

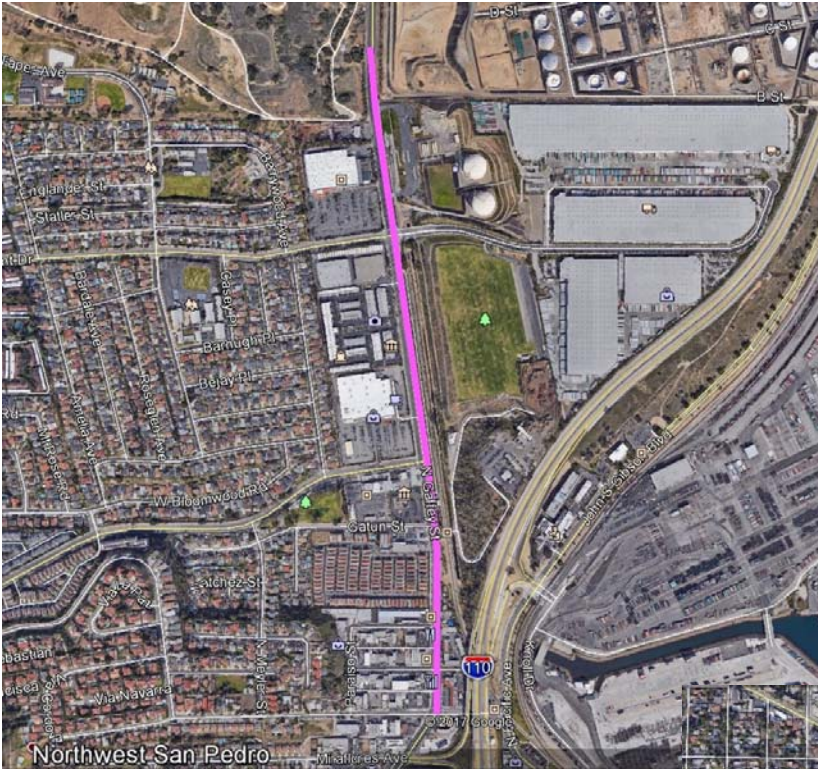
OPPORTUNITY #20 - N. GAFFEY PARKWAY PHASE III W. CHANNEL TO ANAHEIM ST. MEDIANS, PARKWAY, PEDESTRIAN PATH

The opportunity here is to enhance the parkway environment along N. Gaffey St. between W. Channel St. and Anaheim St. There is an existing median lane of approximately 12 feet in width along most of the approximately 1.5 miles of N.

Gaffey St. within this stretch. The median project would comprise two (2) separate lengths of N. Gaffey. The southern 12 ft. wide median lane runs from Channel St. to just north of the Home Depot at the southern edge of a tank farm. There the median narrows for a while, and then widens again to the approx. 12 ft. width until it narrows again on the approach to Anaheim St.

The very southernmost section along the east side of N. Gaffey between Channel and Gatun is an opportunity to construct a new sidewalk and curb and gutter where none currently exists.

Besides the opportunity for a raised landscape median, there is also opportunity for an improved pedestrian parkway on the eastern side of the street from Westmont Dr. north all the way to An-



heim St. This would need to be a much narrower parkway improvement than the existing N. Gaffey St. Phase I Greenway, and the tree planting along that stretch would have to address the presence of underground oil and/or gas pipelines. Right now much of that length is covered in mulch.

There is also opportunity to plant trees along much of the west side of N. Gaffey from Westmont north, but these would need to be small stature trees due to the presence of overhead high voltage electrical distribution lines.

The newly proposed raised median itself could accommodate large stature trees, which would greatly improve the vista from both the north and south bound lanes of traffic.

