



CITY COUNCIL AGENDA REPORT

MEETING DATE: JANUARY 3, 2006

ITEM NUMBER:

SUBJECT: NEWPORT BOULEVARD STREETScape IMPROVEMENTS

DATE: DECEMBER 20, 2005

FROM: PUBLIC SERVICES DEPARTMENT /TRANSPORTATION SERVICES DIVISION

PRESENTATION BY: WILLIAM J. MORRIS, DIRECTOR OF PUBLIC SERVICES

**FOR FURTHER INFORMATION CONTACT: PETER NAGHAVI, TRANSPORTATION SERVICES
MANAGER (714) 754-5182**

RECOMMENDATION

1. Adopt Resolution (Attachment 1) amending:
 - a) The Streetscape and Median Development Standards,
 - i) Section 2.02 and Section 6.03 to designate the proposed plant palette for Newport Boulevard between Industrial Way and Bristol Street (Attachment 2);
 - ii) Section 7.0 Streetscape Corridor Furniture Coordination to identify the Carpinteria Street Light (Attachment 3);
 - b) The Newport Boulevard Streetscape Study / Landscape & Sign Guidelines, Section 2, to designate the proposed parkway and median plant palette for Newport Boulevard between 19th Street and Bristol Street (Attachment 2).

BACKGROUND

At the meeting of October 5, 1998, the City Council approved the Newport Boulevard Streetscape Study and Landscape & Sign Guidelines (NBSS) (Meeting minutes, Attachment 4). This document analyzed the existing conditions along Newport Boulevard between 19th Street and Bristol Street, and recommended landscape improvements for parkway areas and private landscape set backs. The Council adopted Resolution 98-85 (Attachment 5) approving this plan.

At the Council meeting of September 7, 1999, the City Council adopted the Streetscape and Median Development Standards (SMDS) establishing plant palettes for all commuter arterials, including Newport Boulevard between Industrial Way and Bristol Street. These standards have been amended a number of times, however the plant palette for this segment has remained unchanged. The recommendations provided in this report will reconcile any conflicts between the "Landscape and Sign Guidelines" and the "Streetscape and Median Development Standards" for Newport Boulevard.

Newport Boulevard: 17th Street to 19th Street

On June 21, 2005, the City Council approved the Initial Study/Environmental Assessment (IS/EA) document for various streetscape and roadway improvements to Newport Boulevard extending from 17th Street to 19th Street. Based on City Council approval of the IS/EA, the project is now under final design with construction proposed in the spring of 2007. The improvement plan (Attachment 6) was initiated based on City Council Community Objective 98-B12 to develop pedestrian, traffic flow and streetscape improvements to Newport Boulevard. The scope of proposed improvements established by the IS/EA include:

- ❖ Aesthetic landscaping and streetscape enhancements including palms, planters, ornamental street lighting, and bus shelters uniformly along the corridor.
- ❖ Upgrading pedestrian, bus stop and handicap ramps in compliance with the Americans with Disabilities Act.
- ❖ Construction of missing sidewalk along the west side of Newport Boulevard north of 17th Street.
- ❖ Addition of a fourth northbound lane from 17th Street to north of 19th Street.
- ❖ Addition of a fourth southbound lane from the State Route 55 freeway terminus to the intersection with Broadway.
- ❖ Addition of a southbound right-turn lane at 17th Street.

At the meeting of September 28, 2005, the Parks and Recreation Commission received a full staff report and recommended that the City Council amend the plant palette in Sections 2.02 and 6.03 of the SMDS per Attachment 2 for Newport Boulevard. At the meeting of October 26, 2005, the Parks and Recreation Commission received a report on the existing and proposed streetscape along Newport Boulevard, and recommended that City Council amend Section 7 of the SMDS to include the "Carpinteria" streetlight, Attachment 3.

Newport Boulevard: 19th Street to Bristol Street

The report presented at the September 28, 2005 Parks and Recreation Commission meeting included proposed plant palette revisions within this segment of Newport Boulevard. At this meeting, the Commission recommended that City Council amend the plant palette identified in Sections 2.02 and 6.03 of the SMDS, and Section 2 of the NBSS per Attachment 2.

Newport Boulevard: Industrial Way to 17th Street

The adopted parkway tree for this segment identified by the Streetscape and Median Development Standards is the Ornamental Pear, *Pyrus kawakamii*. At the May 26, 2004 meeting, the Parks and Recreation Commission reviewed approved conceptual plans and plant palettes for several locations throughout the City, including this segment of Newport Boulevard, as identified by Attachment 7. This plant palette coincides with the palette proposed for the north segments and has been included to provide continuity.

ANALYSIS:

I. Newport Boulevard Plant Palette: 17th Street to 19th Street

The proposed plant palette for the Newport Boulevard project (Attachments 2 & 8) includes the plant varieties listed in the SMDS, as well as new species that complement existing parkway plantings. The selected plants are proposed to create a “City Gateway” statement to enhance a sense of arrival to this important shopping and entertainment corridor. Additional trees and accent shrubs are recommended to complement and enhance existing planting themes along Triangle Square and the Courtyards, providing a uniform and cohesive streetscape statement and an aesthetically pleasing identity to the corridor.

The proposed parkway tree for this roadway segment is the Mexican Fan Palm, *Washingtonia robusta* in lieu of the current Streetscape Standard designated “primary” parkway tree, the Queen Palm, *Arecastrum romanzoffianum*. Mexican Fan Palms are currently found along the frontage of Triangle-Square, and are suitable for planting in sidewalk planters adjacent to the curb. This tall slender palm at maturity provides little obstruction to store fronts, signs, lighting fixtures, traffic or pedestrians.

The Floss Silk Tree, *Chorisia speciosa* is proposed to provide seasonal color and reinforce the existing planting theme established by Caltrans on SR-55 between 19th Street and Fair Drive. This tree is proposed along the existing parkway located on the west side of Newport Boulevard south of 18th Street.

The proposed center median landscape differs from the existing City SMDS due to reduced median width available for landscaping once the new lane configuration is established. The Queen Palm is proposed for limited use in large median areas that exceed 4.5 meters in width. Queen Palms are also proposed to complement existing plantings in the area. The Windmill Palm *Trachycarpus fortunei*, a lower profile tree, would be used to complement the Queen Palms and planted in irregular groupings in median areas wide enough to accommodate Caltrans setback standards.

Two new median accent shrubs, the Pink India Hawthorn ‘Ballerina’, *Rhaphiolepis Indica* ‘Ballerina’ and the Day Lilly, *Hemerocallis* are proposed in addition to the currently adopted plant species. The Ballerina is proposed for its compact growth, dark green leaves, bi-annual flower display and low maintenance characteristics, and the Day Lilly is proposed for its color, low maintenance and durability. The remaining median shrubs proposed for the project include the following plant varieties: India Hawthorn ‘White’, Lilly of the Nile, Bird of Paradise, Statice and Dwarf New Zealand Flax varieties.

A median ground cover, Yellow Gazania, is proposed to replace the ground coverings currently designated in the SMDS. The overall landscape effect would meet the Council objective of incorporating colorful plant materials where possible in City projects.

II. Newport Boulevard Plant Palette: 19th Street to Bristol Street:

After reviewing the NBSS in October of 1998, the Council approved the following plant palette (Meeting minutes, Attachment 4): Revise the primary/parkway tree to Crape Myrtle *Lagerstroemia indica*, Brisbane Box *Tristania conferta*, Goldenrain Tree *Koelreuteria paniculata*, New Zealand Christmas Tree *Metrosideros excelsus*, Bottle Tree *Brachychiton populeneus*, and Tipu Tree *Tipuana tipu*. Revise the median area

tree to Tipu Tree and Bottle Tree (between the freeway fence and Newport Boulevard). Palm trees were rejected at that time.

The City has received a Transportation Enhancement Activities (TEA) grant for a total of \$500,000 for landscape and irrigation improvements along this segment of the Newport Boulevard frontage road. While the design of the project has not started, staff believes that the plant palette proposed for Newport Boulevard between 17th Street and 19th Street (Attachment 2 and 8) represents Council's view of the aesthetic appearance of the corridor north of 19th Street. Therefore, the proposed plant palette north of 19th Street includes palm trees and additional plants to enhance the color and variety of the landscape. In this way, the entire section of Newport Boulevard would have a uniform planting theme.

III. Newport Boulevard Plant Palette: Industrial Way to 17th Street:

Although no funding or grants are currently available for this segment of Newport Boulevard, staff proposes to revise the Streetscape and Median Development Standards at this time to include a plant palette consistent with that proposed along Newport Boulevard north of 17th Street. If approved, developers conditioned to construct parkway improvements would utilize the new Streetscape Standards for landscape and irrigation improvement design.

IV. Streetlighting Improvements

A variety of different streetlight types currently exist throughout the City. The most common along the majority of arterials is the concrete or "Marblelite" type poles with "cobra head" light fixtures (Attachment 9), accommodating either single or dual mast-arms. In the Downtown area adjacent to Triangle Square are the "Triangle Square" streetlights (Attachment 10) as approved in the SMDS. These lights are owned and maintained by Triangle Square. Along the east side of Newport Boulevard, a mix of concrete, steel, ornamental and pedestrian streetlight poles exist as illustrated by Attachment 11. The pedestrian poles along the east side of Newport Boulevard are similar to the "Triangle Square" pole. However they are shorter in height and are supplemented with taller streetlights to meet required State and County roadway photometric lighting standards. The pedestrian streetlights on the eastside of Newport Boulevard are owned and maintained by the City, whereas the adjacent taller streetlights are owned and maintained by SCE, with the City paying a monthly fee to SCE for their use. "Nostalgic" style streetlights (Attachment 12) were recently installed along 19th Street and are SCE owned and maintained, with the City paying a monthly fee to SCE for their use.

Following a review of the various streetlight pole types, the project design team proposes installation of the "Carpinteria" style pole (Attachment 13) along Newport Boulevard between 17th Street and 19th Street. The "Carpinteria" pole was selected in recognition of the eclectic character of Newport Boulevard, and to complement and enhance the diverse commercial environment. Utilizing the "Carpinteria" pole offers a significant cost advantage, as the existing concrete poles may be reused and retrofitted by replacing the top-mounted lights and mast-arms with the new "Carpinteria" style arm and light assemblies. The "Carpinteria" streetlight was selected by City Council for installation along East 17th Street in conjunction with the upcoming improvements. If approved, approximately 32 street light poles would be installed or modified to the "Carpinteria" type along Newport Boulevard extending from 17th Street to 19th Street.

The proposed “Carpinteria” pole meets SCE design standards and allows their ownership and maintenance of these facilities. Streetlight energy costs are borne by the City. The light poles would be equipped to accommodate special event banners. At the October 26, 2005 meeting, the Parks and Recreation Commission recommended that City Council amend Section 7 of the SMDS to include the “Carpinteria” streetlight, Attachment 3.

ALTERNATIVES CONSIDERED:

1. One alternative would be to not amend the existing Streetscape and Median Development Standards and the Newport Boulevard Streetscape Study. However this will result in the continuation of existing planting material as approved. This may obviate Councils vision for enhancing the landscape palette within this corridor.
2. The Council could select not to approve the proposed Carpinteria streetlighting. This will result in maintaining the existing mixture of pedestrian lights and other old outdated streetlighting and therefore will not provide to further enhance the corridor.

FISCAL REVIEW:

17th Street to 19th Street

Annual maintenance costs attributed to the proposed streetscape/landscape provisions within this roadway segment are estimated at \$5,500. The total cost of design, right-of-way and construction for this project, including the lane modifications, is estimated at \$7,360,000. The project is funded by a combination of OCTA Measure M funds, Federal Regional Surface Transportation Program (RSTP) funds and City match. The project to date has cumulatively received awards of \$5,197,290 through various Federal and County grant sources. The Federal Transportation Enhancement Activities (TEA) program awarded \$500,000 specifically for streetscape improvements to Newport Boulevard between 17th and 19th Streets. The remaining funding would be provided by the City, derived from various sources.

19th Street to Bristol Street

The total cost of design and construction for this landscaping project is estimated at \$796,000. The project is proposed to be funded by a combination of a TEA grant in the amount of \$500,000 with the balance covered by the City from various sources in the future.

Industrial Way to 17th Street

Currently, there are no funds allocated to improve this segment of Newport Boulevard.

LEGAL REVIEW:

The City Attorney’s office review is not needed on this item.

CONCLUSION:

Enhancements to the streetscape are proposed along Newport Boulevard, extending from Industrial Way Street to Bristol Street. The proposed streetscape improvements are planned to enhance the aesthetic quality of the corridor and create a unique character complementing the vibrant business environment. The proposed streetscape improvements vary in some respects from the adopted Streetscape and Median Development Standards with the intent to further enhance the aesthetic quality of this corridor. Therefore, staff requests that the City Council approve the resolution adopting the proposed streetscape plan for Newport Boulevard between Industrial Way and Bristol Street.

PETER NAGHAVI

Transportation Services Manager

WILLIAM J. MORRIS

Director of Public Services

BRUCE HARTLEY

Maintenance Services Manager

DISTRIBUTION:

City Manager
Deputy City Clerk
Deputy City Manager – Dev. Svcs.
Director of Public Services
Maintenance Services Manager
File

ATTACHMENTS:

- 1 [Resolution](#)
- 2 [Proposed Plant Palette Amendments](#)
- 3 [Proposed Street Furniture Amendment](#)
- 4 [Minutes from 10/5/98 City Council on Streetscape Plan](#)
- 5 [Resolution No. 98-85](#)
- 6 [Proposed Streetscape Plan](#)
- 7 [Landscape Revisions - Wilson to Bristol 5/26/04](#)
- 8 [Existing and Proposed Plant Palette Visuals](#)
- 9 [Concrete “Marblelite” Streetlight](#)
- 10 [“Triangle Square” Streetlight Standard Detail DS106](#)
- 11 [Pedestrian and Concrete Streetlights](#)
- 12 [“Nostalgic” Streetlight](#)
- 13 [“Carpinteria” Streetlights](#)