



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

City Council Meeting
September 4, 2024



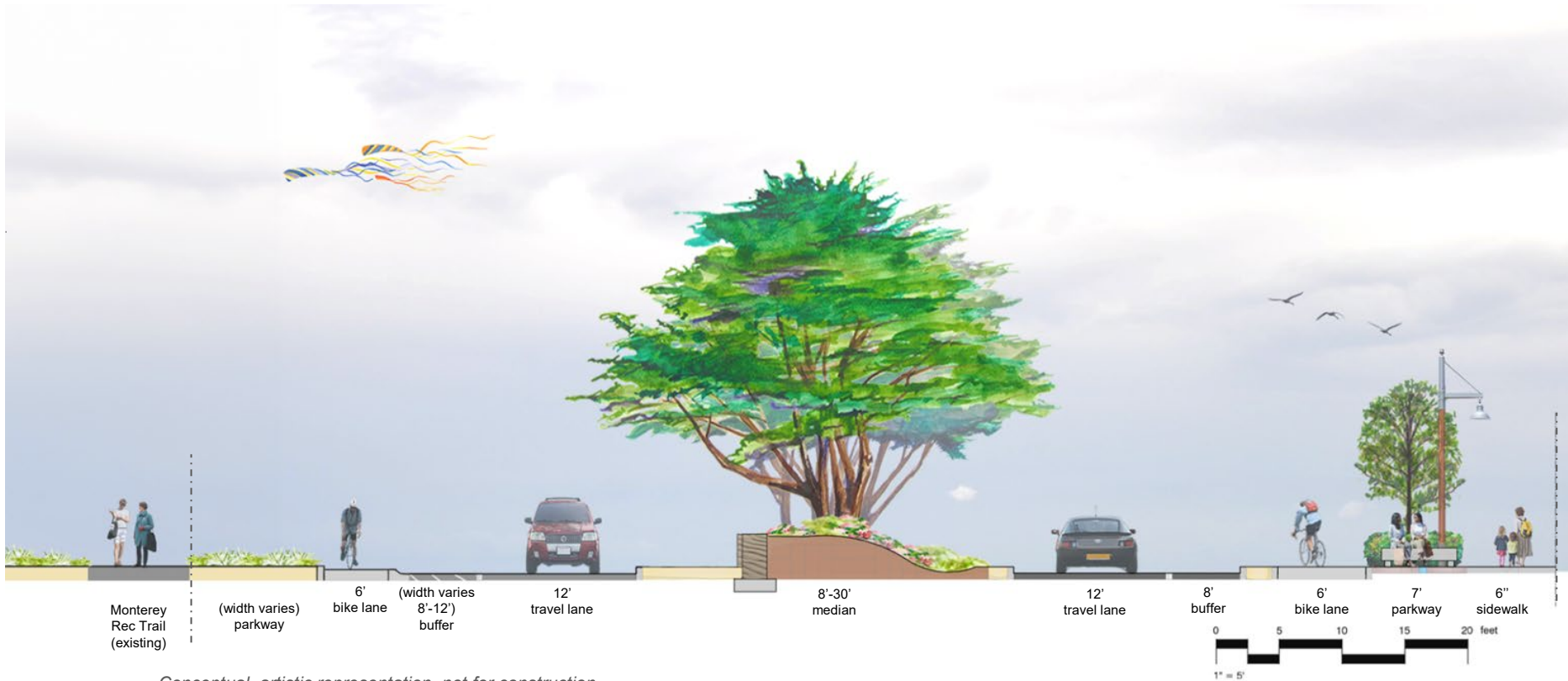
DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE



EXISTING



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE



Conceptual, artistic representation, not for construction



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.

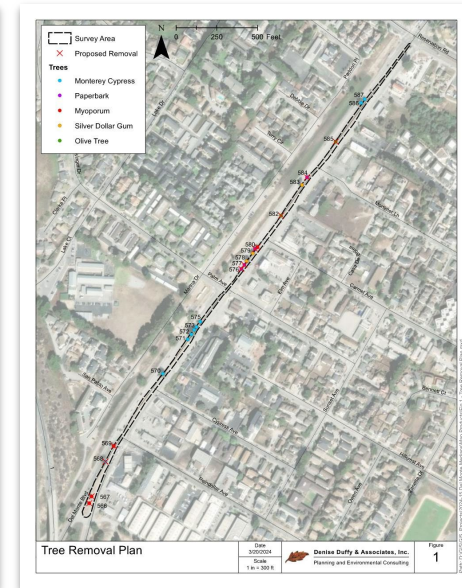


TREE COMMITTEE REVIEW

Trees for Removal*: 11

Tree Replacement
Required (2:1): 22

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



**DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE**

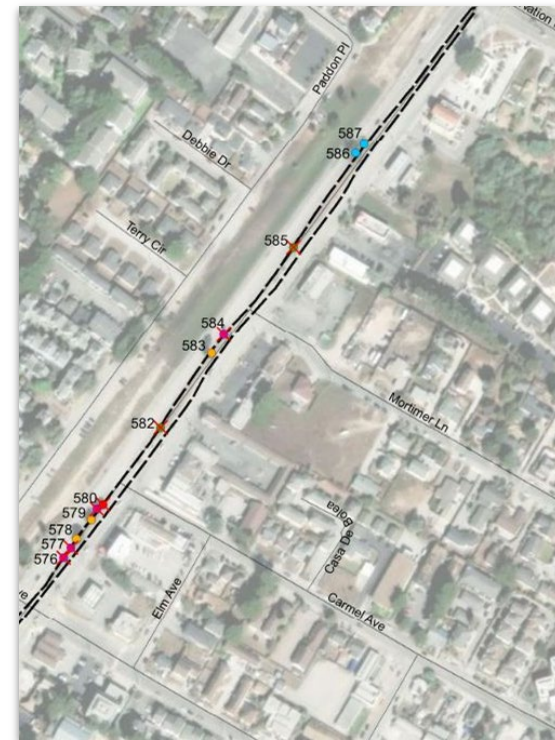
TREE COMMITTEE REVIEW

-  Survey Area
-  Proposed Removal

Trees

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

Total Trees for removal: 11

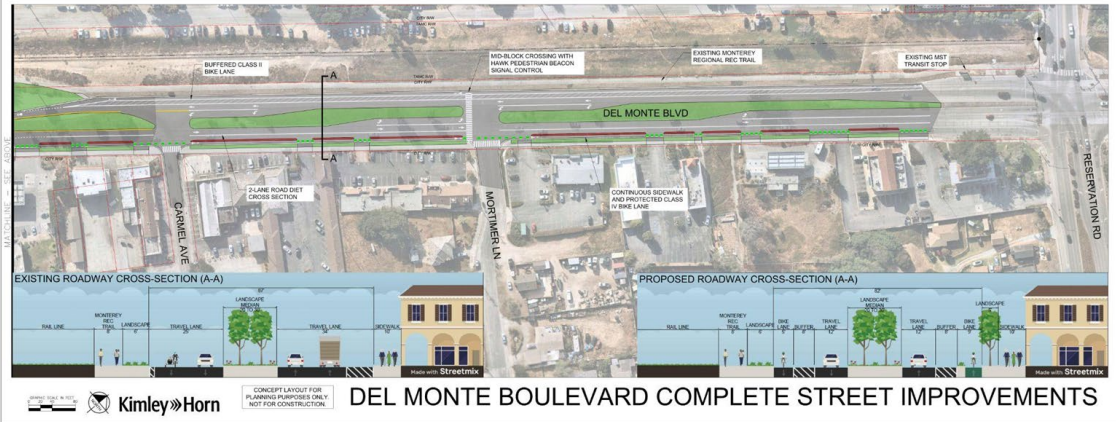
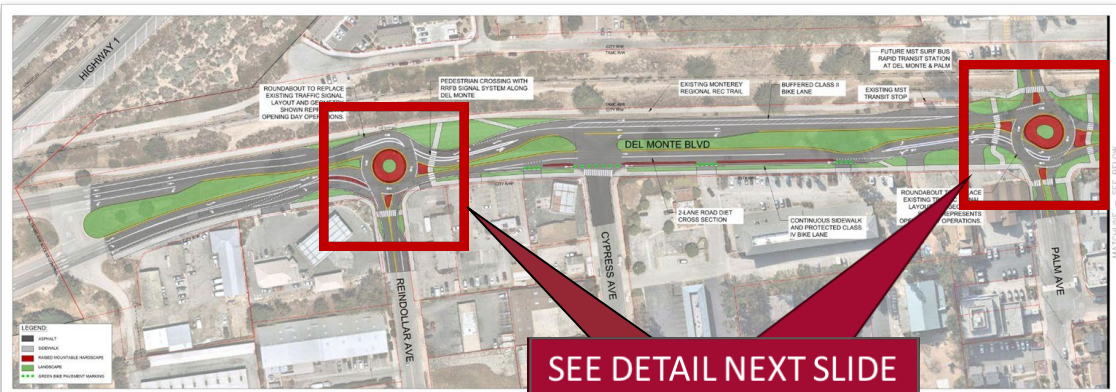


**DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE**

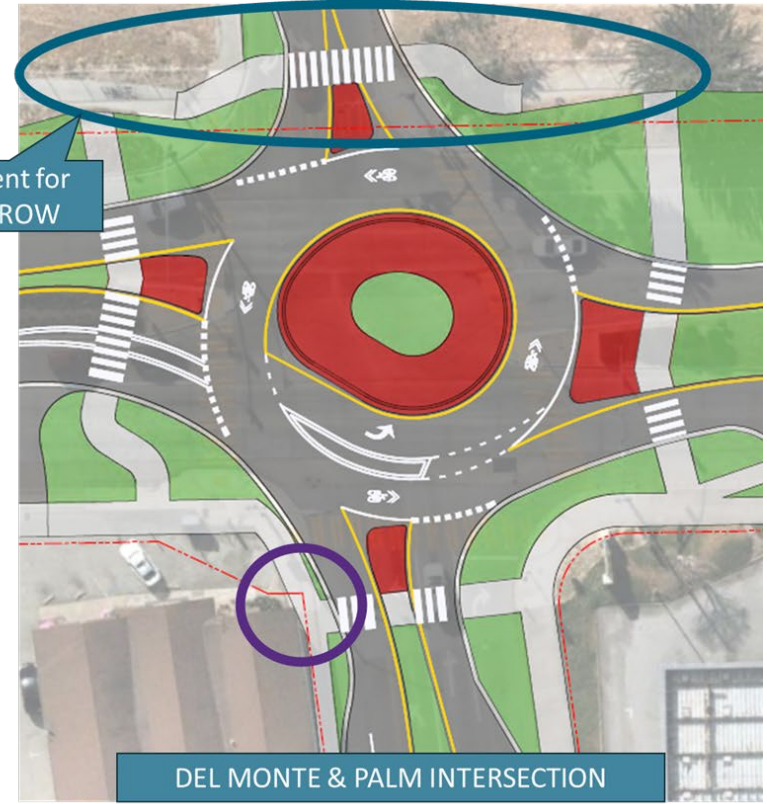
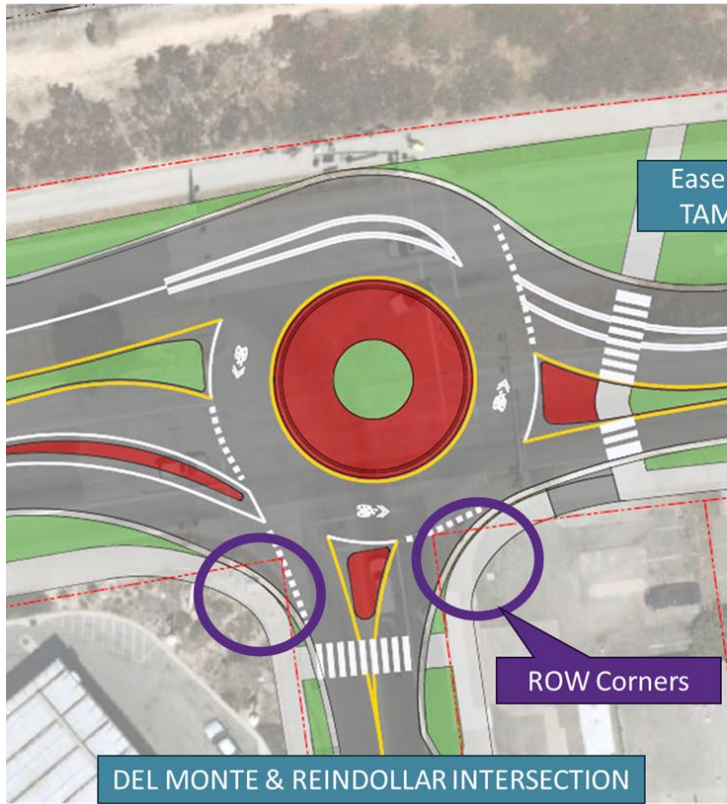
TRAFFIC SAFETY

Updates:

- ATP Grant Submitted
- Property/ROW limits
- Final Curve Design



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

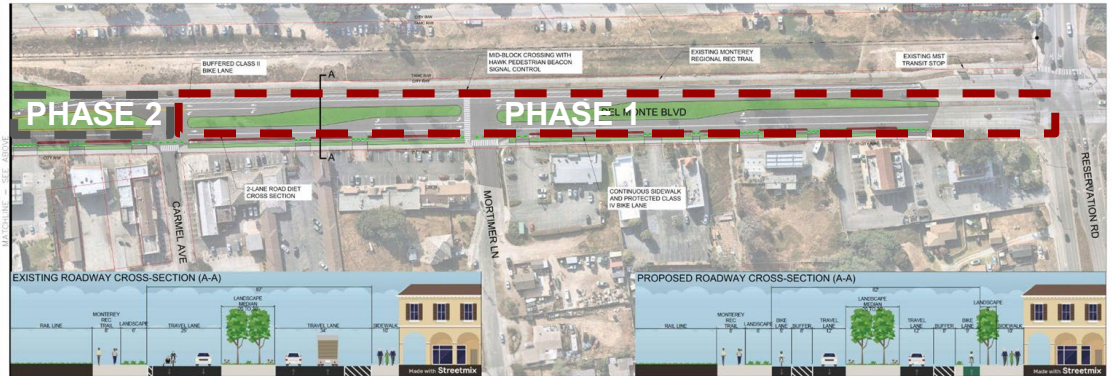


DEL MONTE BLVD MEDIANS DOWNTOWN MARINA STREETSCAPE

PROJECT PHASING

PHASE 1

Landscape Median from
Carmel to Reservation



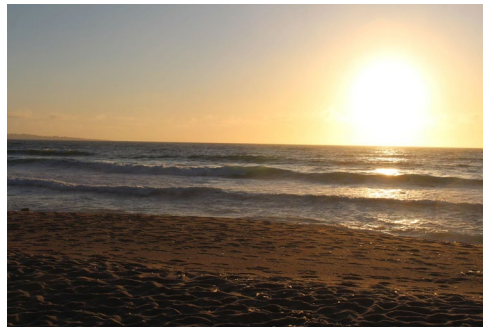
DEL MONTE BOULEVARD COMPLETE STREET IMPROVEMENTS



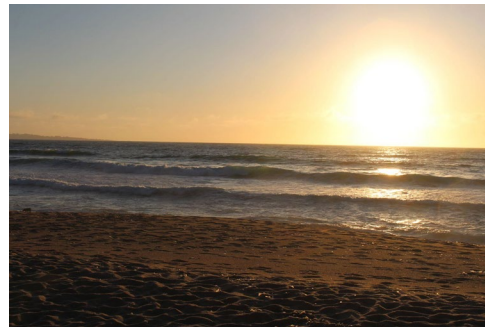
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DOWNTOWN MARINA STREETSCAPE



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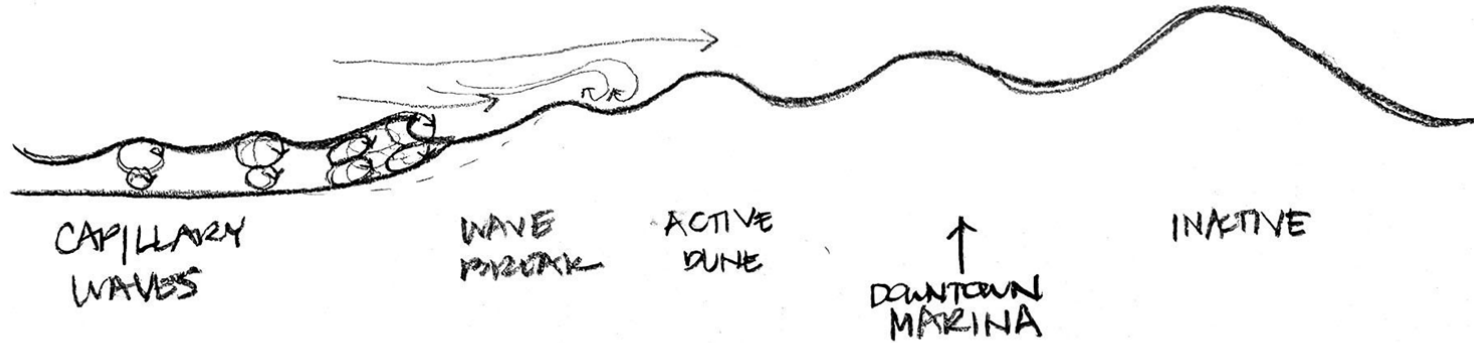
DEL MONTE BLVD MEDIANS DOWNTOWN MARINA STREETSCAPE

DESIGN CONCEPT

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

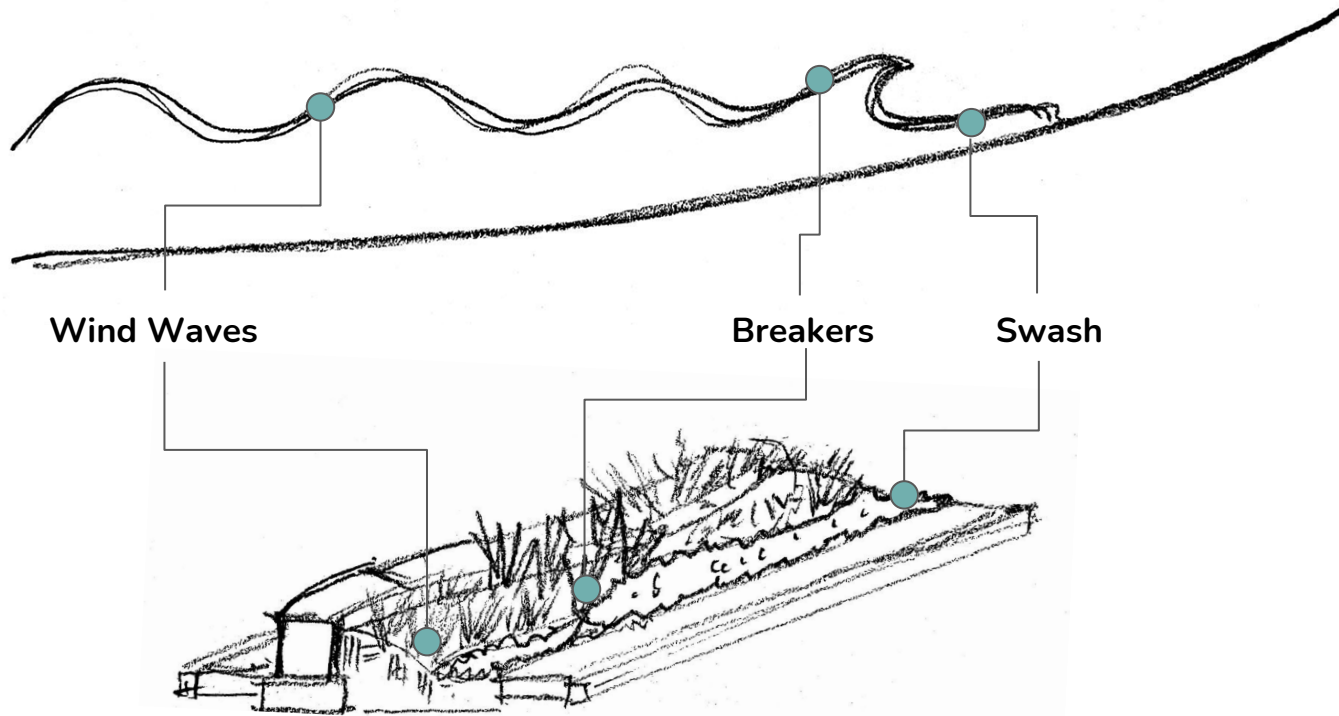
=

Coastal habitats and
the land that makes
Marina unique.



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

DESIGN CONCEPT



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

MEDIAN DESIGN - DOWNHILL VIEW

Large Trees

Accent Trees

Breakers
(Medium
Shrubs and
Color)

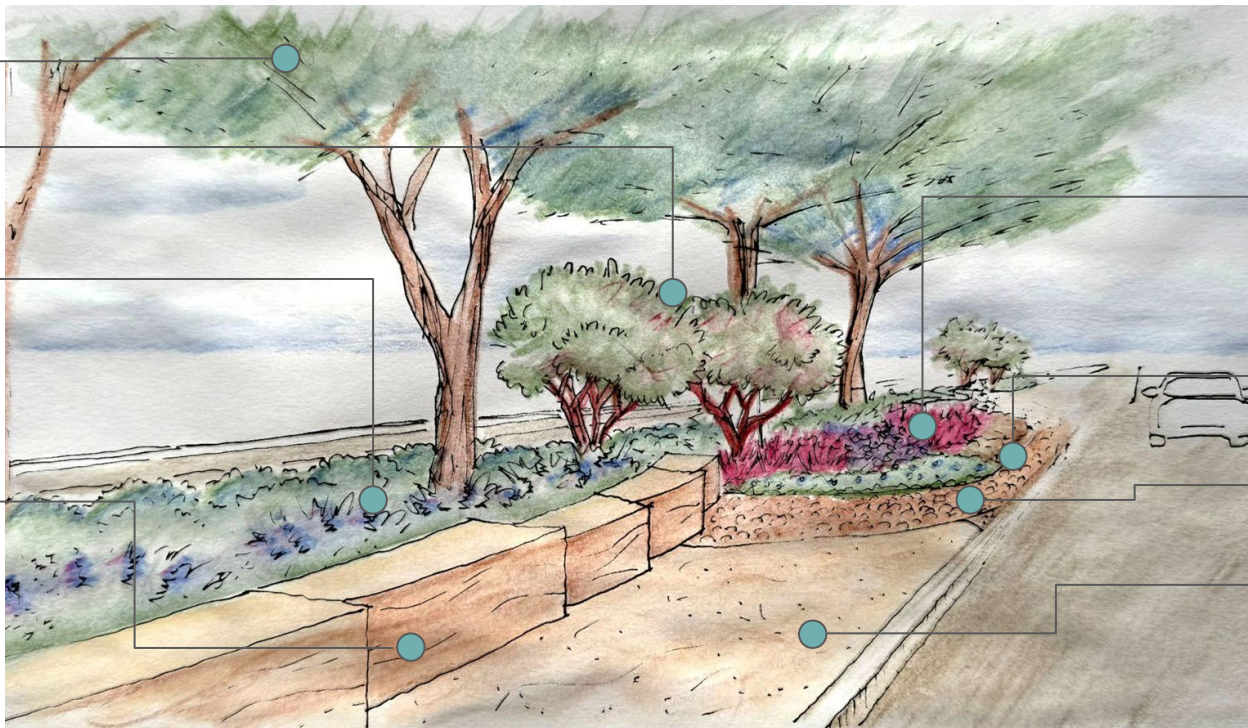
Pre-cast
Concrete
Feature Wall
With Lighting

Wind Waves
(Color and
Grasses)

Swash
(Groundcovers)

Beachcomber
Cobbles

Stamped
Concrete



Conceptual, artistic representation, not for construction



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

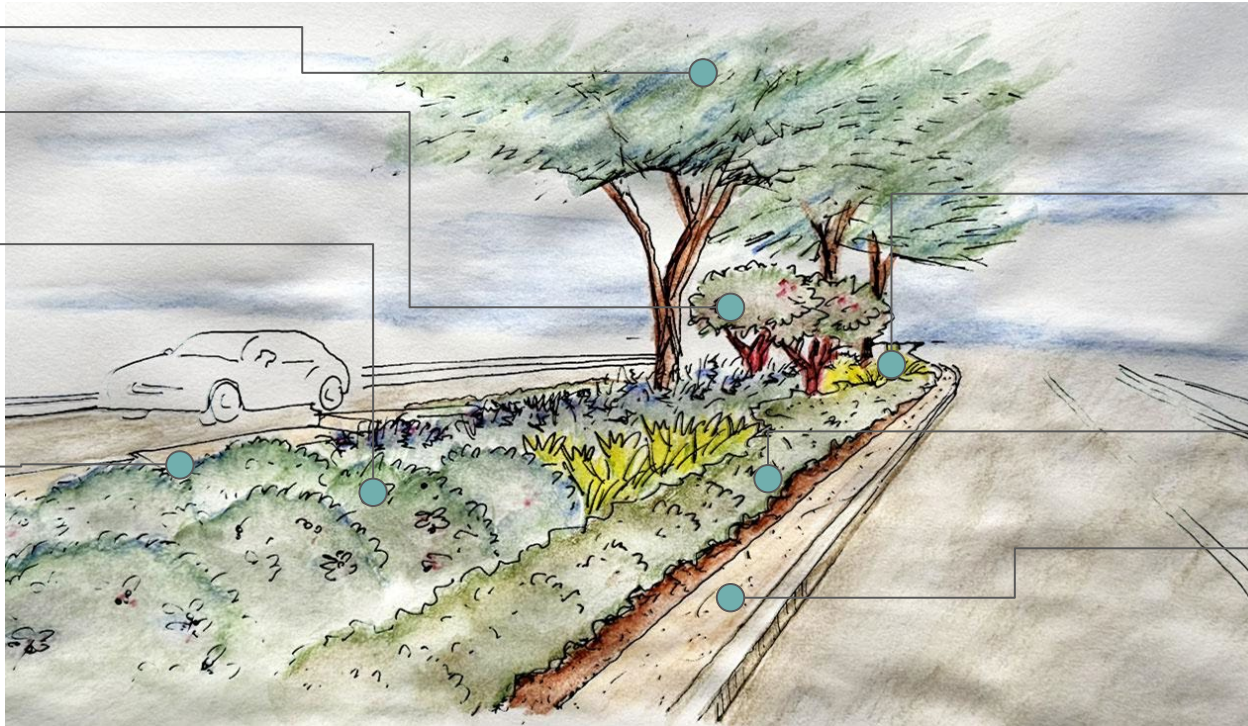
MEDIAN DESIGN - UPHILL VIEW

Large Trees

Accent Trees

Breakers
(Medium
Shrubs and
Color)

Pre-cast
Concrete
Feature Wall



Wind Waves
(Color and
Grasses)

Swash
(Groundcovers)

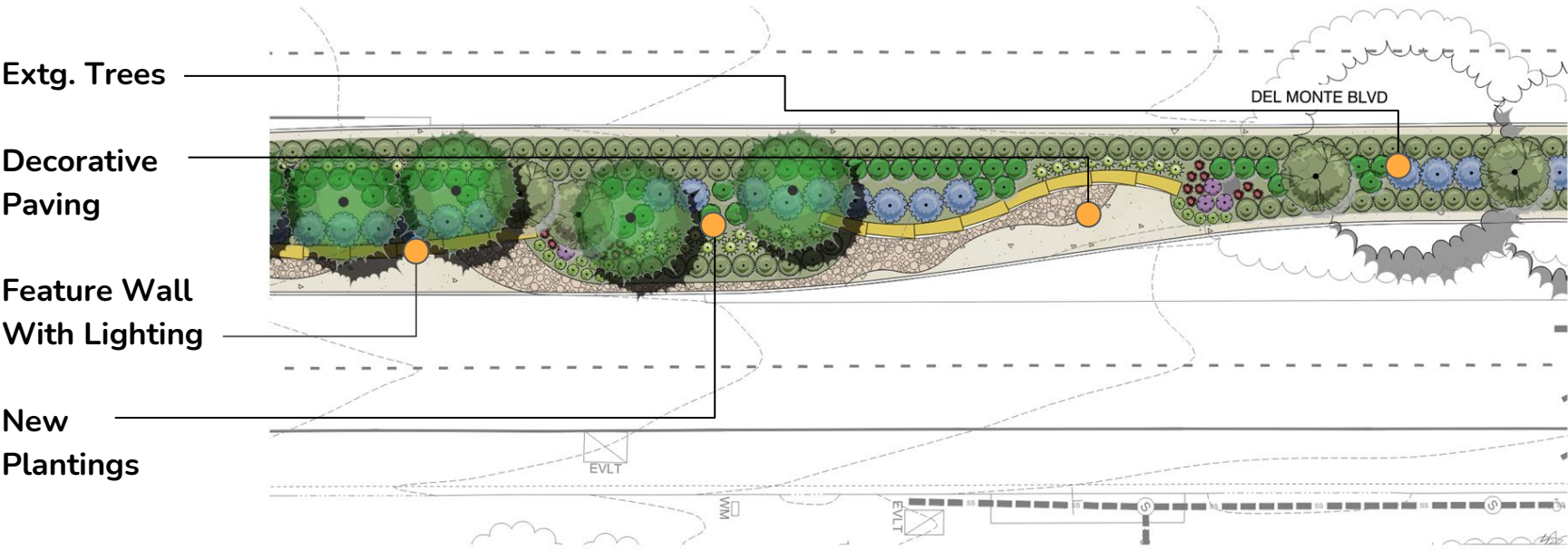
Stamped
Concrete
Maintenance
Path

Conceptual, artistic representation, not for construction



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

DETAILED DESIGN



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DEL MONTE BLVD MEDIANS DOWNTOWN MARINA STREETSCAPE

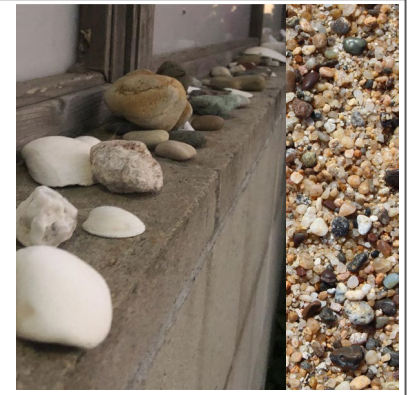
DECORATIVE PAVING



“Sandy
Beach”
Concrete

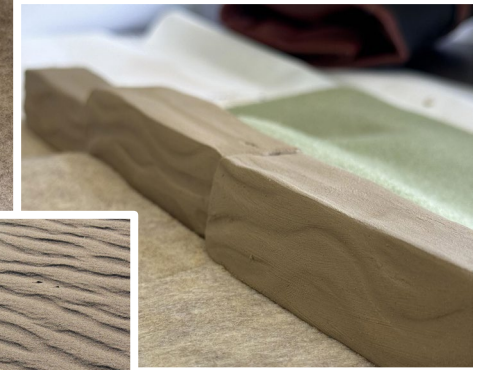


“Beachcomber”
Cobble



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FEATURE WALL



DEL MONTE BLVD MEDIANS
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FEATURE WALL - LIGHTING



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FEATURE WALL - LIGHTING



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DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

PLANTING DESIGN

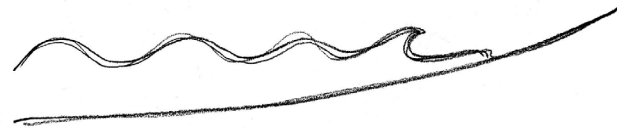


- ✓ Drought-tolerant/water-wise
- ✓ Weed-suppressing plants
- ✓ Proven winners in Marina
- ✓ Look good year-round



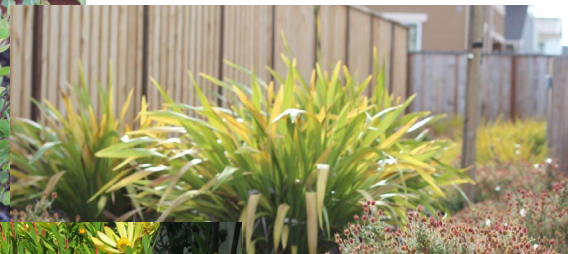
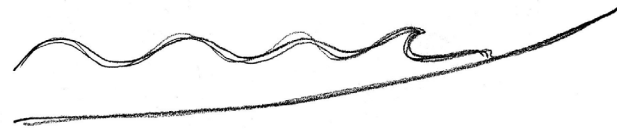
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DOWNTOWN MARINA STREETScape

PLANTING DESIGN



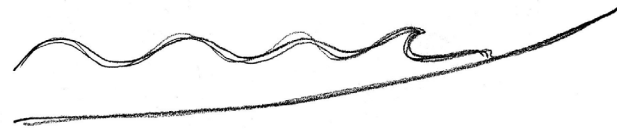
DEL MONTE BLVD MEDIANS
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PLANTING DESIGN



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DOWNTOWN MARINA STREETSCAPE

PLANTING DESIGN



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

TREE PALETTE



Existing Trees

Large Trees

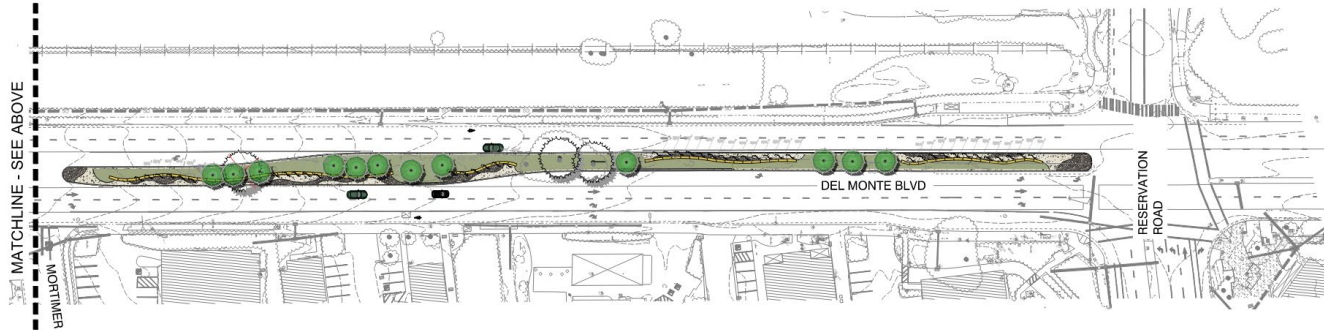
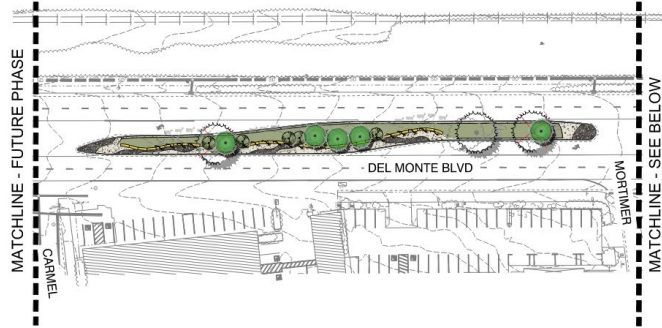


Accent Trees and Large Shrubs



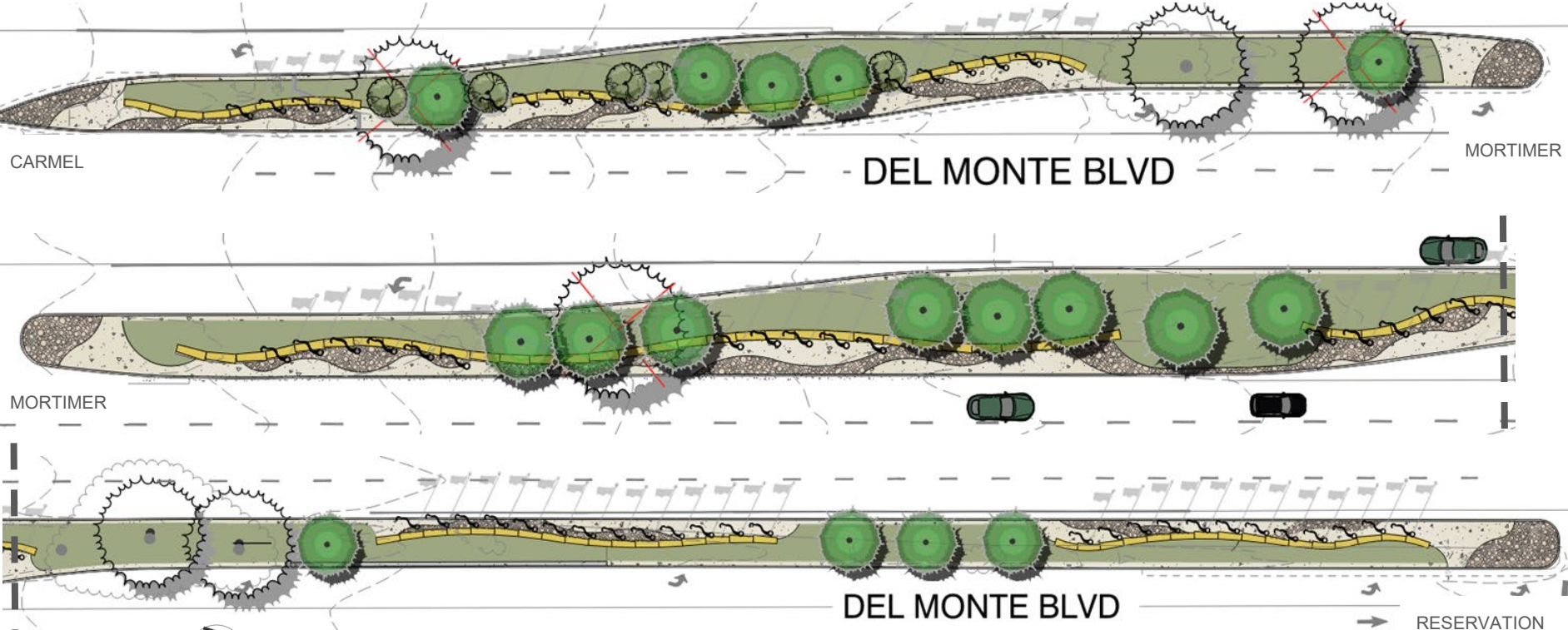
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PHASE ONE MEDIANS - Carmel to Reservation



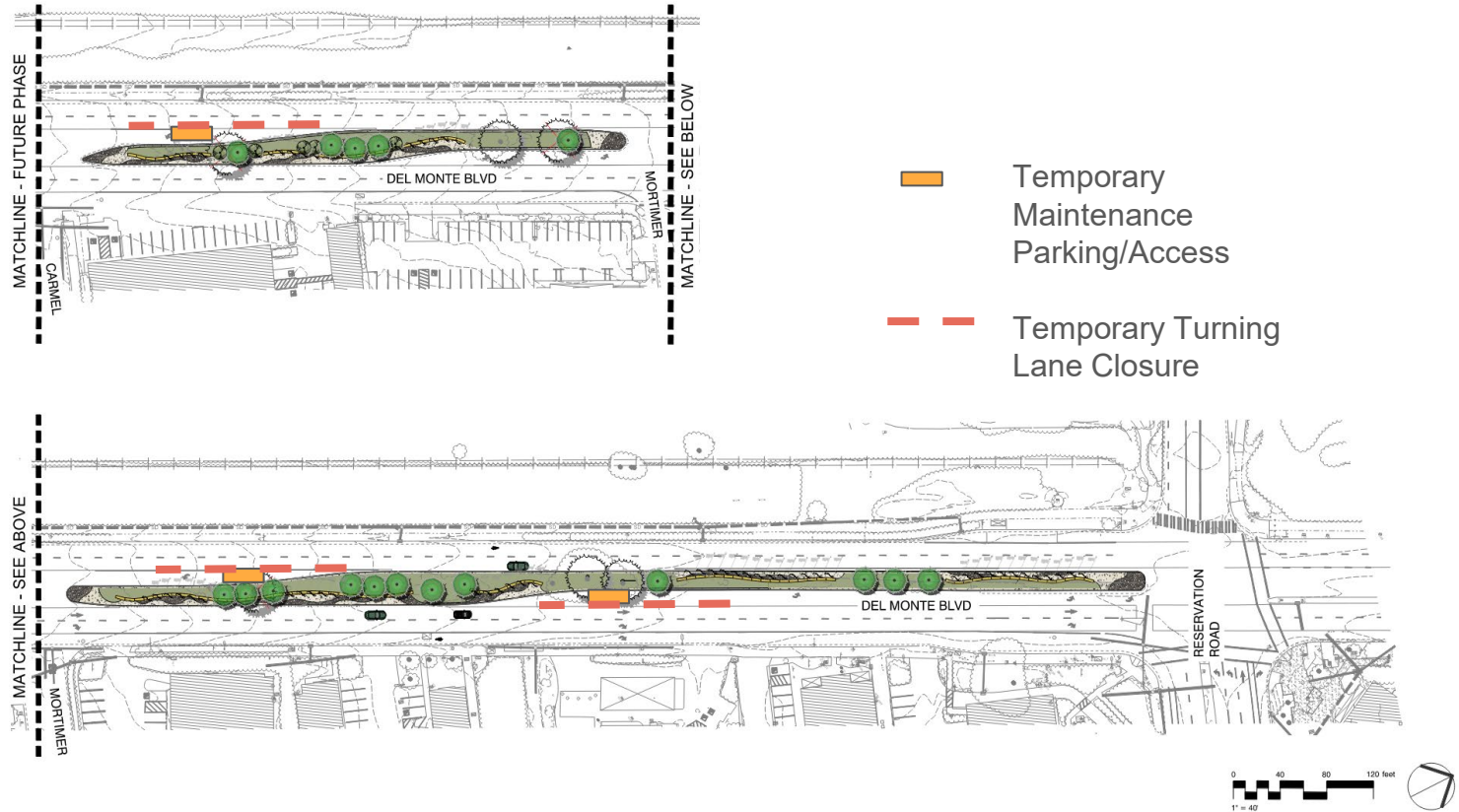
DEL MONTE BLVD MEDIANS
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PHASE ONE MEDIANS - Carmel to Reservation



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

MAINTENANCE ACCESS



DEL MONTE BLVD MEDIANS DOWNTOWN MARINA STREETSCAPE

DEL MONTE MEDIANS: PHASE ONE

Carmel to Reservation

Installation:

22,000 square feet (0.5 acres)

~ \$2.1 million estimated

Maintenance activities:

- Weed control
- Pest/rodent control
- Prevention/repair erosion control
- Trash collection
- Tree pruning
- Landscape/irrigation (3-10x more than hardscape)

~ \$18,000 - 20,000/year

Conceptual budget assumptions, subject to change.



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:

Email:

delmonte@cityofmarina.org



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.

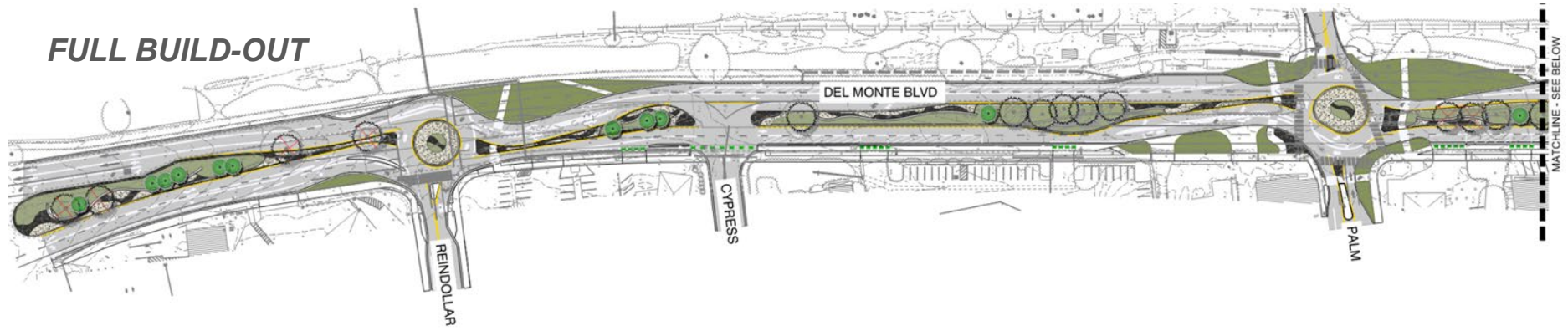


Questions?



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETScape

FULL BUILD-OUT



DEL MONTE BLVD MEDIANS DOWNTOWN MARINA STREETSCAPE

PLANT LIST

EVERGREEN TREE

Cupressus macrocarpa / Monterey Cypress

MULTI-STEM TREE

Arbutus x 'Marina' /

Marina Strawberry Tree Multi-Trunk

Heteromeles arbutifolia / Toyon

SWASH (Groundcovers)

Arctostaphylos x 'John Dourley' /

John Dourley Manzanita

Arctostaphylos x 'Pacific Mist' /

Pacific Mist Manzanita

Ceanothus dentatus / Monterey Ceanothus

Ceanothus hearstiorum / Hearst's Ceanothus

Cistus salviifolius 'Prostratus' /

Sageleaf Rockrose

Convolvulus sabatius 'Compacta' /

Ground Morning Glory

Erigeron glaucus / Seaside Daisy

Senecio serpens / Blue Chalksticks

WIND WAVES

(Medium Shrubs, Accent Plants)

Achillea x 'Moonshine' / Moonshine Yarrow

Arctostaphylos pumila /

Sandmat Manzanita

Arctostaphylos tomentosa /

Woolly Manzanita

Bulbine frutescens / Bulbine

Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper

Cistus x pulverulentus 'Sunset' /

Sunset Rockrose

Diplacus aurantiacus /

Sticky Monkeyflower

Festuca idahoensis 'Siskiyou Blue' /

Siskiyou Blue Fescue

Festuca mairei / Atlas Fescue

Limonium perezii / Statice

Lomandra longifolia 'Breeze' /

Breeze\U+2122 Mat Rush

Muhlenbergia dubia / Pine Muhly

Pennisetum 'Fairy Tales' /

Evergreen Fountain Grass

Phormium tenax 'Jack Spratt' /

Jack Spratt New Zealand Flax

Sesleria autumnalis / Autumn Moor Grass

BREAKING WAVES

(Large Shrubs, Accent Plants)

Arctostaphylos hookeri / Hooker's Manzanita

Arctostaphylos tomentosa /

Woollyleaf Manzanita

Arctostaphylos manzanita 'Dr. Hurd' /

Dr. Hurd Common Manzanita

Arctostaphylos manzanita 'Sebastopol White' /

Sebastopol White Manzanita

Frangula californica / California Coffeeberry

Leucadendron salignum 'Chief' /

Chief Conebush

Leucadendron x 'Safari Goldstrike' /

Safari Goldstrike Conebush

Phormium x 'Rainbow Warrior' /

Rainbow Warrior New Zealand Flax

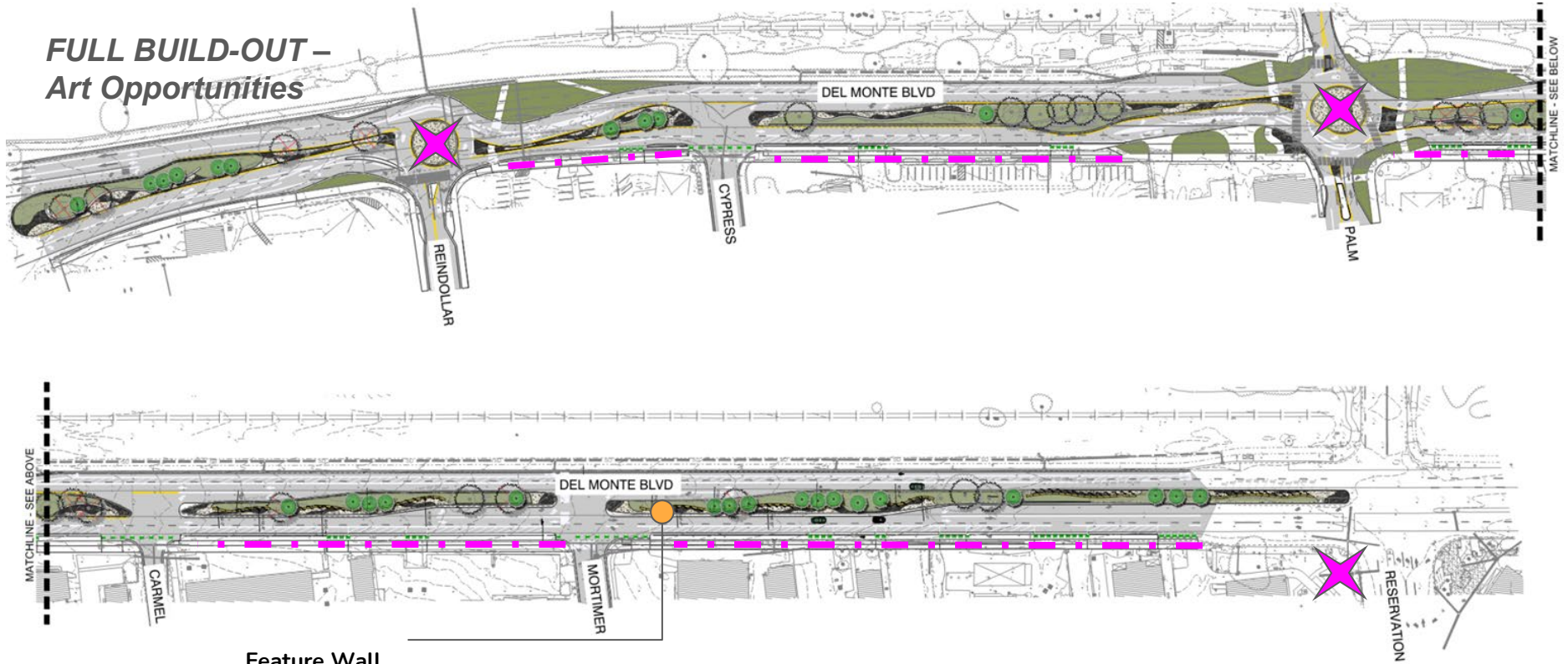
Phormium x 'Yellow Wave' /

Yellow Wave New Zealand Flax

Salvia mellifera / Black Sage



FULL BUILD-OUT – Art Opportunities



Feature Wall
With Lighting

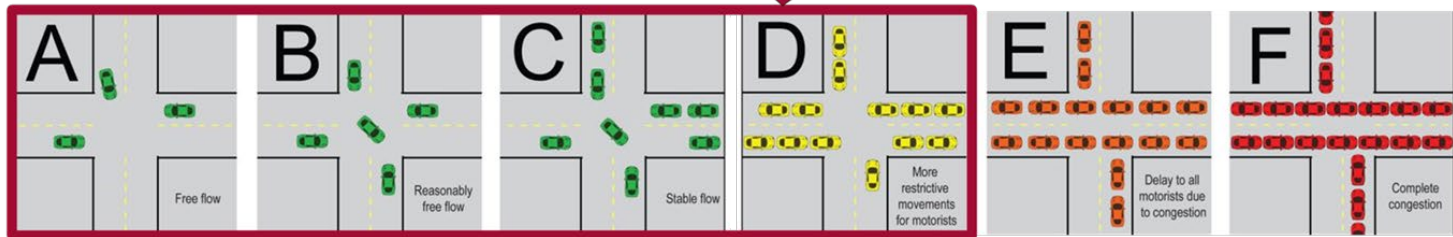


DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

VEHICLE LEVEL OF SERVICE SUMMARY

Road Layout	Control Type	Reindollar Intersection LOS	Palm Intersection LOS	Notes
Existing 4-Lane	Signal	AM Peak: <u>B</u> PM Peak: <u>B</u>	AM Peak: <u>B</u> PM Peak: <u>B</u>	Year 2040 Baseline Scenario
Road Diet (2NB to Palm, 1SB)	Signal	AM Peak: <u>B</u> PM Peak: <u>B</u>	AM Peak: <u>C</u> PM Peak: <u>B</u>	Stationary vehicle queues at intersection
	Roundabout	AM Peak: <u>A</u> PM Peak: <u>B</u>	AM Peak: <u>C</u> PM Peak: <u>D</u>	Continuous moving queues at intersection

City LOS Standard is D



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

TRAFFIC OPERATIONS SUMMARY

Road Layout	Control Type	Multimodal Safety	Bike Access & Mobility	Pedestrian Access & Mobility	Transit & Fire Access?
Existing 4-Lane	Signal	<u>Poor</u> High speeds and lack of facilities	<u>Poor</u> No bike lanes on Del Monte	<u>Poor</u> No streetscape & sidewalk Long ped crosswalks	Yes
Road Diet (2NB to Palm, 1SB)	Signal	<u>Ok</u>	<u>Very Good</u> Mix of protected striped & median Class IV bike lanes	<u>Good</u> Wide sidewalk & access Long ped crosswalks	Yes
	Roundabout	<u>Good</u>	<u>Very Good</u> Mix of protected striped & median Class IV bike lanes	<u>Very Good</u> Wide sidewalk & access Short ped crosswalks	Yes



DOWNTOWN GOALS SUMMARY

Road Layout	Control Type	Supports Del Monte Median Project?	Provides Bike/Ped Improvements?	Creates Downtown Environment?	Maintains Acceptable Traffic Operations?
Existing 4-Lane	Signal	Yes	No	No	Yes
Road Diet (2NB to Palm, 1SB)	Signal	Yes	Yes	Yes	Yes
	Roundabout	Yes	Yes	Yes	Yes

Road Diet with Roundabouts is the preferred option



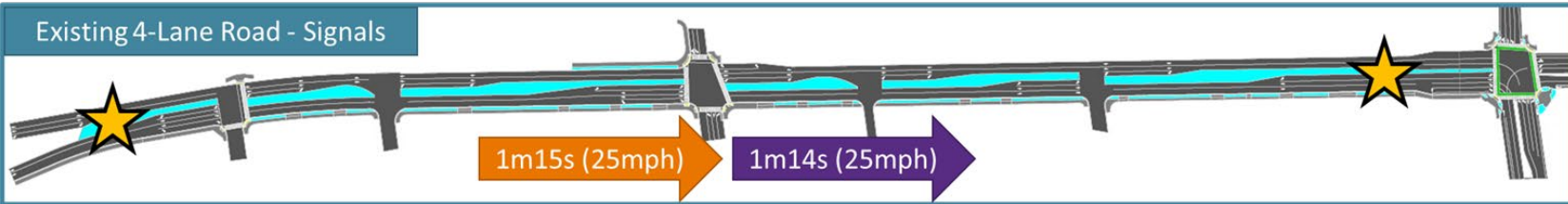
AM

PM

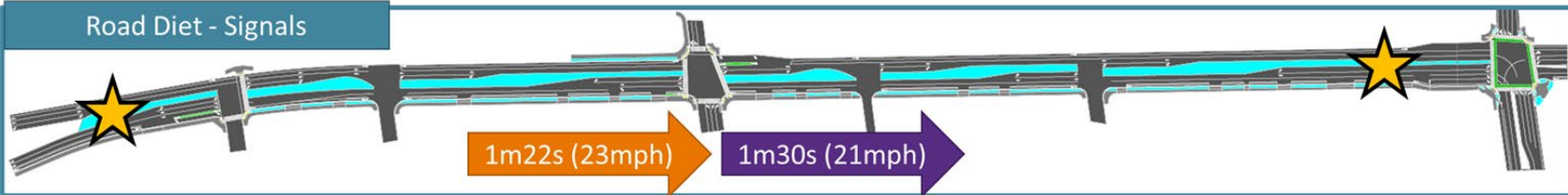
0.5-Mile Corridor

NORTHBOUND TRAVEL TIMES

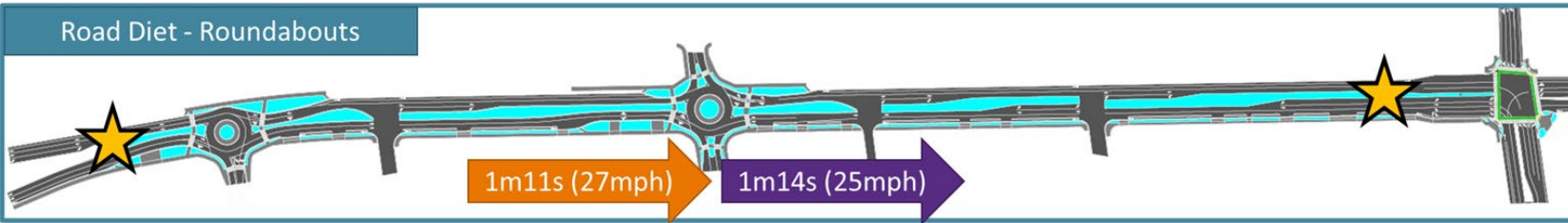
Existing 4-Lane Road - Signals



Road Diet - Signals



Road Diet - Roundabouts



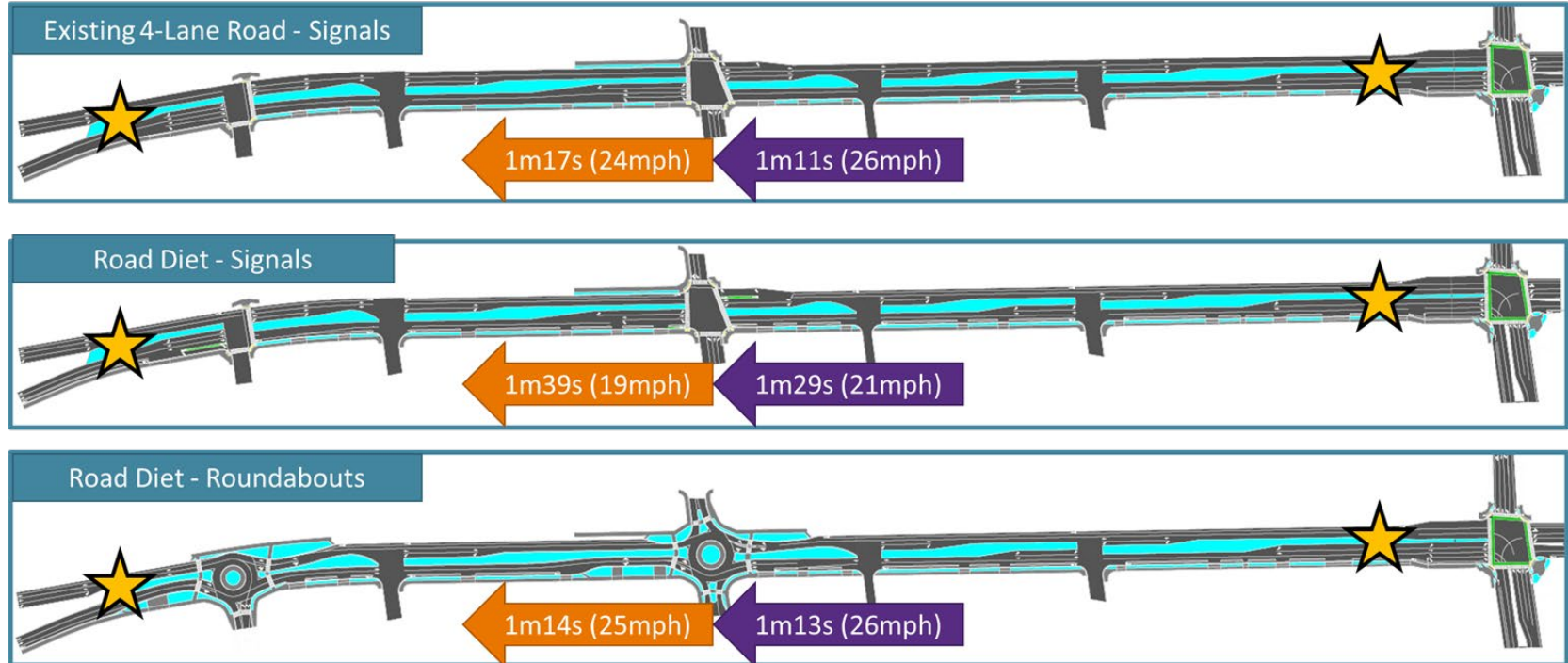
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DOWNTOWN MARINA STREETSCAPE

SOUTHBOUND TRAVEL TIMES

AM

PM

0.5-Mile Corridor



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

CASE STUDY: LA JOLLA, SAN DIEGO, CA



1



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

CASE STUDY: LA JOLLA, SAN DIEGO, CA

2007 – 5 Lane Roadway & Stop Control



2018 – 2 Lane Road Diet & Roundabouts



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

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



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE

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



DEL MONTE BLVD MEDIANS
DOWNTOWN MARINA STREETSCAPE