



OPTION 2 INTERSECTION PAVING



BALBOA BOULEVARD EXISTING CONDITIONS



BALBOA BOULEVARD PROPOSED IMPROVEMENTS



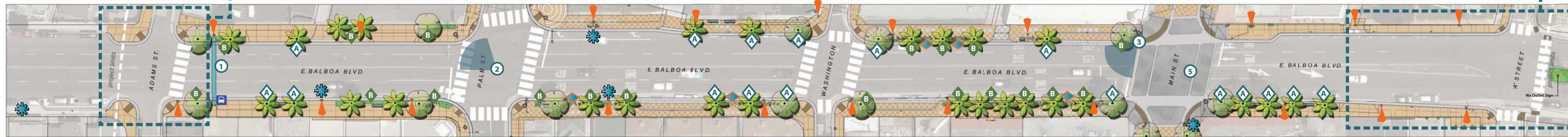
SCULPTURAL ART ELEMENTS



EXISTING MAIN STREET INTERSECTION WITH PAVERS



OPTION 2 "A" STREET INTERSECTION



BALBOA BOULEVARD IMPROVEMENTS



BALBOA BOULEVARD EXISTING CONDITION



BALBOA BOULEVARD GATEWAY



VEHICULAR DIRECTIONAL SIGN



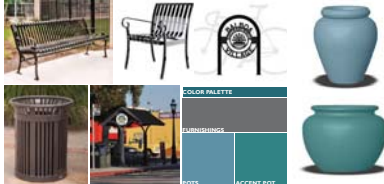
BUS STOP

Locations:  
 • Adams Street and Balboa Boulevard Intersection  
 • Pier Lot  
 \*All bus stop locations shall be signed. It is recommended that benches and trash receptacles also be provided for users at each bus stop. If there is room, bus shelters shall be provided. Bus shelter design should adhere to ADA requirements as well as the surrounding environment. An example bus stop shelter is shown to the right.



PEDESTRIAN LIGHT POST BANNER

\*Banners shall be located on all existing pedestrian light posts on Balboa Boulevard. Pedestrian light posts will have small banners, approximately 18 inches by 4 feet. Banners shall be attached to the posts with street pole brackets with rods. Banners shall be located a minimum of 8 feet from the ground plane, for a comfortable pedestrian walking environment.



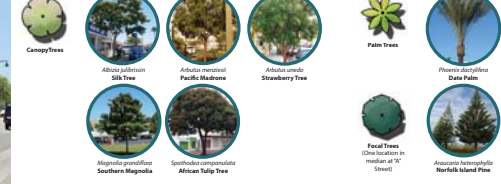
SITE FURNISHINGS



BALBOA BOULEVARD EXISTING CONDITIONS



BALBOA BOULEVARD PROPOSED IMPROVEMENTS



PLANT SELECTION



PALM NIGHT LIGHTING



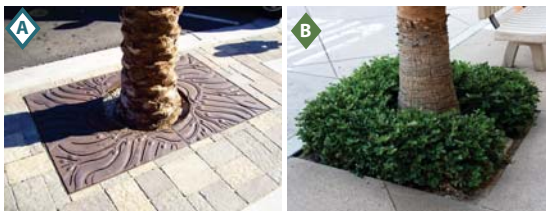
KEY MAP



CURVILINEAR SEATWALLS & WATERFRONT SEATING



GATEWAY OPTIONS



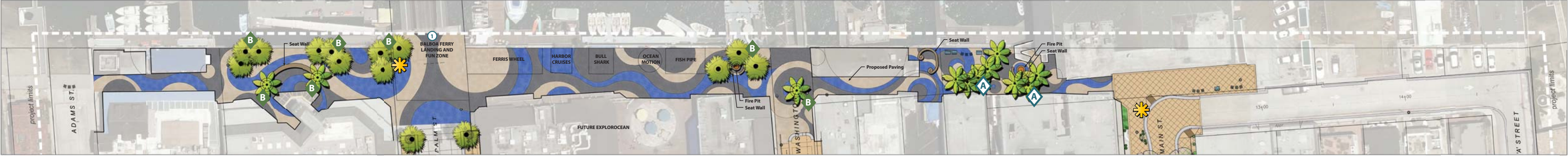
ROUND TREE GRATES AT THE WATERFRONT



RAILING RECOMMENDATIONS



PAVING OPPORTUNITIES



SHADE STRUCTURE OPPORTUNITIES



LIGHTING UPGRADES



FIRE PIT



FURNISHINGS

**COLOR PALETTE**

**FURNISHINGS**

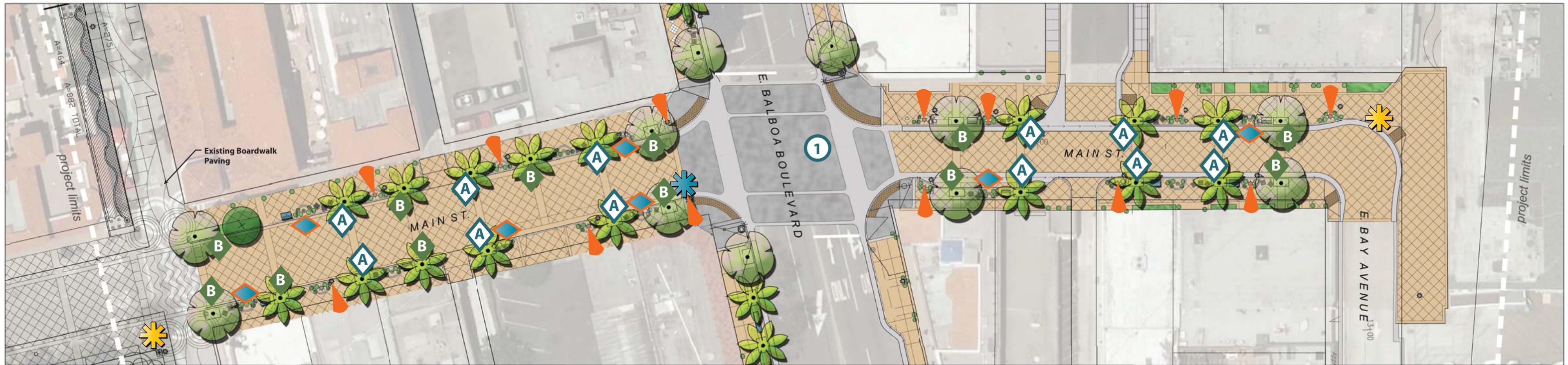
\*When the Quickcrete Kelp trash receptacles must be replaced, use the Victor Stanley trash receptacle shown.

**KEY MAP**

- Existing Palm Trees
- Washington Island Mexican Fan Palm
- Palm Trees
- Photo: doug/istock Data Palm



**SCULPTURAL ART ELEMENTS**



**MAIN STREET IMPROVEMENTS**



**EXISTING MAIN STREET INTERSECTION WITH PAVERS**

**PEDESTRIAN LIGHT POST BANNER**

\*Banners shall be located on all existing pedestrian light posts on Main Street. Pedestrian light posts will have small banners, approximately 18 inches by 4 feet. Banners shall be attached to the posts with street pole brackets with rods. Banners shall be located a minimum of 8 feet from the ground plane, for a comfortable pedestrian walking environment.

- Existing Trees
- Archontophoenix cunninghamiana  
Piccabean Palm  
Ficus microcarpa  
Chinese Banyan  
Washingtonia robusta  
Mexican Fan Palm
- Palm Trees
- Phoenix dactylifera  
Date Palm
- Focal Trees  
(One location in median at "A" Street)
- Araucaria heterophylla  
Norfolk Island Pine
- Canopy Trees
- Albizia julibrissin  
Silk Tree
- Arbutus menziesii  
Pacific Madrone
- Arbutus unedo  
Strawberry Tree
- Magnolia grandiflora  
Southern Magnolia
- Spathodea campanulata  
African Tulip Tree



**KEY MAP**

# Amenities



VICTOR STANLEY 4 FOOT CR-138 CLASSIC COLLECTION BENCH



VICTOR STANLEY PRSCC-8 PRODUCTION COLLECTION CHAIR



BUS SHELTER

## AMENITY COLOR PALETTE

FURNISHINGS  
RAL 7037 - GREY

POTS  
RAL 5024 -  
PASTEL BLUE

ACCENT POT  
RAL 5018 -  
TURQUOISE  
BLUE

\*When the Quickcrete Kelp trash receptacle must be replaced, use the Victor Stanley trash receptacle shown.



BALBOA VILLAGE BIKE RACK



WATERFRONT TRASH RECEPTACLE  
- QUICKCRETE



VILLAGE TRASH RECEPTACLE  
- VICTOR STANLEY ES-242  
ECONOMY COLLECTION



PURE MODERN - MODERN ROUND PLANTER POT



**BALBOA**  
*Village*

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