Ancaster: Wilson Street Secondary Plan Area

Urban Design Guidelines

City of Hamilton, Ontario

Hamilton

February 2012

WILSON STREET, ANCASTER

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Urban Design Guidelines

Ancaster: Wilson Street Secondary Plan Area

City of Hamilton, Ontario

Prepared By: peter j. smith & company, inc.

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Planning & Economic Development Department

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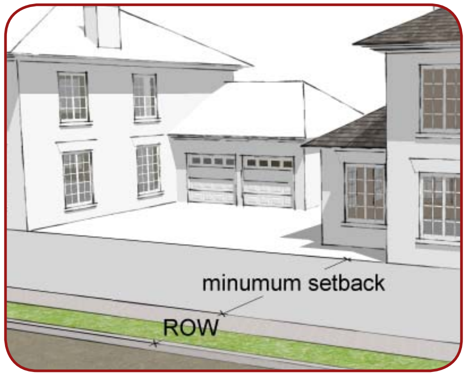
Gateway Residential: Building Typology A



SETBACK & ORIENTATION

1. *Primary façade* of building should face the street
2. Garage should be setback from façade

ACCESS

1. Should be maximum of 1 curb cut
2. Primary entrance should be directly connected to the sidewalk
3. For corner properties, access to parking from the side street is encouraged
4. Width of driveway/access lane should be a maximum of 6.5 metres

LANDSCAPE

1. The majority of the front yard shall be landscaped
2. Permeable paving materials are encouraged for walks, patios and other hard surfaces
3. Trees should provide shade over parking area
4. Trees should be of a native species
5. Stormwater should be *detained* on site (eg. rain gardens, vegetated swales, etc.)

PARKING

1. Should be provided in rear yard only
2. Should be hard surfaced with permeable paving

ACCESSORY STRUCTURES

1. Should be in the rear yard
2. Should be a maximum of 1 structure
3. Should be no higher than 1-½ storeys
4. Should match the materials and form of the primary building

SIGNAGE

1. Site *identification sign is* not recommended

LIGHTING

1. Lighting should incorporate a full cutoff to cast downwards and minimize light spill onto neighbouring properties
2. Light standards should be a maximum height of 4 metres

FENCES & WALLS

1. Walls located in the front yard should be a maximum of 0.8 metres high
2. Wall materials should match the building

3.1.1.2 Gateway Residential: Building Typology B

CONTEXT

1. Finished floor level should be the average of the adjacent buildings

HEIGHT & ROOFLINE

1. Should be maximum 3 storeys

2. Should have pitched rooflines

3. Roofs should have a minimum overhang of 0.3 metre

4. Roofs could include dormers

5. Chimneys, if present, should be equal to primary wall material

WALL MATERIALS

1. Buildings should be stone, brick, wood or stucco

2. The building should incorporate the concept of *base, middle and cap*; base material should be a durable massing

3. Stucco shall not be the primary material used on façade surfaces

4. A maximum of 3 materials should be used

DOORS

1. Building entrances should be highlighted with architectural enhancements

2. Doors should include glazing and/or sidelights

WINDOWS

1. Windows should be rectangular and oriented vertically
2. All façades should have windows
3. Windows should be clear glass
4. Windows should be recessed
5. Windows should be enhanced with architectural surround details

APPURTENANCES

1. Materials for patios, porches and balconies should be equal to the building

SIGNAGE

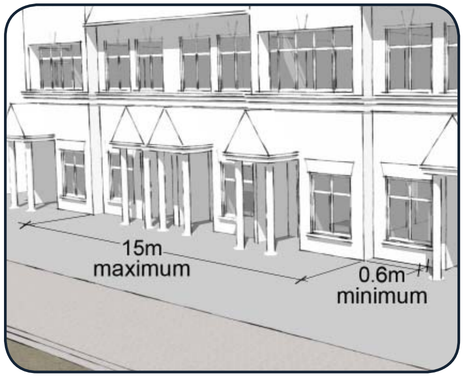
1. *Identification signs* could be provided on the building
2. *Identification signs* should be flush mounted proximate to the entrance door and no higher than the first storey
3. Location, materials and colours of *identification signs* should be consistent from unit to unit
4. *Identification signs* should compliment the architectural design of the building

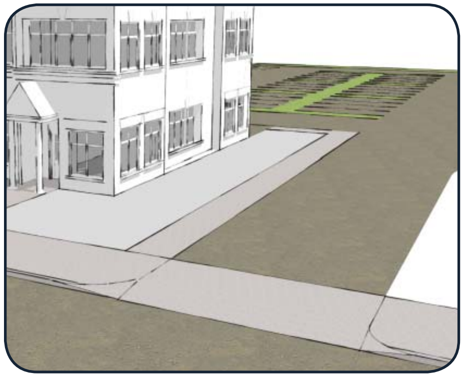
Note: Signage shall be subject to the City of Hamilton Sign By-law. In the case of a conflict, the Sign By-law shall prevail

LIGHTING

1. Entrances should be lit
2. Wall mounted lights should be used on the building
3. Lighting should incorporate a full cutoff to cast downwards and minimize light spill onto neighbouring properties

Gateway Residential: Building Typology B





SETBACK & ORIENTATION

1. Building should be parallel to the street

2. Continuous façades should step back minimum 0.6 metres every 15 metres maximum

ACCESS

1. Should be maximum of 2 curb cuts

2. Should provide direct pedestrian connections from parking area to the building entrance and street

3. Shared access to rear yard parking between adjacent properties is encouraged

4. For corner properties, access to parking from the side street is encouraged

LANDSCAPE

1. The majority of the front yard shall be landscaped

2. Permeable paving materials are encouraged for walkways, patios and other hard surfaces

3. Trees should provide shade over parking area

4. Trees should be of a native species

5. Stormwater should be *detained* on site (eg. rain gardens, vegetated swales, etc.)

PARKING

1. Should be provided in side yard or rear yard only

2. Should be hard surfaced with permeable paving

ACCESSORY STRUCTURES

1. Should be in the rear yard
2. Should be no higher than 1-½ storeys
3. Should be equal in material and form to primary building

SIGNAGE

1. Site *identification signs* could be provided
2. *Identification signs* should have a horizontal orientation
3. *Identification signs* should be a maximum height of 1.8 metres
4. *Identification signs* should be installed on a base that matches the building materials

Note: Signage shall be subject to the City of Hamilton Sign By-law. In the case of a conflict, the Sign By-law shall prevail

LIGHTING

1. Light standards should be a maximum height of 6 metres
2. Lighting should incorporate a full cutoff to cast downwards and minimize light spill onto neighbouring properties

FENCES & WALLS

1. Walls in the front yard should be a maximum of 0.8 metres high
2. Wall materials should match the building

ACCESSORY STRUCTURES

1. Should be in the rear yard
2. Should be a maximum of 1 structure
3. Should be no higher than 2 storeys
4. Should be equal in materials and form to primary building

SIGNAGE

1. Site *identification sign* could be provided
2. *Identification sign* should be *heritage style*
3. *Identification sign* should be maximum height of 1.5 metres

Note: Signage shall be subject to the City of Hamilton Sign By-law. In the case of a conflict, the Sign By-law shall prevail

LIGHTING

1. Parking areas and access lanes could be lit with light standards no higher than 4 metres
2. Light standards should be *heritage style*
3. Lighting should incorporate a full cutoff to cast downwards and minimize light spill onto neighbouring properties

FENCES & WALLS

1. Walls located in the front yard should be a maximum of 0.6 metres high
2. Wall materials should match the building

3.1.3.3 Transition: Public Realm

PEDESTRIAN SPACE

1. Sidewalks should have a wide clear travel path
2. Sidewalks should be hard surfaced
3. Sidewalks should continue across driveways and vehicle entrances
4. Sidewalk paving materials should continue across all pedestrian crossings
5. Seating areas should orientate to and link directly with the sidewalk
6. Seating areas should be designed to provide sun and shade seating opportunities

BICYCLE & VEHICULAR SPACE

1. Bicycle lanes should be provided on both sides of the street
2. Bicycle lanes should be delineated from vehicular travel lanes
3. Bicycle racks should be located a minimum of one per block, both sides of the street
4. Bicycle racks should be *heritage style* and be coordinated with other street furniture
5. Traffic control devices should be provided at all pedestrian crossings
6. Off street parking areas should be hard surfaced with permeable paving
7. Off street parking areas should provide one access only from Wilson Street East

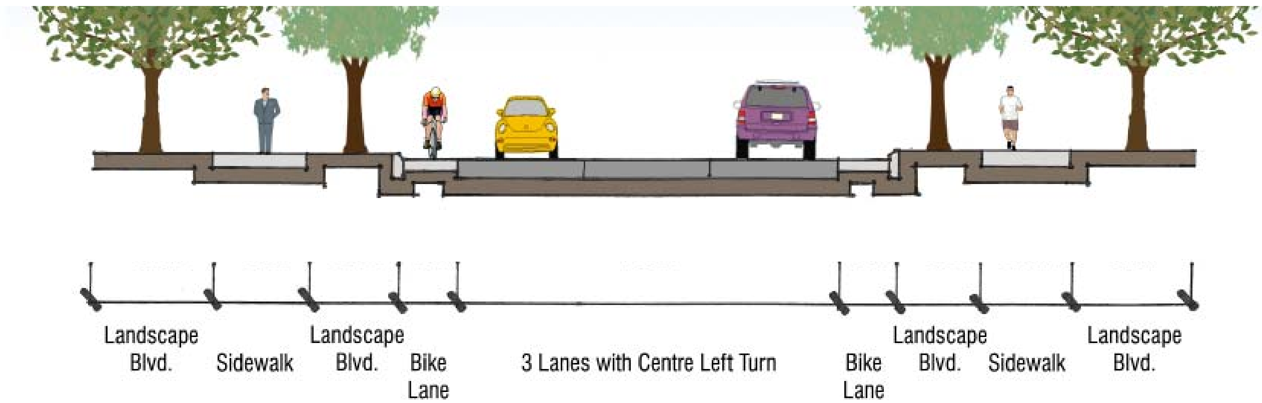
LANDSCAPE & AMENITIES

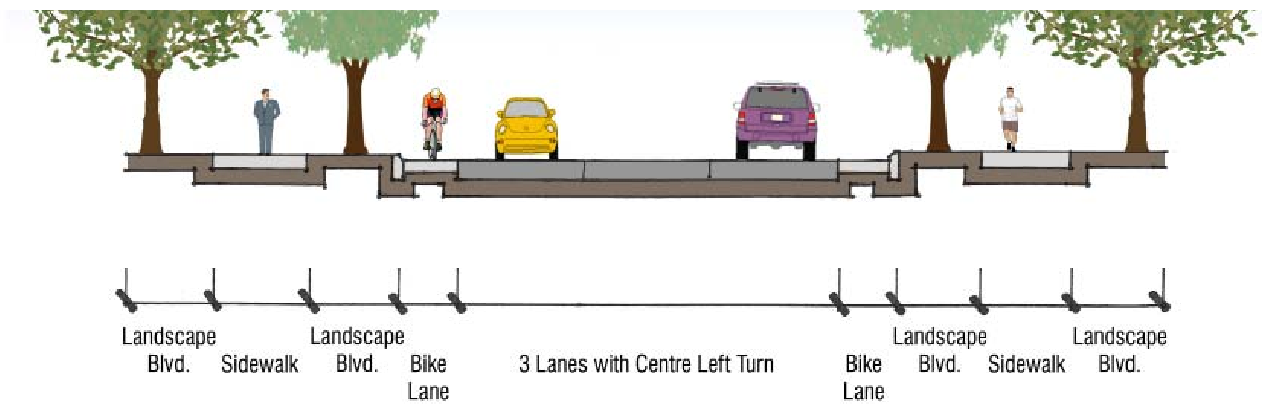
1. Street trees should be located on both sides of the sidewalk and shade the street
2. Street trees should be of a native species
3. Landscape boulevards should be turf
4. Light standards should be *heritage style*, be a maximum height of 6 metres, and cast light downwards
5. Service utilities should be underground
6. All amenities should be *heritage style* and express a coordinated appearance
7. Wayfinding signage should be provided
8. Benches should be situated to encourage comfortable use and located outside of the sidewalk
9. Trash and recycling receptacles should be located proximate to seating areas and bus shelters and be accessible by maintenance vehicles
10. Street signs should be *heritage style*

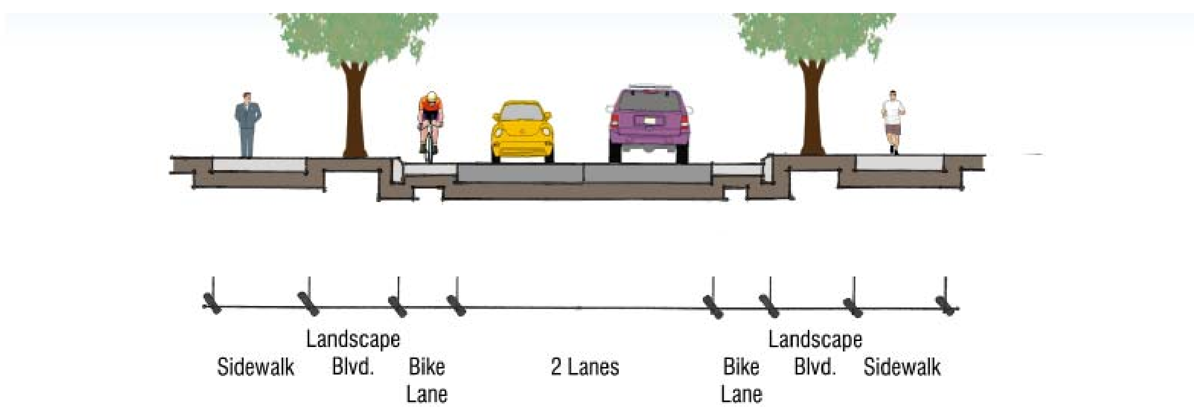
GATEWAYS & PUBLIC ART

1. A *gateway* should be developed at the intersection of Wilson Street and Fiddlers Green Road to announce arrival to Ancaster
2. The *gateway* should incorporate buff-coloured limestone walls
3. The *gateway* should be linked to the sidewalk and could incorporate pedestrian amenities including seating areas, interpretive panels, public art and fountains
4. *Gateways* should be landscaped with native plant materials
5. Public art should be integrated into the *public realm*

TRANSITION: STREET CROSS-SECTION







ROW per Official Plan:

The graphic at left depicts the typical cross-section of Wilson Street East in the Transition *Design District* when key *Public Realm* Design Guidelines are applied (assumes a right-of-way (ROW)width of 30.48 m, as specified in the Official Plan).

NOTE: Streetscape features shown represent the "ideal" as outlined in the Public Realm Design Guidelines. All streetscape features are subject to future detailed design and may not be exactly as shown.

26 metres Narrow ROW:

At left is a typical cross-section of Wilson Street East in the Transition *Design District* when key *Public Realm* Design Guidelines are applied (assumes a ROW width of 26m is available, which is less than the ROW specified in the Official Plan, but is the existing ROW in some areas of the *Design District*).

20 metres Narrow ROW:

At left is a typical cross-section of Wilson Street East in the Transition *Design District* when key *Public Realm* Design Guidelines are applied (assumes a ROW width of 20m is available, which is less than the ROW specified in the Official Plan, but is the existing ROW in some areas of the *Design District*).

3.1.4 Village Core Design Guidelines

The Village Core *Design District* exemplifies the unique character that defines Ancaster and establishes its identity as a distinct and recognizable historic community. This section of Wilson Street serves as Ancaster's "main street" providing a variety of retail, commercial and entertainment uses. A number of institutional buildings anchor the area contributing to its character and serving as primary destinations and attractions. Public open spaces woven through the built form enhance the green quality of the corridor and contribute to its role as a "meeting place".

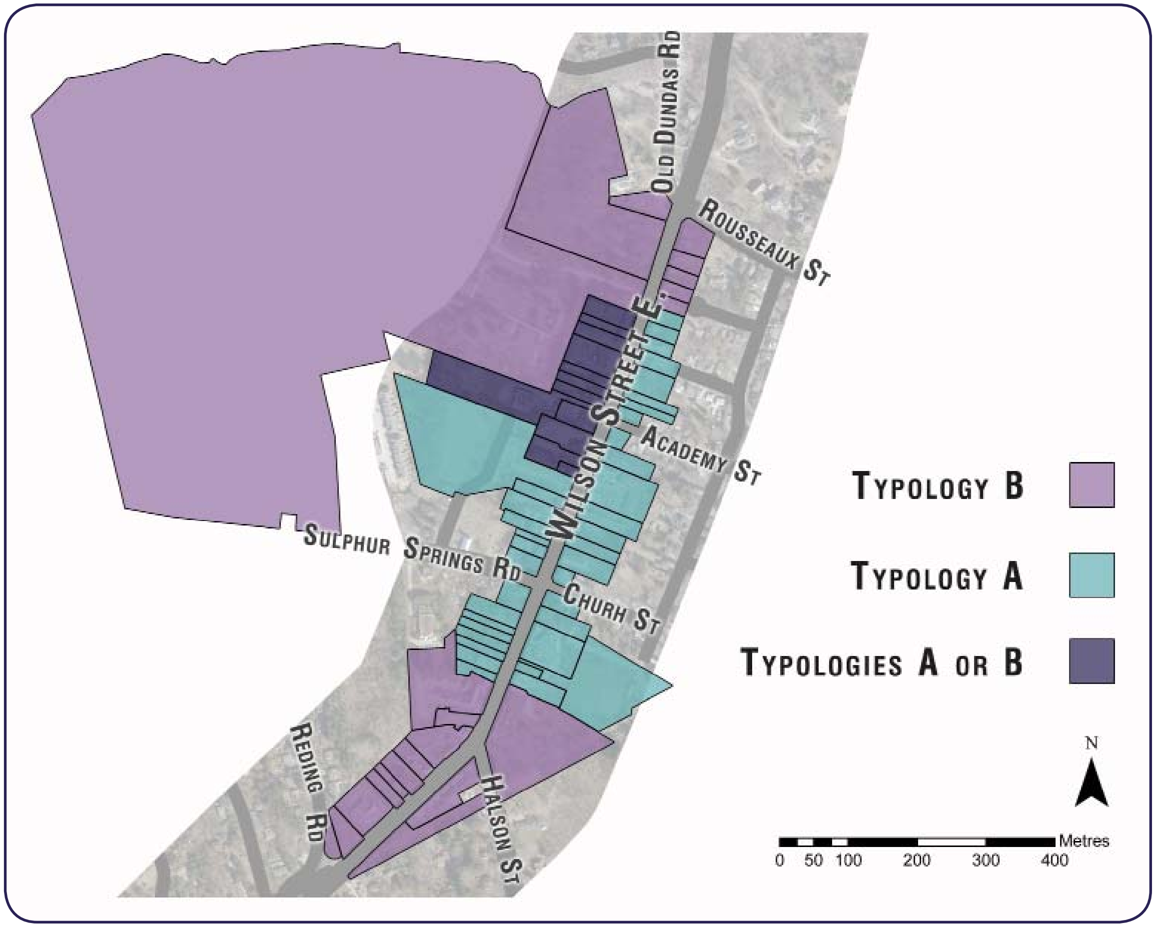
DESIGN INTENT

The intent of the design guidelines for the Village Core *Design District* is to enhance and promote its existing character to preserve the identity of the community and maintain the pedestrian scale of the corridor. Primary elements of the guidelines that achieve this include:

- Building masses are compact and sited on individual lots with defined front and side yards
- Building heights are limited to 2-½ storeys with pitched rooflines
- Building materials and details are simplified
- Walkabilty, pedestrian access and comfort is prioritized
- Vehicle parking is located in connected rear lots

DISTRICT MAP

The Village Core *Design District* extends on Wilson Street East from the westerly edge of Stoneham Park to Rousseaux Street. The map identifies where the building *typologies* of this area are proposed to be located. There are two building *typologies* in the Village Core *Design District* – A and B. The *typologies* are representative examples of the ideal built form, based on application of the design guidelines.



3.1.4.1 Village Core: Building Typology A

CONTEXT

1. Finished floor level should be the average of the adjacent buildings
2. Buildings should compliment façade patterning and horizontal lines of adjacent buildings

HEIGHT & ROOFLINE

1. Buildings should be a maximum of 2-1/2 storeys
2. Buildings should have a gabled roof with an approximate 8/12 pitch
3. Roofs should have an overhang
4. Roofs should be pitched to reflect historic buildings in district
5. Roofs could include dormers and/or skylights
6. Chimneys, if present, should be equal to primary wall material

WALL MATERIALS

1. Buildings should be grey-buff coloured stone, red brick or wood cladding
2. Stucco may be used as an accent material to façade surfaces
3. A maximum of 2 materials should be used
4. Additions to existing buildings should compliment the character of the existing building

DOORS

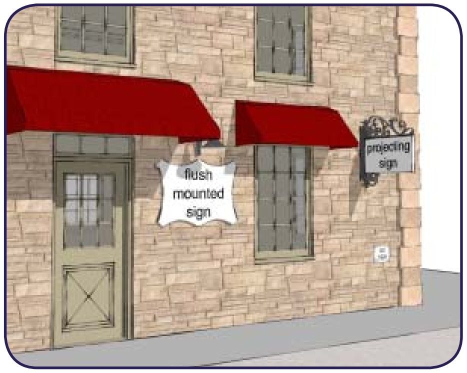
1. Doors should be single width opening and provided on the front façade
2. Doors should be recessed
3. Doors should include glazing
4. Awnings should project out no more than 50% the height of the door

WINDOWS

1. Windows should be vertical with an approximate height to width ratio of 2:1
2. Windows should express each floor, be equal in size and aligned
3. Windows should be provided on all façades
4. Windows should be clear glass
5. Windows could have muntins
6. Windows should be recessed
7. Awnings should be on the ground floor only
8. Windows should be enhanced with architectural surround details
9. Storefront windows could be incorporated on the first storey

APPURTENANCES

1. Patios in the rear yard could be raised
2. Balconies could be provided in the rear yard
3. Patios in the front yard should be level with the street



SIGNAGE

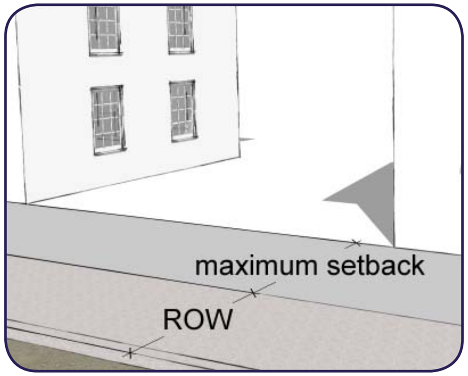
1. *Identification signs* could be provided on the building
2. *Identification signs* should be projecting or flush and no higher than the first storey
3. *Identification signs* should be *heritage style*
4. *Identification signs* could be lit with projecting *heritage style* luminaires
5. Buildings are encouraged to have a date of construction marker located at a building corner on the *primary façade*

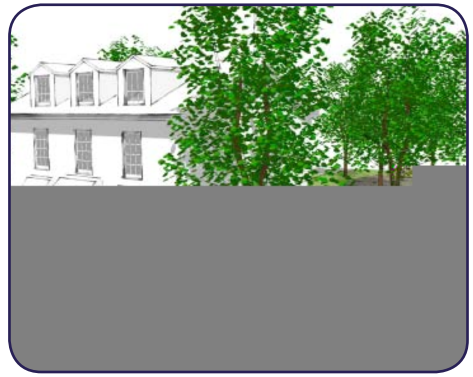
Note: Signage shall be subject to the City of Hamilton Sign By-law. In the case of a conflict, the Sign By-law shall prevail

LIGHTING

1. Entrances should be lit
2. Wall mounted lights should be *heritage style*
3. Lighting should incorporate a full cutoff to cast downwards and minimize light spill onto neighbouring properties

Village Core: Building Typology A





SETBACK & ORIENTATION

1. Building should be parallel to street
2. Front yard setback shall be no more than adjacent buildings
3. Should be a side yard on both sides of the building

ACCESS

1. Should provide direct pedestrian connections from parking area to the building entrance and street
2. Should be a maximum of 1 curb cut
3. Shared access to rear yard parking between adjacent properties is encouraged
4. For corner properties, access to rear yard parking from the side street is encouraged
5. Properties should have pedestrian links abutting dead end streets
6. Dead end streets should have direct pedestrian links to Wilson Street East

LANDSCAPE

1. Front yard should be landscaped
2. Side yards should be landscaped
3. Permeable paving materials are encouraged for walks, patios and other hard surfaces
4. Trees should provide shade over parking area
5. Parking areas could be landscaped to the edge of parking surface
6. Trees should be of a native species
7. Stormwater should be *detained* on site (eg. rain gardens, vegetated swales, etc.)

PARKING

1. Should be provided in the rear yard only
2. Adjacent rear yard parking areas should be linked
3. Should be hard surfaced with permeable paving

3.1.5 Escarpment Design Guidelines

The Escarpment *Design District* defines arrival to Ancaster from the east. Wilson Street East climbs the Escarpment on approach to the Rousseaux Street and offers insight into the character of the surrounding landscape. Views of the Dundas Valley and distant ridgeline of the Escarpment are available. There are two heritage residential properties on the east side of Wilson Street East; topography generally limits further development.

DESIGN INTENT

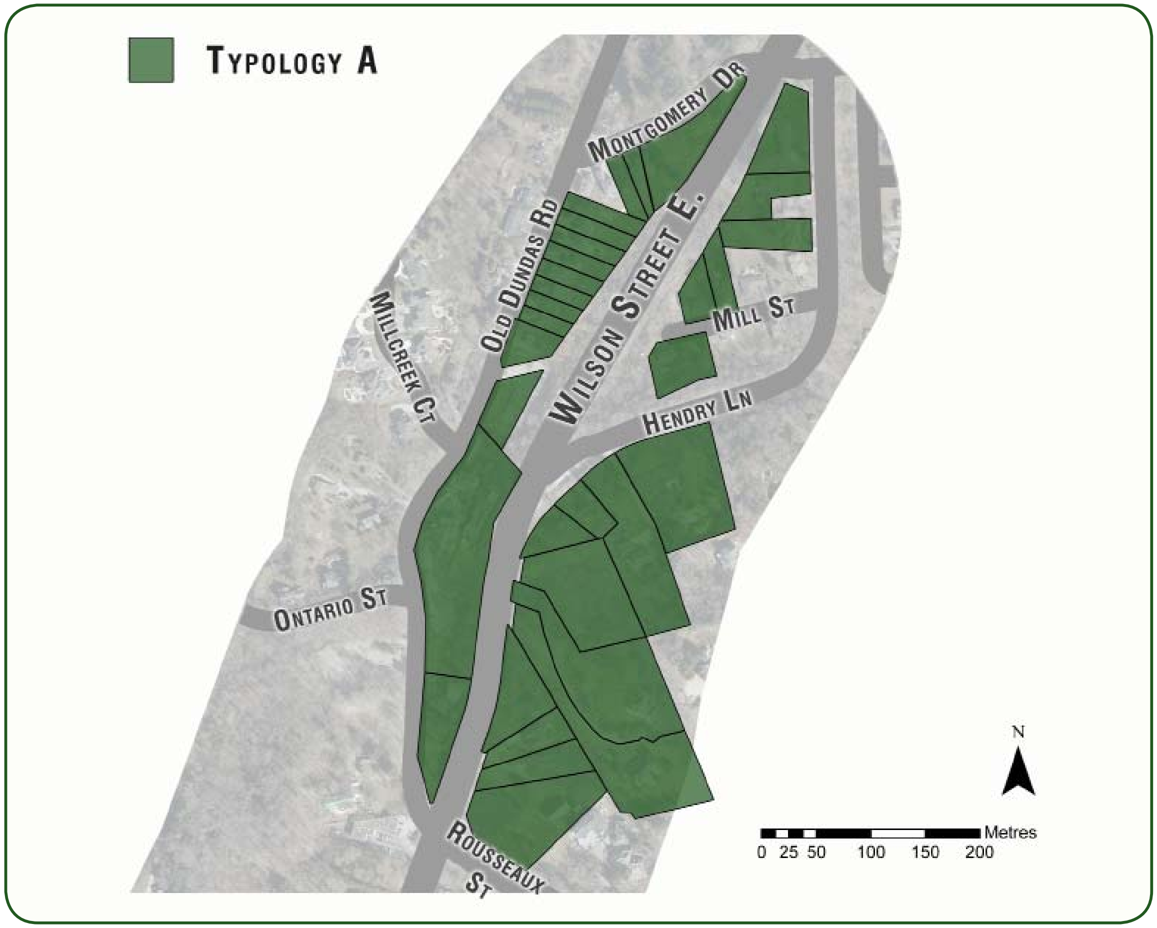
The intent of the design guidelines is to preserve the landscape character of this area and enhance the experience of arriving in Ancaster. As reflected in the Design Concept, an Escarpment Parkway is envisioned that elevates the aesthetic quality of the corridor, greatly improves pedestrian connections to the Old Mill and the *gateway* at Montgomery Road, and provides opportunities to observe the natural landscape.

Primary elements of the guidelines that achieve this include:

- Building heights are limited to 2-½ storeys with pitched rooflines
- Building materials and details are simplified
- Buildings are set into the natural landscape to minimize visual/environmental impact
- Landscape naturalization is encourage
- Wilson Street East is envisioned as a parkway (rather than an arterial road) to enhance the experience of arriving in Ancaster
- A strong pedestrian promenade provides access for pedestrian and cyclists

DISTRICT MAP

The Escarpment *Design District* extends on Wilson Street from Rousseaux Street to Montgomery Drive. The map identifies where the building *typologies* of this area are proposed to be located. There is one building *typology* in the Escarpment *Design District* – A. The *typologies* are representative examples of the ideal built form, based on application of the design guidelines.



3.1.5.1 Escarpment: Building Typology A

CONTEXT

1. Finished floor level should be the average of the adjacent buildings
2. Buildings should compliment façade patterning and horizontal lines of adjacent buildings

HEIGHT & ROOFLINE

1. Buildings should be 2-½ storeys
2. Buildings could have combined hip and gabled roof
3. Roofs should have a minimum overhang of 0.3 metre
4. Roofs could include dormers
5. Chimneys, if present, should be equal to primary wall material

WALL MATERIALS

1. Buildings should be of a similar colour to surrounding buildings
2. Stucco or wood may be used for façade surfaces above base level; base should be a durable massing
3. Front and side wall material should be equal
4. A maximum of 2 materials should be used

DOORS

1. Primary building entrance should be highlighted with façade projection and architectural enhancements
2. Doors at primary building entrance could be double width and include transom and/or sidelights
3. Doors should be recessed
4. Doors should include glazing and/or sidelights

WINDOWS

1. Windows should be rectangular and oriented vertically
2. Windows should express each floor
3. Windows should be provided on all façades
4. Windows should be clear glass
5. Windows should be recessed
6. Windows should be enhanced with architectural surround details
7. Windows could include shutters; shutters should be suited to the style and size of the windows

APPURTENANCES

1. Front yard porches should be raised
2. Front yard porches should be setback from the street
3. Materials for front yard porches should be equal to the building
4. Balconies could be provided on the second floor

SIGNAGE

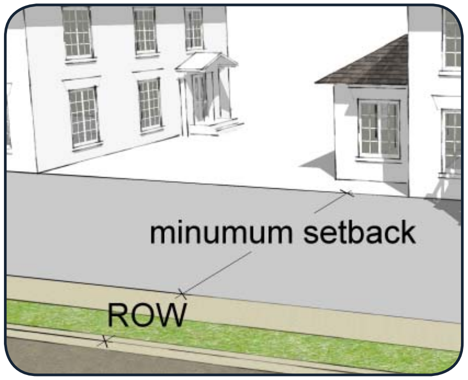
1. An *identification sign* could be provided on the building
2. *Identification sign* should be flush mounted and no higher than first storey
3. *Identification sign* should be *heritage style*
4. *Identification sign* could be lit with projecting *heritage style* luminaires
5. Buildings are encouraged to have a date of construction marker located at a building corner on the *primary façade*

Note: Signage shall be subject to the City of Hamilton Sign By-law. In the case of a conflict, the Sign By-law shall prevail

LIGHTING

1. Entrances should be lit
2. Wall mounted lights should be *heritage style*
3. Lighting should incorporate a full cutoff to cast downwards and minimize light spill onto neighbouring properties

Escarpment: Building Typology A



SETBACK & ORIENTATION

1. Front yard setback shall be no less than adjacent buildings

ACCESS

1. Should provide direct pedestrian connections from parking area to the building entrance and street
2. Should be a maximum of 1 curb cut
3. For corner properties, access to parking from the side street is encouraged
4. Width of driveway/access lane should be a maximum of 6.5 metres

LANDSCAPE

1. Front yard should be landscaped
2. Lawn area could encompass a majority of front yard landscape
3. Side and rear yards should be landscaped
4. Screening should be provided for parking areas located in the side yard
5. Trees should provide shade over parking area
6. Trees should be of a native species
7. Stormwater should be *detained* on site (eg. rain gardens, vegetated swales, etc.)

PARKING

1. Should be provided behind the front façade
2. Should be hard surfaced with permeable paving

ACCESSORY STRUCTURES

1. Should be in the rear yard
2. Should be a maximum of 1 structure
3. Should be no higher than 2 storeys
4. Should be equal in materials and form to primary building

SIGNAGE

1. Site *identification sign* could be provided
2. *Identification sign* should be *heritage style*
3. *Identification signage* should be maximum height of 1.5 metres

Note: Signage shall be subject to the City of Hamilton Sign By-law. In the case of a conflict, the Sign By-law shall prevail

LIGHTING

1. Parking areas and access lanes could be lit with light standards no higher than 4 metres
2. Light standards should be *heritage style*
3. Lighting should incorporate a full cutoff to cast downwards and minimize light spill onto neighbouring properties

FENCES & WALLS

1. Walls located in the front yard should be a maximum of 0.6 metres high
2. Wall materials should match the building

3.1.5.2 Escarpment: Public Realm

PEDESTRIAN SPACE

1. A potential multi-use path could be developed on the west side of Wilson Street
2. A potential multi-use path should be hard surfaced and continue across driveways and vehicle entrances
3. Seating areas should link directly to the multi-use path and be oriented to views of the Escarpment to the west
4. Seating areas should be hard surfaced with rectangular dry laid pavers giving an appearance of natural limestone
5. Seating areas should integrate natural buff coloured limestone walls
6. A direct pedestrian link should be provided from the multi-use path to the Ancaster Mill

BICYCLE & VEHICULAR SPACE

1. Bicycle circulation should be accommodated on the multi-use path
2. Bicycle racks should be provided at seating areas
3. Bicycle racks should be *heritage style* and be coordinated with other street furniture
4. Traffic control devices should be provided at all pedestrian crossings
5. Wilson Street should be designed as a parkway with a landscaped centre median and boulevards
6. Limestone walls should be integrated into the parkway

LANDSCAPE & AMENITIES

1. Trees should be planted to delineate the multi-use path and provide separation from the roadway
2. Seating areas should be integrated into the landscape and naturalized with plant materials
3. Plant materials should be native
4. Light standards should be *heritage style*, be a maximum height of 6 metres, and cast light downwards
5. Service utilities should be underground
6. All amenities should be *heritage style* with a coordinated appearance
7. Wayfinding signage should be provided
8. Interpretive panels should be provided at seating areas to enhance understanding of Ancaster's natural landscape
9. Benches should be oriented to views of the Escarpment
10. Trash and recycling receptacles should be integrated into seating areas
11. Street signs should be *heritage style*

GATEWAYS & PUBLIC ART

1. A *gateway* should be developed at the intersection Wilson Street and Montgomery Drive to announce arrival to "Historic Village of Ancaster"
2. The *gateway* should incorporate limestone walls
3. The *gateways* should be linked to the multi-use path and could incorporate pedestrian amenities including seating areas, interpretive panels, public art
4. The *gateways* should be integrated into the landscape and naturalized with native plant materials
5. Public art should be integrated into the *public realm*

ESCARPMENT: STREET CROSS-SECTION

ROW per Official Plan:

The graphic at left depicts the typical cross-section of Wilson Street in the Escarpment *Design District* when key *Public Realm* Design Guidelines are applied (assumes a right-of-way (ROW) width of 36.0 metres, as specified in the Official Plan).

NOTE: Streetscape features shown represent the "ideal" streetscape as outlined in the Public Realm Design Guidelines. All streetscape features are subject to future detailed design and may not be exactly as shown.

26 metres Narrow ROW:

The graphic at left depicts the cross-section of Wilson Street in the Escarpment *Design District* when key *Public Realm* Design Guidelines are applied (assumes a ROW width of 26 metres, which is less than the ROW specified in the Official Plan, but is the existing ROW in some areas of the Escarprment *Design District*).

Appendices

A.1 Definitions

The following definitions clarify terms used in the Urban Design Guidelines.

Base, middle and cap – a traditional architectural arrangement of a building that serves to visually reduce the height, mass and scale of a structure to one that relates better to a pedestrian-oriented environment; the base is the lowest park of the structure, the cap is the top element of a structure; the middle connects the base and cap

Detained (Stormwater Detention) - Stormwater detention systems are designed to slow the rate of stormwater runoff from a site. They can be as simple as a vegetated swale or rain garden, or more specialized like an engineered stormwater detention basin. The purpose is to slow down the release of stormwater from the site to prevent downstream flooding or overburdening of the community's stormwater collection system, and to reduce downstream bank erosion. They also provide a measure of pollution control through settling of suspended solids and associated nutrients. Unlike a retention pond, a detention system is not designed to hold water for an extended period of time.

Character Area – a general area with common and readily identifiable landscape, built form and natural traits and characteristics

Design District – a specific area with defined boundaries where design guidelines apply

Gateway – a feature in the public realm that defines entry to a specific area; may include structures, public art, landscaping

Heritage Style – a contextually-relevant and recognizable design form or character from an earlier era or time period

Identification Sign – a sign that announces a business or commercial development

Primary Façade – the exterior face of a building that is most prominent in the public realm and includes the main building entrance

Public Realm – all outdoor spaces that are common and where the public has visual and/or physical access

Typology – representative examples of the ideal built form, from which new development should take design cues

A.2 Planning Context

The Urban Design Guidelines have been developed in consideration of several other planning initiatives and studies, including:

- Urban Hamilton Official Plan (2011)
- Ancaster Transportation Master Plan (2011)
- Hamilton Transportation Master Plan (2007)
- Hamilton Cycling Master Plan "Shifting Gears" (2009)
- Urban Braille Design and Implementation Manual
- City of Hamilton Site Plan Guidelines (2003).
- Other documents were reviewed to assess their relative influence on the preparation of the guidelines. These include:
- Hamilton Transit Oriented Development Guidelines (2010)
- City of Hamilton Barrier Free Design Guidelines (2006)
- Design Guidelines for Bikeways (1999)
- City of Hamilton Public Art Master Plan (2008)
- Through the preparation of the Secondary Plan, the guidelines endorse and align with several provincial or upper tier policy documents including:
- Places to Grow – Growth Plan for the Greater Golden Horseshoe (2006)
- Ontario's Greenbelt (2006)
- Provincial Policy Statement (2005)
- Ontario Planning Act Bill 51 (2007)
- Niagara Escarpment Plan (2011)

Character Area Building Characteristics:

Building Characteristics

	Gateway Residential	Uptown Core	Transition	Village Core	Escarpment
Stories	1-2	1-2	1-2	1-2	
Setback	Large, Some Rear Yard Frontages	Large Front Yard		Varies Along Street	
Material		Brick, Some Cladding or Stucco		Limestone - Random Pattern	
Roof		Flat	Variety of Styles (Predominantly Residential	Pitched - Gable Ends - Dormers	
Windows	Variety of Styles (Residential)	Large, Transparent		Vertical - Symmetrical Double Hung	Overlooks New Residential Development (W Side)
Doors		Flush, Name Boards		Near Flush - Single - Lintel	
Façade		No Details		Simple Details - Stone Lintels/Sills	
Site	Landscaped	Minimal Landscaping/ Landscaped	Landscaped	Landscape Courts	
Parking	Front	Front/Side	Front/Rear/Side	Side/Rear	

The Character Area matrices summarize key design elements identified during the inventory and character analysis work undertaken early in the study. The information has been formatted under the different Character Areas identified during the study and relates to the specific categories by which the Urban Design Guidelines are organized.

Character Area Streetscape Characteristics:





Street Characteristics	Gateway Residential	Uptown Core	Transition	Village Core	Escarpment
Lanes	2 Travel, No Curbs, Asphalt Shoulders	2 Travel, Centre LHT, Curbed	2 Travel - L Turn @ Main Intersection, Asphalt Shoulder, No Curb	2 Travel - Curbed	2 Travel, No Curb, Asphalt Shoulder (E Side), Guide Rail (W Side)
Cycling	Mix On/Off Road Cycle Lanes	Cycle Lane	Cycle Lane	No Cycling	No Cycling
Parking	None	None	None	On-Street (2 areas, W side)	None
Sidewalks	Concrete	Concrete	Concrete	Concrete	Concrete (E Side)
Boulevard	Wide, Grassed, Some Street Trees	Wide/Grass, Regular Street Trees	Some Grass, Some Street Trees	Grassed, Some Street Trees	Sloped, Treed
Lights	Wood Poles, Cobra Heads	Wood Poles, Cobra Heads	Concrete Poles, Cobra Heads	Decorative - Concrete Poles, Black Heritage Luminaries - Underground Service	Concrete Poles, Cobra Heads
Furniture	None	Some Benches, Bus Shelter	None	Black Metal Work	None
Utilities	Overhead (W Side)	Overhead (W Side)	Overhead (W side)	Buried	Overhead

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