

The Opposite of Traffic

Street Science

Getting beyond traffic capacity



Charlier Associates, Inc.

St. Louis Region



Tusayan, AZ





Newbury, Boston

Lakewood, CO







← OMAHA

← OMAHA SHORT CUT

45 LESS CORNERS TO THE PAVEMENT AT
COUNCIL BLUFFS 45 MI
FREE CAMP GROUNDS AT
GRISWOLD 6 MI.

→ 2 OMAHA 45 MI

WHITE - WAY

→ OMAHA

SHORTEST & BEST
ROUTE

SHORTER HILLS

NO BAD CORNERS

OAKLAND
10 MILES
THE CLIPPING GROUND
CHATELAIN'S





Our Learned Approach

- Build it fast, build it cheap
- Faster, straighter, wider = better
- Don't worry about abutting property
- Just get 'er done

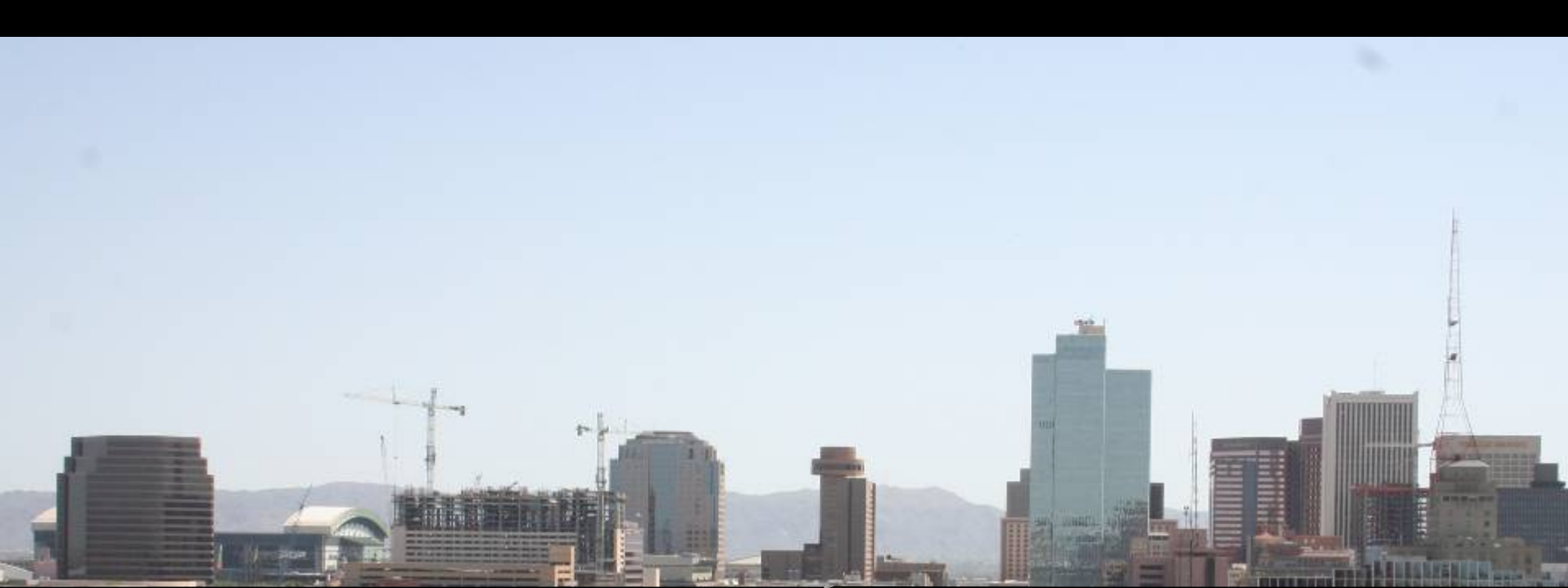
Neighborhood

**Abutting
Property**

**Abutting
Property**

Street





Neighborhood

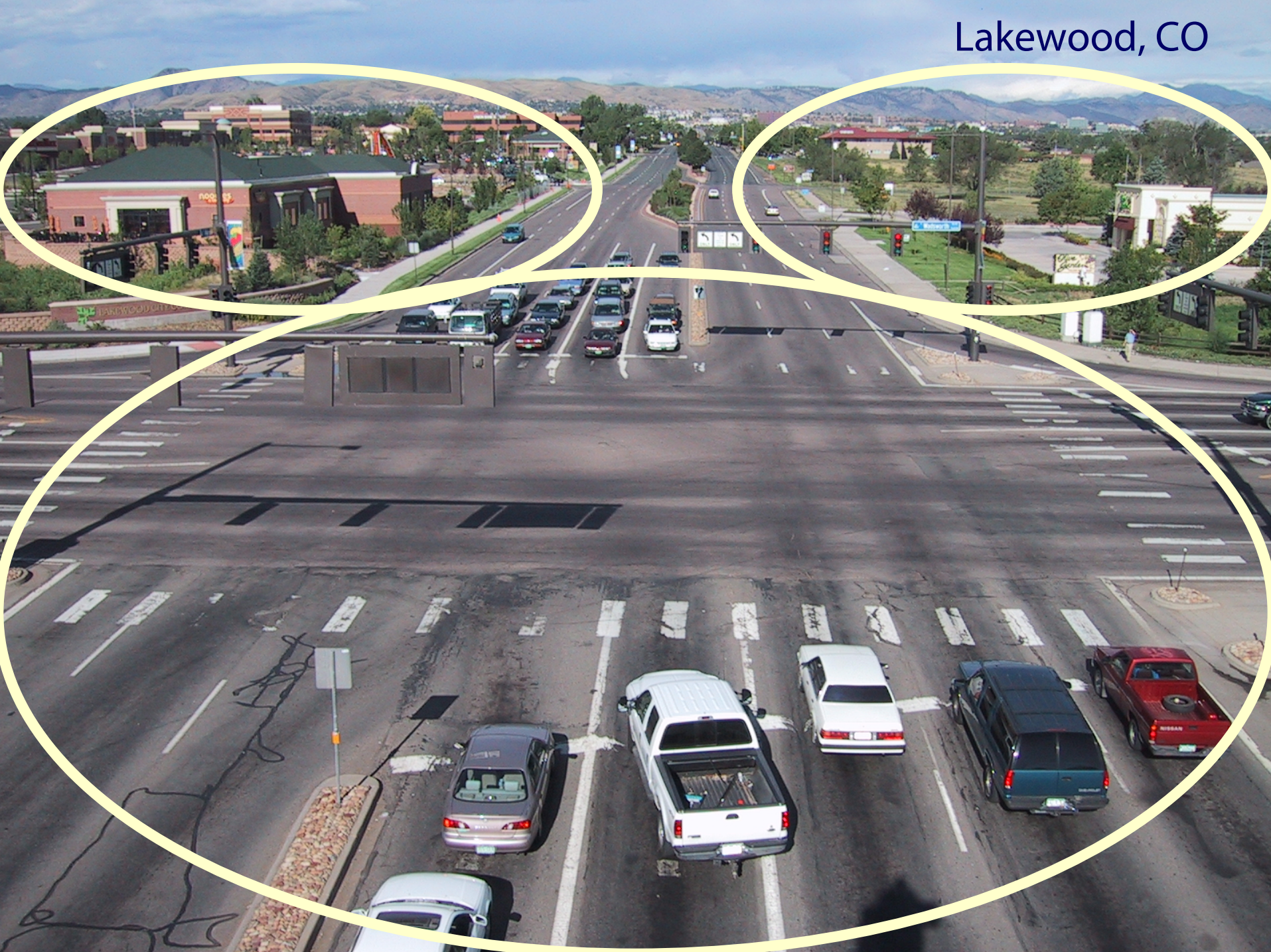


Street

Abutting Property









Boulder



Longmont



Brooklyn



Portland

You can't design a street like this...



Oahu

...and expect this to result.



Boulder

The Opposite of Traffic

Elements of the Street



Charlier Associates, Inc.

Elements of the Street

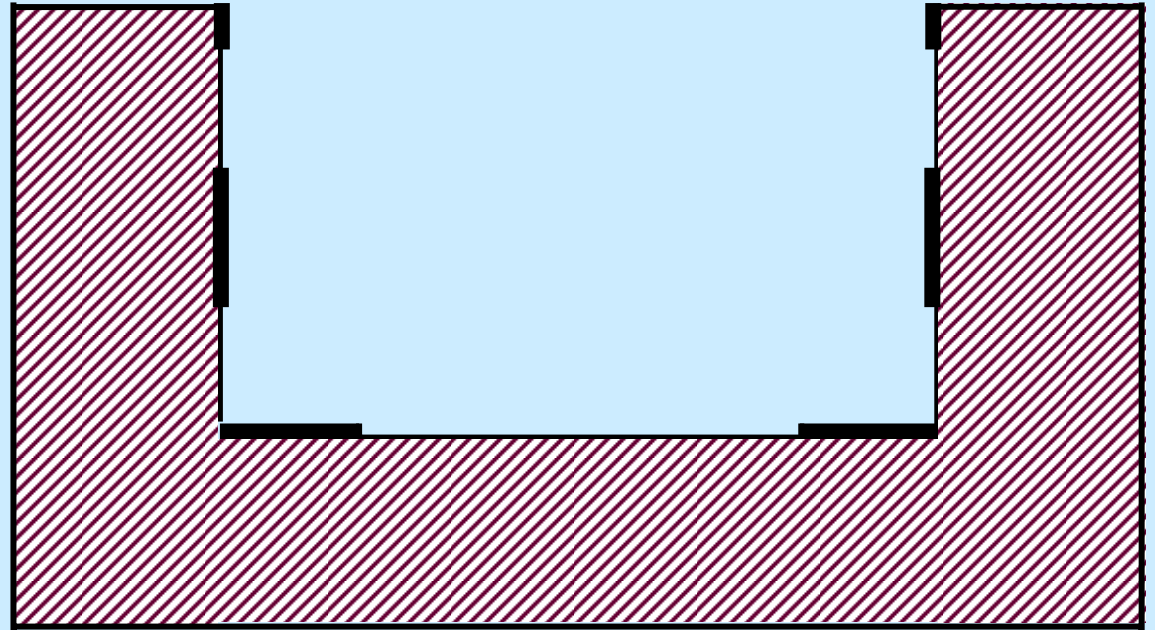
1. Street Wall

2. Pedestrian Realm

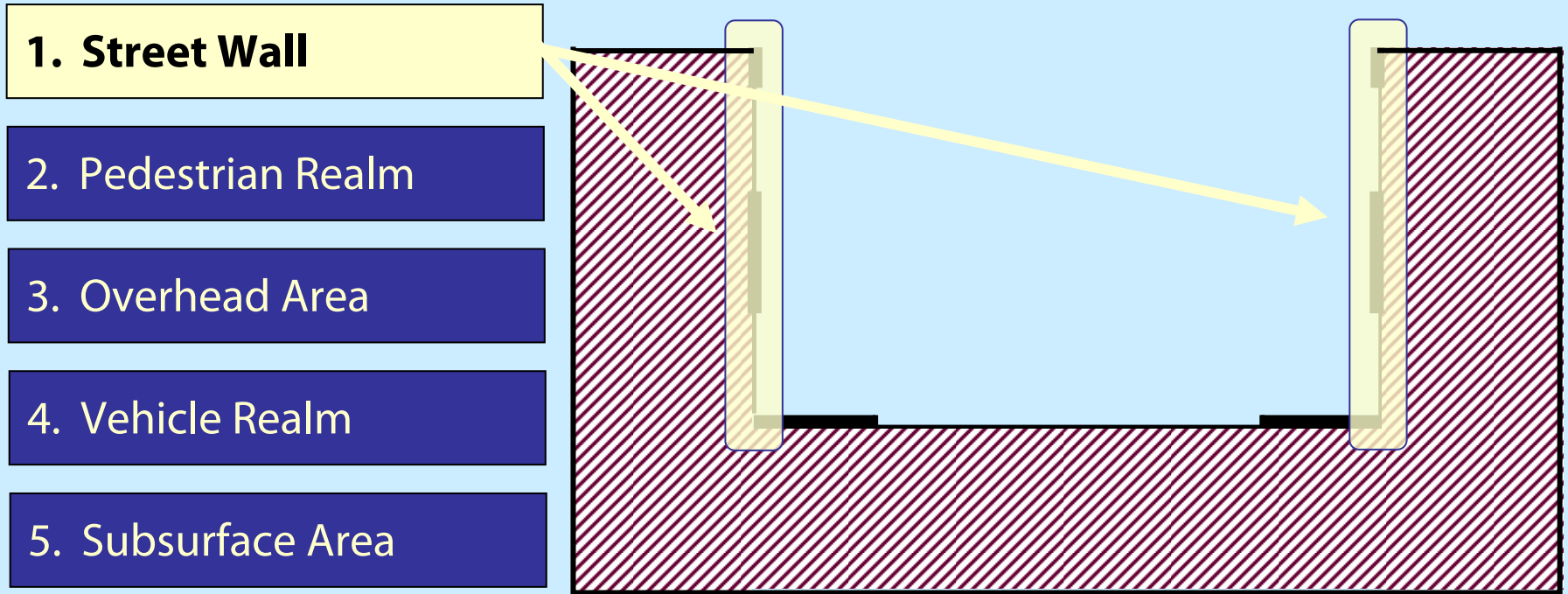
3. Overhead Area

4. Vehicle Realm

5. Subsurface Area



Elements of the Street



Elements of the Street

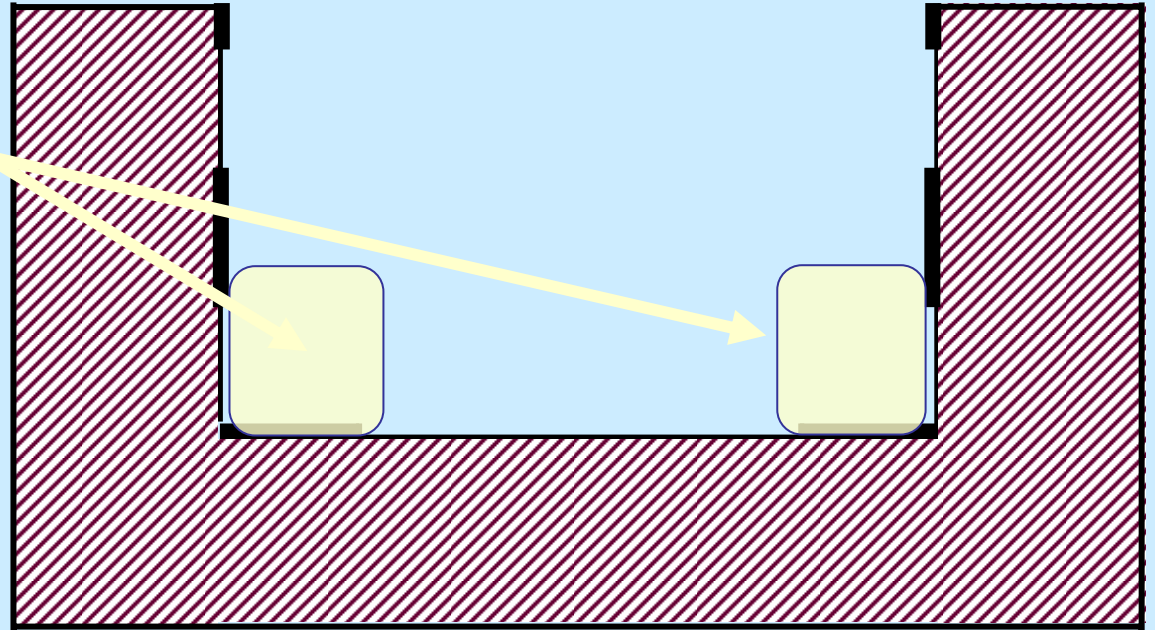
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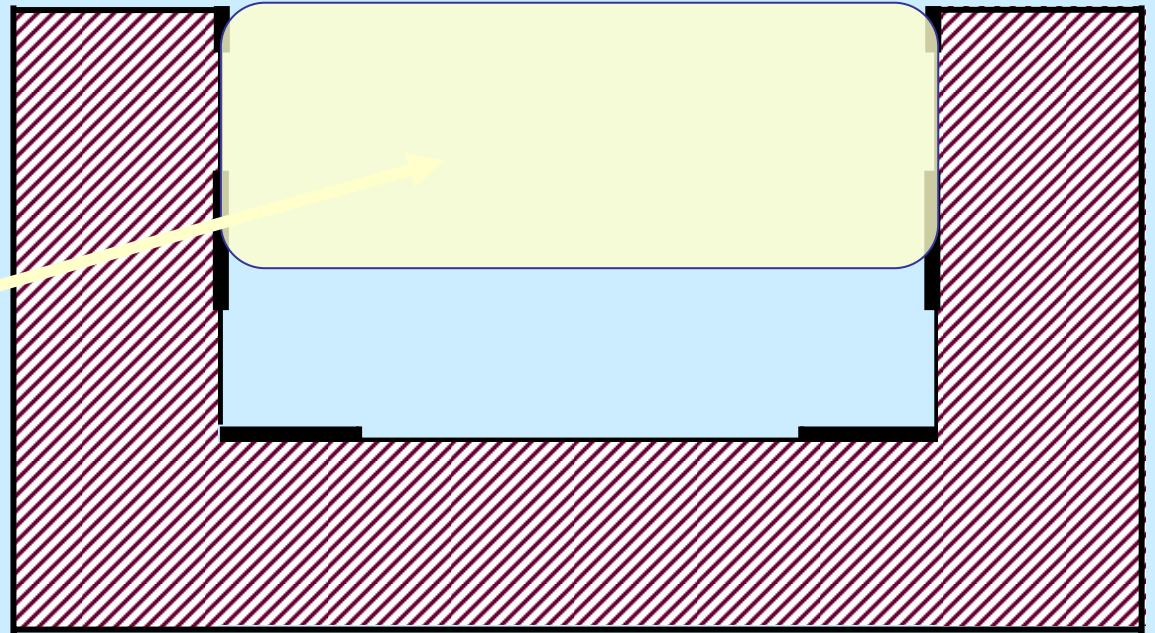
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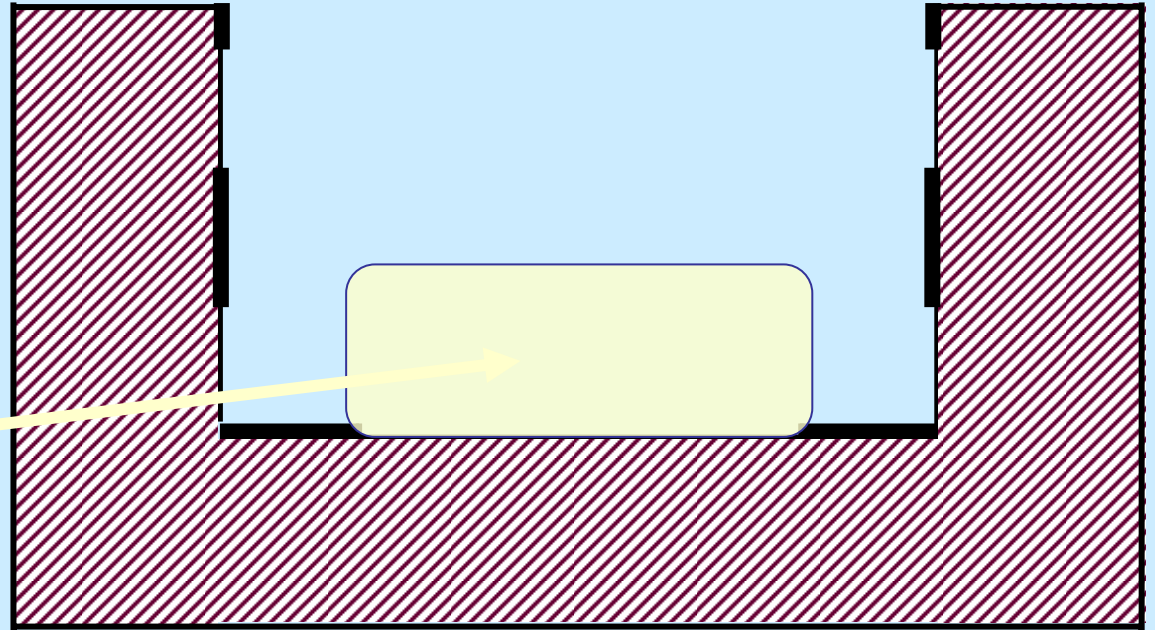
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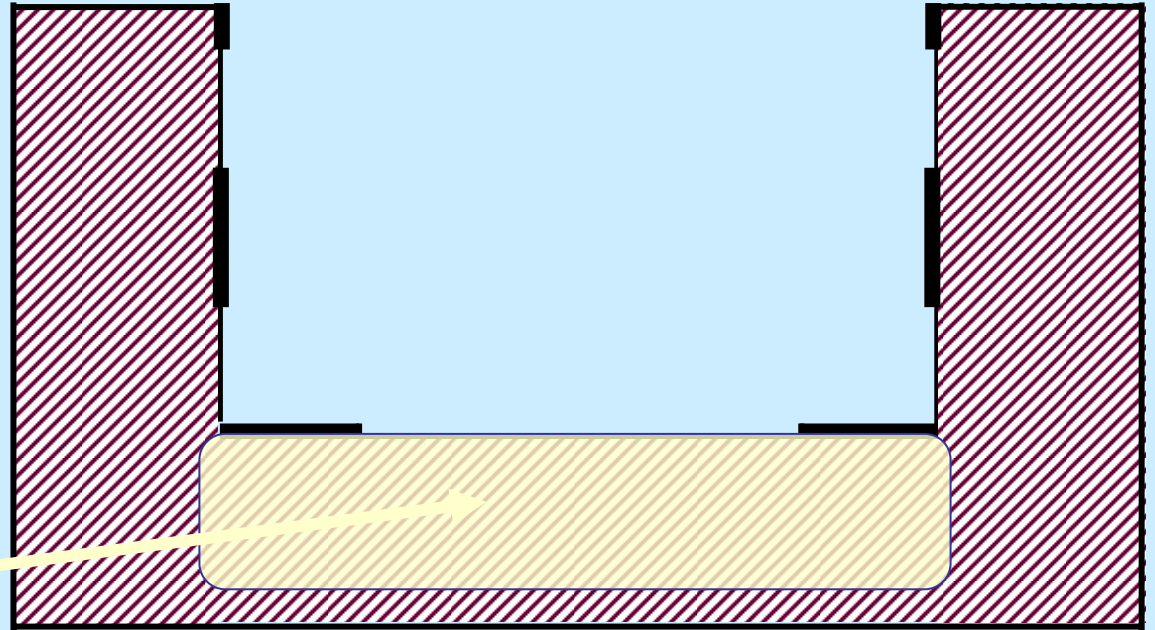
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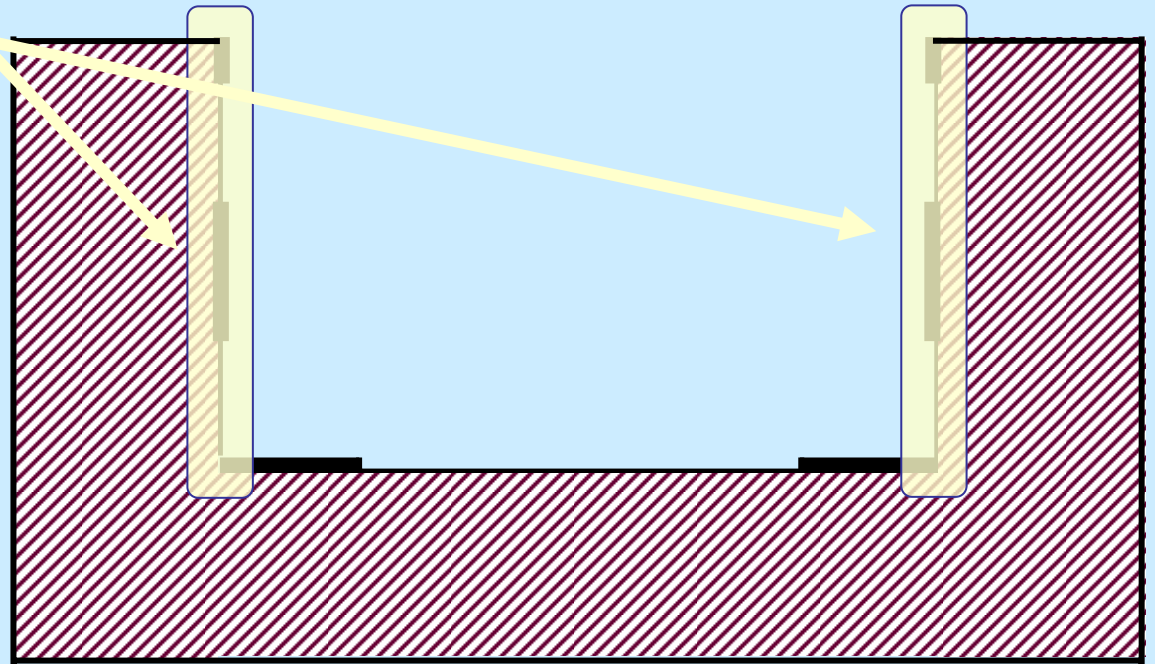
4. Vehicle Realm

5. Subsurface Area



Characteristics of Street Elements

1. Street Wall



Characteristics:

Height

Building Articulation

Entry Frequency

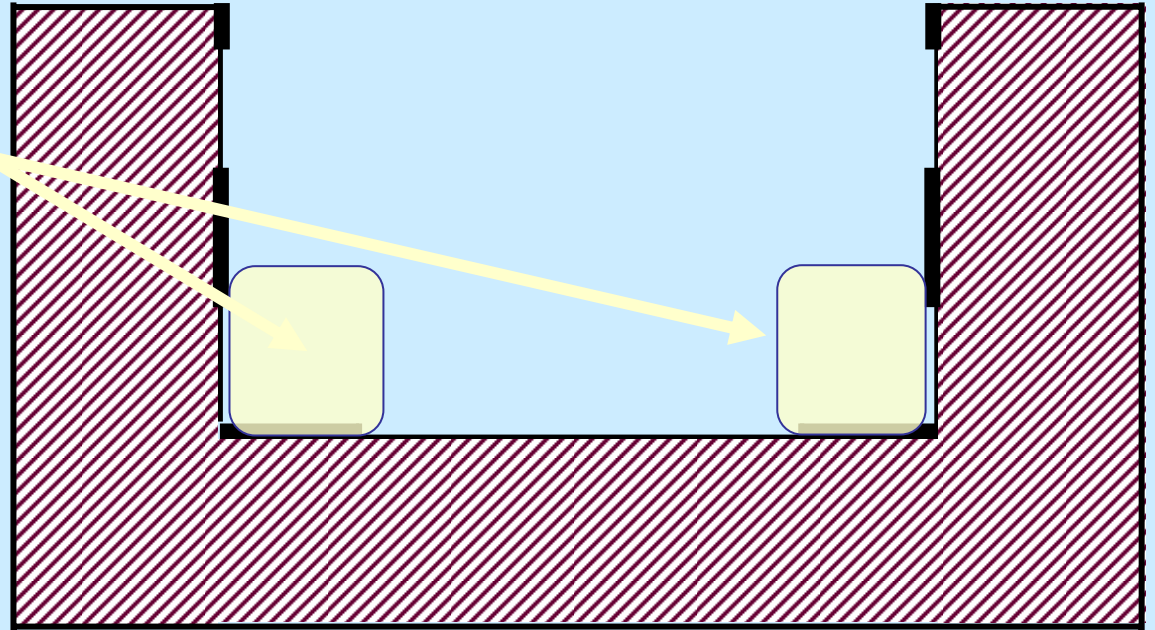
Urban Scale

Transparency/Glazing

Canopies & Arcades

Characteristics of Street Elements

2. Pedestrian Realm



Characteristics:

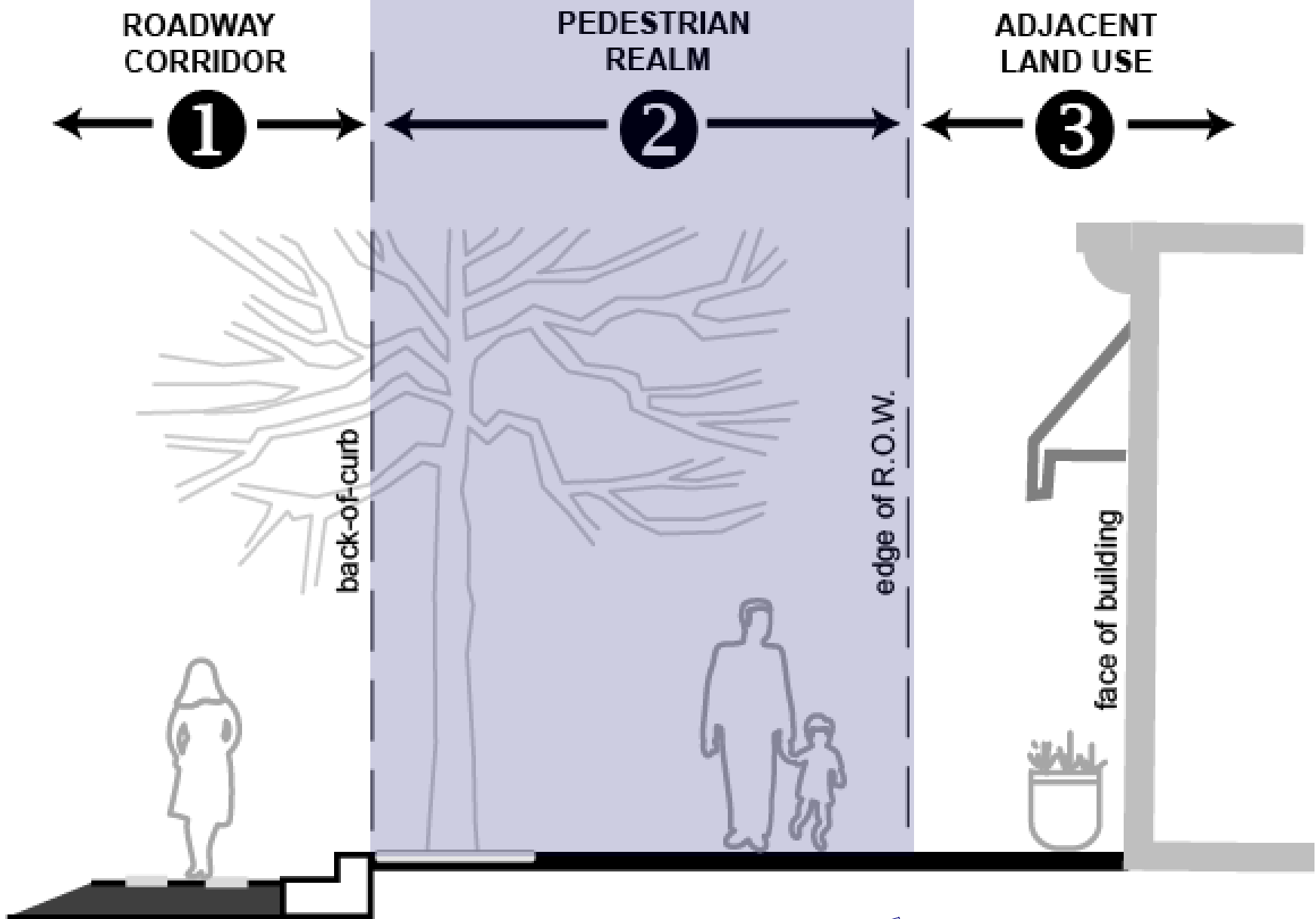
Cross Section

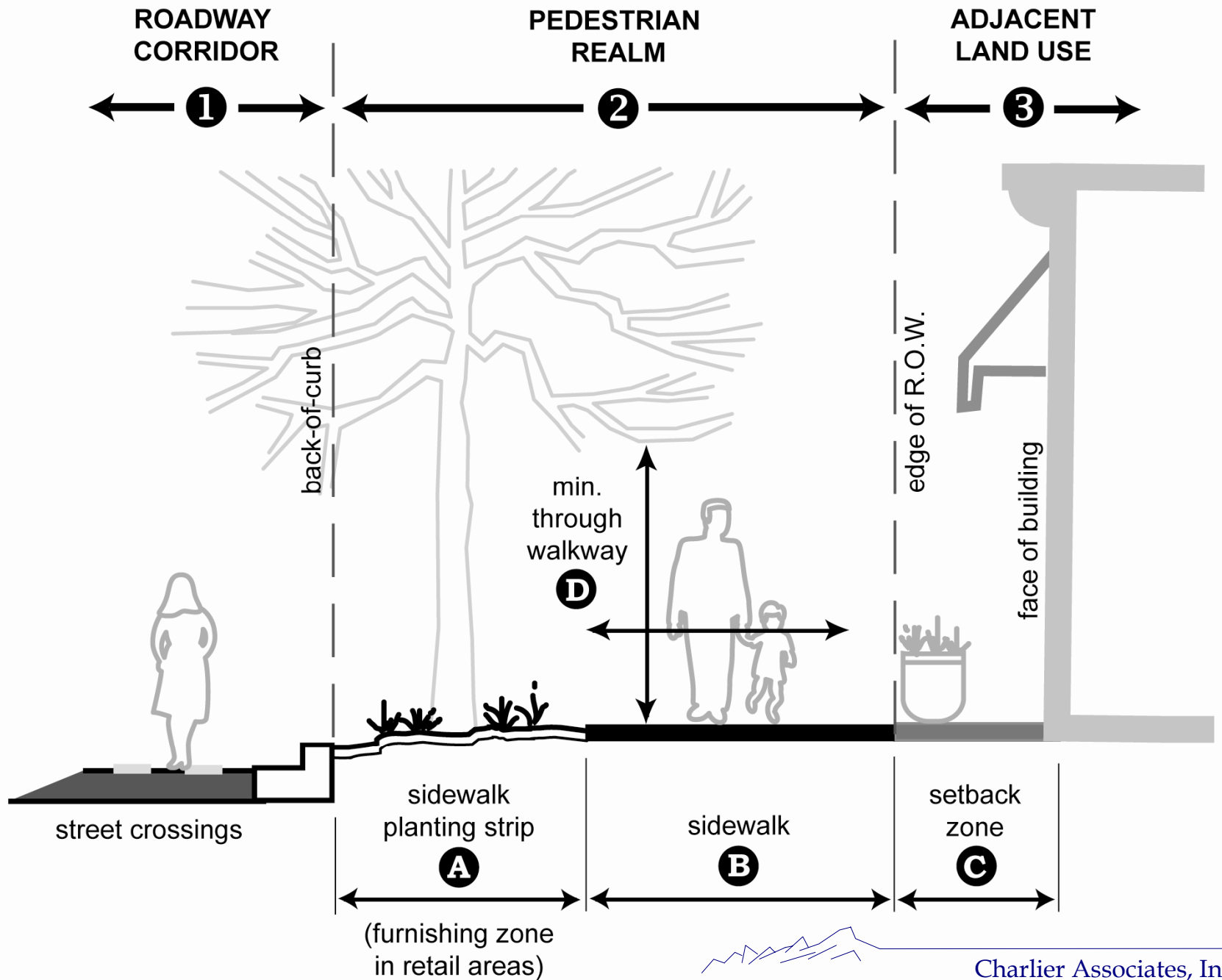
Amenities

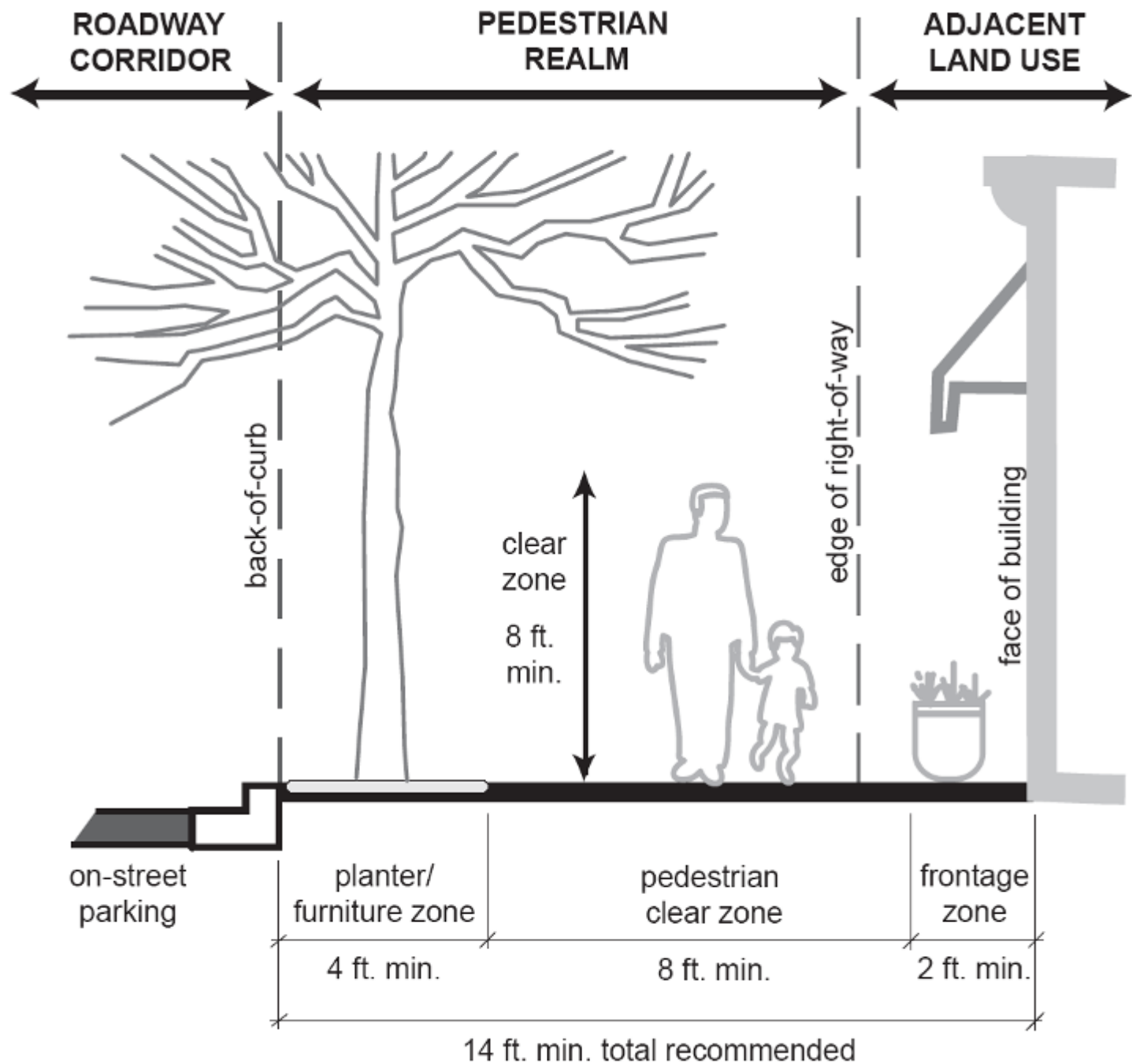
Street Trees

Canopies & Arcades

Crosswalks

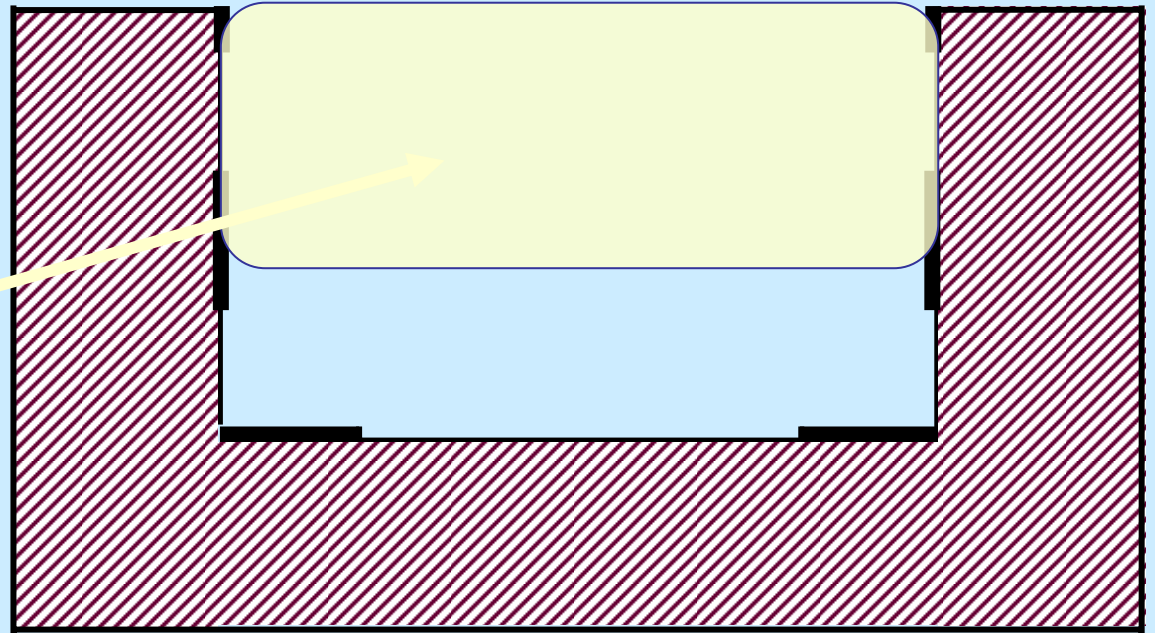






Characteristics of Street Elements

3. Overhead Area



Characteristics:

Utilities

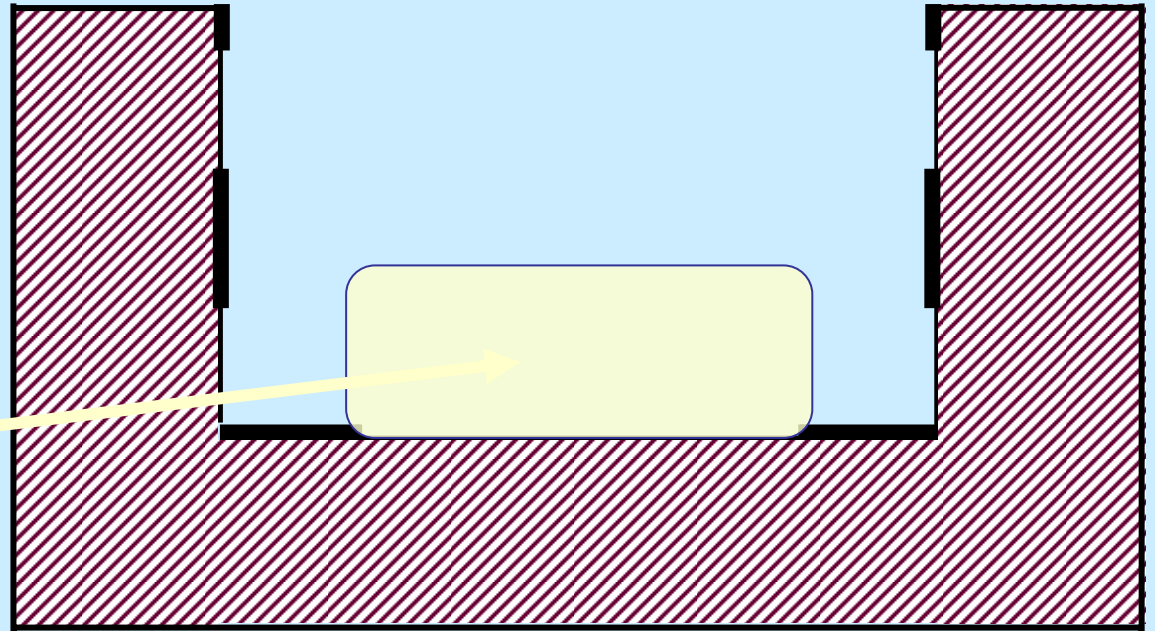
Street Trees

Lighting

Canopies & Arcades

Characteristics of Street Elements

4. Vehicle Realm



Characteristics:

Number of Lanes

On-Street Parking

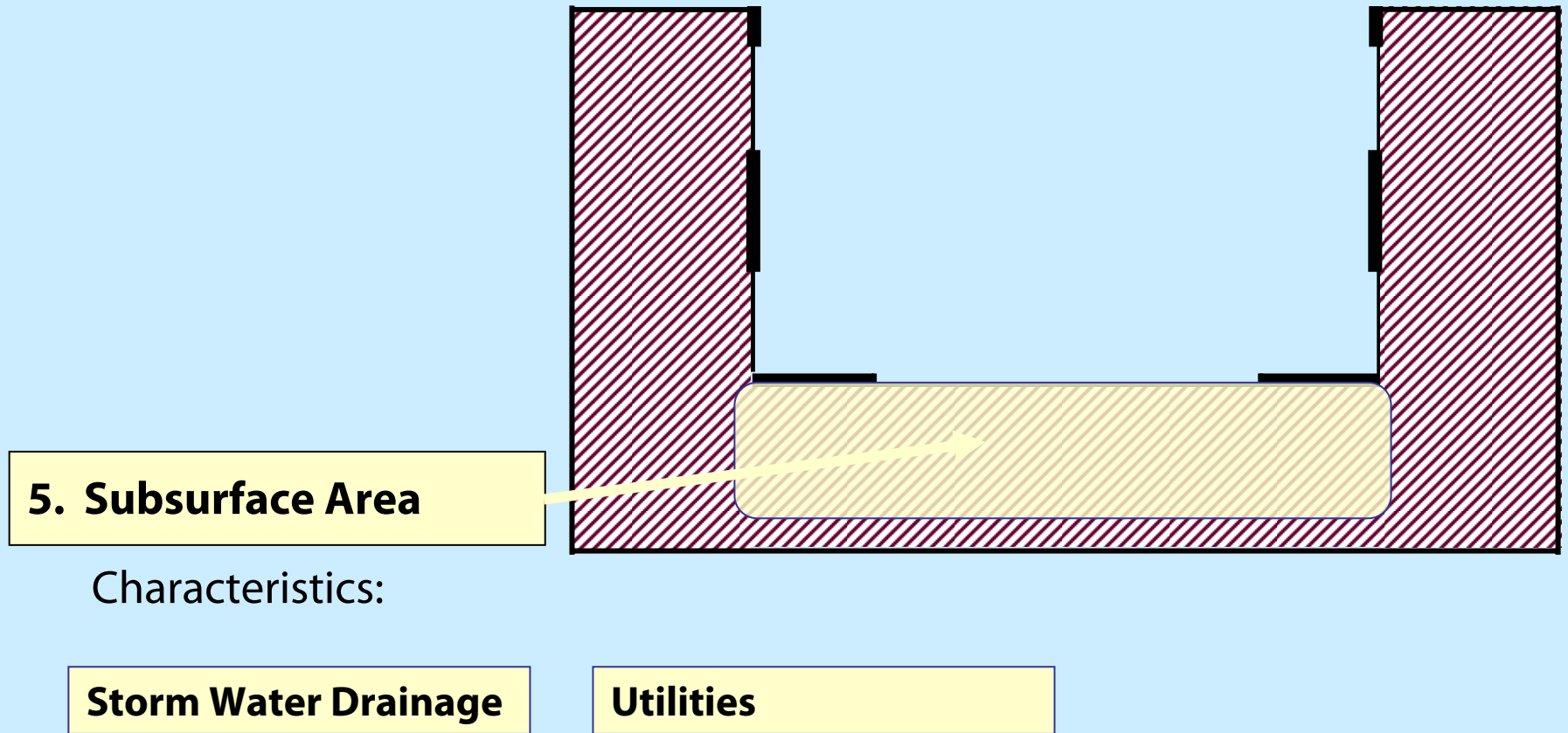
Traffic Volume

Lane Width

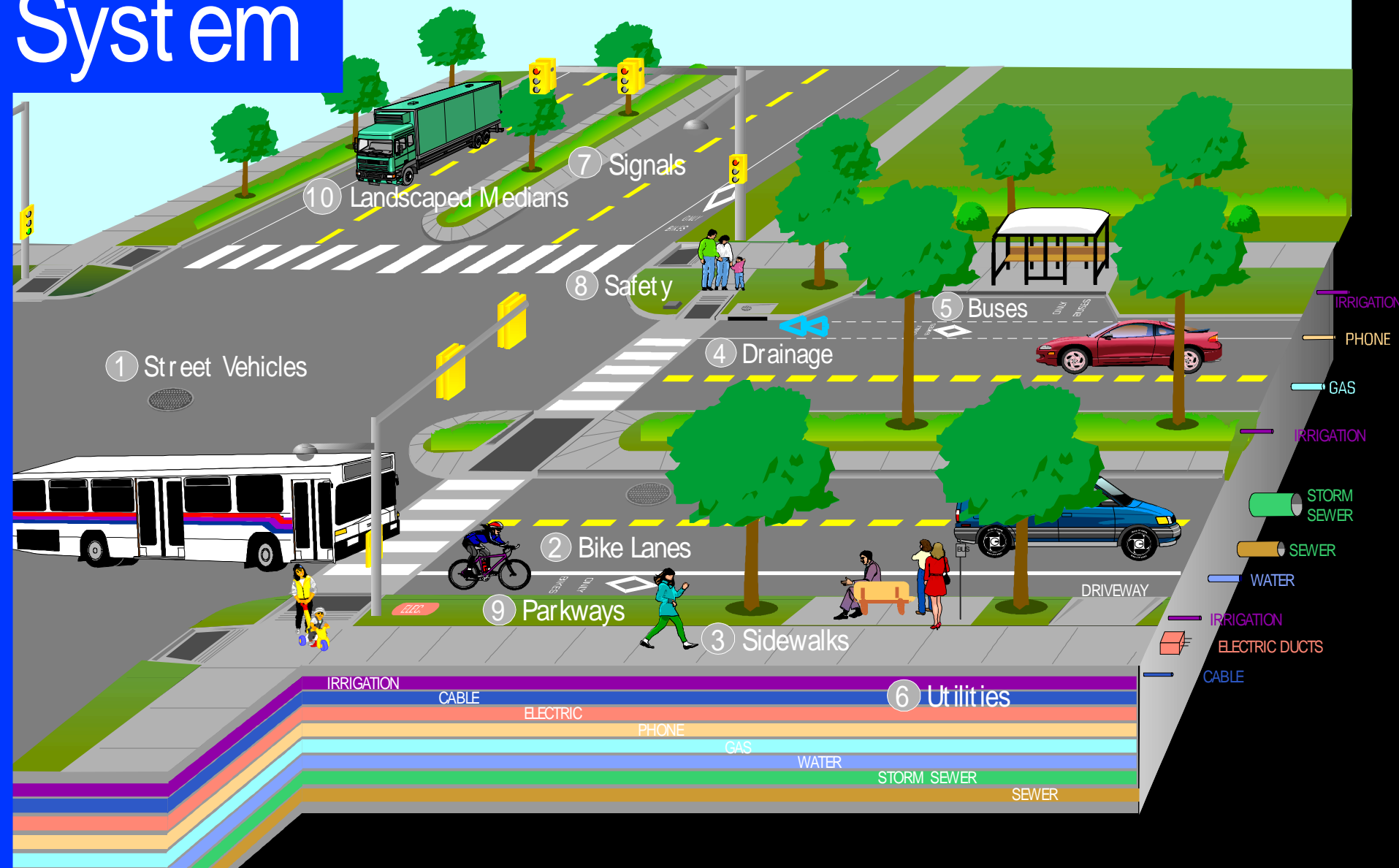
Traffic Speed

**Traffic Control
Systems**

Characteristics of Street Elements



Street System



Anywhere, USA





Newbury, Boston

Two Kinds of Commercial/Mixed Use Streets – Land Use Economics



Pass-By Traffic Streets



Destination Streets

Pass-By Traffic Streets

- Auto-oriented retail
- Gas, cigarettes, tires, fast food, cleaners, drive-through banks, grocery stores, convenience retail, liquor stores
- Low employment per square foot
- High parking turn over rate
- High traffic counts, but most of the traffic is pass-by, not “generated” by the land uses
- Low land value & tax base

Destination Streets

- Pedestrian-oriented retail
- Apparel stores, book stores, specialty retail
- Destination restaurants and bars
- Higher employment per square foot
- Lower parking turn over rate
- Lower traffic counts, but much of the traffic is actually generated by the land uses
- High land value & tax base

Anywhere, USA





Newbury, Boston

Two Kinds of Commercial Streets – Based on Economics



Pass-By Traffic Streets



Destination Streets

Great Streets – Resources

- Book: “Great Streets” by Alan Jacobs
- Web Sites:
 - St. Louis (East-West Gateway COG)
www.greatstreetsstlouis.net
 - APA
www.planning.org/greatplaces/streets/index.htm
 - Great Streets
<http://www.greatstreets.org/>
 - Our site
www.charlier.org

*G*REAT *S*TREETS



ALLAN B. JACOBS



Savannah



Miami Beach



New York



PLACES IN AMERICA
STREETS
Northampton



San Antonio Association celebrates excellence



Chicago



St. Louis



Richmond



[Home](#)

Choose a Place Type

[Home](#)
[Downtown Main Street](#)
[Mixed-Use District](#)
[Small Town Downtown](#)
[Residential Neighborhood](#)
[Office Employment Area](#)
[Civic/Educational Corridor](#)
[Neighborhood Shops](#)
[Commercial/Service Corridor](#)

Resources


[Document Library](#)
[Design Tutorial](#)
[Related Events](#)
[Demonstration Projects](#)
[Why Great Streets?](#)
[Glossary](#)
[Site Map](#)
[Credits](#)

What is the St. Louis Great Streets Initiative?

East-West Gateway launched the St. Louis Great Streets Initiative in early 2006 to expand the way communities think of their streets. Rather than viewing a roadway project as solely a way to move more cars and trucks faster, the goal of the St. Louis Great Streets Initiative is to trigger economic and social benefits by centering communities around interesting, lively and attractive streets that serve all modes of transportation. [Learn More <>](#)



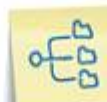
EAST-WEST GATEWAY
 Council of Governments

 [What is a Place Type? Click Here to Learn More!](#)

How to Use this Guide -



Design Tutorial -



The Design Tutorial is a Flash based guide to help users understand the many elements of the street and provide direct links to related articles for all eight place types

Why Great Streets?



Thank You



Charlier Associates, Inc.