



***DEL MONTE BLVD MEDIANS
& DOWNTOWN MARINA STREETSCAPE***

City Council Meeting
October 15, 2024



***DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE***



A beautiful and safe place
for residents and visitors of Marina
to linger,
to feel at home,
to connect with diverse people (both familiar and new),
to support local businesses,
to walk and move with wellness,
to delight in art, culture, and play.



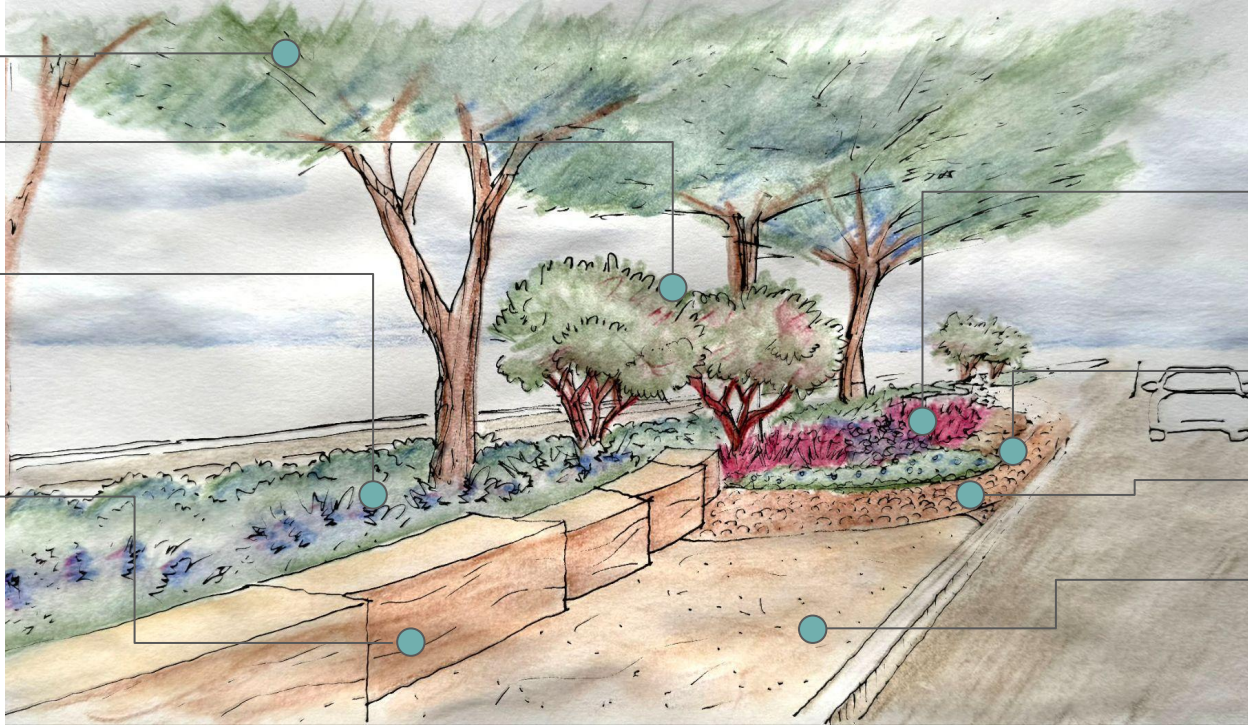
MEDIAN DESIGN - DOWNHILL VIEW

Large Trees

Accent Trees

Breakers
(Medium
Shrubs and
Color)

Pre-cast
Concrete
Feature Wall
With Lighting



Wind Waves
(Color and
Grasses)

Swash
(Groundcovers)

Beachcomber
Cobbles

Stamped
Concrete

Conceptual, artistic representation, not for construction



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

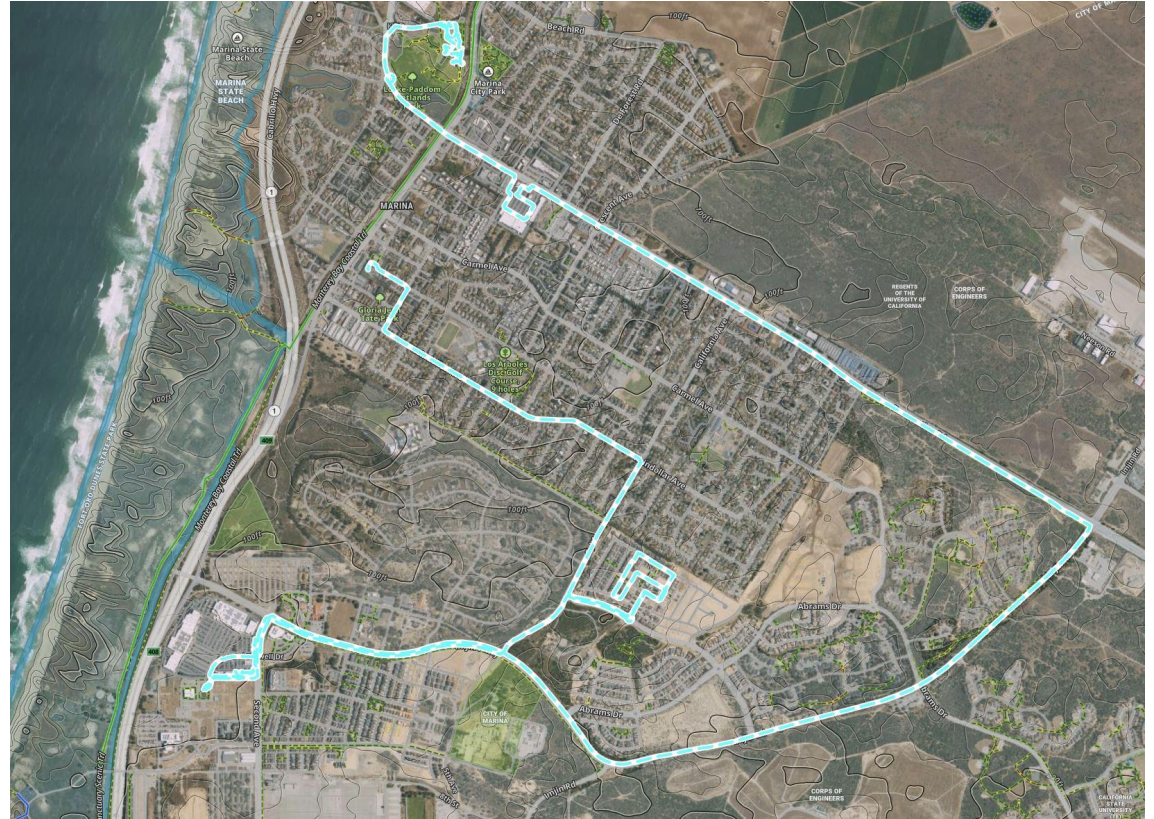
PLANT SUB COMMITTEE MEETING SUMMARY

Site Walk:

Marina Library, Locke-Paddon Park, and the Dunes Shopping Center.

Via Car:

Main shopping center at Seacrest Dr. and Reservation Rd. and recent installations within the Sea Haven development.



**DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE**

Ornamental Plants

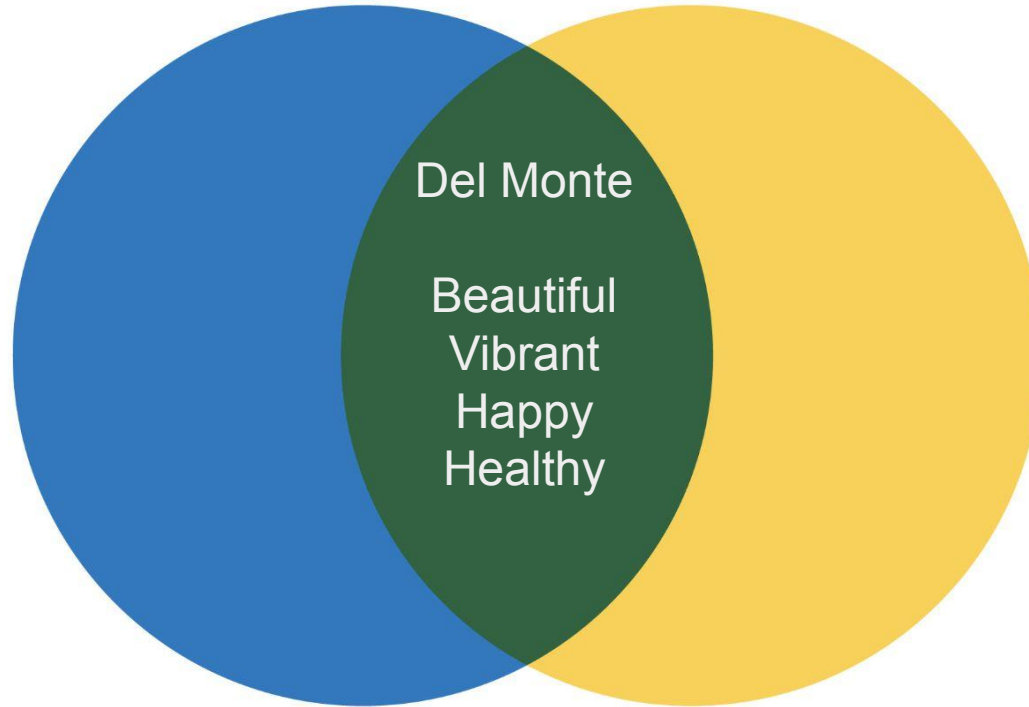
Dependable performance
Year-round appearance
Easy to maintain

Native Plants

Supports pollinators
Seasonal displays
A healthy planet for all



THE HAPPY MEDIAN



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETScape

PLANTING DESIGN GOALS

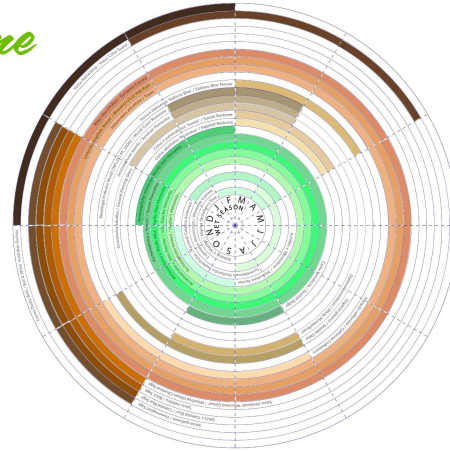
- ✓ Drought-tolerant/water-wise
- ✓ Weed-suppressing plants
- ✓ Proven winners in Marina
- ✓ **Look good year-round**
(vibrant, beautiful, attractive)
- ★ Multi-functional
(pollinator-friendly/biodiversity)
- ★ Locally sourced and/or readily available
- ★ Low maintenance
- ★ Low nutrient need plants (minimize/eliminate
fertilizer)



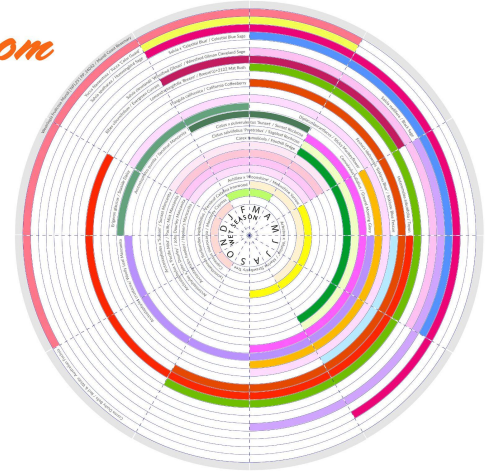
PLANT ANALYSIS

- Year-round color/beauty
- Year-round food/shelter for pollinators/fauna
- Pruning/maintenance schedule
- Size, space, and sightline constraints

Prune



Bloom



**DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE**

[illegible]

PLANT LIST - sun

SWASH (Groundcovers)

Arctostaphylos hookeri 'Monterey Carpet' /
Hooker's Manzanita*

Arctostaphylos x '*Pacific Mist*' /
Pacific Mist Manzanita*

Arctostaphylos pumila /
Sand Mat Manzanita**

Convolvulus sabatius '*Compacta*' /
Ground Morning Glory (North Africa)

Erigeron glaucus / Seaside Daisy**

Westringia 'Mundi' /
Low Coast Rosemary (Australia)

WIND WAVES (Medium Shrubs, Accent Plants)

Arctostaphylos hookerii /
Hooker's Manzanita**

Arctostaphylos tomentosa /
Woolly Manzanita**

Arctostaphylos '*Sunset*' / Sunset
Manzanita*

Lomandra longifolia / Mat Rush (Australia)

Yucca 'Color Guard' /
Color Guard Yucca (SE United States)

BREAKING WAVES (Large Shrubs, Accent Plants)

Correa 'Ivory Bells' / White Australian Fuchsia
(Australia)

Frangula californica / California Coffeeberry**

Salvia mellifera / Black Sage**

Salvia clevelandii 'Winnifred Gilman' / Winnifred
Gilman Sage*

Salvia 'Celestial Blue' / Celestial Blue Sage*

* California Native/Cultivar of CA Native

** Marina Native
(Country of Origin)



PLANTING DESIGN - SHADE



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DOWNTOWN MARINA STREETSCAPE

PLANT LIST - shade

EVERGREEN TREE

Hesperocyparis macrocarpa / Monterey Cypress*

MULTI-STEM TREE

Arbutus 'Marina' / Strawberry Tree (Southern Europe)

Heteromeles arbutifolia / Toyon**

SWASH (Groundcovers)

Arctostaphylos hookeri 'Monterey Carpet' / Hooker's Manzanita*

Arctostaphylos x 'Pacific Mist' / Pacific Mist Manzanita*

Arctostaphylos pumila / Sand Mat Manzanita**

Correa 'Dusky Bells' / Red Australian Fuchsia (Australia)

WIND WAVES

(Medium Shrubs, Accent Plants)

Arctostaphylos hookerii / Hooker's Manzanita**

Arctostaphylos tomentosa / Woolly Manzanita**

Arctostaphylos 'Sunset' / Sunset Manzanita*

Carex tumulicola / Foothill Sedge*

Diplacus aurantiacus / Sticky Monkeyflower**

Salvia spathacea / Hummingbird Sage*

BREAKING WAVES

(Large Shrubs, Accent Plants)

Correa 'Ivory Bells' / White Australian Fuchsia (Australia)

Frangula californica / California Coffeeberry**

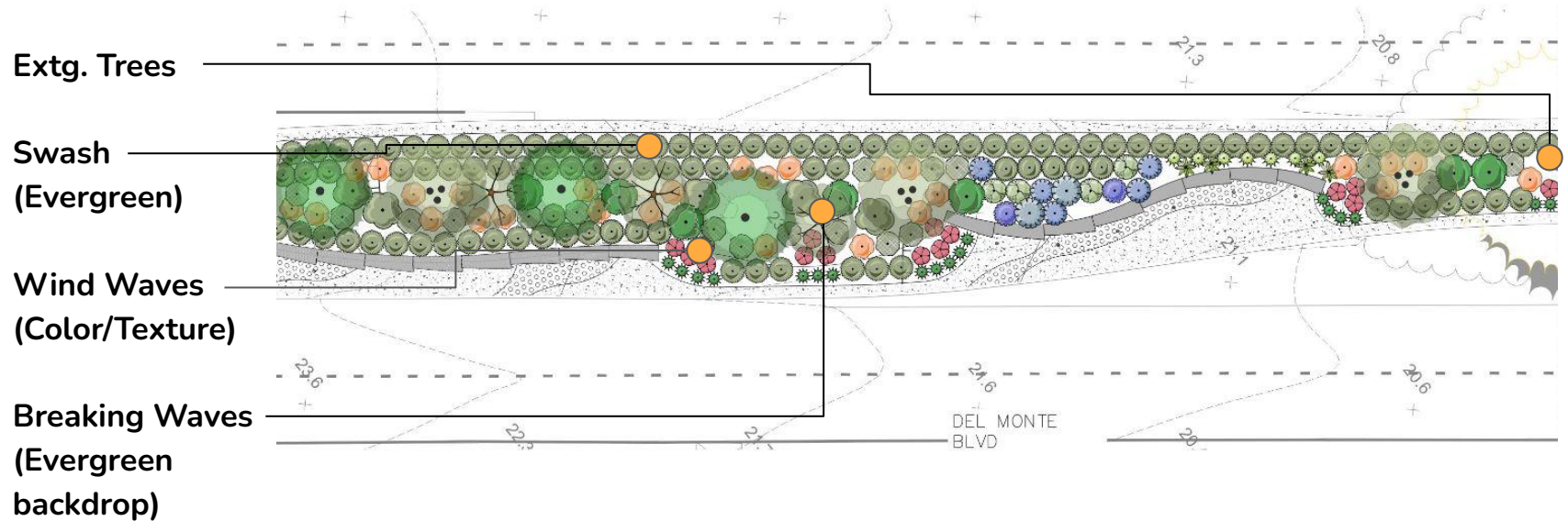
Ribes viburnifolium / Evergreen Currant*

* California Native/Cultivar of CA Native

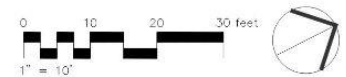
** Marina Native
(Country of Origin)



DETAILED DESIGN

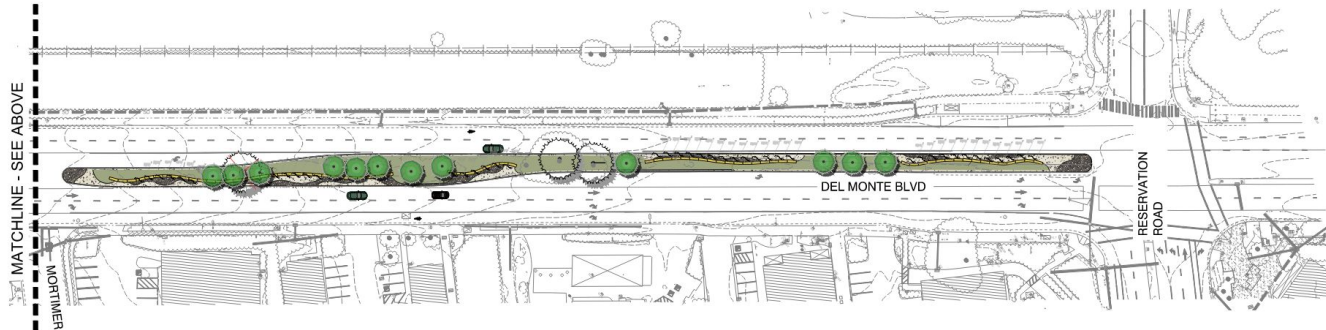
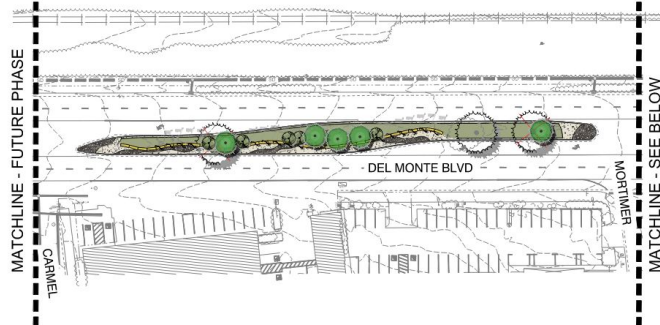


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**DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE**

PHASE ONE MEDIANS - Carmel to Reservation



DEL MONTE BLVD MEDIANS DOWNTOWN MARINA STREETSCAPE

NEXT STEPS



PHASE ONE: DEL MONTE MEDIAN AND DEL MONTE/RESERVATION INTERSECTION

- December 2024 ● Final Design Documents and Permitting (Phase 1)
- January 2025 ● Call for bids
- Spring 2025 ● Start Construction

PHASE TWO: DEL MONTE BLVD. ROADWAY IMPROVEMENTS

- 2024-2025 ● Coordinate with grant/funding opportunities



CONTACT PROJECT TEAM:

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Kimley»Horn



City of Marina

Layne Long, City Manager

City Project Manager

Elvie Camacho, Wallace Group

Landscape Architecture

Bianca Koenig, BEK Collective

Matt Wilkins, Wallace Group

Traffic Engineering

Frederik Venter, Kimley Horn

Derek Wu, Kimley Horn

Arborist

Patric Krabacher, DD&A, Inc.



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DOWNTOWN MARINA STREETSCAPE**

Questions?



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DOWNTOWN MARINA STREETScape

TREE PALETTE



Existing Trees

Large Trees



Accent Trees and Large Shrubs



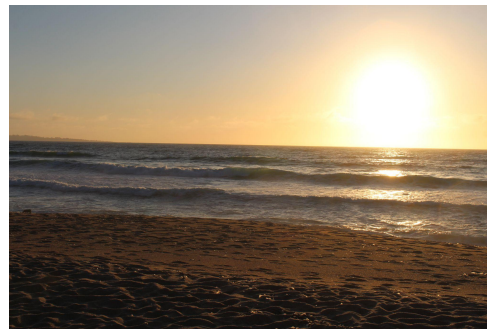
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EXISTING

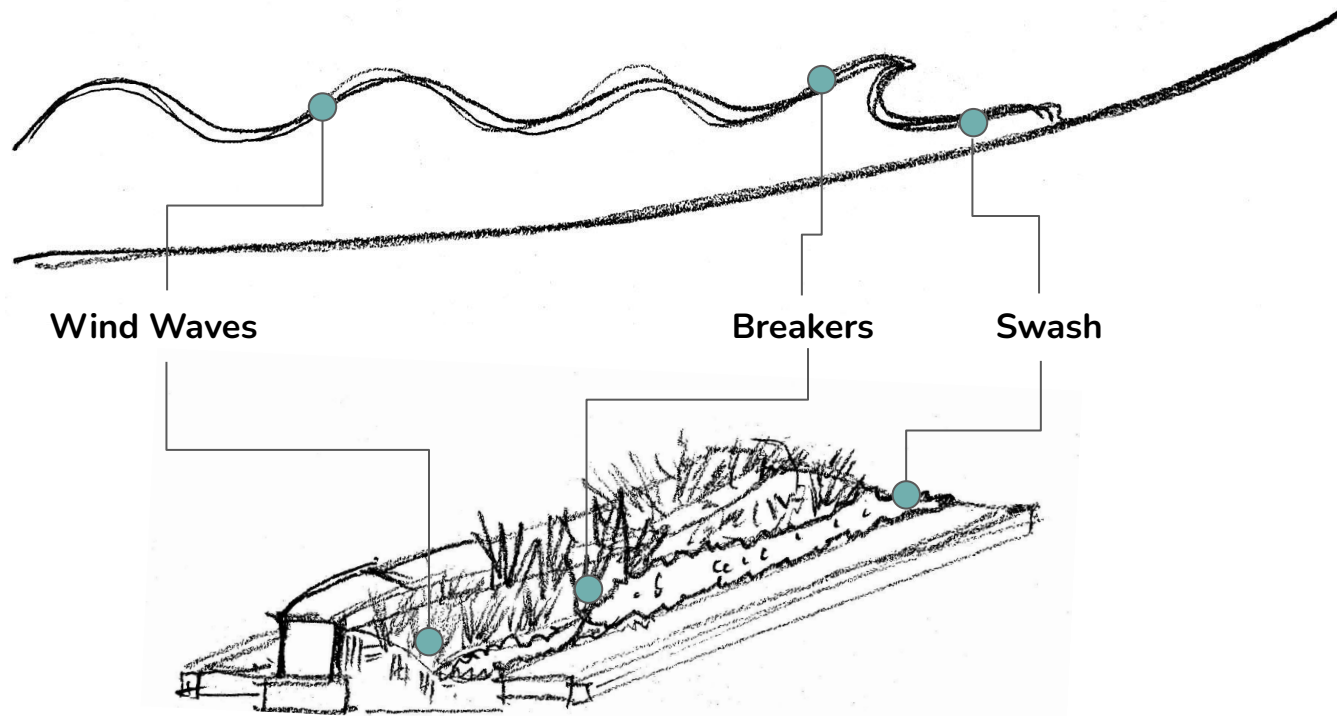


DEL MONTE BLVD MEDIANS **DOWNTOWN MARINA STREETSCAPE**



DEL MONTE BLVD MEDIANS DOWNTOWN MARINA STREETSCAPE

DESIGN CONCEPT



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DOWNTOWN MARINA STREETSCAPE

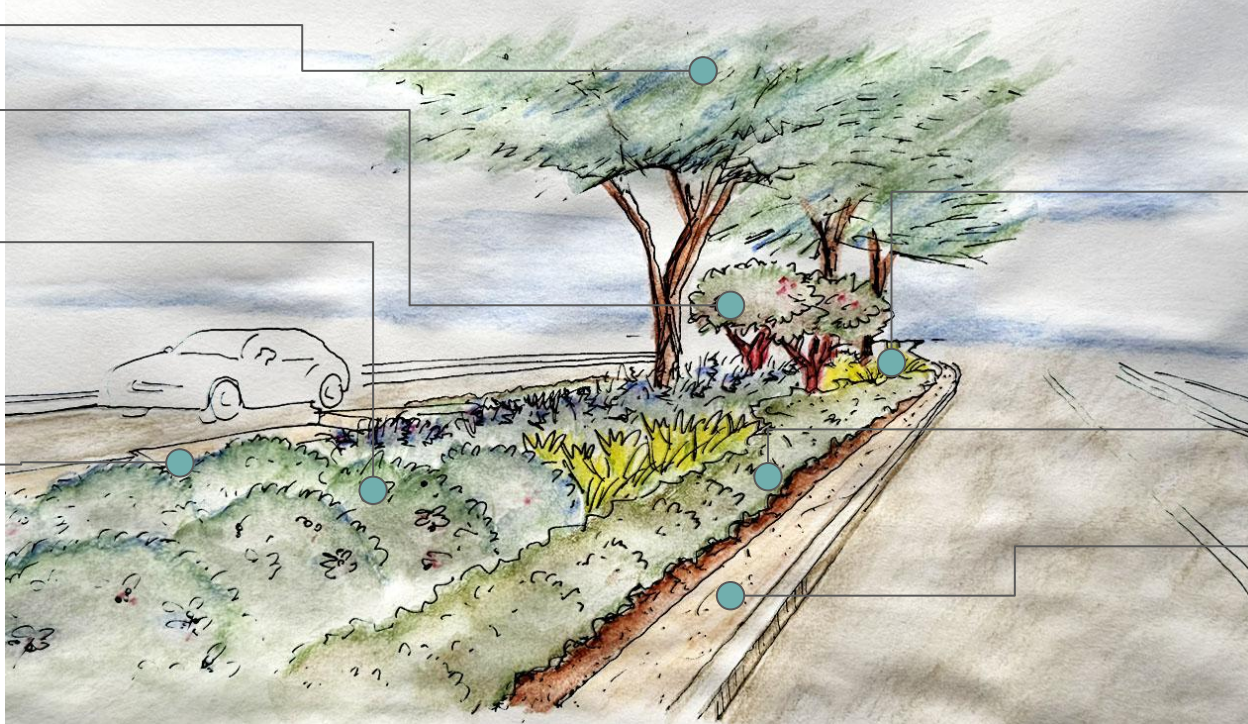
MEDIAN DESIGN - UPHILL VIEW

Large Trees

Accent Trees

Breakers
(Medium
Shrubs and
Color)

Pre-cast
Concrete
Feature Wall



Wind Waves
(Color and
Grasses)

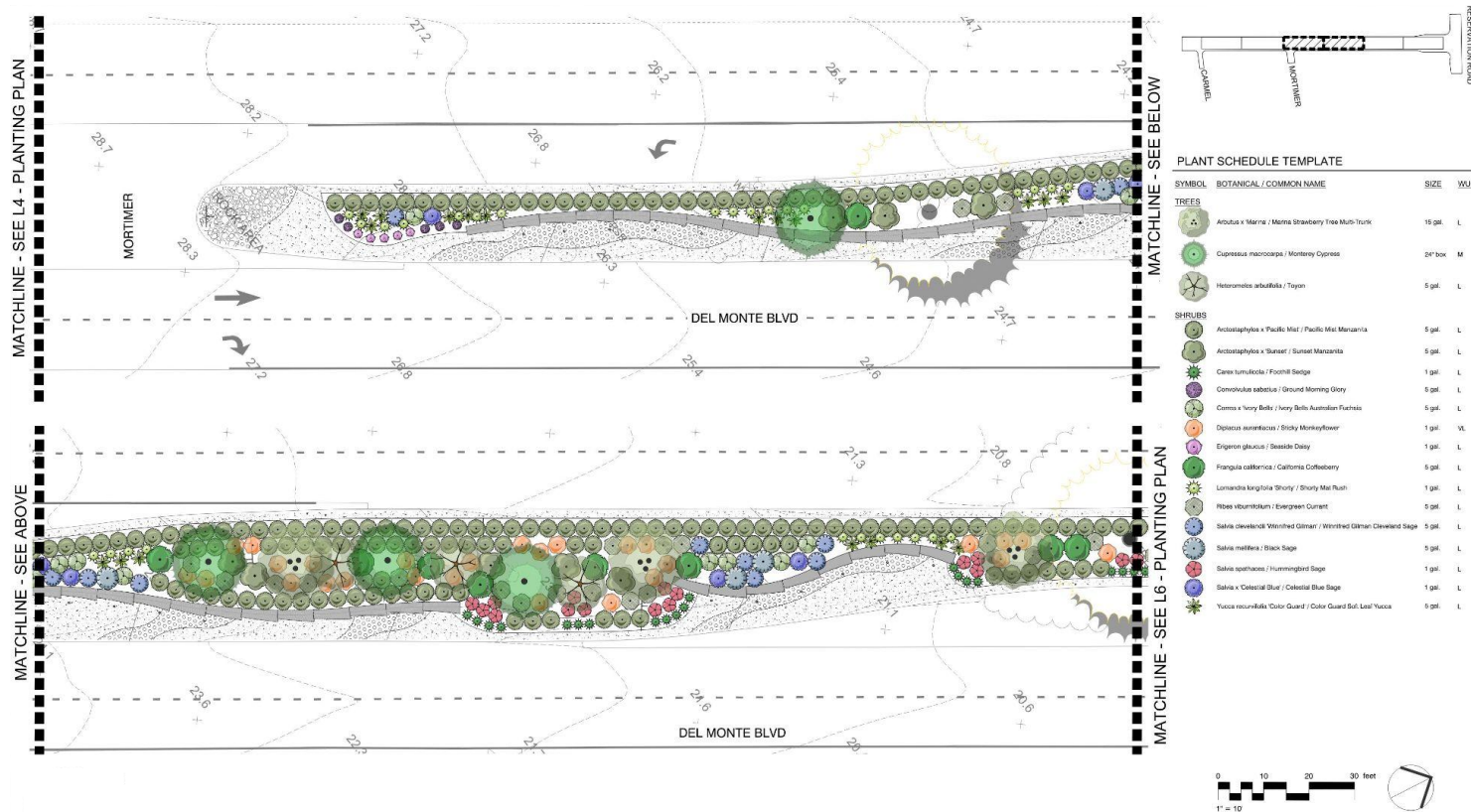
Swash
(Groundcovers)

Stamped
Concrete
Maintenance
Path

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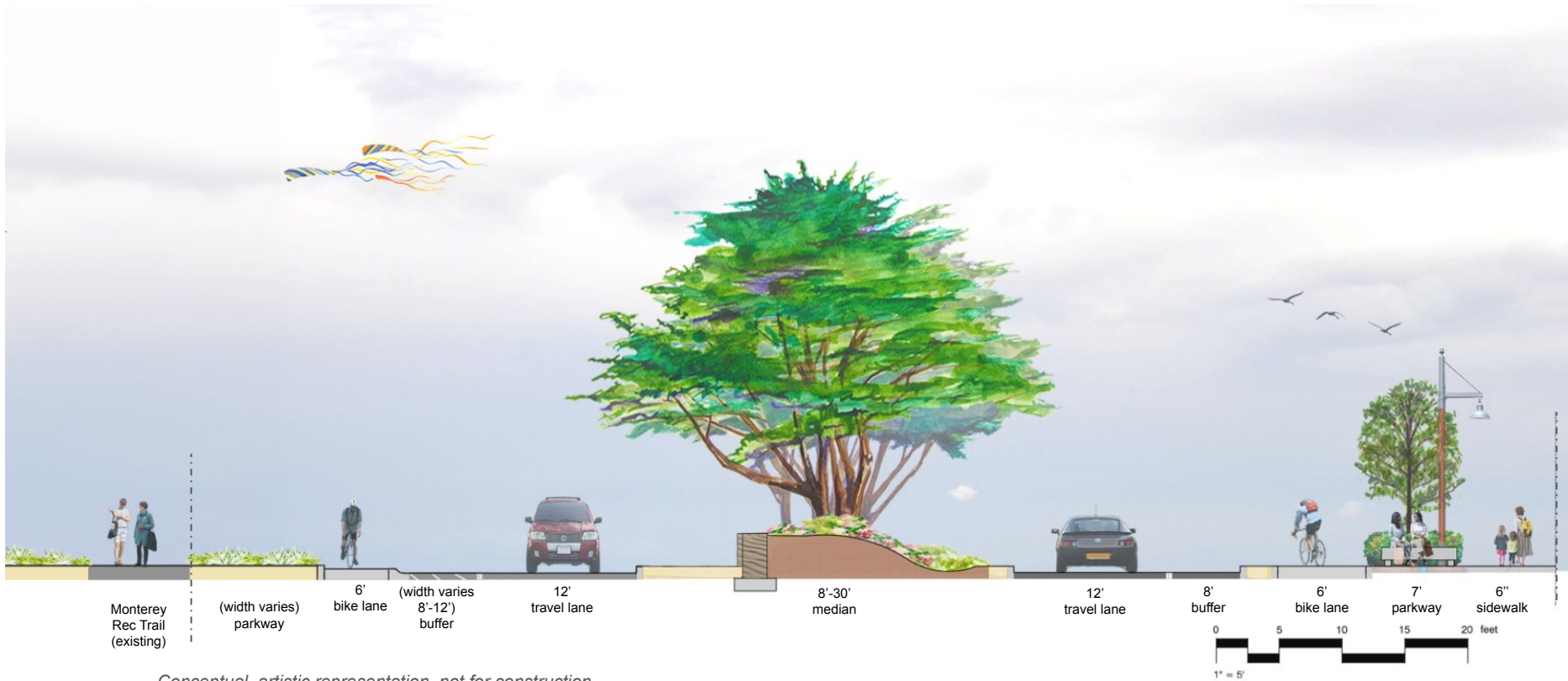
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DOWNTOWN MARINA STREETSCAPE



BOTANICAL / COMMON NAME		WINTER		SPRING			SUMMER			FALL			WINTER
		J	F	M	A	M	J	J	A	S	O	N	D
	<i>Arbutus x 'Marina' /</i> Marina Strawberry Tree Multi-Trunk	BLOOM											
	PRUNE												
	<i>Cupressus macrocarpa /</i> Monterey Cypress	BLOOM											
	PRUNE												
	<i>Heteromeles arbutifolia /</i> Toyon	BLOOM											
	PRUNE												
	<i>Arctostaphylos hookeri /</i> Hooker's Manzanita	BLOOM											
	PRUNE												
	<i>Arctostaphylos x 'Pacific Mist' /</i> Pacific Mist Manzanita	BLOOM											
	PRUNE												
	<i>Arctostaphylos x 'Sunset' /</i> Sunset Manzanita	BLOOM											
	PRUNE												
	<i>Carex tumulicola /</i> Foothill Sedge	BLOOM											
	PRUNE												
	<i>Convolvulus sabatius /</i> Ground Morning Glory	BLOOM											
	PRUNE												
	<i>Correa x 'Ivory Bells' /</i> White Australian Fuchsia	BLOOM											
	PRUNE												
	<i>Diplacus aurantiacus /</i> Sticky Monkeyflower	BLOOM											
	PRUNE												
	<i>Erigeron glaucus /</i> Seaside Daisy	BLOOM											
	PRUNE												
	<i>Frangula californica /</i> California Coffeeberry	BLOOM											
	PRUNE												
	<i>Lomandra longifolia /</i> Mat Rush	BLOOM											
	PRUNE												
	<i>Ribes viburnifolium /</i> Evergreen Currant	BLOOM											
	PRUNE												
	<i>Salvia clelandii 'Winnifred Gilman' /</i> Winnifred Gilman Cleveland Sage	BLOOM											
	PRUNE												
	<i>Salvia mellifera /</i> Black Sage	BLOOM											
	PRUNE												
	<i>Salvia spathacea /</i> Hummingbird Sage	BLOOM											
	PRUNE												
	<i>Salvia x 'Celestial Blue' /</i> Celestial Blue Sage	BLOOM											
	PRUNE												
	<i>Yucca 'Color Guard' /</i> Color Guard Yucca	BLOOM											
	PRUNE												



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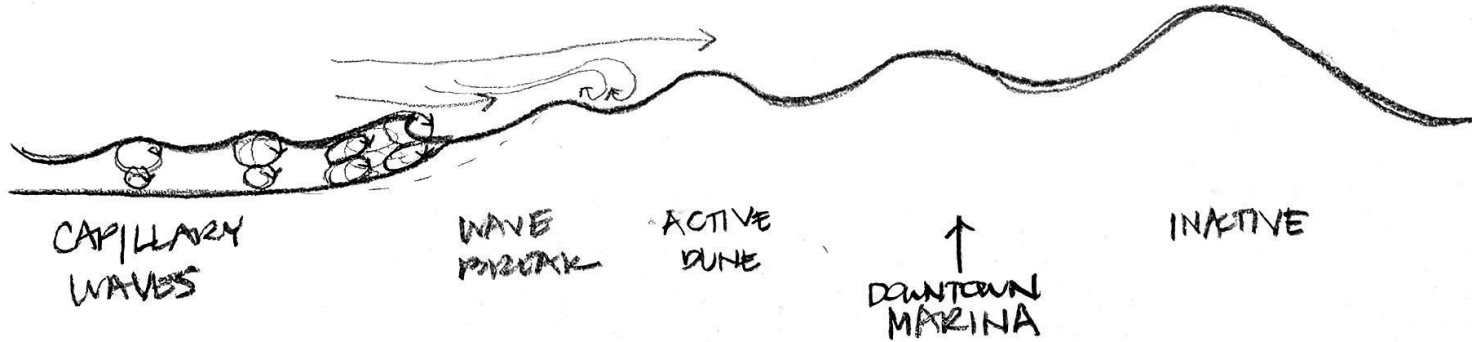
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DESIGN CONCEPT

Wind shapes Waves.
Waves shape Stone.
Water shapes Light.

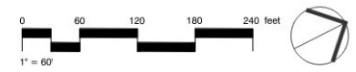
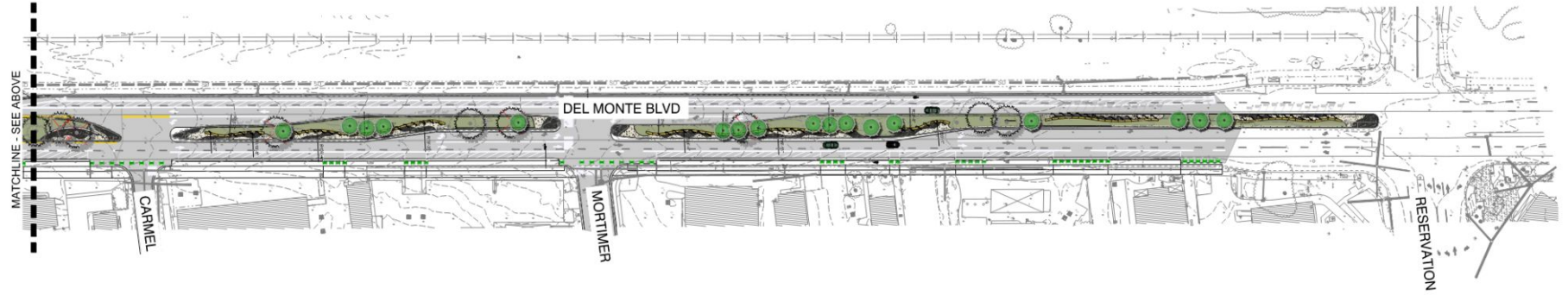
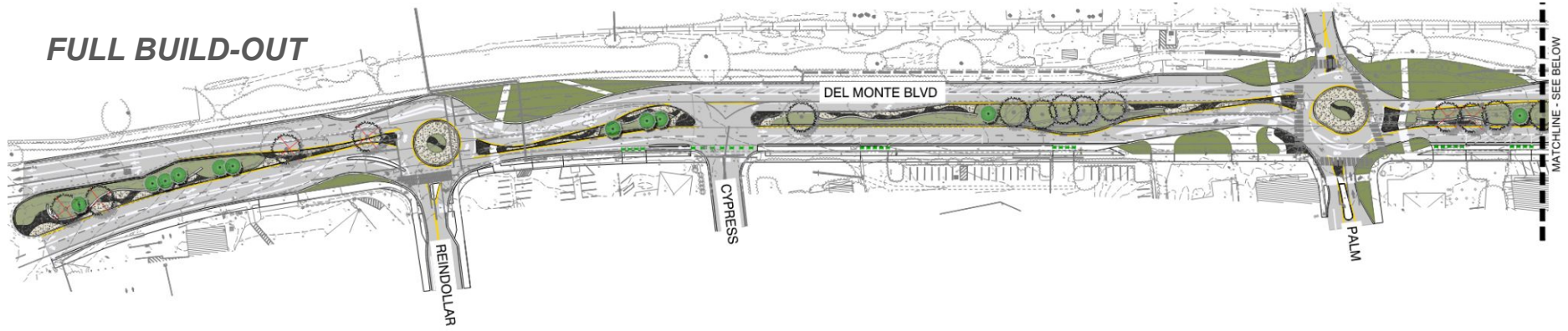
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Coastal habitats and
the land that makes
Marina unique.



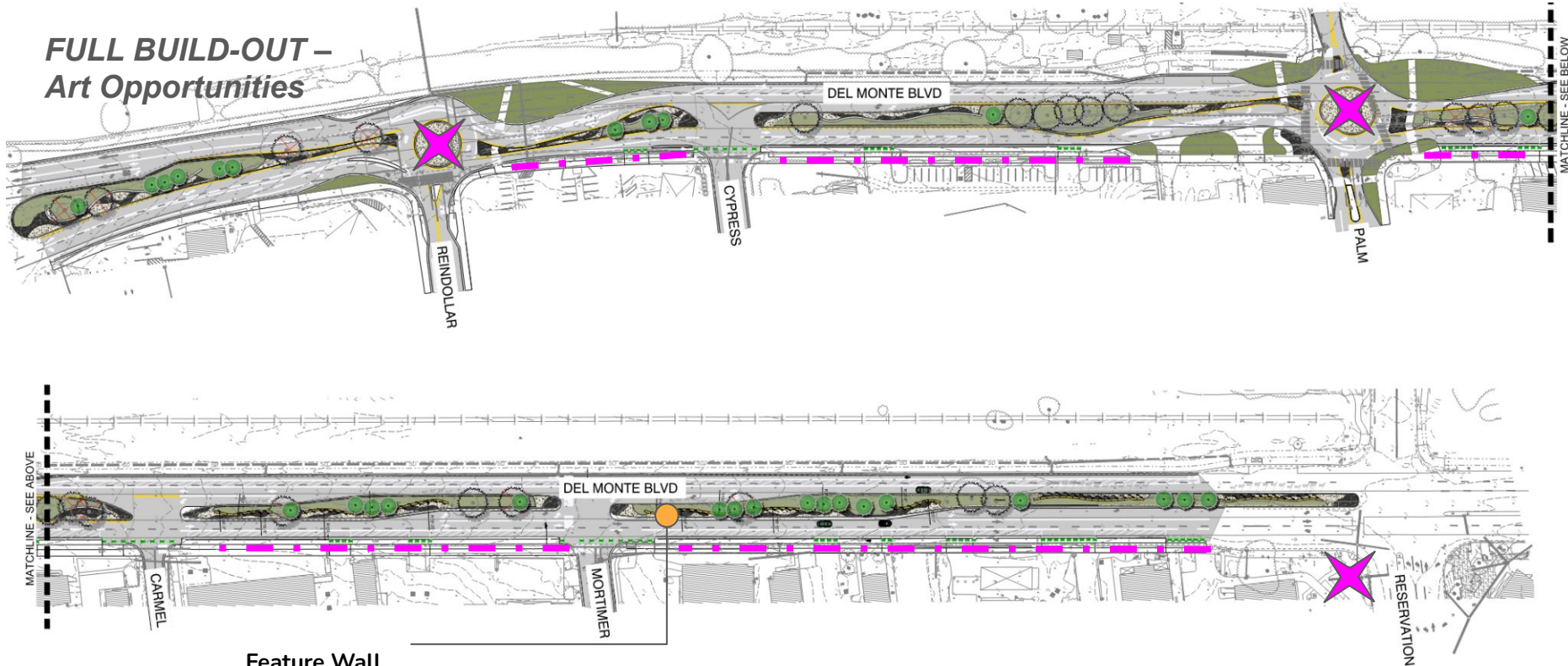
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FULL BUILD-OUT



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FULL BUILD-OUT – Art Opportunities



Feature Wall
With Lighting



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CASE STUDY: LA JOLLA, SAN DIEGO, CA



Road Diet and Roundabouts
in Bird Rock Business District

1



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CASE STUDY: LA JOLLA, SAN DIEGO, CA

2007 – 5 Lane Roadway & Stop Control



2018 – 2 Lane Road Diet & Roundabouts



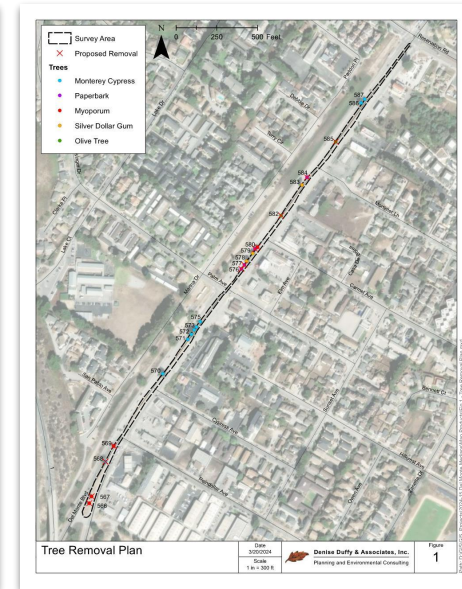
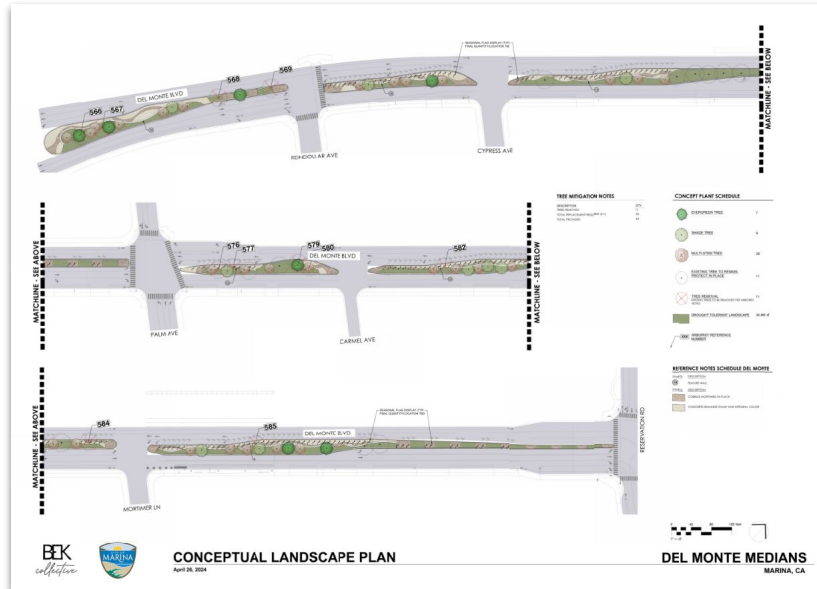
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TREE COMMITTEE REVIEW

Trees for Removal*: 11

Tree Replacement
Required (2:1): 22

*Tree removal due to
poor/declining tree
health and potential for
disease.



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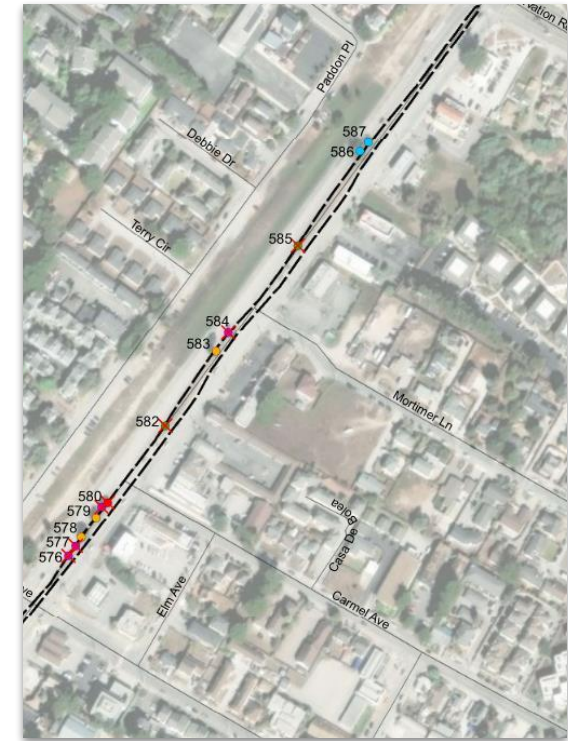
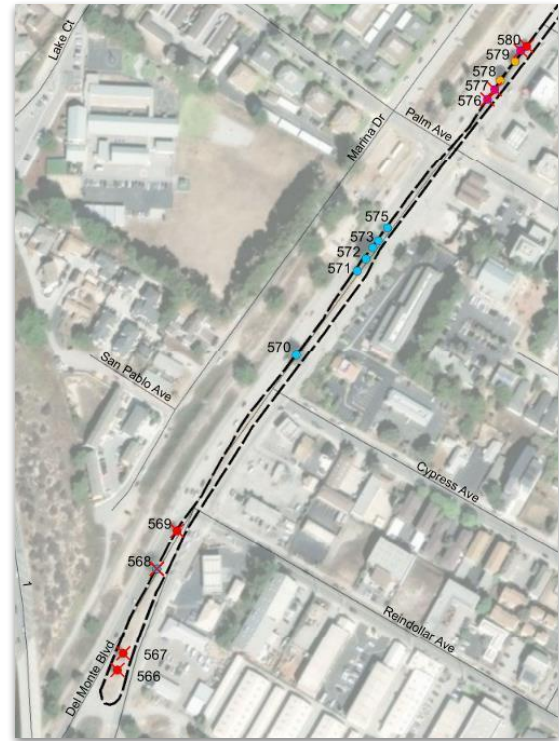
TREE COMMITTEE REVIEW

- Survey Area

✗

Proposed Removal
- Trees
- | | |
|---------------------|---|
| ● Monterey Cypress | 1 |
| ● Paperbark | 4 |
| ● Myoporum | 4 |
| ● Silver Dollar Gum | 0 |
| ● Olive Tree | 2 |

Total Trees for removal: 11



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TREES TO REMAIN



Tree #583



Tree #570



Tree #571



Tree #574



Tree #575



Tree #586



Tree #587



Tree #572



Tree #573



Tree #578



Tree #579



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TREES FOR REMOVAL

Trees	
● Monterey Cypress	1
● Paperbark	4
● Myoporum	4
● Silver Dollar Gum	0
● Olive Tree	2



Tree #566



Tree #567



Tree #568



Tree #569



Tree #576



Tree #577



Tree #580



Tree #581



Tree #582



Tree #584



Tree #585



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