

PROJECT NR. 4
NEWPORT BOULEVARD FROM INDUSTRIAL
WAY TO 17TH STREET, EAST SIDE OF
STREET

EXISTING:

Several business establishments north of Industrial Way use the entire space between their buildings and the street curb for parking. One business installed pipe rail along the curb to enclose on-site and off-site parking. Other store fronts have asphalt paving from building to street curb. Only Yamaha features attractive planting. There are many driveways with curb cuts. Most sidewalks are broken and otherwise in poor repair.

North from 16th Street are some businesses with existing planting. There is an 8' wide asphalt sidewalk along the trailer park.

PROPOSED:

Provide *Arecastrum romanzoffianum* (Queen Palm) in 4' square planters in strategic locations approximately 20-40' O. C..

Replace asphalt with concrete paving within City right-of-way.

PROJECT NR. 5
NEWPORT BOULEVARD FROM ROCHESTER
STREET TO 19TH STREET, EAST SIDE OF
STREET

EXISTING:

The average width of the sidewalk is 12'. There are some ornamental Pear trees in cast iron covered sidewalk cut-outs between 18th Street and Broadway and Flower and 19th Streets. Existing street lights are high standard lights and some low ornamental period fixtures. A few properties feature attractive on-site front yard planting.

PROPOSED:

Provide *Arecastrum romanzoffianum* (Queen Palm) in cast iron covered tree wells to complete overall street scene and also replace existing Pear trees with same palm trees for better visibility. Remove sidewalk to be replaced with new concrete sidewalk with 4' square pattern and tile bands, 18" wide to match existing sidewalk across the street in front of Triangle Square. Provide and install new ornamental street lights to match existing.

PROJECT NR. 6:
NEWPORT BOULEVARD – DEL MAR AVENUE
TO BRISTOL STREET, EAST SIDE OF
FREEWAY

EXISTING:

Between the Del Mar Avenue and the Freeway on-ramp there is a very narrow space between the street curb and the chain link fence. Between the freeway on-ramp and Mesa drive there is asphalt paving, 3' wide, between the street curb and the chain link fence. From Mesa Drive the planting areas varies from 12' to 16' width and narrows to 3-6" at the beginning of the curve towards Bristol street. Opposite the entry to the Santa Ana Country Club are several Eucalyptus and Palm trees within the 12' wide space. Much of the narrow planter strips have asphalt paving.

On the east side of the street the sidewalk has various widths. Existing planting exists along various properties including the golf course.

PROPOSED

On the freeway side the narrow areas between freeway fence and curb are difficult to maintain. They should receive either asphalt or concrete paving. The areas 6' and wider, north of Mesa Drive, should receive *Eucalyptus torquata*, (Coral Gum), and mulch to control weed growth. Provide *Pyrus calleryana* "Bradford" (Evergreen Pear) on the opposite site of street in parkway

PROJECT NR. 7:
NEWPORT BOULEVARD – WILSON STREET
TO BRISTOL STREET, WEST SIDE OF
FREEWAY

EXISTING:

On the freeway side between Wilson Street and Santa Isabel Avenue, there is a 6' wide planter strip between the curb and the chain link fence. There is no space for planting where the road widens for left turn lane. There is a 5'-6" to 6'-0" planting strip between Santa Isabel Avenue and the freeway on-ramp. Part of the freeway on-ramp contains a 5'-6" planting strip. This planting strip continues to the freeway off-ramp. From the freeway off-ramp to Bristol Street the planter strip is 3'-6" wide. Much of the narrow planter strips are paved with asphalt paving or have an 18" wide asphalt paving strip next to the curb.

On the west side of the street the sidewalk has various widths. Along the Fair Grounds and the Fair Grounds parking lot there is a 6' sidewalk, a 5' planter strip (not planted), a 7' asphalt pathway and a 5' planter strip next to the chain link fence. The latter is planted with Natal Plum and Alder trees. Other areas contain ornamental pear trees in 4' square tree wells.

The City is currently working with the Orange County Fairgrounds on a project to improve the parkway and bike trail between Fair Drive and Arlington Drive. This may affect work in this project.

PROPOSED

All areas between the freeway fence and curb should be paved with asphalt or concrete as recommended by City staff. These areas are too narrow to safely maintain.

On west side of road Provide *Pyrus calleryana* "Bradford" (Ornamental Pear) as street tree. Irrigation by water truck.