

# 15<sup>th</sup> Street/Marina Park Area

Revitalization Project  
NEWPORT BEACH, CALIFORNIA



Landscape Architecture Master Planning Urban Design

# 15<sup>th</sup> Street Existing Conditions



70 Existing Parking Spaces

# Project Goals

- Replace Aging Infrastructure (Pavement, Traffic Signal, ADA & Water Quality upgrades)
- Increase Parking if possible
- Improve Circulation and Pedestrian/Vehicle Safety
- Improve Aesthetics and Visual Environment
- Compliment the new Marina Park facility







Aging paving requires replacement, no tree plantings or visual improvement to the pedestrian environment

Tree planting has exceeded life and creates additional maintenance





Tree roots have damaged sidewalk creating safety concerns and loose trash containers for 15<sup>th</sup> St dock users are unsightly for adjacent residents

Vehicular traffic using alleys create dangerous conflicts in high pedestrian volume areas.



# Community Feedback

August 12, 2013 at ALYC

May 29, 2014 at Newport Elementary School



 **15th STREET REVITALIZATION PROJECT** NEWPORT BEACH, CALIFORNIA

Planning Council 12  
**Concept A (E4)**  
May 28, 2014

Oversize plans were made available for public comment, this exhibit shows Concept A with “sticky notes” added to plan by local residents with their feedback

# 15<sup>th</sup> Street Concept Plan



70 Existing Parking Spaces  
04 Additional  

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74 Total Parking Spaces

# Ocean Side of 15<sup>th</sup> Street



W. Oceanfront

W. Balboa Blvd

Queen Palms

Phoenix Dactylifera at Intersections

Trash Bin

Parallel Parking

90° Parking

Canopy Trees

Queen Palms

15<sup>th</sup> Street

45° Parking

90° Parking

Trash Bin

Queen Palms

Decorative Concrete Paving w/ Bollards at Corners

Existing Bike Racks Located at Ocean End are to be Replaced with New Bike Racks

Textured "Warning Strip" Paving (Typ.) at Alley.

Zero Curb



Note:  
Shrubs not shown  
in these simulations

Aerial view from beach/ocean looking towards the Bay



Ground level view looking from W. Balboa Blvd intersection towards the Ocean

7/15/2014



Note:  
Shrubs not shown  
in these simulations

Ground level view looking from W. Balboa Blvd  
intersection towards the Ocean



Note:  
Shrubs not shown  
in these simulations

Ground level view looking from beach to 15<sup>th</sup> Street



Note:  
Shrubs not shown  
in these simulations

Ground level view looking at typical sidewalk condition with decorative paving, Queen Palm street trees and new trash containers

*Carissa macrocarpa* 'Tomlinson'

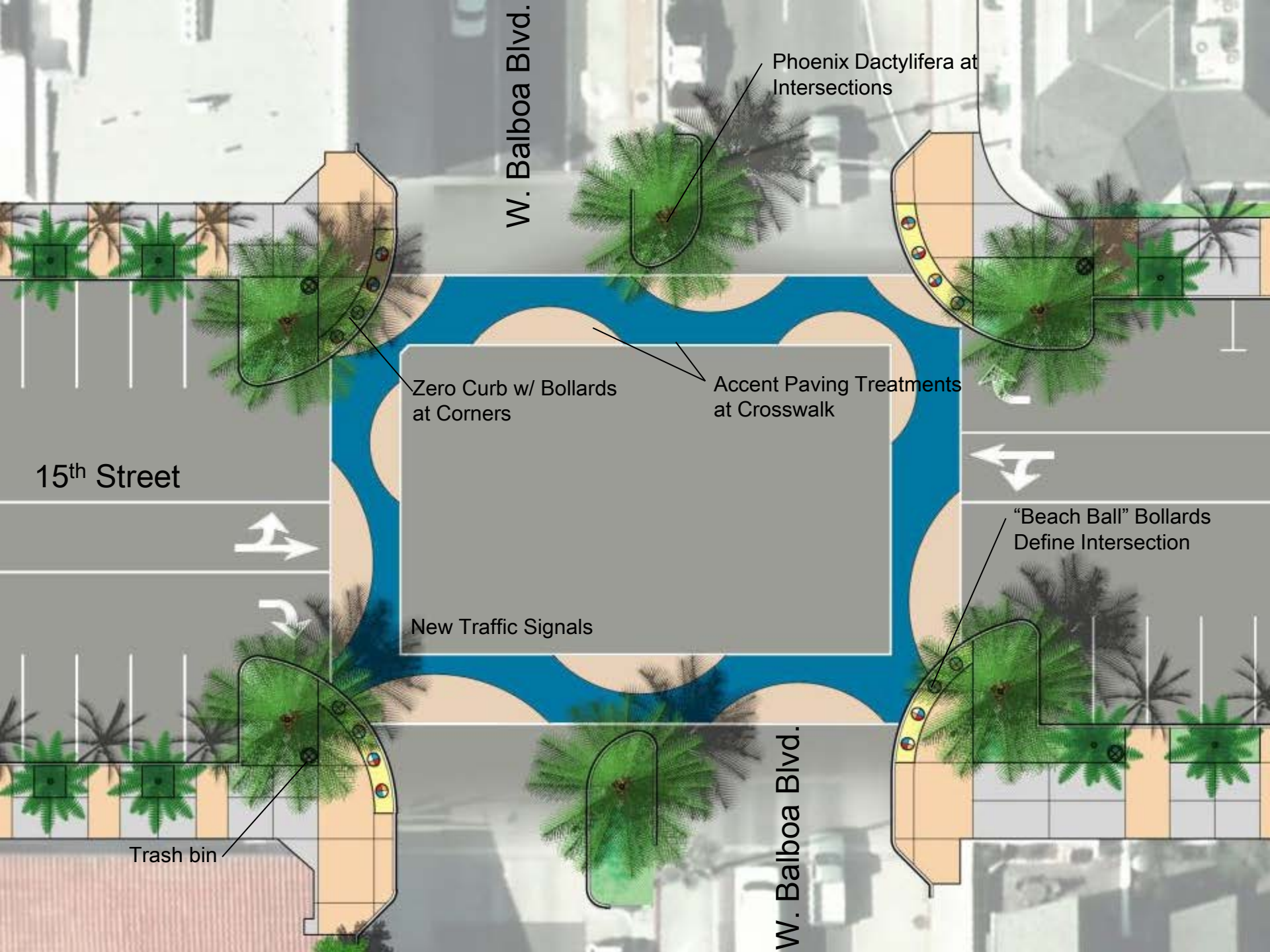


*Thunbergia alata* 'Blushing Susie'



Note:  
Shrubs not shown  
in these simulations

Ground level view looking east on 15<sup>th</sup> Street



W. Balboa Blvd.

Phoenix Dactylifera at Intersections

15th Street

Zero Curb w/ Bollards at Corners

Accent Paving Treatments at Crosswalk

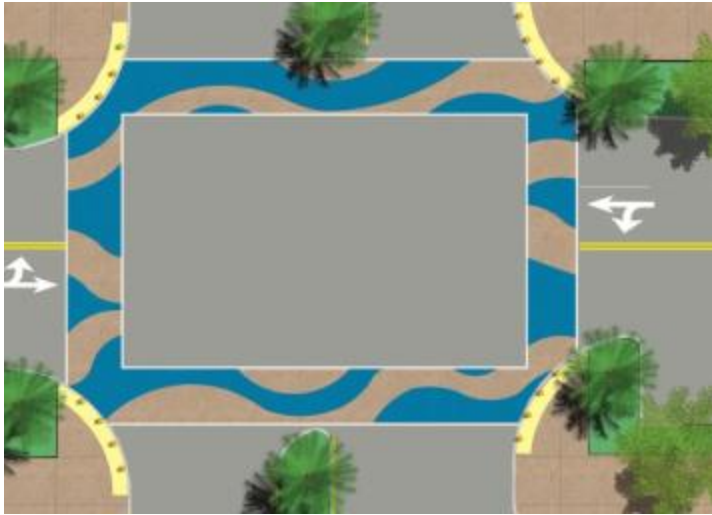
New Traffic Signals

"Beach Ball" Bollards Define Intersection

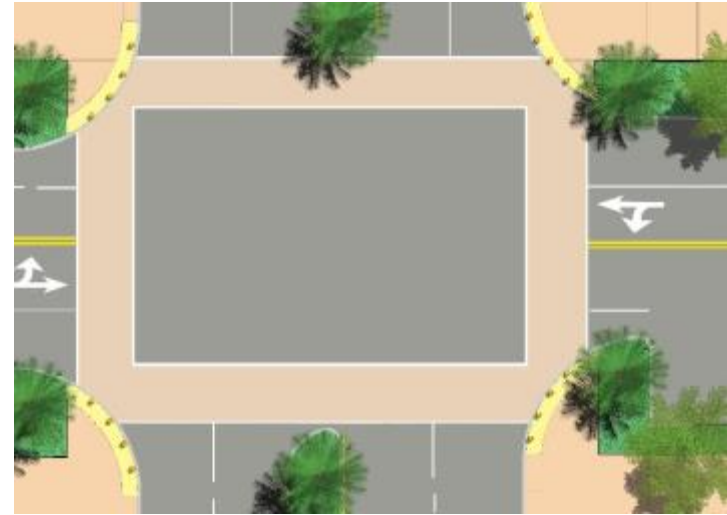
Trash bin

W. Balboa Blvd.

# Crosswalk Design Studies

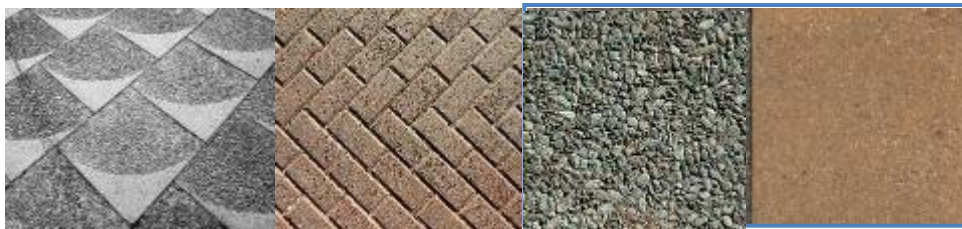


Waves



Accent Color

Texture



Alternative  
Materials

Color





Note:  
Shrubs not shown  
in these simulations

Aerial view looking north on W. Balboa Blvd.



Note:  
Shrubs not shown  
in these simulations

Aerial view looking west on 15<sup>th</sup> Street



Note:  
Shrubs not shown  
in these simulations

Ground level view looking east on 15<sup>th</sup> Street  
showing crosswalk and bollard treatment



# Lower Bay Side of 15<sup>th</sup> Street

Veterans Park

Textured "Warning Strip" Paving (Typ.) At Alley.

Phoenix Dactylifera at Intersections

Existing Phoenix Canariensis

Parallel Parking

90° Parking

Canopy Trees

90° Parking

Trash Bin

90° Parking

Neighborhood Entry Monument

Queen Palms

Decorative Concrete Paving

Textured "Warning Strip" Paving (Typ.) At Alley.

W. Balboa Blvd.

W. Balboa Blvd.



# Lower Bay Side of 15<sup>th</sup> Street



Veterans Park

Trash Bin

Park Bench

Existing Palms

Park Bench

Existing Tree

90° Parking

Trash Enclosure

15<sup>th</sup> St. Dock Entry Monument  
(Dock Gateway)

Bike Racks

90° Parking

Decorative  
Concrete Paving

Textured Paving at crosswalk

Neighborhood  
Entry Monument



Aerial view looking west on 15<sup>th</sup> Street

Note:  
Shrubs not shown  
in these simulations



Ground level view looking from W. Balboa Blvd intersection towards the Lower Bay

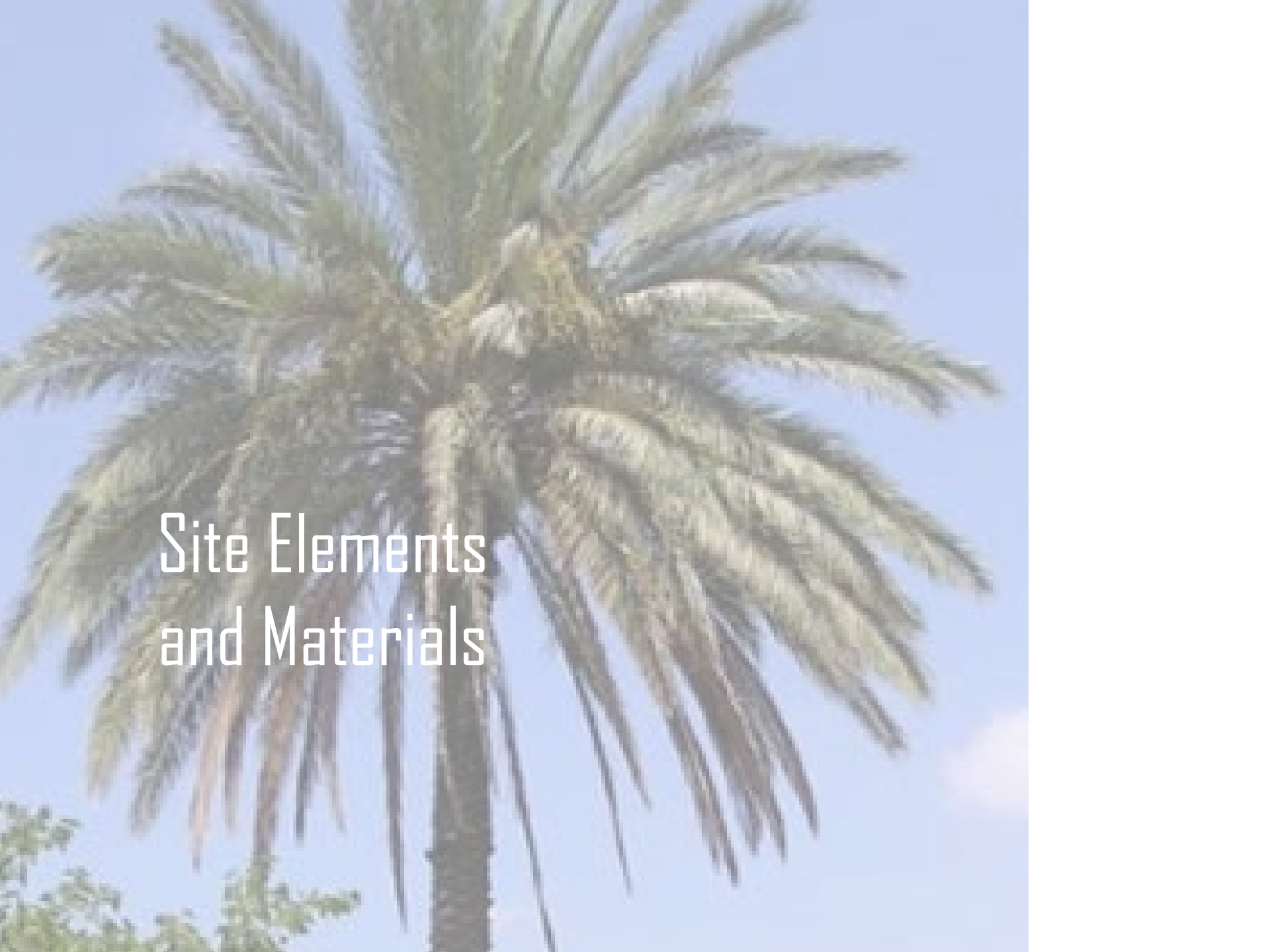


Ground level view looking from W. Balboa Blvd intersection towards the Lower Bay



Note:  
Shrubs not shown  
in these simulations

Ground level view looking west on 15<sup>th</sup> Street  
from lower bay

A large, detailed photograph of a palm tree, likely a coconut palm, with its fronds spread out against a clear blue sky. The tree is the central focus, with its trunk visible and fronds extending towards the top and sides. On the right side of the image, there is a vertical white bar that runs from the top to the bottom. The text 'Site Elements and Materials' is overlaid on the left side of the palm tree's canopy.

# Site Elements and Materials

# Site Elements and Materials

## Soft Scape

Canopy Tree



***Cassia leptophylla***  
Gold Medallion Tree

Palm Trees



***Syagus romanzoffiana***  
Queen Palm



***Phoenix dactylifera***  
Date Palm

# Site Elements and Materials

## Soft Scape

### Alternative Canopy Trees



***Arbutus unedo***  
Strawberry Tree



***Ginkgo biloba***  
Maidenhair Tree



***Rhus lancea***  
African Sumac

Need to select a tree that pedestrians can walk under, drivers can see store windows and tree grows low enough to not block views from second story windows.

# Site Elements and Materials

## Hardscape

### Furniture



Bench (with center arm rest)

Example of wood sign



Bike Rack



Trash Bin

### Entry Monuments



West Bay Avenue  
Entry Monument



15th Street dock  
Entry Monument

# Site Elements and Materials

## Bollard options



Beach Ball Style



Surf Board



# W. Balboa Blvd./Marina Park Area



## Project Goals

- Enhance visual quality of Balboa Blvd (as part of peninsula wide program). Use Marian Park as a catalyst for wider improvements.
- Improve pedestrian safety
- No loss in number of parking spaces

## Project Limits

# Approximate Sidewalk & Median Widths

Block	Northern Sidewalk	Median	Southern Sidewalk
21 <sup>st</sup> to 20 <sup>th</sup> Street	9'	3'-6"	7'
20 <sup>th</sup> to 19 <sup>th</sup> Street	9'	4'	7'
19 <sup>th</sup> to 18 <sup>th</sup> Street	4'-6"	3'	5'
18 <sup>th</sup> to 17 <sup>th</sup> Street	7'-6"	4'-6"	5'
17 <sup>th</sup> to 16 <sup>th</sup> Street	7'-6"	4'-6"	5'
16 <sup>th</sup> to 15 <sup>th</sup> Street	4'-6"	3'	4'-6"
15 <sup>th</sup> to 14 <sup>th</sup> Street	4'-6"	3'	4'-6"
14 <sup>th</sup> to 13 <sup>th</sup> Street	4'-6"	3'	4'-6"
13 <sup>th</sup> to 12 <sup>th</sup> Street	4'-6"	3'	4'-6"

Note: Lengths vary along sidewalk. Numbers in chart represent an average length of clear area (does not include curb).

W. Balboa Blvd: 21<sup>st</sup> to 18<sup>th</sup> Street



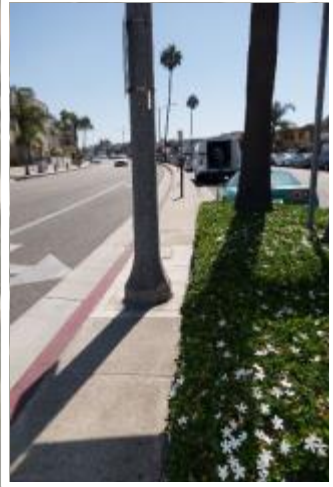
21<sup>st</sup> Street

20<sup>th</sup> Street

19<sup>th</sup> Street

18<sup>th</sup> Street

W. Balboa Blvd.



20th Street

19th Street

18th Street





21<sup>st</sup> Street

Accent paving treatment at crosswalk

Trees and shrubs in sidewalk cut-out

Proposed planter with tree in parking lot

20<sup>th</sup> Street

Low wall with vine or green screen

Trees and shrubs in sidewalk cut-out

19<sup>th</sup> Street

Expand median to add shrub planter area on north side of existing median

Existing sewer line

18<sup>th</sup> Street

Low wall with vine or green screen

New planter with palms and shrubs

Existing planter

New Pavers in Median

Expanded planter island

Existing planter island

Existing planter island

Sec 1

Sec 2

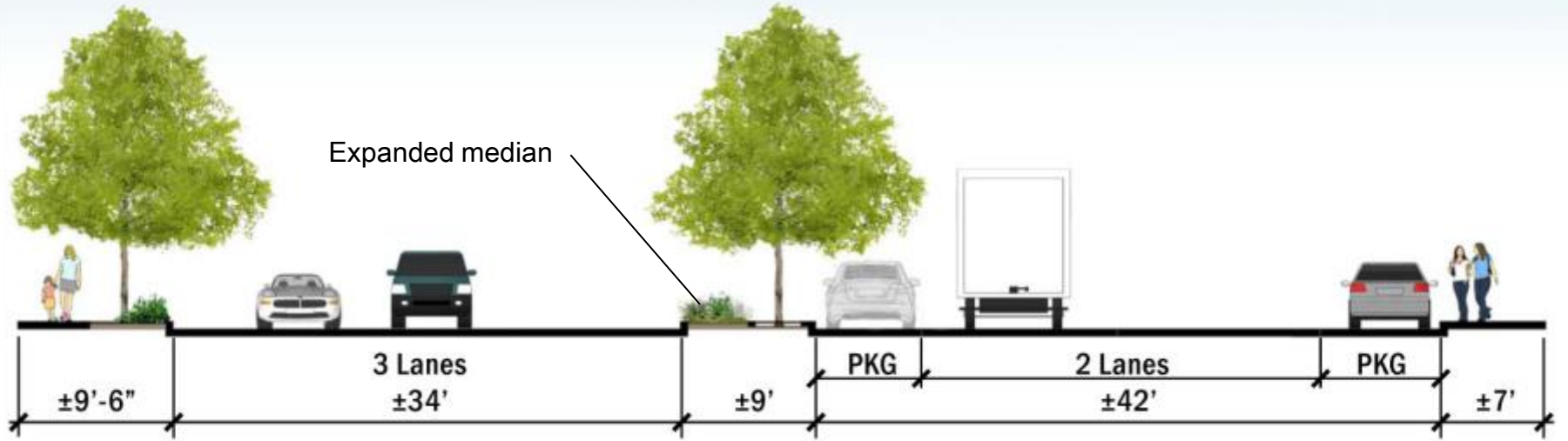
W. Balboa Blvd.

New trees in median space @ 30' o.c.

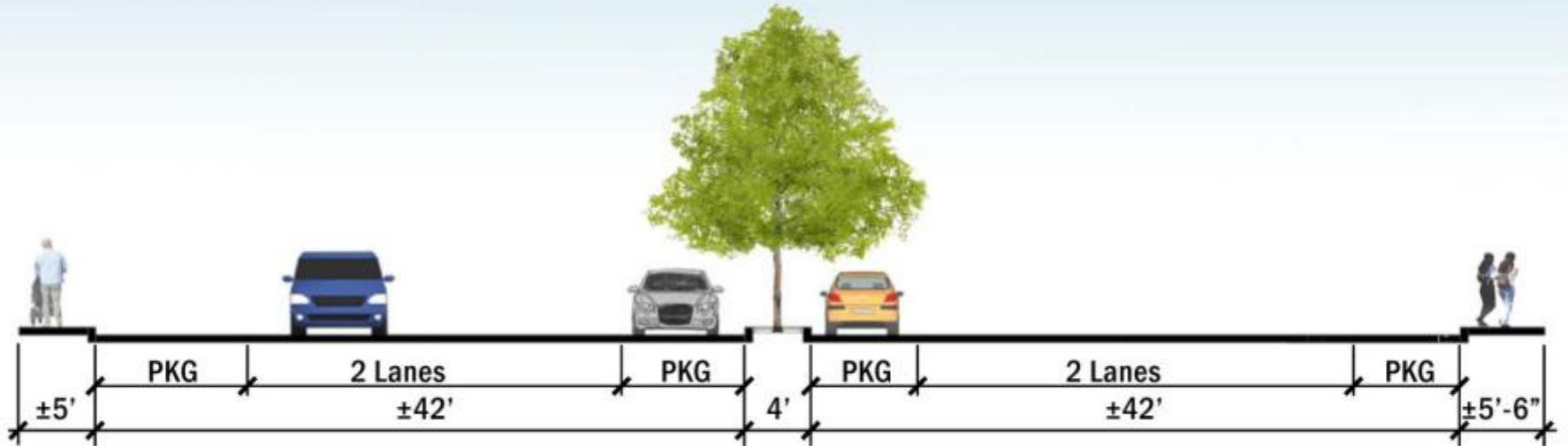
● Existing Light Post (to be relocated)

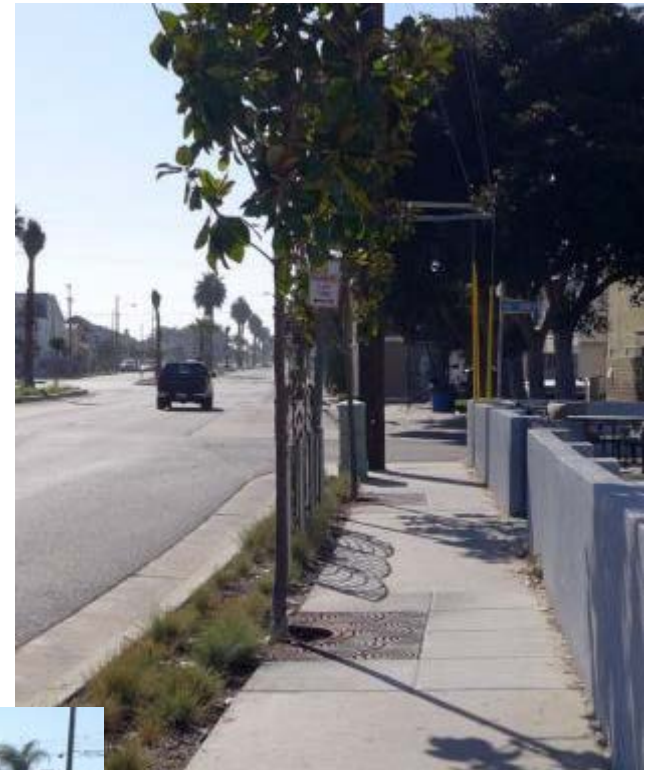
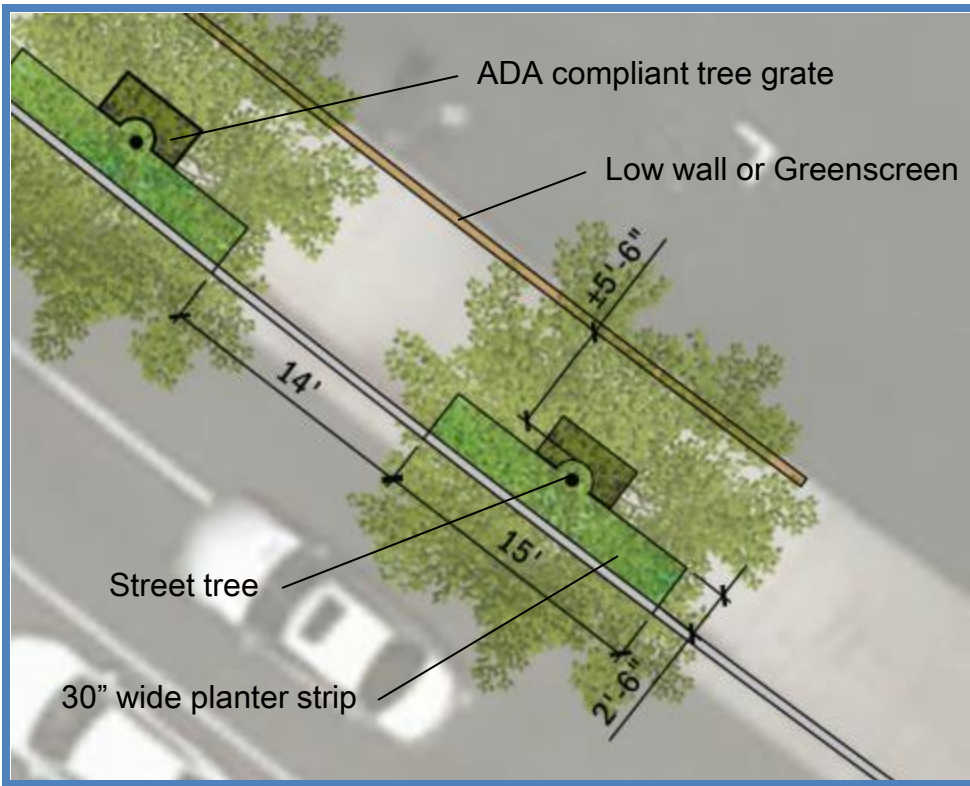
● Existing Palm Tree (to be relocated)

## Section 1 - Between 20<sup>th</sup> & 19<sup>th</sup> Street



## Section 2 - Between 19<sup>th</sup> & 18<sup>th</sup> Street

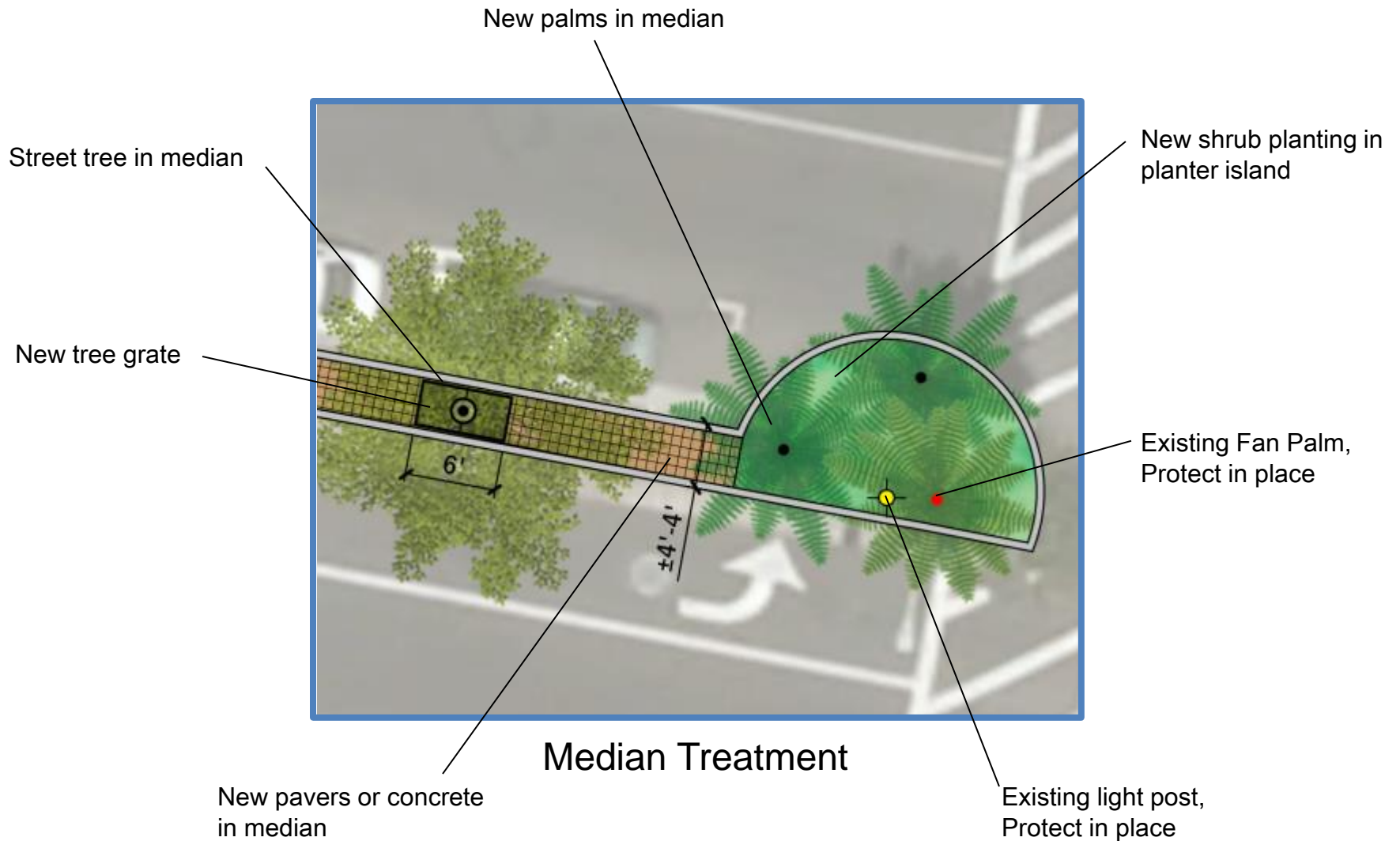




Proposed sidewalk cut-outs for trees and shrubs



Existing examples along W. Balboa Blvd



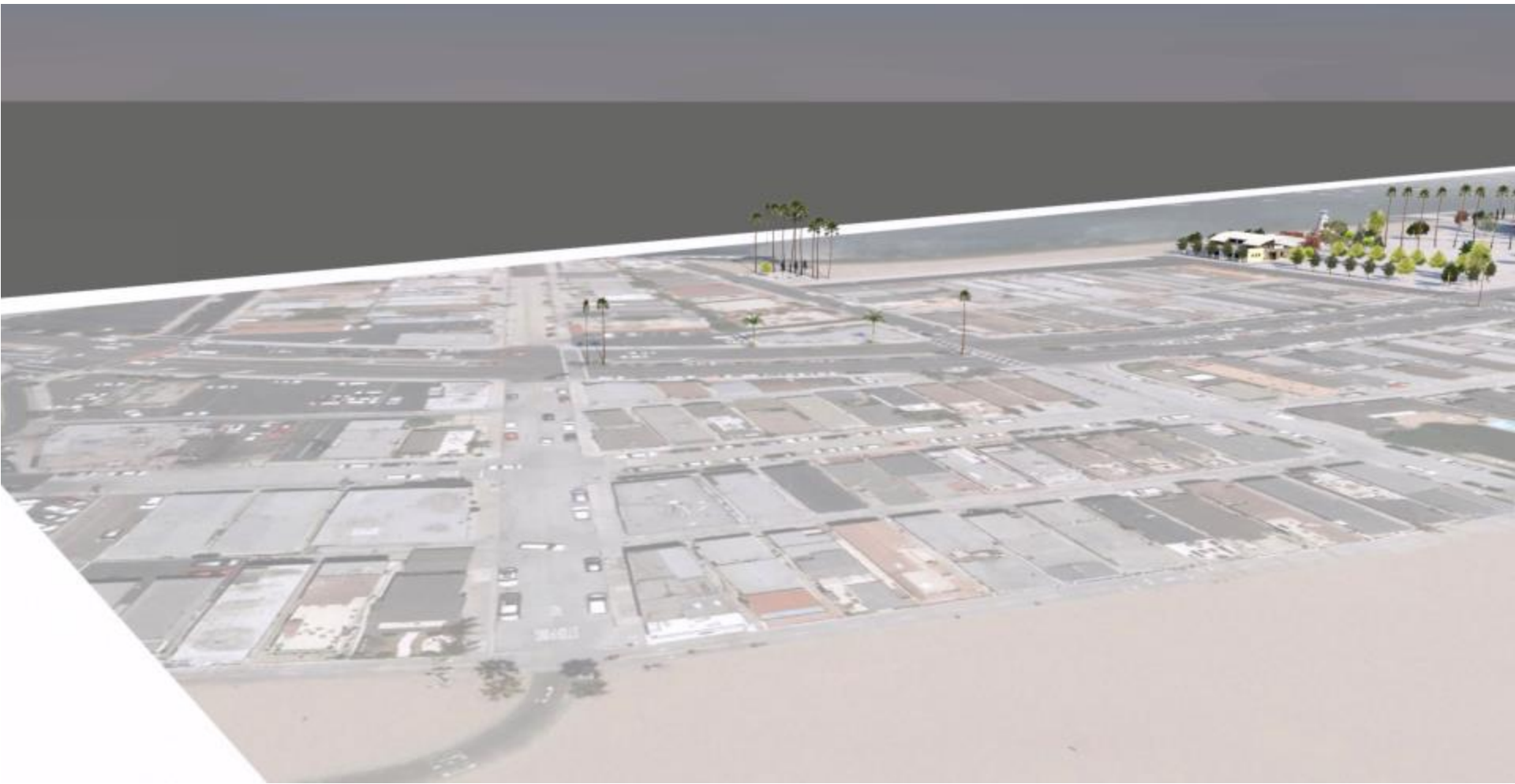
New median trees to be installed with expanded root zone and automatic drip irrigation system designed to promote root growth



Aerial view looking east down W. Balboa Blvd.  
Existing Condition shown with proposed Marina Park and 15<sup>th</sup> Street improvements



Aerial view looking east down W. Balboa Blvd.



Aerial view of W. Balboa Blvd., 21<sup>st</sup> Street to 18<sup>th</sup> Street  
Existing Condition shown with proposed Marina Park and 15<sup>th</sup> Street Improvements



Aerial view of W. Balboa Blvd., 21<sup>st</sup> Street to 18<sup>th</sup> Street



Street view looking east down W. Balboa Blvd. approaching 18<sup>th</sup> Street

W. Balboa Blvd: 18<sup>th</sup> to 16<sup>th</sup> Street

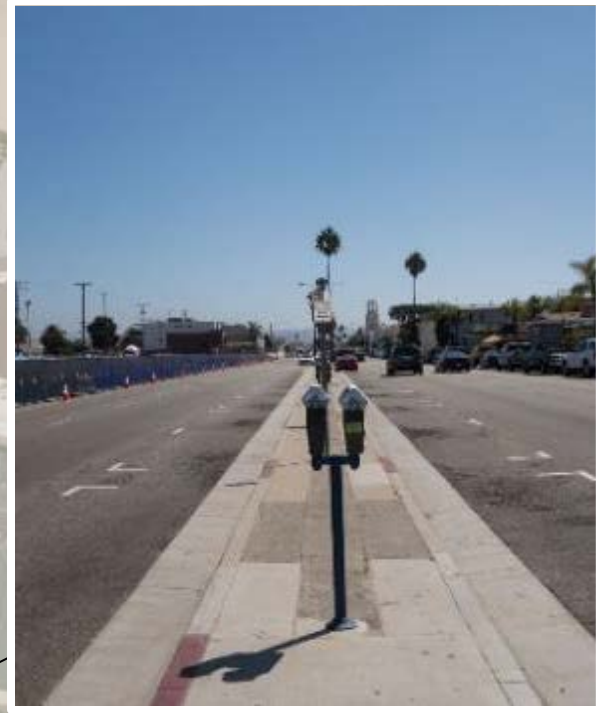


18<sup>th</sup> Street

17<sup>th</sup> Street

16<sup>th</sup> Street

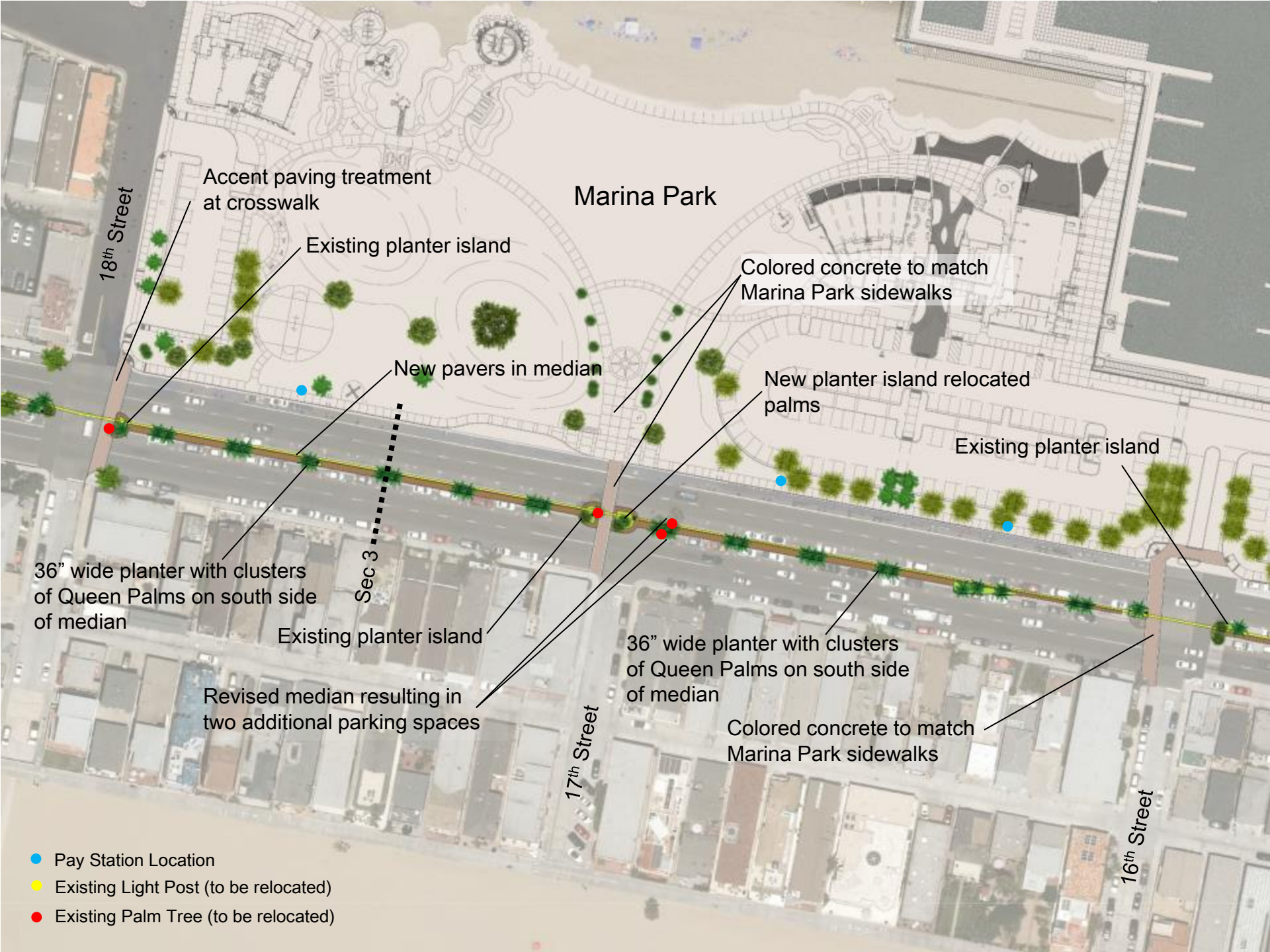
18th Street



17th Street



16th Street



# Marina Park

18<sup>th</sup> Street

17<sup>th</sup> Street

16<sup>th</sup> Street

Accent paving treatment at crosswalk

Existing planter island

Colored concrete to match Marina Park sidewalks

New pavers in median

New planter island relocated palms

Existing planter island

36" wide planter with clusters of Queen Palms on south side of median

Existing planter island

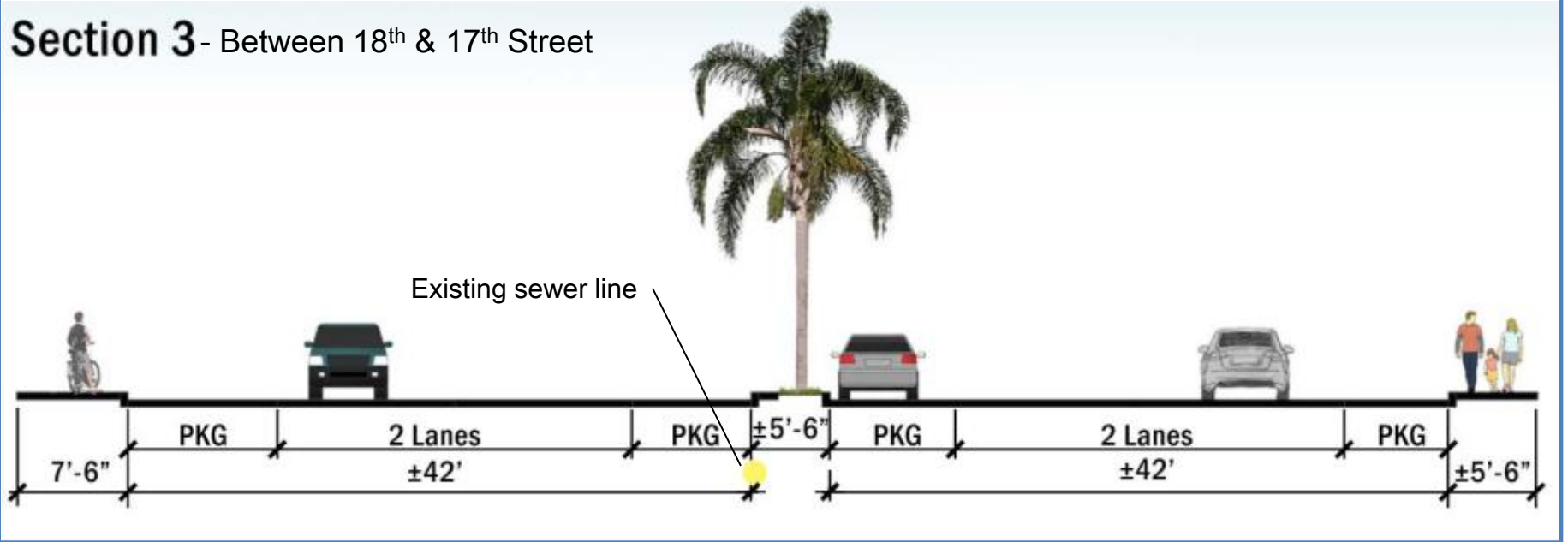
36" wide planter with clusters of Queen Palms on south side of median

Revised median resulting in two additional parking spaces

Colored concrete to match Marina Park sidewalks

- Pay Station Location
- Existing Light Post (to be relocated)
- Existing Palm Tree (to be relocated)

### Section 3 - Between 18<sup>th</sup> & 17<sup>th</sup> Street





Aerial view of W. Balboa Blvd., 18<sup>th</sup> Street to 16<sup>th</sup> Street  
Existing Condition shown with proposed Marina Park and 15<sup>th</sup> Street Improvements



Aerial view of W. Balboa Blvd., 18<sup>th</sup> Street to 16<sup>th</sup> Street



Street view looking across W. Balboa Blvd. towards Marina Park



Street view looking east down W. Balboa Blvd. approaching 17<sup>th</sup> Street

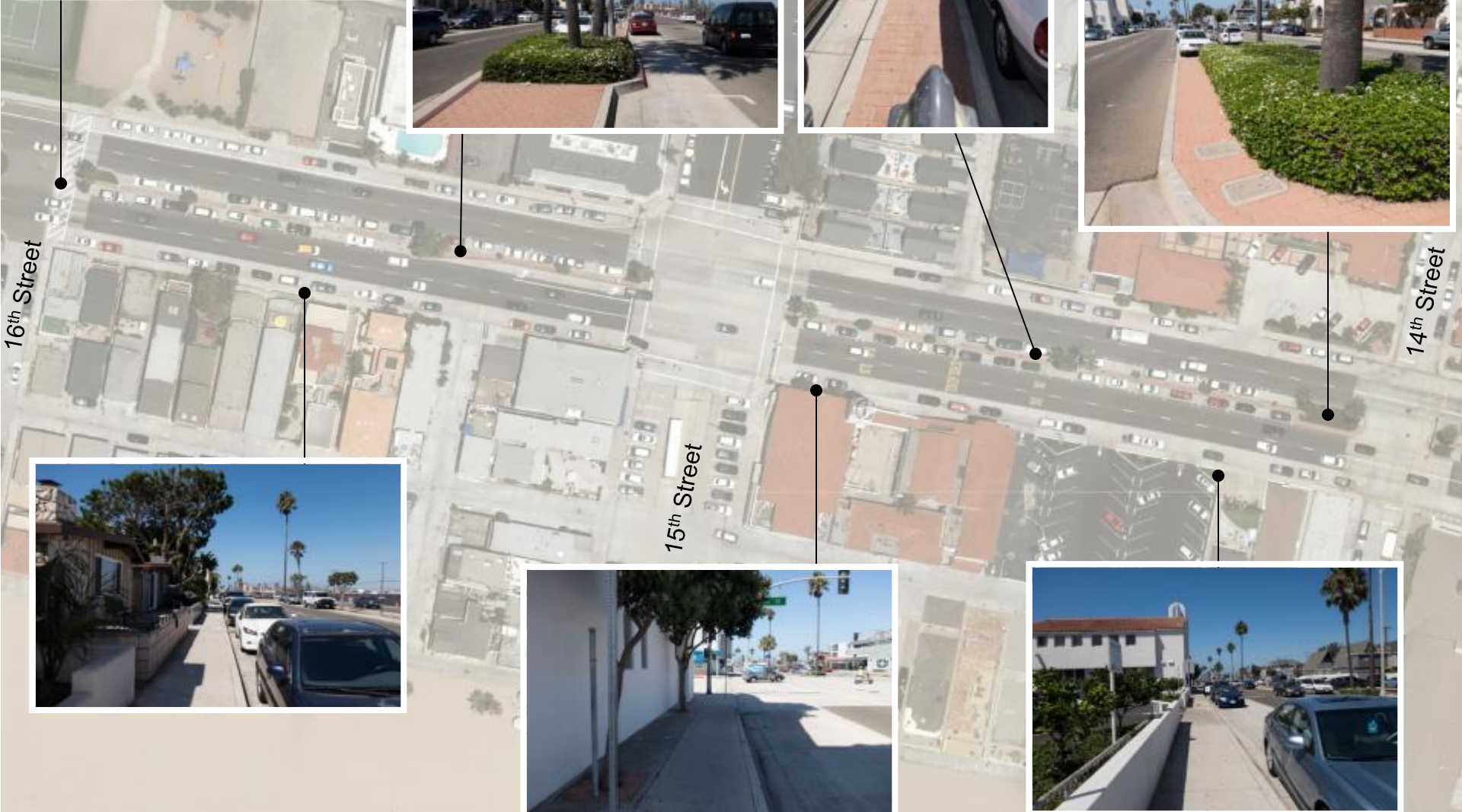
W. Balboa Blvd: 16<sup>th</sup> to 14<sup>th</sup> Street

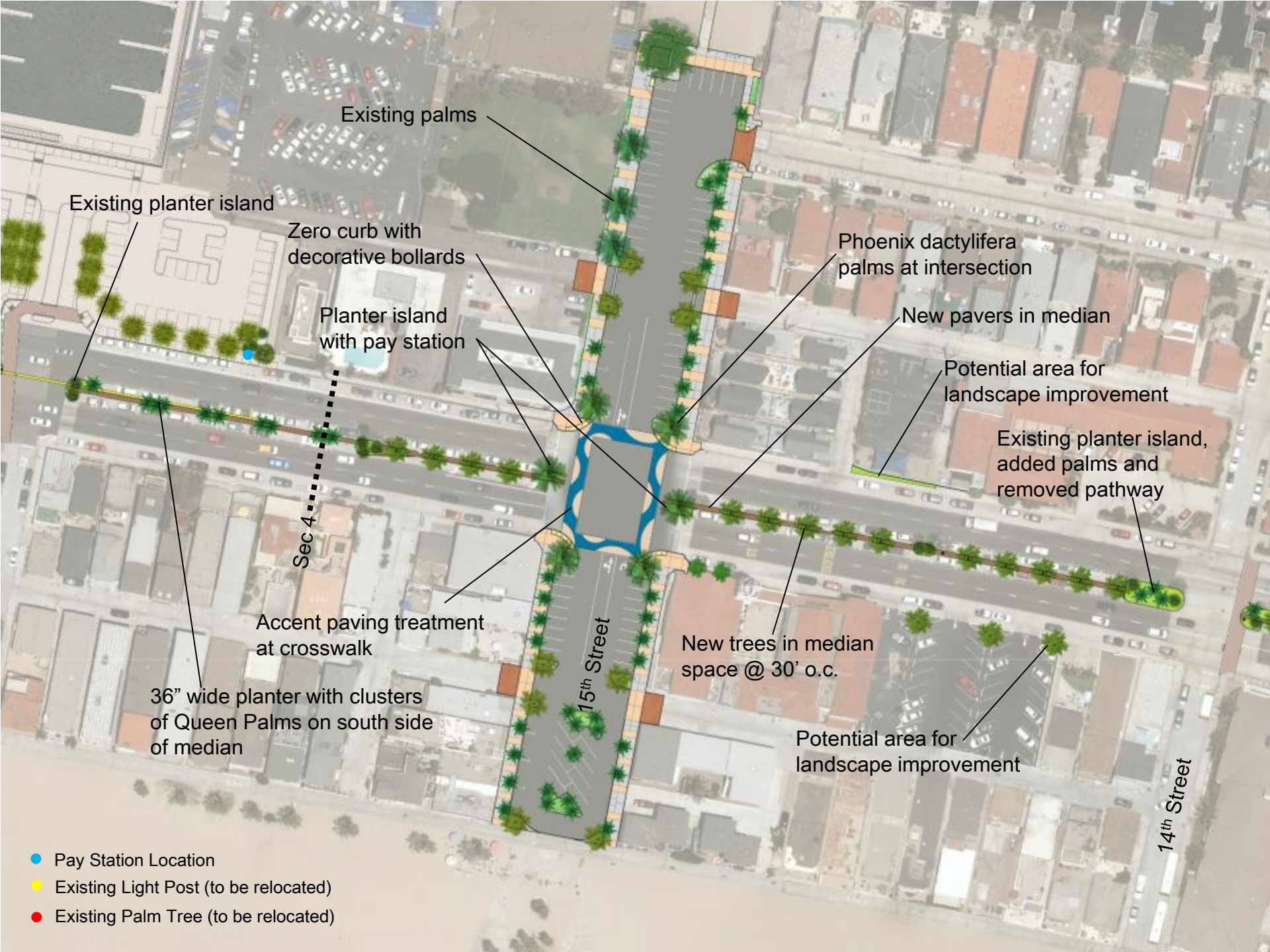
16<sup>th</sup> Street

15<sup>th</sup> Street

14<sup>th</sup> Street







Existing palms

Existing planter island

Zero curb with decorative bollards

Planter island with pay station

Phoenix dactylifera palms at intersection

New pavers in median

Potential area for landscape improvement

Existing planter island, added palms and removed pathway

Sec 4

Accent paving treatment at crosswalk

36" wide planter with clusters of Queen Palms on south side of median

New trees in median space @ 30' o.c.

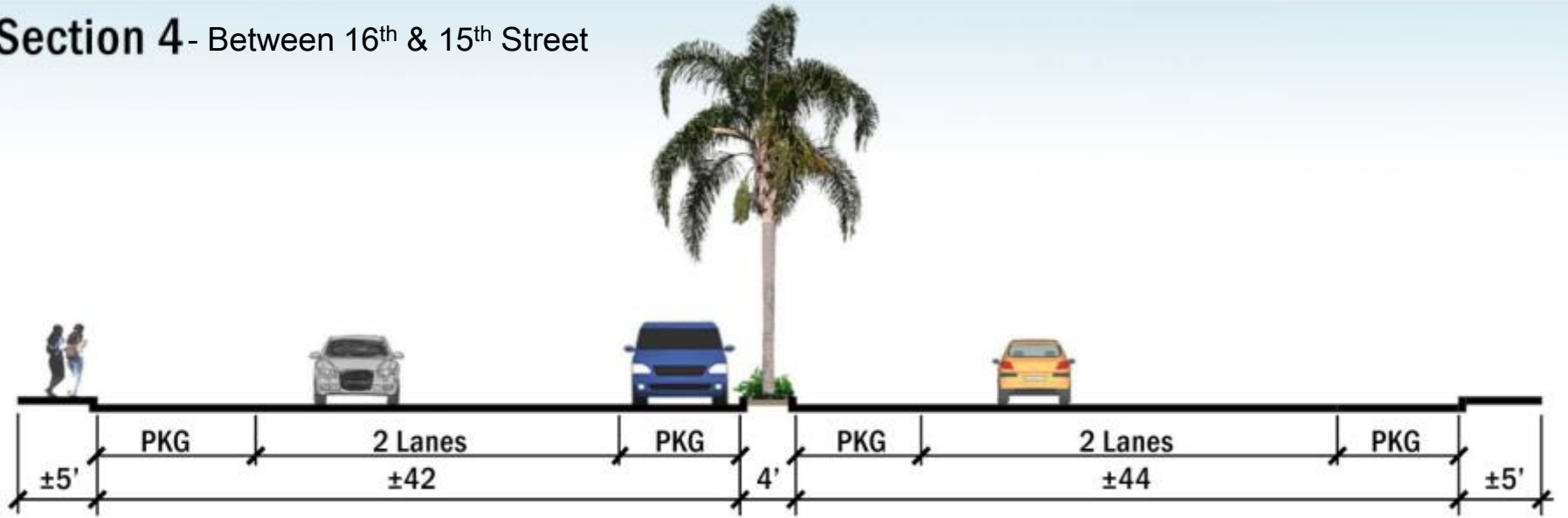
Potential area for landscape improvement

15th Street

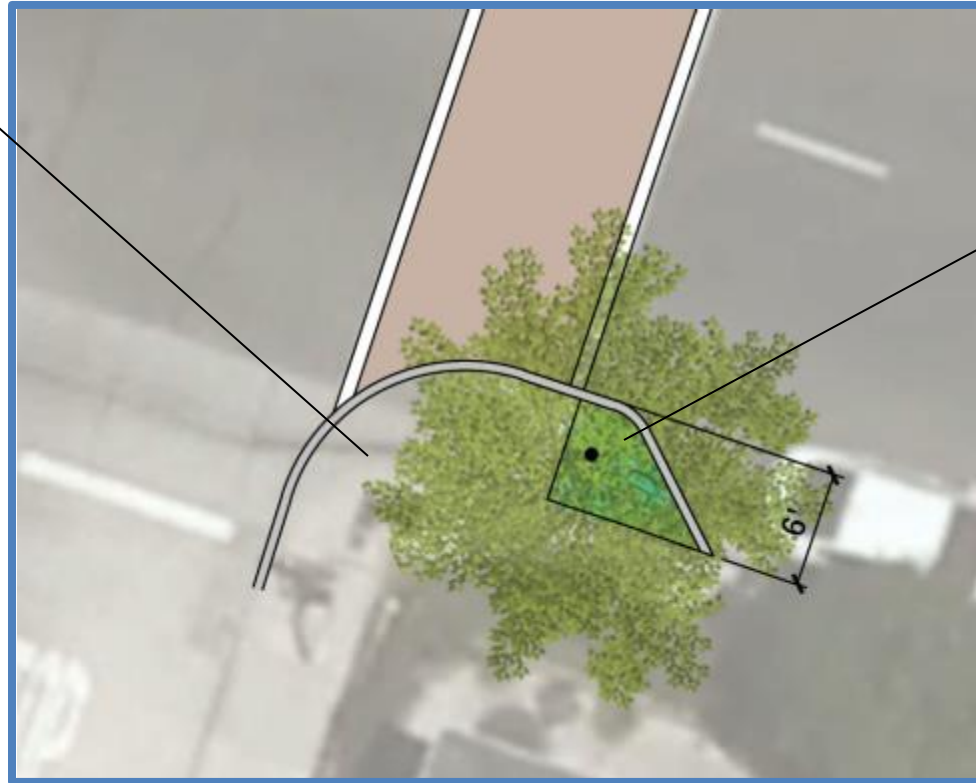
14th Street

- Pay Station Location
- Existing Light Post (to be relocated)
- Existing Palm Tree (to be relocated)

## Section 4 - Between 16<sup>th</sup> & 15<sup>th</sup> Street



Expanded sidewalk



Bulb-out with tree and shrub

Typical Bulb-Out



Aerial view of W. Balboa Blvd., 16<sup>th</sup> Street to 14<sup>th</sup> Street  
Existing Condition shown with proposed Marina Park and 15<sup>th</sup> Street Improvements



Aerial view of W. Balboa Blvd., 16<sup>th</sup> Street to 14<sup>th</sup> Street



Street view looking east down W. Balboa Blvd. approaching 15<sup>th</sup> Street

W. Balboa Blvd: 14<sup>th</sup> to 12<sup>th</sup> Street



14<sup>th</sup> Street

13<sup>th</sup> Street

12<sup>th</sup> Street

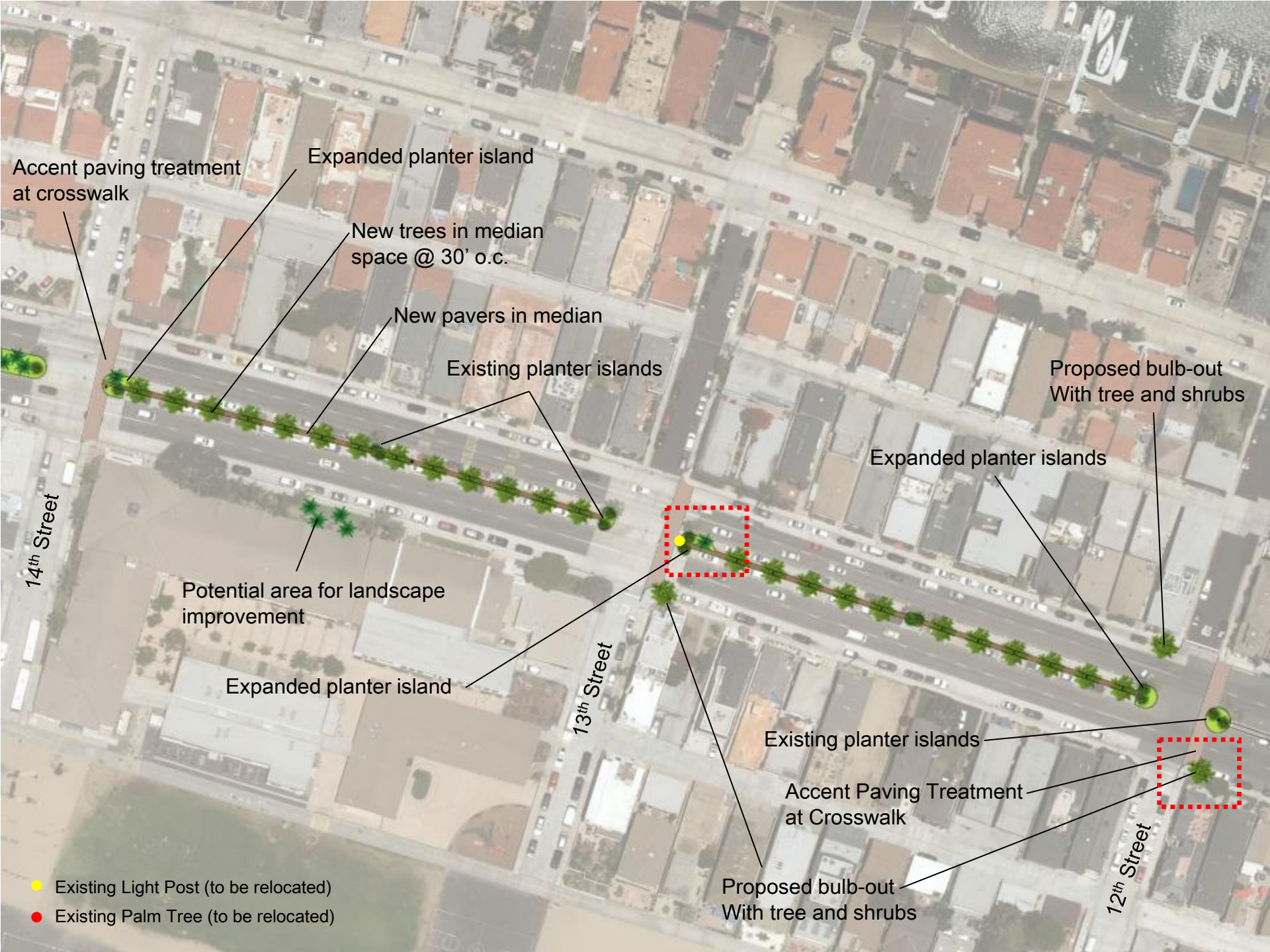


14th Street

13th Street

12th Street





Accent paving treatment at crosswalk

Expanded planter island

New trees in median space @ 30' o.c.

New pavers in median

Existing planter islands

Proposed bulb-out With tree and shrubs

14th Street

Potential area for landscape improvement

Expanded planter islands

Expanded planter island

13th Street

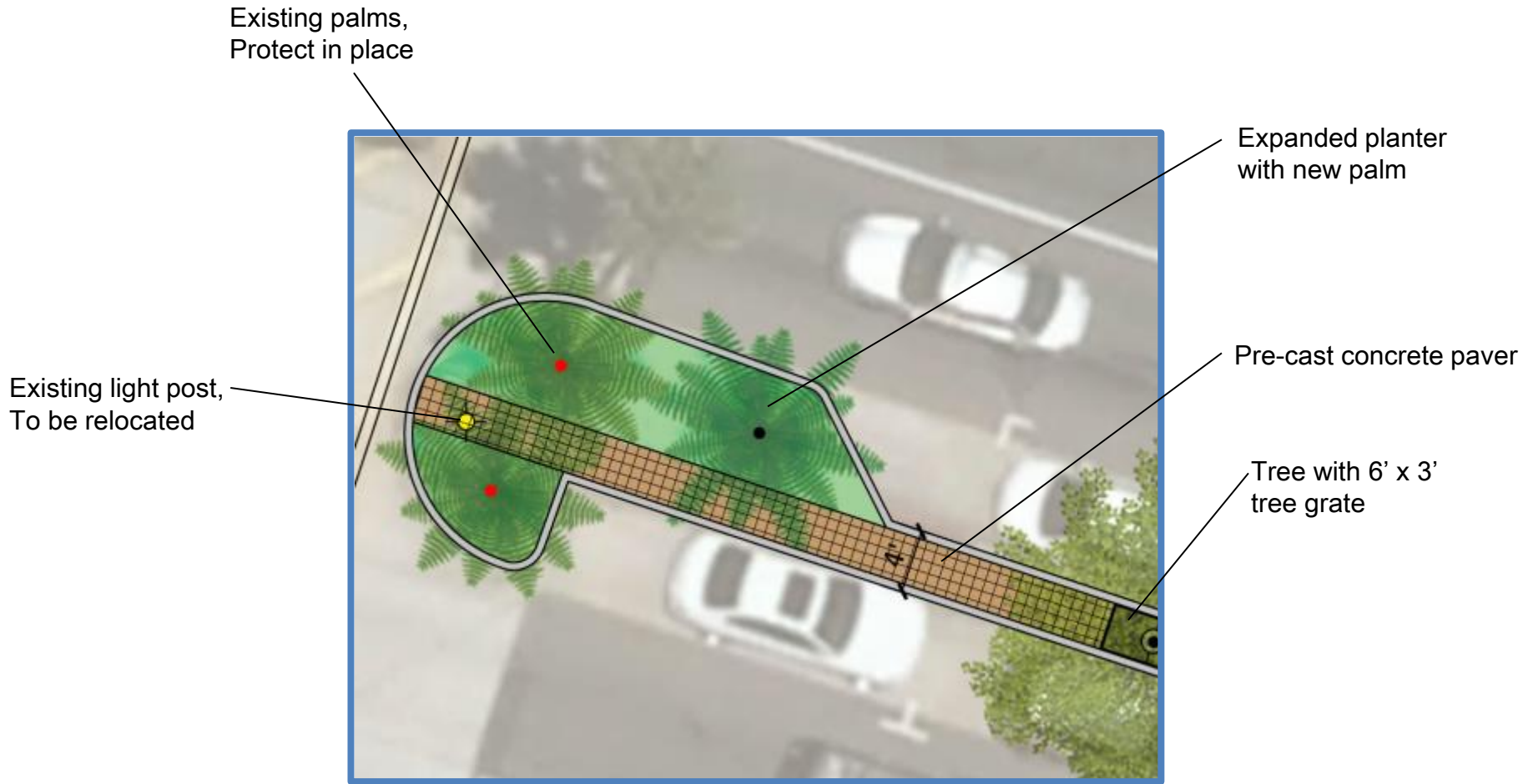
Existing planter islands

Accent Paving Treatment at Crosswalk

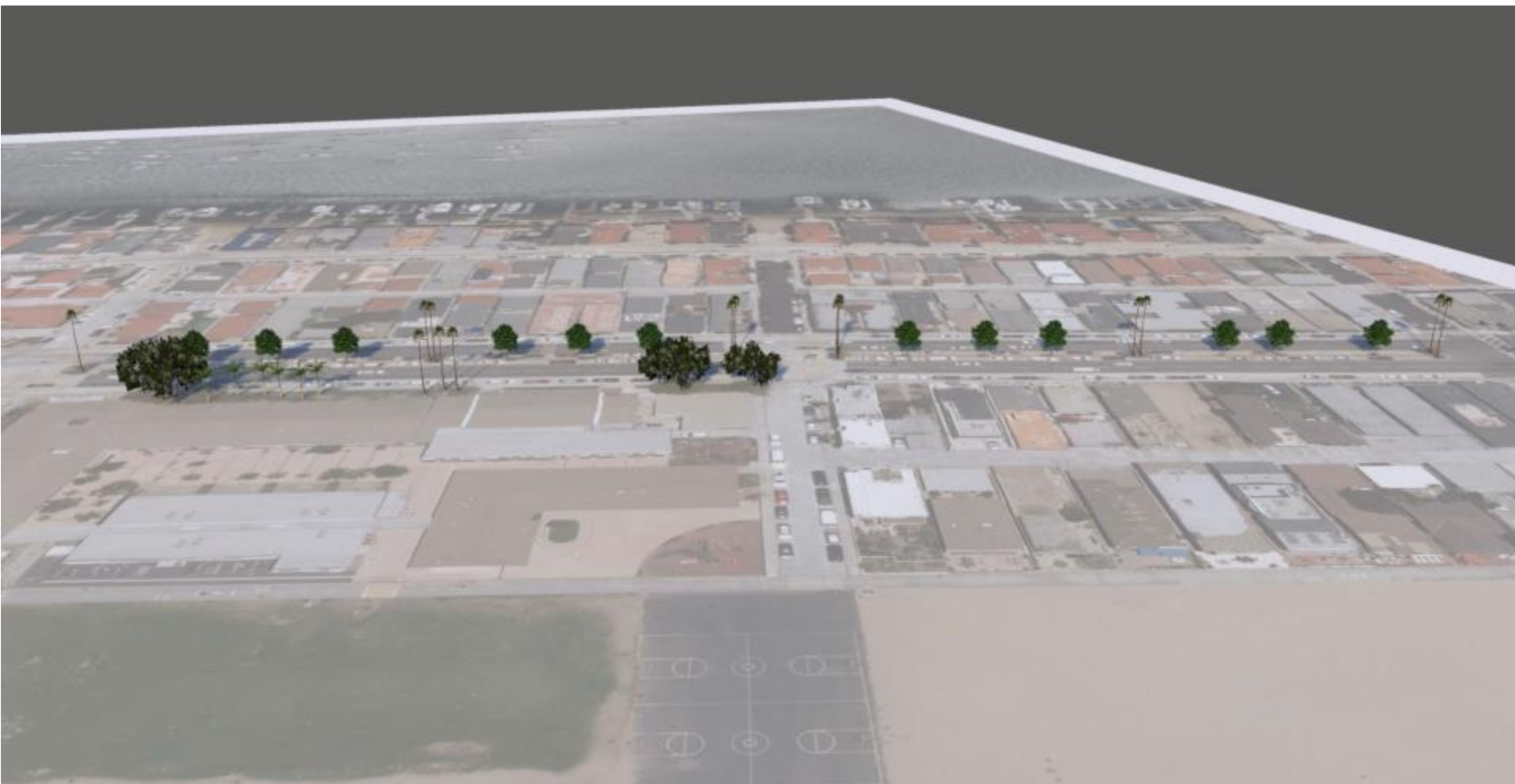
Proposed bulb-out With tree and shrubs

12th Street

- Existing Light Post (to be relocated)
- Existing Palm Tree (to be relocated)



Median Treatment & Expanded Planter



Aerial view of W. Balboa Blvd., 14<sup>th</sup> Street to 12<sup>th</sup> Street  
Existing Condition shown with proposed Marina Park and 15<sup>th</sup> Street Improvements



Aerial view of W. Balboa Blvd., 14<sup>th</sup> Street to 12<sup>th</sup> Street



Street view looking east down W. Balboa Blvd. approaching 13<sup>th</sup> Street



Aerial view looking west down W. Balboa Blvd.  
Existing Condition shown with proposed Marina Park and 15<sup>th</sup> Street Improvements



Aerial view looking west down W. Balboa Blvd.

# Project Schedule

- Design – Completed by Summer 2015
- Council Award – Fall 2015
- Construction – Winter 2015

## Conceptual Construction Cost Estimate

15 <sup>th</sup> Street	\$ 2,563,000
Balboa Blvd.	<u>\$ 1,457,000</u>
<b>Total</b>	<b>\$4,020,000</b>



Landscape Architecture Master Planning Urban Design



# COMMENTS/QUESTIONS

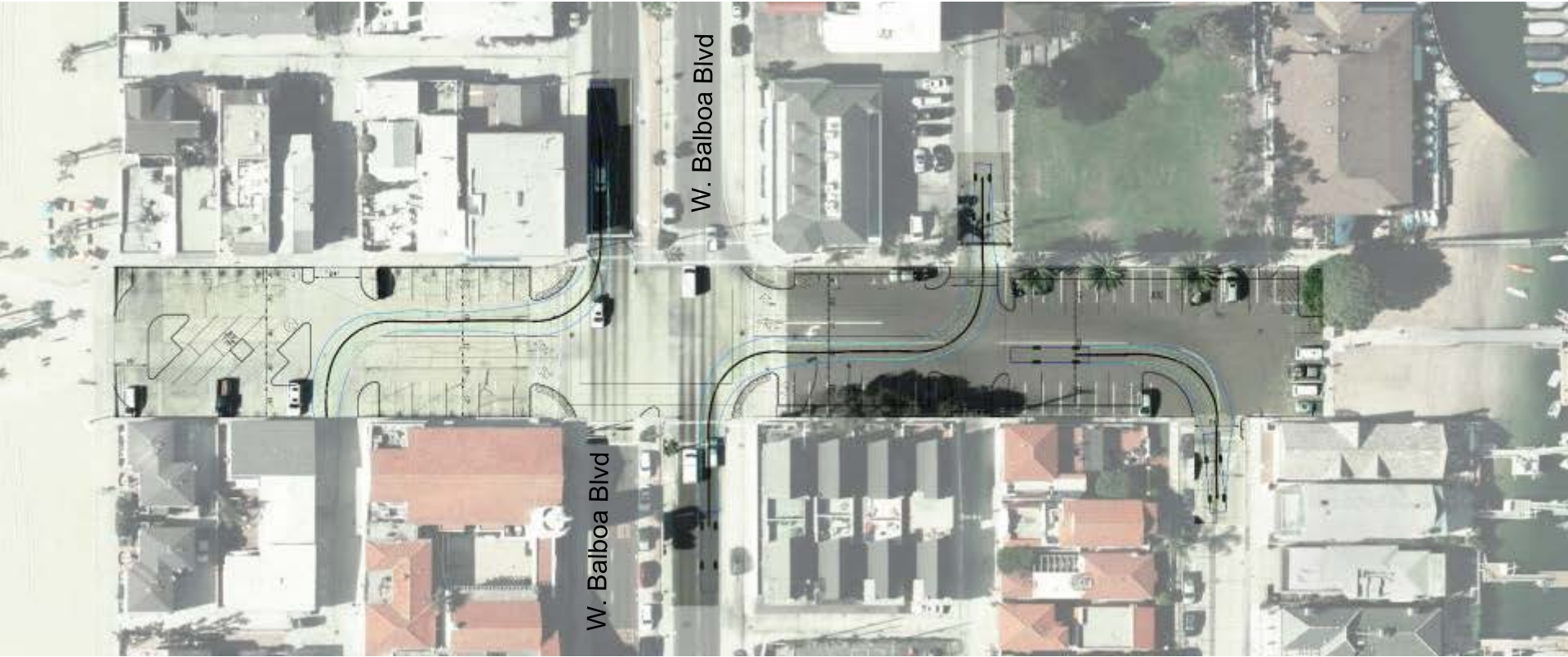
*Your* Public Works Department

*A Well-Engineered Machine*

Protecting and Providing Quality  
Public Improvements and Services



Car Turn Analysis



Bus Turn Analysis



Fire Turn Analysis

# Community Feedback

May 29th Presentation



 **15th STREET REVITALIZATION PROJECT** NEWPORT BEACH, CALIFORNIA

Planning Council 11  
**Concept B (G3.3)**  
May 18, 2016

# Crosswalk Design Studies

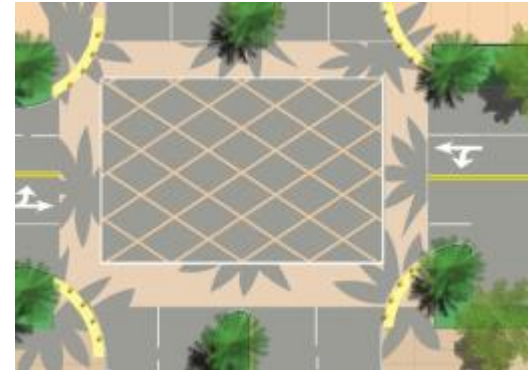


Waves

Texture



Paving



Palm Fans



Feet



Feet



Note:  
Shrubs not shown  
in these simulations

Ground level view looking from beach to 15<sup>th</sup> Street