

C. Grand Boulevard Improvements

1. Location (see also Special Conditions):

- a. West Holt Avenue from SR 71 to North Garey Avenue
- b. North Garey Avenue from I-10 to Holt Avenue

2. Thoroughfare Configuration:

- a. As illustrated in the cross-section diagram to the right, Grand Boulevard improvements retain the two (2) existing through-lanes in each direction along Holt Avenue and Garey Avenue. The continuous center turn lane is converted to a landscaped median with turn pockets at select intersections. In some locations, space for on street parking is reallocated to increase the width of the center median.

3. Streetscape Elements:

a. Sidewalks and Crosswalks

- i. Existing sidewalks with planter strips featuring existing mature street trees at approximately 35 to 50 feet on center spacing are retained.
- ii. Where existing sidewalks are missing or in need of replacement, infill sidewalk and planter strip improvements shall match and extend existing adjacent sidewalk and planter strip widths. They shall provide a minimum six (6) foot sidewalk separated from the back-of-curb by a minimum six (6) foot wide continuous planter strip. Where improvements are to connect with differing width existing sidewalks and planter strips at either side, the largest width existing planter strip shall be extended while maintaining the minimum sidewalk width until transition is necessary, except at noted Special Conditions.

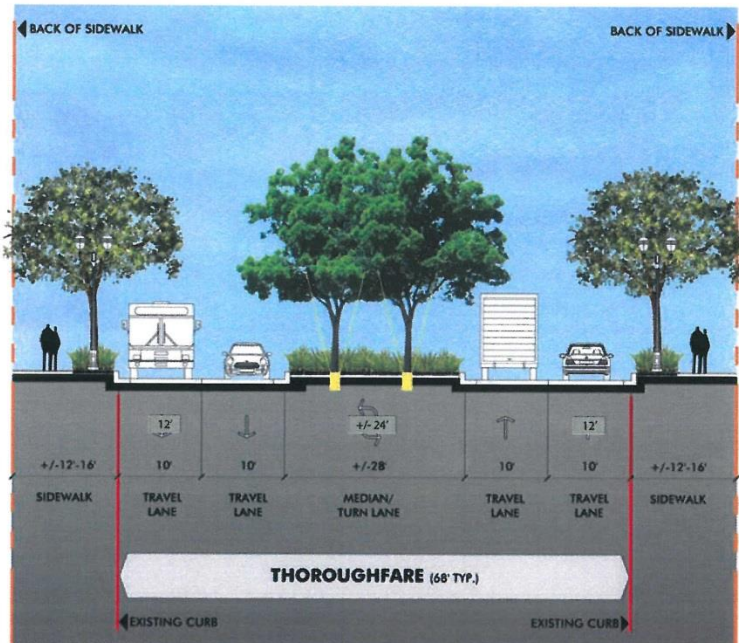


FIG. 3.2 TYPICAL GRAND BOULEVARD CONFIGURATION

b. Street Lighting

- i. Twin head/arm post-top intermediate-scale street lighting located within the sidewalk planter strip with a spacing of approximately 80 feet on-center. Light sources should be located 16-18 feet above finished grade.
- ii. Center median trees are each uplit from both front and rear, on timers to shut off after a late night hour designated by the City.
- iii. To supplement intersection lighting, twin head/arm post-top intermediate-scale street lighting poles are located at the ends of center planted medians. The street light pole will be the first vertical element at the ends of the median and the light source should be located 16-18 feet above finished grade.

c. Street Trees

i. Street Tree Selection:

- (A) At sidewalks: Platanus x Acerifolia "Columbia"(London Plane Tree, Columbia cultivar)
- (B) At medians: Jacaranda mimosifolia (Blue Jacaranda)

ii. Tree Locations and Extents:

- (A) At existing sidewalk planting strips, trees are infilled where gaps exist in the existing canopy to achieve typical 35-40 feet on-center spacing. Infilled street trees are located in the same centerline with existing street trees.
- (B) Within the center median as regularly spaced, aligned pairs at approximately 30 feet on-center, to form a continuous double row.



FIG. 3.3 PLATANUS X ACERIFOLIA - LONDON PLANE TREE

4. Special Conditions:

There are special conditions along the length of a Grand Boulevard segment that will require the streetscape treatment to be tailored for these areas. These special conditions include:

a. North Garey Avenue

- i. Streetlight poles in this segment shall contain banner arms with wind relief mounting devices.

b. Holt Avenue - Downtown segment (White Avenue to Garey Avenue)

- i. From Hamilton Avenue to Garey Avenue, parallel curbside parking is maintained, the central median is narrower in width (in comparison with the typical Grand Boulevard median) and supports a single row of trees or other vertical elements (consistent with median treatment from Towne Avenue to Garey Avenue on the east side).
- ii. Grand Boulevard median landscaping and lighting materials and patterns will be continued to the degree possible.
- iii. Streetlight poles in this segment shall contain banner arms with wind relief mounting devices.
- iv. Sidewalk trees will be located in tree wells within the sidewalk, instead of planter strips. Typical tree well size should be 5 feet x 5 feet, except where 4 foot wide rectangular wells may be necessary to achieve ADA sidewalk clearance.

c. Holt Avenue - Neighborhood Center

- i. Streetlight poles in this segment shall contain banner arms with wind relief mounting devices.
- ii. Sidewalk trees will be located in tree wells within the sidewalk, instead of planter strips. Typical tree well size should be 5 feet x 5 feet, except where 4 foot wide rectangular wells may be necessary to achieve ADA sidewalk clearance.

d. At narrow existing sidewalks that do not allow for a 6' wide planter strip:

- i. Trees will be located in a narrower continuous planter strip (no less than 4 feet wide) or in tree grates. Typical tree well size should be 5 feet x 5 feet, except where 4 foot wide rectangular wells may be necessary to achieve ADA clearance.



FIG. 3.4 JACARANDA MIMOSIFOLIA - BLUE JACARANDA

F. Grand Avenue Improvements

1. Location (see also Special Conditions):

- a. East Holt Avenue from North Garey Avenue to the eastern City border

2. Thoroughfare Configuration:

- a. As illustrated in the cross-section diagram to the right, Grand Avenue improvements retain the existing two (2) through-lanes in each direction and two (2) existing curbside parking lanes. Continuous center turn lanes are converted to a landscaped median with turn pockets at select intersections. Space from narrowing of existing lanes is re-allocated to the landscaped center median.
- b. Existing sidewalks with planter strips or tree wells featuring existing mature street tree canopies are retained.

3. Streetscape Elements:

a. Sidewalks and Crosswalks:

- i. Street improvements feature an approximately 7' to 16' foot wide existing sidewalk with no planter strip, and infill street trees are planted in individual tree wells.

b. Street Lighting:

- i. Twin head/arm pendant boulevard-scale street lighting located within the center planted median with a spacing of approximately 160 feet on-center. The street lighting will be the first vertical element at the ends of the median and the light source should be located 25-30 feet above finished grade.

- ii. Single head post-top pedestrian-scale street lighting located on the sidewalk, aligned with street trees, and spaced approximately 80 feet on-center. The light source should be located 12-14 feet above finished grade.

- iii. Where needed to supplement intersection lighting, single-head/arm pendant boulevard-scale street lighting located at a sidewalk corner or atop a traffic signal pole. Light source should be located 25-30 feet above finished grade.

c. Street Trees: Formal, regularly-spaced planting arrangement with street trees located in lines (allées).

i. Street Tree Selection:

- (A) At sidewalks: *Platanus x Acerifolia* "Columbia"(London Plane Tree, Columbia cultivar)
- (B) At medians: *Washingtonia robusta* (Mexican Fan Palm)

ii. Tree Locations and Extents:

- (A) At sidewalk planting strips or tree wells, trees are infilled where gaps exist in the existing canopy to achieve a typical spacing of 35-40 feet on-center; infilled street trees are located in-line with existing street trees.
- (B) Within the center median as two rows of alternating, stagger-spaced trees, at approximately 20-25 feet linear spacing (40-50 feet between trees in the same row). Where a narrower median width permits only a single row of palm trees, maintain a 40 foot center-to-center spacing.

4. Special Conditions:

There are special conditions along the Grand Avenue Improvement segment that will require the streetscape treatment to be tailored for these areas. These special conditions include:

a. East Holt Avenue - Downtown Segment

- i. From Towne Avenue to Garey Avenue, lanes of parallel curbside parking are maintained, the central median is reduced in width and the double row of median trees is replaced by a single row of trees or other vertical elements (consistent with median treatment from Towne Avenue to Garey Avenue on the east side).
- ii. Grand Avenue median landscaping and lighting materials and patterns will be continued to the degree possible.
- iii. Streetlight poles in this segment shall contain banner arms with wind relief mounting devices.

b. Neighborhood Center

- i. Grand Avenue median landscaping and lighting materials and patterns will be continued to the degree possible.
- ii. Streetlight poles in this segment shall contain banner arms with wind relief mounting devices.

c. At narrow existing sidewalks that do not allow for a 5' x 5' tree well

- i. At narrow sidewalk conditions where a 5' x 5' tree well is not possible, tree wells should be as wide as possible with a minimum 3 foot wide rectangular well as necessary to achieve ADA clearance.

d. Large canopies of existing trees at back of sidewalk that limit installation of sidewalk planter strip trees and/or vegetation.

- i. A closer look at this condition will be required to determine if the existing tree canopies should be pruned to allow for the new streetscape treatment, or if the installation of low-medium height groundcover and streetlights is more appropriate.

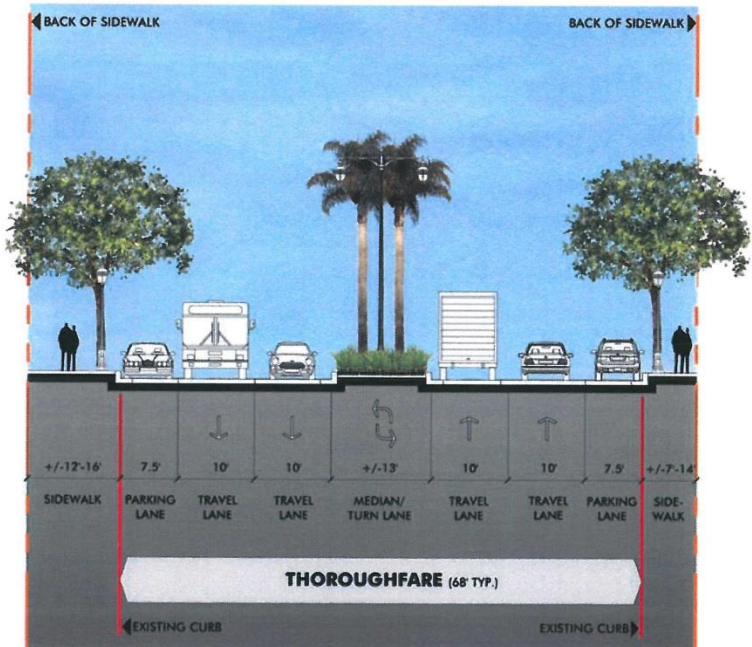


FIG. 3.12 TYPICAL GRAND AVENUE CONFIGURATION

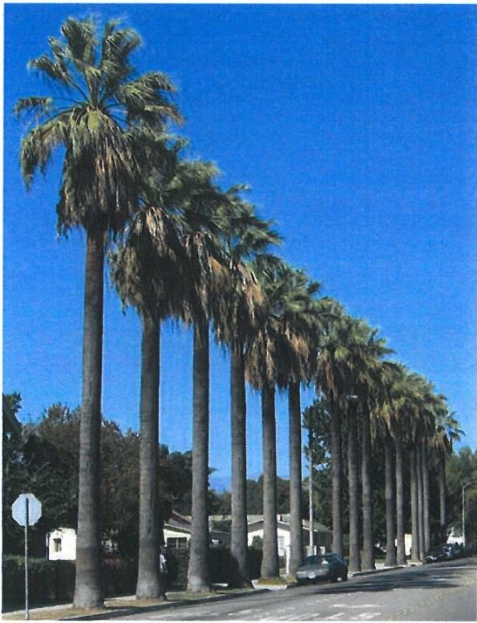


FIG. 3.13 WASHINGTONIA ROBUSTA - MEXICAN FAN PALM
(PHOTO OF SAN FRANCISCO AVE. IN POMONA)