

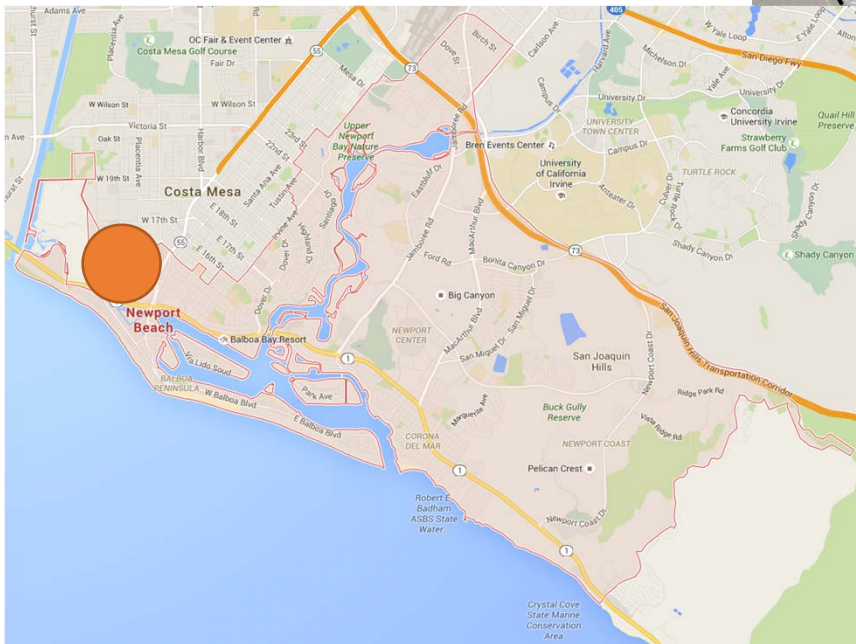
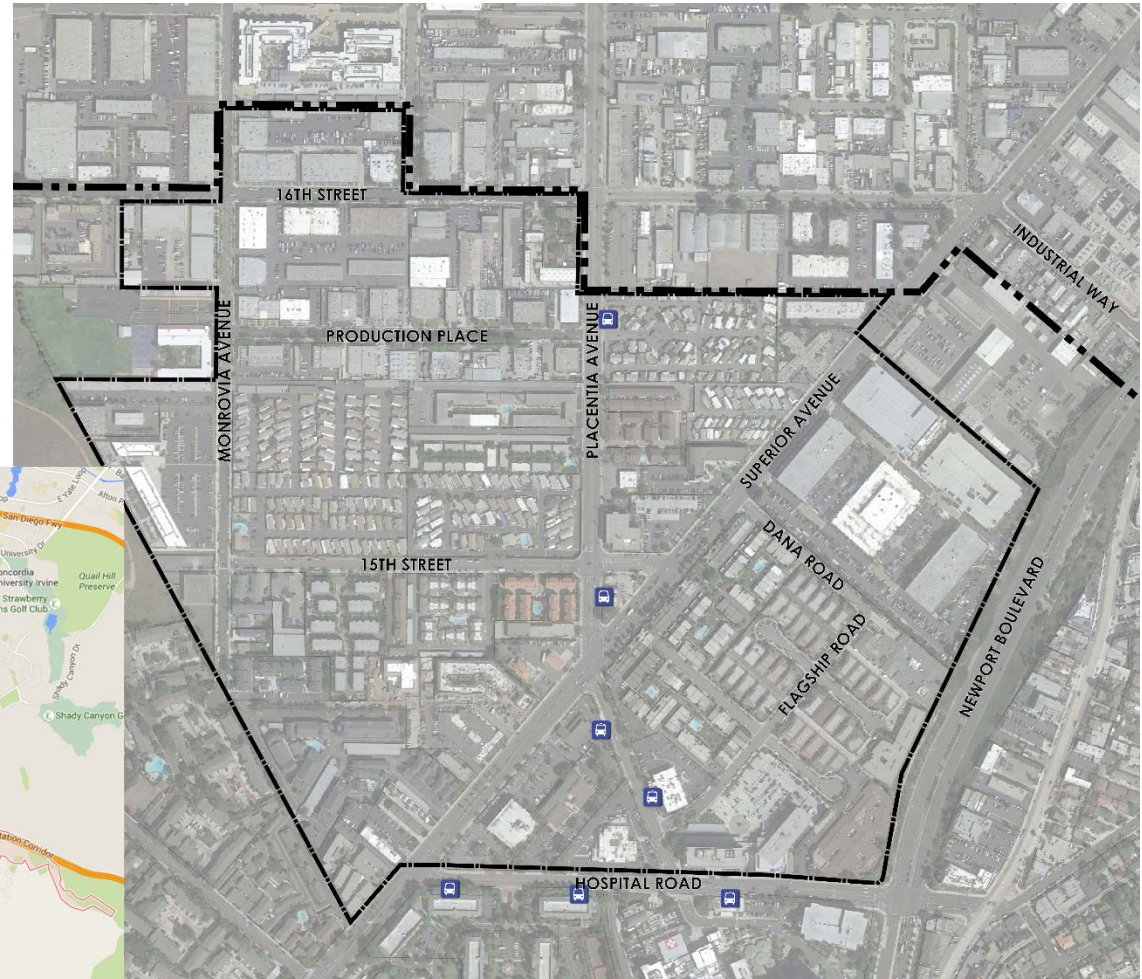
West Newport Mesa

STREETSCAPE MASTER PLAN



Project Overview

West Newport Mesa Streetscape Master Plan

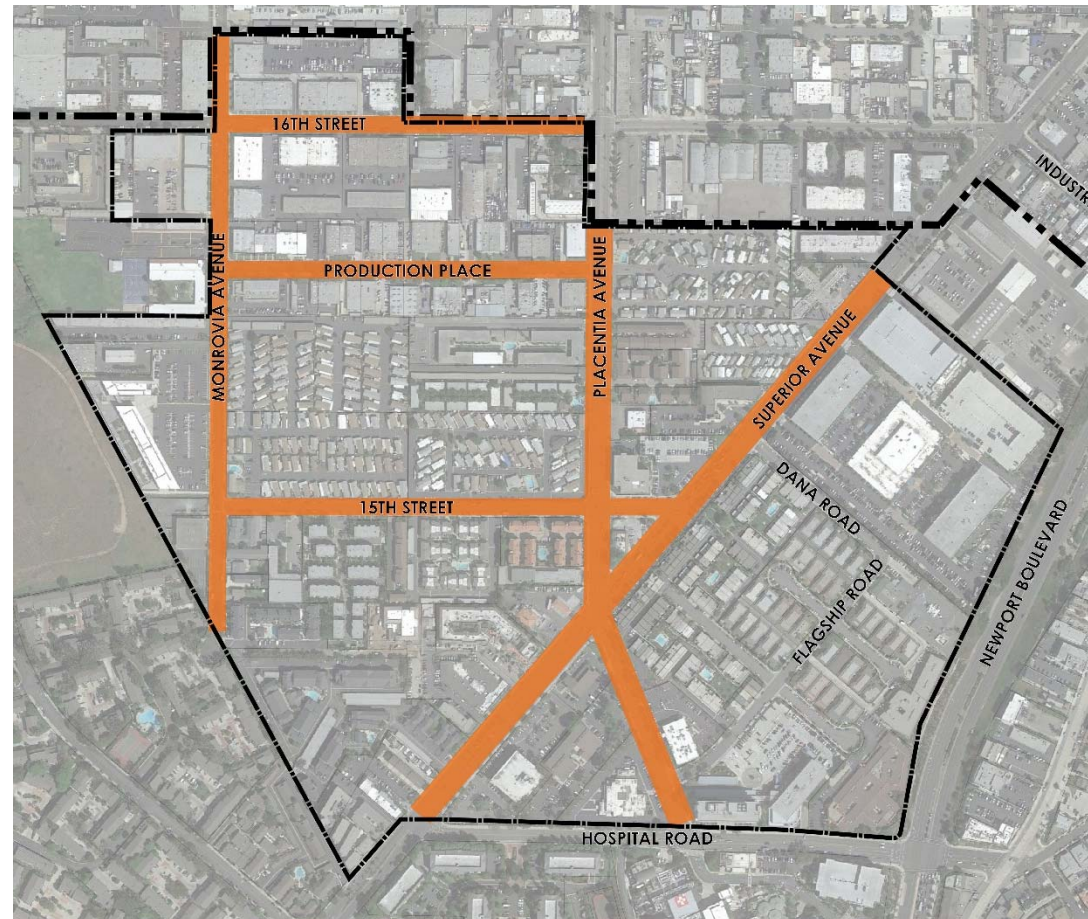


Project Study Areas

West Newport Mesa Streetscape Master Plan



- 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 bicyclist and pedestrian facilities.
- 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.
- Implement traffic calming measures where applicable.



Superior & Placentia Avenue

West Newport Mesa Streetscape Master Plan



Monrovia Avenue & 15th Street

West Newport Mesa Streetscape Master Plan



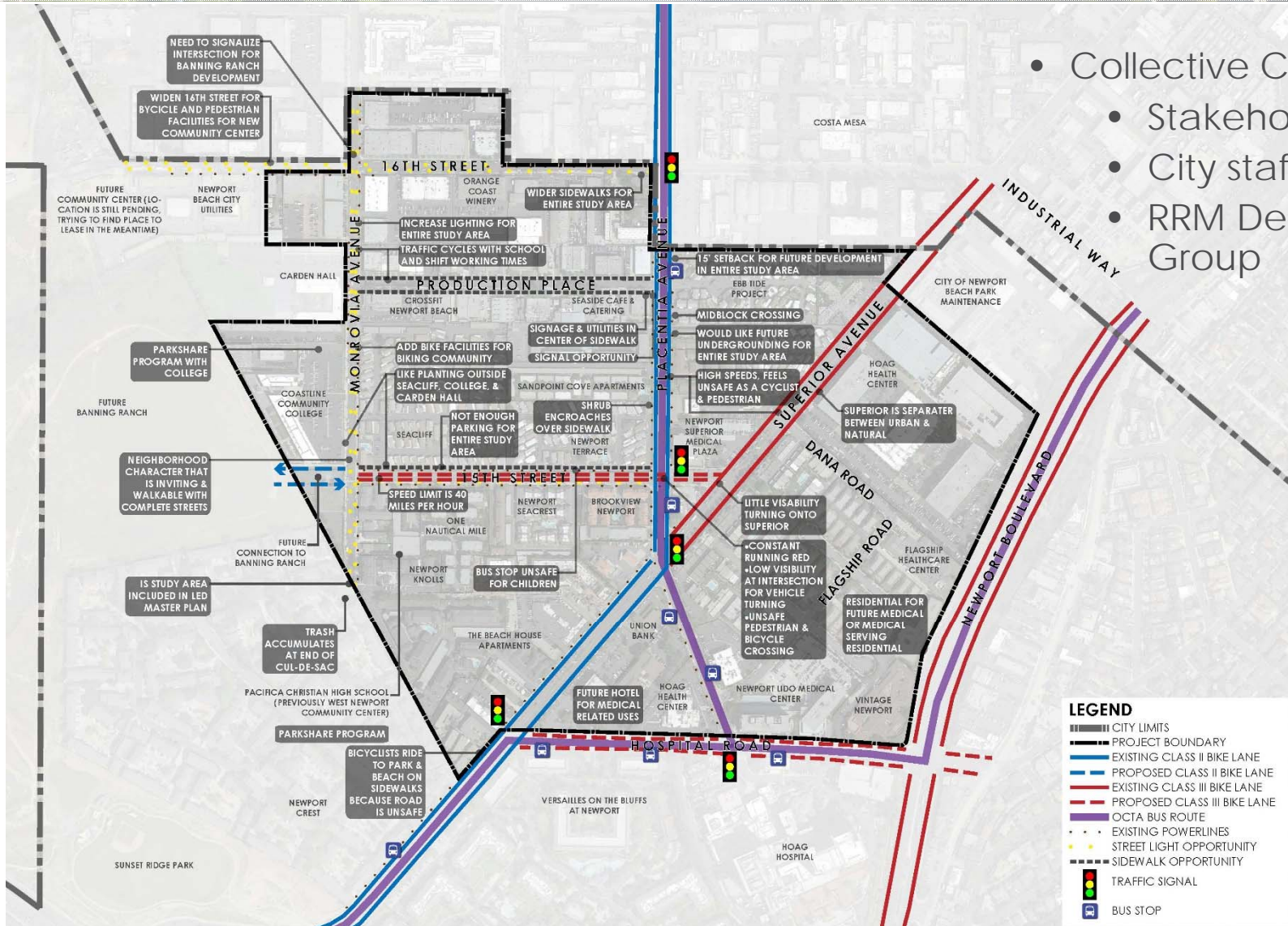
16th Street & Production Place

West Newport Mesa Streetscape Master Plan



Opportunities & Constraints

West Newport Mesa Streetscape Master Plan



- Collective Comments:
 - Stakeholders
 - City staff
 - RRM Design Group

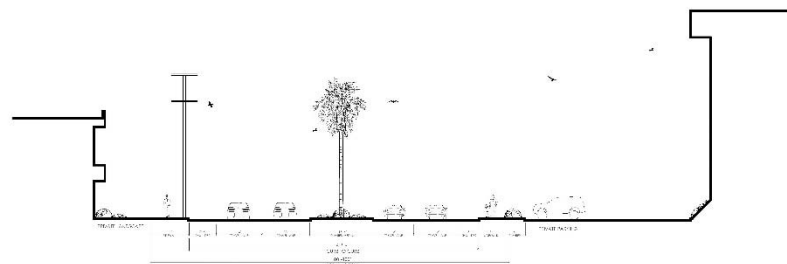
LEGEND

- CITY LIMITS
- PROJECT BOUNDARY
- EXISTING CLASS II BIKE LANE
- PROPOSED CLASS II BIKE LANE
- EXISTING CLASS III BIKE LANE
- PROPOSED CLASS III BIKE LANE
- OCTA BUS ROUTE
- • • EXISTING POWERLINES
- • • STREET LIGHT OPPORTUNITY
- SIDEWALK OPPORTUNITY
- • • TRAFFIC SIGNAL
- • • BUS STOP



Superior & Placentia Avenue

West Newport Mesa Streetscape Master Plan



A SECTION AT SUPERIOR AVENUE FACING NORTH
Between Production Place and Hospital Road



B SECTION AT PLACENTIA AVENUE LOOKING NORTH
Between Production Place and 15th Street

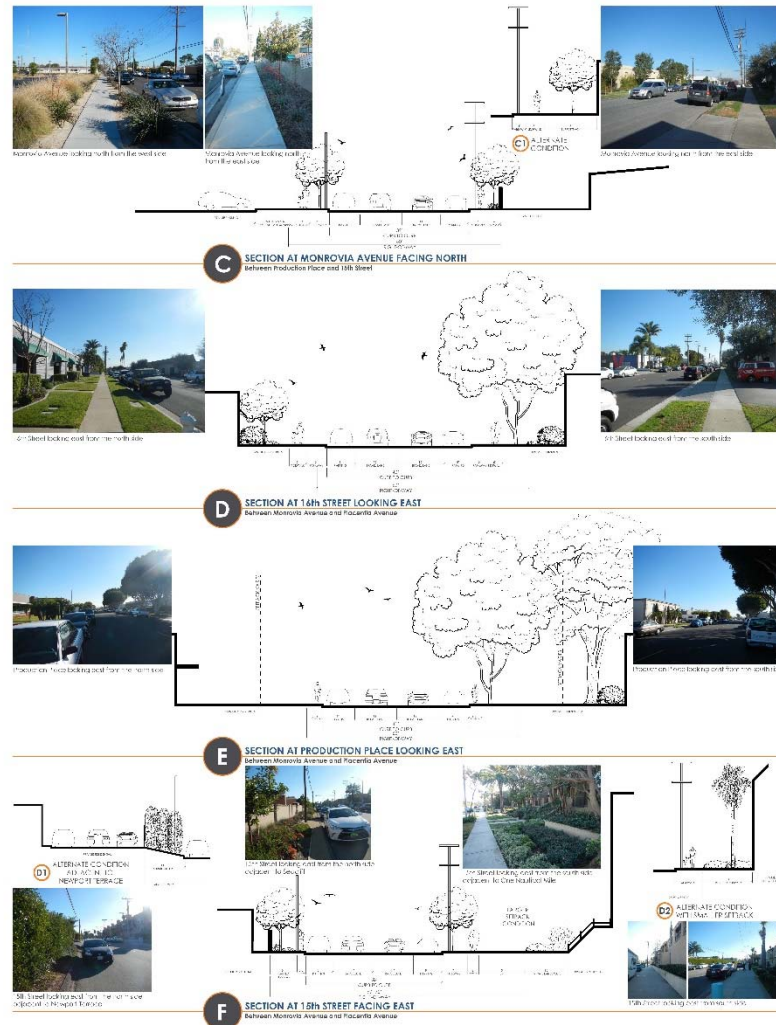
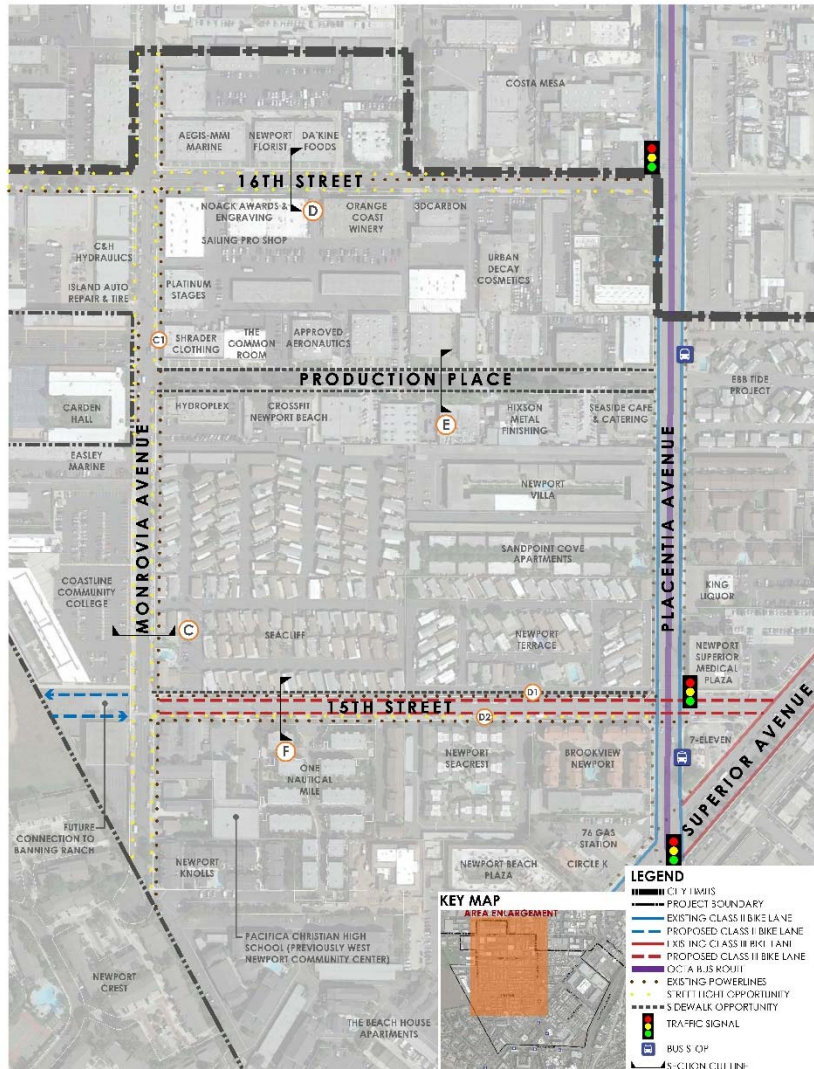


EXISTING CONDITIONS SECTIONS | WEST NEWPORT MESA STREETScape MASTER PLAN
CITY OF NEWPORT BEACH

West Newport Mesa Streetscape Master Plan - Project Introduction

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

West Newport Mesa Streetscape Master Plan



Inspiration Photos

West Newport Mesa Streetscape Master Plan



Outreach Comments – Feb 17

West Newport Mesa Streetscape Master Plan



- Need more lighting
- Low water use & native planting
- Not enough parking
- Doesn't feel safe to ride a bike, but want to encourage cycling
- Low visibility at 15th Street and Placentia Avenue intersection
- Drainage issues
- Sidewalk improvements for connectivity
- Signal at 15th St. and Placentia



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 #2.....April 07, 2016
- Planning Commission Meeting #3 and
Public Open House.....May 05, 2016
- Project Master Plan Complete.....Summer 2016
- City Council Adoption.....Summer 2016