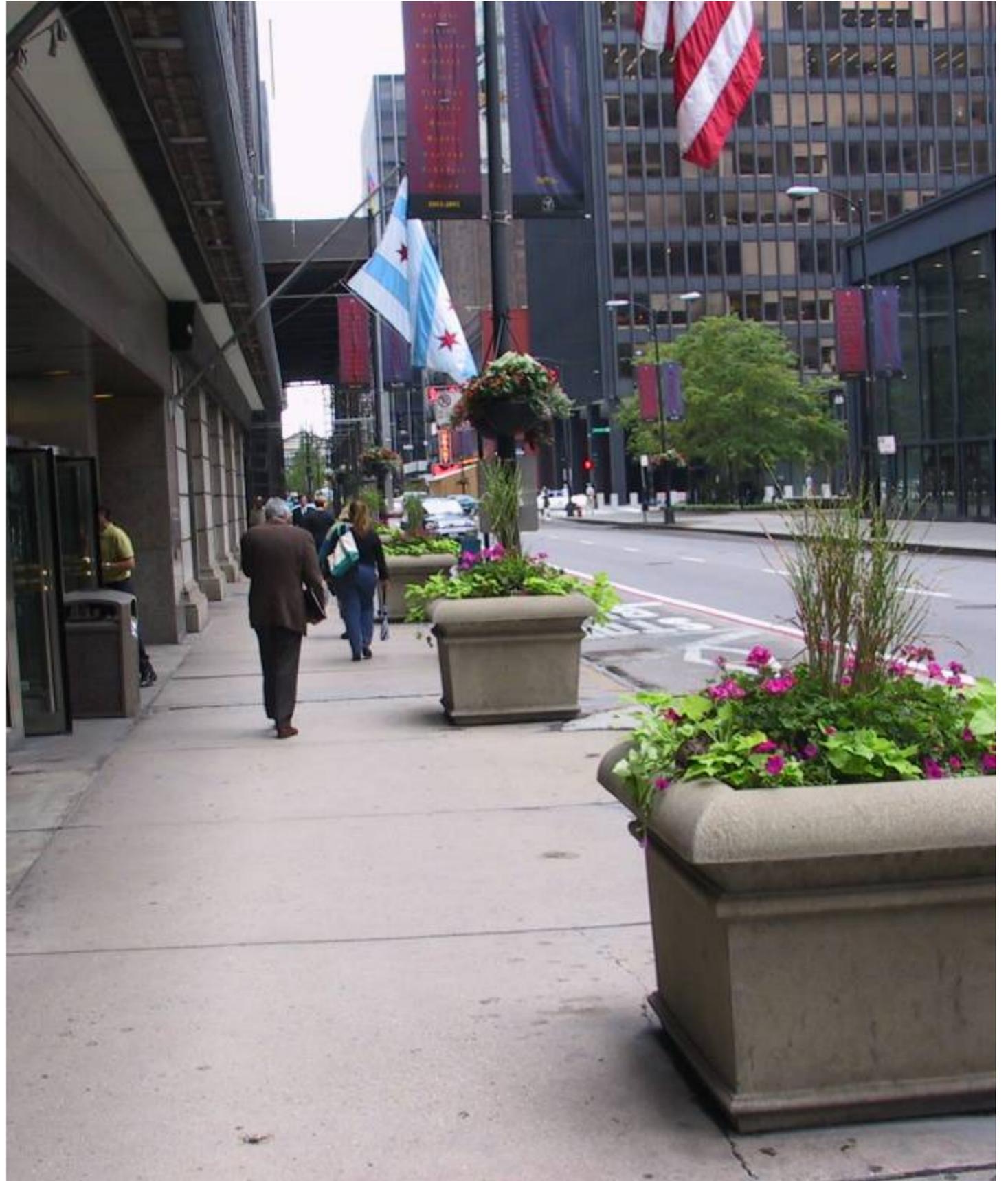
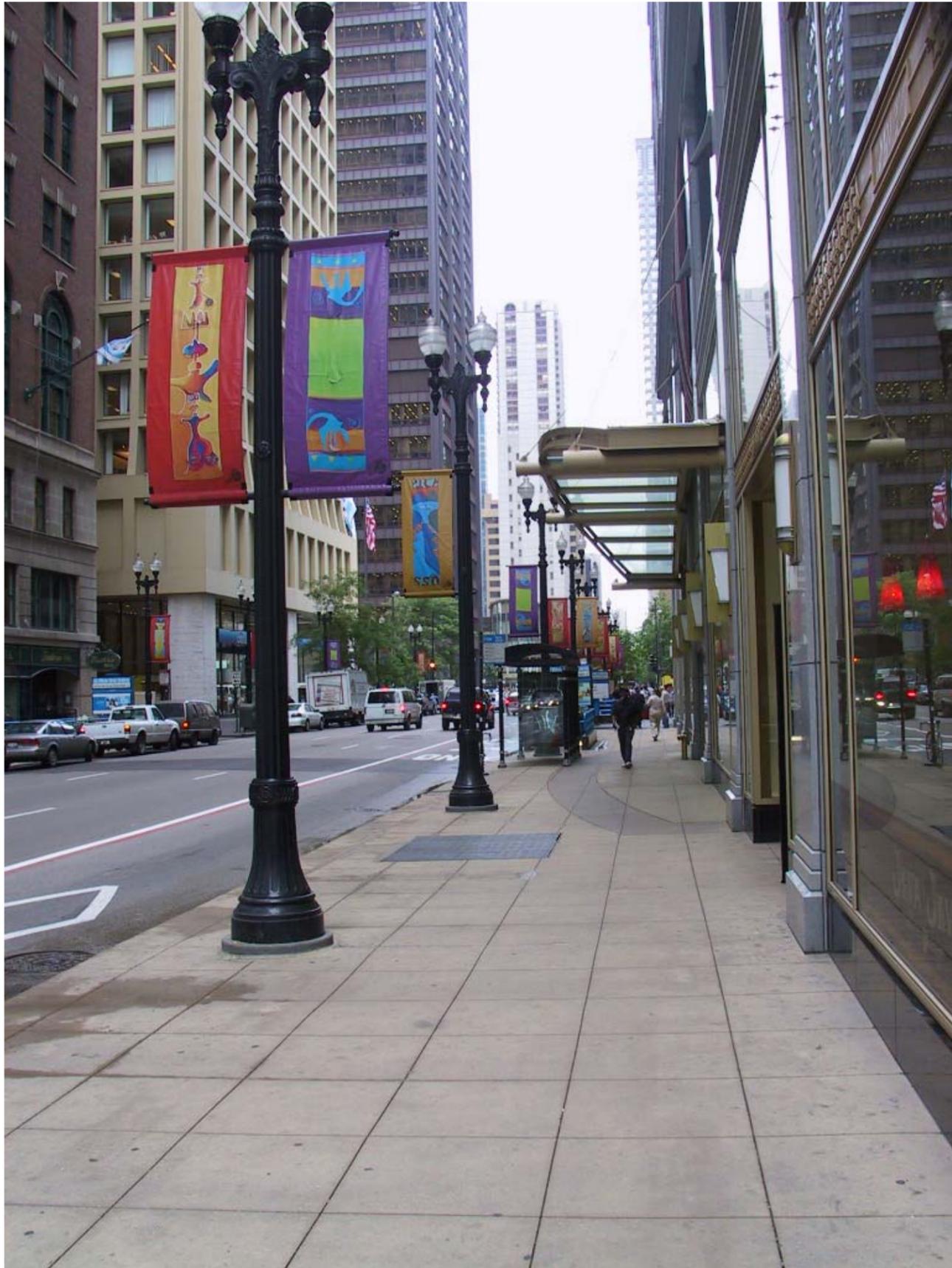
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Pedestrian Priority Streets :: Comparables
September 2004 **2.27**



Support Streets:

Streets to access parking, mix of land uses, building entries, mass transit.



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Support Streets :: Comparables

September 2004

2.29



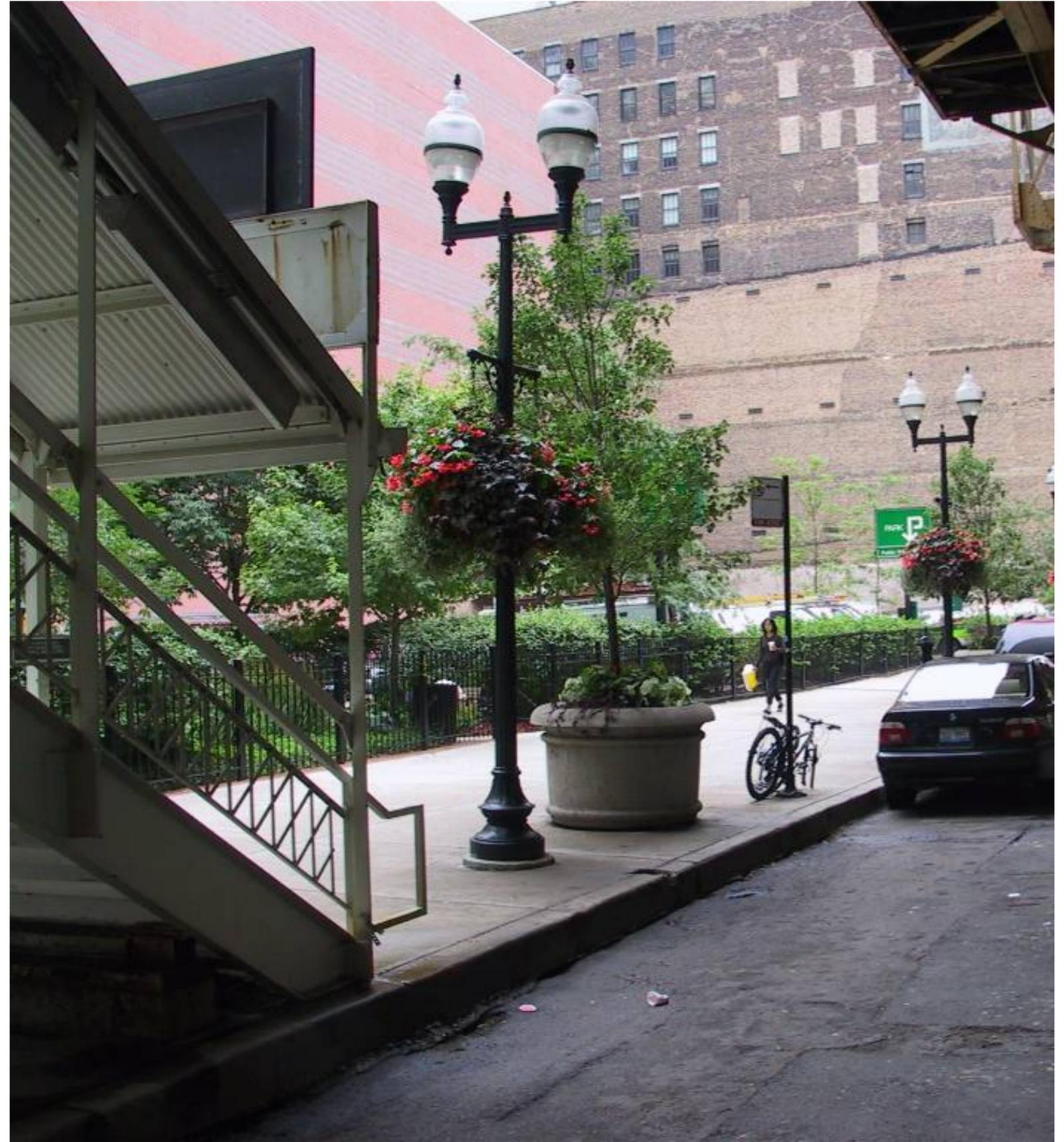
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Support Streets :: Comparables

September 2004

2.30

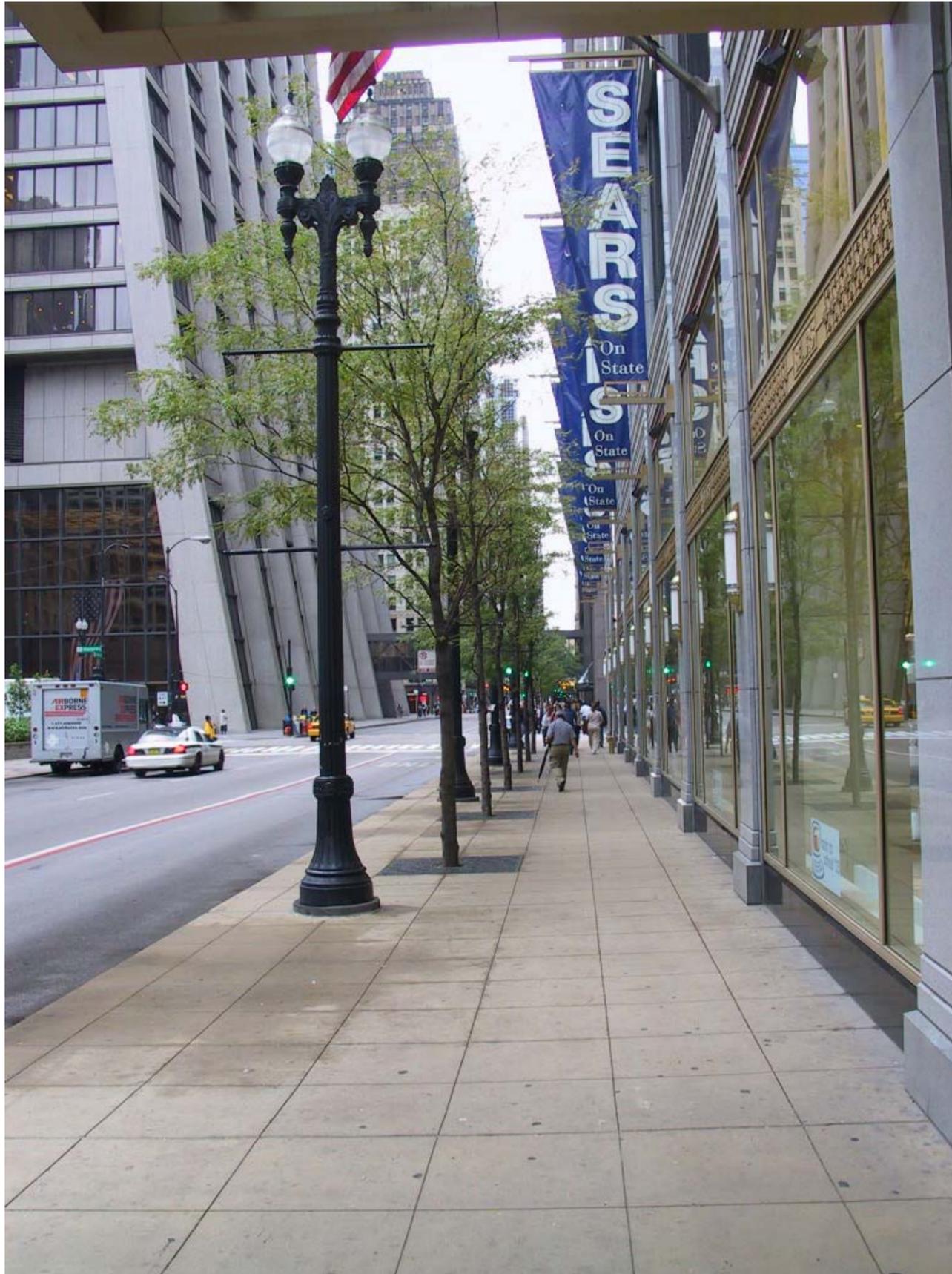


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Support Streets :: Comparables

September 2004

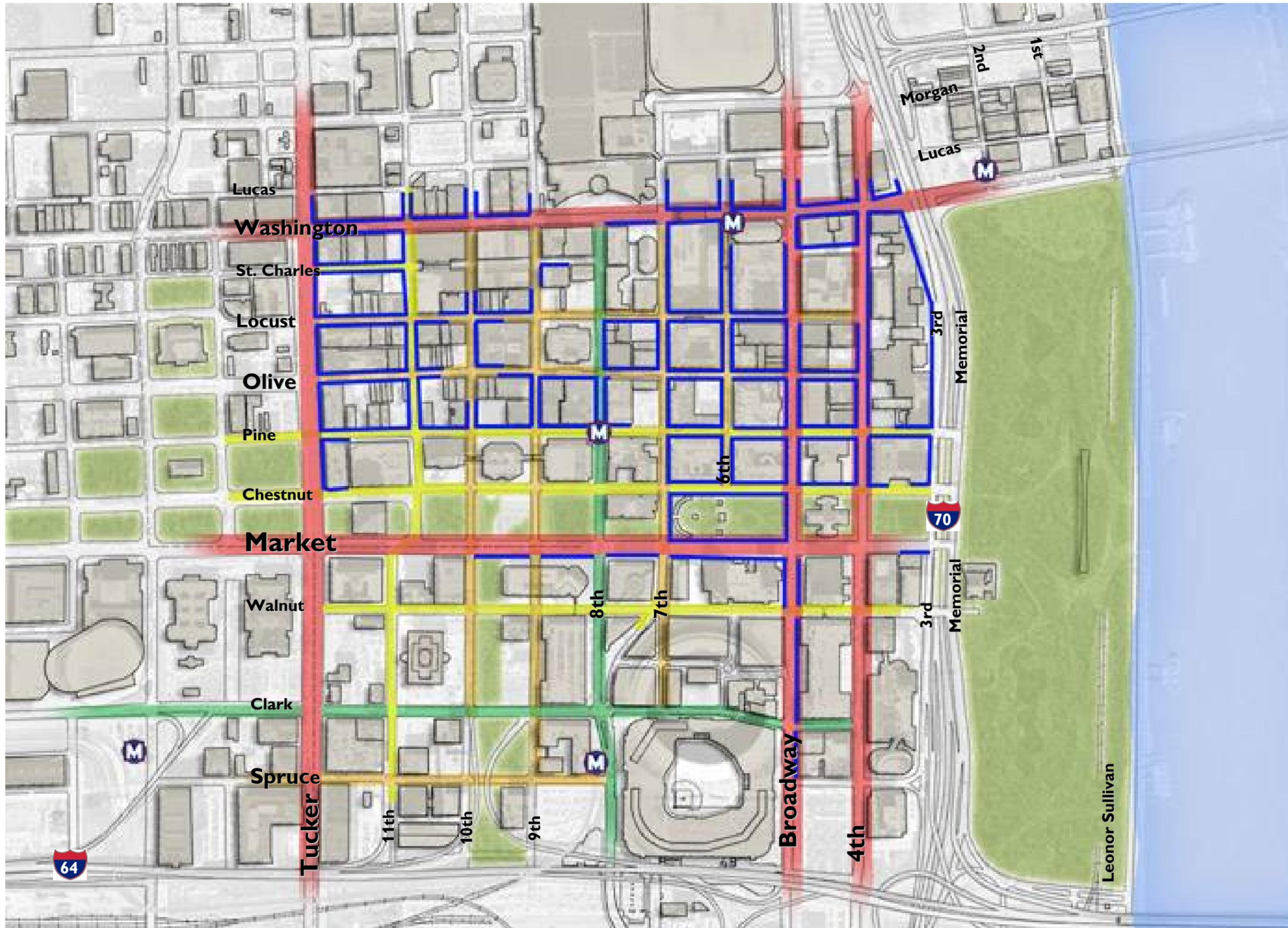


St. Louis CBD Downtown Streetscape :: Enhanced Schematic Design

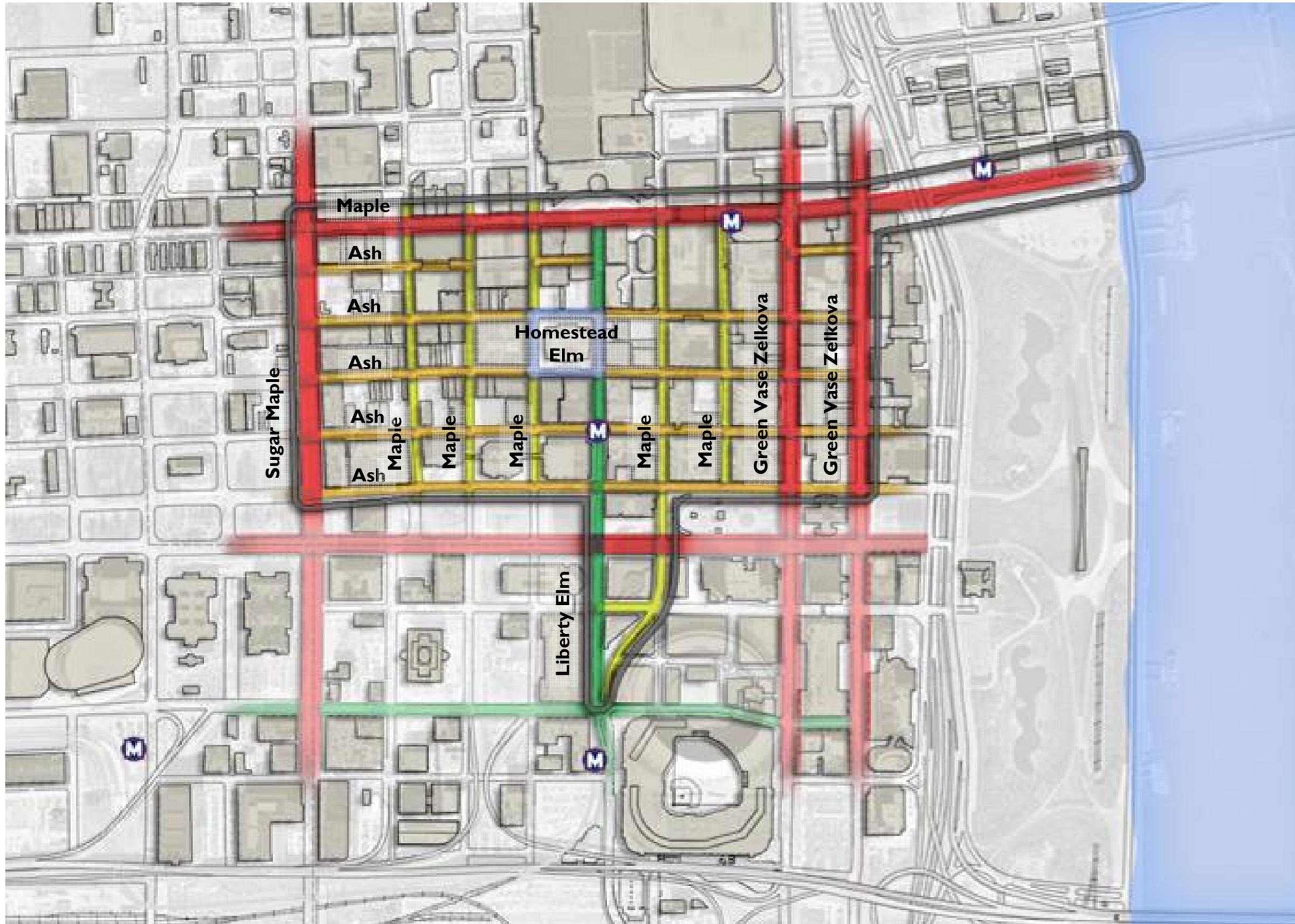
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Support Streets :: Comparables

September 2004



- Streetscape Improvement Opportunities**
- Image Streets**
Broadway, 4th, Tucker, Market, Washington
- Special Character Streets**
8th Street, Clark
- Pedestrian Priority Streets**
Locust, Olive, Spruce, 10th, 9th, 7th, 6th Street
- Support Streets**
St. Charles, Pine, Chestnut, Walnut, 11th Street



- Image Landscape**
- Special Character Landscape**
- East West Landscape**
- North South Landscape**

Image Landscape:
 Street trees in large planters, perennial and annual plantings, median plantings, streetscape furnishings, sculpture opportunities

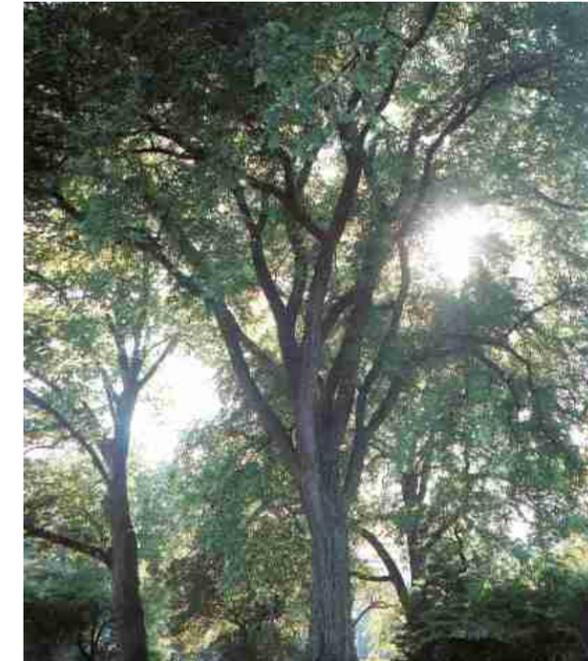
Special Character Landscape:
 Street trees, sitting areas, streetscape furnishings.

East West Landscape:
 Street trees, sitting areas, streetscape furnishings.

North South Landscape:
 Street trees, sitting areas, streetscape furnishings.



TUCKER BLVD



Elm Branching

Street Tree: 'Liberty' Hybrid Elm (*Ulmus 'Liberty'*)

Height: 75'-100"

Width: 50'-60'

Color: Dark green leaves turning yellow in the fall; develops rough, dark grey bark

Notes: High resistance and ability to survive Dutch elm disease; crown form is symmetrical and dense when young; later becoming arching; grows vigorously and has tolerance of salt conditions and soil compaction.

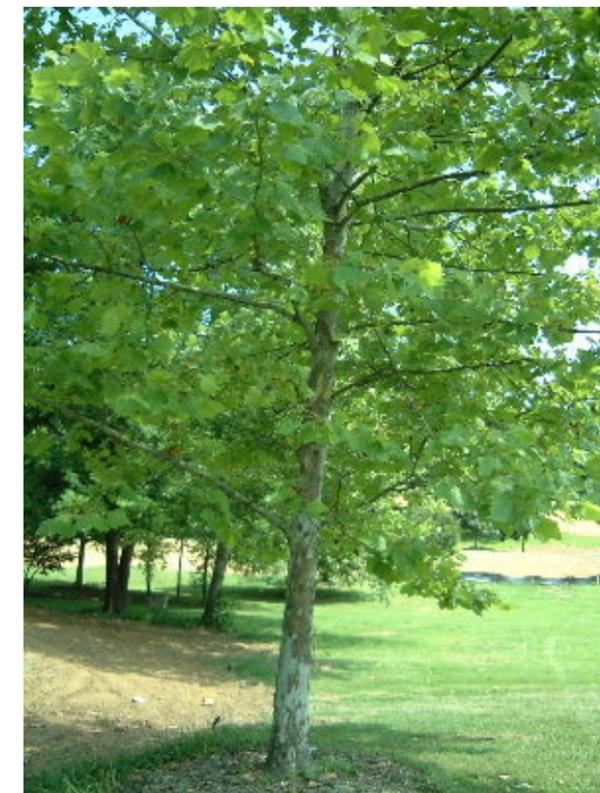
Median Tree: London Plane Tree (*Sycamore*)

Height: 70'-80'

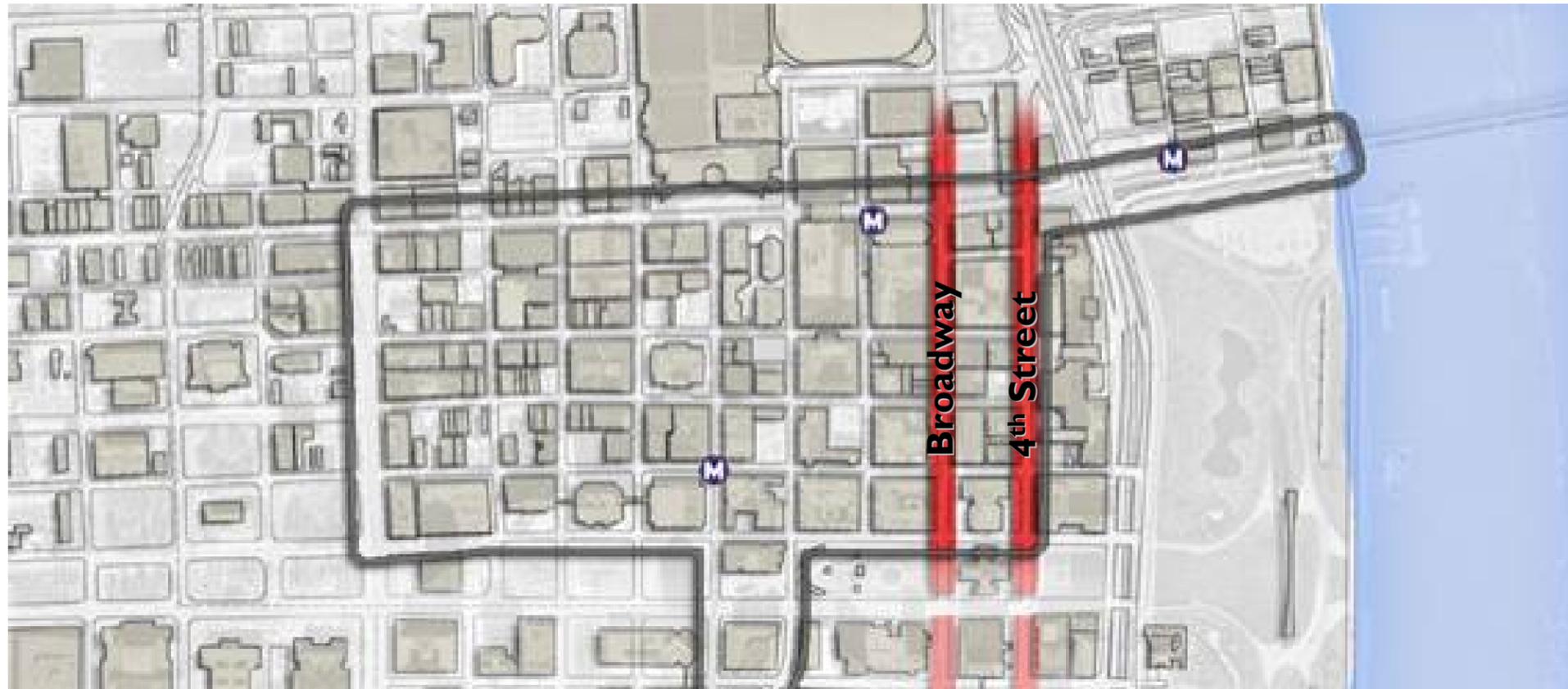
Width: 50'-55'

Color: Red to grey-brown bark, exfoliating on upper trunk exposing lighter colored inner layers; leaves are medium to dark green turning yellow-brown in the fall.

Notes: A large durable tree suited to city conditions; tolerates compacted soils, drought, and resistant to many types of diseases; wide spreading open crown of massive, crooked branches.



London Plane Tree



BROADWAY / 4th STREET

Street Tree: 'Green Vase' Zelkova (*Zelkova serrata* 'Green Vase')

Height: 60'-70'

Width: 50'-55'

Color: Good dark green foliage, orange-brown to bronzed-red fall color

Notes: Adaptable to pH, compacted soil, pollution, partial shade and drought once established; vase-shaped crown; graceful structural form providing for easy clearance.



Planters with Color



Green Vase Zelkova



WASHINGTON AVE



Street Tree: 'Autumn Blaze' Red Maple (*Acer x. freemani* 'Red Sunset')

Height: 40'-50'

Width: 30'- 40'

Color: Light grey bark; medium to dark green leaves changing to orange-red to brilliant red.

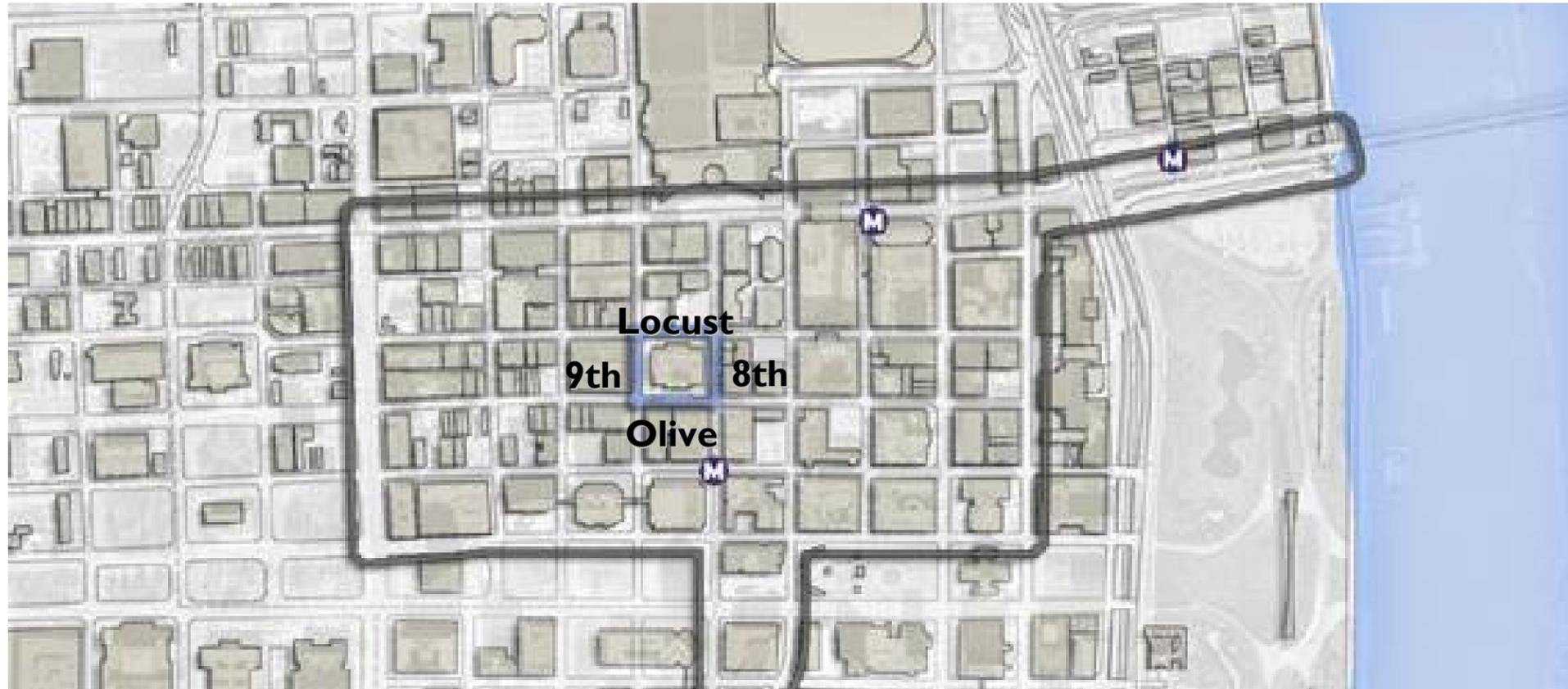
Notes: One of the best red maples in the Midwestern US; a good branch structure with excellent orange to red fall color; adaptable to a wide range of soils and climates, tolerates partial shade.



Maple



Fall Foliage



OLD POST OFFICE

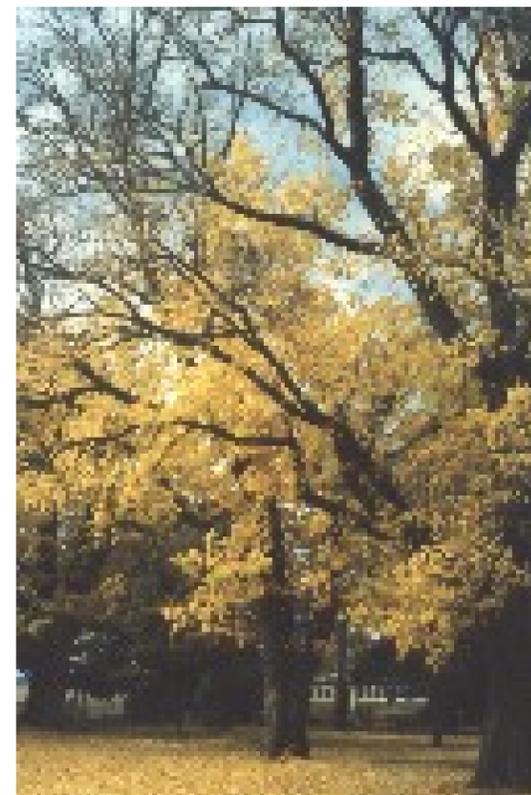
Street Tree: 'Homestead' Hybrid Elm (*Ulmus 'Homestead'*)

Height: 50'-60'

Width: 35'-40'

Color: Dark green leaves turning yellow in the fall; develops rough, dark grey bark

Notes: High resistance to Dutch elm disease; crown form is symmetrical and dense when young; later becoming arching; grows vigorously and has tolerance of urban stresses.



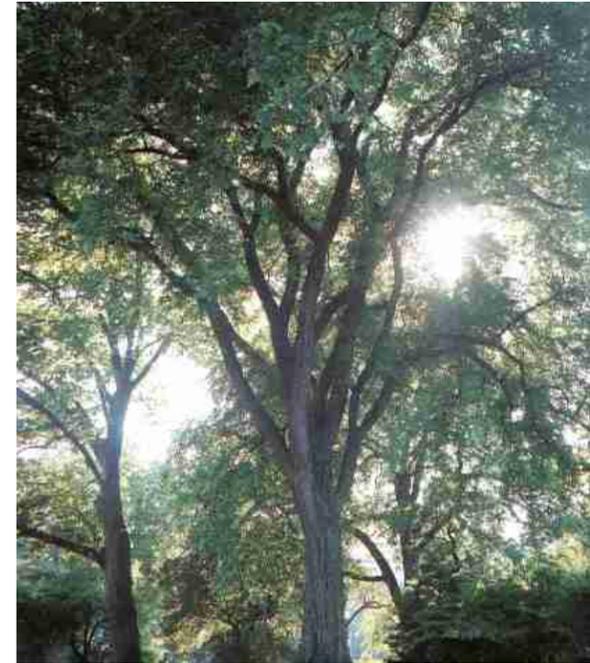
Fall Color



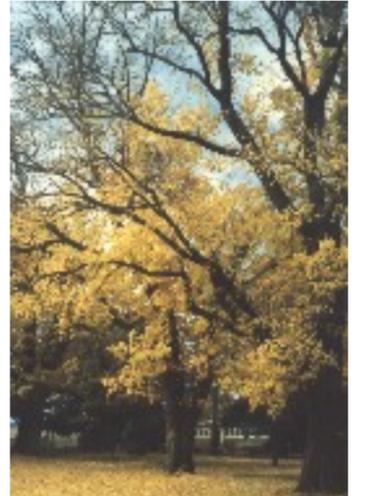
Homestead Elm



8th STREET



Elm Branching



Fall Color

Street Tree: 'Liberty' Hybrid Elm (*Ulmus 'Liberty'*)

Height: 75'-100"

Width: 50'-60'

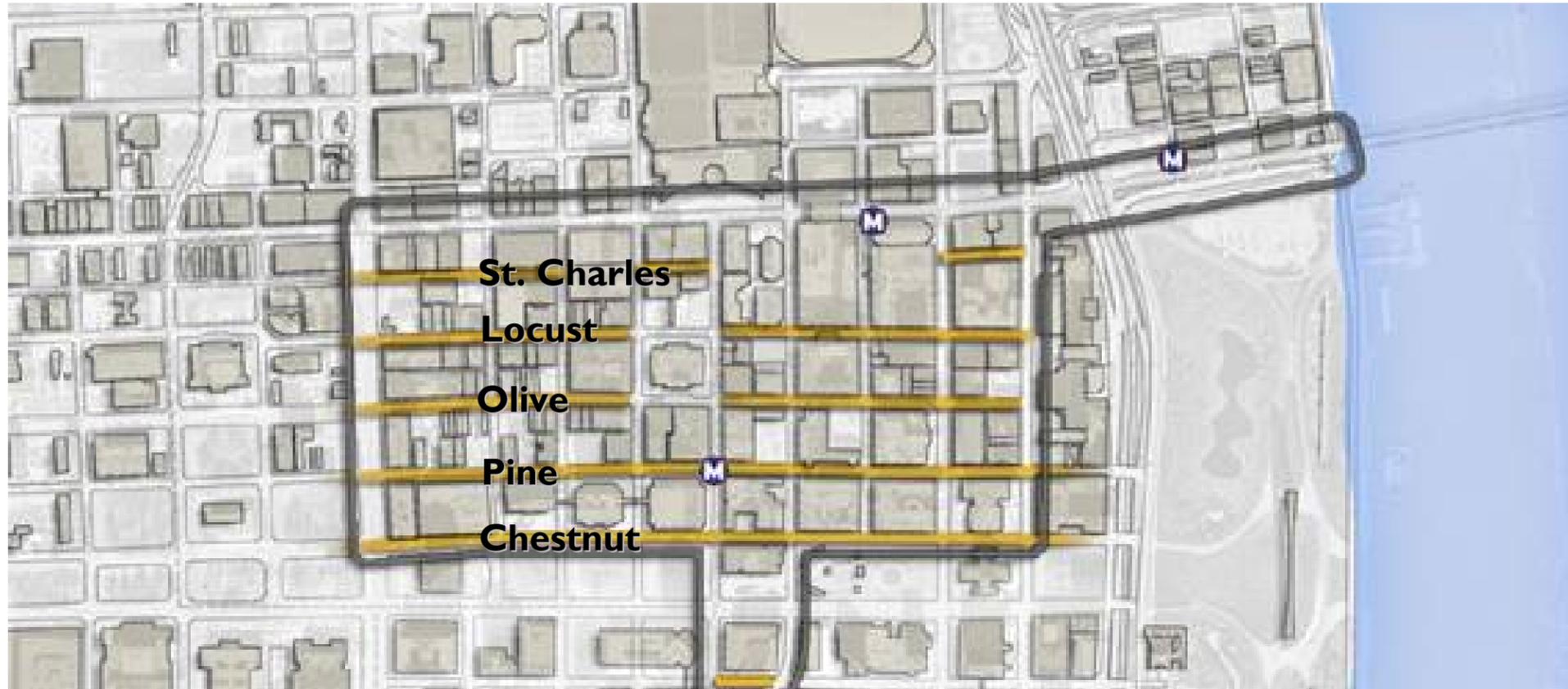
Color: Dark green leaves turning yellow in the fall; develops rough, dark grey bark

Notes: High resistance and ability to survive Dutch elm disease; crown form is symmetrical and dense when young; later becoming arching; grows vigorously and has tolerance of salt conditions and soil compaction.



Liberty Elm

EAST / WEST STREETS



Street Tree: 'Patmore' Green Ash (*Fraxinus pennsylvanica* 'Patmore')

Alternate with **Cimarron Ash & Urbanite Ash**

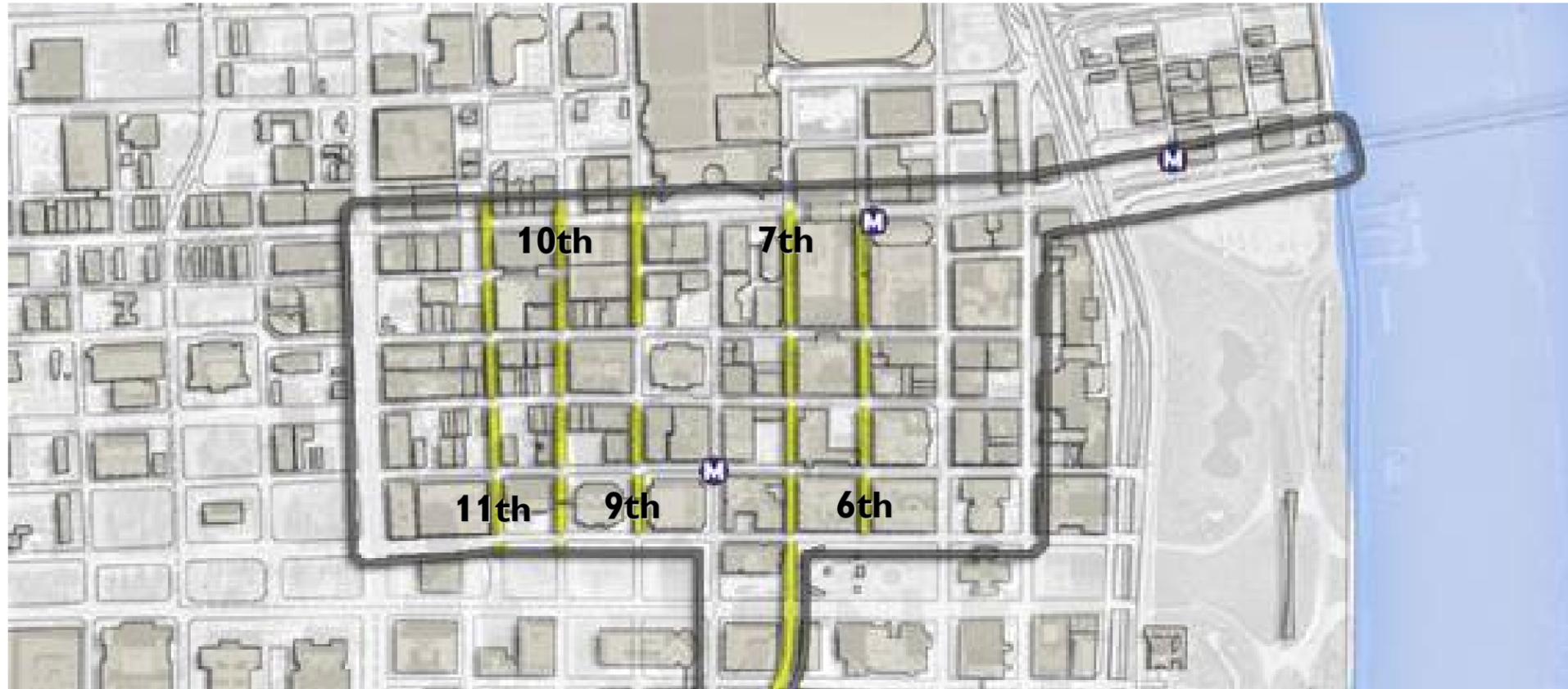
Height: 50'-60'

Width: 40'-50'

Color: Shiny Medium to dark green in summer changing to yellow in fall.

Notes: Tolerates acid to alkaline soils, salt, drought and compaction; vigorous growth, straight trunk and excellent branch structure.





NORTH / SOUTH STREETS



Street Tree: 'Autumn Blaze' Red Maple (*Acer x. freemani* 'Red Sunset')

Height: 40'-50'

Width: 30'- 40'

Color: Light grey bark; medium to dark green leaves changing to orange-red to brilliant red.

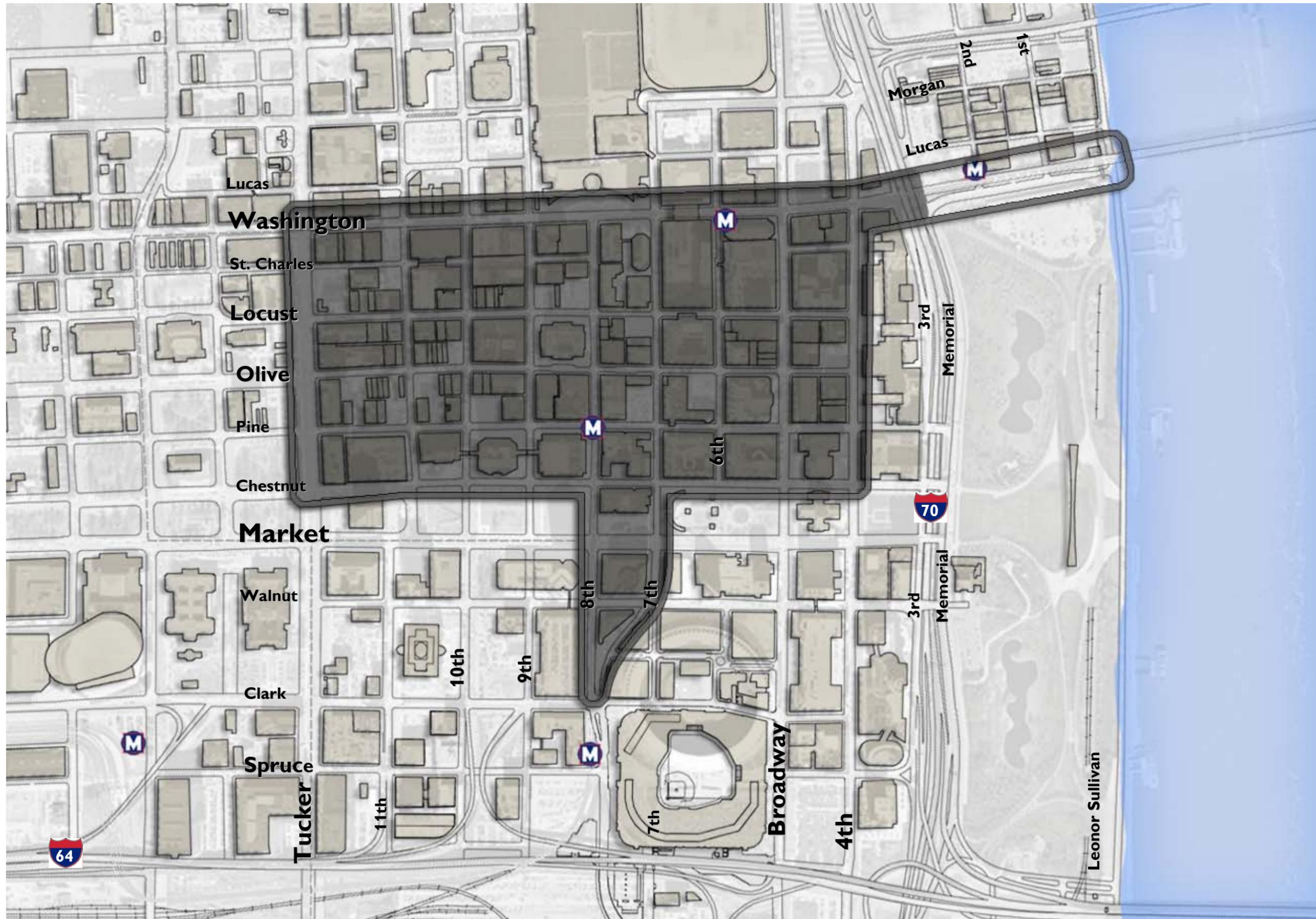
Notes: One of the best red maples in the Midwestern US; a good branch structure with excellent orange to red fall color; adaptable to a wide range of soils and climates, tolerates partial shade.



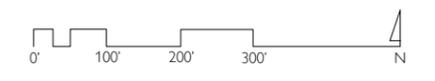
Maple



Fall Foliage



■ Area of Proposed Lighting Improvements

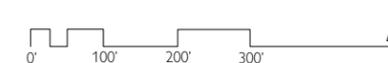
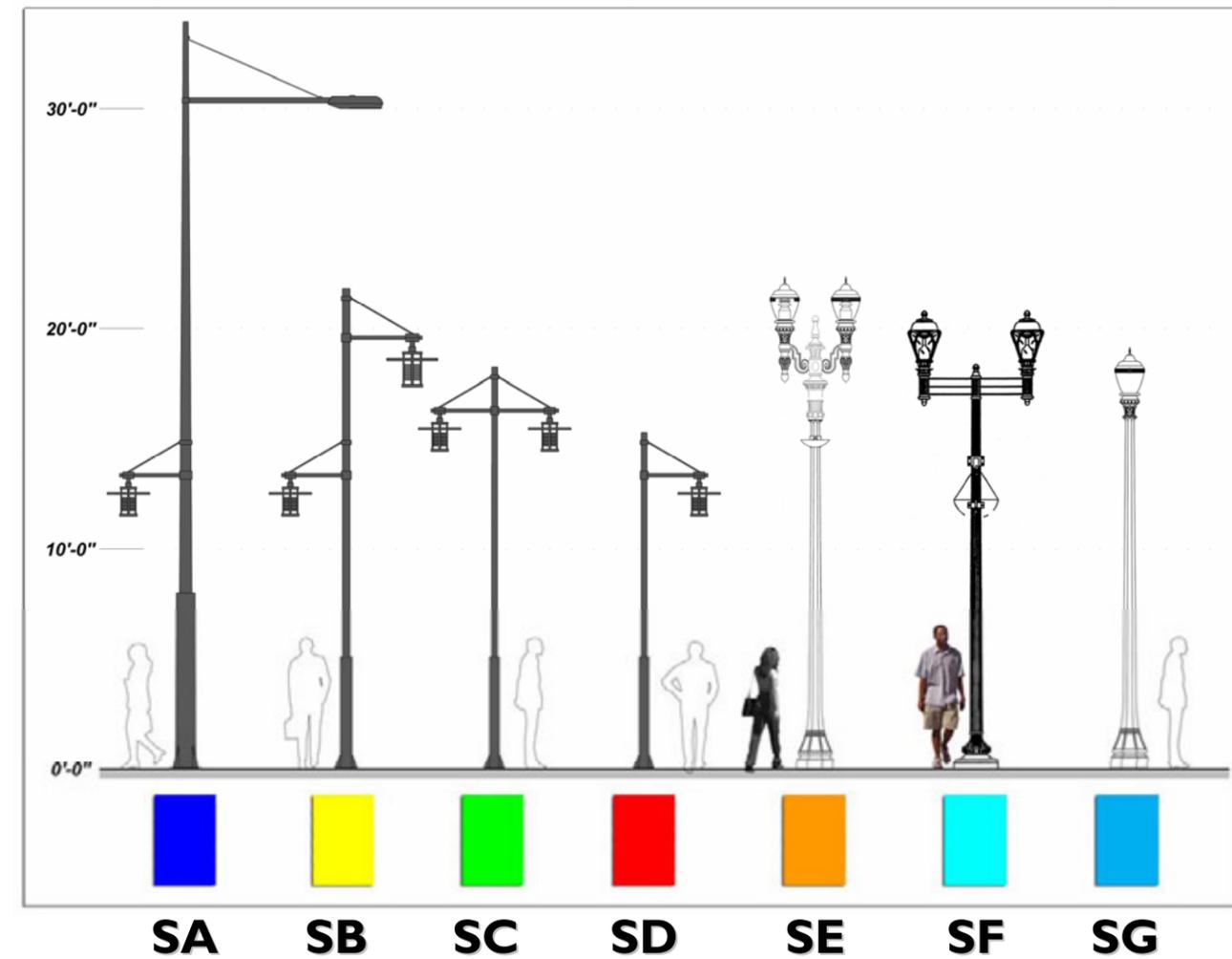
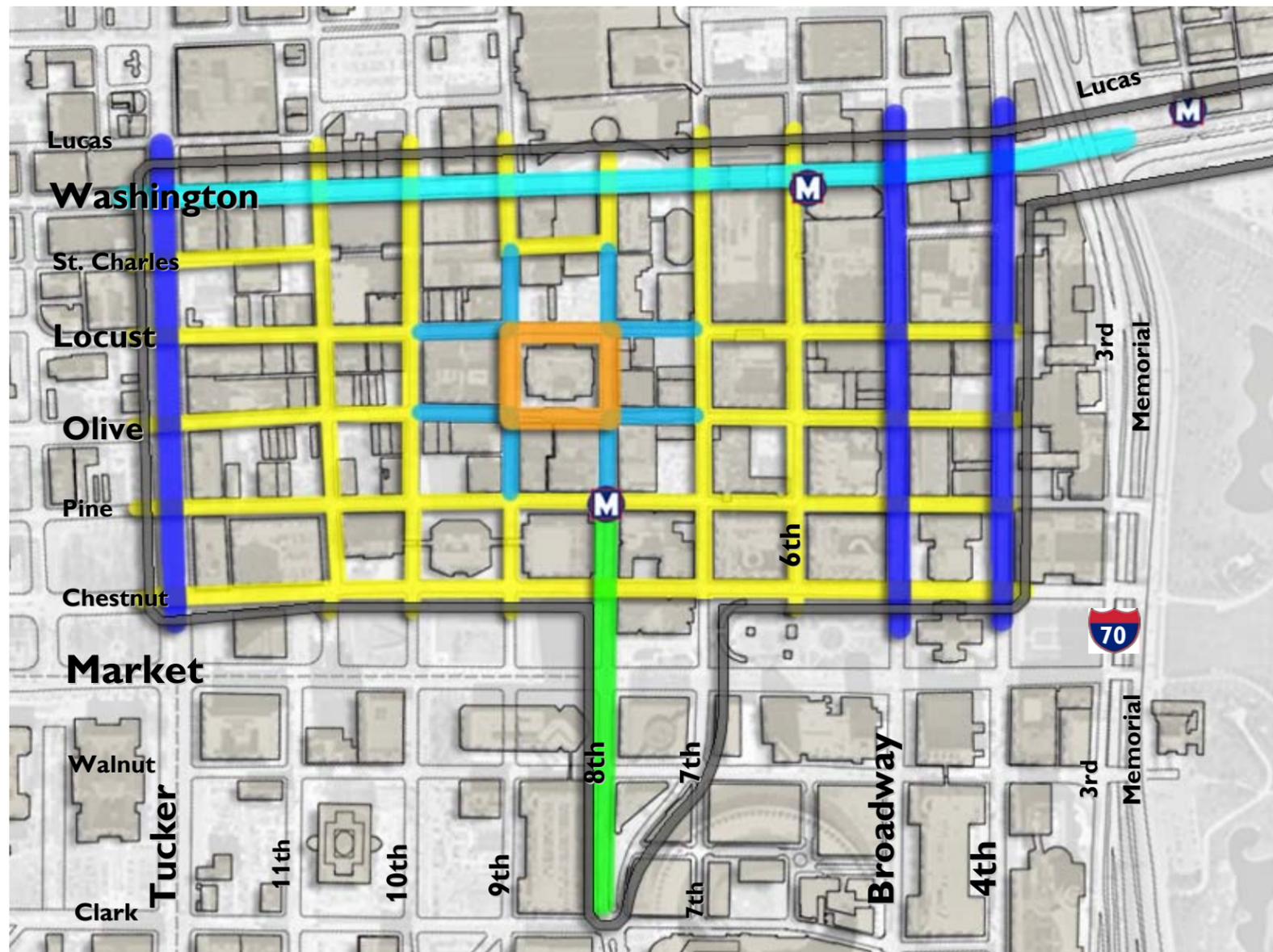


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Overall Lighting Plan
2.42

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Reference Lighting Plan
2.43

