



# Agenda Report

City Council

**Date:** March 23, 2021

**To:** Brian Saeki, City Manager

**From:** Kyle Cason, Director of Public Works  
Katie Galvin-Surbatovic, Business Development Manager

**Subject:** Greenleaf Promenade - Streetscape Option

## **RECOMMENDATION**

Provide direction on proceeding with the Greenleaf Promenade Streetscape Option.

## **BACKGROUND**

On February 26, 2019, the City Council selected a Streetscape concept design from an array of options developed by SWA Architects. The design was inclusive of improvements from “paseo to paseo” along Greenleaf Avenue in Uptown: approximately midblock north of Wardman Street to midblock north of Philadelphia Street. The improvements in the conceptual design consisted of new parklets, curbs, gutters, paving, new concrete, tree removal, tree preservation, and tree replacement. This project was estimated at \$3.8M in 2019 dollars.

In June of 2020, the Council authorized the closure of Greenleaf Avenue to allow for outdoor dining and expanded retail opportunities due to Public Health operating restrictions related to COVID-19. While the initial pilot program was authorized through the end of October, the City Council authorized the extension of the street closure and operation of the “Greenleaf Promenade” until 120 days after the Public Health Officer restrictions on indoor operations have been lifted.

## **DISCUSSION**

The City Council’s decision to close Greenleaf Avenue and establish the Greenleaf Promenade was intended as a support to local business during the COVID-19 pandemic, and its positive impact has naturally led to conversations amongst the public and business owners regarding the potential for a more permanent closure. A brief survey administered by the Whittier Uptown Association in October of 2020 indicated an 80% approval rate for a permanent closure of the street and the same discussion on social media was met with overwhelmingly positive feedback, indicating the community’s interest in keeping the Greenleaf Promenade in place.

SWA Architects was retained to build upon the community and City Council’s previous work with the Uptown Streetscape design in preparation of a concept design for a permanent street closure. The attached presentation (Attachment A) considers through design constraints and opportunities for a long-term Greenleaf Promenade.

The while initially, an outdoor plaza, allowing free flow of pedestrian traffic, while preserving fire truck access, had been envisioned, grading constraints and accessibility requirements make the creation of a flat plaza infeasible. Instead, a modular turf paving is proposed, to fire truck access while turning the center of the street into a linear park and providing for open space between outdoor dining, retail, and public space platforms. Retractable and removable bollards would be utilized to provide the necessary access for fire and utility trucks. The modular turf paving is low maintenance and converts a street into a gathering space. The project is estimated at \$5 million; however, that estimate will become more refined once survey and a geotechnical report are completed, should Council direct staff to undertake these activities.

Converting parking and street areas to green open space will make the project eligible for several grant opportunities, which are listed in the presentation. Building out modular concrete decks provide opportunities for the City to lease space to businesses to move out on to the street. Businesses would have standardized options for barriers and shade structures for the owner to install on their space. Decks not utilized by businesses could also be utilized as public gathering spaces like the parklets in the original Streetscape option.

Trees that can be preserved would have decks built around them; similar to the adopted Streetscape concept, trees that cannot be preserved would be removed and replaced. Sidewalks in front of businesses would be removed and replaced. Accessibility would be provided at intersection crossings and midblock concrete crossings. This closure would result in a loss of up to 55 parking spaces within the project area. Turn-a-rounds at each street closure may result in the loss of additional spaces.

Local community groups including the Whittier Uptown Association, Whittier Uptown Improvement Association, and the Whittier Chamber of Commerce have each vocalized their support with regard to establishing a Promenade more permanently in Uptown and have indicated their shared interest in working collectively with the City to address key elements including beautification, branding, maintenance, and security.

### **FISCAL IMPACT**

There is no immediate fiscal impact associated with this report. Based on Council direction, Staff may return with funding options at a later date.

### **STRATEGIC PLANNING GOAL**

- Goal 1: Provide for Public Safety
- Goal 2: Ensure Long-Term Fiscal Sustainability
- Goal 3: Maintain & Enhance Quality of Life
- Goal 4: Transparent & Open Government
- Goal 5: Promote a Strong Local Economic Base

**ATTACHMENTS**

A. Greenleaf Promenade – Streetscape Option



# Greenleaf Promenade - Streetscape Option

Greenleaf Avenue, Whittier, CA

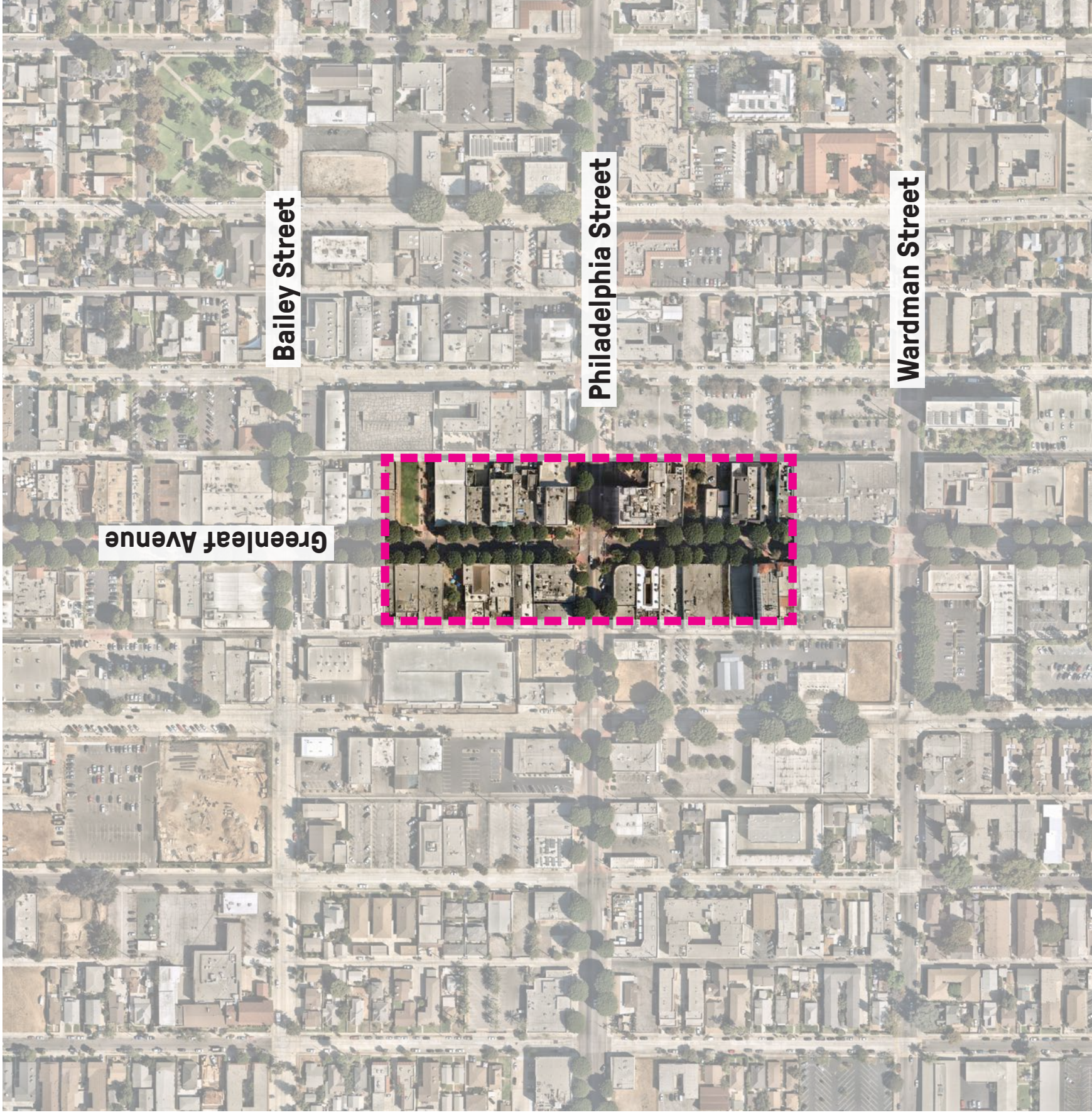


**swa**

Conceptual Study for Permanent Street Closure  
March 23, 2021



# Project Location





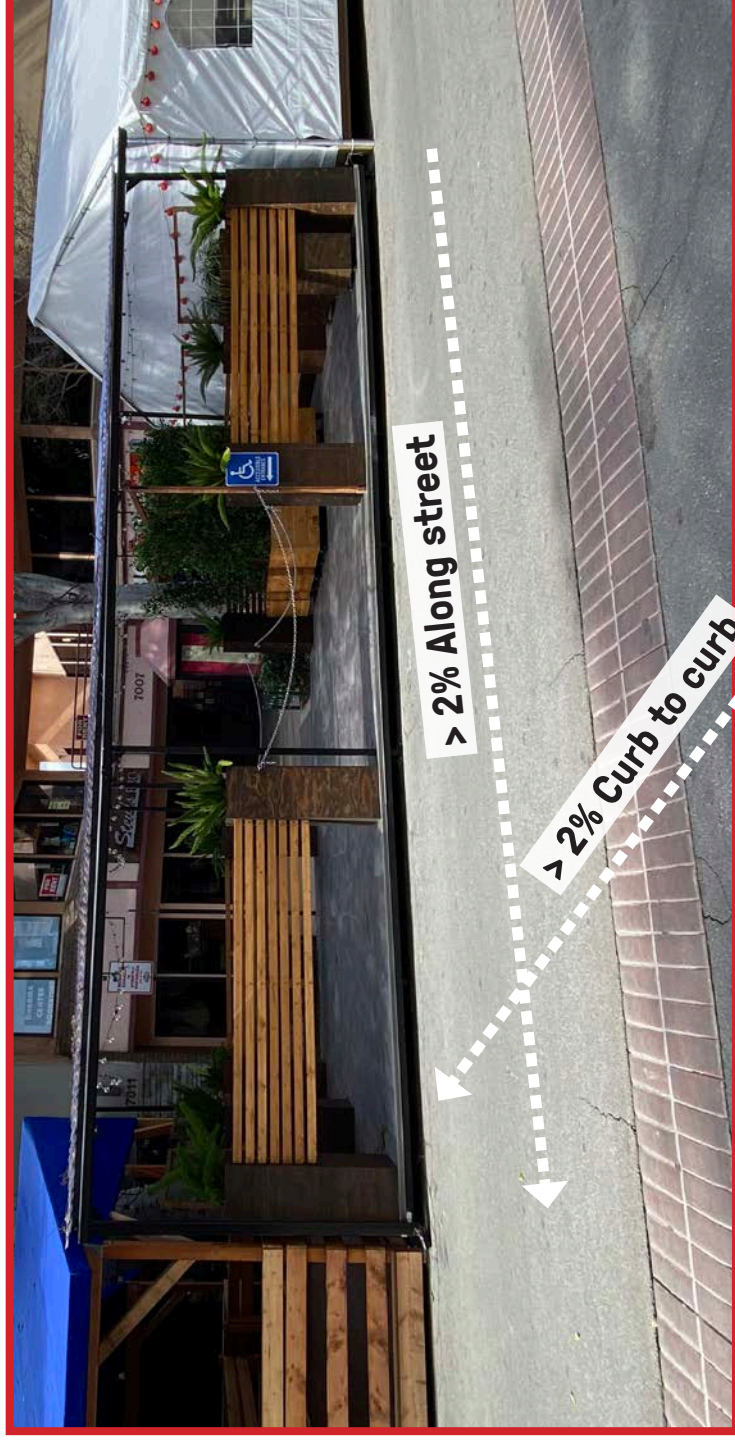
# Constraints & Opportunities

- Grading typically exceeds 2% in multiple directions
- 26' fire access required
- Paving is patchy, potential trip hazards due to lifting



- Address grading issues with a comprehensive design strategy
- Use landscaping to aid in grading and drainage
- Upgrade paving throughout site
- Preserve eclectic feel and modularity of current street configuration
- Integrate art and public program opportunities

**Note:**  
Conceptual grading review has been performed based on available as-built plans. Civil survey, grading and utility assessment is required to verify current site conditions, as well as identify any constraints relative to existing utilities.





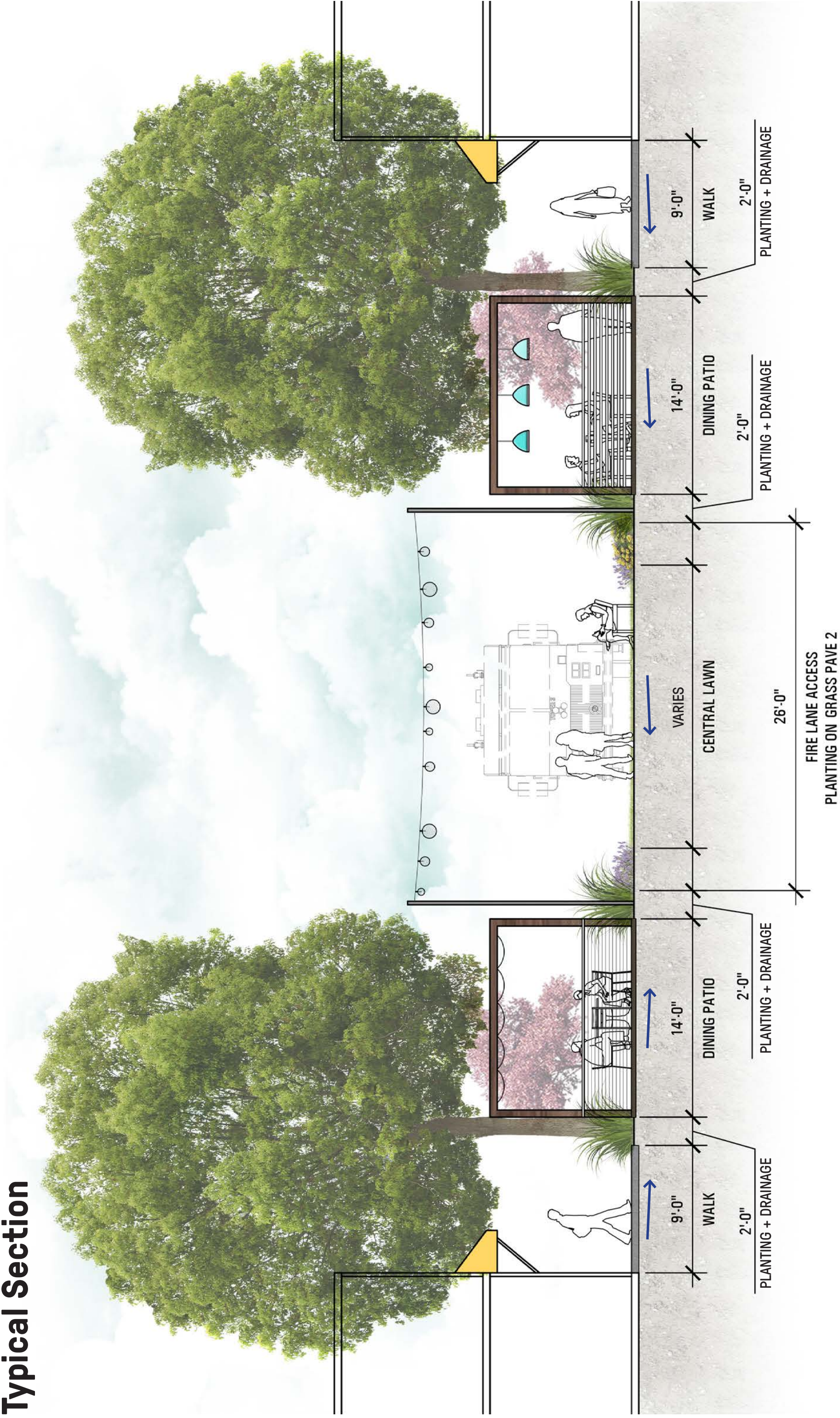






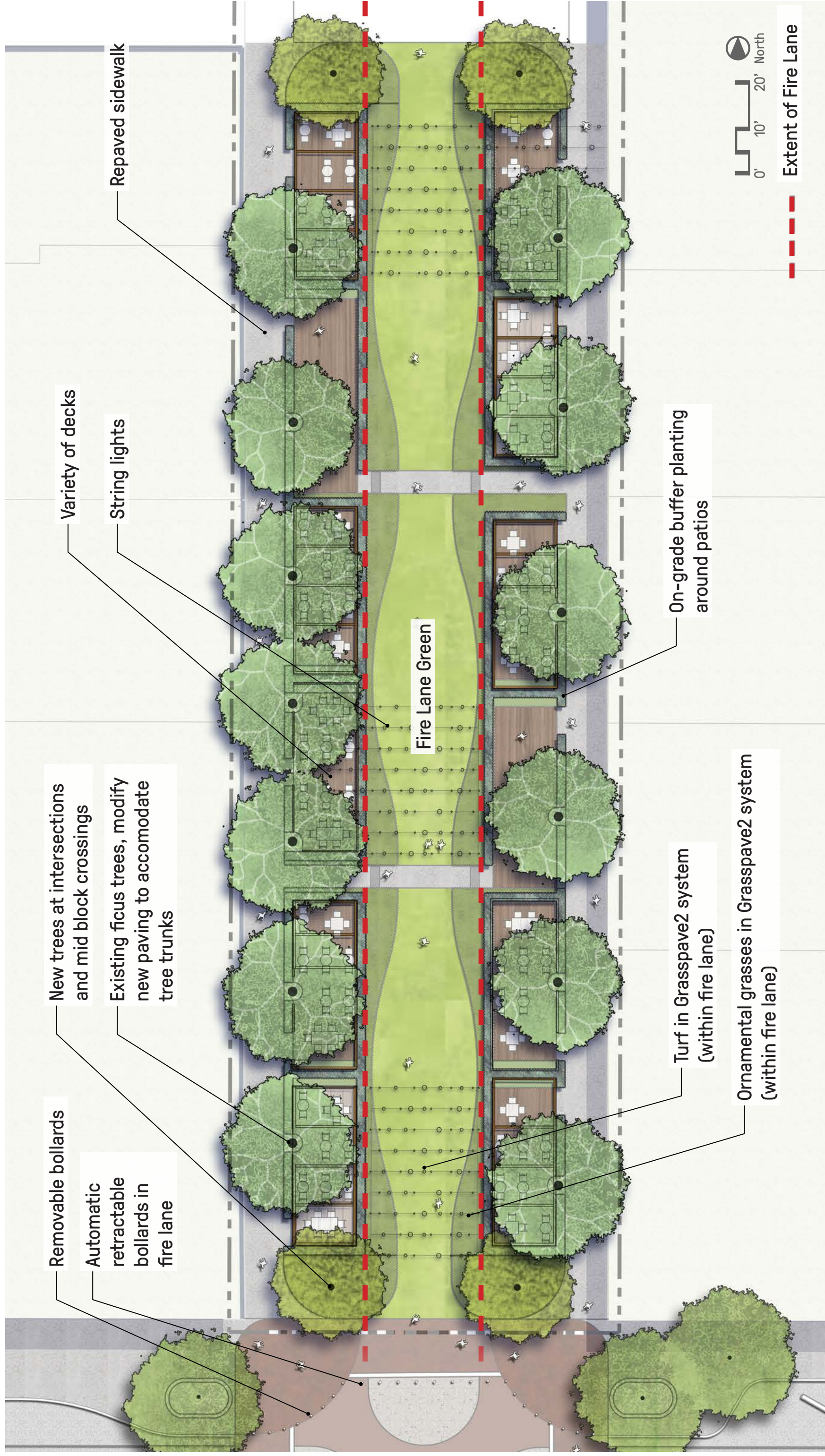


# Typical Section





# The Framework



Removable bollards

Automatic retractable bollards in fire lane

New trees at intersections and mid block crossings

Existing ficus trees, modify new paving to accommodate tree trunks

Variety of decks

String lights

Repaired sidewalk

Fire Lane Green

Turf in Grasspave2 system (within fire lane)

Ornamental grasses in Grasspave2 system (within fire lane)

On-grade buffer planting around patios



Extent of Fire Lane



# The Decks















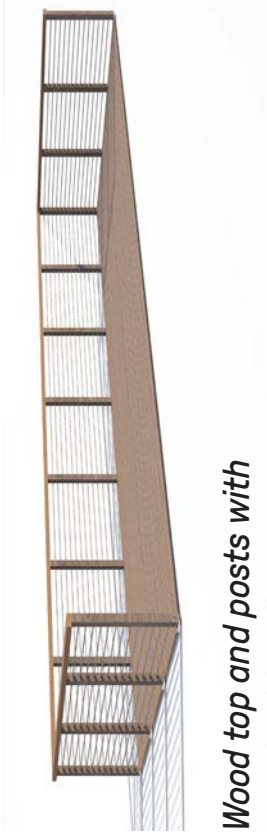






# Modular Dining Deck Design

## ABC Barrier



*Wood top and posts with metal cable rail*



*Wood top and posts with varied dimension wood slat cladding*



*Metal posts and cable rail with wooden bar top*



*Freestanding metal posts set in concrete curb*

## Optional Shade Structure



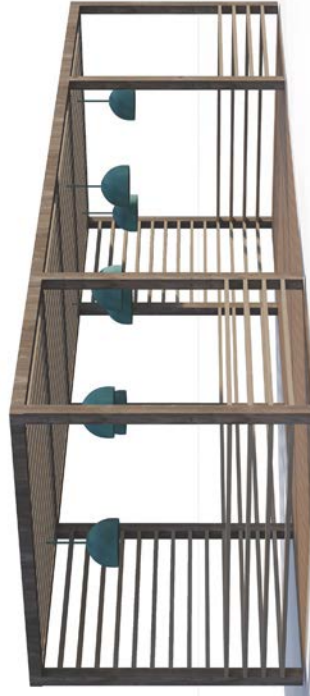
*Steel posts with cunky wood top and canvas panels*



*Wood frame and ceiling slats*



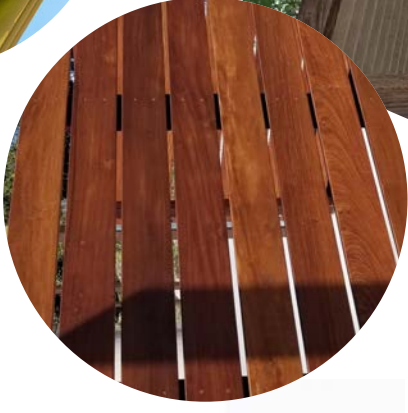
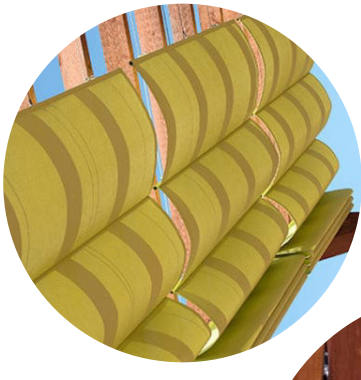
*Wood frame and ceiling slats with partial side panel*



*Wood frame and ceiling slats with partial side panel*

## Variations & Additions

- Material colors and finishes can vary per patio operator
- Additional branding can be added per patio operator
- Freestanding umbrellas can be used in lieu of permanent shade structures

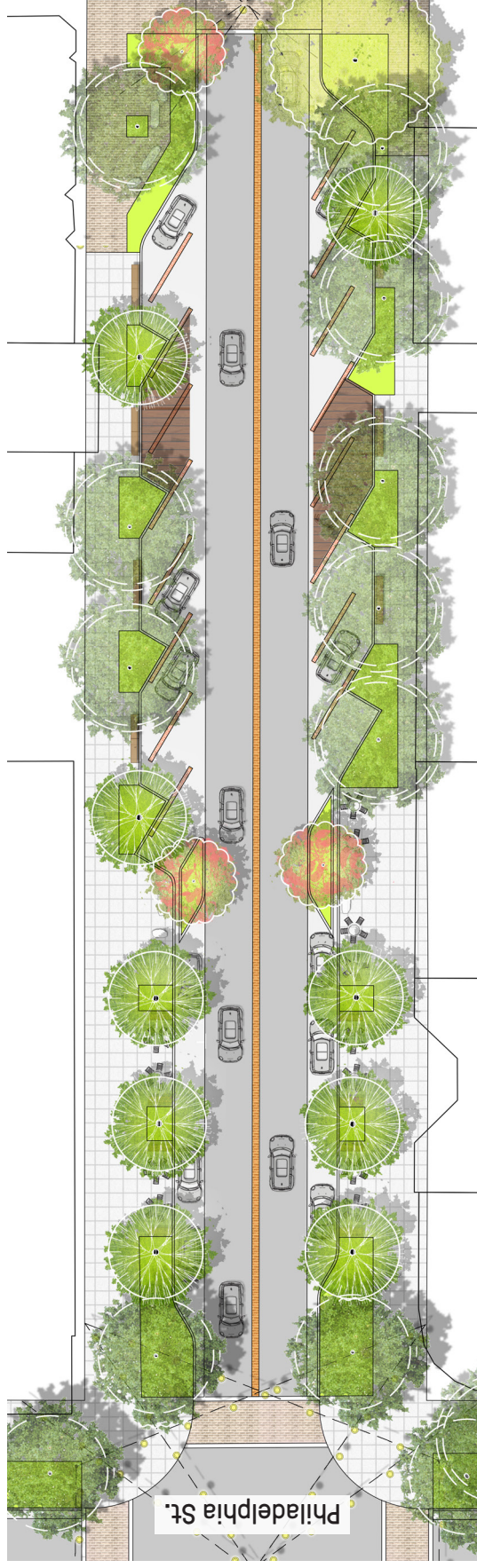




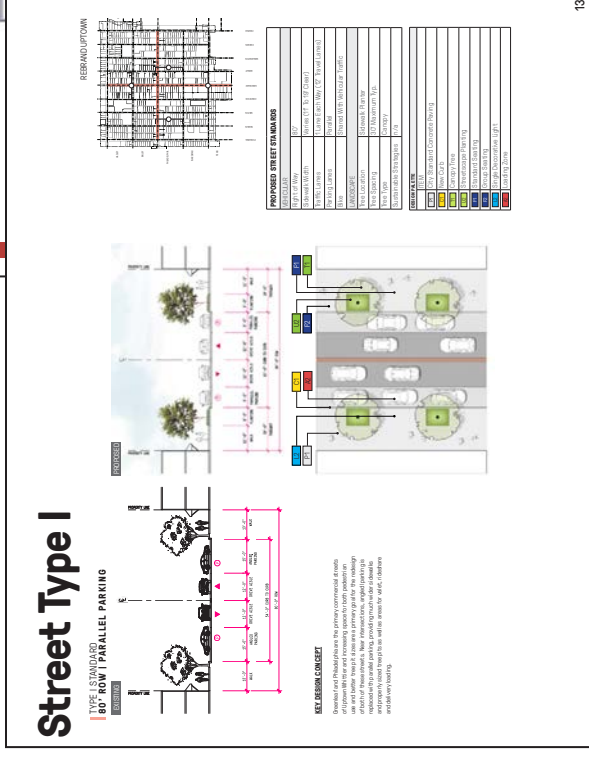
# Conceptual Opinion of Probable Cost

Streetscape Plan Discussed 02/26/2019

**Cost - \$3.8 Million**



## Intersections



## Greenleaf Promenade Linear Park

**Cost - \$5.0 Million**



### Note:

Estimates reflect opinion of probable cost for the extent of Greenleaf indicated on p.2, paseo to paseo, 750' total length. Concept plans depict part of the scope area.

## Modular Dining Decks - Tenant Provided Elements

### ABC Barrier

- Price per deck estimated to range between **\$5,000-\$10,000**, depending on selected type and detailing
- +/- 95 linear feet of ABC barrier per deck



### Shade Trellis

- Price per deck estimated to range between **\$35,000-\$80,000**, depending on selected type and detailing
- +/- 500 square feet of overhead coverage per deck



# Supplemental Funding Opportunities

## Grants

### Funding Under Measure A

<https://rposd.lacounty.gov/wp-content/uploads/2021/02/March-2021-GAM-Measure-A.pdf>

- LA County Safe, Clean Neighborhood Parks and Beaches Protection Measure
- Provides Annual Allocations Programs
- Provides Competitive Grants

### Funding Under Measure W

<https://safecleanwaterla.org/call-for-projects/>

- LA County Safe Clean Water Program
- Provides funding to increase water supply, improve water quality, and provide community enhancements

### Funding Through Affordable Housing Sustainable Communities (AHSC)

<https://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml>

- Funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas emissions

### Funding Through Foundations

<https://www.rwjf.org/>

- Seek funding via foundations that promote urban greening, sustainable storm water management, public space enhancement, art, and other project-applicable topics

### Funding Under Proposition 68

[https://www.parks.ca.gov/pages/1008/files/Final\\_Prop.\\_68\\_SPP\\_Application\\_Guide\\_1.22.2019%20-%20Rev.%203-%20changes%20made%20Ready%20to%20Check%20.pdf](https://www.parks.ca.gov/pages/1008/files/Final_Prop._68_SPP_Application_Guide_1.22.2019%20-%20Rev.%203-%20changes%20made%20Ready%20to%20Check%20.pdf)

- Funds creation and rehabilitation of state and local parks, natural resources protection projects, climate adaptation projects, water quality and supply projects, and flood protection projects

### Funding Under Proposition 1

<https://scc.ca.gov/grants/proposition-1-grants/>

- Funds projects that contribute to watershed health, ecosystem restoration, stormwater best management practices, and the creation of open space

### Funding By California Climate Investments

<https://resources.ca.gov/grants/urban-greening/>

<http://www.caclimateinvestments.ca.gov/urban-greening>  
<http://www.caclimateinvestments.ca.gov/urban-greening>

- Statewide Cap-and-Trade dollars funding projects that reduce greenhouse gas emissions, strengthen the economy, and improve public health and the environment

### Funding Through the Uptown Whittier

#### Improvement Association (UWIA)

<https://www.uwia.org/>

- Special assessment funding totaling nearly \$500,000 annually, directed and overseen by the UWIA for use towards public safety, beautification, economic development, maintenance, and promotions of the Uptown Whittier Community Benefit District (CBD)

## Local Funds

- RDA Loan Repayment Current Balance - \$2,560,000
- FY20-21 RDA Loan Payment - \$371,487
- FY21-22 RDA Loan Payment - \$2,054,168
- County Stormwater Funds - \$2M Annually

## Corporate Partnerships

- Explore partnerships with for-profit corporations
- Seek sponsorship in the form of financial donations
- Seek sponsorship in the form of donations of construction material, site furnishings, and other site elements
- Sponsors can be honored via naming, branding, monumentation, or programming of project areas or elements



## Non-Profit Partnerships

- Explore partnerships with non-profit organizations to be more competitive for funding opportunities

#### Note:

Grant opportunities listed are a non-exhaustive overview of potential funding sources. Further research is required to expand the list and determine project eligibility and magnitude of potential funding. Recommend for City to engage a grant writing specialist.













**swa**