



Agenda Item # _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Wilson and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Neil Miller, Director of Public Works
Juan Price, Maintenance Superintendent

DATE: January 18, 2005

SUBJECT: Presentation of Proposed Downtown Streetscape Improvements

RECOMMENDATION:

Staff recommends that the City Council receive this presentation of proposed improvements to the downtown Streetscape area, discuss the issues and provide direction to staff.

FISCAL IMPLICATION:

It is estimated that appropriations in the amount of \$100,000 from the Gas Tax Fund (\$50,000) and General Fund (\$50,000 from the City Council Contingency) will be required to complete this project. An additional \$20,000 would be expended from various budgeted operating accounts.

BACKGROUND:

In July of 2004, the City received a letter from the Downtown Manhattan Beach Business and Professional Association (DMBBPA) requesting the City to consider making some improvements to the aesthetics of the downtown. The letter points out that with the upcoming completion of the Community Plaza that the downtown may look a little worn in comparison.

Since the receipt of that letter City staff has met with Carol Rowe, the Executive Director of the DMBBPA to clarify the priorities in the request letter. In addition, staff has met to discuss the feasibility and preliminary costing of items requested by the DMBBPA. One improvement on the list, replacing string-lighting in the trees with up-lighting, has already taken place. The City Council approved this modification at its October 19, 2005 meeting. The cost of this improvement was approximately \$12,500. However, staff believes this lighting change will save at least this much in maintenance cost per year because it was very labor intensive to remove and replace the string-lighting during tree the tree trimming operation.

DISCUSSION:

Below is a chart of improvements divided into three categories. The first category is minor improvements which have relatively low costs and can be completed within approximately six months (to coincide with Metlox/community plaza completion). The second category is other improvements which will add to the aesthetics of the downtown, but for which a funding source has not been identified. The third category includes higher cost items which have been discussed

between the DMBBPA and City Staff but which have not been estimated nor has a funding source been identified.

Category I Proposed for Funding

Item Description	Estimated Cost	Comments
Slurry seal entire area	\$25,000	Rejuvenate street surface. Will require downtown streets to be completely for most of one day.
Re-stripe all traffic markings and curb-painting	Included in above.	Fresh look. Can be completed by City staff within maintenance budget.
Painting traffic signal poles	\$15,000	Fresh, new appearance.
Landscaping enhancements and sign replacement.	\$60,000	Add annual color at 8 key areas. Current ground covers were installed in 2001. Add hanging flower baskets from light poles at 2 intersections (Highland and MBB and Manhattan Ave and MBB). Refurbish signage.
Crosswalk enhancements	\$10,000	Thermoplastic (long life high visibility) borders for key intersections
Pole banners at 4 locations	\$10,000	Add color and identification.
Total Estimated Cost	\$120,000	\$100k appropriation; \$20k from operating budgets.

Category 2 No Proposed Funding

Item	Estimated Cost	Comments
Pole banners throughout Streetscape	\$30,000	20 locations
Replace tile sidewalks and at alleys and crosswalks with stamped concrete	\$120,000	Reduces future maintenance cost.
Replace Existing Directories with Kiosk Style	\$30,000	Existing directories are not user friendly and difficult to update.
Enhanced Landscaping	\$100,000	Replace shrubs, add additional areas of annual color and hanging flower baskets.
Total	\$280,000	

Category 3 No Proposed Funding

Item	Estimated Cost	Comments
Replace remaining tiled sidewalk	To be determined.	Removes on-going maintenance cost. This item is suggested by City staff.
Build additional raised planters	To be determined.	Suggested by DMBBPA

The issue at hand is whether the appropriation and subsequent expenditures of these funds takes priority over other needs. The Streetscape improvements were constructed in 1989. After 15 years many of the improvements and landscaping material is in need of refurbishment or replacement. The members of the DMBBPA have expressed concern that the newness of the Metlox commercial development along with the Community Plaza will highlight the age of the existing downtown improvements.

It should be noted that if approved, slurry seal work will require downtown streets to be completely closed for most of one day.

CONCLUSION:

The Downtown Manhattan Beach Business and Professional Association has requested that the City contribute to a facelift of some of the Streetscape Improvements. Staff proposes that Category 1 improvements would be an appropriate level of expenditure given current budget constraints while assisting the Downtown with some of their requests.

ALTERNATIVES

One alternative is to use no City funds for these improvements and ask the DMBBPA to consider an increase in their Business Improvement District (BID) assessment to fund any improvements.

- Attachments: A. Picture of Hanging Flower Baskets
 B. Picture of Painted Traffic Signal Poles
 C. Map of Key Intersections

xc: Carol Rowe, Executive Director, Downtown Manhattan Beach Business and Professional Association

Example of hanging flower baskets.



Attachment A

Examples of painted light poles.

Before:

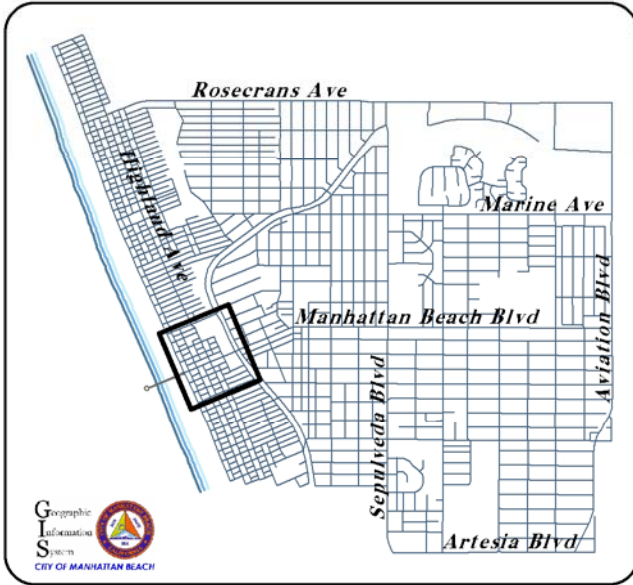


After:



Attachment B

Downtown Streetscape Improvements Project



0 500 1,000 Feet

