

RESOLUTION NO. 2024-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA RECEIVING AN UPDATE PRESENTATION AND, PROVIDING INPUT AND APPROVAL OF FINAL CONCEPT DESIGN AND APPROVAL OF PHASING THE PROJECT DELIVERY FOR DEL MONTE BOULEVARD LANDSCAPING, MULTI-MODAL IMPROVEMENTS, AND DOWNTOWN MARINA STREETSCAPE AND AUTHORIZE CALL FOR BIDS FOR THE DEL MONTE BOULEVARD MEDIAN LANDSCAPING, PHASE 1 PROJECT

WHEREAS, the City of Marina is in the process of developing a Downtown Vitalization Specific Plan. One aspect of this plan is changing the right-of-way to better serve the City's needs and transition away from what originally functioned as a state highway; and

WHEREAS, the Del Monte Boulevard Median Landscape Demonstration project (QLR 1901) and Downtown Vitalization Implementation Project (EDC2126) are included in the Capital Improvement Program with a budget of \$25,000 and \$4,000,000, respectively; and

WHEREAS, staff have engaged the services of the Wallace Group and BEK Collective to develop median landscape plans and streetscape features for consideration. The traffic engineering firm, Kimley-Horn has modeled traffic in response to a road diet (reduction from four automobile lanes to two automobile lanes with additional bicycle and pedestrian facilities), as well as possible intersection roundabouts on Del Monte Boulevard between Highway 1 and Reservation Road. The road diet addresses traffic calming and multi-modal improvements for a more balance and safer vehicular, bicycle and pedestrian use; and

WHEREAS, an online survey and several well attended community outreaches were completed to collect input and feedback. The concept plans for the Del Monte Boulevard Median landscaping, downtown streetscape, and lane reallocation and intersection roundabouts were presented to the Public Works Commission on November 16, 2023; and

WHEREAS, on December 5th, 2023, the City Council Meeting, BEK and Kimly Horm presented landscaping concept and traffic simulation for the multi-modal improvements for the Del Monte Boulevard. The City Council continued the discussion of this project on February 6th, 2024, City Council meeting and provided feedback to staff regarding cultural art area, plants and shrubs, median lighting, flags, bicycle safety and maintenance of proposed improvements.; and

WHEREAS, since the last presentation, staff completed the following: Arborist Report, **EXHIBIT B**, Tree Committee Approval, **EXHIBIT B** and ATP Grant Application submitted for the proposed roundabouts, road diet and streetscape. The horizontal layouts of roundabouts and road diet were refined to address Right of Way limits and enhance traffic calming features, (Roundabout footprints and median alignments are slightly different from previous presentation); and

WHEREAS, the presentation and providing design input for Del Monte Boulevard Landscaping and Multi Modal Improvements and Downtown Marina Streetscape Projects is not a project as defined by the California Environmental Quality Act (CEQA); and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that does hereby:

1. Received an update presentation for the Del Monte Boulevard Landscaping and Multi-Modal Improvements and Downtown Marina Streetscape; and
2. Provided input and approval of final concept design; and
3. Approved phasing the delivery of the Del Monte Boulevard Landscaping, Multi-Modal Improvements, and Downtown Marina Streetscape; and
4. Authorized Call for Bids for the Del Monte Boulevard Median Landscaping Phase 1 Project.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 4th day of September 2024, by the following vote:

AYES: COUNCIL MEMBERS: McAdams, McCarthy, Visscher, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Biala

ABSTAIN: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

August 19, 2024

Item No. **13b**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of September 4, 2024

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2024-,
RECEIVING An UPDATE PRESENTATION AND, PROVIDING INPUT
AND APPROVAL OF FINAL CONCEPT DESIGN AND APPROVAL OF
PHASING THE PROJECT DELIVERY FOR DEL MONTE BOULEVARD
LANDSCAPING, MULTI-MODAL IMPROVEMENTS, AND DOWNTOWN
MARINA STREETSCAPE AND AUTHORIZE CALL FOR BIDS FOR THE
DEL MONTE BOULEVARD MEDIAN LANDSCAPING, PHASE 1
PROJECT**

REQUEST:

It is requested that the City Council consider approving and adopting Resolution No. 2024-, for the following actions:

1. Receiving an update presentation, **EXHIBIT A**, for the Del Monte Boulevard Landscaping, Multi-Modal Improvements, and Downtown Marina Streetscape, and;
2. Providing input and approval of final concept design, and;
3. Approving phasing the delivery of the Del Monte Boulevard Landscaping, Multi-Modal Improvements, and Downtown Marina Streetscape, and;
4. Authorizing Call for Bids for the Del Monte Boulevard Median Landscaping Phase 1 Project.

BACKGROUND:

Since Marina's incorporation in 1975, the City has facilitated many surveys, public workshops, and studies to vitalize Marina's existing commercial areas in its Central Business District. The closure of Fort Ord military base in 1995 and the loss of jobs and population associated with that further emphasized the need to vitalize the City's downtown.

This was reiterated again with the adoption of the General Plan in 2000 and with other City Council actions in 2001 recognizing that the creation of an attractive pedestrian-friendly and visitor-serving commercial district was key to establishing Marina's identity and image.

In 2002 an Ad Hoc Marina Downtown Committee was formed that encouraged goals to revitalize Marina's retail commercial areas. In its report to the City Council the Committee stated:

"Revitalization of Marina's commercial area along Del Monte Boulevard and Reservation Road was identified by the Marina City Council in 2001 as one of a number of strategic issues which the City needed to address. In its Strategic Issues Report, the Council recognized that the creation of an attractive, pedestrian friendly and visitor-serving commercial district was key to Marina's evolving identity and image.

In 2005, the City Council adopted the Marina Downtown Vision and Downtown Design Guidelines for developing a vital downtown core. This Vision Plan illustrated design concepts for Downtown Marina. While the Plan focused on the Reservation Road corridor, it identified concepts for public streetscape right-of-way that would provide benefits of reduced automobile speeds, safe pedestrian crossings, wider sidewalks, and accommodation of multiple modes of transportation (cars, buses, bicycles, and pedestrians). Suggested concepts included:

- Reduce through-traffic travel lanes from four lanes to two lanes
- Provide roundabouts at key intersections
- Provide on-street parallel parking
- Provide bicycle lanes
- Provide wider sidewalks to encourage pedestrian travel
- Provide pedestrian street crossings to improve pedestrian visibility for drivers, and to reduce pedestrian crossing distance and time
- Provide landscaped medians
- Consider public art as part of the streetscape

It was then decided that to fulfill this vision a Specific Plan should be developed. The Downtown Vitalization Specific Plan was initiated in 2006. The stated goal of the Plan was to “transform Central Marina and its two major corridors, Reservation Road and Del Monte Boulevard, into a unique, vibrant, and pedestrian-friendly Downtown with diverse shopping venues and increased housing opportunities.”

A draft of the Downtown Vitalization Specific Plan was presented publicly in March 2011. The overall goals of the Specific Plan included:

- Create a destination center for the Marina community that accommodates a mix of commercial, retail, dining, entertainment, and residential uses served by a multi-faceted transportation system
- Establish Downtown as a place of cultural, social, economic, and civic vitality.
- Maximize the City’s ability to capture economic opportunities that may otherwise be lost to competing jurisdictions.

The Final Plan was never formally approved, and due to lack of funding the project stalled again until 2017 when the City Council appointed another Ad Hoc Committee to address new issues in the Downtown and complete the long-anticipated Specific Plan. This process has been actively going on since 2018. Draft Plans and Environmental Impact Reports have now been completed and the Final Downtown Vitalization Specific Plan is going before the Planning Commission this month, and to the City Council in October 2024 for final approval. The Vision of the Specific Plan is to establish Downtown Marina as:

“A place with a unique, small coastal town character where people can work, live, and shop in an environment that creates a feeling of cohesiveness, compactness, and individual community identity; a place with a vibrant economy that accommodates a variety of businesses, residences, and civic uses; and, a place that is architecturally pleasing and sustainable, achieved through attractive storefronts, eco-friendly design, and plentiful landscaping and pedestrian amenities to encourage people to walk along tree-lined streets and socialize in civic and public spaces.”

One of the Specific Plan key goals is, “Invest in strategic infrastructure projects through the City’s Capital Improvement Program to upgrade pavement and enhance traffic circulation.”

Since the City’s incorporation in 1975, it has been a desire and goal to improve and vitalize the City’s Downtown Business District. Lack of funding has been a primary deterrent to achieving this goal. The Del Monte Boulevard Medians & Downtown Marina Streetscape final concept plan before the City Council tonight is a beginning step to achieving this goal from almost 50 years ago.

The Downtown Vitalization Specific Plan has an implementation section that identifies various strategies to move the plan forward which will require investment from both the public and private sector. This Del Monte Boulevard Medians & Downtown Marina Streetscape Plan represents a major public investment that will transform the medians into a welcoming and identifying placemaker for the Downtown Business District, and will begin the streetscape transformation of reducing automobile speeds and pedestrian and bike improvements envisioned in 2005 by reducing the travel lanes from four to two and building key roundabouts that will better serve the City's needs and transition away from what originally functioned as a state highway.

To that end, the City Council included \$4M funding within the current Capital Improvement Program (Project No. EDC2126) for landscape and right-of-way streetscape improvements to serve as a change catalyst to initiate beneficial changes in the downtown.

The City also applied for and was successful in being selected for a Regional Surface Transportation Improvement Program funding in the amount of \$ 1,717,500 to implement pedestrian and bicycle safety improvements at the intersection of Del Monte Boulevard and Reservation Road.

ANALYSIS:

The City has engaged the services of Wallace Group and BEK Collective to develop median landscape plans and streetscape features for consideration. The traffic engineering firm, Kimley-Horn has modeled traffic in response to a road diet (reduction from four automobile lanes to two automobile lanes with additional bicycle and pedestrian facilities), as well as intersection roundabouts at Del Monte Boulevard/ Reindollar Avenue and Del Monte Boulevard/Palm Street intersections. The road diet addresses traffic speeds with traffic calming and multi-modal improvements for more balanced and safer vehicular, bicycle, and pedestrian use.

An online survey and several well attended communities outreach events were completed to collect input and feedback. The concept plans for the Del Monte Boulevard Median landscaping, downtown streetscape, and lane reallocation, and intersection roundabouts were presented to the Public Works Commission on November 16, 2023. Input from community outreach events and the Public Works Commission was addressed and are included in the presentation.

At the December 5th, 2023, City Council meeting, BEK Collective and Kimley Horn presented landscaping concept and traffic simulation for the multi-modal improvements for the Del Monte Boulevard. The traffic simulation showed that the road diet meets the city's standards for level of service for the intersections. Additionally, it showed that the northbound and southbound travel times along Del Monte from Highway 1 to Reservation Road did not increase from today's traffic volume and the traffic volume projected at 2040 with the road diet and two roundabouts. The road diet does not work as far as maintaining or improving travel times without the two roundabouts.

The City Council continued the discussion of this project on February 6th, 2024, City Council meeting and provided feedback to staff regarding cultural art area, plants and shrubs, median lighting, flags, bicycle safety and maintenance of proposed improvements.

Since the last presentation, staff/consultants completed the following:

- Arborist Report, **EXHIBIT B**
- Tree Committee Approval, **EXHIBIT B**
- ATP Grant Application for \$14.2 million submitted for the proposed roundabouts, road diet and streetscape. The horizontal layouts of roundabouts and road diet were refined to

address Right of Way limits and enhance traffic calming features, (Roundabout footprints and median alignments are slightly different from previous presentation).

- Topographic Survey of existing conditions

The Del Monte Boulevard Landscaping, Multi-Modal Improvements, and Downtown Marina Streetscape project is recommended to be phased for delivery due to funding source and construction efficiency. The Del Monte Boulevard Landscaping, Phase 1 Project will include the installation of landscaping improvements of medians between Reservation Road and Carmel Avenue. Phase 2 of the Del Monte Boulevard Landscaping will be incorporated during the construction of the proposed roundabouts and road diet and streetscape.

The arborist identified twenty-two total existing trees in the proposed project site, Del Monte Blvd. median between Reservation Road and Highway 1 on ramp. The Tree Committee approved removal of eleven trees, one (1) Monterey cypress, four (4) paperbarks, four (4) myoporum and two (2) olive trees. All trees to be removed are in poor health condition and are located within the raised median of Del Monte Blvd. Impact of the proposed construction will exacerbate their conditions and become a safety hazard. In the event of failure any of the trees could cause a safety issue for passing cars and their occupants.

Tree replacements shall be planted at a 2:1 ratio for a total of twenty-two new trees. Staff recommends tree replacement with Monterey cypress with accent colorful low-profile trees/large shrubs such as Arbutus 'Marina' and Toyon. Monterey cypress is recommended as it thrives in windy areas and blends well with the existing Monterey cypress to remain.

The planting palette is a balance of California native species and high performing, low water demand, low maintenance, non-invasive, and Marina weather/soils tolerant ornamentals. This palette includes a mix of groundcovers, ornamental grasses, small to medium shrubs and accent color for texture and movement inspired by the wind and waves of the region.

The median will include hard scape of stamped concrete and cobble stones to match existing, decorative concrete and cobble stone paving to remain. The landscaping includes low, precast concrete modular walls scalloping along the median. Decorative and interactive lights will be incorporated on the walls and can be programmed to change colors for City events. Flag holders will be re-established along the medians.

The Del Monte Boulevard Median Landscape project, Phase 1 is estimated to be in construction in Spring 2025.

The Reservation Road and Del Monte Boulevard Intersections Safety Improvements Project, a grant funded project is currently being designed and will be presented at a future City Council meeting. Construction of these two projects will be coordinated to minimize public inconvenience and maximize construction efficiencies.

FISCAL IMPACT:

The Del Monte Boulevard Median Landscape Demonstration project (QLR 1901) and Downtown Vitalization Implementation project (EDC2126) are included in the Capital Improvement Program with a budget of \$25,000 and \$4,000,000, respectively funded from the General Fund. At this point, the funding may be sufficient to cover all the median landscaping improvements. The Phase 1 landscaping is estimated to cost \$2.1 million. The Phase 2 landscaping portion is estimated to cost \$1.9 million.

The Del Monte Boulevard improvement portion of this project from Reservation Road to Hwy 1 consisting of the road diet reduction from four to two lanes, roundabouts, bike and pedestrian facilities, and streetscape improvements is estimated to cost \$16.2 million dollars. The City has applied for a \$14.2 million dollar transportation grant for the design and construction of the Del Monte Boulevard improvements. This grant will require a \$2.0 million dollar match (not yet funded) from the city if approved.

The project competes for a share of \$568M in funding available through the Active Transportation Program Grants (ATP). Award and certification are anticipated to be announced in December of 2024 or January 2025. Design and construction of this phase of work is contingent on successful grant selection of the project

California Environmental Quality Act (CEQA)

The presentation and providing design input for Del Monte Boulevard landscaping and multi modal improvements and downtown Marina streetscape is not a project as defined by the California Environmental Quality Act (CEQA) per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

CONCLUSION:

This request is submitted to the City Council for consideration and input.

Respectfully submitted,

Elvira Morla-Camacho, P.E., QSD
Project Management Services
Wallace Group

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina