



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

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Memorandum

To: Planning Commissioners
From: Brenda Wisneski, Deputy Community Development Director
Ben Zdeba, Associate Planner
Date: April 26, 2016
Re: Item No. 3 - West Newport Mesa Streetscape Master Plan

City staff, with support from RRM Design, has continued to work with the community to develop a Streetscape Master Plan for the West Newport Mesa area. A second community workshop was conducted on March 16, 2016 to review and comment on draft concepts.

The attached presentation summarizes the comments received at the workshop and includes preliminary concepts for the Planning Commission's review and comment. After incorporating comments from the Planning Commission, staff will return to the community once again. A final recommendation from the Planning Commission will be sought in June.

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West Newport Mesa

STREETSCAPE MASTER PLAN



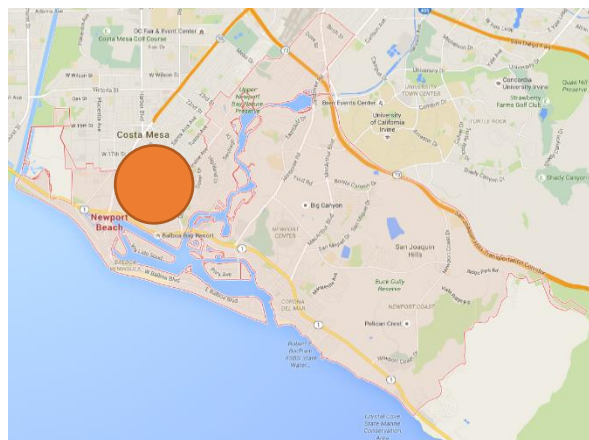
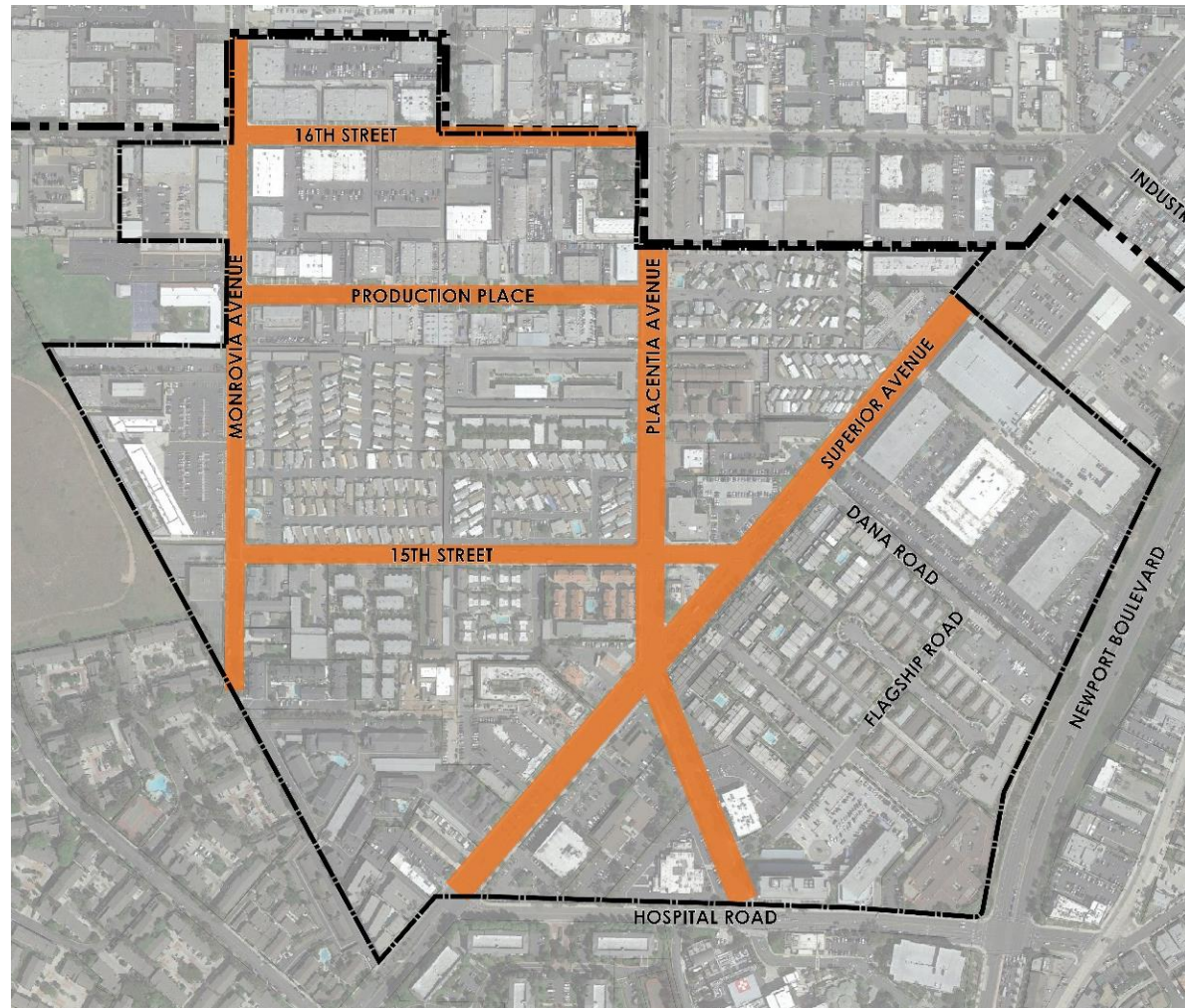
Project Overview

West Newport Mesa Streetscape Master Plan



Public Realm Improvements

- Superior Avenue
- Placentia Avenue
- Monrovia Avenue
- 16th Street
- Production Place
- 15th Street



Project Goals

West Newport Mesa Streetscape Master Plan



- Develop a **Unified Theme** for the Public Realm.
- Implement **Complete Street Principles** to Better Serve Pedestrians, Transit Riders, Bicyclists, and Automobiles.
- **Enhance Facilities** for Bicyclist and Pedestrian.
- Create a More **Walkable Environment**.
- **Improve Landscape Areas** to be More Aesthetically Pleasing within Right-of-Way and Setback Locations.
- **Utilize Sustainability Measures** such as Low Water Use Planting and LED Lighting.
- Identify Opportunities for **Traffic Calming** where Applicable.



Proposed Improvements



West Newport Mesa Streetscape Master Plan

Potential Solutions 

- Widen sidewalks
- Enhance crosswalks
- Bulbouts



- Sharrows - Monrovia Avenue, 16th Street, 15th Street
- Painted lanes



- Explore vehicle improvements
- Landscape medians



- Additional landscaping amenities 5, 6 and lighting 7
- Improved maintenance program



- Install low water use canopy trees



- Install native, drought tolerant plants



- Benches, bike racks, pet waste stations, trash and recycling receptacles



- Monrovia Avenue, 16th Street, Production Place, 15th Street



- Shared parking programs
- Street permit parking



- Stormwater runoff analysis





Public Outreach

West Newport Mesa Streetscape Master Plan



TOP 10 COMMUNITY DESIRES

#	What we heard...	Potential Solutions	S
1	Improve walkability and pedestrian safety	•Widen sidewalks •Enhance crosswalks •Bulbouts	
2	Improve bicycle safety	•Sharrows - Monrovia Avenue, 16th Street, 15th Street •Painted lanes	
3	Address high speeds on roadways	•Explore vehicle improvements •Landscape medians	
4	Streetscape beautification	•Additional landscaping amenities and lighting •Improved maintenance program	
5	Increased shade and more street trees	•Install low water use canopy trees	
6	Remove turf and replace with low water use planting	•Install native, drought tolerant plants	
7	Increase street amenities and create gathering spaces	•Benches, bike racks, pet waste stations, trash and recycling receptacles	
8	Increase visibility and need for lighting	•Monrovia Avenue, 16th Street, Production Place, 15th Street	
9	Improve parking availability	•Shared parking programs •Street permit parking	P
10	Address drainage issues on Production Place	•Stormwater runoff analysis	

WEST NEWPORT MESA STREETScape MASTER PLAN
CITY OF NEWPORT BEACH



- Stakeholder Meetings
- 2 Workshops
- Established Top 10 Community Desires and Possible Implementation Solutions



Site Furnishings

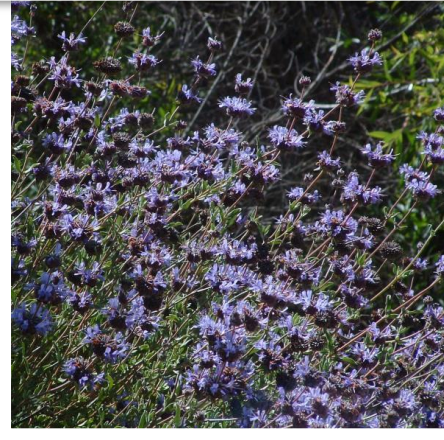
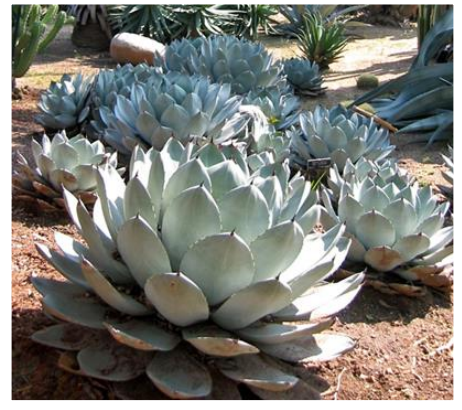
West Newport Mesa Streetscape Master Plan



Plant Palette



West Newport Mesa Streetscape Master Plan

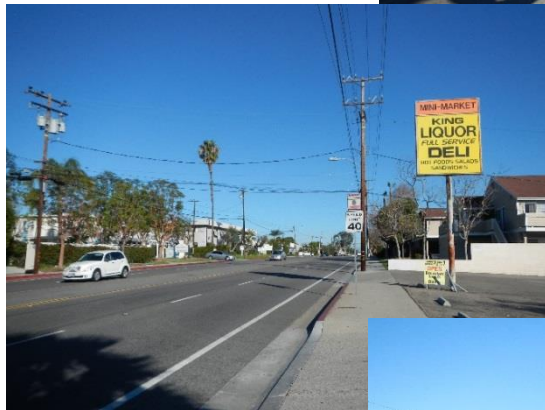
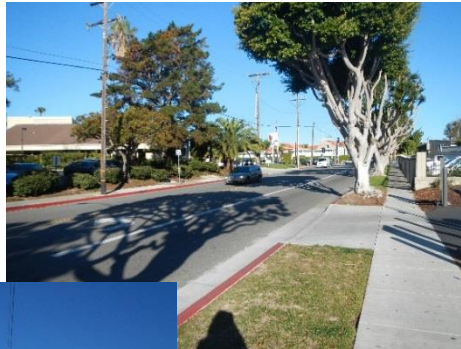


Placentia Avenue

West Newport Mesa Streetscape Master Plan



Existing Conditions



Proposed Improvements



- Pedestrian and Bicycle Safety
- Landscape Medians
- Low Water Use Planting
- Gateway and Wayfinding Signs
- Setback Guidelines for Future Development

Placentia Avenue

West Newport Mesa Streetscape Master Plan



Existing

Proposed
Improvements

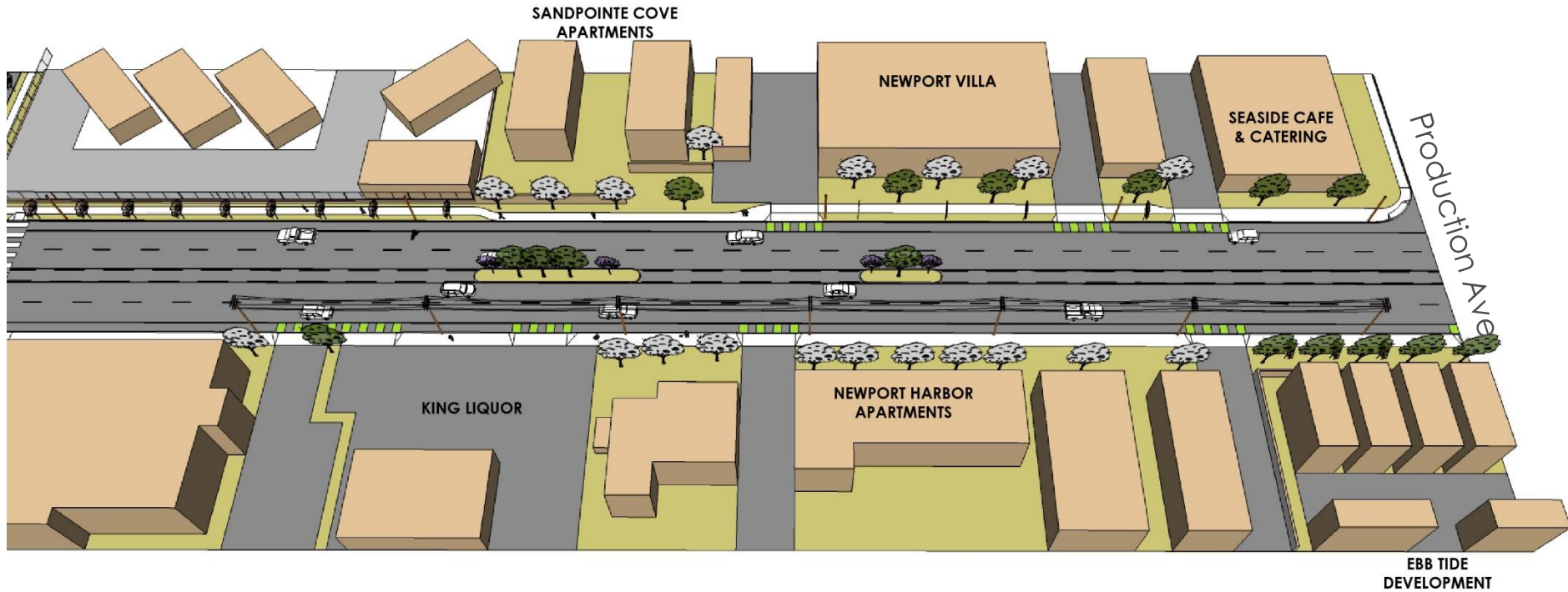


Placentia Avenue

West Newport Mesa Streetscape Master Plan



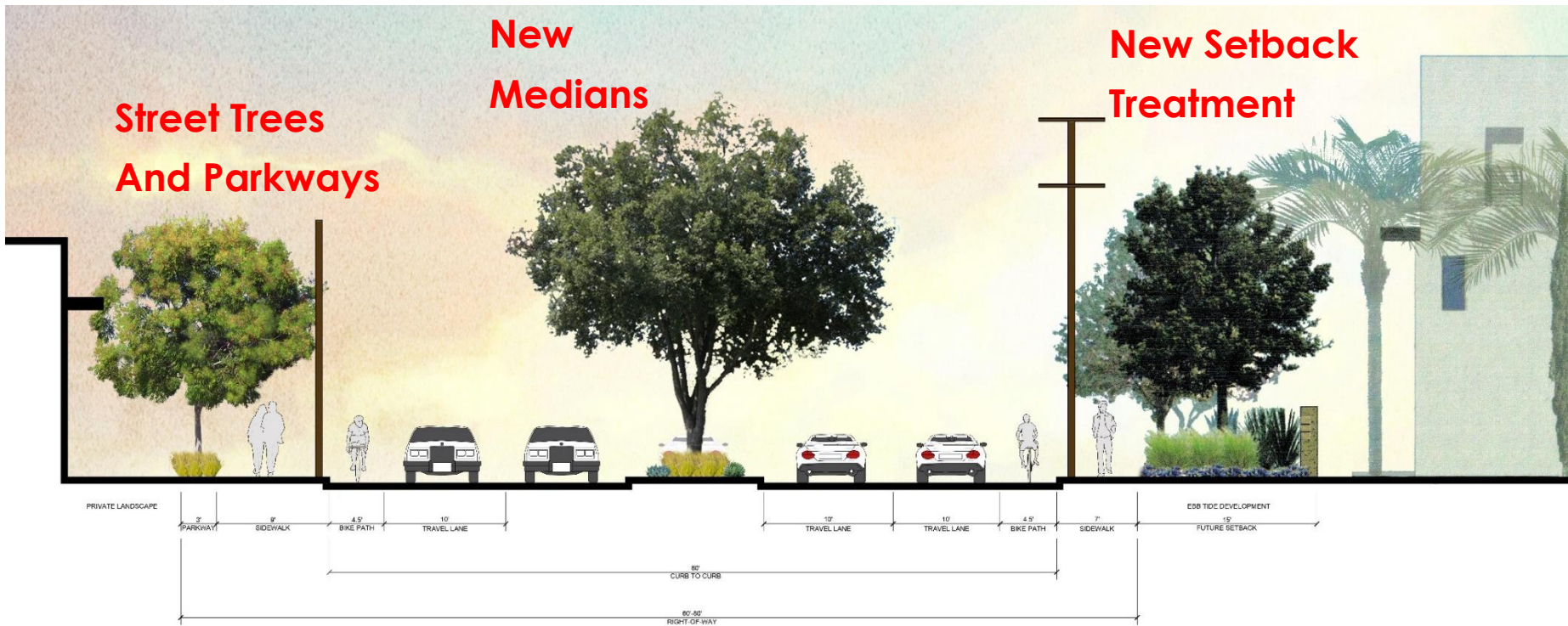
Proposed Medians



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DEVELOPMENT

Placentia Avenue

West Newport Mesa Streetscape Master Plan



Placentia Avenue

West Newport Mesa Streetscape Master Plan



Existing View
Looking North

Placentia Avenue

West Newport Mesa Streetscape Master Plan



Proposed Improvements

- Sidewalk improvements
- Bike lane painting
- Landscape medians
- Low water use planting
- Site Furnishings
- Turf Replacement

Superior Avenue

West Newport Mesa Streetscape Master Plan



Existing Conditions



Proposed Improvements

- Turf replacement with low water use planting
- Site furnishings
- Gateway and Wayfinding Signs
- Future Development Setback Treatments
- Pedestrian and Bicycle Safety Enhancements



Monrovia Avenue, 16th Street, Production Place, 15th Street



West Newport Mesa Streetscape Master Plan

Existing Conditions



Proposed Improvements



- Pedestrian lighting
- Sharrows
- Low water use planting
- Parking programs
- Wayfinding signage
- Bulbouts at:
 - 15th Street
 - Monrovia Avenue
 - 16th Street
- Site furnishings



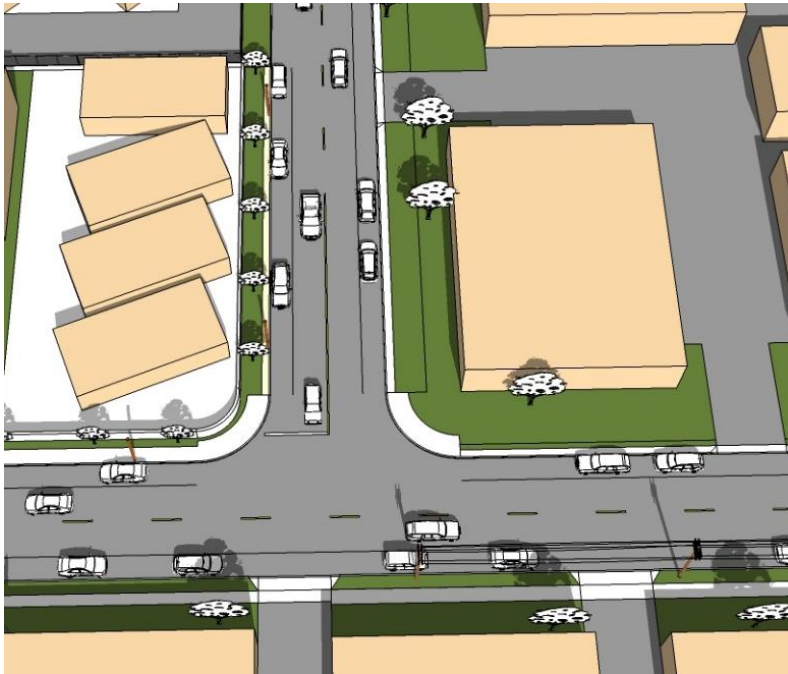
Recent Improvements



Monrovia Avenue, 16th Street, Production Place, 15th Street



West Newport Mesa Streetscape Master Plan



Existing

Proposed Improvements



15th Street



West Newport Mesa Streetscape Master Plan



Existing View

Looking Toward Placentia Avenue

15th Street



West Newport Mesa Streetscape Master Plan



Proposed View

Looking Toward Placentia Avenue

- **Increase in Lighting**
- **Sharrows**
- **Low Water Use Planting**
- **Parking Programs**
- **Sidewalk Improvements**
- **Crosswalk Enhancements**

Public Outreach

West Newport Mesa Streetscape Master Plan



- Stakeholder Meetings.....January 26, 2016
- Public Workshop #1.....February 17, 2016
- Planning Commission Meeting.....February 18, 2016
- Public Workshop #2.....March 16, 2016
 - Review Concepts
- **Planning Commission Meeting.....May 5, 2016**
- Public Open House -Review Plan.....May 18, 2016
- Planning Commission Meeting.....June 23, 2016
- Project Master Plan Complete.....July 14, 2016
- City Council Adoption.....July 26, 2016