

PALMETTO STREETScape

Recommendations to Achieve Goals within Budget



City Council Presentation

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PALMETTO STREETScape

Recommendations to Achieve Goals within Budget

- **GOAL**

- Complete Palmetto Streetscape Phase I

- **COUNCIL DIRECTION**

- 2015-16 – Council Priority #2

- **OBJECTIVE THIS EVENING**

- Take steps to achieve Goal;
- “Biggest bang for the buck”



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Recommendations to Achieve Goals within Budget

CONTEXT & SIGNIFICANCE

- Planning – 2006; delay; EDC role
- Stakeholders
 - Merchants, property owners, residents, WSPAC
- Palmetto more than a streetscape:
 - Honoring our community and goals: complete Palmetto
 - Build relationships
 - Coordinate Palmetto with Beach Blvd & library



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Recommendations to Achieve Goals within Budget

PROGRESS TO DATE

- Undergrounding done
- Streetlights purchased
- Budget approved: \$2,875,000
- Original plan complete (2013)



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Recommendations to Achieve Goals within Budget

ORIGINAL PLAN

- Remove and build all new sidewalks
- Add 4' wide band – trees, streetlights, benches
- New curb & gutter
- New underground drainage systems



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Recommendations to Achieve Goals within Budget

CONCERN & CAUTION

- Disruptive to businesses & customers: too risky
- Community and City intent is to support businesses
- Unnecessary –
 - Existing sidewalks are good: wide, durable
 - What’s important in streetscape – visual attractions
- Expensive; little “bang for the buck”



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1st QUESTION:

Q: Can existing sidewalks be used?

A: Yes, in most places

Construct only:

- Corner bulbs w ramps and planting areas
- Driveway replacements
- Move streetlight location – clear width

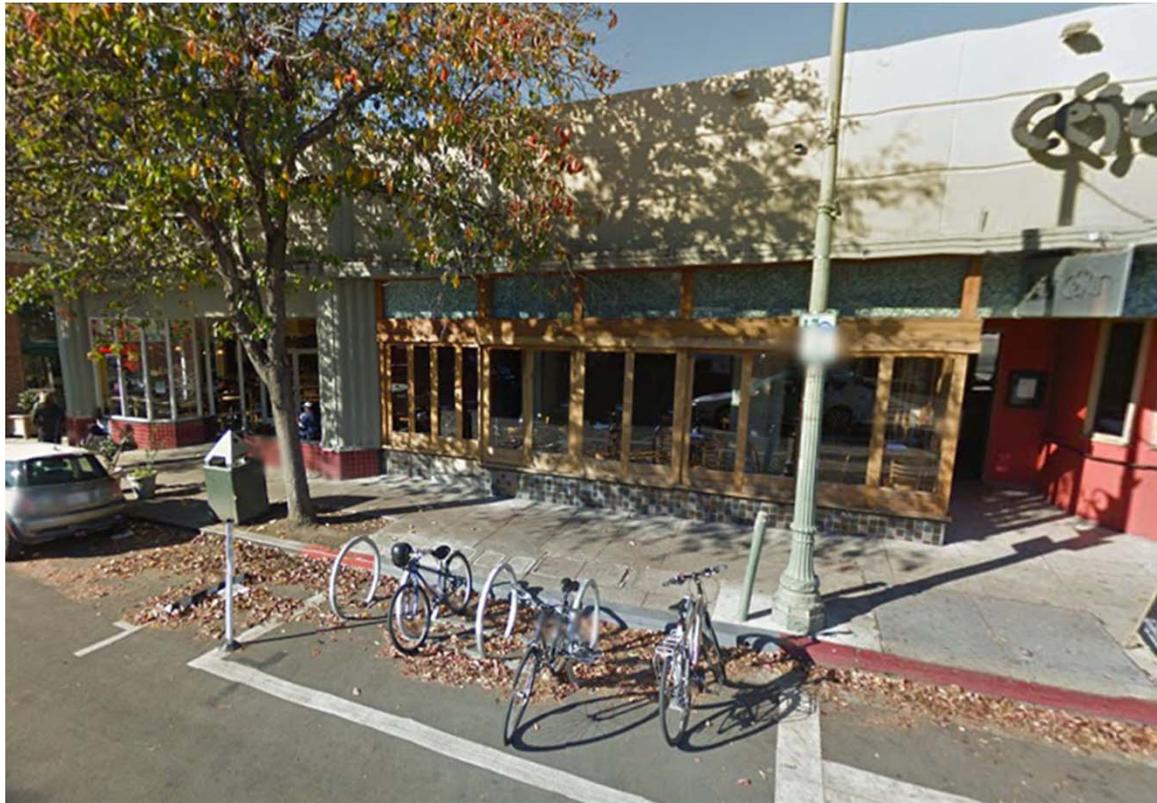


STREETSCAPE EXAMPLE





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City of Pacifica



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ORIGINAL PLAN

- Some large corner bulbs
- Some mid-block bulbs



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CAUTION & CONCERN

Large corner & Mid-block bulbs reduce critical parking

- Convenient parking critical to retailers
- Replacement is \$30K/space (structure) plus land
- Mid-block plazas
 - Also seating at corners
 - Only 180' blocks



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2nd QUESTION

Q: Can parking replace
mid-block bulbs?

A: Yes

There is an alternative option...



PALMETTO STREETCAPE

Recommendations to Achieve Goals within Budget

CONCERN & CAUTION

Escalating Costs put project at risk

- Demand for contractors and construction materials
- Peer cities CIP bids: 25 – 30% over estimate
- Pacifica's retaining wall job got NO BIDS
- Costly portions of original plan - exceed budget



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3rd QUESTION

Q: If 1st and 2nd recommendations are approved, are project funds enough?

A: Yes



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Refinements for Successful Alternate Plan

LANDSCAPING

- Trees likely unsuccessful:
 - Wind & salt air / proximity
 - Sun desirable
 - Business visibility



STREETSCAPE EXAMPLE





STREETSCAPE EXAMPLE





PALMETTO STREETScape

Recommendations to Achieve Goals within Budget Plan

STREETLIGHTS

- Pedestrian scale
- 55 total. 5 / block
- Power – festival lighting
- Banner mounts
- Highly visible

Transformative: day & night



PALMETTO STREETScape

Recommendations to Achieve Goals within Budget

BICYCLE PATHS – N & S bound

- Invite people & activity
- Healthy lifestyle
- Residents & Distance Bicyclers



STREETSCAPE EXAMPLE





PALMETTO STREETCAPE

Recommendations to Achieve Goals within Budget

PARKLETS

- Optional
- Temporary / Seasonal
- Respond to changing retail
- Create space for multiple activities
- Balance activity & parking

STREETSCAPE EXAMPLE



STREETSCAPE EXAMPLE





STREETSCAPE EXAMPLE





PALMETTO STREETScape

Recommendations to Future Phases

SPECIAL FEATURES

- Unique landmarks
- “Meet me at the Willy Mays statue”
- Arch
- Montecito & Palmetto – two gems
- BAC Mural Subcommittee – Pacifica tradition
- Volunteer fundraising / community effort
- History of Sharp Park neighborhood



STREETSCAPE EXAMPLE





STREETSCAPE EXAMPLE





PALMETTO STREETScape

Recommendations to Achieve Goals within Budget

SUMMARY: PEDESTRIAN BENEFITS

- Sidewalk
- Street lights
- Power for festival lights
- Landscaping - tailored
- Outdoor café's & activity spaces - options
- Maximize clear width
- ADA standards & Bicycles – public is welcome!



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SUMMARY: MERCHANT BENEFITS

- Less disruption
- Landscaping provides
 - Beauty, interest, color, softness
 - Storefront visibility
 - Sunlight for pedestrians
- Sidewalk dining /activates on case-by-case basis



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SUMMARY: SAFETY BENEFITS

- ADA standards
Corner ramps & driveway aprons
- Corner bulbs
Visibility & protection of pedestrians
- Bike lanes
Dedicated & striped



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SUMMARY: SUSTAINABILITY & VALUE

Maintenance cost reduced

- Drainage simplified
- New pavement
- Tree trimming
- Tree root control / correction

Expect to achieve goals within budget



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CONCLUSIONS: RECOMMENDATIONS

- Achieve project goals
- Reduce risk
- Tailored & unique to Palmetto

Recommend approval:

- Recommendations
- Prepare and release bid
- Enter contract for construction
- Keep community informed



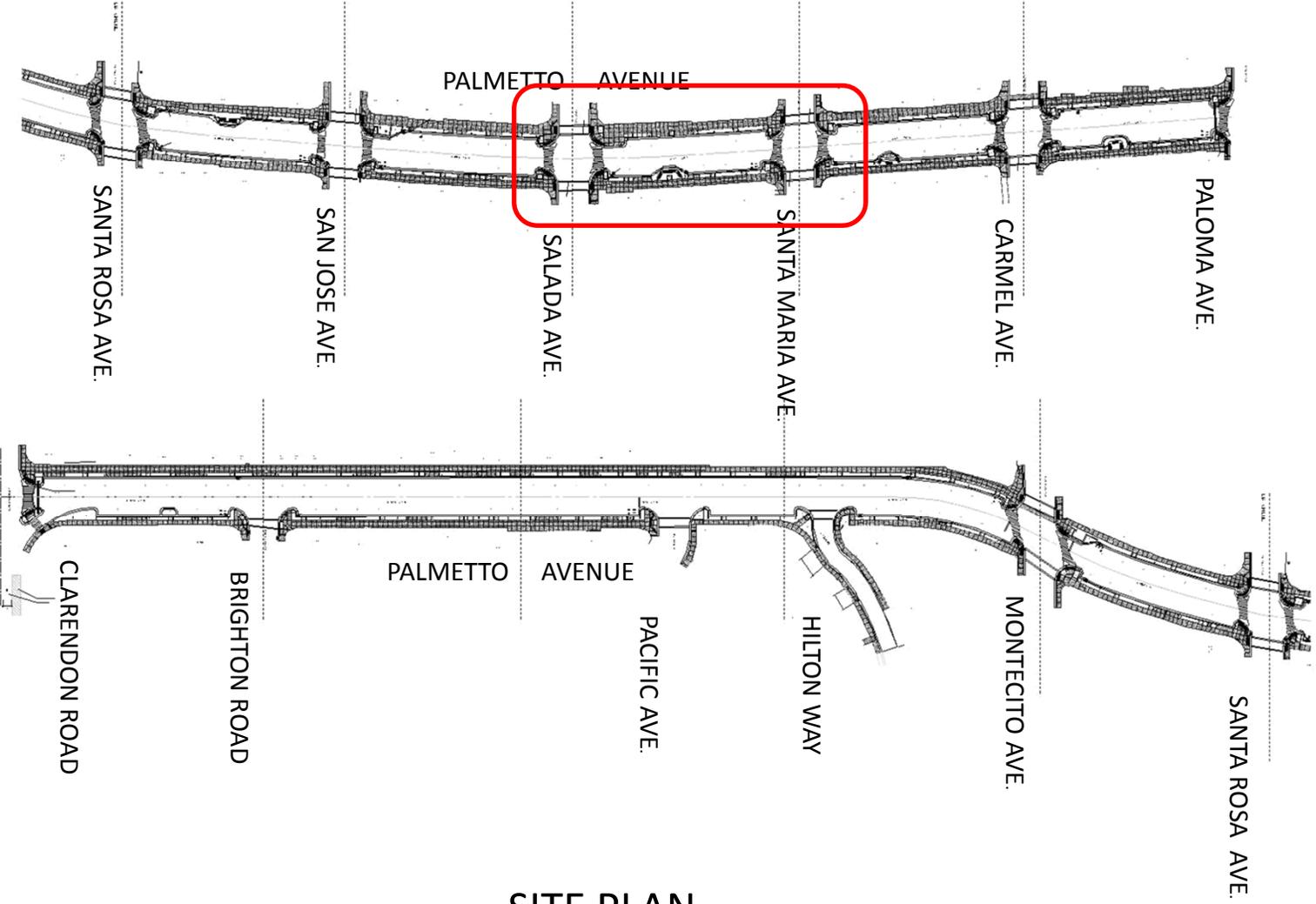
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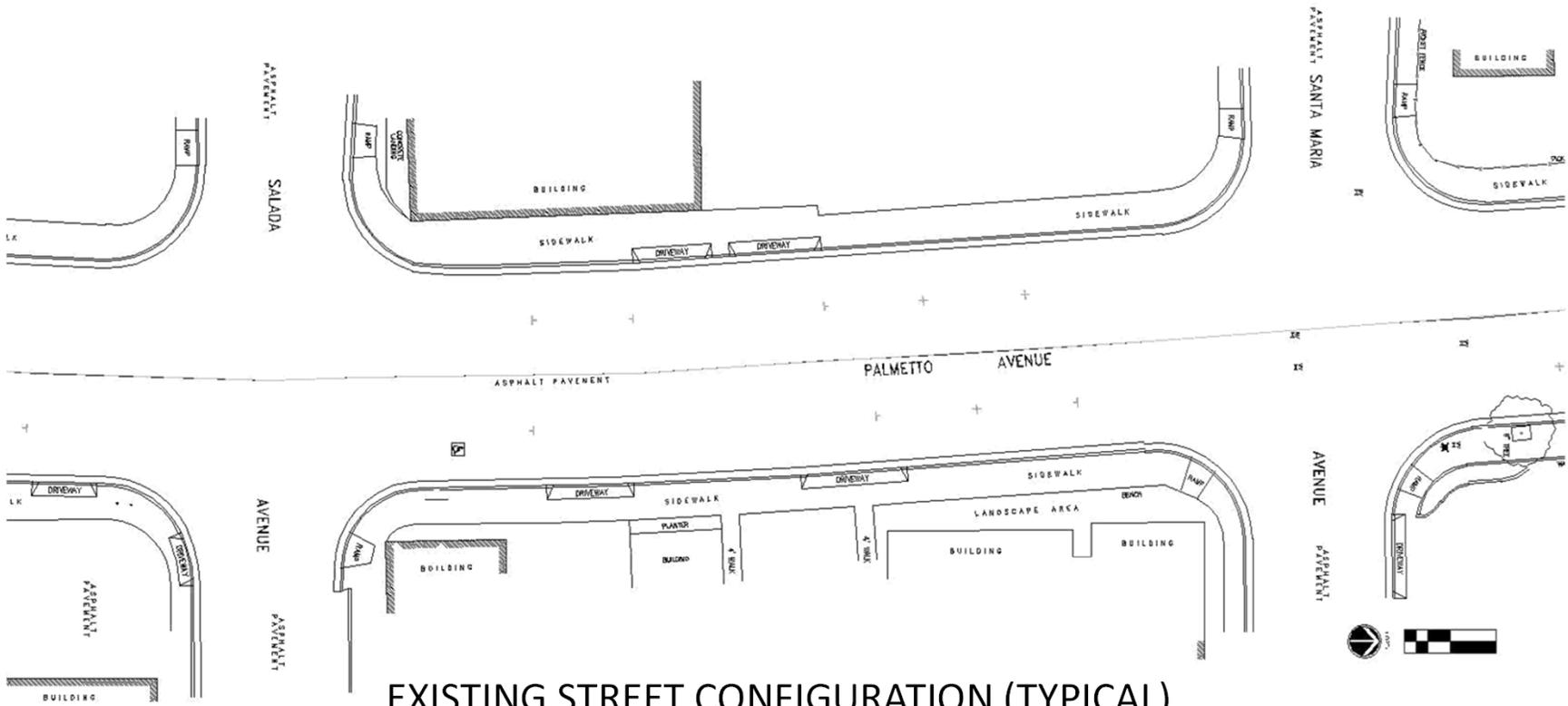
QUESTIONS?

PALMETTO STREETScape PROJECT

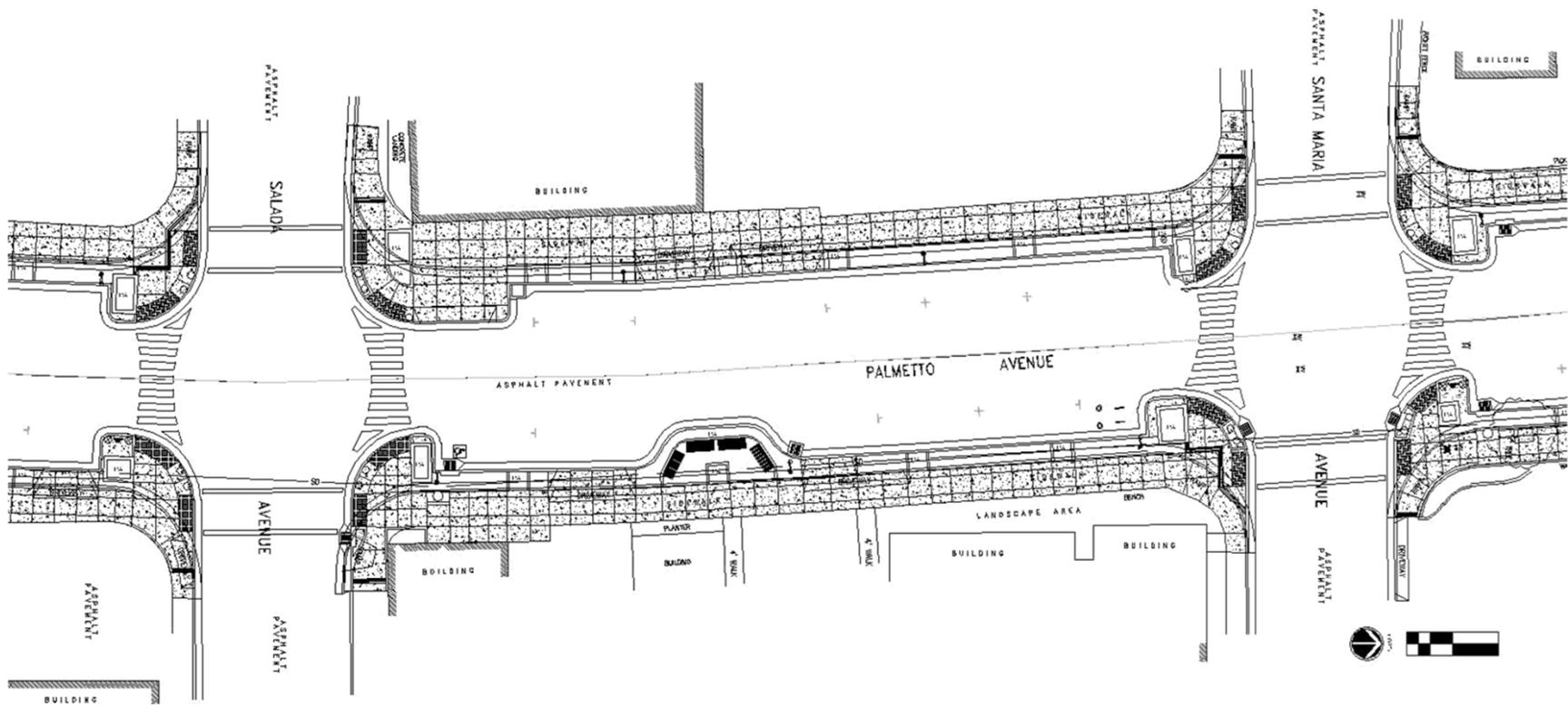
ENGINEERING DETAIL



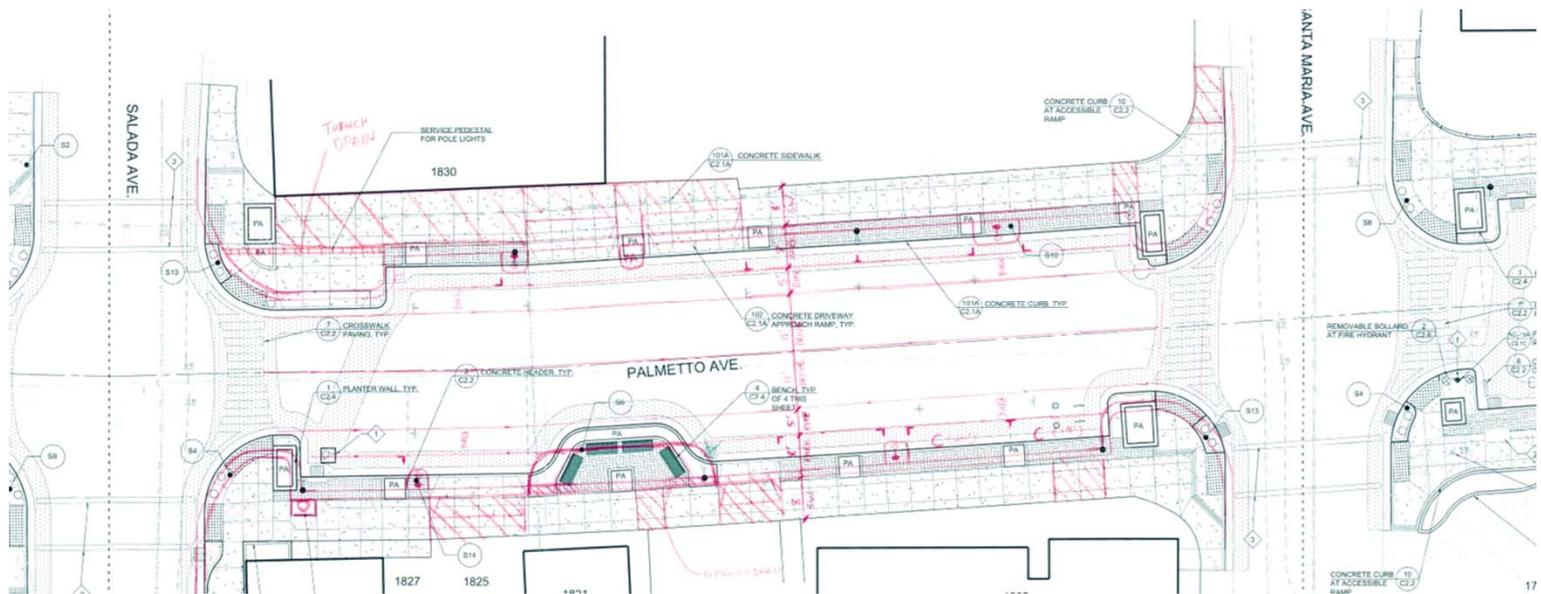
SITE PLAN



EXISTING STREET CONFIGURATION (TYPICAL)



ORIGINAL PALMETTO STREETScape PROJECT (TYPICAL)



RECOMMENDED CHANGES: PALMETTO STREETScape PROJECT (TYPICAL)



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Refinements for Successful Alternate Plan

QUESTIONS?