



HARBOR BOULEVARD MEDIAN IMPROVEMENT PROJECT

PUBLIC SERVICES – TRANSPORTATION

AUGUST 16, 2016

PROJECT NEED

- ▶ Review of Past Accident History Shows Need for Raised Medians.
 - ❖ 84 Accidents Over 5 Year Period. 17 Involved Bicycles or Pedestrians. 26 were Broadside, Head-On or Overtaken.
 - ❖ 39 Injury Accidents and One Fatality.
- ▶ Lack of Medians Provide Appearance of Wide Road – Speeding Issues.
- ▶ Medians Reduce Conflict Points Reducing Accident Potential and Improving Traffic Flow.
- ▶ Improves Streetscape Within Project Limits.

MEDIAN DESIGN DEVELOPMENT

- ▶ Peak Period Traffic Counts Conducted at All Driveways.
- ▶ Median Openings Provided at High Volume Locations.
- ▶ All Intersections Will Accommodate Projected Additional Left-Turn Demand for U-Turns.

Proposed Median Concept



LANDSCAPE DESIGN GOALS

- ▶ Recognize the Unique Character of Harbor; Find the Commonality Among Diverse Conditions; Reinforce it Through Landscape Treatments.
- ▶ Build on Existing Character. Use the Medians to Unify Harbor Boulevard.
- ▶ Provide a Visually Appealing Landscape, and Create a Sense of Space.



Existing Medians
 -Yardscape - Boulder
 -Eastern Redbud
 -Parkway - Queen Palm
 -Parkway Adjacent - Washingtonia Palms
 -Evergreen Canopy Trees

Active
 -Urbanization
 -Small to Large Commercial
 -Multi Family Residential

Existing Medians
 -Sycamore trees and Grass
 -Parkway - Queen Palm-Phoenix
 -Dactylofara-Canopy Trees
 -Parkway Adjacent - Mix of Palms
 -Evergreen Canopy Trees

Passive-Large Retail Center
 -Country Club Edge

Major Retail - Destination
 -Home Depot/Smart Centers

Proposed Improvement section
 -Downtown Costa Mesa
 -Dominant Tree : Mia of Palms

Active
 -Urbanization
 -Link to downtown,
 -37th street, Newport Beach
 -Pedestrian Friendly
 -Large and small commercial
 -Multi Family Residential

Major Retail - Destination
 -Triangle Square

Analysis

Little to No Planting on Edges
 No Common Theme
 No Setbacks to Parking
 Harsh Pedestrian Environment

Goals

Recognize the unique character of Harbor, find the commonality among diverse conditions, and re-inforce it through strong landscape treatments.

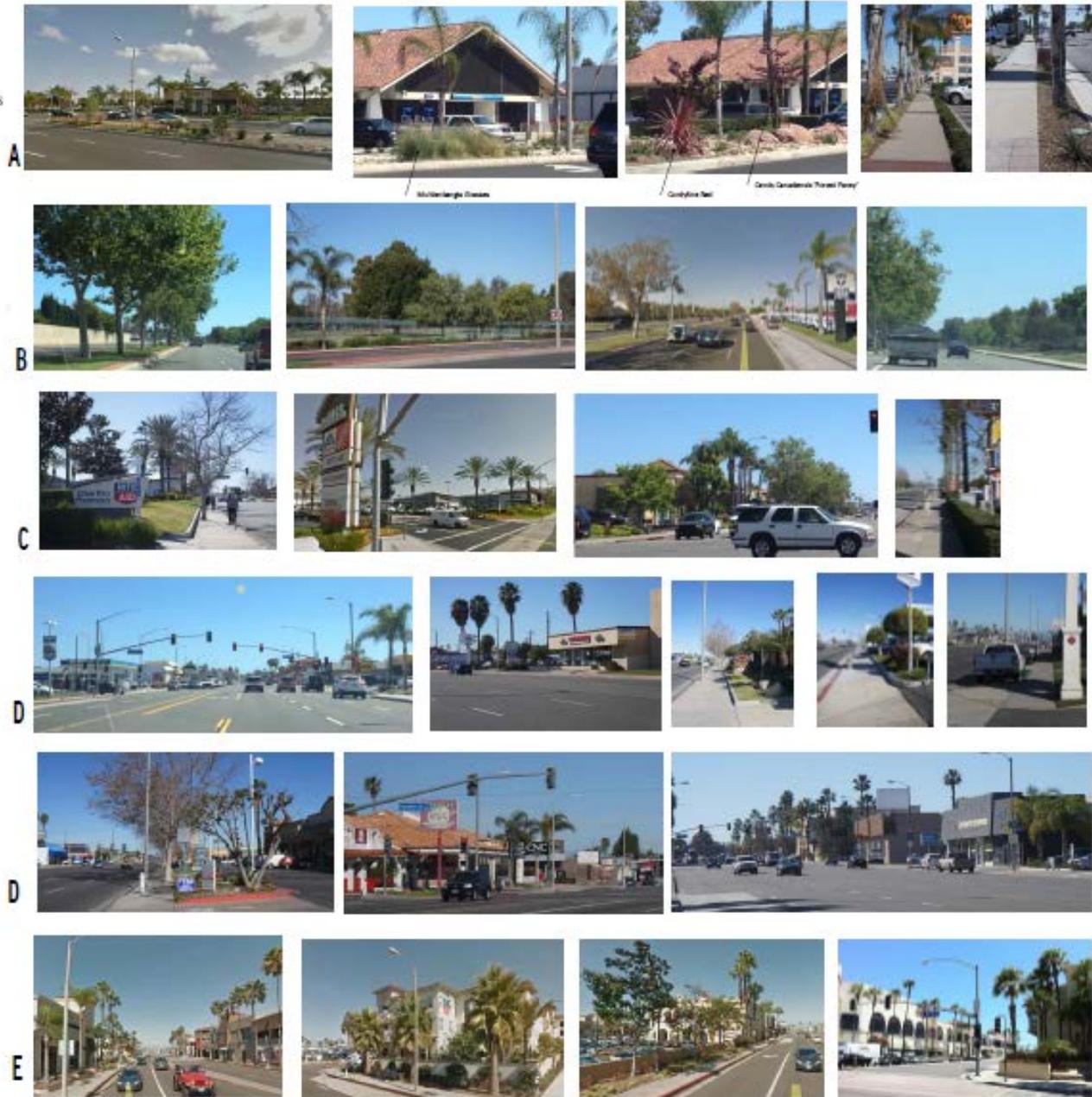
Build on Existing Character. Use the medians to unify Harbor Boulevard.

Provide a visually appealing landscape, and create a sense of place.

Improvements will enhance pedestrian activity and support economic growth. Maintain clear views for merchant visibility.

Simple approach to streetscape design, making it easier for the City to maintain high quality streets.

Present an attractive and "green" profile, reduce the visual width of the road, promote walkability.

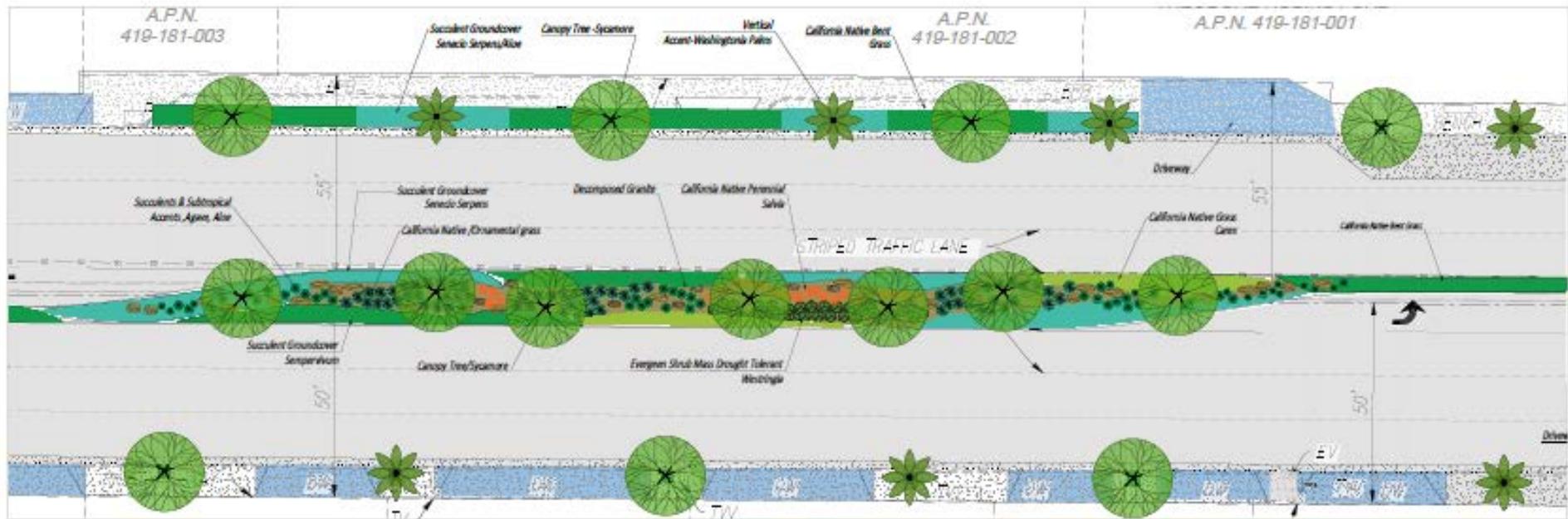


LANDSCAPE DESIGN GOALS

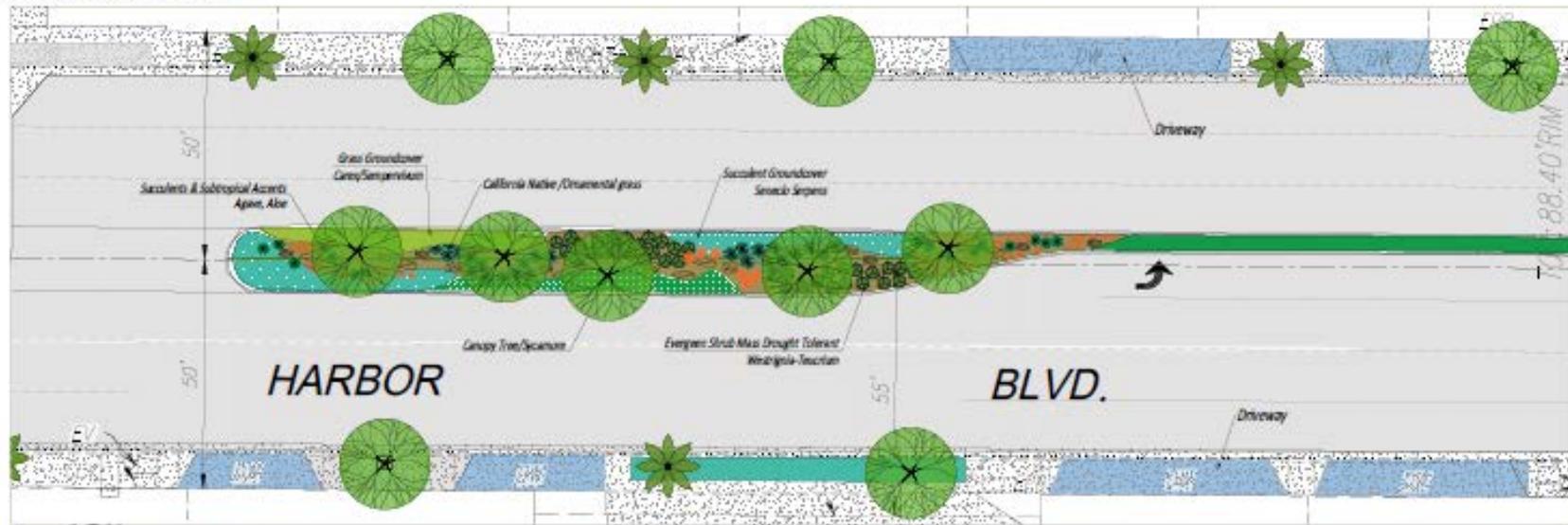
- ▶ Improvements that will Enhance Pedestrian Activity and Support Economic Growth. Maintain Clear Views for Merchant Visibility.
- ▶ Simple Approach to Streetscape Design, Making it Easier for City to Maintain High Quality Streets.
- ▶ Present an Attractive and “Green” Profile, Reducing the Visual Width of the Road; Promote Walkability.

LANDSCAPE DESIGN CONCEPT

- ▶ Add Sycamore Trees in the Medians – Provide Structure and Continuity.
- ▶ Palms or Vertical Accent Trees in Parkways
- ▶ Continue the Boulder Theme with Mediterranean Look Landscaping.
- ▶ Understory – Easy Maintenance. Drought Tolerant. Bold Patterns.
- ▶ Avoid Visual Clutter. Simple Landscape Theme. Blend with Existing Improvements



Typical Theme Planting - 10'-1'-0"



Typical Theme Planting - 10'-1'-0"



Birds Eye View - Median 2F



Bird's Eye View- Before



Key Map



Eye Level View- Before



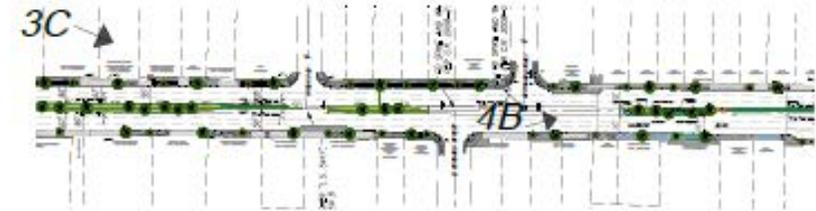
Eye Level View- After-Median 2F



Birds Eye View -Median 3C-Ford Road



Birds Eye View -Ford Road-Before



Key Map



Birds Eye View- Median 4B-Bernard Street



Eye Level View- Before-Bernard Street

PLANT PALETTE- HARBOR BLVD.

Proposed Planting List

Trees:

Suggested Alt. & Proposed:

Platanus acerifolia 'Columbia' /Mexico' /Sycamore
Resistant to Mildew and Anthracnose
Brahea edulis/ Guadalupe Palm
Phoenix dactylifera/Desert Date Palm

Existing plants to match or sub
from North Harbor:
Platanus acerifolia 'Bloodgood'

Washingtonia robusta/Mexican Fan Palm

Shrubs:

Agave Desmetiana green
Muhlenbergia rigens-California Native
Helictotrichon sempervirens 'Sapphire' /
Blue Oat Grass
Westringia Blue Gem/Mass planting
Salvia dionysii compacta
Pittosporum tobira 'Crème de Mint'
Zauschneria californica/California Fuchsia
Chondropetalum SP. /Cape Rush

Agave Desmetiana Variegata
Muhlenbergia capillaries 'Regal Mist'-SE USA
Same

Salvia Leucantha
Pittosporum tobira wheelers dwarf

Same

Groundcover

Aloe /Little red riding hood
Westringia fruticosa mundi
Teucrium/Germander
Senecio serpens/Blue Chalkidic
Salvia chamaedryoides/Germander Sage
Sempervivum /Sedum SP.
Aloe 'Rookkapie'
Agrostis pallens/Native Bent Grass
or similar

Same

Same

Same



Existing Angular Boulders Jala-



Proposed Angular and round Boulders
Gold tones

Planting Theme

- Introduce California Natives
- Simplify Plant Palette
- Reduce Desert effect
- Consider Maintenance and plant management



California Native Perennials



Fan & Date Palms



Accent-Aloe and Agave



Groundcover



Evergreen Shrubs



Sycamore 'Columbia'



Sycamore 'Bloodgood'



Ornamental Grasses

