



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:

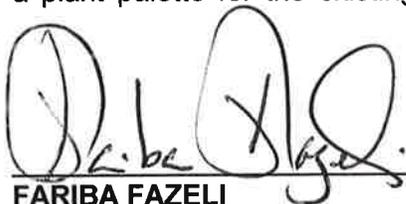
There is no legal review required for this item.

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

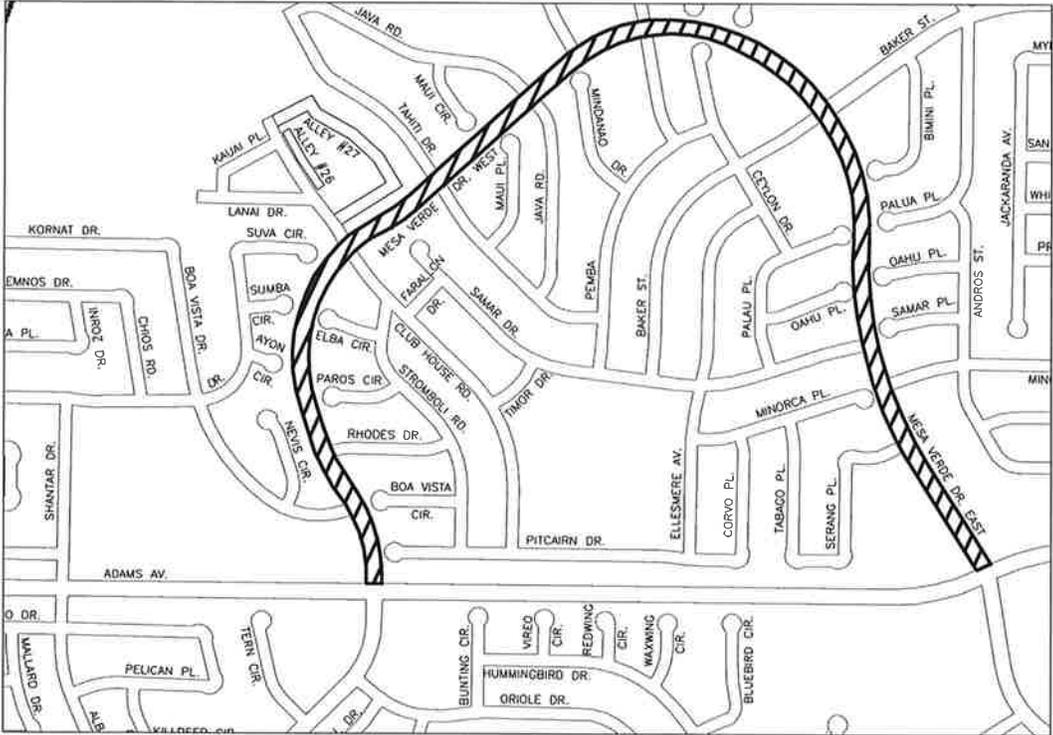


BALTAZAR MEJIA
Parks Project Manager

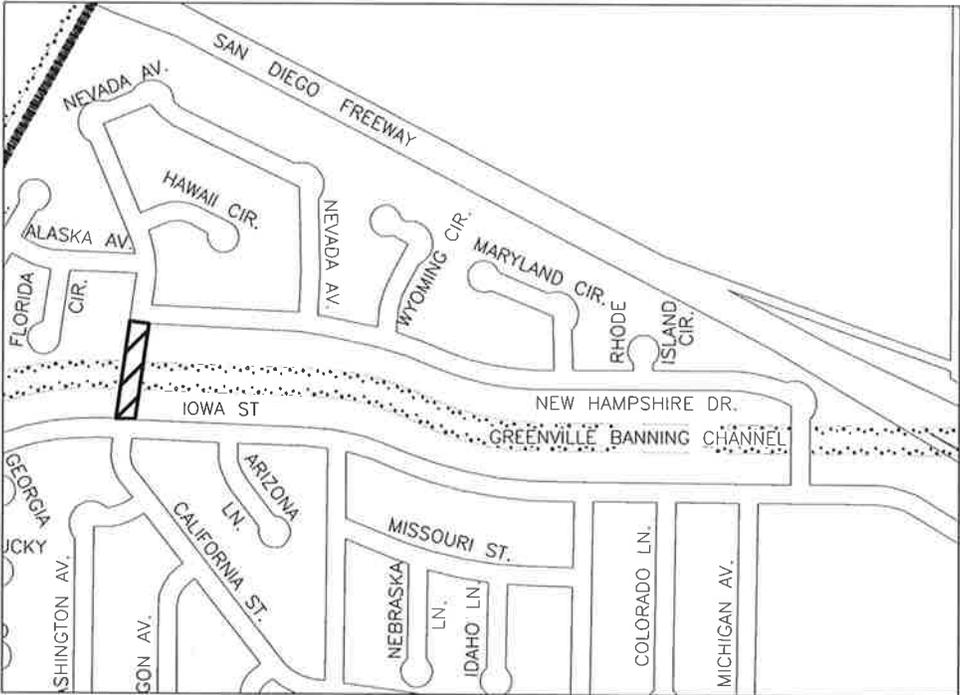
- Attachments:
- 1 - Location Map
 - 2 - Plant Palettes for Mesa Verde Drive
 - 3 - Plant Palette for California Street

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



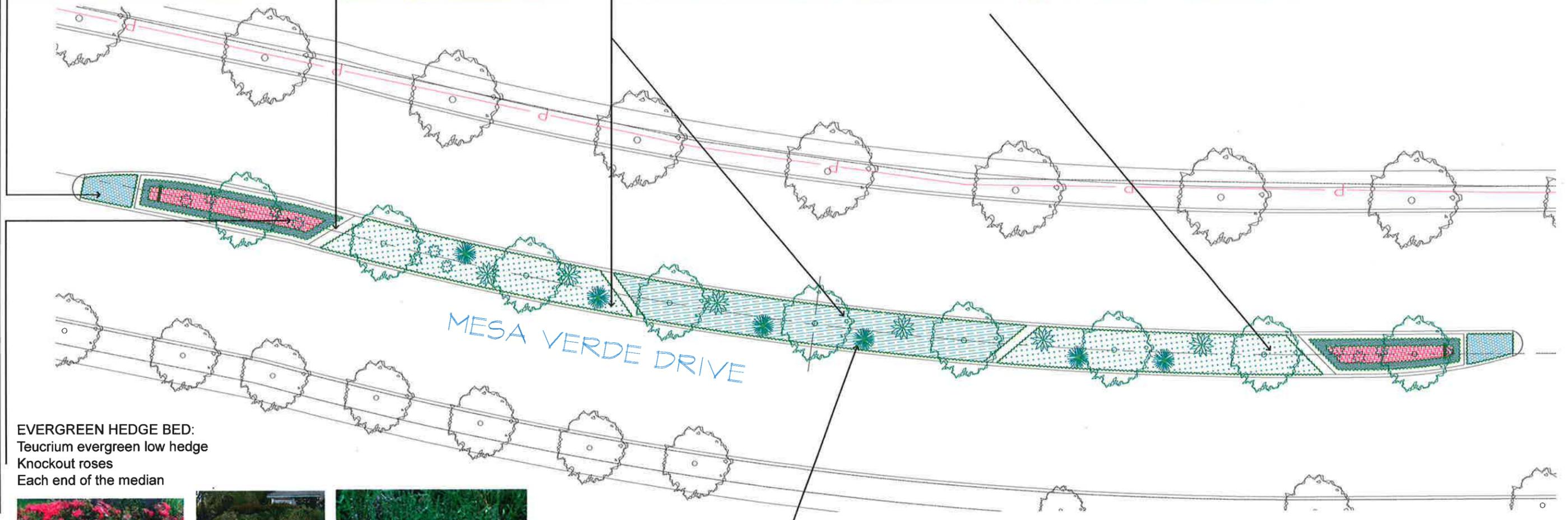
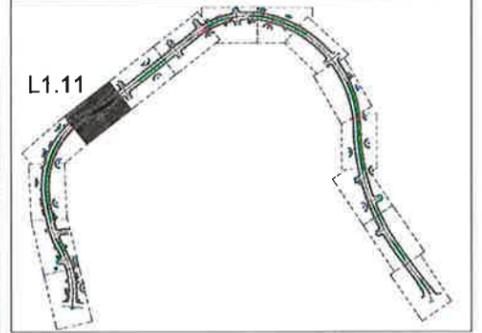
MEDIAN TIPS:
Replace bomanite with Dymondia



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 <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>APP.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	DESCRIPTION	APP.																	CONTRACTOR _____ LIC. # _____ DATE OF CONSTRUCTION _____ BEG. _____ END _____ DATE ACCEPTED BY CITY COUNCIL _____		BENCHMARK BENCH MARK NO.: XXXX ELEVATION: XXXX DESCRIPTION: XXXX BASIS OF BEARING: XXXX		DESIGNED BY: XX DRAWN BY: XX CHECKED BY: XX RECOMMENDED BY: XX APPROVED BY: _____ FARIBA FAZELI, CITY ENGINEER R.C.E. #51480		DATE XX/XX/XX XX/XX/XX XX/XX/XX XX/XX/XX		CITY OF COSTA MESA DEPARTMENT OF PUBLIC SERVICES / ENGINEERING DIVISION P.E. SEAL		SHEET NO. _____ OF X PLAN NUMBER XX-XX	
NO.	DATE	DESCRIPTION	APP.																														

ATTACHMENT 2a



CORDYLINE
Cordyline sp.

LOMANDRA
Lomandra sp.

24" DECOMPOSED
GRANITE BANDS

DIANELLA
Dianella sp.

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



CORDYLINE
Cordyline sp.

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24\"/>

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Mesa Verde Medians

Costa Mesa Medians

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May 04, 2015

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ATTACHMENT 2a



24" DECOMPOSED
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Rosa sp. +
Teucrium sp.

Costa Mesa Medians

Costa Mesa, CA

May 04, 2015

Plant Renderings



ATTACHMENT 2b



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 /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 /unmowed



California Meadow Sedge /Planted from Plugs
Labor intensive

Option-

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

Lawn Replacement with Drought tolerant Meadow Grass or Groundcover

EXHIBIT 2b

ATTACHMENT 2c



SPECIFICATION SHEET

by EASYTURF

UltimateNatural

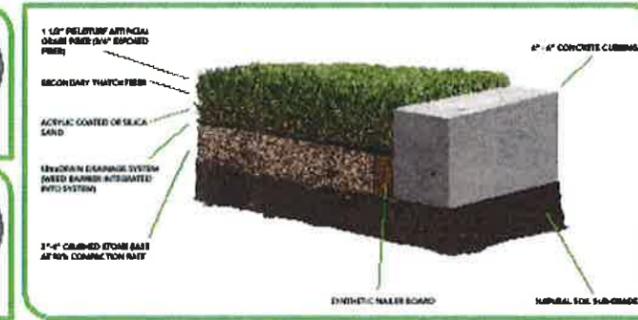
PRODUCT SPECIFICATIONS

UG-CSLOW-0N-P
16 R. Width



Property	Value	Units	Description	ASTM
Pile Yarn Type			UV-Resistant Polyethylene	N/A
Yarn Structure	Field Green		Monofilament	N/A
Yarn Denier	9800	Denier		D1977
Yarn Structure	Nutmeg Olive Green		Textured Monofilament	N/A
Yarn Denier	8600	Denier		D1977
Pile Height	1.50	Inches		D9823
Pile Weight	81	OZ/YD2		D9948
Primary Backing Weight	17	OZ/YD2	Dual Layer Woven Polypropylene	D9948
Secondary Backing Weight	22	OZ/YD2	Dual System Permeable Polyurethane	D9948
Total Weight	60	OZ/YD2		D9948
Stitch Gauge	3/8 Inch Centers			D5773
Turf Bind	19	LBS/Force		D1335
Total Infill	2 to 3 Per Square Foot	LBS		N/A
Tufting Stitch Rate	12	To The 3"		N/A

*A.B. Variation of +/- 1% on pile height is within normal manufacturing tolerances



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 Harrier brand model 6692AA.
- A squeegee 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

- Slicky 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 ice 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 like 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

