



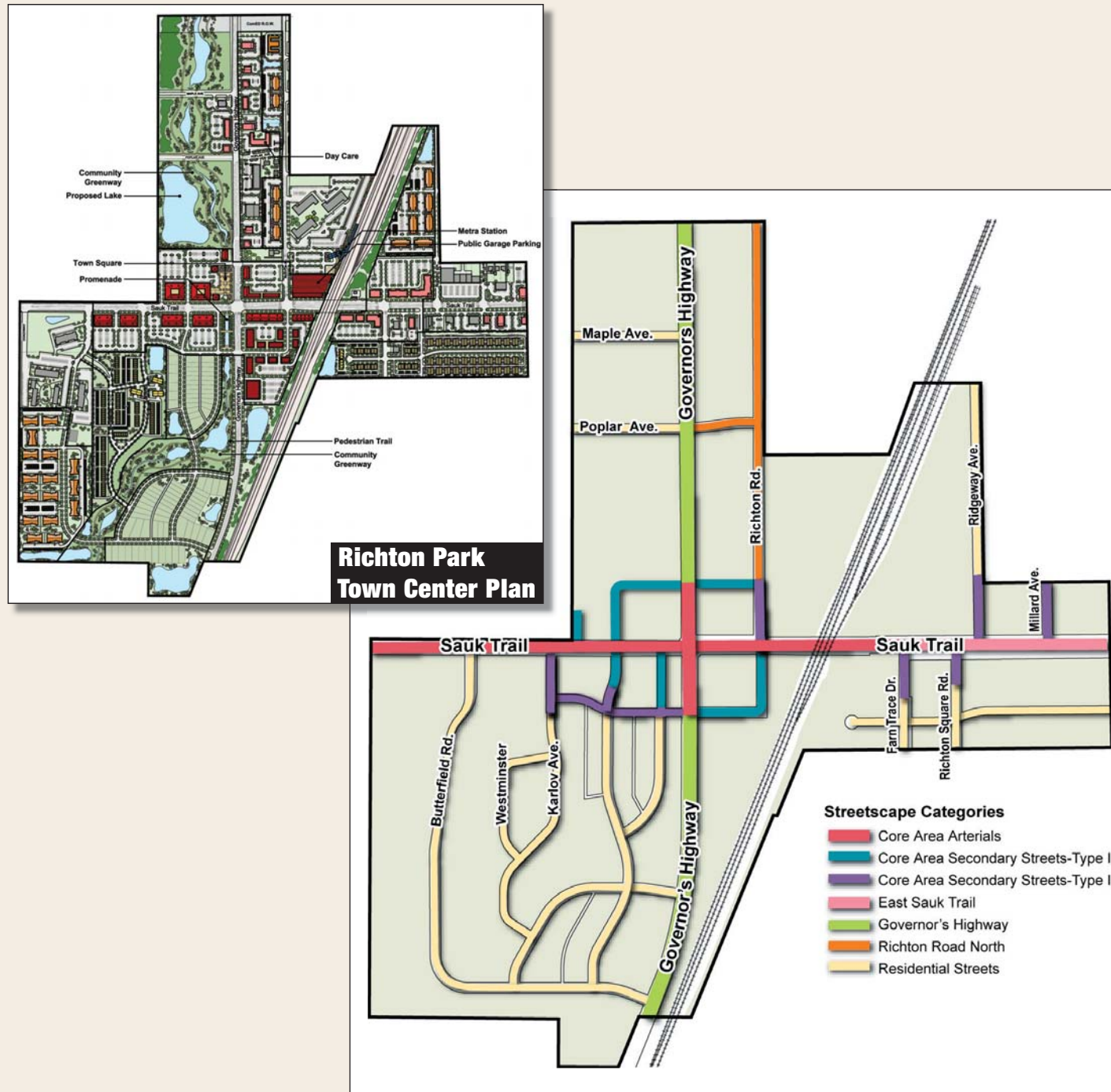
# Town Center Streetscape Manual

Village of Richton Park, Illinois

October 2009



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**Richton Park  
Town Center Plan**

*This Streetscape Master Plan provides specifications for the different use areas within the Town Center. The above illustration identifies improvement types and their locations.*

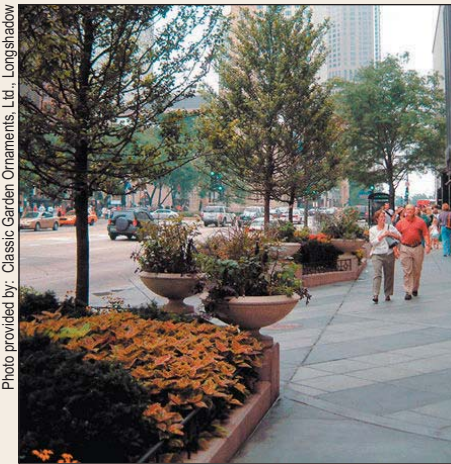
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# Streetscape Design Concept



*Typical traditional streetscape motif with street trees and planting areas*



*Inground planters with accent plantings*



*Wrought iron ornamental fencing around inground planting areas*



*Natural stone limestone planter walls*



*Clay pavers reflect the buff, tan, gold and bronze color palette*



*Trails from the Greenway connect to the Business District*



*Typical bench design*



*Paving details accent landscape areas*

The streetscape design concept provides a visual expression for the unique activities and environments that define the Richton Park Town Center. The Town Center is a very distinctive place that offers shopping, services, entertainment, a broad range of residential dwellings, open space, recreation and access to Metra station. All these varied places and activities are provided within a pedestrian-oriented and environmentally friendly setting.

The design concept is based on two principles: 1) visual unification of the Town Center; and 2) emphasis of Midwestern themes. The visual unification of the Town Center is best achieved by applying consistent design themes to all components of the Town Center. Thus, the concept must apply to the more formal commercial/mixed-use business district as well as to less formal areas such as the open space Greenway and residential areas.

The unification of the component areas of the Town Center is very important. The Richton Park Town Center is distinguished from other "town centers" by offering a complete quasi-urban neighborhood. The component parts of the Town Center need to be visually and functionally unified in order to achieve a complete neighborhood. Thus, it is important that the design concept apply to different settings within the Town Center. The techniques can be modified to respond to the needs of different settings, but the overall image and identity of the Town Center must be maintained.

The emphasis on Midwestern themes is the means of achieving this unified image and identity. Clearly, a number of different design compositions can express Midwestern themes, with each being authentic. What is most important is that this design composition demonstrates a distinctive image and identity while allowing for its application in a variety of settings. As illustrated in the following images, the streetscape design for the Richton Park Town Center will use the following materials and applications:

## Unifying Themes

**Color Palette:** the color palette will be buffs, tans, golds and bronzes combined with greens. The buffs, tans and golds are derived from hardscape materials of tinted/textured concrete, stone planters, and stone/brick paving accents. These colors/materials will also be reflected in some of the Town Center architecture. The greens are derived from plant material ranging from canopy trees, ornamental trees, shrubs, ornamental grasses, perennials and seasonal bedding plants.

**Hardscape Paving:** tinted/textured concrete with stone or brick accents used on sidewalks in the business district with limestone screenings edged with stone on informal trails along the Greenway. Residential areas will use standard concrete with carriage walks of stone or brick pavers.

**Plant Material:** Plant material will be arranged in both formal and naturalistic designs, responding to the setting. Business district areas will include traditional street trees, raised planters of cut stone containing shrubs and flowers at places of special emphasis, and cast stone containers holding flowers and accent plants.

**Street Furnishings:** Traditional themes will be emphasized in street fixtures and furnishings. Street lights of traditional design in bronze color will be used. Wrought iron fencing, wood benches and stone planters provide additional accents.

These design themes will be adapted for application in each Town Center setting, including the mixed-use business district, the open space Greenway, residential areas and public spaces. The result will be a streetscape design that unifies all areas of the Town Center and brands it with a distinctive Midwestern image.



# Core Area Design Overview



**Figure 1 - Core Area Location Map** This graphic identifies the Core Area land use area.

The core area is one of the focal points of the Town Center. The layout of the core area uses the intersecting arterials of Sauk Trail and Governor's Highway to give it prominence, while the streetscape design creates visual richness and intimacy in the pedestrian areas. Frontage streets are incorporated into the development layout to provide easy vehicular access and to strengthen the connection to Sauk

Trail. Generous pedestrian areas are located adjacent to mixed use buildings along the frontage streets. Landscaped medians are used to separate the frontage streets from Sauk Trail. A center landscape median separates eastbound and westbound traffic, and provides additional green space to soften the effect of busy traffic on Sauk Trail. A new signalized intersection is proposed along Sauk Trail west of

Governors Highway within the core area to facilitate pedestrian movement between the north and south sides of Sauk Trail, as well as providing vehicular access to the frontage streets. The overall effect of the layout and streetscape design is to create a compelling pedestrian environment and makes best use the prominence of Sauk Trail and Governor's Highway to support new mixed use development.



**Figure 2 - Illustrative Core Area Concept Plan**



# Core Area Street Section

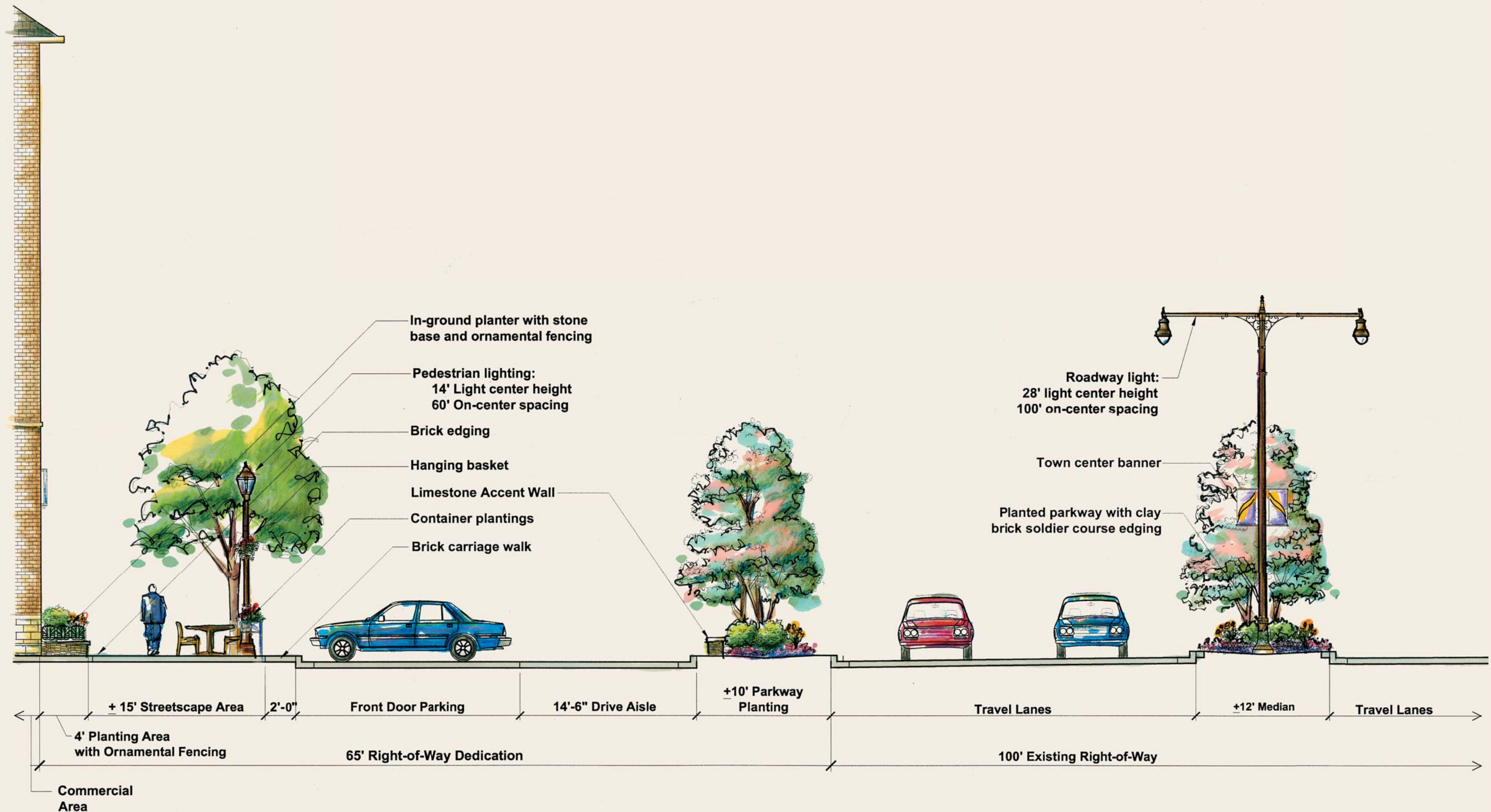


Figure 3 - Streetscape Section



# Core Area Details & Materials

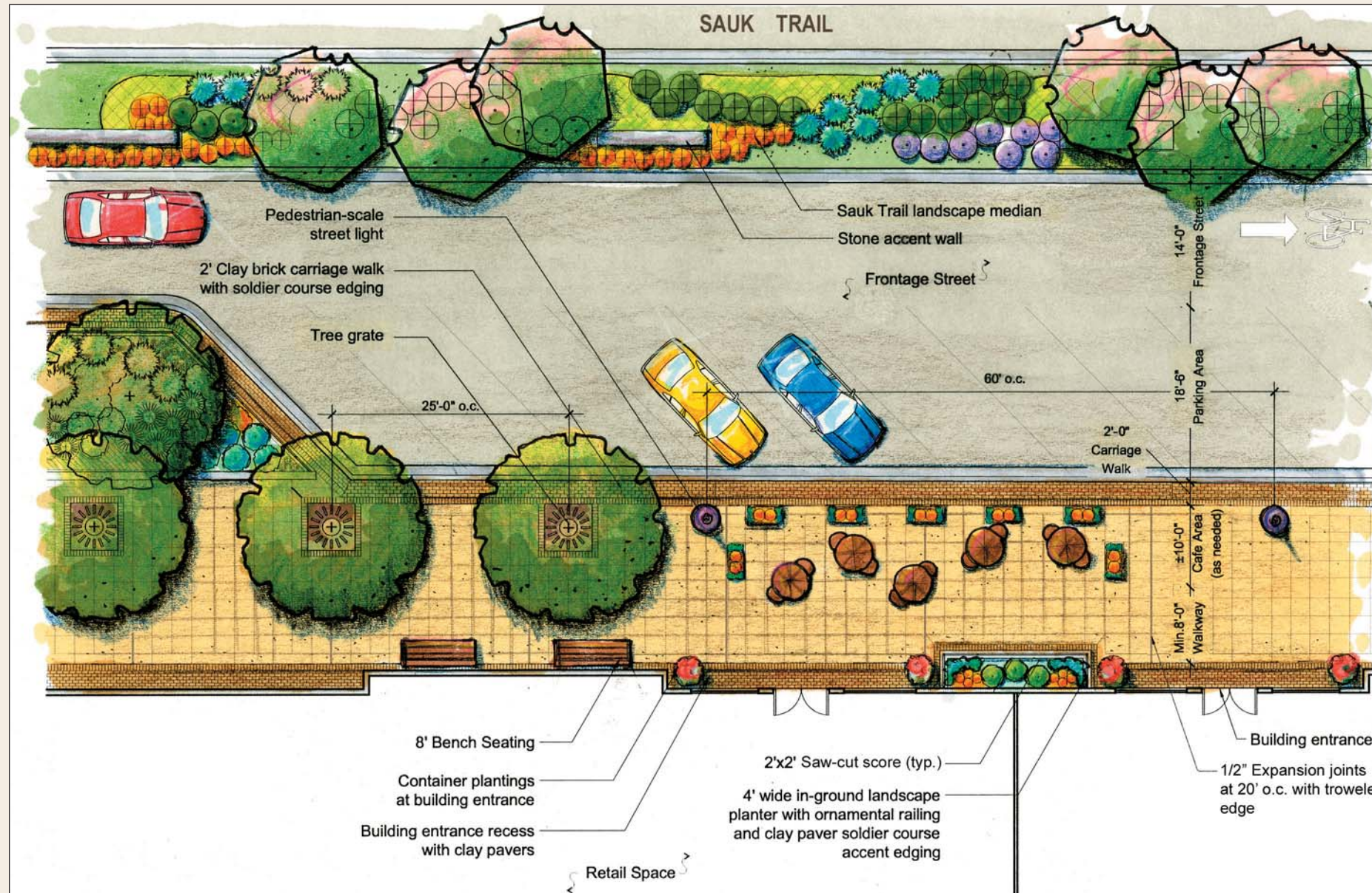


Figure 4 - Core Area Detail Plan illustrates streetscape materials and their locations.

The principle pedestrian spaces within the core area occur directly in front of the mixed-use buildings which line the frontage streets. The pedestrian space varies in width depending on the configuration of adjacent buildings; however a minimum width of 16 feet is required, exclusive of the carriage walk along the frontage street. The primary paving material is a special-mix concrete made with particular sand and cement to give it a warm, soft appearance. The concrete walk will be saw-cut into 2' x 2' squares to simulate pre-cast pavers. Clay brick pavers will provide a rich accent, used for the carriage walk and as an accent band along the buildings. This layout provides ample space for outdoor café area to be used by restaurants in the adjacent building. The specific location of outdoor cafes will be regulated by the Village and will depend on the specific design of adjacent buildings. Low stone planters are located adjacent to the buildings intermittently along the streetscape, which will be used for seasonal plantings. Container planters of cast stone will also be used to define the café spaces and add splashes of seasonal color. Ornamental pedestrian-scale street lights will illuminate the area, the design of which will reinforce traditional Midwestern themes. Street trees will be provided to define the pedestrian scale, but will be grouped to allow for adequate visibility of the buildings from Sauk Trail. The median separating Sauk Trail from the frontage street will be bermed (as space allows) and richly landscaped with sustainable plant material including naturalized trees, shrubs and ornamental grasses.



Figure 5 - Core Area Streetscape Perspective



# Recommended Median Plant List

## ORNAMENTAL TREES

*Amelanchier arborea*, Downy Serviceberry  
*Amelanchier arborea 'Robin Hill Pink'*, Pink Amelanchier  
 Autumn Brilliance Serviceberry  
*Amelanchier grandiflora*, Apple Serviceberry  
*Amelanchier grandiflora 'Princess Diana'*, Princess Diana  
 Apple Serviceberry  
*Amelanchier laevis*, Allegheny Serviceberry  
*Carpinus caroliniana*, American Hornbeam  
*Cornus mas*, Cornelian Cherry Dogwood  
*Cornus mas 'Golden Glory'*, Golden Glory Cornelian  
 Cherry Dogwood  
*Crataegus crusgalli inermis*, Thornless Cockspur Hawthorn  
*Crataegus crusgalli inermis 'Cruzam'*, Cruzam Thornless  
 Cockspur Hawthorn  
*Crataegus phaenopyrum*, Washington Hawthorn  
*Crataegus viridis 'Winter King'*, Winter King Hawthorn  
*Malus 'Purple Prince'*, Purple Prince Crabapple  
*Malus 'Red Jewel'*, Red Jewel Crabapple  
*Malus sargentii*, Sargent Crabapple  
*Malus sargentii 'Candymint'*, Candymint Crabapple  
*Malus sargentii 'Tina'*, Sargent Tina Crabapple  
*Malus x zumi 'Calocarpa'*, Redbud Crabapple  
*Ostrya virginiana*, American Hophornbeam  
*Prunus virginiana 'Canada Red'*, Canada Red Cherry  
*Prunus virginiana 'Schubert'*, Shubert Cherry  
*Pyrus calleryana 'Aristocrat'*, Aristocrat Pear  
*Pyrus calleryana 'Autumn Blaze'*, Autumn Blaze Pear  
*Pyrus calleryana 'Bradford'*, Bradford Callery Pear  
*Pyrus calleryana Chanticleer*, Chanticleer Pear  
*Pyrus calleryana 'Cleveland Select'*, Cleveland Select Pear

## SHRUBS

*Aesculus parviflora*, Bottlebrush Buckeye  
*Aronia arbutifolia*, Red Chokeberry  
*Aronia arbutifolia 'Brilliantissima'*, Brilliantissima  
 Red Chokeberry  
*Aronia melanocarpa*, BlackChokeberry

*Aronia melanocarpa 'Troquois Beauty'*, Black Chokeberry  
*Berberis thunbergii varieties*, Japanese Barberry  
*Cornus alba 'Argenteo-marginata'*, Variegated Dogwood  
*Cornus pumila*, Dwarf Red Tipped Dogwood  
*Cornus sericea*, Redosier Dogwood  
*Cotinus coggygia 'Royal Purple'*, Royal Purple Smoketree  
*Cotoneaster acutifolia*, Peking Cotoneaster  
*Cotoneaster divaricatus*, Spreading Cotoneaster  
*Cotoneaster horizontalis hessei*, Rockspray Cotoneaster  
*Diervilla lonicera 'Copper'*, Copper Bush Honeysuckle  
*Diervilla sessilifolia*, Bush Honeysuckle  
*Forsythia sp.*, Forsythia Species  
*Hammamelis virginiana*, Common Witchhazel  
*Hydrangea arborescens*, Annabelle Hydrangea  
*Hydrangea paniculata grandiflora*, Pee Gee Hydrangea  
*Hydrangea quericifolia*, Oakleaf Hydrangea  
*Hypericum frondosum 'Sunburst'*, Sunburst Hypericum  
*Hypericum prolificum*, Shrubby St. Johnswort  
*Hypericum kalmianum*, Kalm St. Johnswort  
*Ilex verticillata sp.*, Winterberry Species  
*Itea virginica*, Virginia Sweetpire  
*Itea virginica 'Little Henry'*, Little Henry Virginia  
 Sweetpire  
*Kerria japonica*, Japanese Kerria  
*Lonicera x 'Emerald Mound'*, Emerald Mound Honeysuckle  
*Prunus x cistena*, Purple Sandcherry  
*Rhus aromatica sp.*, Fragrant Sumac Species  
*Rhus glabra*, Smooth Sumac  
*Rhus typhina*, Staghorn Sumac  
*Rhus typhina 'Laciniata' (Dissecta)*, Cutleaf Staghorn Sumac  
*Rosa sp.*, Rose Species  
*Symphoricarpos x chenaultii 'Hancock'*, Chenault  
 Coralberry  
*Viburnum dentatum*, Arrowwood Viburnum  
*Viburnum trilobum*, American Cranberrybush  
*Weigela florida varieties*, Weigela

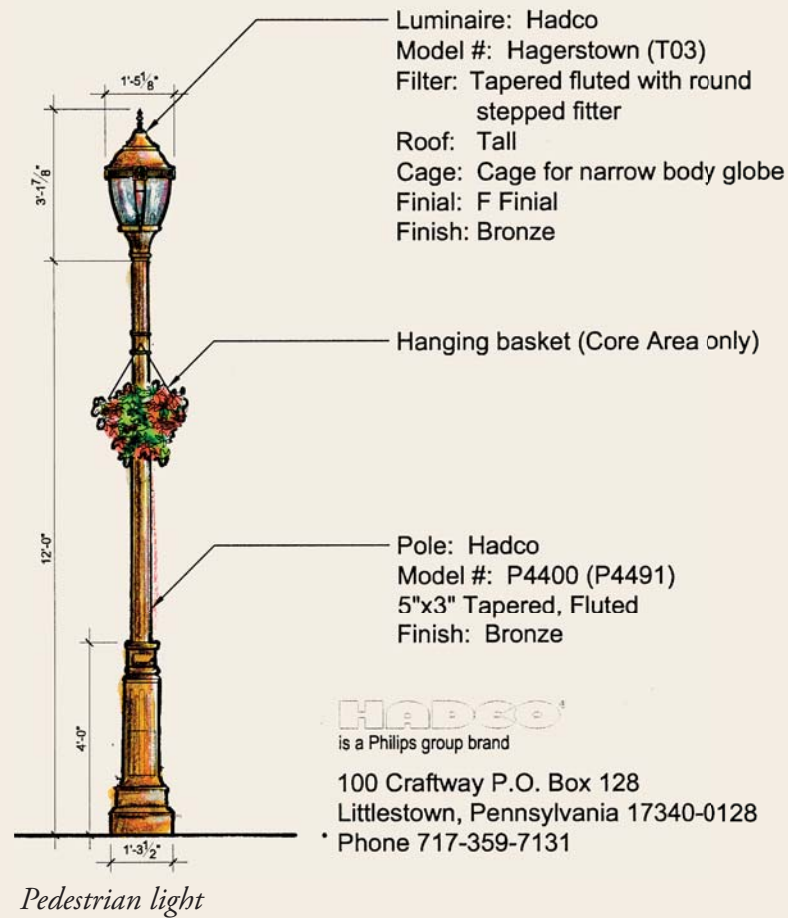
## PERENNIALS & ORNAMENTAL GRASSES

*Achillea* hybrids,  
*Achillea sp.*, Yarrow Species  
*Agastache 'Blue Fortune'*, Giant Hyssop  
*Amorpha canescens*, Leadplant  
*Andropogon (Schizachyrium) scoparius*, Little Bluestem  
*Anemone sylvestris*, Snowdrop Anemone  
*Artemisia sp.*, Artemisia Species  
*Aster sp.*, Aster Species  
*Astilbe sp.*, Astilbe Species  
*Baptisia australis*, Blue False Indigo  
*Boltonia asteroides* "Snowbank", Bolton's Aster  
*Buddleia sp.*, Butterfly Bush  
*Calamagrostis acutiflora 'Overdam'*, Overdam  
 Feather Reed Grass  
*Calamagrostis acutiflora 'Karl Foerster'*, Karl Foerster  
 Feather Reed Grass  
*Centaurea dealbata 'Rosea'*, Persian Cornflower  
*Centaurea montana*, Perennial Bachelors Button  
*Centranthus ruber*, Red Valerian, Jupiter's Beard  
*Ceratostigma plumbaginoides*, Leadwort, Plumbago  
*Chasmanthium latifolium*, Northern Sea Oats  
*Dendranthema zawadsi 'Clara Curtis'*, Clara Curtis  
 Chrysanthemum  
*Dodecatheon meadia*, Shooting Star  
*Echinacea purpurea cultivars*, Coneflower  
*Eryngium alpinum*, Alpine Sea Holly  
*Eryngium yuccifolium*, Rattlesnake Master  
*Euphorbia griffithii 'Fireglow'*, Griffith's Spurge  
*Heliopsis helianthoides*, False Sunflower  
*Hemerocallis var.*, Daylily  
*Hypericum pyramidatum*, Great St. John's wort  
*Hypericum virginicum*, Marsh St. John's wort  
*Liatris sp.*, Gayfeather (Blazing Star)  
*Miscanthus sinensis 'Arabesque'*, Arabesque Maiden Grass  
*Miscanthus sinensis 'Blutenwunder'*, Blütenwunder  
 Maidengrass

*Miscanthus sinensis 'Gracillimus'*, Gracillimus  
 Maiden Grass  
*Miscanthus sinensis 'Malepartus'*, Malepartu  
 Maiden Grass  
*Miscanthus sinensis 'Silberfeder'*, Silver Feather  
*Miscanthus sinensis 'Variegatus'*, Variegated  
 Maidengrass  
*Molinia caerulea 'Variegata'*, Variegated Moor Grass  
*Monarda 'Colrain Red'*, Colrain Red Bee Balm  
*Nepeta faassenii cultivars*, Catmint  
*Panicum virgatum*, Switch Grass  
*Pardancanda norisii*, Candy lily  
*Pennisetum alopecuroides*, Fountain Grass  
*Pennisetum alopecuroides 'Hameln'*, Hameln  
 Fountain Grass  
*Pennisetum alopecuroides 'National Arboretum'*,  
 National Arboretum Fountain Grass  
*Perovskia atriplicifolia varieties*, Russian Sage  
*Phalaris arundinacea 'Dwarf Garters'*, Dwarf  
 Garters Ribbon Grass  
*Phalaris arundinacea 'Picta'*, Picta Ribbon Grass  
*Phlox paniculata*, Phlox  
*Physostegia virginiana*, Obedient Plant  
*Platycodon grandiflorus 'Maresii'*, Balloon Flower  
*Polygonum affine*, Fleece Flower  
*Ratibida pinnata*, Yellow Coneflower  
*Rudbeckia species*, Black-Eyed Susan Species  
*Salvia species*, Salvia  
*Schizachyrium scoparium*, Little Bluestem  
*Sedum spectabile 'Autumn Joy'*, Showy Stonecrop  
*Sesleria autumnalis*, Autumn Moor Grass  
*Solidago canadensis*, Goldenrod  
*Sporobolus heterolepis*, Praire Dropseed  
*Stokesia laevis 'Blue Danube'*, Stokes' Aster  
*Veronica incana*, Speedwell  
*Veronica ssp.*, Speedwell Species



Roadway light



**Pedestrian and Roadway Lighting** One of the most important components of the streetscape is the lighting design. Not only does this provide necessary light for pedestrian and vehicular safety, it also unites spaces and adds visual interest. Lighting for the Town Center shall be metal halide. This lighting technology is more efficient than existing technology currently installed in Richton Park. Metal halide provides a clear, white illumination that improves visibility by better defining depth of space and enhancing color quality. These improvements heighten sense of safety in the nightscape.

LED technology is rapidly becoming a staple in the lighting industry. This technology should be further investigated to determine its superiority and economic efficiency at the time of installation.

Light mounting heights and distances between poles illustrated in this document are approximate.

**Roadway Lighting**

**Luminaire:**  
 Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: Teardrop, TF1  
 Finish: Bronze  
 Lens: Short Globe

**Pole:**  
 Manufacture: Hapco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: Homewood Series, Y0C30F8-TF0-BM  
 Finish: Bronze

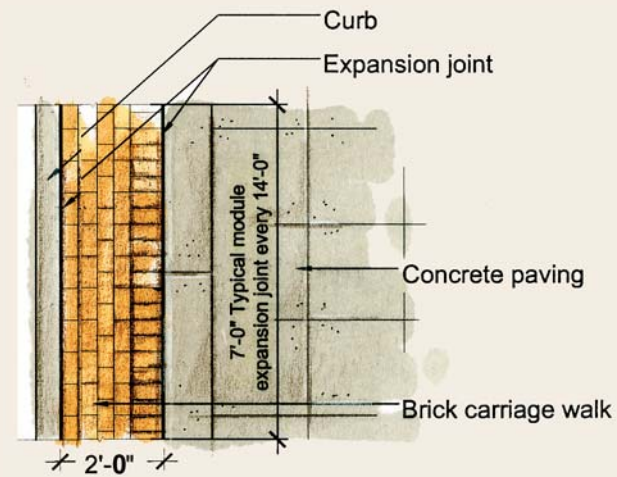
**Accessories:**  
 Manufacture: Hapco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Arm: ARM43200  
 Finial: F009  
 Banner Arm: BA27100

**Pedestrian Lighting**

**Luminaire:**  
 Model: Hagerstown, T03  
 Filter/Pod: Tall round fluted  
 Roof: Tall  
 Finial: E Finial  
 Finish: Bronze  
 Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377

**Pole:**  
 Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: P4400 Series, P4491-14-H  
 Finish: Bronze



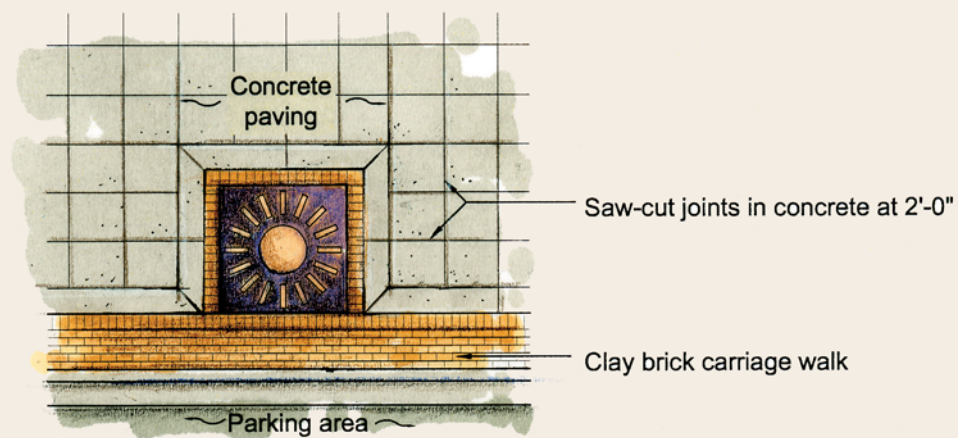


Carriage walk detail

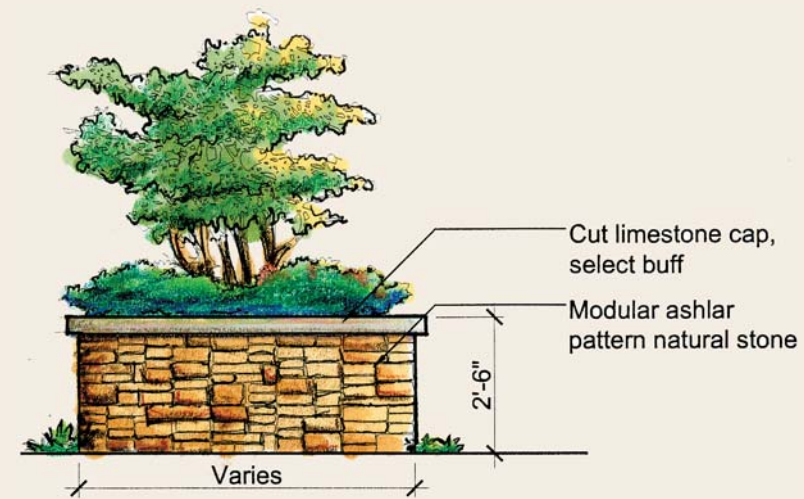
**Typical Paving Detail** Typical sidewalk paving will consist of a clay brick carriage walk and concrete paving. The concrete paving will be specifically designed to look more “upscale” than conventional concrete. Concrete specifications will include special sand and cement tint, which along with a broom finish and saw-cut control joints, will produce a warmer color and softer appearance. The concrete paving will take on the appearance of large unit pavers at a cost that is little more than conventional concrete.



Clay pavers by Boral as represented by Illinois Brick Company  
Phone: (847) 524-9812  
Color: Parquet Tan  
Paver Style: Beveled  
Paver Pattern Style: Running Bond



Paving scoring pattern and tree grate detail



Landscape Accent Wall

**Landscape Accent Wall.** Limestone accent walls will be used within the Core Area to provide visual unity in a variety of applications. This wall will enhance the planting median between Sauk Trail and the frontage road while providing screening for the parking area. In the retail area, a 2'-6” version of the wall will provide seating, and a low wall with ornamental railing surrounds the planting areas.

All limestone walls are constructed of modular ashlar pattern natural cleft stone veneer limestone. Cut limestone caps are buff in color.

**Site Furnishings.** All site furnishings reinforce the Midwestern streetscape motif. Unless otherwise noted, all furnishing shall have a bronze finish. Model number and company representative are as noted.



Typical Iron tree grate by Neenah Foundary  
Phone: (800) 558-5075  
Model: R-8754 (-1 for lights)  
Finish: Unpainted



Bike racks by Victor Stanley, Inc.  
Phone: (800) 368-2573  
Model: BK-6  
Finish: Bronze



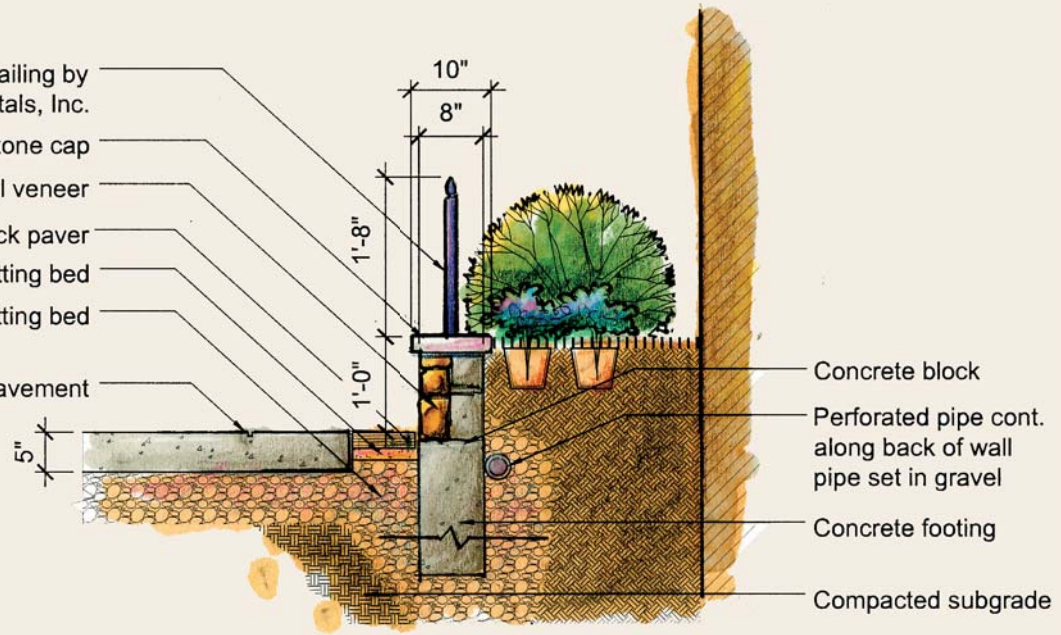
Trash receptacle by Victor Stanley, Inc.  
Phone: (800) 368-2573  
Model: S-24  
Finish: Bronze



Dining table by Landscape Forms, Inc.  
Phone: (800) 430-6209  
Model: Wellspring Dining Table, 48” round

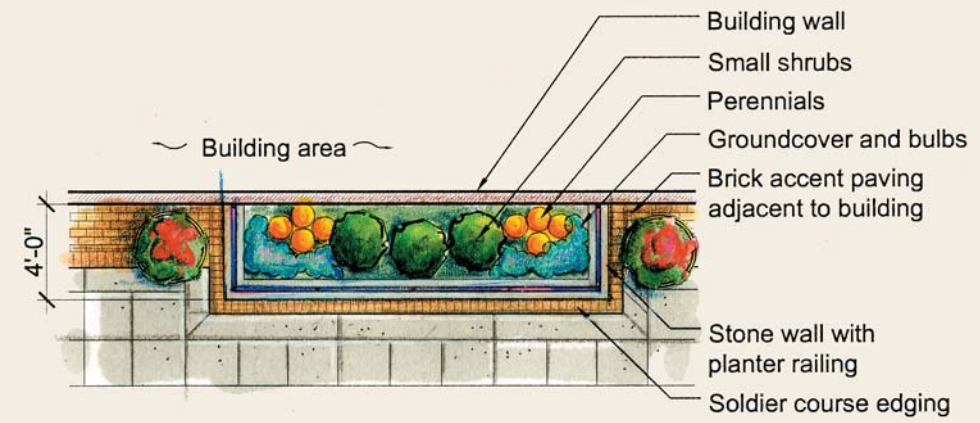


- Square Planter Railing by Allen Architectural Metals, Inc.
- 2" Limestone cap
- Limestone wall veneer
- Clay brick paver
- Stone/sand setting bed
- 6" Aggregate setting bed
- Concrete pavement



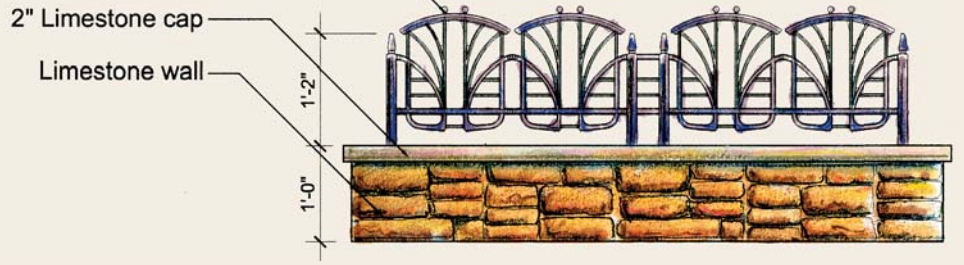
Sidewalk planting section.

**Sidewalk Cut-Out Plantings** Small planting areas along the sidewalk and adjacent to buildings are important to provide greenery that is integrated with the streetscape. The location of these planters must be coordinated with the adjacent buildings. These in-grade planters will be edged in clay brick at sidewalk level, framed with a low-stone wall and accented with ornamental fencing.



Plan view of a typical sidewalk planting.

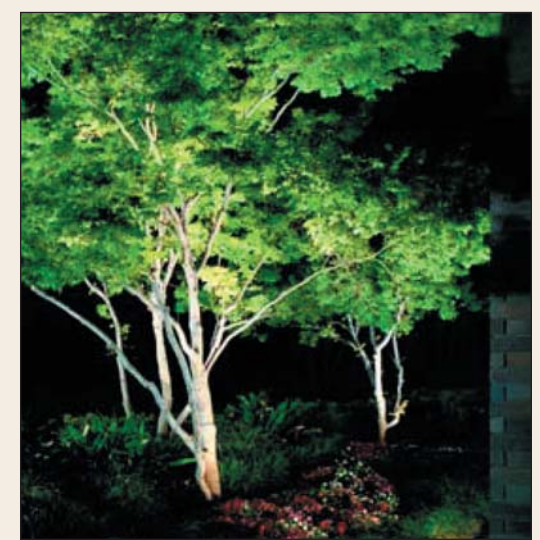
- Square planter railing arched panel 14" w x 1" h by Allen Architectural Metals, Inc. Phone: (800) 204-3858
- 2" Limestone cap
- Limestone wall



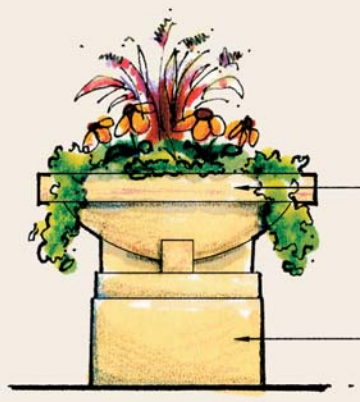
Sidewalk planting elevation with ornamental fence.



Bench seating by Victor Stanley  
Phone: (800) 430-6209  
Model: GreenSites Series, CM-324, 6' length  
Finish: Powder coat, Bronze  
Slats: Recycled Plastic, Maple



LED landscape accent within tree grates and planting areas enhance nightscape.



- Prairie Planter, 44 sq. 22"x44"x26" Model #: LS9354
- Prairie Pedestal 14 - Plain 14"x27"x27" sq. base Model #: LS1071

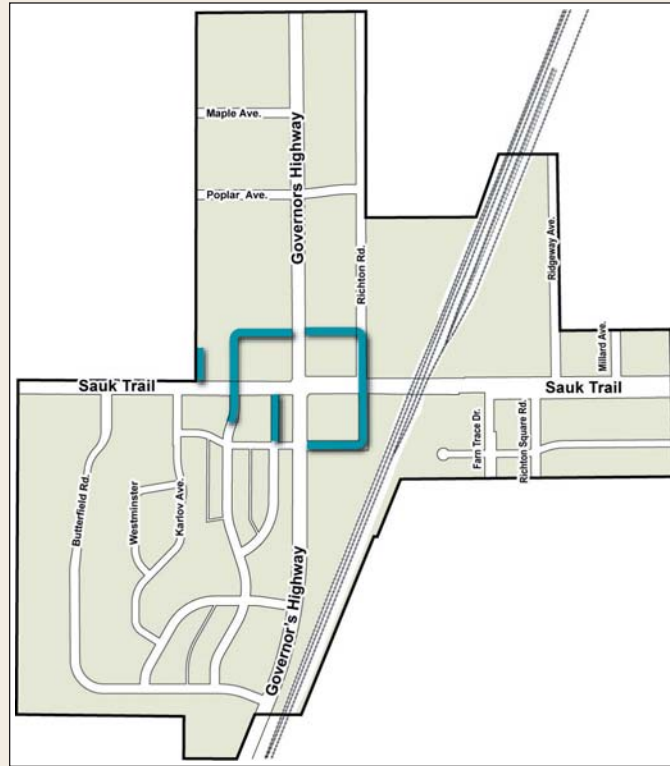
Cast stone planters by Classic Garden Ornament, LTD. at building entrances.  
Phone: (618) 893-4831  
Container Model: Prairie Planter, 44" square  
Pedestal Model: Prairie 14", Plain  
Finish: None



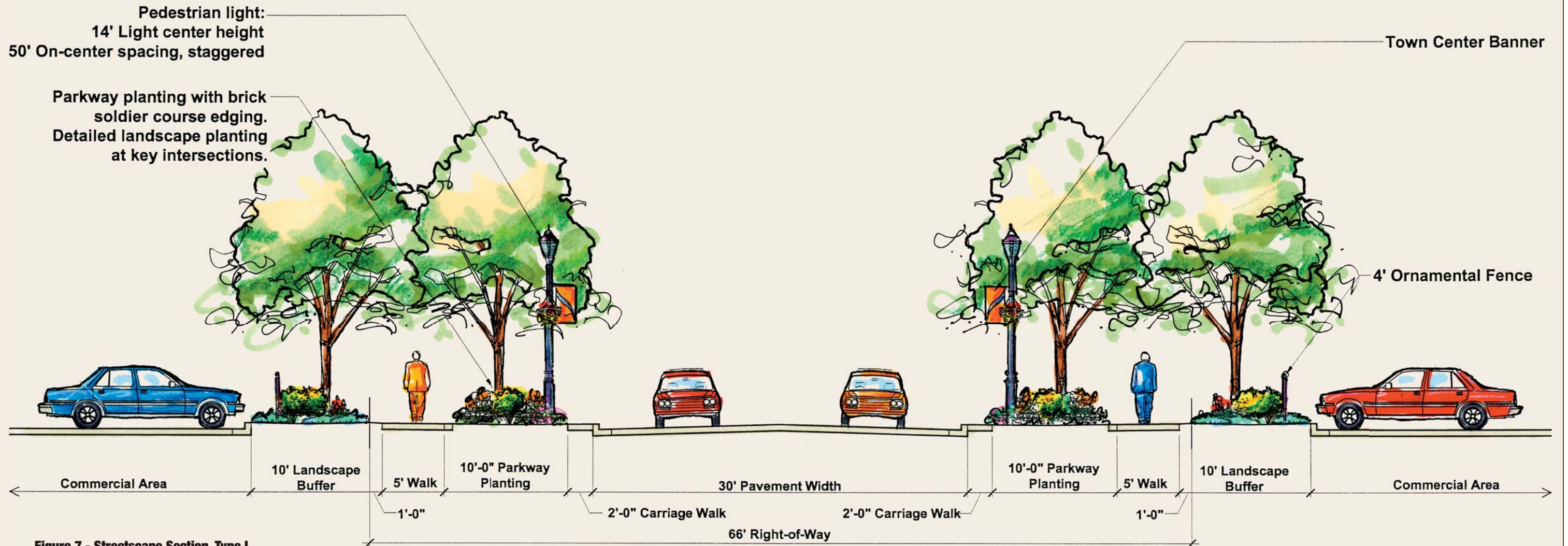
Planters defines dining areas and screen parking area.



# Core Area Secondary Streets Design



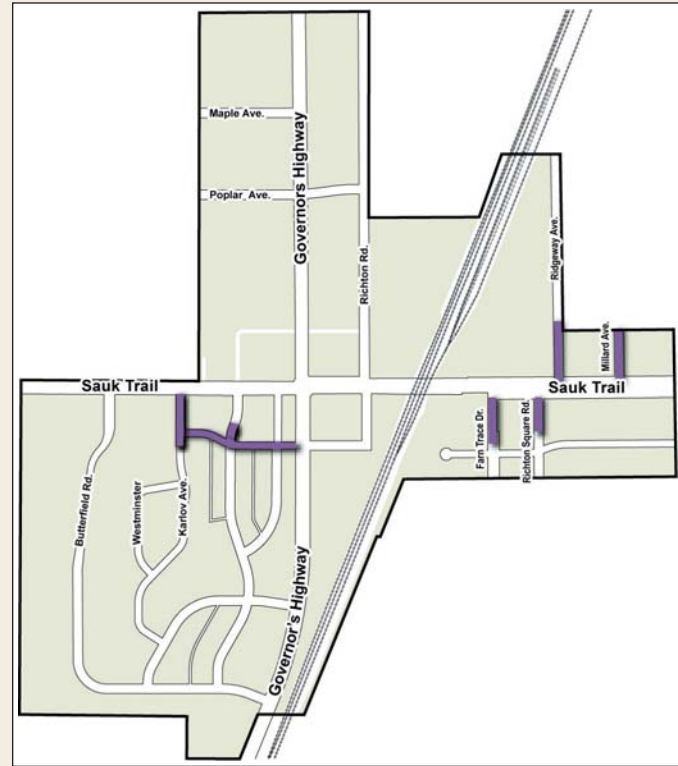
**Figure 6 - Core Area Secondary Streets, Type II Location Map**  
 This graphic identifies the locations of the Core Area's secondary streets and streetscape application type.



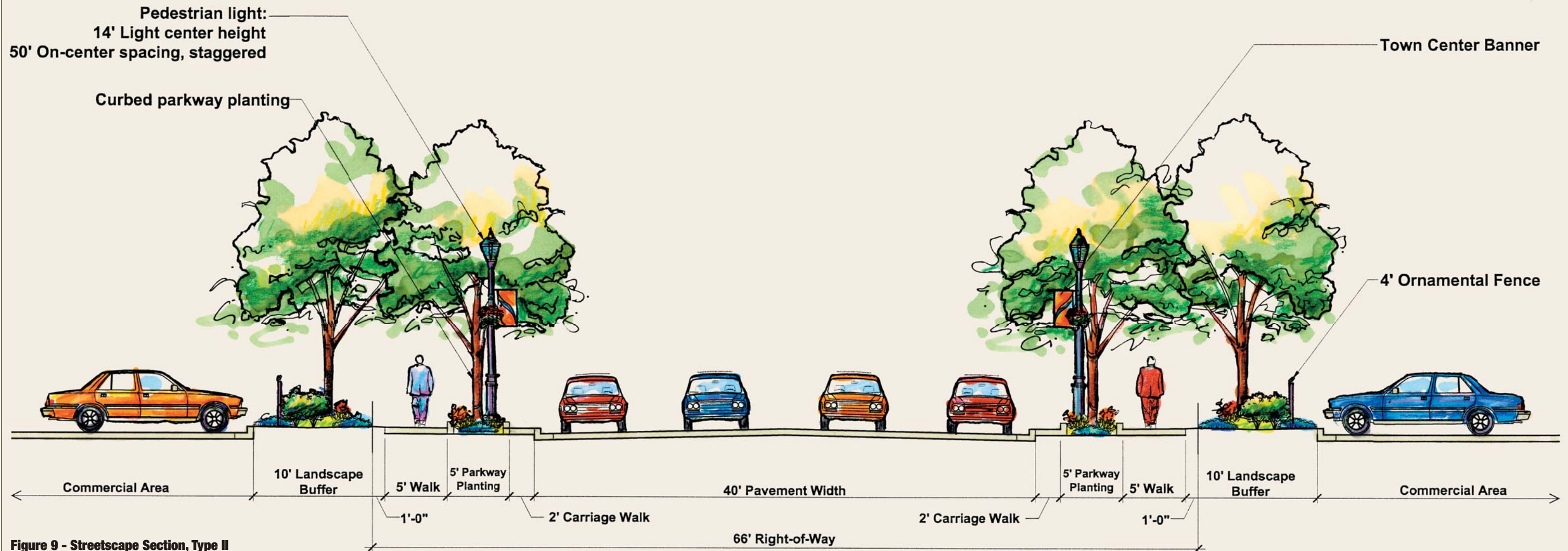
**Figure 7 - Streetscape Section, Type I**



# Core Area Secondary Streets Design



**Figure 8 - Core Area Secondary Streets, Type II Location Map**  
 This graphic identifies the locations of the Core Area's secondary streets and streetscape application type.



**Figure 9 - Streetscape Section, Type II**



# Core Area Secondary Streets Details & Materials

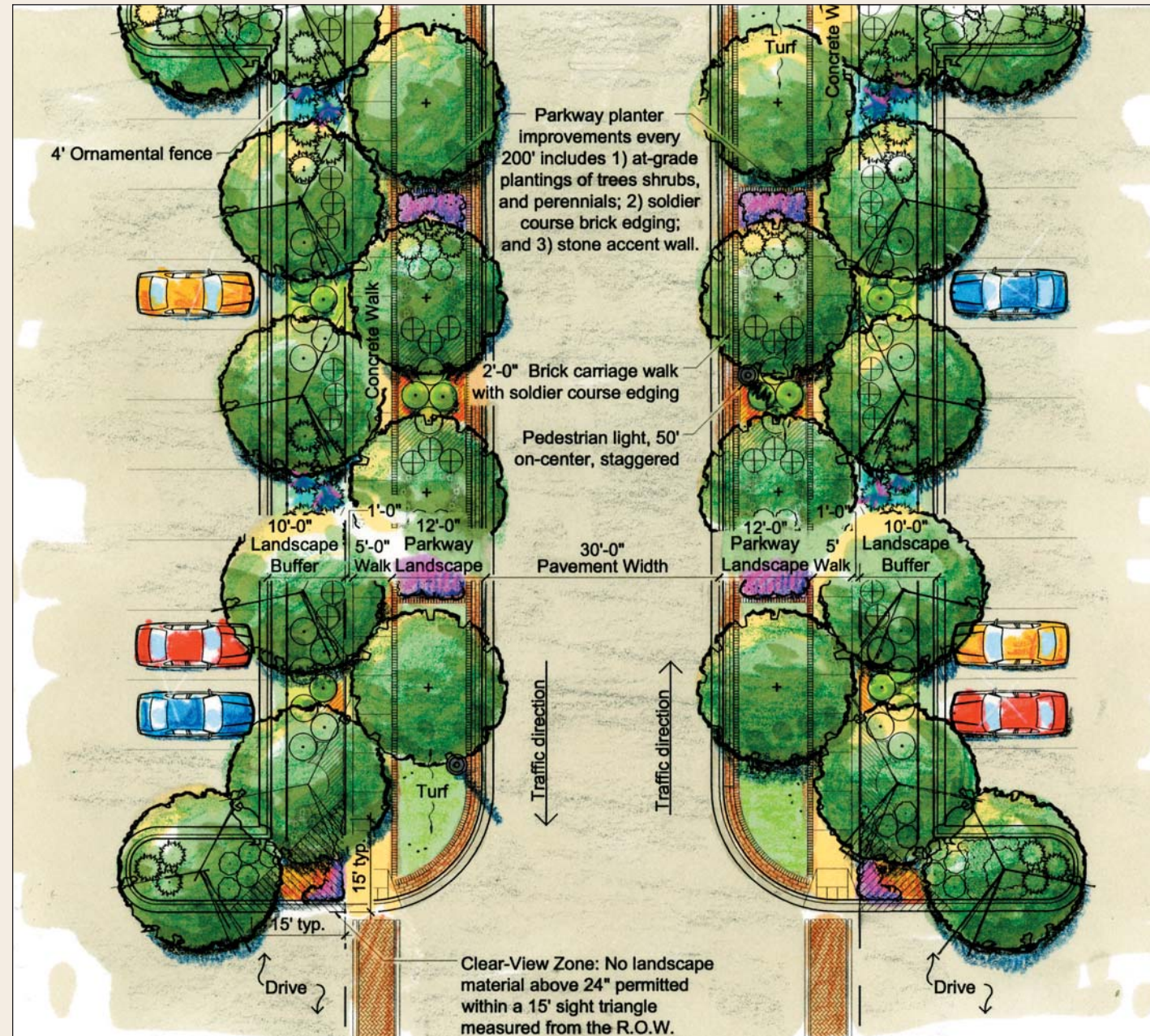


Figure 10 - Streetscape Design Plan, Type I illustrates streetscape materials and their locations. Type I streets have a pavement width of 30'-0".

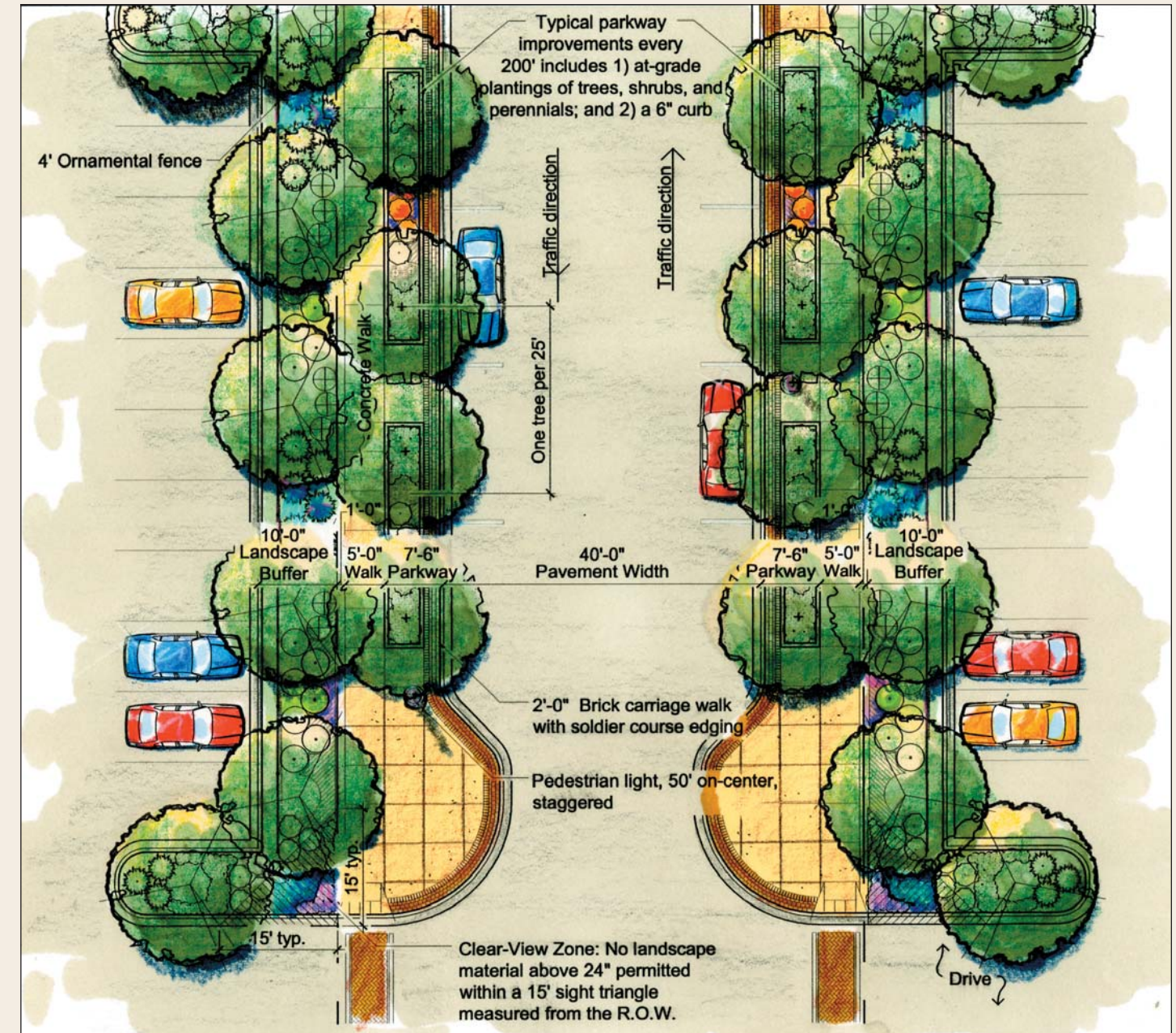
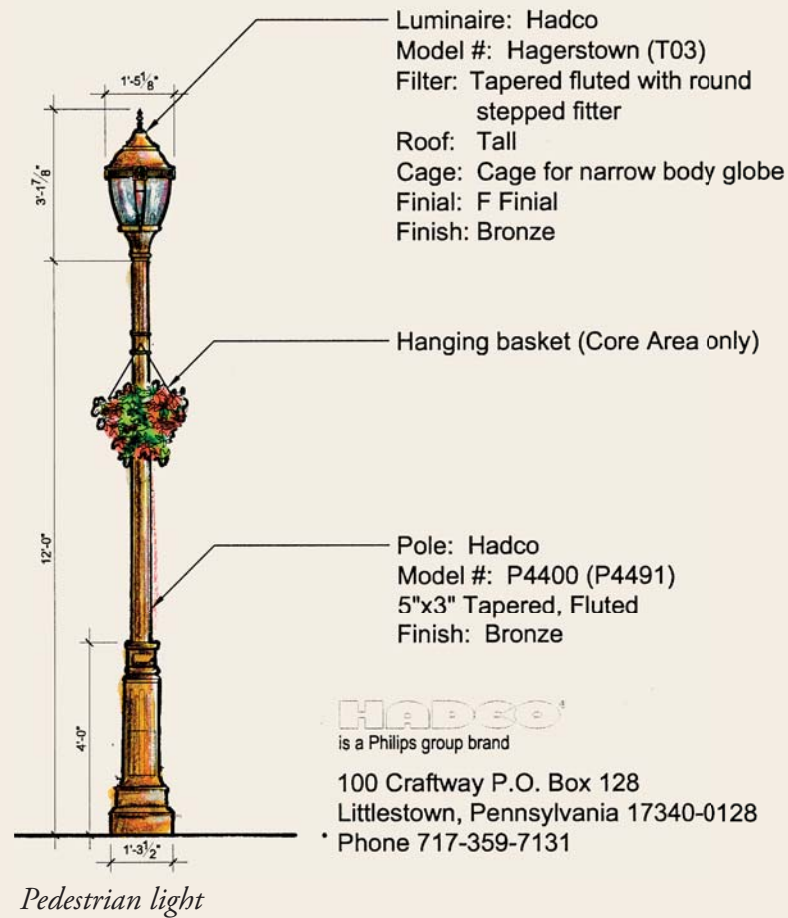


Figure 11 - Streetscape Design Plan, Type II illustrates streetscape materials and their locations. Type II streets have a pavement width of 40'-0".





Roadway light



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Light mounting heights and distances between poles illustrated in this document are approximate.

**Roadway Lighting**

**Luminaire:**

Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: Teardrop, TF1  
 Finish: Bronze  
 Lens: Short Globe

**Pole:**

Manufacture: Hapco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: Homewood Series, Y0C30F8-TF0-BM  
 Finish: Bronze

**Accessories:**

Manufacture: Hapco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Arm: ARM43200  
 Finial: F009  
 Banner Arm: BA27100

**Pedestrian Lighting**

**Luminaire:**

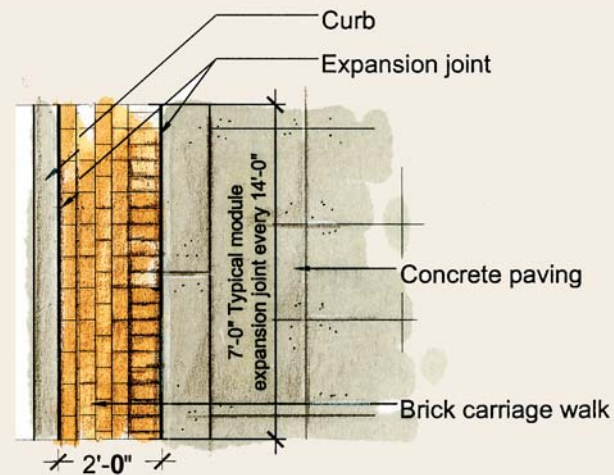
Model: Hagerstown, T03  
 Filter/Pod: Tall round fluted  
 Roof: Tall  
 Finial: E Finial  
 Finish: Bronze

Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377

**Pole:**

Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: P4400 Series, P4491-14-H  
 Finish: Bronze



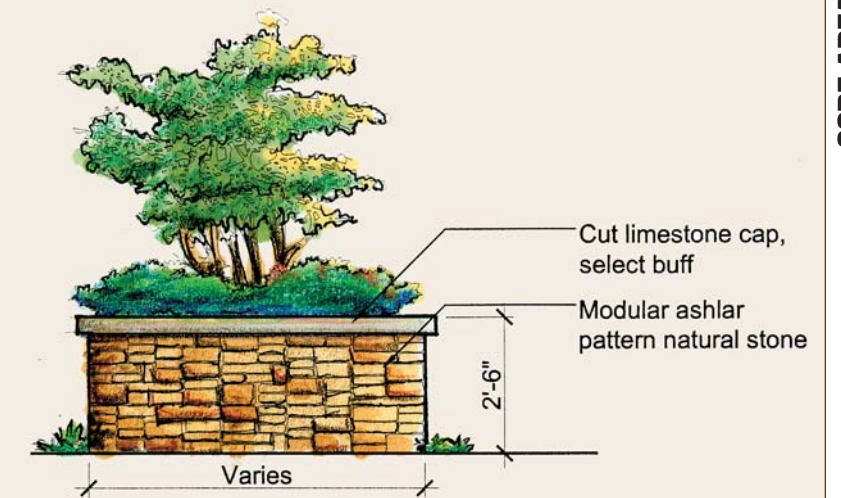


Carriage walk detail

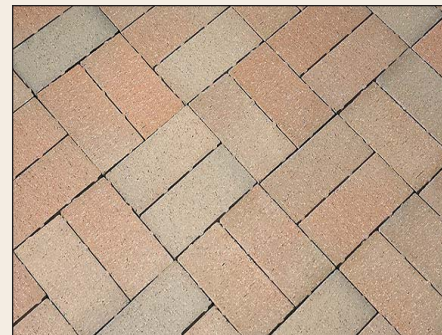
**Typical Paving Detail** Typical sidewalk paving will consist of a clay brick carriage walk and concrete paving. The concrete paving will be specifically designed to look more “upscale” than conventional concrete. Concrete specifications will include special sand and cement tint, which along with a broom finish and saw-cut control joints, will produce a warmer color and softer appearance. The concrete paving will take on the appearance of large unit pavers at a cost that is little more than conventional concrete.

**Landscape Accent Wall.** Limestone accent walls will be used within the Core Area to provide visual unity in a variety of applications. This wall will enhance the planting median between Sauk Trail and the frontage road while providing screening for the parking area. In the retail area, a 2’-6” version of the wall will provide seating, and a low wall with ornamental railing surrounds the planting areas.

All limestone walls are constructed of modular ashlar pattern natural cleft stone veneer limestone. Cut limestone caps are buff in color.



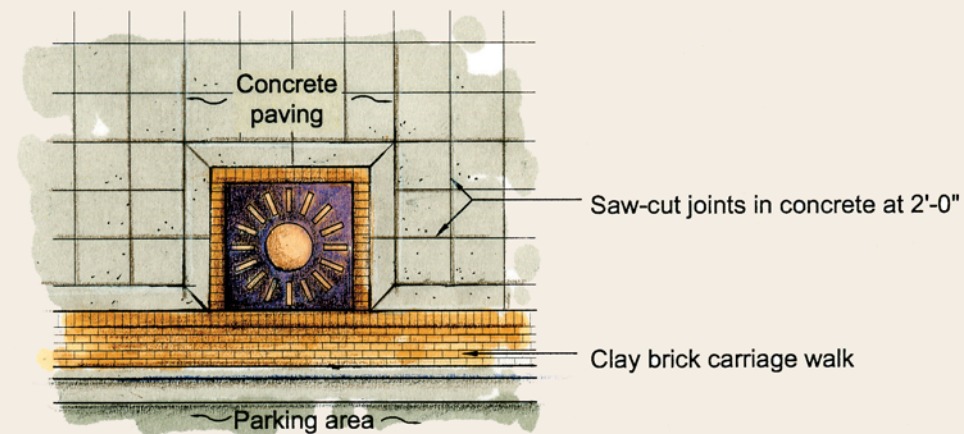
Landscape Accent Wall



Clay pavers by Boral as represented by Illinois Brick Company  
Phone: (847) 524-9812  
Color: Parquet Tan  
Paver Style: Beveled  
Paver Pattern Style: Running Bond



Typical Iron tree grate by Neenah Foundary (As needed)  
Phone: (800) 558-5075  
Model: R-8754 (-1 for lights)  
Finish: Unpainted



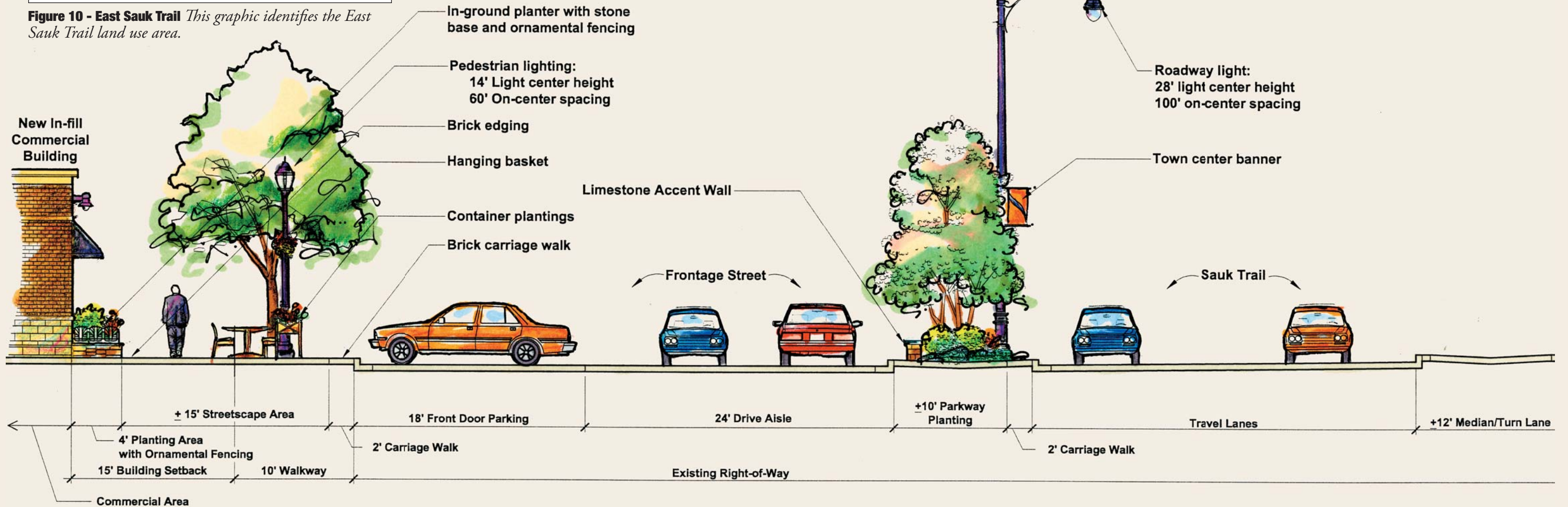
Paving scoring pattern and tree grate detail



# East Sauk Trail Design



**Figure 10 - East Sauk Trail** This graphic identifies the East Sauk Trail land use area.



**Figure 11 - East Sauk Trail Section**



# Median Planting Recommended Plant List

## ORNAMENTAL TREES

*Amelanchier arborea*, Downy Serviceberry  
*Amelanchier arborea 'Robin Hill Pink'*, Pink Amelanchier  
 Autumn Brilliance Serviceberry  
*Amelanchier grandiflora*, Apple Serviceberry  
*Amelanchier grandiflora 'Princess Diana'*, Princess Diana  
 Apple Serviceberry  
*Amelanchier laevis*, Allegheny Serviceberry  
*Carpinus caroliniana*, American Hornbeam  
*Cornus mas*, Cornelian Cherry Dogwood  
*Cornus mas 'Golden Glory'*, Golden Glory Cornelian  
 Cherry Dogwood  
*Crataegus crusgalli inermis*, Thornless Cockspur Hawthorn  
*Crataegus crusgalli inermis 'Cruzam'*, Cruzam Thornless  
 Cockspur Hawthorn  
*Crataegus phaenopyrum*, Washington Hawthorn  
*Crataegus viridis 'Winter King'*, Winter King Hawthorn  
*Malus 'Purple Prince'*, Purple Prince Crabapple  
*Malus 'Red Jewel'*, Red Jewel Crabapple  
*Malus sargentii*, Sargent Crabapple  
*Malus sargentii 'Candymint'*, Candymint Crabapple  
*Malus sargentii 'Tina'*, Sargent Tina Crabapple  
*Malus x zumi 'Calocarpa'*, Redbud Crabapple  
*Ostrya virginiana*, American Hophornbeam  
*Prunus virginiana 'Canada Red'*, Canada Red Cherry  
*Prunus virginiana 'Schubert'*, Shubert Cherry  
*Pyrus calleryana 'Aristocrat'*, Aristocrat Pear  
*Pyrus calleryana 'Autumn Blaze'*, Autumn Blaze Pear  
*Pyrus calleryana 'Bradford'*, Bradford Callery Pear  
*Pyrus calleryana Chanticleer*, Chanticleer Pear  
*Pyrus calleryana 'Cleveland Select'*, Cleveland Select Pear

## SHRUBS

*Aesculus parviflora*, Bottlebrush Buckeye  
*Aronia arbutifolia*, Red Chokeberry  
*Aronia arbutifolia 'Brilliantissima'*, Brilliantissima  
 Red Chokeberry  
*Aronia melanocarpa*, BlackChokeberry

*Aronia melanocarpa 'Troquois Beauty'*, Black Chokeberry  
*Berberis thunbergii varieties*, Japanese Barberry  
*Cornus alba 'Argenteo-marginata'*, Variegated Dogwood  
*Cornus pumila*, Dwarf Red Tipped Dogwood  
*Cornus sericea*, Redosier Dogwood  
*Cotinus coggygria 'Royal Purple'*, Royal Purple Smoketree  
*Cotoneaster acutifolia*, Peking Cotoneaster  
*Cotoneaster divaricatus*, Spreading Cotoneaster  
*Cotoneaster horizontalis hessei*, Rockspray Cotoneaster  
*Diervilla lonicera 'Copper'*, Copper Bush Honeysuckle  
*Diervilla sessilifolia*, Bush Honeysuckle  
*Forsythia sp.*, Forsythia Species  
*Hammamelis virginiana*, Common Witchhazel  
*Hydrangea arborescens*, Annabelle Hydrangea  
*Hydrangea paniculata grandiflora*, Pee Gee Hydrangea  
*Hydrangea quercifolia*, Oakleaf Hydrangea  
*Hypericum frondosum 'Sunburst'*, Sunburst Hypericum  
*Hypericum prolificum*, Shrubby St. Johnswort  
*Hypericum kalmianum*, Kalm St. Johnswort  
*Ilex verticillata sp.*, Winterberry Species  
*Itea virginica*, Virginia Sweetspire  
*Itea virginica 'Little Henry'*, Little Henry Virginia  
 Sweetspire  
*Kerria japonica*, Japanese Kerria  
*Lonicera x 'Emerald Mound'*, Emerald Mound Honeysuckle  
*Prunus x cistena*, Purple Sandcherry  
*Rhus aromatica sp.*, Fragrant Sumac Species  
*Rhus glabra*, Smooth Sumac  
*Rhus typhina*, Staghorn Sumac  
*Rhus typhina 'Laciniata' (Dissecta)*, Cutleaf Staghorn Sumac  
*Rosa sp.*, Rose Species  
*Symphoricarpos x chenaultii 'Hancock'*, Chenault  
 Coralberry  
*Viburnum dentatum*, Arrowwood Viburnum  
*Viburnum trilobum*, American Cranberrybush  
*Weigela florida varieties*, Weigela

## PERENNIALS & ORNAMENTAL GRASSES

*Achillea* hybrids,  
*Achillea sp.*, Yarrow Species  
*Agastache 'Blue Fortune'*, Giant Hyssop  
*Amorpha canescens*, Leadplant  
*Andropogon (Schizachyrium) scoparius*, Little Bluestem  
*Anemone sylvestris*, Snowdrop Anemone  
*Artemisia sp.*, Artemisia Species  
*Aster sp.*, Aster Species  
*Astilbe sp.*, Astilbe Species  
*Baptisia australis*, Blue False Indigo  
*Boltonia asteroides* "Snowbank", Bolton's Aster  
*Buddleia sp.*, Butterfly Bush  
*Calamagrostis acutiflora 'Overdam'*, Overdam  
 Feather Reed Grass  
*Calamagrostis acutiflora 'Karl Foerster'*, Karl Foerster  
 Feather Reed Grass  
*Centaurea dealbata 'Rosea'*, Persian Cornflower  
*Centaurea montana*, Perennial Bachelors Button  
*Centranthus ruber*, Red Valerian, Jupiter's Beard  
*Cerastigma plumbaginoides*, Leadwort, Plumbago  
*Chasmanthium latifolium*, Northern Sea Oats  
*Dendranthema zawadsi 'Clara Curtis'*, Clara Curtis  
 Chrysanthemum  
*Dodecatheon meadia*, Shooting Star  
*Echinacea purpurea cultivars*, Coneflower  
*Eryngium alpinum*, Alpine Sea Holly  
*Eryngium yuccifolium*, Rattlesnake Master  
*Euphorbia griffithii 'Fireglow'*, Griffith's Spurge  
*Heliopsis helianthoides*, False Sunflower  
*Hemerocallis var.*, Daylily  
*Hypericum pyramidatum*, Great St. John's wort  
*Hypericum virginicum*, Marsh St. John's wort  
*Liatris sp.*, Gayfeather (Blazing Star)  
*Miscanthus sinensis 'Arabesque'*, Arabesque Maiden Grass  
*Miscanthus sinensis 'Blutenwunder'*, Blütenwunder  
 Maiden Grass

*Miscanthus sinensis 'Gracillimus'*, Gracillimus  
 Maiden Grass  
*Miscanthus sinensis 'Malepartus'*, Malepartu  
 Maiden Grass  
*Miscanthus sinensis 'Silberfeder'*, Silver Feather  
*Miscanthus sinensis 'Variegatus'*, Variegated  
 Maiden Grass  
*Molinia caerulea 'Variegata'*, Variegated Moor Grass  
*Monarda 'Colrain Red'*, Colrain Red Bee Balm  
*Nepeta faassenii cultivars*, Catmint  
*Panicum virgatum*, Switch Grass  
*Pardancanda norisii*, Candy lily  
*Pennisetum alopecuroides*, Fountain Grass  
*Pennisetum alopecuroides 'Hameln'*, Hameln  
 Fountain Grass  
*Pennisetum alopecuroides 'National Arboretum'*,  
 National Arboretum Fountain Grass  
*Perovskia atriplicifolia varieties*, Russian Sage  
*Phalaris arundinacea 'Dwarf Garters'*, Dwarf  
 Garters Ribbon Grass  
*Phalaris arundinacea 'Picta'*, Picta Ribbon Grass  
*Phlox paniculata*, Phlox  
*Physostegia virginiana*, Obedient Plant  
*Platycodon grandiflorus 'Maresii'*, Balloon Flower  
*Polygonum affine*, Fleece Flower  
*Ratibida pinnata*, Yellow Coneflower  
*Rudbeckia species*, Black-Eyed Susan Species  
*Salvia species*, Salvia  
*Schizachyrium scoparium*, Little Bluestem  
*Sedum spectabile 'Autumn Joy'*, Showy Stonecrop  
*Sesleria autumnalis*, Autumn Moor Grass  
*Solidago canadensis*, Goldenrod  
*Sporobolus heterolepis*, Prairie Dropseed  
*Stokesia laevis 'Blue Danube'*, Stokes' Aster  
*Veronica incana*, Speedwell  
*Veronica ssp.*, Speedwell Species



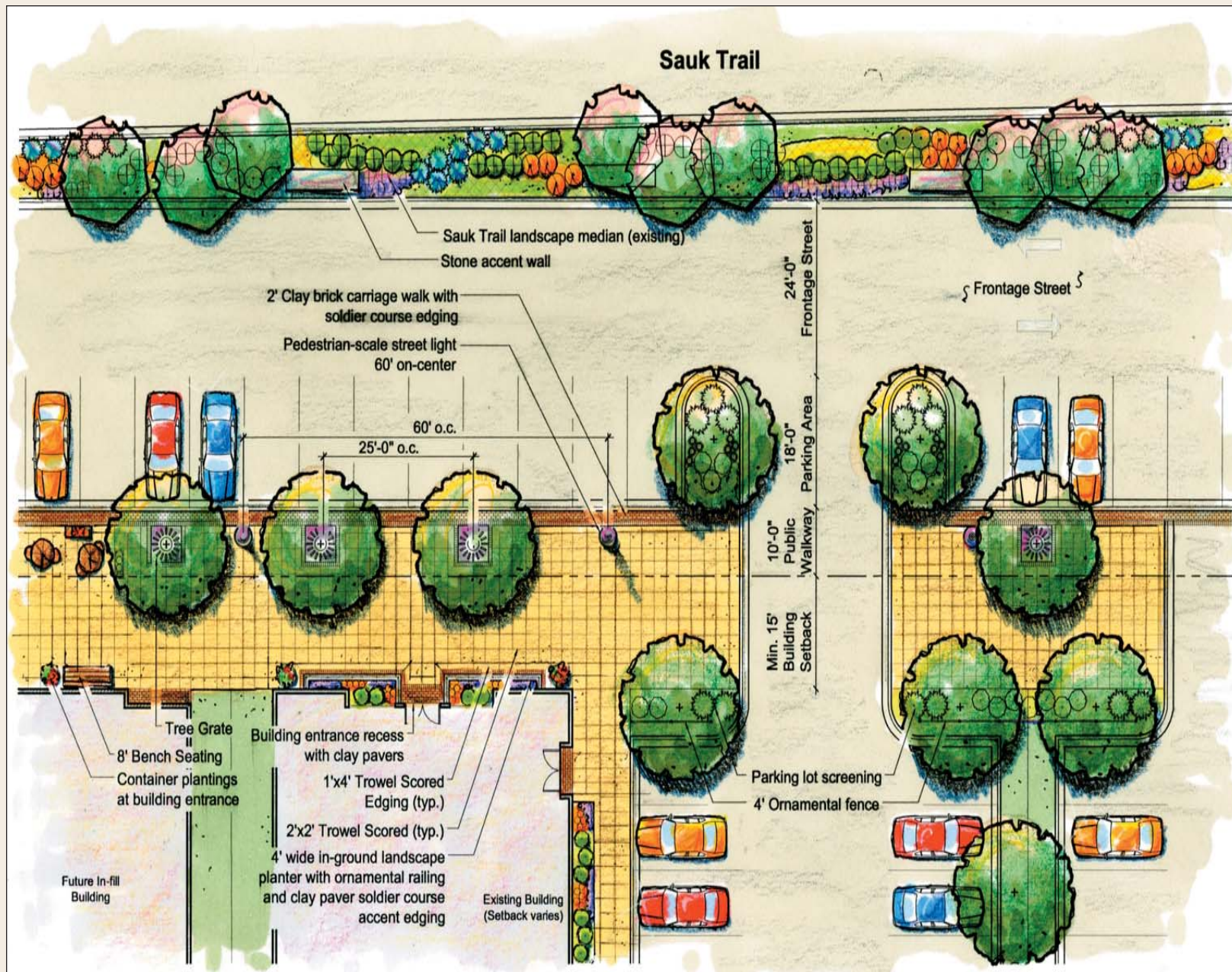
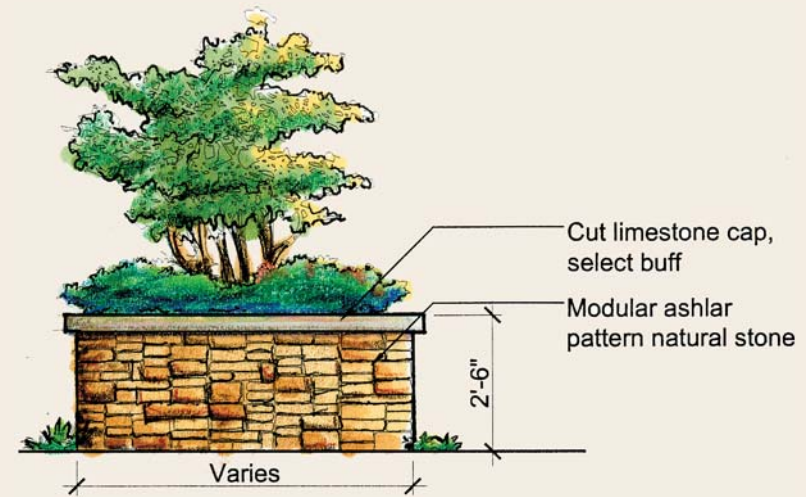


Figure 14 - Streetscape Detail Plan



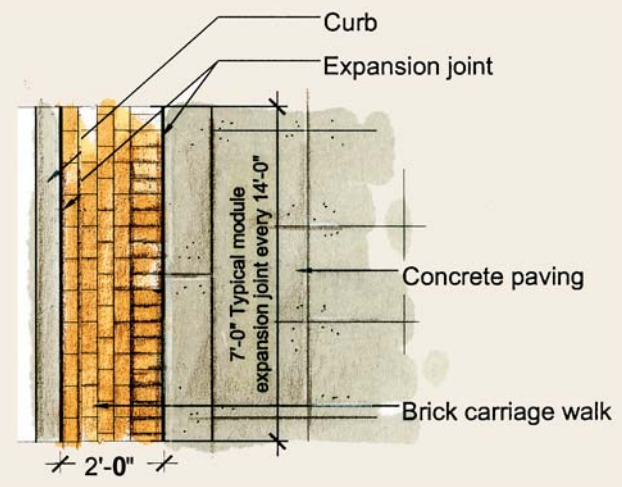
**Landscape Accent Wall.** Limestone accent walls will be used within the Core Area to provide visual unity in a variety of applications. This wall will enhance the planting median between Sauk Trail and the frontage road while providing screening for the parking area. In the retail area, a 2'-6" version of the wall will provide seating, and a low wall with ornamental railing surrounds the planting areas.

All limestone walls are constructed of modular ashlar pattern natural cleft stone veneer limestone. Cut limestone caps are buff in color.

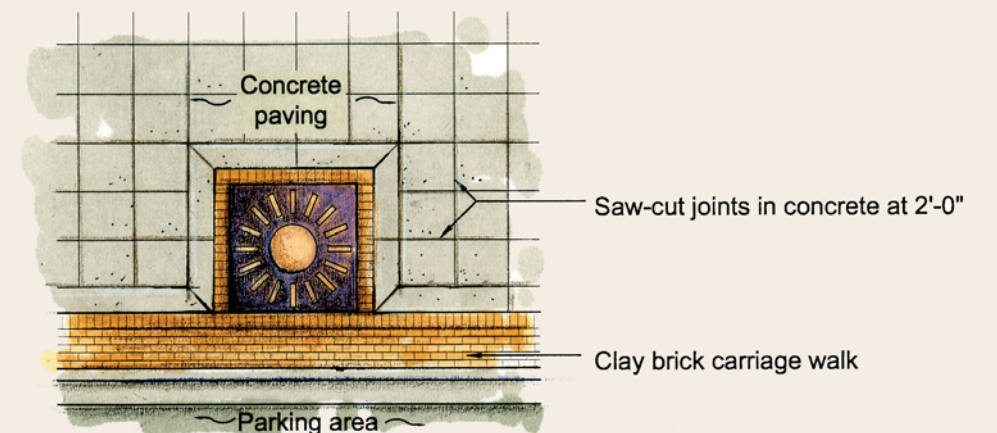


**Typical Paving Detail** Typical sidewalk paving will consist of a clay brick carriage walk and concrete paving. The concrete paving will be specifically designed to look more "upscale" than conventional concrete. Concrete specifications will include special sand and cement tint, which along with a broom finish and saw-cut control joints, will produce a warmer color and softer appearance. The concrete paving will take on the appearance of large unit pavers at a cost that is little more than conventional concrete.

Clay pavers by Boral as represented by Illinois Brick Company  
 Phone: (847) 524-9812  
 Color: Parquet Tan  
 Paver Style: Beveled  
 Paver Pattern Style: Running Bond



Carriage walk detail

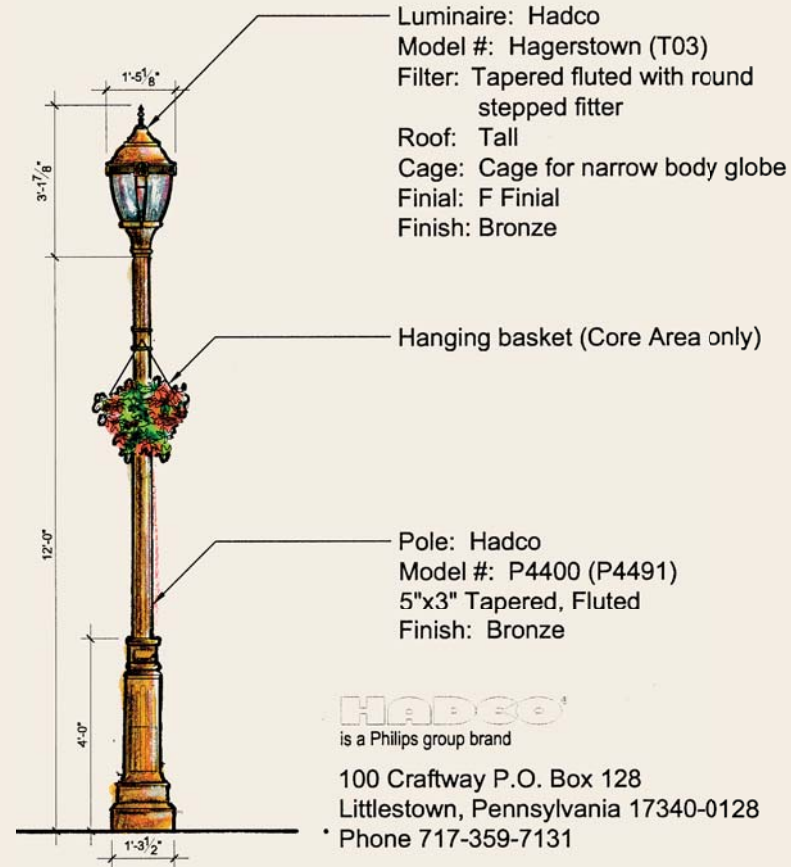


Paving scoring pattern and tree grate detail





Roadway light



Pedestrian light

**Pedestrian and Roadway Lighting** One of the most important components of the streetscape is the lighting design. Not only does this provide necessary light for pedestrian and vehicular safety, it also unites spaces and adds visual interest. Lighting for the Town Center shall be metal halide. This lighting technology is more efficient than existing technology currently installed in Richton Park. Metal halide provides a clear, white illumination that improves visibility by better defining depth of space and enhancing color quality. These improvements heighten sense of safety in the nightscape.

LED technology is rapidly becoming a staple in the lighting industry. This technology should be further investigated to determine its superiority and economic efficiency at the time of installation.

Light mounting heights and distances between poles illustrated in this document are approximate.

**Roadway Lighting**

**Luminaire:**

Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: Teardrop, TF1  
 Finish: Bronze  
 Lens: Short Globe

**Pole:**

Manufacture: Hapco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: Homewood Series, Y0C30F8-TF0-BM  
 Finish: Bronze

**Accessories:**

Manufacture: Hapco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Arm: ARM43200  
 Finial: F009  
 Banner Arm: BA27100

**Pedestrian Lighting**

**Luminaire:**

Model: Hagerstown, T03  
 Filter/Pod: Tall round fluted  
 Roof: Tall  
 Finial: E Finial  
 Finish: Bronze

Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377

**Pole:**

Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: P4400 Series, P4491-14-H  
 Finish: Bronze



Trash receptacle by Victor Stanley, Inc.  
 Phone: (800) 368-2573  
 Model: S-24  
 Finish: Bronze



Dining table by Landscape Forms, Inc.  
 Phone: (800) 430-6209  
 Model: Wellspring Dining Table,  
 48" round



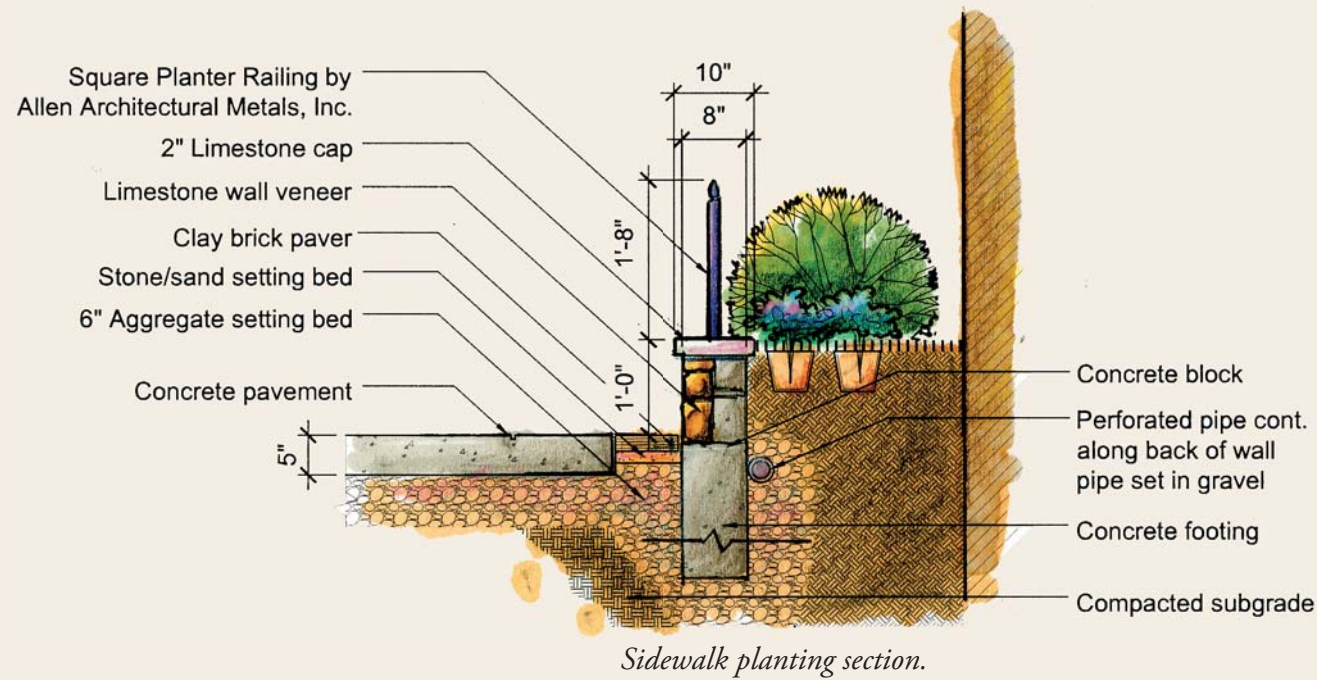
Typical Iron tree grate by Neenah Foundary  
 Phone: (800) 558-5075  
 Model: R-8754 (-1 for lights)  
 Finish: Unpainted



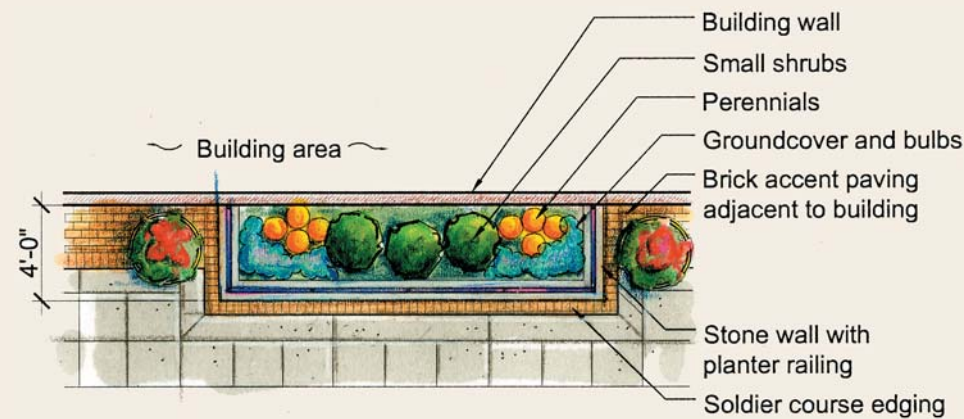
Bike racks by Victor Stanley, Inc.  
 Phone: (800) 368-2573  
 Model: BK-6  
 Finish: Bronze

**Site Furnishings.** All site furnishings reinforce the Midwestern streetscape motif. Unless otherwise noted, all furnishing shall have a bronze finish. Model number and company representative are as noted.

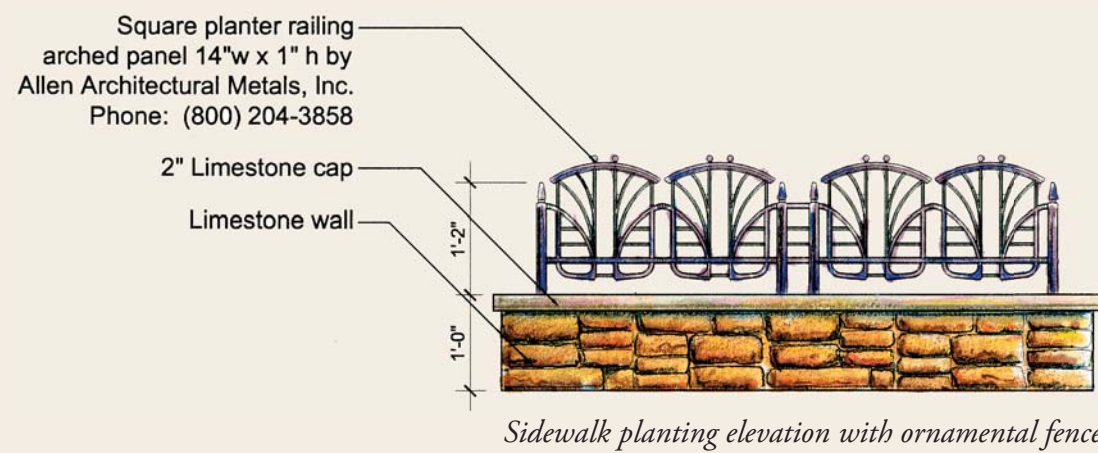




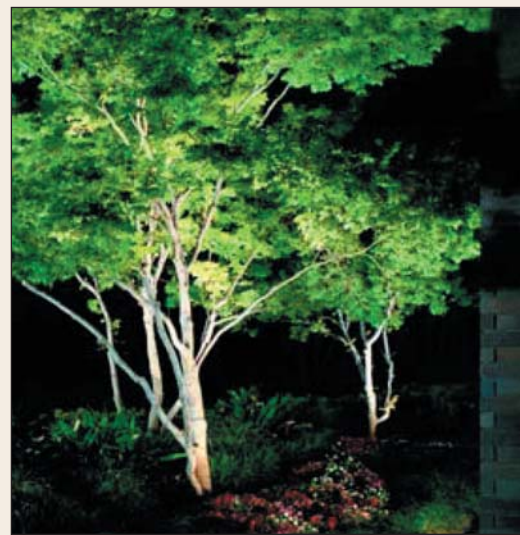
**Sidewalk Cut-Out Plantings** Small planting areas along the sidewalk and adjacent to buildings are important to provide greenery that is integrated with the streetscape. The location of these planters must be coordinated with the adjacent buildings. These in-grade planters will be edged in clay brick at sidewalk level, framed with a low-stone wall and accented with ornamental fencing.



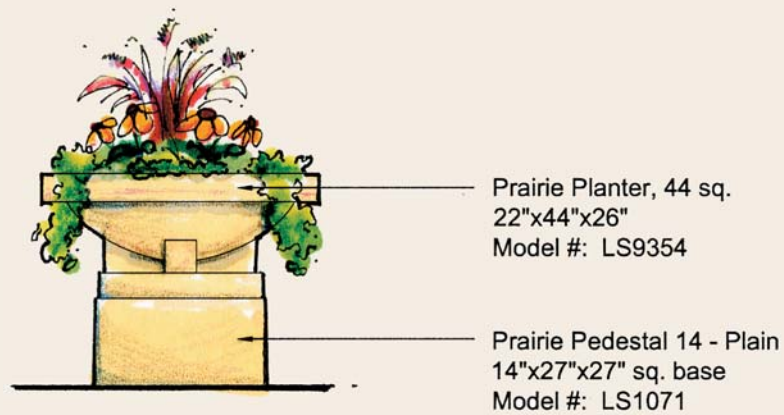
*Plan view of a typical sidewalk planting.*



*Bench seating by Victor Stanley  
Phone: (800) 430-6209  
Model: GreenSites Series, CM-324, 6' length  
Finish: Powder coat, Bronze  
Slats: Recycled Plastic, Maple*



*LED landscape accent within tree grates and planting areas enhance nightscape.*



*Cast stone planters by Classic Garden Ornament, LTD. at building entrances.  
Phone: (618) 893-4831  
Container Model: Prairie Planter, 44" square  
Pedestal Model: Prairie 14", Plain  
Finish: None*



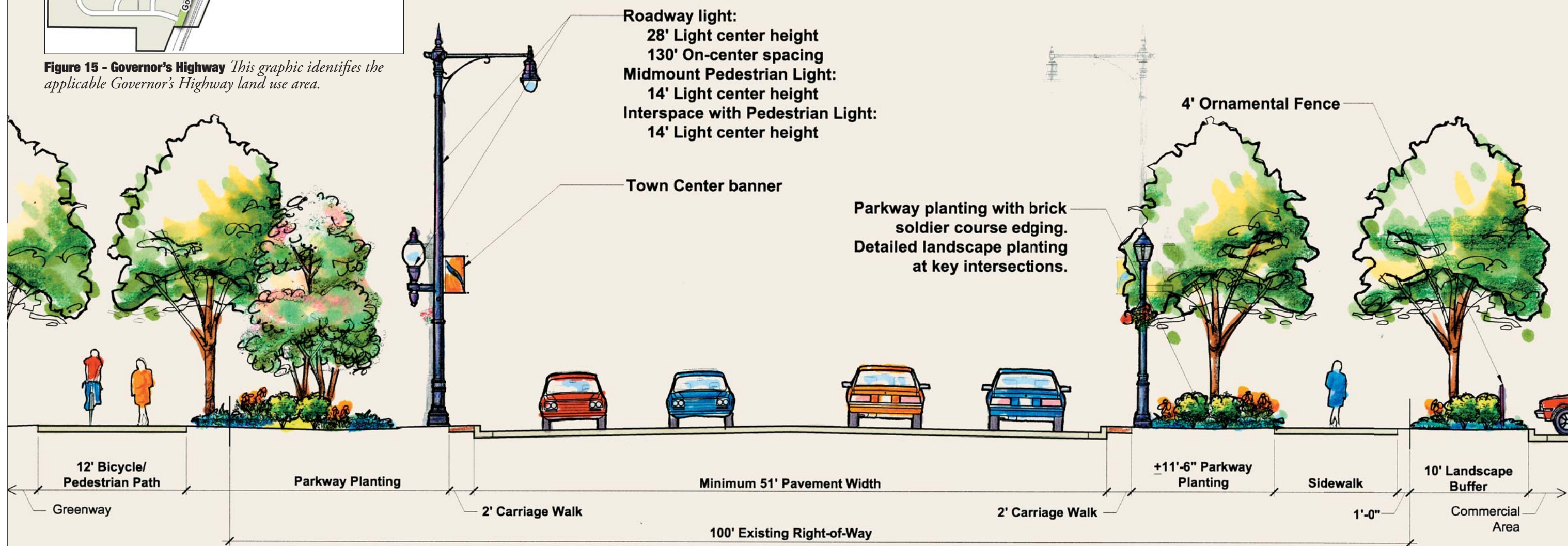
*Planters defines dining areas and screen parking area.*



# Governor's Highway Design



**Figure 15 - Governor's Highway** This graphic identifies the applicable Governor's Highway land use area.



**Figure 16 - Governor's Highway Section**



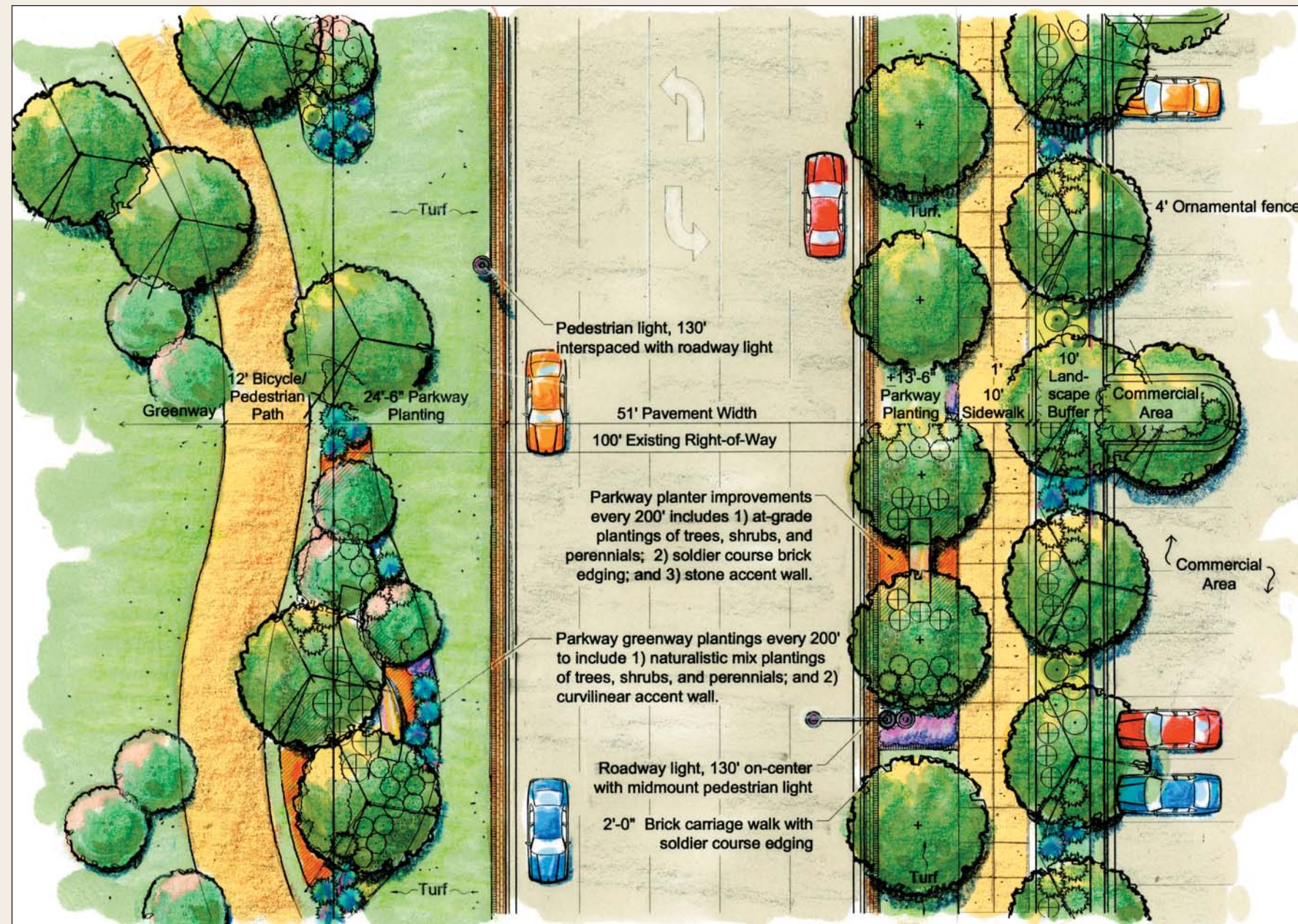
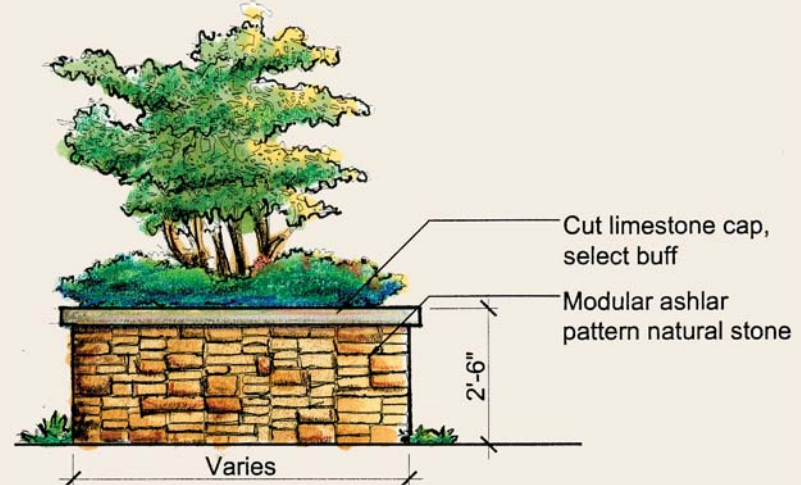


Figure 17 - Streetscape Detail Plan



**Landscape Accent Wall.** Limestone accent walls will be used within the Core Area to provide visual unity in a variety of applications. This wall will enhance the planting median between Sauk Trail and the frontage road while providing screening for the parking area. In the retail area, a 2'-6" version of the wall will provide seating, and a low wall with ornamental railing surrounds the planting areas.

All limestone walls are constructed of modular ashlar pattern natural cleft stone veneer limestone. Cut limestone caps are buff in color.

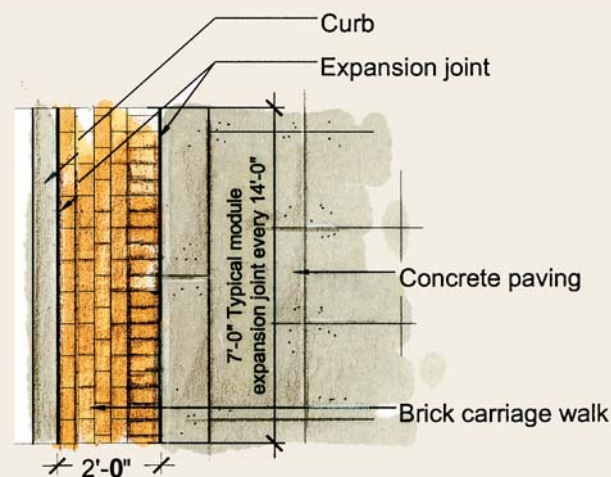


**Typical Paving Detail** Typical sidewalk paving will consist of a clay brick carriage walk and concrete paving. The concrete paving will be specifically designed to look more "upscale" than conventional concrete. Concrete specifications will include special sand and cement tint, which along with a broom finish and saw-cut control joints, will produce a warmer color and softer appearance. The concrete paving will take on the appearance of large unit pavers at a cost that is little more than conventional concrete.

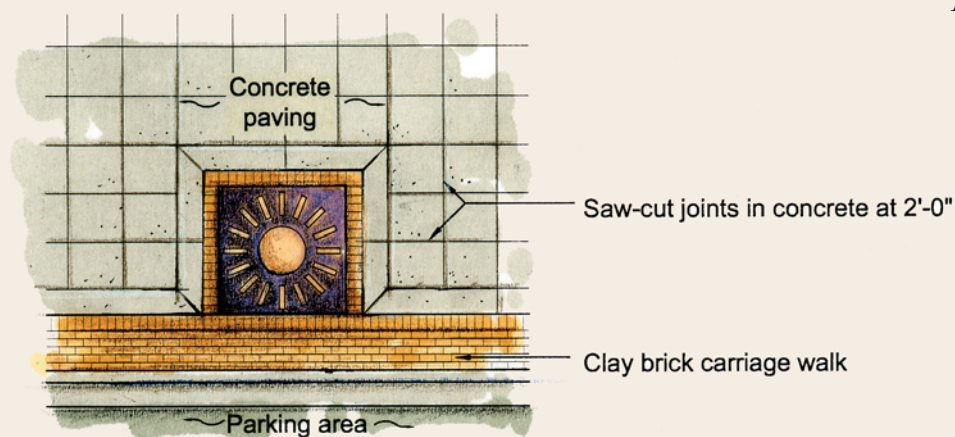
Clay pavers by Boral as represented by Illinois Brick Company  
 Phone: (847) 524-9812  
 Color: Parquet Tan  
 Paver Style: Beveled  
 Paver Pattern Style: Running Bond



Typical Iron tree grate by Neenah Foundry (As needed)  
 Phone: (800) 558-5075  
 Model: R-8754 (-1 for lights)  
 Finish: Unpainted



Carriage walk detail

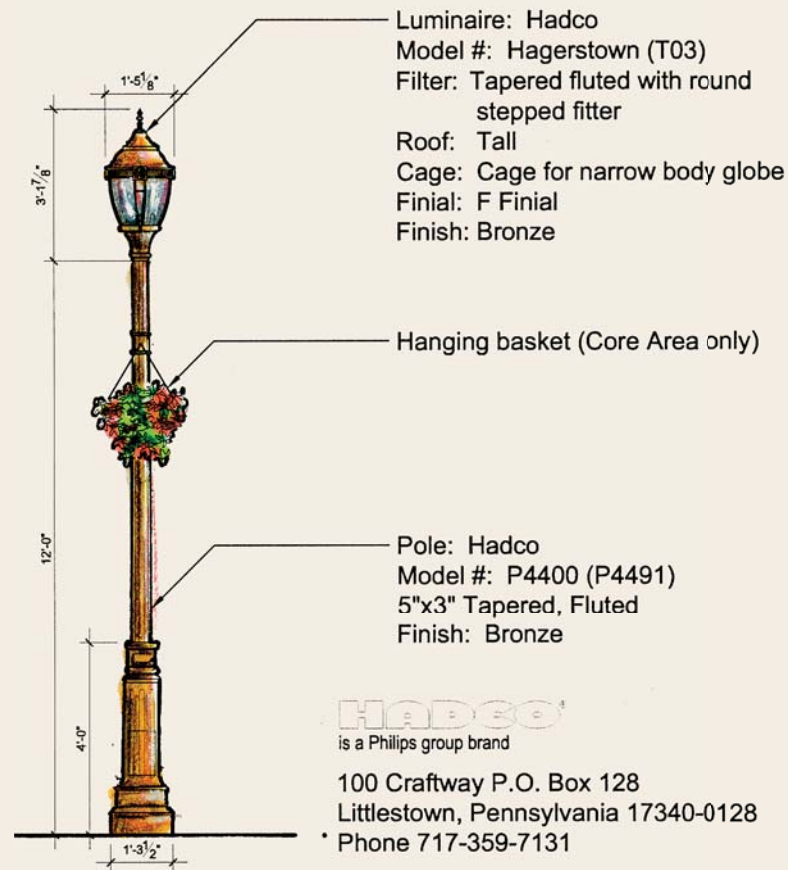


Paving scoring pattern and tree grate detail





Roadway light



Pedestrian light

**Pedestrian and Roadway Lighting** One of the most important components of the streetscape is the lighting design. Not only does this provide necessary light for pedestrian and vehicular safety, it also unites spaces and adds visual interest. Lighting for the Town Center shall be metal halide. This lighting technology is more efficient than existing technology currently installed in Richton Park. Metal halide provides a clear, white illumination that improves visibility by better defining depth of space and enhancing color quality. These improvements heighten sense of safety in the nightscape.

LED technology is rapidly becoming a staple in the lighting industry. This technology should be further investigated to determine its superiority and economic efficiency at the time of installation.

Light mounting heights and distances between poles illustrated in this document are approximate.

**Roadway Lighting**

**Luminaire:**

- Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377
- Model: Teardrop, TF1
- Finish: Bronze
- Lens: Short Globe

**Pole:**

- Manufacture: Hapco, as represented by Archibald & Meek, phone: (630) 833-7377
- Model: Homewood Series, Y0C30F8-TF0-BM
- Finish: Bronze

**Accessories:**

- Manufacture: Hapco, as represented by Archibald & Meek, phone: (630) 833-7377
- Arm: ARM43200
- Finial: F009
- Banner Arm: BA27100

**Pedestrian Lighting**

**Luminaire:**

- Model: Hagerstown, T03
- Filter/Pod: Tall round fluted
- Roof: Tall
- Finial: E Finial
- Finish: Bronze

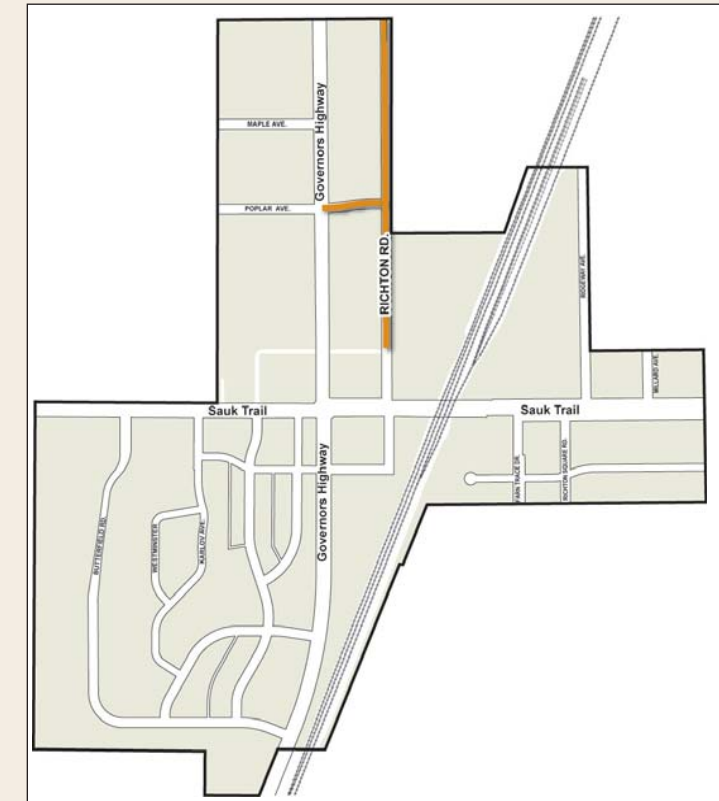
- Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377

**Pole:**

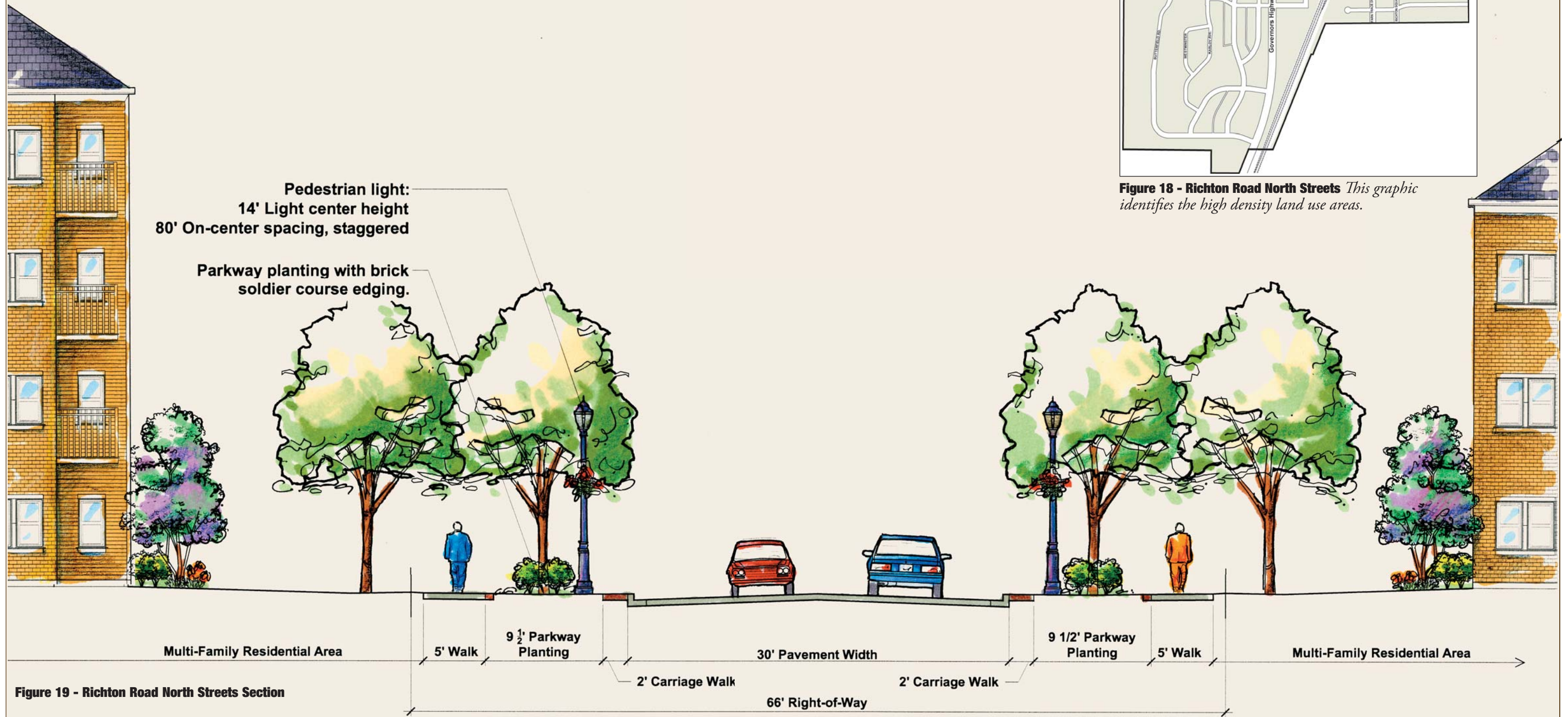
- Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377
- Model: P4400 Series, P4491-14-H
- Finish: Bronze



# Richton Road North Streets Design



**Figure 18 - Richton Road North Streets** *This graphic identifies the high density land use areas.*



**Figure 19 - Richton Road North Streets Section**



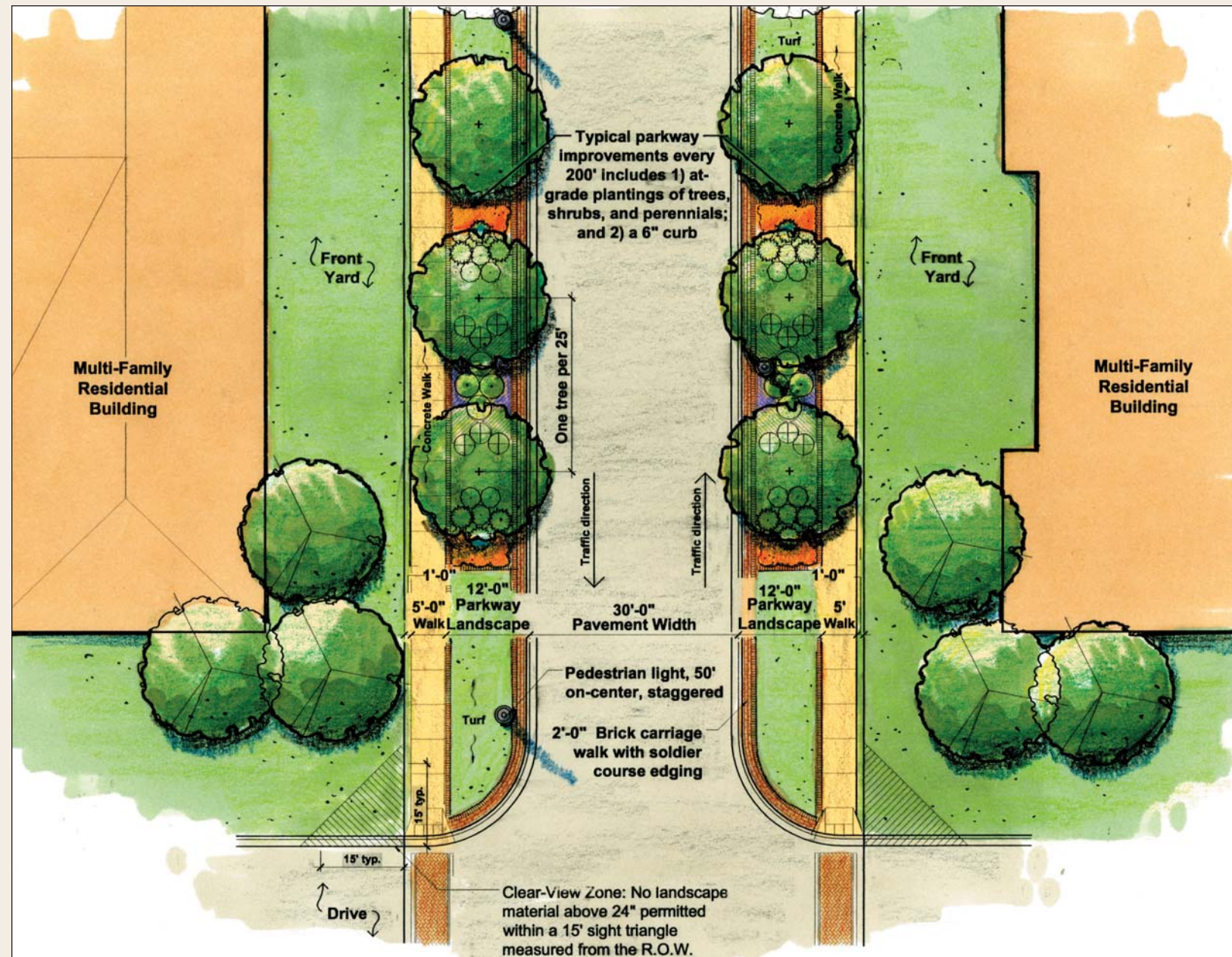
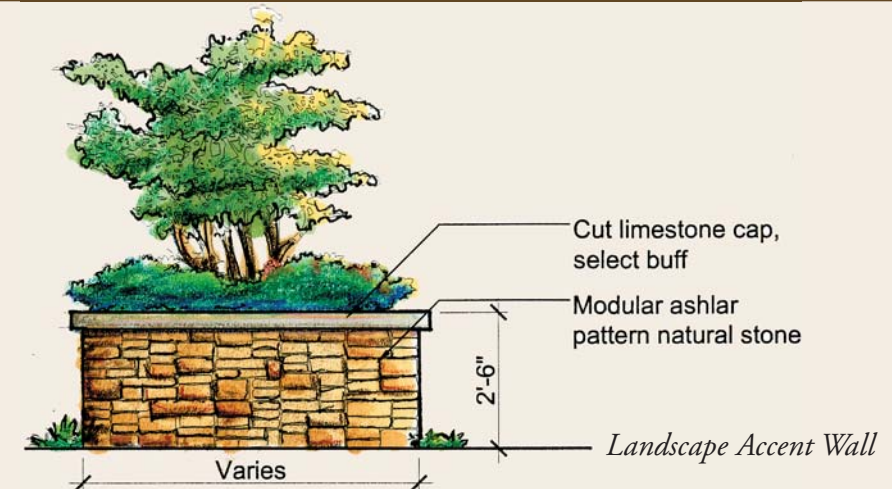


Figure 20 - Streetscape Detail Plan



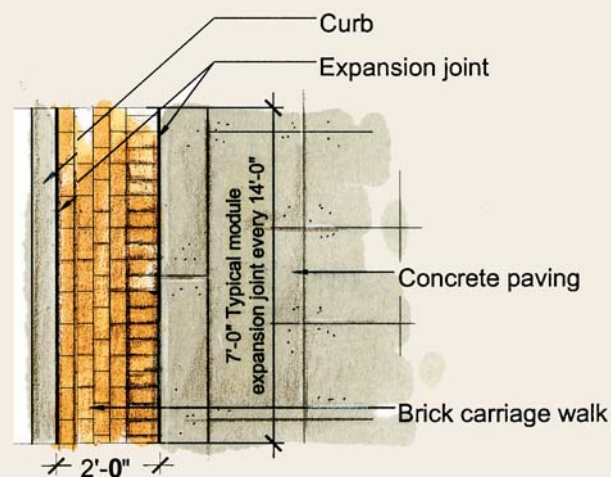
**Landscape Accent Wall.** Limestone accent walls will be used within the Core Area to provide visual unity in a variety of applications. This wall will enhance the planting median between Sauk Trail and the frontage road while providing screening for the parking area. In the retail area, a 2'-6" version of the wall will provide seating, and a low wall with ornamental railing surrounds the planting areas.

All limestone walls are constructed of modular ashlar pattern natural cleft stone veneer limestone. Cut limestone caps are buff in color.

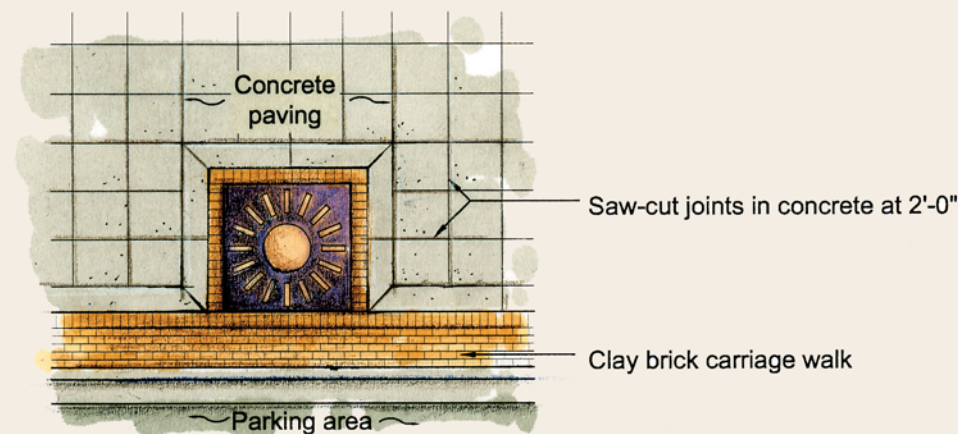


**Typical Paving Detail** Typical sidewalk paving will consist of a clay brick carriage walk and concrete paving. The concrete paving will be specifically designed to look more "upscale" than conventional concrete. Concrete specifications will include special sand and cement tint, which along with a broom finish and saw-cut control joints, will produce a warmer color and softer appearance. The concrete paving will take on the appearance of large unit pavers at a cost that is little more than conventional concrete.

Clay pavers by Boral as represented by Illinois Brick Company  
 Phone: (847) 524-9812  
 Color: Parquet Tan  
 Paver Style: Beveled  
 Paver Pattern Style: Running Bond



Carriage walk detail



Paving scoring pattern and tree grate detail

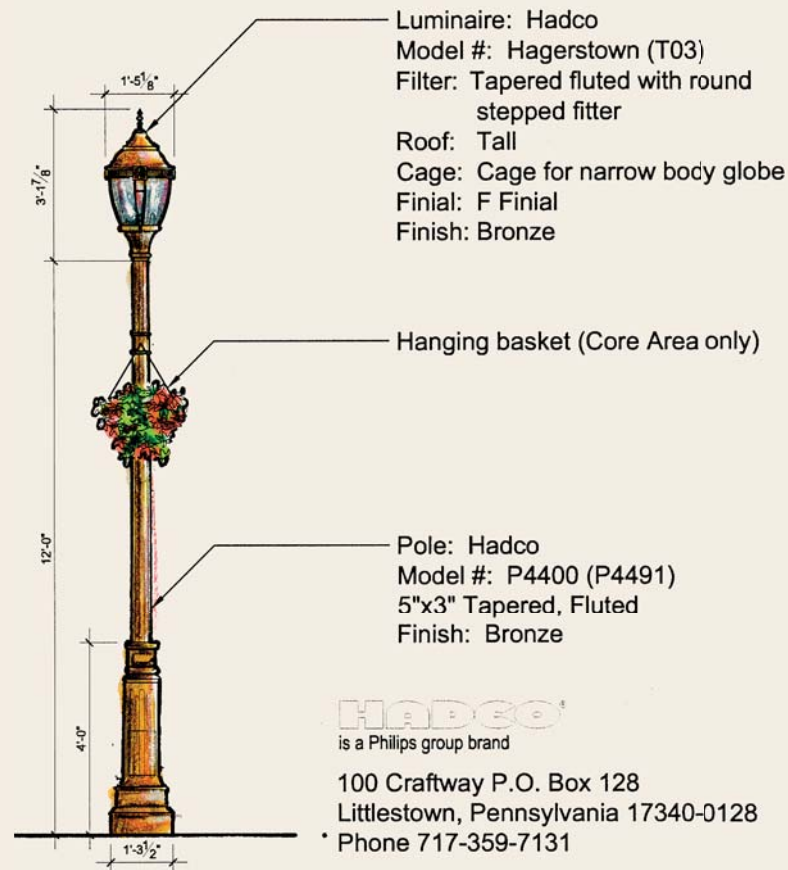


Typical Iron tree grate by Neenah Foundary (As needed)  
 Phone: (800) 558-5075  
 Model: R-8754 (-1 for lights)  
 Finish: Unpainted





Roadway light



Pedestrian light

**Pedestrian and Roadway Lighting** One of the most important components of the streetscape is the lighting design. Not only does this provide necessary light for pedestrian and vehicular safety, it also unites spaces and adds visual interest. Lighting for the Town Center shall be metal halide. This lighting technology is more efficient than existing technology currently installed in Richton Park. Metal halide provides a clear, white illumination that improves visibility by better defining depth of space and enhancing color quality. These improvements heighten sense of safety in the nightscape.

LED technology is rapidly becoming a staple in the lighting industry. This technology should be further investigated to determine its superiority and economic efficiency at the time of installation.

Light mounting heights and distances between poles illustrated in this document are approximate.

**Roadway Lighting**

**Luminaire:**

- Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377
- Model: Teardrop, TF1
- Finish: Bronze
- Lens: Short Globe

**Pole:**

- Manufacture: Hapco, as represented by Archibald & Meek, phone: (630) 833-7377
- Model: Homewood Series, Y0C30F8-TF0-BM
- Finish: Bronze

**Accessories:**

- Manufacture: Hapco, as represented by Archibald & Meek, phone: (630) 833-7377
- Arm: ARM43200
- Finial: F009
- Banner Arm: BA27100

**Pedestrian Lighting**

**Luminaire:**

- Model: Hagerstown, T03
- Filter/Pod: Tall round fluted
- Roof: Tall
- Finial: E Finial
- Finish: Bronze

- Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377

**Pole:**

- Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377
- Model: P4400 Series, P4491-14-H
- Finish: Bronze



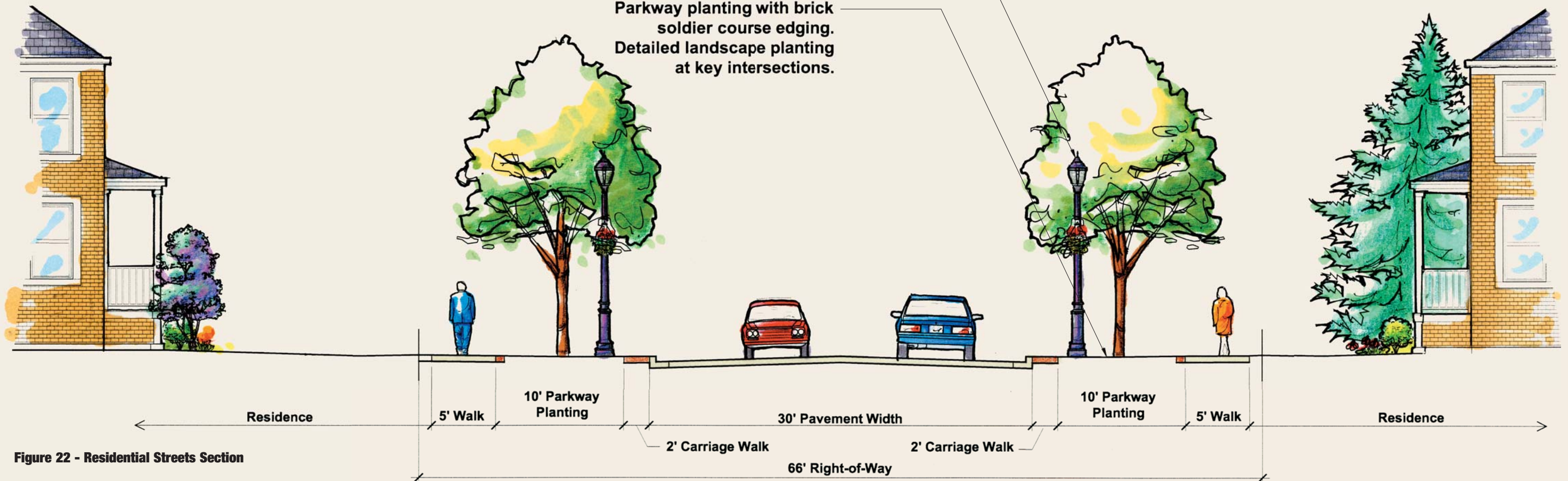
# Residential Streets Design Overview



**Figure 21 - Residential Streets** This graphic identifies the high density land use areas.

**Pedestrian light:**  
14' Light center height  
80' On-center spacing, staggered

**Parkway planting with brick soldier course edging.**  
Detailed landscape planting at key intersections.



**Figure 22 - Residential Streets Section**



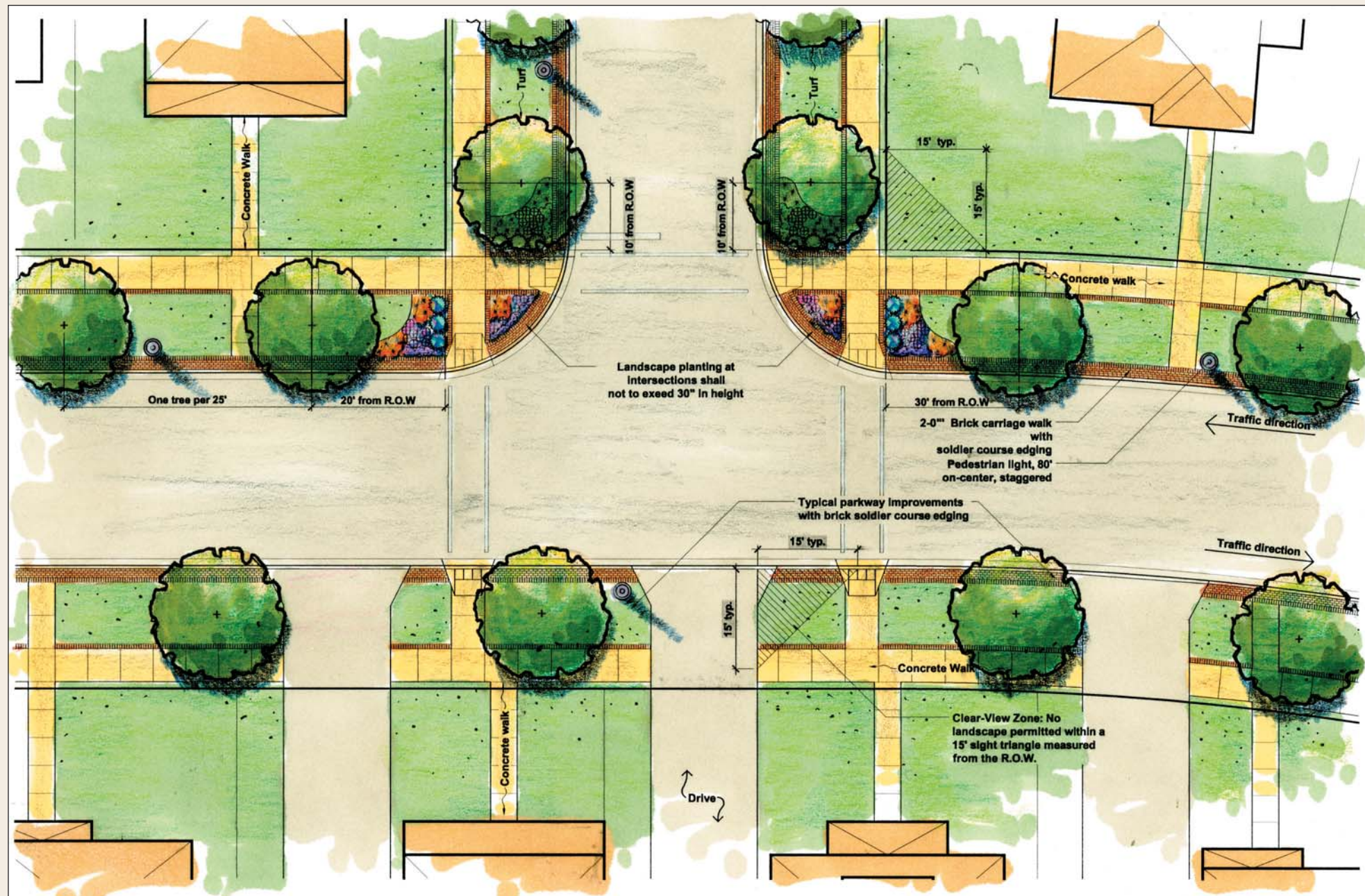
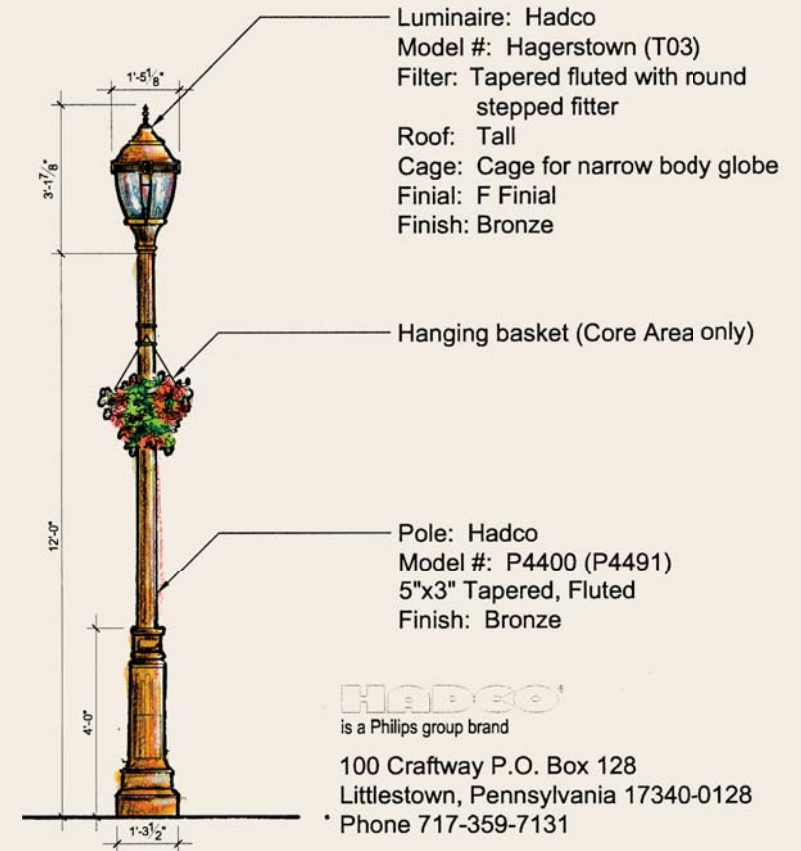


Figure 23 - Streetscape Detail Plan



**Pedestrian and Roadway Lighting**

One of the most important components of the streetscape is the lighting design. Not only does this provide necessary light for pedestrian and vehicular safety, it also unites spaces and adds visual interest. Lighting for the Town Center shall be metal halide. This lighting technology is more efficient than existing technology currently installed in Richton Park. Metal halide provides a clear, white illumination that improves visibility by better defining depth of space and enhancing color quality. These improvements heighten sense of safety in the nightscape.

LED technology is rapidly becoming a staple in the lighting industry. This technology should be further investigated to determine its superiority and economic efficiency at the time of installation.

Light mounting heights and distances between poles illustrated in this document are approximate.

**Pedestrian Lighting**

**Luminaire:**  
 Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: Hagerstown, T03  
 Filter/Pod: Tall round fluted  
 Roof: Tall  
 Finial: E Finial  
 Finish: Bronze

**Pole:**  
 Manufacture: Hadco, as represented by Archibald & Meek, phone: (630) 833-7377  
 Model: P4400 Series, P4491-14-H  
 Finish: Bronze

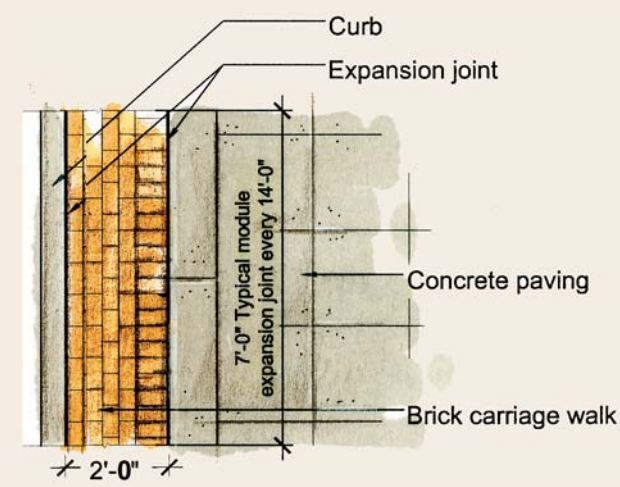
**HADCO**  
 is a Philips group brand  
 100 Craftway P.O. Box 128  
 Littlestown, Pennsylvania 17340-0128  
 Phone 717-359-7131

**Typical Paving Detail**

Typical sidewalk paving will consist of a clay brick carriage walk and concrete paving. The concrete paving will be specifically designed to look more “upscale” than conventional concrete. Concrete specifications will include special sand and cement tint, which along with a broom finish and saw-cut control joints, will produce a warmer color and softer appearance. The concrete paving will take on the appearance of large unit pavers at a cost that is little more than conventional concrete.



Clay pavers by Boral as represented by Illinois Brick Company  
 Phone: (847) 524-9812  
 Color: Parquet Tan  
 Paver Style: Beveled  
 Paver Pattern Style: Running Bond



Carriage walk detail



# Implementation



**Coordination.** This Streetscape Manual presents a unified design program for streetscapes within the Town Center. The manual conveys the overall design theme for the Town Center's streetscapes as well as specific prototypical designs for the different street types. In addition to presenting a holistic streetscape design program, the manual is intended to advance coordinated streetscape implementation. Streetscape improvements will be implemented on a project by project basis as individual developments occur and as the Village obtains funds for its Town Center infrastructure program. The manual provides the basis for coordinating streetscape design among the many discrete development/improvement projects that will take place over the course of the Town Center Redevelopment Program. The coordination of streetscape improvements is critical to ensuring that the Town Center's urban design character is consistent and attractive. The streetscape manual provides clear direction to developers and others for the design of streetscapes and the materials to be used. Lack of coordination will result in a "patchwork quilt" of streetscape improvements that will not produce a unified design theme or satisfying sense of place.

**Phasing.** The phasing of streetscape improvements will be determined through both chance and forethought. Since much of the streetscape improvement program will be constructed as part of development projects, the sequence of streetscape improvements will be determined based on the locations of initial development projects. While the phasing of streetscape improvements will be driven, to a large extent, by developer decisions, the Village will also play a role. It may be necessary for the Village to implement initial streetscape improvements in order to attract private-sector developer interest. In addition, the Village may obtain grant

funding for street and/or sidewalk improvements in advance of development projects. As such, it is important to establish priorities for streetscape improvements, as outlined below:

- **The Core Area:** The Core Area is the focal point of the Town Center and has the highest visibility. Early implementation of streetscape improvements would help elevate the profile of the Town Center and stimulate developer interest. Since the design program calls for frontage streets along Sauk Trail, the most practical location for initial streetscape improvements is along Governor's Highway.
- **Richton Road Extension:** The Richton Road extension south of Sauk Trail is an important early infrastructure improvement. Streetscape improvements should be programmed into the street extension project, which will demonstrate one component of the streetscape program and help stimulate development interest at the southeast quadrant of the intersection of Sauk Trail and Governor's Highway.
- **Links to Metra Station:** One of the hallmarks of the Town Center is its pedestrian-friendly environment and transit-oriented development pattern. At present, however, the Town Center area is not very pedestrian friendly nor is the accessibility of transit very obvious. Early streetscape improvements should be considered to create links to the Metra Station. These could include the right-of-way along Governor's Highway, Richton Road north of Sauk Trail, and Poplar Avenue.

**Funding.** Securing sources of funding to construct streetscape improvements will be an important key to implementation. Since a large portion of the streetscape improvements are expected to be constructed as part of new development, funding for these improvements would be secured as part of overall development project financing. In such cases, developers would pay for the cost of streetscape improvements. Some developer-funded streetscape improvements would use tax-increment financing (TIF) funds to pay for a portion of the improvements. These TIF funds, while they are Village/public funds, would be generated by the new development project and would not come from existing TIF accounts. TIF funds would be used to pay for streetscape improvements not tied to new development projects. In such cases, streetscape improvements would need to be prioritized vis-à-vis other Town Center improvement needs. Grant funding should also be explored. However, since there are no programs that specifically target the advancement of local streetscape improvements, programs intended for other purposes would need to be assessed for possible application for streetscape funding.

**Costs.** Given that the Town Center's streetscape improvement program will be implemented over a 10 to 20 year time frame, costs will vary over the course of time. The Streetscape Manual presents six different streetscape prototypes that would apply to different classes of streets within the Town Center. Each prototype has its own cost structure. The highest cost prototype is the Core Area Design, which is expected to cost in the range of \$350,000 per block face. The lowest cost prototype is the Residential Streets Design, which is expected to cost in the range of \$50,000 per block face.