



PARKS AND RECREATION COMMISSION AGENDA REPORT

MEETING DATE: JUNE 25, 2015

ITEM NUMBER: 8a

SUBJECT: PROPOSED LANDSCAPE PALETTE FOR THE EXISTING MEDIANS ON MESA VERDE DRIVE AND CALIFORNIA STREET

DATE: JUNE 15, 2015

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: BALTAZAR MEJIA, PARKS PROJECT MANAGER

FOR FURTHER INFORMATION CONTACT: BALTAZAR MEJIA AT (714) 754-5291

RECOMMENDATION:

Approve a plant palette for the existing medians on Mesa Verde Drive and California Street.

BACKGROUND:

The existing medians on Mesa Verde Drive, a 1.4-mile half circle north of Adams Avenue, and the median on California Street between Iowa Street and New Hampshire Drive over the Greenville-Banning Channel (Attachment 1) were originally planted with grass. Grass is a high water use/high maintenance ground cover that in response to the current water conservation measures is being replaced with various types of drought-tolerant and xeriscape landscape designs. In line with Governor Brown's Executive Order, water to these medians has been turned off.

At the March 26, 2015, Parks and Recreation Commission meeting, staff presented two conceptual plant palettes for these medians. After review, the Commission requested that a public meeting be conducted prior to approving a plant palette.

ANALYSIS:

A public meeting was held on Wednesday, May 6, 2015. Over 3,000 notices were mailed to the neighboring residents and a copy was posted on the City's website. Approximately 20 people attended the meeting and provided input. The City's consultant and staff presented the scope of the project and went over alternate plant palettes appropriate for these medians. Based on the comments gathered, the three primary concepts for the Mesa Verde Medians that received the most comments were (listed in order of popularity):

1. Replace grass with colorful drought-tolerant plants (Attachment 2a)
2. Replace grass with drought-tolerant, no-mow grass (Attachment 2b)
3. Replace grass with synthetic turf (Attachment 2c)

Other alternatives included a combination of 1 and 2 above, add more color and variety to Concept 1, and others preferred a more simplistic plant palette with only a few plant species. Other comments received included a 50/50 split to add accent boulders in combination with drought tolerant planting, and one comment to provide walkable surfaces – It is not recommended to provide walkable surfaces along the medians as it will introduce the possibility of vehicle-

pedestrian conflict in the mid-block areas while accessing the medians. Given that Mesa Verde Drive is a four-lane divided primary road, the uncontrolled mid-block pedestrian crossings between the sidewalks and the medians pose a significant safety concern for pedestrians.

All the proposed concepts will provide a significant reduction in water use and reduced maintenance once the plants are established.

The proposed irrigation system for Concept 1 or 2 is a new state-of-the-art drip irrigation system designed to deliver the required amount of water to the specific plant species. The irrigation system for Option 3 will be limited to watering the existing trees through a new drip irrigation system.

All three concepts meet the requirements for the turf removal rebate program offered by the Water District and an application will be submitted once the new call for projects is open.

The California Street Median has a more limited choice of plant materials due to underlying structures; however, the two alternatives (Attachment 3) that were presented at the Commission meeting of March 26, 2015, were also presented at the public meeting. There were no comments received at this meeting for this particular median. These concepts also meet the requirements for the turf removal rebate program offered by the Water District and an application will be submitted once the new call for projects is open.

ALTERNATIVES CONSIDERED:

No additional alternatives were considered for this item.

FISCAL REVIEW:

Funding for this project is budgeted in the FY 2014-2015 Capital Improvement Fund.

LEGAL REVIEW:

There is no legal review required for this item.

CONCLUSION:

It is recommended that the Commission approve a plant palette for the existing medians on Mesa Verde Drive and California Street.



ERNESTO MUNOZ
Public Services Director



FARIBA FAZELI
City Engineer

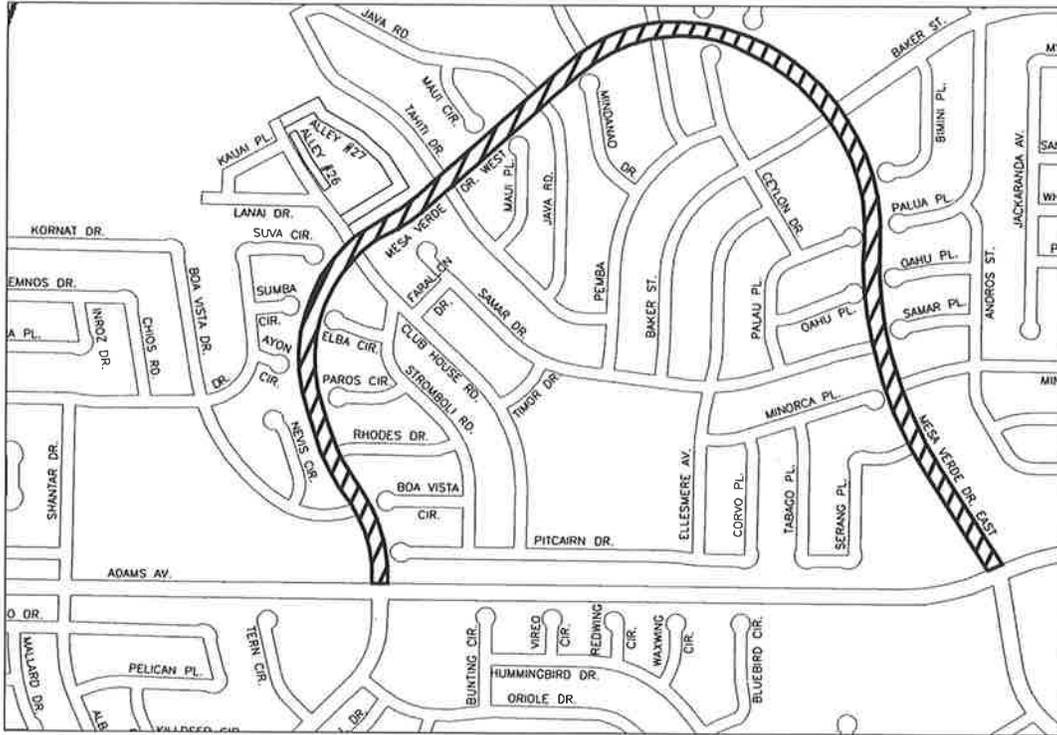


BALTAZAR MEJIA
Parks Project Manager

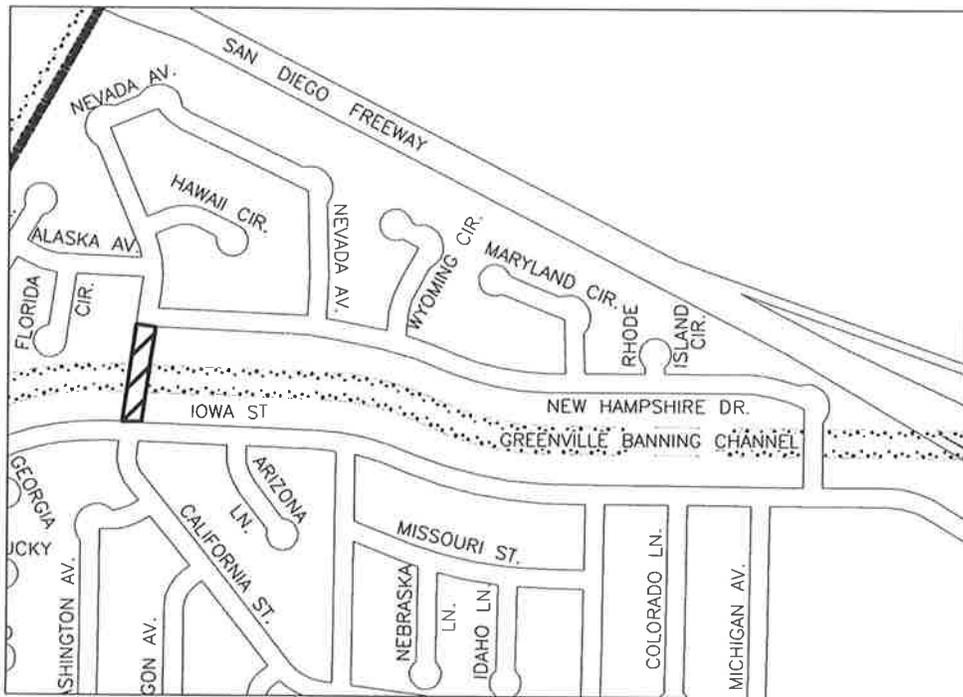
- Attachments:
- 1 - Location Map
 - 2 - Plant Palettes for Mesa Verde Drive
 - 3 - Plant Palette for California Street

c: Chief Executive Officer
Assistant Chief Executive Officer
Staff
File

CITY OF COSTA MESA PUBLIC SERVICES/ENGINEERING



• MESA VERDE DR FROM ADAMS AVE TO ADAMS AVE



• CALIFORNIA ST FROM IOWA ST TO NEW HAMPSHIRE DR.



PROPOSED WORK AREA



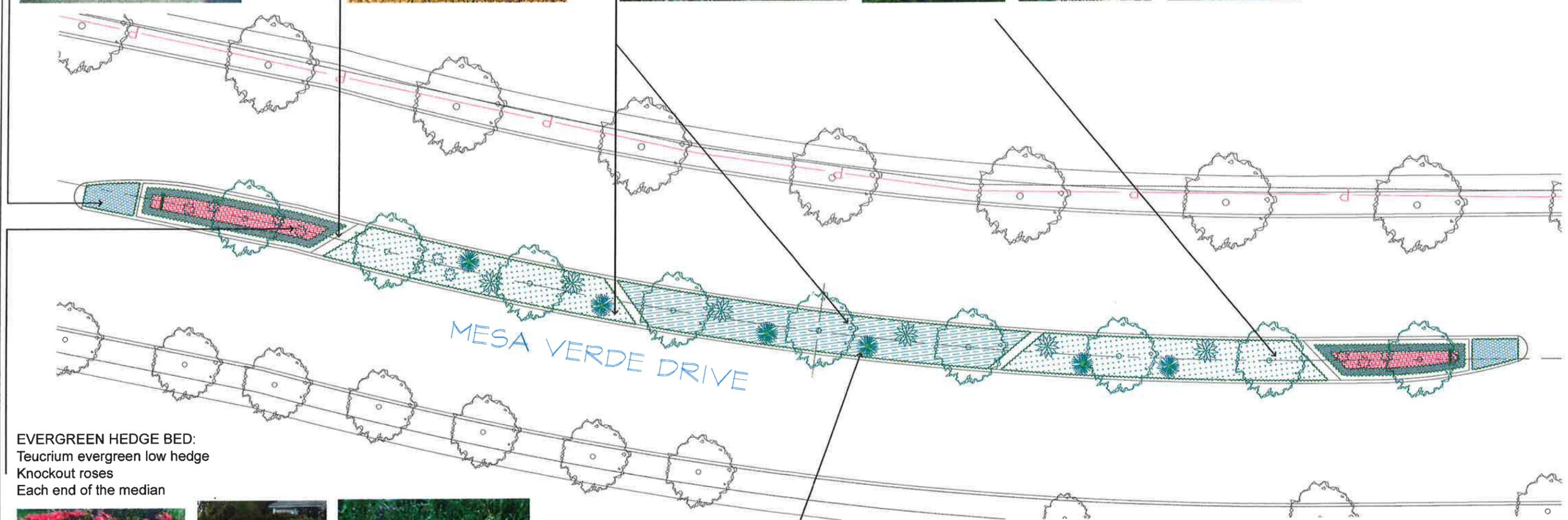
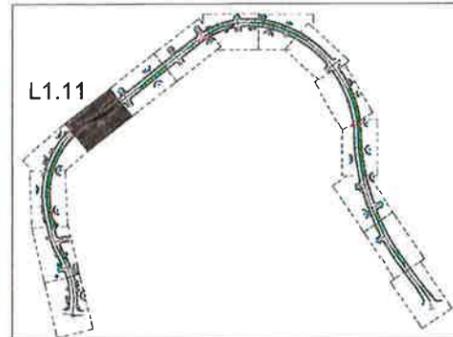
MEDIAN TIPS:
Replace bomanite with Dymondia



BANDING:
24" Bands of Decomposed Granite



PLANTING MASS:
Drought tolerant low grasses, alternating beds



EVERGREEN HEDGE BED:
Teucrium evergreen low hedge
Knockout roses
Each end of the median



ACCENT PLANTS:
Yucca, Pink Cordyline, and Agave
Alternating pattern



BOULDER OPTION:
Alternating pattern with Accent plants

Underground Service Alert



Call: TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG

REVISIONS				CONTRACTOR	LC #	BENCHMARK	DESIGNED BY: XX	DATE	CITY OF COSTA MESA		SHEET NO.
NO.	DATE	DESCRIPTION	APP.	DATE OF CONSTRUCTION		BENCH MARK NO.: XXXX	DRAWN BY: XX	XX/XX/XX	DEPARTMENT OF PUBLIC SERVICES / ENGINEERING DIVISION		OF X
				BEG. _____ END _____ <td> </td> <td>ELEVATION: XXXX <th>CHECKED BY: XX</th> <th>XX/XX/XX</th> <td colspan="2" rowspan="2"> </td> <td rowspan="2">PLAN NUMBER XX-XX</td> </td>		ELEVATION: XXXX <th>CHECKED BY: XX</th> <th>XX/XX/XX</th> <td colspan="2" rowspan="2"> </td> <td rowspan="2">PLAN NUMBER XX-XX</td>	CHECKED BY: XX	XX/XX/XX			PLAN NUMBER XX-XX
				DATE ACCEPTED BY CITY COUNCIL _____ <td> </td> <td>DESCRIPTION: XXXX <th>RECOMMENDED BY: XX</th> <th>XX/XX/XX</th> </td>		DESCRIPTION: XXXX <th>RECOMMENDED BY: XX</th> <th>XX/XX/XX</th>	RECOMMENDED BY: XX	XX/XX/XX			
						BASIS OF BEARING: XXXX <th>APPROVED BY:</th> <td> </td> <td colspan="2">FARIBA FAZELI, CITY ENGINEER R.C.E. #51480</td> <td> </td>	APPROVED BY:		FARIBA FAZELI, CITY ENGINEER R.C.E. #51480		

ATTACHMENT 2a



CORDYLINE
Cordyline sp.

LOMANDRA
Lomandra sp.

24" DECOMPOSED
GRANITE BANDS

DIANELLA
Dianella sp.

Mesa Verde Medians

ROSE SHRUBS
+ EVERGREEN
HEDGE
Rosa sp. +
Teucrium sp.

AGAVE
Agave sp.

Costa Mesa Medians

Costa Mesa, CA

May 04, 2015

Plant Renderings

ATTACHMENT 2a



CORDYLINE
Cordyline sp.

LOMANDRA
Lomandra sp.

24" DECOMPOSED
GRANITE BANDS

DIANELLA
Dianella sp.
BOULDERS

AGAVE
Agave sp.

ROSE SHRUBS
+ EVERGREEN
HEDGE
Rosa sp. +
Teucrium sp.

Mesa Verde Medians

Costa Mesa Medians

Costa Mesa, CA

May 04, 2015

Plant Renderings



ATTACHMENT 2a



24" DECOMPOSED
GRANITE BANDS

DIANELLA
Dianella sp.

AGAVE
Agave sp.

Mesa Verde Medians

ROSE SHRUBS
+ EVERGREEN
HEDGE
Rosa sp. +
Teucrium sp.

Costa Mesa Medians

Costa Mesa, CA

May 04, 2015

Plant Renderings





West Coast Turf- Kurapia -Comes in Rolls
 Kurapia is a drought tolerant and low maintenance turf alternative ground cover. Once established, it requires little maintenance and needs less water than cool and warm season turfgrasses. Establishment takes approximately 21-30 days and requires regular irrigation. Once established, Kurapia's water requirement can be maintained aesthetically at 50% of the evapotranspiration versus 80% for cool season fescue. It has thick, dense growth, and is a flowering plant. It can be mowed or left natural. Kurapia maintains green year around in most locations in California except high elevation areas. Kurapia's sturdy structure makes it ideal for many uses such as covering highway and freeway shoulders, rooftops, public utility areas, commercial properties, and landscape areas. It can tolerate light foot traffic, but is not recommended for heavy traffic areas like playgrounds or sports fields. Kurapia grows close to the ground and rarely exceeds one inch high. Most of the year the plant is covered in small white flowers that are sterile.



California Meadow Sedge /unmowed



California Meadow Sedge /mowed

Carex Pansa/California Meadow Sedge
 4" Pots or 2" plugs
 This Grass is proposed for the California Median over the Chanel and can also be used to replace the Turf on Mesa Verde Blvd.



California Meadow Sedge /Planted from Plugs
 Labor intensive

Option-
 A combination of 2B with 2A
 Medians Length Meadow Grass with accents of Boulders with Agave
 Tips accented with Roses

Lawn Replacement with Drought tolerant Meadow Grass or Groundcover

EXHIBIT 2b

UltimateGrass

SPECIFICATION SHEET

by EASYTURF

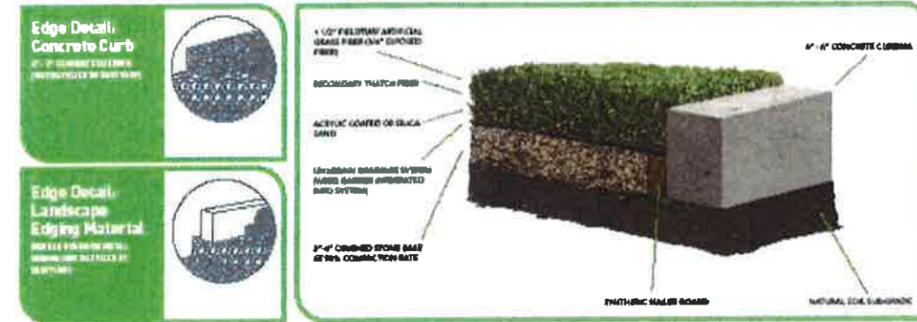
UltimateNatural

PRODUCT SPECIFICATIONS
 UG-CSLOW-ON-P
 15 ft. Width



Property	Value	Units	Description	ASTM
Pile Yarn Type			UV-Resistant Polyethylene	N/A
Yarn Structure	Field Green		Monofilament	N/A
Yarn Denier	9000	Denier		D1977
Yarn Structure	Nutmeg/Biwe Green		Torturized Monofilament	N/A
Yarn Denier	5600	Denier		D1977
Pile Height	1.50	Inches		D5823
Pile Weight	51	OZ/YD2		D8846
Primary Backing Weight	+7	OZ/YD2	Dual Layer Woven Polypropylene	D8846
Secondary Backing Weight	22	OZ/YD2	Dual System Farnazole Polyurethane	D8848
Total Weight	80	OZ/YD2		D8848
Stitch Gauge	2/8 Inch Centers			D8793
TuR Bind	+9	LBS/Force		D1335
Total Infill	3 to 3 Per Square Foot	LBS		N/A
Tufting Stitch Rate	12	To The 3"		N/A

*N/A: Variance of +/- 1% or pile height is within normal manufacturing variance



Care and Maintenance

- Routine Maintenance**
- Whenever possible, use a leaf blower to remove organic materials from the surface. Rakes can be used to remove heavier objects; however, a leaf blower is the ideal tool for general upkeep. Use a stiff natural bristle broom to "fluff" high traffic areas. We recommend the Harper brand model #6924A.
 - A shop-vac may be used for dry spills. Be sure to hold the suction end of the hose up off the surface to avoid removing the infill material along with the debris.
 - Check edges for weeds. Remove and/or use pre or post emergent to control growth.
 - If the infill is disturbed after a heavy rain, let the area dry, remove the surface debris and fluff the area with a broom. This will redistribute the surface infill.
- Spot Cleaning or Disinfecting**
- Sticky spills should be rinsed thoroughly to keep dirt from sticking. If necessary, commercial disinfectants may be used; however, be sure to rinse afterward in order to soak the disinfectant through the turf and away from pets and family members.
 - Food waste should be removed promptly to avoid attracting pests.
 - Paint may be removed with paint thinner or other suitable paint removing products. Be sure to rinse afterward.
 - Use hot to remove gum from surface.
- Pet Clean-Up**
- Remove solid waste normally. Remaining waste can be washed off with a hose. In order to avoid disturbing the infill, do not aim the stream directly at the turf.
 - To clean away waste and eliminate odors during dry weather, dampen the area that your pets use with water for a combination of water and enzyme based cleaners (ie EasyTurf's Pet Urine Neutralizer).

For more information visit www.UltimateGrass.com

Recommended Synthetic Turf to Replace all the Grass on Mesa Verde Median.

EXHIBIT 2c



Existing Median Trees—
Sycamores to remain—
Replace one



New Improved Acrotis Daisy



Replace Turf with native Grass meadow—
Care Fescue or Yumakoba



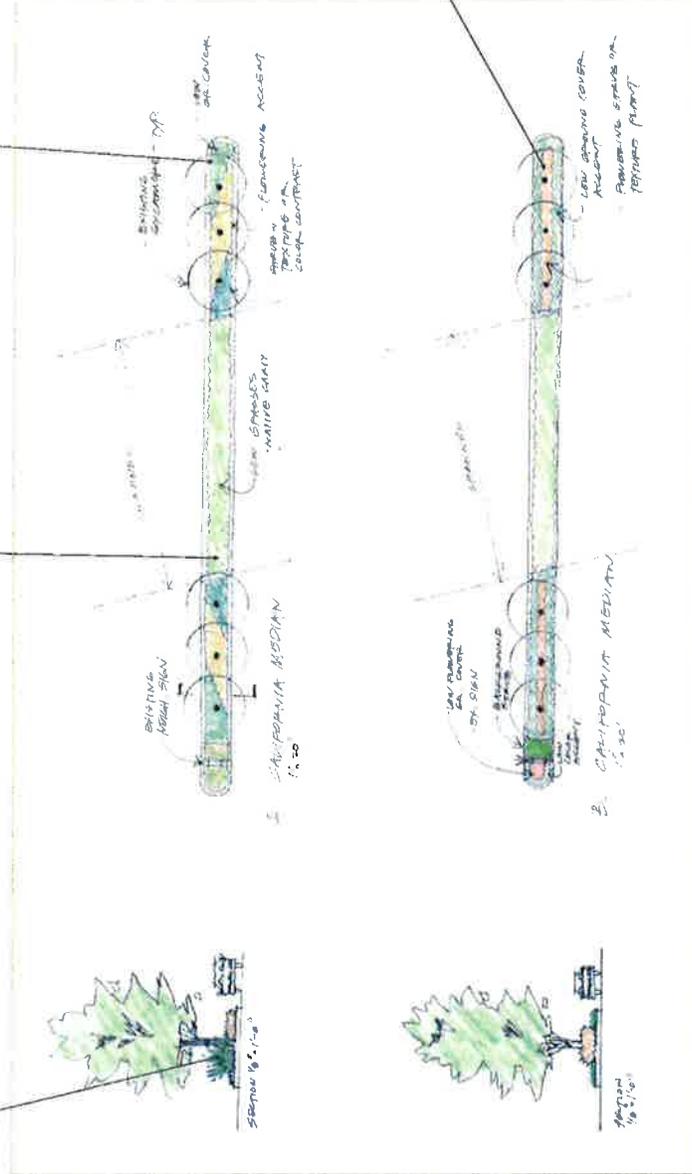
Texture Color Contrast—Dianella Little Rev



Knockout Roses—Yellow



Achillea Millefolium/Narrow



ATTACHMENT 3