

VILLA DEL MONTE NEIGHBORHOOD REVITALIZATION PLAN



Adopted by City
Council on
May 17, 2016 by
Resolution C.S. 16-103



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EXECUTIVE SUMMARY

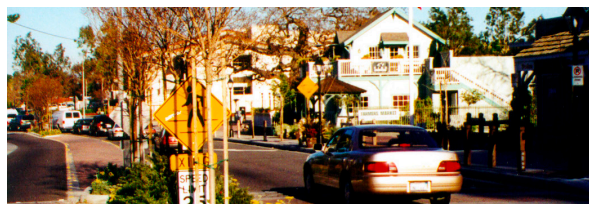
The Villa del Monte Neighborhood Revitalization Plan (VDM Plan) establishes a vision and set of goals for improving and maintaining the unique character of this historic Monterey neighborhood. This document identifies projects for near-term implementation (possibly through the Neighborhood Improvement Program) and also contains guidelines to formulate future projects that will continue to implement the vision and goals for the Villa del Monte neighborhood.

The process for developing the VDM Plan included a significant outreach program that engaged the neighborhood's residents and business owners. Three public workshops were held that focused on identifying opportunities and constraints, and the proposed project design and improvement components within this document.

The VDM Plan addresses the resident's desire to create a cohesive neighborhood with a community feel, while assuring the following:

- Improved safety
- Increased bicycle and pedestrian access
- Enhanced beautification and neighborhood identification
- ADA compliance

A variety of funding mechanisms may be pursued to implement the VDM Plan. Such funding mechanisms include the City's Neighborhood Improvement Program (NIP), Capital Improvement Program (CIP), and a variety of grant programs. As the VDM Plan is intended to be a "living document," future projects should continue to be identified and designed consistent with the plan's vision and goals to continue to achieve a safer, walkable, and more unified neighborhood character.



SECTION 1

Introduction

PLAN PURPOSE

The VDM Plan reflects information gathered from neighborhood residents and business owners and provides a comprehensive plan that addresses community concerns and suggested improvements. The purpose of the VDM Plan is to:

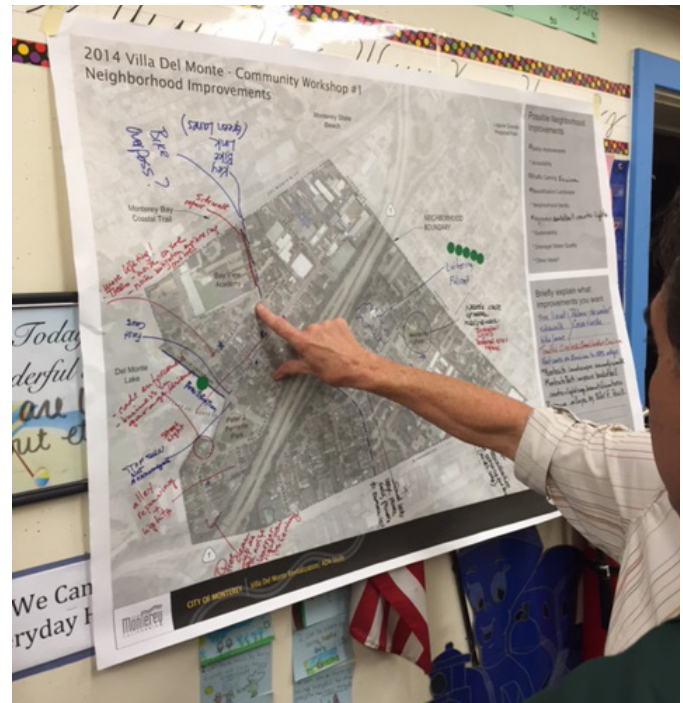
- Enhance the quality of life in the VDM neighborhood;
- Empower residents to participate in the planning process;
- Define improvement projects and guide their development and design; and
- Summarize the public process followed.

This Neighborhood Improvement Plan document has been designed to also serve as a template for other neighborhoods within the City that may wish to develop similar plans.

PLAN VISION & GOALS

The key elements addressed in the VDM Plan include:

- Beautification
- Neighborhood Identity
- Traffic Calming
- Safety
- Recreation Enhancements



Neighborhood Improvement Map being utilized at a public workshop

DESCRIPTION OF THIS DOCUMENT

The VDM Plan consists of the following sections:

- Section 1 - Introduction
 - *Describes the purpose of the VDM Plan and the key elements of the proposed improvements.*
- Section 2 -Planning Process
 - *Defines the planning process for the preparation of the VDM Plan.*
- Section 3 - Vision & Goals
 - *Outlines the neighborhood's vision and goals for the future that provide a basis for improvement projects.*
- Section 4 - Challenges & Opportunities
 - *Outlines neighborhood challenges and opportunities and specific projects that will implement the VDM Plan vision.*
- Section 5 - Concept Design
 - *Contains conceptual plans for individual projects.*
- Section 6 - Implementation
 - *Outlines the City's NIP and CIP programs and other potential funding and implementation mechanisms.*
- Appendix
 - *Contains maps and items from the public workshops, cost estimates and blank form for future NIP submittal.*

NEIGHBORHOOD DESCRIPTION

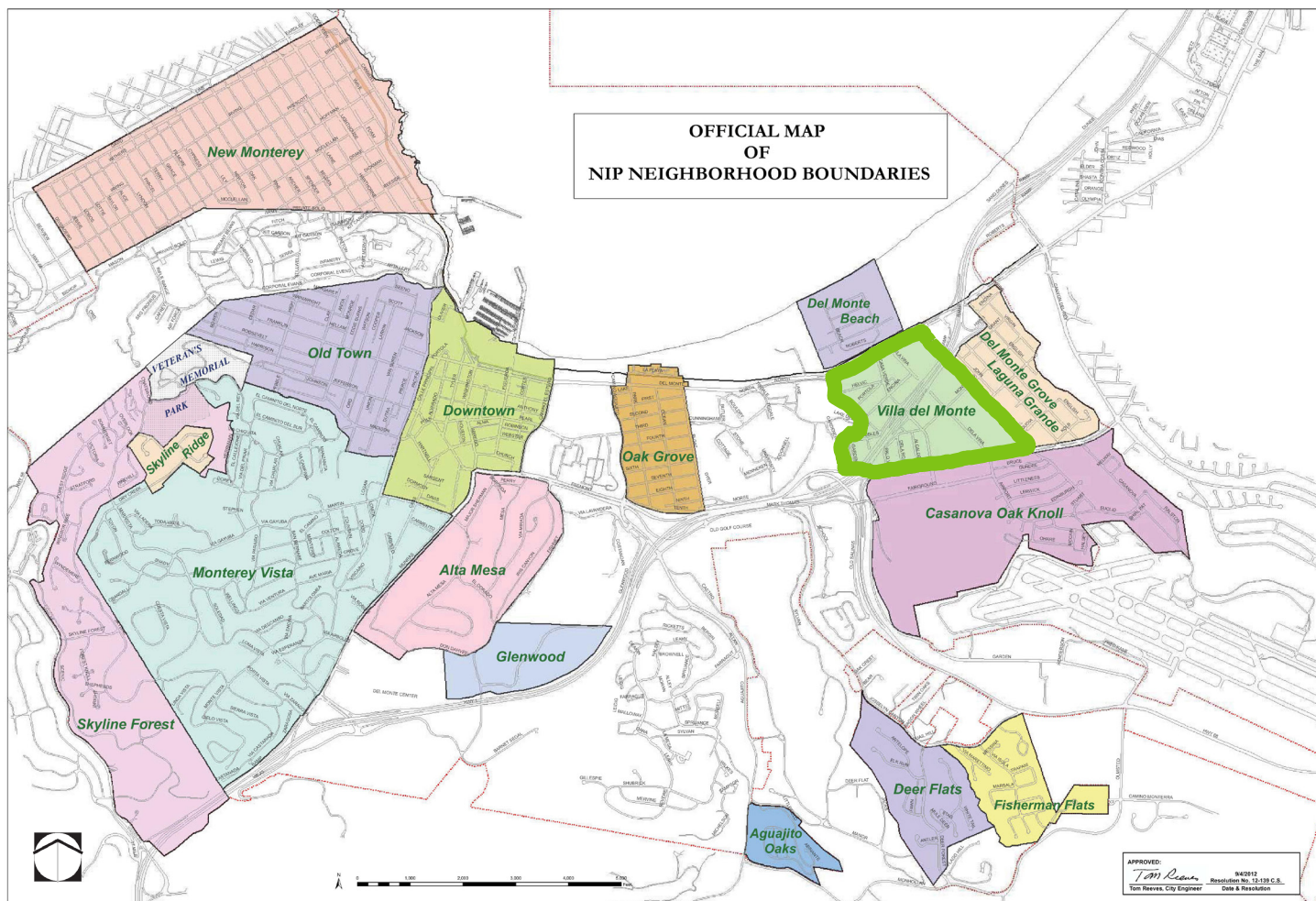
The VDM neighborhood is located between Del Monte Boulevard to the north, and North Fremont Street to the south. The Monterey Bay Coastal Trail runs along the north side of Del Monte Avenue and connects to VDM at Casa Verde Way. The eastern boundary is located along Ramona Avenue, and the western edge is adjacent to Palo Verde and Garden Avenues, where bordered by the Naval Postgraduate School and Del Monte Lake.

The VDM neighborhood is located approximately a half mile from Del Monte Beach and Monterey State Beach to the north, Laguna Grande Regional Park and Roberts Lake to the east, and Monterey Regional Airport to the south.

The neighborhood is primarily residential, with commercial zones along Del Monte Avenue, North Fremont Street, Casa Verde Way, Dela Vina Avenue and Ramona Avenue. The Bay View Academy school is located on Helvic Avenue at Casa Verde Way. The two existing parks are Montecito Park and Peter J Ferrante Park.



Aerial map of the Villa del Monte neighborhood



City of Monterey Official Map of the NIP Neighborhood Boundaries

The VDM neighborhood serves as part of the northeastern entrance into the City of Monterey. Highway 1 bisects the neighborhood and has on and off ramps located on Casa Verde Way. Casa Verde Way, Dela Vina Avenue, and Montecito Avenue are the primary streets that connect the neighborhood.

Villa del Monte's neighborhood history traces back to the historic Hotel del Monte. Villa del Monte was one of Monterey's earliest land subdivisions that created residential neighborhoods. In 1995 the City of Monterey's City Council voted to accept the current neighborhood boundaries for representation in the City's NIP.

The NIP Neighborhood Boundaries map above shows the VDM neighborhood in green, surrounded by the Del Monte Beach neighborhood to the north, the Del Monte Grove Laguna Grande neighborhood to the east and the North Fremont Street Business District and the Casanova Oak Knoll neighborhood to the south.

SECTION 2

Planning Process

CITY & COMMUNITY MEETINGS

Through a public outreach process, community members identified key issues and provided input on specific needs in the neighborhood (see Appendix A).

Neighborhood and stakeholder meetings provided a means to compile community concerns and recommendations. The VDM Plan outlines the recommended improvements that meet the goal to revitalize the neighborhood.

RELATED PLANS & DOCUMENTS

City documents and previously approved projects for the Villa del Monte neighborhood were also used as a basis for the Neighborhood Plan. Contributing plans and information included:

- Del Monte Grove Plan, 1978
- Villa del Monte Traffic Calming Plan, 2005 (incorporated herein)
- North Fremont Specific Plan, 2014
- Monterey on the Move, Multi-Modal Mobility Plan for the City of Monterey, 2013
- City of Monterey Neighborhood Traffic Calming Program, 2013

Del Monte Grove Plan (1978)

The 1978 Del Monte Grove Plan addressed an area that, at the time, included the VDM neighborhood. This plan describes the community needs and goals, and defines the neighborhood character. Some of the goals listed still apply today, such as:

- Increasing pedestrian safety
- Improving lighting and sidewalks
- Reducing traffic speeds
- Providing adequate parks
- Increase tree planting

The document lists the land use, street improvements, public facilities and services, and housing that existed at the time and contains an Environmental Impact Report.

Villa del Monte Traffic Calming Plan (2005)

The 2005 Villa del Monte Traffic Calming Plan identifies methods to reduce traffic speeds and cut-through traffic in the neighborhood. The plan identifies problem areas and traffic calming solutions. These areas were discussed and the traffic calming projects were reconfirmed as part of the VDM Plan outreach process:

- Casa Verde Way
- Helvic Avenue
- Encina Avenue
- Del Robles Avenue

North Fremont Specific Plan (2014)

The North Fremont Specific Plan provides the vision and goals for developing the North Fremont Street corridor as a mixed use neighborhood. The proposed circulation and streetscape design chapter identifies improvement projects that include portions of the VDM neighborhood street network adjacent to North Fremont Street. Therefore, to avoid overlap, the VDM Plan does not extend to North Fremont Street.

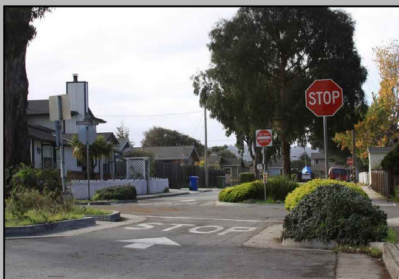
Monterey on the Move, Multi-Modal Mobility Plan for the City of Monterey (2013)

The City's Multi-Modal Mobility Plan (MMMP) addresses pedestrian and bicycle circulation within the City. The MMMP includes pedestrian and bicycle connections to and through the VDM neighborhood.

City of Monterey Neighborhood Traffic Calming Program (2013)

City of Monterey Neighborhood Traffic Calming Program provides goals, objectives and policies to address traffic concerns within the City of Monterey. The document identifies existing emergency vehicle routes, and provides a traffic calming toolbox that serves as a basis for designing traffic calming solutions for individual neighborhoods.

2013 City of Monterey - Neighborhood Traffic Calming Program (Examples)



Physical barriers that restrict turns on to streets



Barrier islands that prevent certain turning movements



Raised islands in the center of the roadways



Signs in medians that identify neighborhood entrances



Narrow roadways at intersections to shorten pedestrian crossings



Traffic circles with raised circular medians

Portion of an exhibit developed for Public Workshop 1 showing information from the City of Monterey Traffic Calming Program

SECTION 3

Vision & Goals

VILLA DEL MONTE VISION

The vision for the VDM Plan is to create a cohesive neighborhood with a community feel, improve neighborhood safety, increase bicycle and pedestrian access and amenities, and address the needs of the disabled population by achieving compliance with the Americans with Disabilities Act (ADA).

The VDM neighborhood will portray a unique neighborhood identity through consistent signage, streetscape design, park improvements and gateway enhancements. Pedestrian, vehicular, and bicycle network enhancements will increase safety and accessibility and achieve ADA compliance. Traffic calming techniques will strive to discourage speeding.

VILLA DEL MONTE GOALS

The VDM Plan goals were identified during the public workshops. They were used to identify specific projects that will achieve the neighborhood vision. The goals include:

- Beautify the neighborhood
 - *Beautify Casa Verde*
 - *Underground utilities*
- Showcase neighborhood identity
 - *Define and enhance the primary neighborhood gateways*
 - *Design and install neighborhood identification signs that draw unique elements from the neighborhood, such a historic references and built forms*
- Slow Traffic
 - *Install traffic calming devices on Encina and Dela Vina*
- Increase Safety
 - *Repair sidewalks*
 - *Enhance bicycle and pedestrian access and amenities*
- Enhance Recreation Opportunities
 - *Enhance existing parks*
 - *Create bike paths along Casa Verde*



VISION & GOALS

The vision is to:

- Create a cohesive neighborhood with a community feel
- Improve neighborhood safety
- Increase bicycle and pedestrian access and amenities
- Compliance with the Americans with Disabilities Act (ADA)

The goals include:

- Beautify the neighborhood
- Showcase neighborhood identity
- Slow traffic
- Increase Safety
- Enhance Recreation Opportunities



Villa Del Monte NEIGHBORHOOD IMPROVEMENT PLAN

- 1 CASA VERDE @ DEL MONTE**
 - Neighborhood Identification
 - Bulbouts/Traffic Calming
 - Beautification
 - Lighting
 - ADA Upgrades (corners & sidewalks)
- 2 CASA VERDE @ BI-RITE**
 - ADA Access
 - Traffic Calming
 - Bike Racks
- 3 CASA VERDE @ HWY 1**
 - Neighborhood Identification
 - Beautification
 - Lighting
 - Class II Bike Lanes
- 4 MONTECITO PARK**
 - Beautification
 - Lighting
 - Repair Basketball Courts
 - Add/Upgrade Play Equipment
 - New Picnic Tables
- 5 PETER J. FERRANTE PARK**
 - Beautification
 - Lighting
 - Fencing
 - Benches
 - New Sign
- 6 TRAFFIC CALMING @ ENCINCA**
 - Visibility
 - Speed
- 7 TRAFFIC CALMING @ DELA VINA**
 - Neighborhood Identification
 - Bulbouts/Traffic Calming
 - Beautification
 - Lighting
 - ADA Upgrades (corners & sidewalks)

SYMBOL LEGEND

- Neighborhood Identification Signage
- New Street Lighting
- Underground Utilities
- Proposed Permit Parking Areas
- Landscape Improvements
- Traffic Calming Enhancements



Vision Poster for the Villa Del Monte neighborhood

SECTION 4

Challenges & Opportunities

CHALLENGES

Background research, public outreach, and field assessments of the VDM neighborhood identified the following challenges within the neighborhood that relate to the vision and goals:

- Highway 1 divides neighborhood, making the creation of a cohesive and unified district difficult
- Lack of public water for irrigation until new water source is available
- Lack of funding for landscape maintenance
- Beautification techniques may reduce on-street parking
- The parks are well-used and play equipment is worn
- Above ground utilities are visually undesirable
- Lack of adequate right-of-way for Class II bike lanes
- Sidewalks are narrow and have obstructions
- Existing driveway ramps limit ADA accessibility
- Delivery trucks park in the neighborhood
- Bay View Academy traffic causes congestion and school buses cut through the neighborhood
- State Fairgrounds events fill on-street parking spaces
- Traffic cuts through neighborhood
- Traffic visibility is limited
- Some streets experience high traffic speeds



Photograph looking north on Casa Verde from Encina towards Portola. Note the lack of identified bike lanes, lighting and street trees.



Photograph at Peter J Ferrante Park. Note the lack of landscaping and need for buffer from the street.



Photograph of street with narrow sidewalks that also contain obstructions



Example of street with a consistent palette of unified tree species



Example of planter placed between parking spaces

OPPORTUNITIES

The following opportunities address the challenges and VDM Plan vision and goals:

Beautification

Beautification throughout the neighborhood can be achieved as follows:

- Develop a street tree and shrub planting palette for the neighborhood that is:
 - Consistent
 - Recognizable
 - Drought tolerant
 - Low maintenance
- Add landscaping where feasible:
 - In planters between on-street parking spaces (except where there is opportunity for school bus parking or Class II bicycle lanes)
 - Within bulb-outs
 - Within existing landscaped areas in parks, planters and medians
 - Utilize pavers, boulders and/ or decorative rock where planting cannot occur
- Underground utilities along Casa Verde
- Paint utility boxes on the corner of Casa Verde at Del Monte Avenue

Neighborhood Identity

A strong neighborhood identity is desired by the community, and the development of a consistent signage program and unified streetscapes can better define the VDM neighborhood.

- Design a neighborhood identity program that utilizes VDM's historic context and references to the Del Monte Hotel and includes a consistent and coordinated style of street lights, bollards, signs, banners, and bicycle racks, and street furniture.
- Signs should be consistent in size and color and utilize historical or iconic elements that tie into the neighborhood
- Place identity signs at the following key neighborhood gateways:
 - Case Verde at Del Monte, Helvic, Highway 1 and North Fremont
 - Dela Vina at North Fremont
 - Ramona at North Fremont and Montecito
- Banners should mimic the identity signs along main streets to reinforce the neighborhood identity
- Allow outdoor dining to serve as a community node
 - Suggested at the Bi Rite Market located on Casa Verde
- Install public art at key locations within the Villa del Monte neighborhood
 - Utilize local artists and commission art that focuses on the neighborhood's history, culture and community
 - Public art could consist of murals, mosaics, sculptures, tiles in paving, painting on benches and trash cans, utility boxes, bike racks, decorative tree grates, or any other artwork that can fit along the public right-of-ways



Example of a neighborhood identity sign



Example of a painted utility box



Example of a bulbout that narrows the roadway and shortens pedestrian crossings



Example of a raised island in center of roadway which incorporated a change in paving and traffic signage to slow down traffic

Traffic Calming and Parking

The following opportunities use the City's Traffic Calming Toolbox to encourage slower speeds:

- Install bulbouts at Casa Verde and Encina. The bulbouts can also provide locations for landscaping.
- Install improvements at Encina and Dela Vina Avenues to include roadway narrowing, landscaping, barrier islands, lane re-striping and additional traffic signage.
- Pursue permit parking within the southern section of the neighborhood to reduce traffic impacts from Fairgrounds events.
- Pursue permit parking on portions of Casa Verde, Palo Verde, Montecito, Del Rosa, and Alcalde.
- Define permit zoned parking areas with permit parking signs posted along streets.
- Limit parking to certain days/ hours, and daily permits holders.

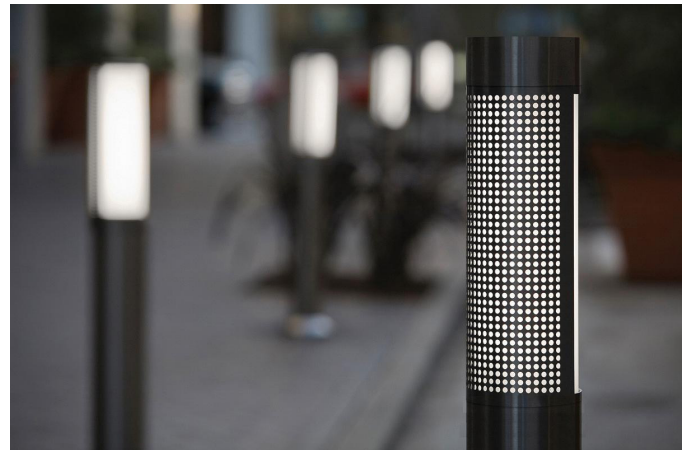
Safety

The following opportunities address pedestrian and bicycle safety concerns:

- Develop safe routes to the Bay View Academy located at Casa Verde and Helvic Avenue.
- Repair and widen sidewalk along Casa Verde between Helvic and Del Monte.
- Reconfigure intersection of Portola Avenue and Helvic Avenue to reduce confusion (this design is in process for design under a separate NIP process).
- Extend corner along Casa Verde to reduce pedestrian crossing distance across Portola/Helvic intersection.
- Designate Casa Verde as a Class II/III (sharrows) north-south link through the neighborhood connecting the Class II bike boulevard on North Fremont and the Monterey Coastal Trail at Del Monte.
- Add Class II bike lanes along Casa Verde under the Highway 1 overpass.
- Add bicycle detection signals at key bicycle crossings.
- Add bicycle racks at key destinations, such as parks, schools, and commercial businesses, consistent with the neighborhood identity program.
- Install pedestrian scale street lighting along Casa Verde and at primary neighborhood entrances consistent with the neighborhood identity program.
- Install bollard lights within public parks, consistent with the neighborhood identity program.
- Install ADA improvements throughout the neighborhood as necessary to achieve ADA compliance.
- Extend existing driveways towards the street to create a clear path of travel along the sidewalks.



Example of bicycle sharrow stencils and signage



Example of decorative bollard lighting



Example of play equipment that can be used by a range of age groups and abilities

Recreation Enhancements

Opportunities for enhancements to recreation facilities include improvements at Montecito Park and Peter J. Ferrante Park:

- Repair existing courts, play surfaces, walkways and seating area paving.
- Provide new play equipment for a range of age groups and physical abilities.
- Install new picnic tables, trash receptacles and benches.
- Enhance park entries with new signs and entry features.
- Enhance existing landscaping.
- Install new fencing where required.



Example of a decorative fence that can include patterns and design themes

SECTION 5
CONCEPT DESIGN

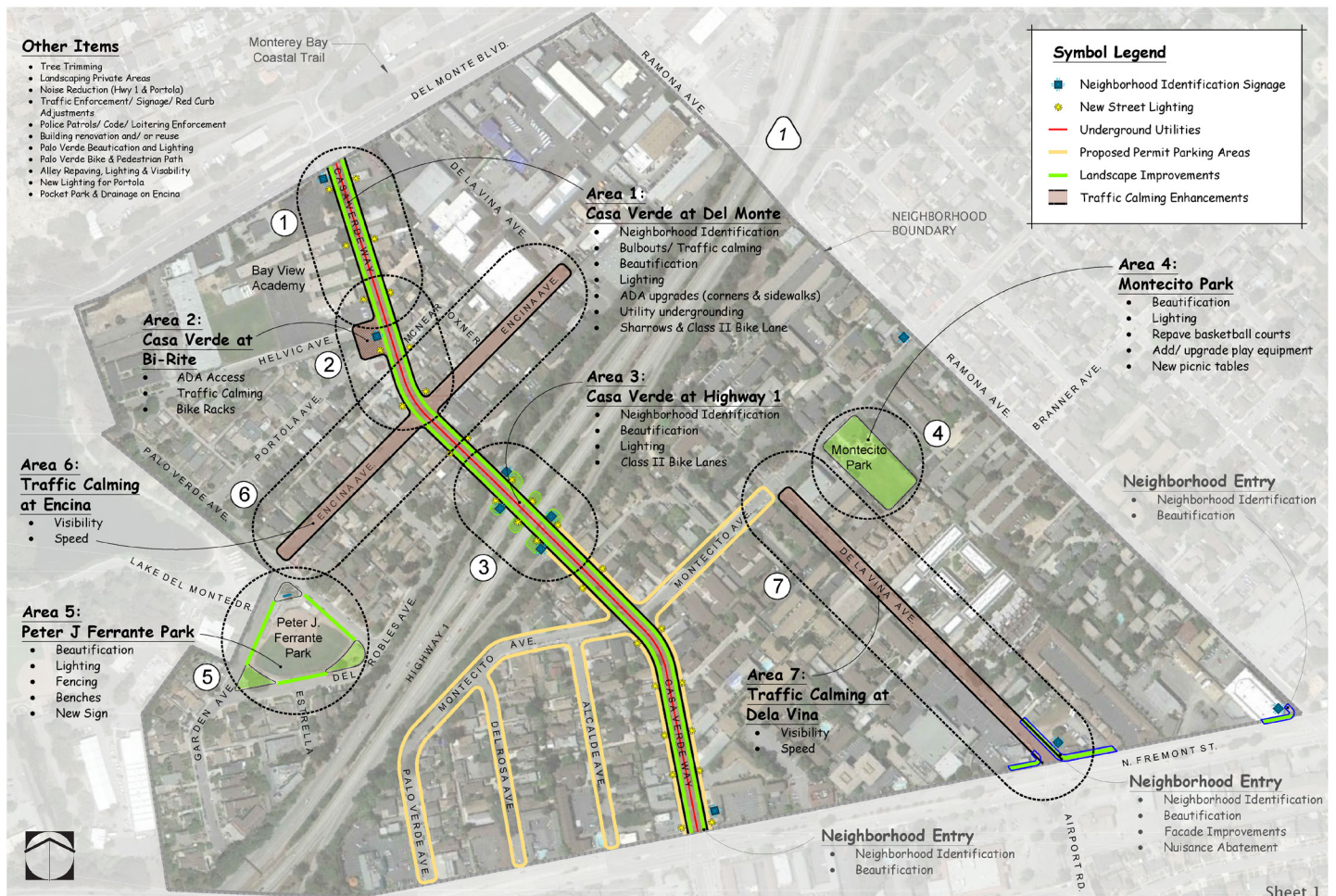
VILLA DEL MONTE PROJECTS

The Concept Plan below locates all of the proposed improvement projects within the VDM neighborhood on one map. See the following page for an enlarged map.

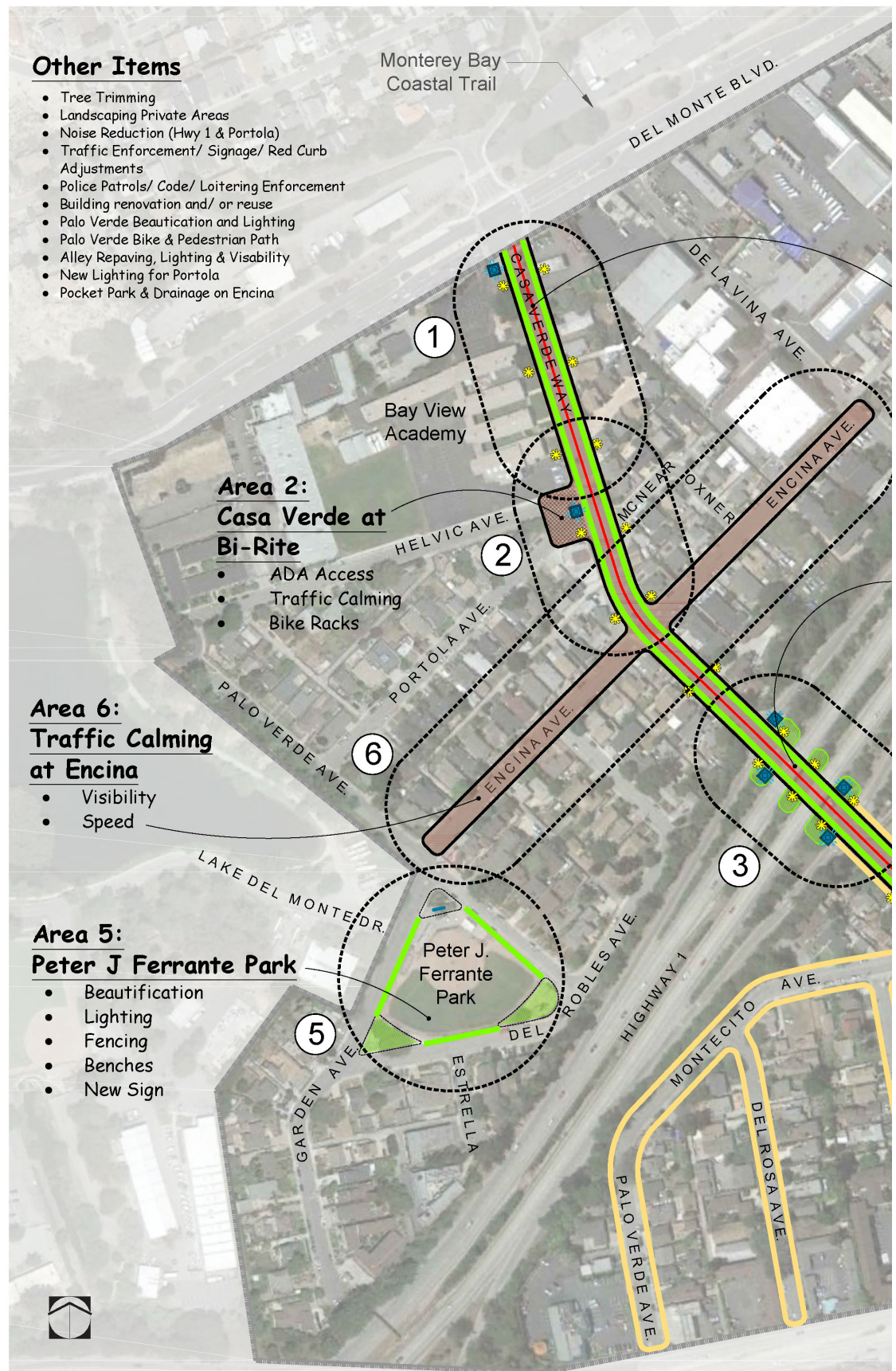
The projects are grouped by area as follows, and described in detail on pages 5-4 to 5-15:

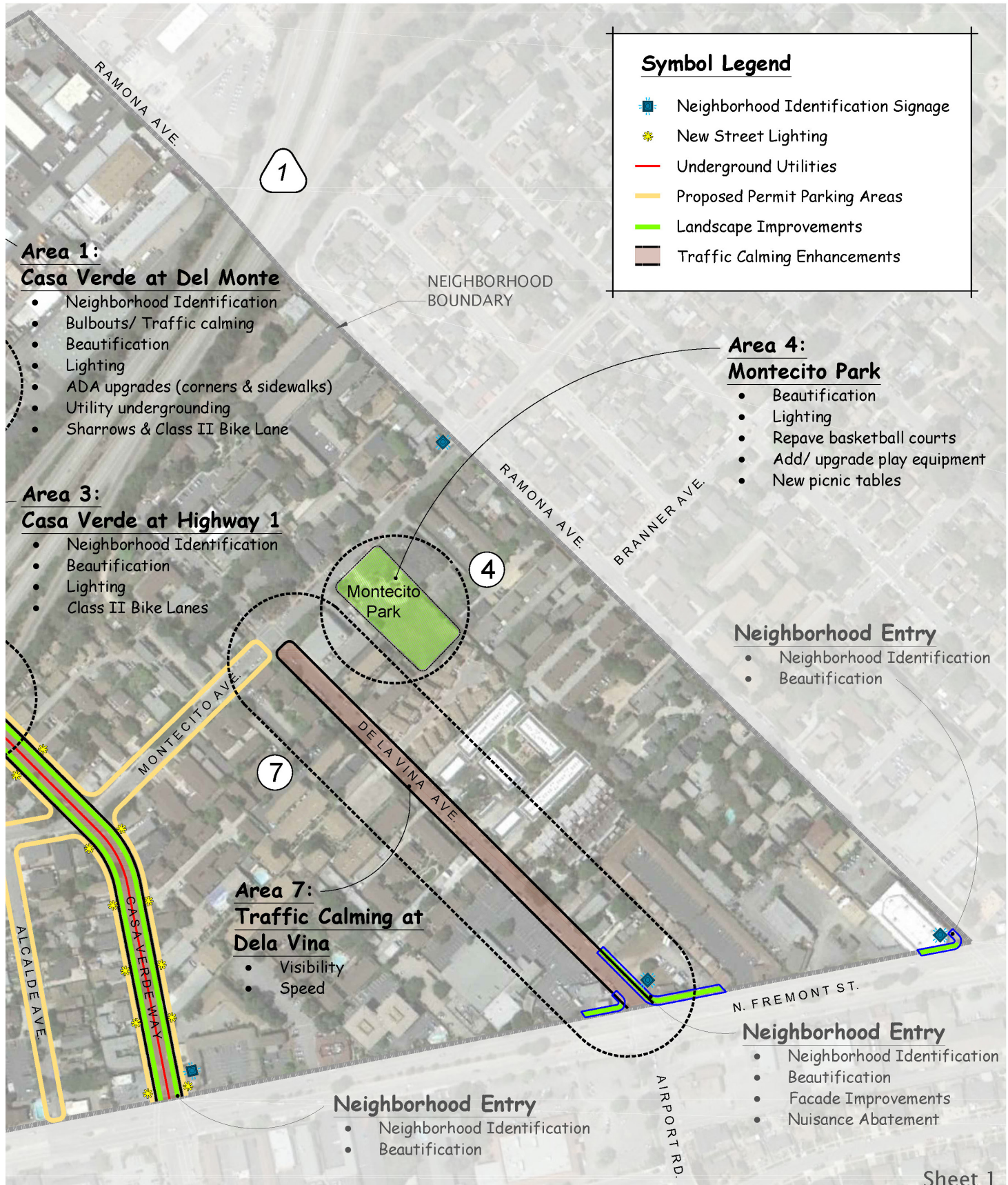
- Area 1 - Casa Verde at Del Monte
- Area 2 - Casa Verde at Bi-Rite
- Area 3 - Casa Verde at Highway 1
- Area 4 - Montecito Park
- Area 5 - Peter J Ferrante Park
- Area 6 - Traffic Calming at Encina
- Area 7 - Traffic Calming at Dela Vina

Refer to Appendix B for the project cost estimates.



Villa del Monte Neighborhood Improvements Concept Plan





AREA 1 - CASA VERDE AT DEL MONTE

Type of Work: Landscape, construction and utility under grounding

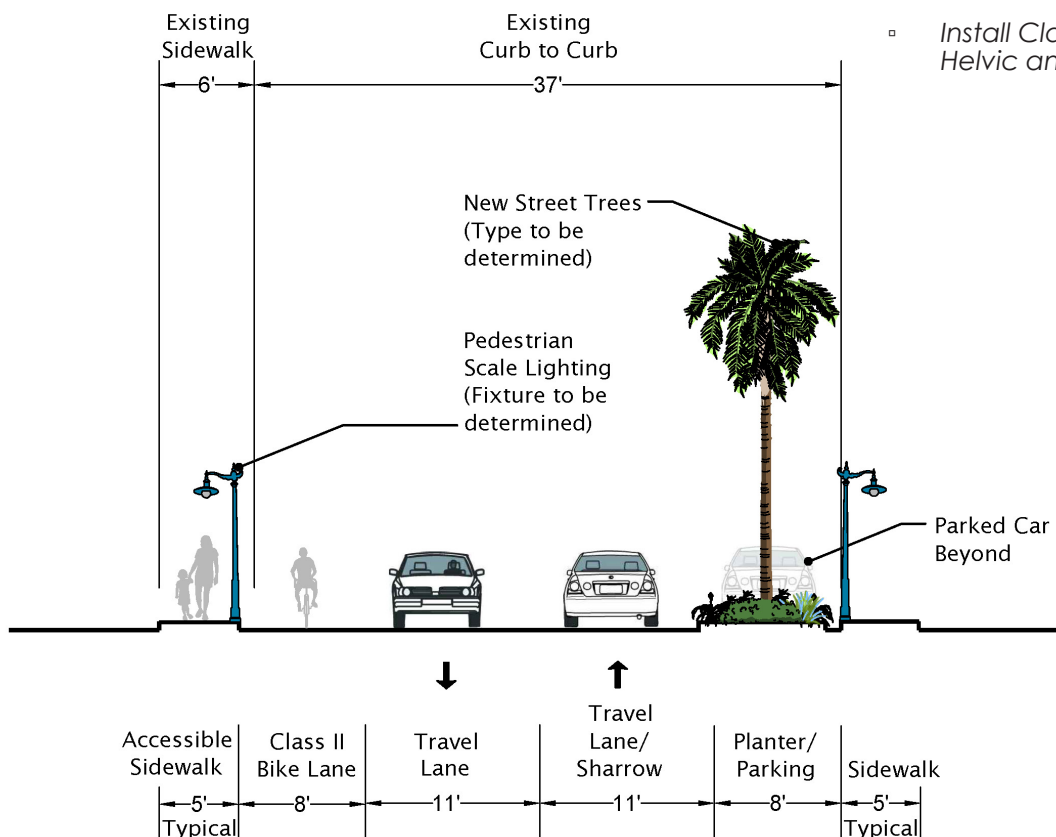
Need for Project: This area is a primary gateway into the neighborhood and is utilized by Bay View Academy students.

Goals Met:

- Increased neighborhood beautification
- Increased neighborhood identity
- Increased safety for pedestrians and bicyclists

Description of Project:

- Beautification
 - Underground utilities along Casa Verde
 - Paint existing utility box on west side of Casa Verde
 - Install landscaping, pavers, and/ or decorative rock in planters on west side (after ensuring that it will not inhibit school bus parking), and "D" planters east side of Casa Verde
- Identity
 - Install neighborhood gateway sign on the west side of Casa Verde with a possible seating area on Bay View Academy property
- Safety
 - Install pedestrian scale street lighting along Casa Verde
 - Widen sidewalk on west side of Casa Verde and make it ADA accessible
 - Paint sharrows (per MUTCD Standards) on Casa Verde
 - Install Class II Bike Lane between Helvic and Del Monte Avenues





Area 1 - Neighborhood Improvements Conceptual Enlargement - Plan View

AREA 2 - CASA VERDE @ BI-RITE

Note: This project is currently funded for design, and in the design stages.

Type of Work: Landscape, construction and utility under grounding

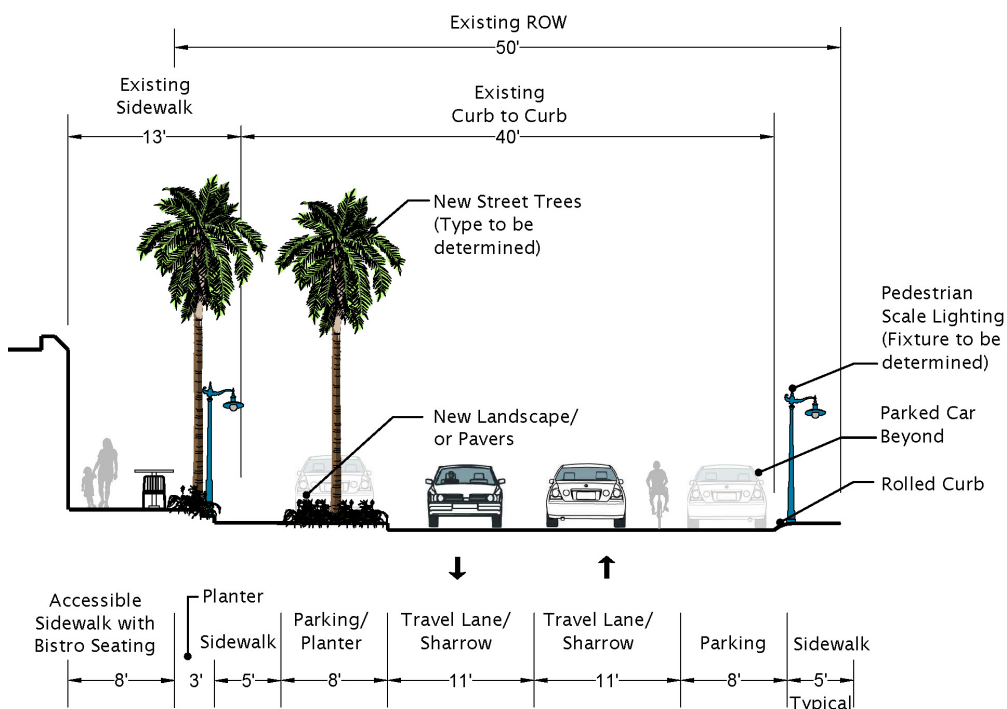
Need for Project: This area is heavily utilized by Bay View Academy students, residents, and Bi-Rite Market patrons. Congestion occurs due to competing uses and needs. This project area has been funded for design.

Goals Met:

- Increased neighborhood beautification
- Increased neighborhood identity
- Increased safety for vehicles, pedestrians and bicyclists

Description of Project:

- Beautification
 - Underground utilities along Casa Verde
 - Install landscaping, pavers, and/ or decorative rock in planters on both west and east sides, and "D" planters on northeast side of Casa Verde
 - Install outdoor seating at the Bi-Rite Market
- Identity
 - Neighborhood Identification Sign at Portola and Casa Verde
- Safety
 - A redesign of Casa Verde/Portola and Casa Verde/Helvic intersections are in process to improve safety and circulation.
 - Relocate Casa Verde pedestrian crossing from north side of intersection with Helvic to south side.
 - Construct bulbouts on Encina, and McNear to reduce pedestrian crossing distances



- Install pedestrian scale street lighting along Casa Verde
- Widen sidewalk on west side of Casa Verde and make it ADA accessible
- Combine alley and driveway on Casa Verde between Encina and Portola to reduce the amount of vehicles crossing pedestrian walkways
- Relocate existing driveways ramps to the street to allow for ADA access
- Step the sidewalk between Encina and Portola to provide ADA access and separate private and public walkways
- Paint sharrows (per MUTCD Standards) on Casa Verde
- Install bike racks at the Bi-Rite Market

Area 2 - Neighborhood Improvements
Conceptual Enlargement - Section View

AREA 3 - CASA VERDE @ HIGHWAY 1

Type of Work: Landscape, construction and utility under grounding

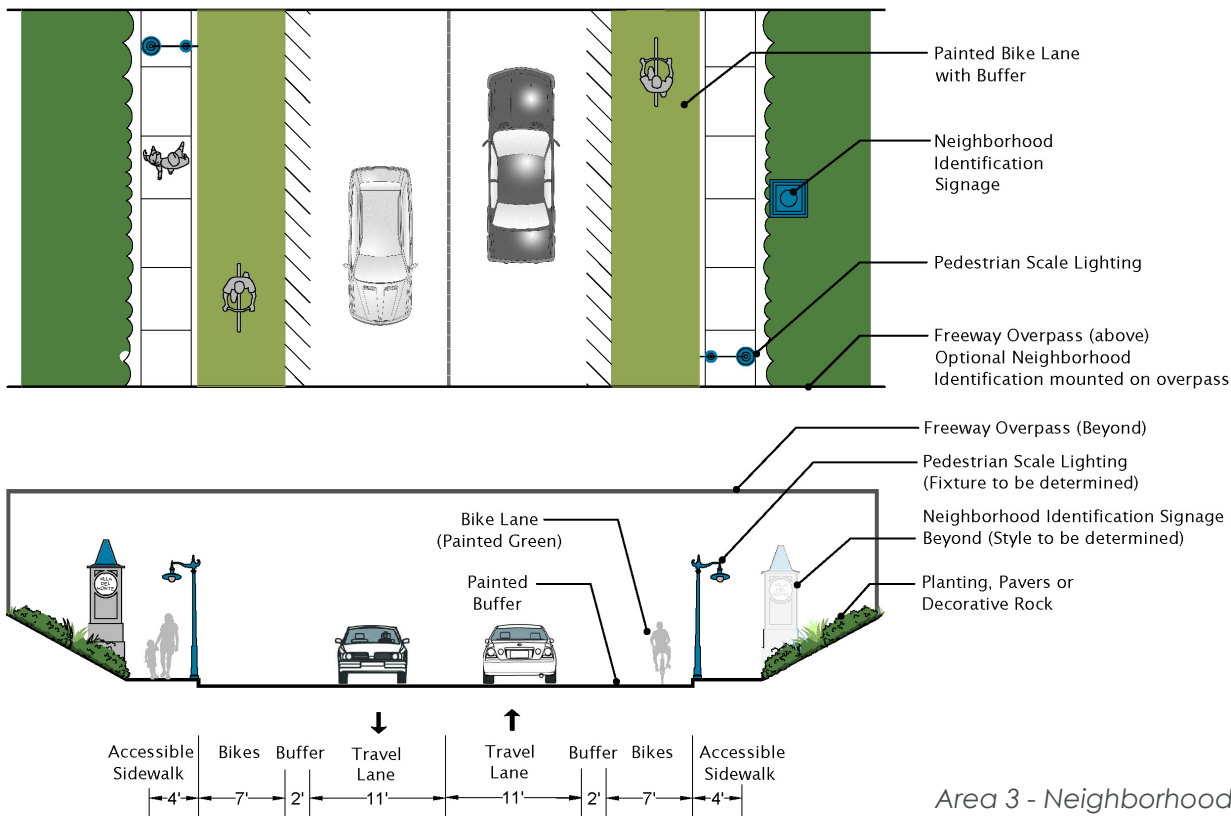
Need for Project: This area is a primary gateway into the neighborhood, and pedestrian and bicycle circulation is unsafe due to highway access ramps.

Goals Met:

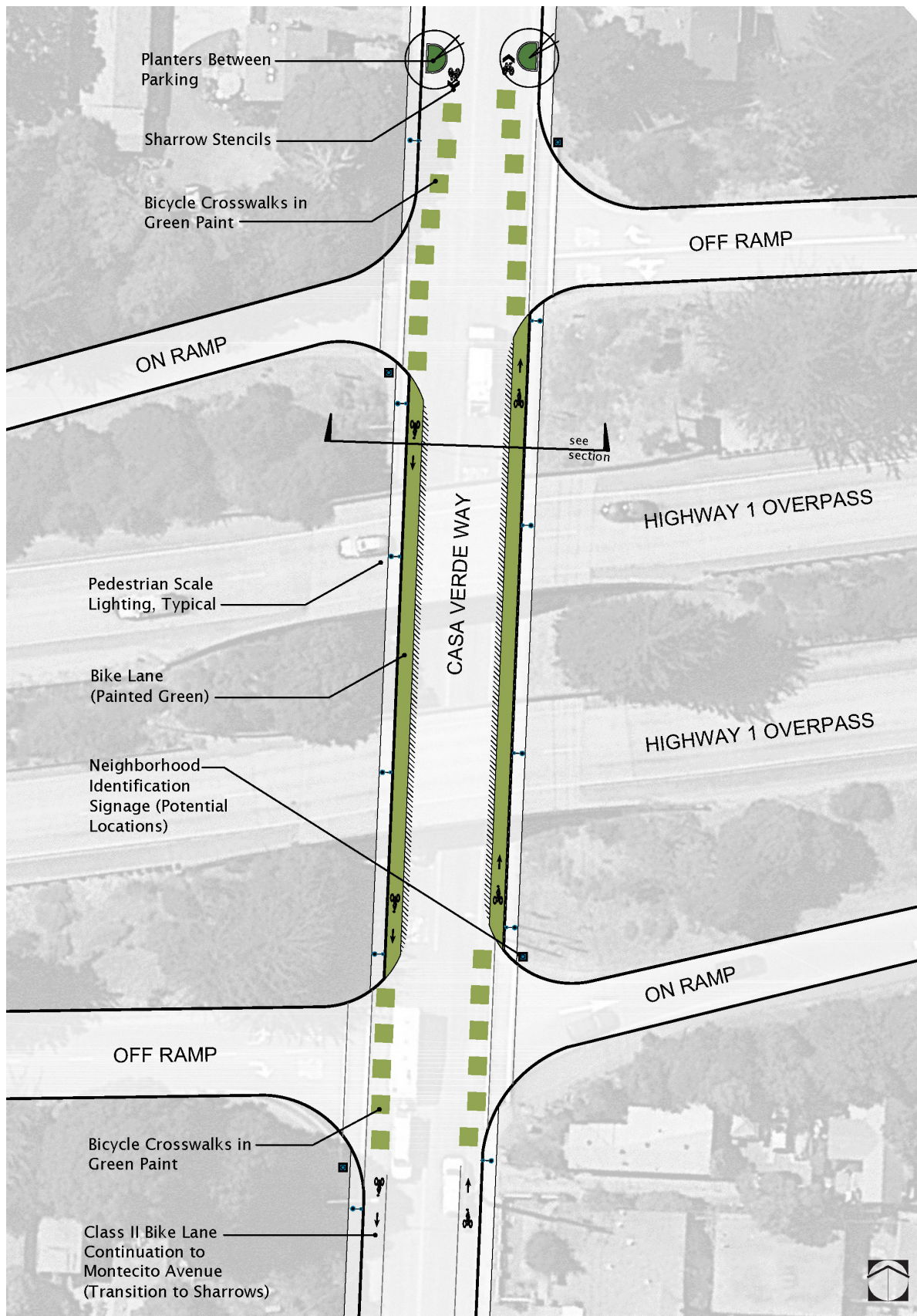
- Increased neighborhood beautification
- Increased neighborhood identity
- Increased safety for pedestrians and bicyclists

Description of Project:

- Beautification
 - Utilities underground along Casa Verde
 - Landscaping, pavers, and/ or decorative rock under overpass
 - Street trees and landscaping in "D" planters on Casa Verde
- Identity
 - Gateway signs at ramps, and option for signage mounted on the highway overpass
- Safety
 - Pedestrian scale street lighting
- Recreation
 - Bicycle sharrows (per MUTCD Standards)
 - Class II bike lane under highway overpass (colored green) and continuing to North Fremont where feasible
 - Bicycle crosswalks connecting sharrows to bike lane (colored green)
 - Class II continuation to Montecito Avenue (then transition to sharrows)



Area 3 - Neighborhood Improvements
Conceptual Enlargement - Section View
and Typical Plan



Area 3 - Neighborhood Improvements Conceptual Enlargement - Plan View

AREA 4- MONTECITO PARK

Type of Work: Park Improvements: landscape and amenities

Need for Project: This is one of two parks in Villa del Monte, and it needs upgrades to play equipment, landscaping, lighting and seating.

Goals Met:

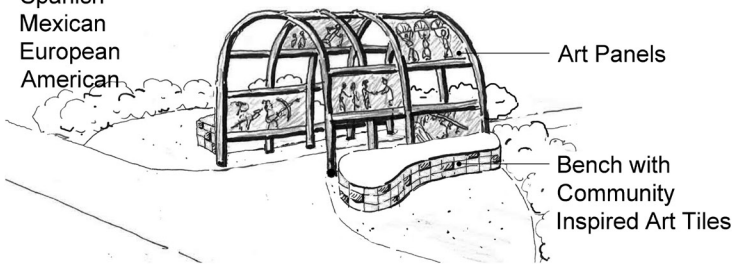
- Increased beautification
- Increased safety
- Recreation enhancements

Description of Project:

- Beautification
 - Install entry arbor at main walkway with art panels and benches
 - Enhance landscaping along Montecito Avenue
- Safety
 - Install new lighting in the park
- Recreation
 - Repave basketball courts (possibly construct full court)
 - Install new play equipment (multi-goal and zip line)
 - Provide play equipment for all ages and abilities
 - Install new picnic tables and pads
 - Include walking path around the park that can accommodate strollers

Design Concept: "Entwined Future"
Trellis with panels expressing
past and current cultures:

- Native American
- Spanish
- Mexican
- European
- American



Art/ Landscape Installation Example
Park Entry Arbor with Benches



Zip Line Example



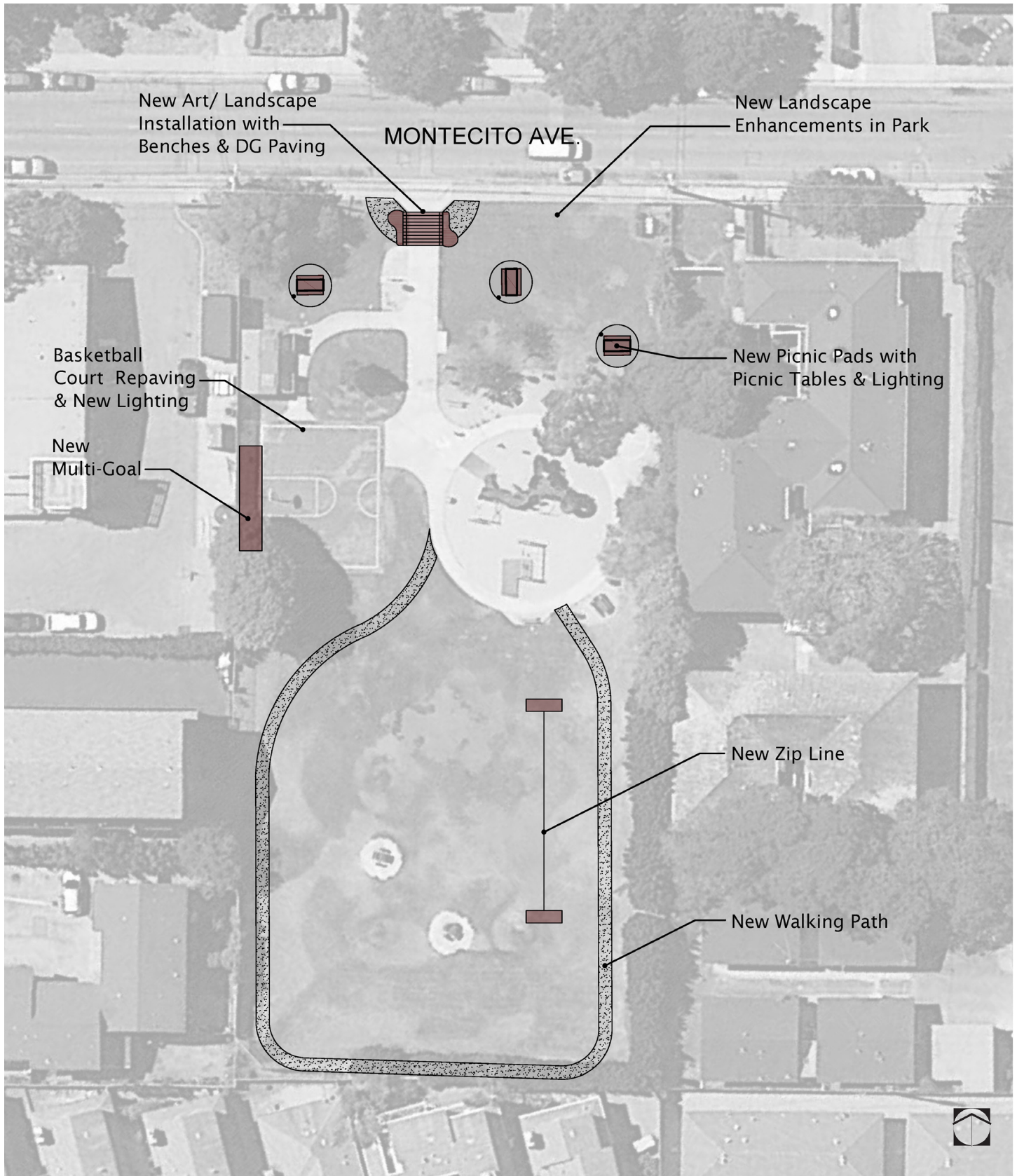
Basketball on Top



Soccer/ Roller Hockey
on Bottom



Multi-Goal Example



Area 4 - Neighborhood Improvements Conceptual Enlargement - Plan View

AREA 5 - PETER J. FERRANTE PARK

Type of Work: Park Improvements: landscape and amenities

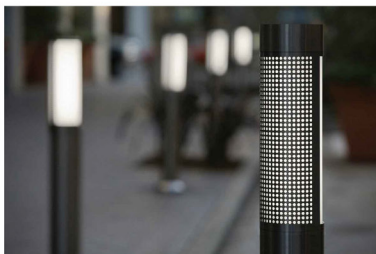
Need for Project: This is one of two parks in Villa del Monte, and it needs upgrades to signage, fencing, play equipment, landscaping, lighting and seating. Increased range of activities are encouraged to activate the park.

Goals Met:

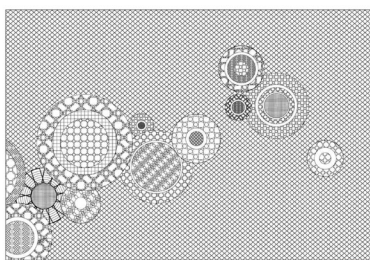
- Increased beautification
- Recreation enhancements

Description of Project:

- Beautification
 - Install park sign with lighting at corner of Palo Verde and Garden
 - Enhance Landscaping along Del Robles Avenue
 - Install "D" planters with street trees and landscaping where feasible
 - Install new decorative low fencing
- Safety
 - Install new lighting in the park
 - Install new bike racks
 - Coordinate with Caltrans for possible sound wall near the freeway
- Recreation
 - Install new decomposed granite in seating areas
 - Install new food preparation tables
 - Install new backless benches along Del Robles
 - Install new play feature



Bollard Lighting and
Backless Bench
Examples



Example Lace Fence Pattern
(Customize)

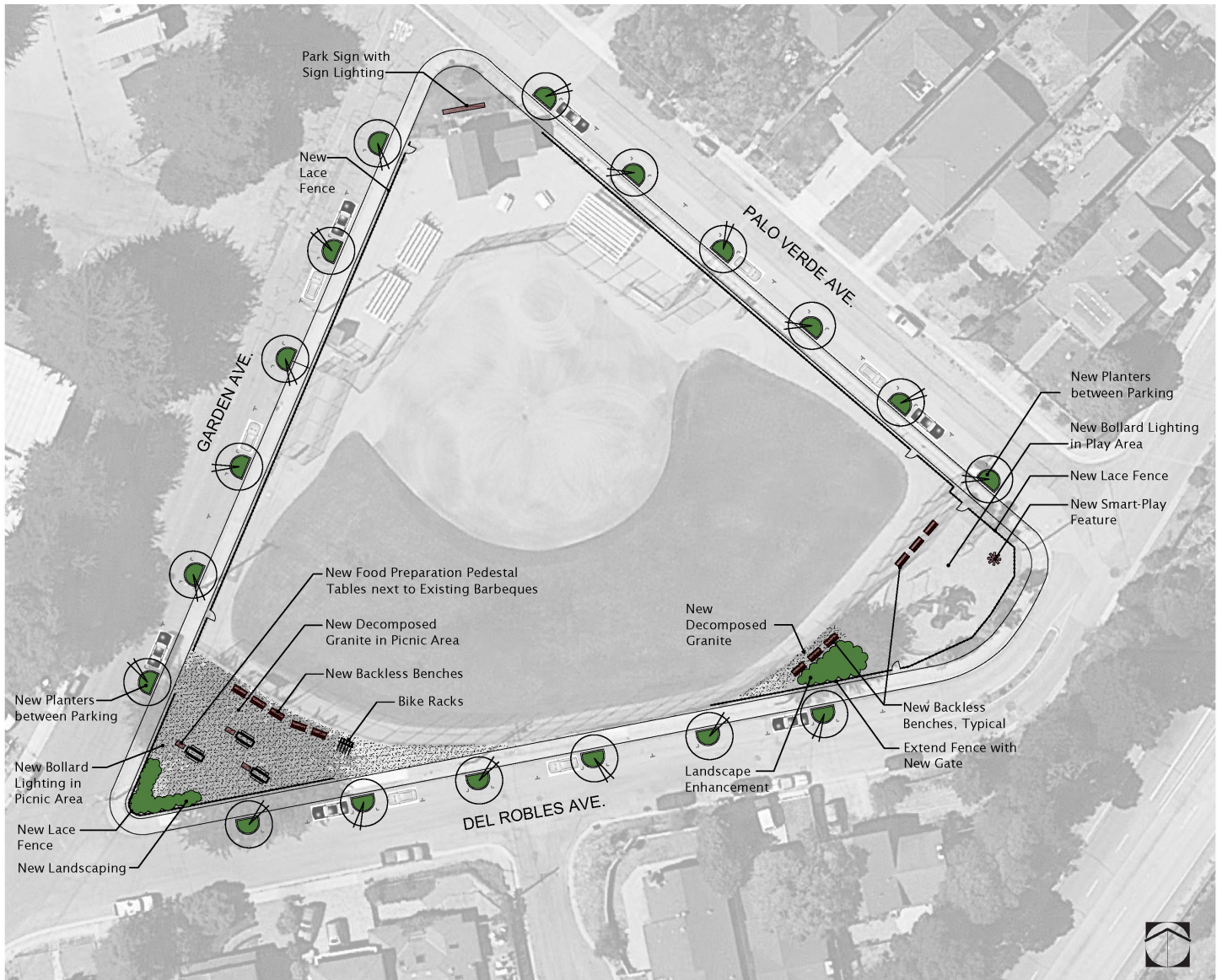


Lace Fence Example

4' High
Maximum



Smart Play Examples



Area 5 - Neighborhood Improvements Conceptual Enlargement - Plan View

AREA 6 - ENCINA AVENUE

Type of Work: Traffic Calming

Need for Project: Encina experiences a high volume of traffic and high speeds.

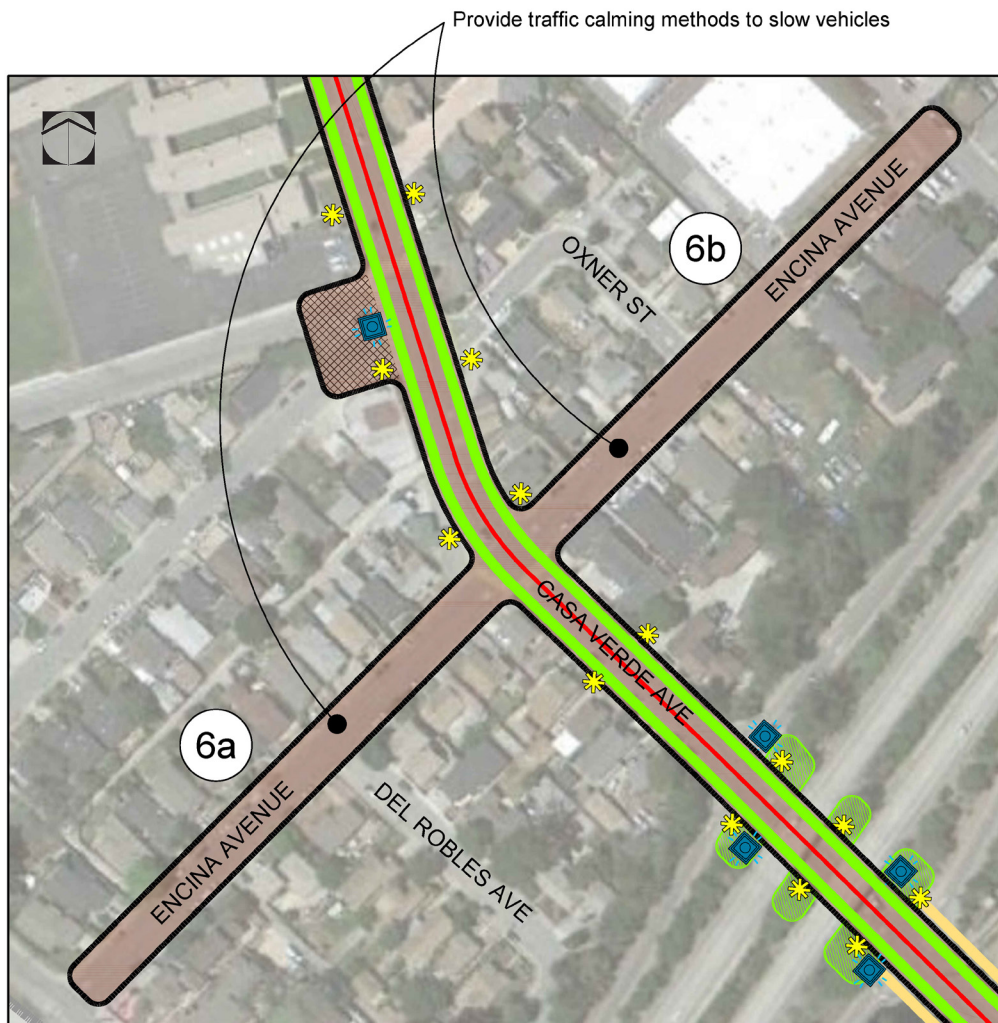
Goals Met:

- Traffic calming
- Increased safety

Description of Project:

The project includes two segments: 6A is west of Casa Verde, and 6B is east. The neighborhood can choose to improve one or both project areas, and decide on the priority of phasing.

- Traffic Calming:
 - Narrow the roadway
 - Provide bulbouts at intersections
 - Install raised landscape islands in the center of the roadway
 - Install barrier islands that prevent certain turning movements
 - Install physical barriers that restrict turns onto streets
- Add traffic signage
- Restripe lanes
- Safety
- Add street lights



Area 6 - Neighborhood Improvements Conceptual Enlargement - Plan View

AREA 7 - DELA VINA AVENUE

Type of Work: Traffic Calming

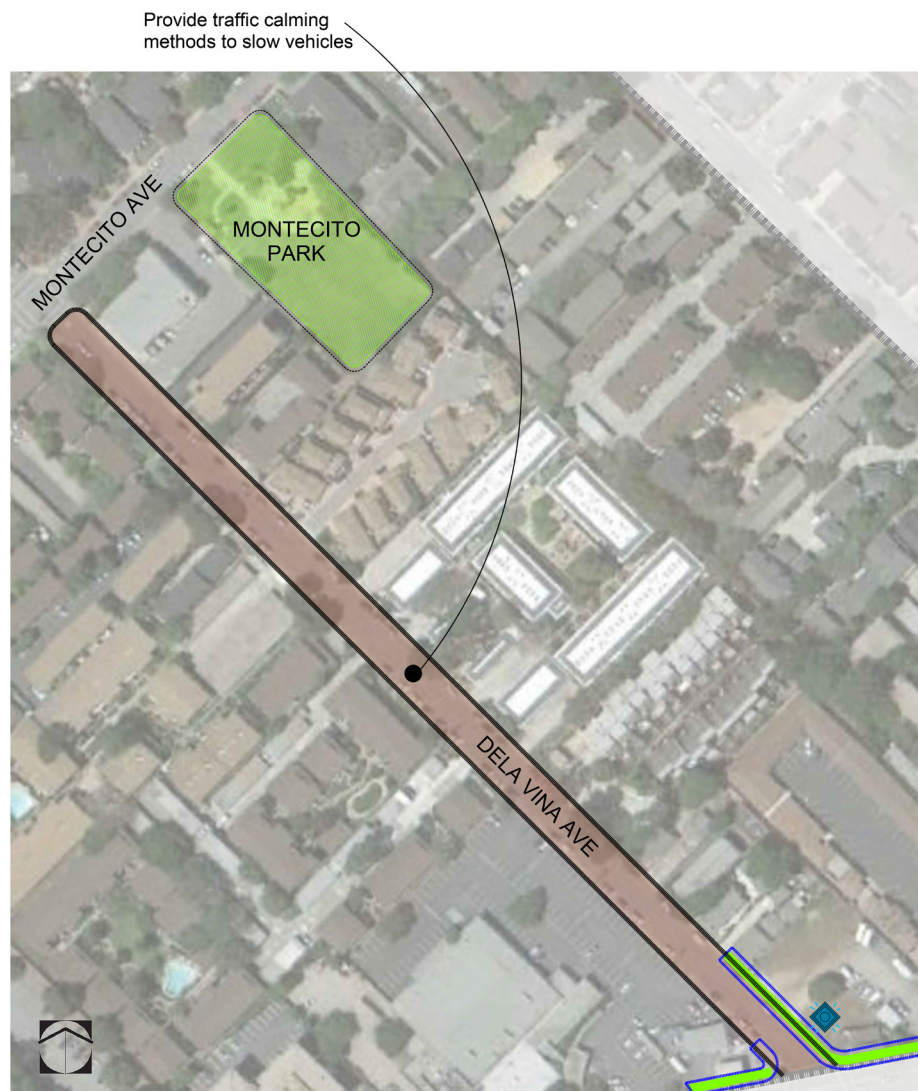
Need for Project: Dela Vina experiences a high volume of traffic and high speeds

Goals Met:

- Traffic calming

Description of Project:

- Traffic Calming:
 - Narrow the roadway
 - Provide bulbouts at intersections
 - Install raised landscape islands in the center of the roadway
 - Install barrier islands that prevent certain turning movements
 - Install physical barriers that restrict turns onto streets
 - Add traffic signage
 - Restripe lanes



Area 7 - Neighborhood Improvements Conceptual Enlargement - Plan View

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SECTION 6

Implementation

PROJECT IMPLEMENTATION

Implementation of the VDM Plan is expected to occur over several years. This section describes the process for submitting the projects in the City of Monterey's NIP and CIP Programs, provides possible funding sources for the projects, and defines the steps required to fully implement the projects.

All projects defined in the VDM Plan are eligible for either the City's NIP and CIP Programs or both. Projects that do not get funded one year should be resubmitted in subsequent years.

The first projects to be nominated will be those that ranked the highest in the public workshops. Based on the results from Workshop 2, the following projects are to be submitted to the NIP Program for the 2015/2016 fiscal year:

- Area 3 Projects - Casa Verde at Highway 1
- Area 4 Projects - Montecito Park
- Area 5 Projects - Peter J. Ferrante Park

After the seven projects shown in this document are implemented, the VDM Plan should be updated to continue to add revitalization projects for the Villa del Monte neighborhood.

Possible Funding Mechanisms

In addition to the City's NIP and CIP Programs, the following pages include some potential funding mechanisms that could be used to implement the Neighborhood Improvement Projects.

The following pages contain excerpts from web sites that discuss funding opportunities that may be applicable to the Villa del Monte Neighborhood Improvement Plan projects, and additional web site addresses and contact information is provided below.

The California Strategic Growth Council, Urban Greening Grant (Described on page 7-2):

- Website: http://www.sgc.ca.gov/s_uggprogram.php
- Phone: (916) 322-2318
- Email: sgc.info@sgc.ca.gov
- Note: At this time there is \$28 million available for future rounds

The US Department of Transportation, Bicycle and Pedestrian Funding Opportunities (Described on pages 7-3 to 7-5):

- Website: http://www.fhwa.dot.gov/environment/bicycle_pedestrian/funding/funding_opportunities.cfm
- Phone: (202) 366-9064



Urban Greening Grant (UGG) Program

California voters passed the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84) on November 7, 2006. Among its provisions, the bond authorized the Legislature to appropriate \$70 million for urban greening projects and plans that reduce energy consumption, conserve water, improve air and water quality, and provide other community benefits. California Natural Resources Agency Webpage

- **Urban Greening Grant Program:** http://resources.ca.gov/bonds_prop84_urbangreening.html
(http://resources.ca.gov/bonds_prop84_urbangreening.html)

Urban Greening Grant Program Guidelines:

- **Urban Greening Plans:**
http://resources.ca.gov/bond/Urban_Greening_PLANNING_Guidelines_Approved_4-8-2011.pdf
(http://resources.ca.gov/bond/Urban_Greening_PLANNING_Guidelines_Approved_4-8-2011.pdf)

These funds assist entities in developing a master urban greening plan that will ultimately result in projects to help the State meet its environmental goals and the creation of healthy communities.

- **Urban Greening Projects:**
http://resources.ca.gov/bond/Urban_Greening_PROJECT_Guidelines_Approved_4-8-2011.pdf
(http://resources.ca.gov/bond/Urban_Greening_PROJECT_Guidelines_Approved_4-8-2011.pdf)

These funds assist entities preserve, enhance, increase or establish community green areas such as urban forests, open spaces, wetlands and community spaces (e.g., community gardens). The goal is for these greening projects to incrementally create more viable and sustainable communities throughout the State.

Award Recipients

[Round 1 Award Recipients \(/docs/UGG-R1_Awards.pdf\)](#)

[Round 2 Award Recipients \(/docs/2012_Urban_Greening_Project_and_Planning_Grantees.pdf\)](#)

[Round 3 Award Recipients \(/docs/Urban-Greening-Round-3-Awards.pdf\)](#)

*Excerpt from the California Strategic Growth Council, Urban Greening Grant website.
Refer to http://www.sgc.ca.gov/s_uggprogram.php for additional information and links*

Bicycle and Pedestrian Funding Opportunities: US Department of Transportation, Federal Transit, and Federal Highway Funds

Revised **December 4, 2014**, to incorporate programs authorized under the Moving Ahead for Progress in the 21st Century Act (MAP-21).

This table indicates potential eligibility for pedestrian and bicycle projects under Federal Transit and Federal Highway programs. Specific program requirements must be met, and eligibility must be determined, on a case-by-case basis. For example: transit funds must provide access to transit; CMAQ must benefit air quality; HSIP projects must be consistent with the State Strategic Highway Safety Plan and address a highway safety problem; NHPP must benefit National Highway System (NHS) corridors; RTP must benefit trails; the Federal Lands and Tribal Transportation Programs (FLTTP) must provide access to or within Federal or tribal lands. See more information about [Bikes and Transit](#) and [Eligibility of Pedestrian and Bicycle Improvements under Federal Transit Law](#).

Bicycle and Pedestrian Funding Opportunities / Federal Transit and Federal Highway Funds

Activity	TIGER see note below	FTA	ATI	CMAQ see note below	HSIP	NHPP NHS	STP	TAP TE	RTP	SRTS until expended	PLAN	402	FLTTP
Access enhancements to public transportation	\$	\$	\$	\$			\$	\$					\$
ADA/504 Self Evaluation / Transition Plan	\$plan						\$	\$	\$		\$		\$
Bicycle and/or pedestrian plans	\$plan	\$					\$	\$			\$		\$
Bicycle lanes on road	\$	\$	\$	\$	\$	\$	\$	\$		\$			\$
Bicycle parking	\$*	\$	\$	\$		\$	\$	\$	\$	\$			\$
Bike racks on transit	\$	\$	\$	\$			\$	\$					\$
Bicycle share (capital and equipment; not operations)	\$	\$	\$	\$		\$	\$	\$					\$
Bicycle storage or service centers	\$*	\$	\$	\$			\$	\$					\$
Bridges / overcrossings for bicyclists and/or pedestrians	\$	\$	\$	\$*	\$	\$	\$	\$	\$	\$			\$
Bus shelters	\$	\$	\$	\$			\$	\$					\$
Coordinator positions (State or local)				\$ Limit 1 per State			\$	\$ as SRTS		\$			
Crosswalks (new or retrofit)	\$	\$	\$	\$*	\$	\$	\$	\$	\$	\$			\$
Curb cuts and ramps	\$	\$	\$	\$*	\$	\$	\$	\$	\$	\$			\$
Data collection and monitoring for bicyclists and/or pedestrians	\$plan	\$	\$		\$	\$	\$	\$	\$	\$	\$		\$
Helmet promotion (for bicyclists)							\$	\$ as SRTS		\$		\$	
Historic preservation (bicycle and pedestrian and transit facilities)	\$	\$	\$				\$	\$					\$
Landscaping, streetscaping (bicycle and/or pedestrian route; transit access)	\$*	\$	\$				\$	\$					\$

Excerpt from the Department of Transportation, Bicycle and Pedestrian Funding Opportunities Refer to http://www.fhwa.dot.gov/environment/bicycle_pedestrian/funding/funding_opportunities.cfm for additional information and links

Bicycle and Pedestrian Funding Opportunities / Federal Transit and Federal Highway Funds

Activity	TIGER see note below	ETA	ATI	CMAQ see note below	HSIP	NHPP NHS	STP	IAP TE	RTP	SRTS until expended	PLAN	402	FLTP
Lighting (pedestrian and bicyclist scale associated with pedestrian/bicyclist project)	\$	\$	\$		\$	\$	\$	\$	\$	\$			\$
Maps (for bicyclists and/or pedestrians)		\$	\$	\$			\$	\$		\$			
Paved shoulders for bicyclist and/or pedestrian use	\$			\$*	\$	\$	\$	\$		\$			\$
Police patrols							\$ as SRTS	\$ as SRTS		\$		\$	
Recreational trails	\$*						\$	\$	\$				\$
Safety brochures, books							\$ as SRTS	\$ as SRTS		\$		\$	
Safety education positions							\$ as SRTS	\$ as SRTS		\$		\$	
Separated bicycle lanes*	\$	\$	\$	\$	\$	\$	\$	\$		\$			\$
Shared use paths / transportation trails	\$	\$	\$	\$*	\$	\$	\$	\$	\$	\$			\$
Sidewalks (new or retrofit)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$			\$
Signed bicycle or pedestrian routes	\$	\$	\$	\$		\$	\$	\$		\$			\$
Spot improvement programs	\$	\$			\$		\$	\$	\$	\$			\$
Stormwater impacts related to pedestrian and bicycle projects	\$	\$	\$		\$	\$	\$	\$	\$	\$			\$
Traffic calming	\$	\$			\$	\$	\$	\$		\$			\$
Trail bridges	\$			\$*	\$	\$	\$	\$	\$	\$			\$
Trail/highway intersections	\$			\$*	\$	\$	\$	\$	\$	\$			\$
Training				\$			\$	\$	\$	\$		\$	
Tunnels / undercrossings for bicyclists and/or pedestrians	\$	\$	\$	\$*	\$	\$	\$	\$	\$	\$			\$

Excerpt from the Department of Transportation, Bicycle and Pedestrian Funding Opportunities Refer to http://www.fhwa.dot.gov/environment/bicycle_pedestrian/funding/funding_opportunities.cfm for additional information and links

KEY: \$: Funds may be used for this activity.
 \$plan = Eligible for TIGER planning funds.
 \$* = Eligible, but not competitive unless part of a larger project.

ADA/504: Americans with Disabilities Act of 1990 / Section 504 of the Rehabilitation Act of 1973

TIGER: Transportation Investment Generating Economic Recovery Discretionary Grant program

FTA: Federal Transit Administration Capital Funds

ATI: Associated Transit Improvement (1% set-aside of FTA)
CMAQ: Congestion Mitigation and Air Quality Improvement Program

HSIP: Highway Safety Improvement Program

NHPP/NHS: National Highway Performance Program/National Highway System

STP: Surface Transportation Program

TAP/TE: Transportation Alternatives Program / Transportation Enhancement Activities

RTP: Recreational Trails Program

SRTS: Safe Routes to School Program

PLAN: Statewide or Metropolitan Planning

402: State and Community Highway Safety Grant Program

FLTP: Federal Lands and Tribal Transportation Programs (Federal Lands Access Program, Federal Lands Transportation Program, Tribal Transportation Program)

* TIGER: Subject to annual appropriations.

* CMAQ: See the CMAQ guidance at www.fhwa.dot.gov/environment/air_quality/cmaq/ for a list of projects that may be eligible for CMAQ funds. Several activities may be eligible for CMAQ funds as part of a bicycle and pedestrian-related project, but not as a highway project. CMAQ funds may be used for systemwide bicycle, pedestrian, or transit related improvements, but generally not for projects in discrete locations. Also, CMAQ funds may be used for shared use paths, but may not be used for trails that are primarily for recreational use.

* STP and TAP: Activities marked "as SRTS" means the activity is eligible only as an SRTS project benefiting schools for kindergarten through 8th grade.

* Separated Bicycle Lanes also may be known as "protected bike lanes" or "cycle tracks". [Line inserted September 26, 2014]

Key from the Department of Transportation, Bicycle and Pedestrian Funding Opportunities Refer to http://www.fhwa.dot.gov/environment/bicycle_pedestrian/funding/funding_opportunities.cfm for additional information and links

NIP & CIP PROGRAM SUMMARY

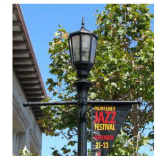
The NIP and CIP Programs work together to fund public improvement projects within the City of Monterey.

The Neighborhood Improvement Program (NIP) consists of public improvement projects that are not located on private property. The NIP Program directs at least 16 percent of the money collected through hotel taxes (typically referred to as Transient Occupancy Tax) directly back into the City's residential neighborhoods. Each year a committee consisting of Monterey residents representing all neighborhoods within the City considers all submitted NIP projects, and votes on which projects should be funded for that year and how the funds are distributed.

The Capital Improvement Program (CIP) provides funds for new construction or renovation projects to be funded through the general fund, gas tax revenues, sewer fees, parking revenue, and other special revenue or grant programs.



LED Lighting



Alvarado St. Lighting

Example of 2012-2013 NIP & CIP project
(Street lighting in the Historic District)

The process for submitting projects for consideration into the NIP and CIP Programs will generally follow this process:

- Community members suggest improvements
- Community meetings and workshops to define areas requiring improvements
- Develop conceptual designs for projects, and determine estimated costs
 - Projects are reviewed and approved by members of the community
- Projects voted on by members of the community to define phasing of submitting projects into the NIP Program
 - Projects not submitted for that fiscal year may be retained for inclusion in future years
- Submitted NIP projects are voted on by the NIP committee and projects to be included are funded for construction
 - NIP and CIP Projects to be constructed are refined through construction document plans and costs finalized
 - Projects not included for funding that fiscal year may be retained for submittal in future years

NEXT STEPS

The project designs shown in the previous section are preliminary and schematic. They are intended to define the plan components and design intention, but may need further refinement prior to construction.

The following steps are likely required before the plans can be constructed:

- Survey for project areas
- Design refinement for construction documents
- Construction details
 - *Finalize park amenities*
 - *Final landscape and street tree palette*
 - *Finalize Neighborhood Entry Signs*
- Agency and private property owner coordination (where required)
 - *Caltrans coordination for improvements at Highway 1*
 - *Driveway ramp reconfiguration*
 - *Improvements at Casa Verde by the Bi-Rite Market*
 - *Landscape maintenance agreements with private property owners*
 - *Potential building renovation and/ or reuse adjacent to project areas*
- Finalized cost estimates
- Secure funding sources

FUTURE PROJECT NOMINATIONS

It is recommended that subsequent NIP project submittals be phased according to construction feasibility. Future project submittals should strategize implementation based upon construction requirements:

- Block by Block - construct project based on proximity to previously installed NIP Projects
- Entire Streets - focus construction elements on primary roadways as initial phases (such as Casa Verde)
- Neighborhood Entries - construct projects at the primary entries within the neighborhood

New/ future projects will require community outreach and a similar approval process as current plans. The City and Neighborhood Board may periodically update this document.

Potential future projects identified in the public outreach process include:

- Possible park purchase on Encina (Legerwood property)
- Palo Verde beautification and multi-use bike and pedestrian path
- Alley repaving and lighting
- Existing tree trimming along public properties to enhance the appearance of the neighborhood
- Noise Reduction at Highway 1 & Portola
- Infill the gaps along Casa Verde that are not covered by project designs
 - *Utilize design concepts described within this document to create a cohesive streetscape along Casa Verde*
- Implement Traffic Calming Plans for Encina and Dela Vina
 - *Utilize suggestions from traffic calming studies*

APPENDIX A

Public Workshops

PUBLIC WORKSHOPS

Three public workshops were held during the preparation of this Neighborhood Plan. The workshops were held in the Villa del Monte neighborhood at the Bay View Academy on Helvic Avenue.

Noticing of public workshops was advertised as noted below:

- City website
- Emails sent to Villa del Monte NIP participants
- Fliers sent home with Bayview Academy students

Each of the public workshops incorporated the following tools to help facilitate the gathering of ideas and concepts

- PowerPoint, banners, handouts and maps
- Interactive exercises to identify and prioritize issues
- Design charrettes to map key areas and connections
- Discussions with community members attending workshops

This section contains a summary of each of the public workshops. Items presented at the workshops can be found on the City's website:

- <http://monterey.org/en-us/Departments/Plans-Public-Works/Planning/Planning-Projects/Villa-Del-Monte-Neighborhood-Plan>

Tools for successful workshops:

- Hold public workshops in recognizable locations within the neighborhood
- Provide welcome banners with arrows to direct participants to workshop location
- Establish goals achievable for the number of expected workshop participants
- Provide food and drinks at workshops (such as pizza or cookies) and announce it on workshop fliers
- Take workshop information out to the community to engage those who do not typically attend (such as pop-up workshops at parks, schools and markets)
- Establish leaders from under represented populations, and ask them to recruit members to attend workshops
- Provide childcare and/or children's tables with age appropriate activities at public workshops
- Organize a neighborhood committee/board prior to the public outreach process, and ask them to help recruit workshop attendees
- Present examples of key improvement concepts and terminology to provide a clear definition of what is being proposed
- Meet with facilitators to identify and discuss potential road blocks for design concepts prior to the workshop
- Integrate interactive exercises to engage workshop participants
- Use multiple methods to gather feedback
- Structure workshop to optimize consensus to minimize negative grandstanding

VILLA DEL MONTE REVITALIZATION/ADA STUDY
Workshop# 1

Beautification/ Landscape:

- **MONTECITO PARK - REVITALIZATION**
- *Improve Vet Hospital side (Pulga Fountains)*
- **TREES ALONG CASA VERDE**
- **CASA VERDE BEAUTIFICATION**

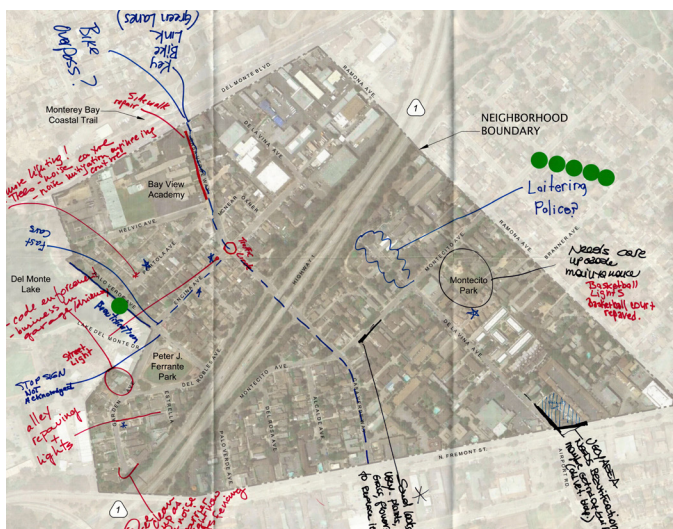
Neighborhood Identity:

- **NEIGHBORHOOD IDENTITY SIGNS**
- **GATEWAYS NEAR FREEWAY + ART ENTRIES**

Recreation:

- **BIKE PATH ^{along} BY CASA VERDE**
- **BIKE RACKS @ Parks, school + BIKES**
- **BASKETBALL COURT REPAVE - ^{Madroño Park}**

Well supported ideas and suggestions from the Villa del Monte neighborhood was recorded on banners



Workshop 1 gathered valuable input from the Villa del Monte neighbors

WORKSHOP 1

Workshop 1 focused on identifying and prioritizing key neighborhood issues and ideas from the community, and developing a vision for the Villa del Monte neighborhood. Consensus was generated on the improvement plan priorities within the neighborhood.

Workshop maps and banners were presented illustrating issues derived from past studies, field assessments and City meetings. Workshop participants took part in a charrette exercise to locate the key improvement areas within Villa del Monte.

Workshop Prioritization

Banners listing possible improvements were prepared for the workshop. Workshop participants discussed and brainstormed each topic as a group, and then prioritized possible improvements with tape dots following the discussions.

Top items from banner tape dot exercise:

- Casa Verde Beautification (33 votes)
- Montecito Park Improvements (30 votes)
- Montecito Park basketball court repaving (29 votes)
- Bike path along Casa Verde (28 votes)
- Underground utilities (25 votes)
- Traffic calming at Encina (19 votes)
 - Note that a traffic circle at Encina received 20 votes but there was found to not be enough public right-of-way)
- Neighborhood Identity Signs (17 votes)
- Traffic calming at Dela Vina (16 votes)
- Sidewalk repair at Casa Verde (14 votes)

WORKSHOP 2

During Workshop 2 design development and improvement concepts were presented to the community based on Workshop 1 results. Following Workshop 1 the information collected was reviewed and compiled into maps and exhibits that reflect the input from the community to achieve the broad goals of the City of Monterey's General Plan and the NIP Program.

Workshop Prioritization

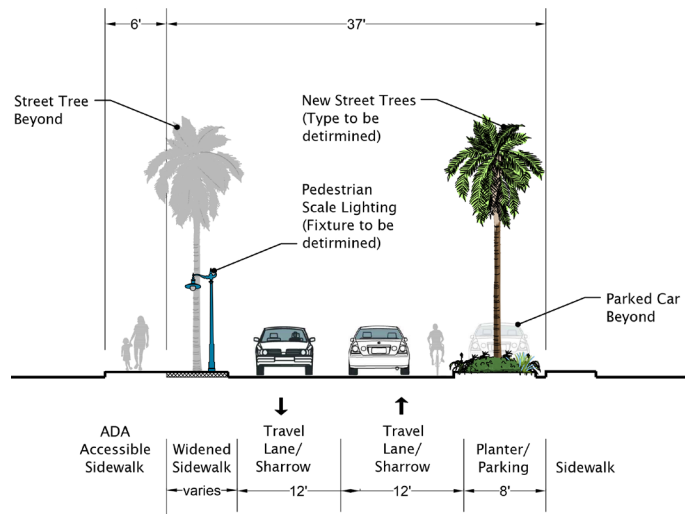
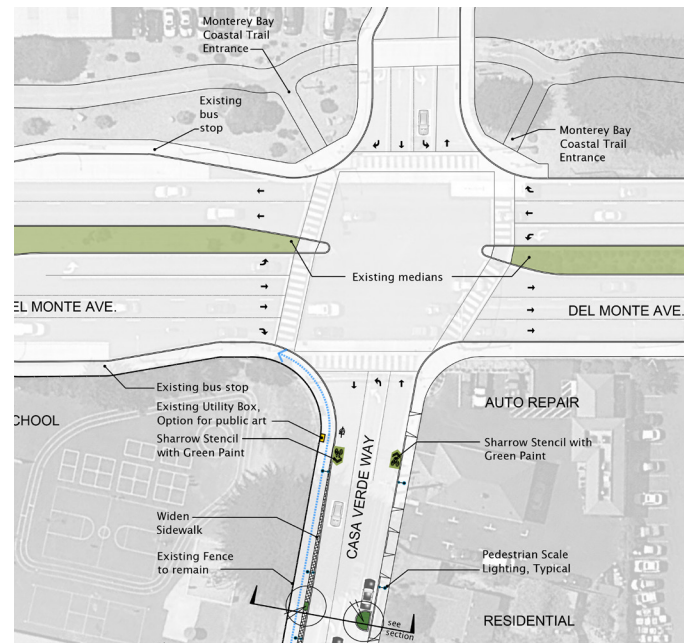
Workshop participants were presented with each enlargement area, and then asked to vote their preference and given sticky notes to affix to the plan providing comments and suggestions.

Workshop participants were each given six colored tape dots, and an exhibit explaining the point system applied to each color. They were allowed to vote on their top six favorite projects, with their first choice receiving 6 points, and their last choice receiving 1 point.

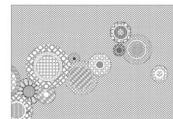
After the voting exercise workshop participants were able to see how other community members voted their preference and better understand the top ranking projects to consider for first submittal into this upcoming years NIP Program.

Top Ranking Projects:

- Casa Verde @ Highway 1 (132 points)
- Montecito Park (79 points)
- Peter J Ferrante Park (78 points)



Bollard Lighting and Backless Bench Examples



Example Lace Fence Pattern (Customize)



Smart Play Examples



Lace Fence Example

Examples of Neighborhood Improvements
Conceptual Enlargements

Neighborhood Improvement Plan *Opportunities*

Utilize elements in the City's Traffic Calming Toolbox to encourage slower speeds while addressing pedestrian and bicycle safety concerns.



Install bulbouts to narrow the roadway and shorten crossings



Provide bicycle sharrows and signage



Utilize raised islands with paving and traffic signage to slow traffic

VILLA DEL MONTE
NEIGHBORHOOD IMPROVEMENT PLAN
Workshop #3

WORKSHOP 3

A draft version of this Neighborhood Improvement Plan and Vision Poster was presented in Workshop 3. A PowerPoint presentation was utilized to:

- Present a summary of the plan to the neighborhood
- Review results of the previous community workshops
- Discuss project refinements and revisions
- Describe the next steps for the plan and implementation of the projects

A PowerPoint presentation included a summary of this document

Workshop 3 determined some final refinements to be incorporated into the plan, and obtained a consensus of support for this document.



The Vision Poster was presented at the workshop

APPENDIX B

Cost Estimates

VILLA DEL MONTE NEIGHBORHOOD IMPROVEMENTS OPINION OF COSTS			
AREA 1 - CASA VERDE AT DEL MONTE	TOTAL LINEAR FEET	TOTAL ESTIMATED COSTS	Assumptions and Clarifications
Construction Costs	500 LF @ \$1,100	\$550,000	INCLUDES 500 LF OF STREET IMPROVEMENTS INCLUDING LIGHTING, UNDERGROUNDING UTILITIES, D PLANTERS, BULBOUTS, STREET MARKINGS AND ADA UPGRADES
AREA 2 - CASA VERDE @ BI-RITE			
Due to evolving design, City of Monterey Public Works will provide cost data.			
AREA 3 - CASA VERDE @ HIGHWAY 1			
Construction Costs	1,350 LF @ \$1,150	\$1,552,500	INCLUDES 850 LF OF STREET IMPROVEMENTS INCLUDING LIGHTING, UNDERGROUNDING UTILITIES, D PLANTERS, BULBOUTS, STREET MARKINGS AND ADA UPGRADES
AREA 4 - MONTECITO PARK			
Construction Costs	ESTIMATED LUMP SUM COSTS	\$395,730	INCLUDES ENTRANCE ARBOR, BASKETBALL CRT., RENOVATION, ZIP LINE, PLAY STRUCTURE UPGRADES, PICNIC TABLES, MULTI-GOAL, & LANDSCAPING UPGRADES
AREA 5 - PETER J FERRANTE PARK			
Construction Costs	ESTIMATED LUMP SUM COSTS	\$540,840	INCLUDES D PLANTERS, LACE FENCING, SMART PLAY, BENCHES, PICNIC TABLES, FOOD PREP, DG, BOLLARDS, SIGN, & LANDSCAPING
AREA 6a - ENCINA AVENUE (WEST)			
Construction Costs	600 LF @ \$1,000	\$600,000	INCLUDES 600 LF WITH BULBOUTS, MEDIANS, BARRIERS, SIGNAGE, STRIPING AND LANDSCAPING
AREA 6b - ENCINA AVENUE (EAST)			
Construction Costs	600 LF @ \$1,000	\$600,000	INCLUDES 600 LF WITH BULBOUTS, MEDIANS, BARRIERS, SIGNAGE, STRIPING AND LANDSCAPING
AREA 7 - DELA VINA AVENUE			
Construction Costs	1,150 LF @ \$1,000	\$1,150,000	INCLUDES 1150 LF WITH BULBOUTS, MEDIANS, BARRIERS, SIGNAGE, STRIPING AND LANDSCAPING
SUBTOTAL:		\$5,389,070	
DESIGN CONTINGENCY 10%:		\$538,907.0	
GENERAL CONDITIONS 5%:		\$269,453.50	
CONTRACTOR'S PROFIT/OVERHEAD 15%:		\$808,360.50	
GRAND TOTAL:		\$7,005,791	

CASA VERDE AT DEL MONTE (TYPICAL COSTS AREAS 1- 3)

CAT. ITEM	QUANT	UNIT	COST/UNIT	COST	DESCRIPTION
DEMO & EARTHWORK:					
SAWCUTTING	1,500	LF	2.50	\$3,750	PLANTERS AND UTILITIES
DEMOLITION EXISTING CONCRETE	4,000	SF	3.00	\$12,000	INCLUDES DISPOSAL
DEMOLITION EXISTING ASPHALT	1,500	SF	2.50	\$3,750	INCLUDES DISPOSAL
POWER POLE REMOVAL	5	EA	7500.00	\$37,500	ALLOWANCE
MISC. DEMOLITION	1	LS	15000.00	\$15,000	CONTINGENCY
GRADING	5,500	SF	2.50	\$13,750	COMPACTED SUBGRADES
Subtotal:				\$85,750	

IMPROVEMENTS:					
CURBS & GUTTERS	500	LF	40.00	\$20,000	PLANTERS AND ADA RAMPS
UNDER SIDEWALK DRAINS	125	LF	100.00	\$12,500	ALLOWANCE FOR BULBOUTS AT GUTTER FLOW LINES
ADA RAMPS	2	EA	3500.00	\$7,000	UPGRADE EXISTING RAMPS TO BE ADA COMPLIANT
PEDESTRIAN LIGHTS	14	EA	3500.00	\$49,000	ALLOWANCE
LIGHTING POWER SERVICES	1,000	LF	35.00	\$35,000	ALLOWANCE
UNDERGROUND UTILITIES	500	LF	200.00	\$100,000	ALLOWANCE FOR CONDUITS, WIRE AND UTILITY BOXES
ASPHALT PATCHING	1,500	SF	10.00	\$15,000	ALLOWANCE
NEW SIDEWALKS	4,000	SF	7.50	\$30,000	ALLOWANCE
IRRIGATION SERVICE ALLOWANCE	500	LF	30.00	\$15,000	ALLOWANCE
LANDSCAPE PLANTINGS	1,000	SF	5.00	\$5,000	ALLOWANCE
TREES	7	EA	550.00	\$3,850	ALLOWANCE
ROAD SLURRY	20,000	SF	0.75	\$15,000	ALLOWANCE
STRIPING AND ROAD MARKING	1	LS	7500.00	\$7,500	ALLOWANCE
GATEWAY SIGN	1	EA	15000.00	\$15,000	ALLOWANCE
EXISTING UTILITY BOX PAINTING	1	EA	1500.00	\$1,500	ALLOWANCE
Subtotal:				\$331,350	

MISCELLANEOUS:					
EROSION CONTROL MEASURES	1	LS	4500.00	\$4,500	ALLOWANCE
TRAFFIC CONTROLS	1	LS	15000.00	\$15,000	ALLOWANCE
MOBILIZATION		LS	50000.00	\$50,000	ALLOWANCE
Subtotal:				\$69,500	

SUBTOTAL: \$486,600
 CONTINGENCIES (20% of subtotal): \$97,320
GRAND TOTAL: \$583,920

ESTIMATED LF COSTS TO BE \$1,100-\$1,200

THIS ESTIMATE WAS PREPARED USING STANDARD COST AND/OR QUANTITY ESTIMATE PRACTICES. IT IS UNDERSTOOD AND AGREED THAT THIS IS AN ESTIMATE ONLY, AND THAT THE ENGINEER SHALL NOT BE LIABLE TO THE OWNER OR TO A THIRD PARTY FOR ANY FAILURE TO ACCURATELY ESTIMATE THE COST AND/OR QUANTITIES FOR THE PROJECT, OR ANY PART THEREOF.

MONTECITO PARK (AREA 4)

CAT.	ITEM	QUANT	UNIT	COST/UNIT	COST	DESCRIPTION
DEMO & EARTHWORK:						
	MISC. DEMOLITION	1	LS	5000.00	\$5,000	CONTINGENCY
	GRADING	3,970	SF	2.50	\$9,925	LANDSCAPED AREAS & TRAIL
Subtotal:					\$14,925	

IMPROVEMENTS:						
	ENTRY ARBOR	1	LS	70000.00	\$70,000	INCLUDES ART WORK AND BENCHES
	PLAY EQUIPMENT	1	LS	100000.00	\$100,000	ALLOWANCE
	BASKETBALL COURT	1,850	SF	15.00	\$27,750	ASSUMES HALF COURT ONLY
	MULTI-GOAL	1	LS	4500.00	\$4,500	ALLOWANCE
	ZIP LINE	1	LS	25000.00	\$25,000	ALLOWANCE
	DECOMPOSED GRANITE	1,800	SF	2.00	\$3,600	WALKING TRAIL AND BENCH AREA
	PICNIC PADS AND TABLES	3	EA	4500.00	\$13,500	INCLUDES HARDSCAPE PADS
	LANDSCAPE IMPROVEMENTS	2,500	SF	15.00	\$37,500	ALLOWANCE FOR IRRIGATION/PLANTINGS
Subtotal:					\$281,850	

MISCELLANEOUS:						
	EROSION CONTROL MEASURES	1	LS	3000.00	\$3,000	ALLOWANCE
	PEDESTRIAN CONTROLS	1	LS	5000.00	\$5,000	ALLOWANCE
	MOBILIZATION		LS	25000.00	\$25,000	ALLOWANCE
Subtotal:					\$33,000	

SUBTOTAL:	\$329,775
CONTINGENCIES (20% of subtotal):	\$65,955
GRAND TOTAL:	\$395,730

THIS ESTIMATE WAS PREPARED USING STANDARD COST AND/OR QUANTITY ESTIMATE PRACTICES. IT IS UNDERSTOOD AND AGREED THAT THIS IS AN ESTIMATE ONLY, AND THAT THE ENGINEER SHALL NOT BE LIABLE TO THE OWNER OR TO A THIRD PARTY FOR ANY FAILURE TO ACCURATELY ESTIMATE THE COST AND/OR QUANTITIES FOR THE PROJECT, OR ANY PART THEREOF.

PETER J FERRANTE PARK (AREA 5)

CAT.	ITEM	QUANT	UNIT	COST/UNIT	COST	DESCRIPTION
DEMO & EARTHWORK:						
	SAWCUTTING	1,000	LF	2.50	\$2,500	ALLOWANCE
	ASPHALT DEMOLITION	1,200	SF	2.50	\$3,000	ALLOWANCE
	MISC. DEMO	1	LS	5000.00	\$5,000	ALLOWANCE
	GRADING	6,000	SF	2.50	\$15,000	ALLOWANCE
Subtotal:					\$25,500	
IMPROVEMENTS:						
	LACE FENCING	765	LF	75.00	\$57,375	ALLOWANCE
	PLAY EQUIPMENT	1	LS	15000.00	\$15,000	ALLOWANCE
	BENCHES	11	EA	2000.00	\$22,000	ALLOWANCE
	BOLLARDS	1	LS	4500.00	\$4,500	ALLOWANCE
	PARK SIGN	1	LS	25000.00	\$25,000	ALLOWANCE
	BOLLARD LIGHTING	3	EA	4500.00	\$13,500	ALLOWANCE
	BIKE RACKS	1	EA	2500.00	\$2,500	ALLOWANCE
	CURBS	2,075	LF	35.00	\$72,625	ALLOWANCE
	DECOMPOSED GRANITE	4,600	SF	2.00	\$9,200	ALLOWANCE
	LANDSCAPE UPGRADES	1,500	SF	15.00	\$22,500	ALLOWANCE
	FOOD PREP TABLES	3	EA	1500.00	\$4,500	ALLOWANCE
	PICNIC TABLES	3	EA	2000.00	\$6,000	ALLOWANCE
	ASPHALT PATCHING	4,000	SF	8.00	\$32,000	ALLOWANCE
	PICNIC PADS AND TABLES	3	EA	4500.00	\$13,500	ALLOWANCE
	LANDSCAPE IMPROVEMENTS	2,500	SF	15.00	\$37,500	ALLOWANCE
Subtotal:					\$337,700	
MISCELLANEOUS:						
	EROSION CONTROL MEASURES	1	LS	7500.00	\$7,500	ALLOWANCE
	PED/TRAFFIC CONTROLS	1	LS	35000.00	\$35,000	ALLOWANCE
	MOBILIZATION		LS	45000.00	\$45,000	ALLOWANCE
Subtotal:					\$87,500	

SUBTOTAL: \$450,700
 CONTINGENCIES (20% of subtotal): \$90,140
GRAND TOTAL: \$540,840

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ENCINA and DELA VINA (TYPICAL COSTS AREAS 6-7)

CAT. ITEM	QUANT	UNIT	COST/UNIT	COST	DESCRIPTION
DEMO & EARTHWORK:					
SAWCUTTING	3,600	LF	2.50	\$9,000	PLANTERS AND UTILITIES
DEMOLITION EXISTING CONCRETE	1,500	SF	3.00	\$4,500	INCLUDES DISPOSAL
DEMOLITION EXISTING ASPHALT	10,000	SF	2.50	\$25,000	INCLUDES DISPOSAL
MISC. DEMOLITION	1	LS	10000.00	\$10,000	CONTINGENCY
GRADING	10,000	SF	2.50	\$25,000	COMPACTED SUBGRADES
Subtotal:				\$73,500	

IMPROVEMENTS:					
CURBS & GUTTERS	2,500	LF	35.00	\$87,500	PLANTERS AND ADA RAMPS
ADA RAMPS	4	EA	3500.00	\$14,000	UPGRADE EXISTING RAMPS TO BE ADA COMPLIANT
STREET LIGHTS	6	EA	7500.00	\$45,000	ALLOWANCE
LIGHTING POWER SERVICES	600	LF	35.00	\$21,000	ALLOWANCE
ASPHALT PATCHING	5,000	SF	10.00	\$50,000	ALLOWANCE
NEW SIDEWALKS	1,000	SF	7.50	\$7,500	ALLOWANCE
IRRIGATION SERVICE ALLOWANCE	650	LF	30.00	\$19,500	ALLOWANCE
LANDSCAPE PLANTINGS	5,000	SF	5.00	\$25,000	ALLOWANCE
ROAD SLURRY	20,000	SF	0.75	\$15,000	ALLOWANCE
ROAD SIGNS	12	EA	500.00	\$6,000	
STRIPING AND ROAD MARKING	1	LS	7500.00	\$7,500	ALLOWANCE
GATEWAY SIGN	1	EA	15000.00	\$15,000	ALLOWANCE
EXISTING UTILITY BOX PAINTING	1	EA	1500.00	\$1,500	ALLOWANCE
Subtotal:				\$314,500	

MISCELLANEOUS:					
EROSION CONTROL MEASURES	1	LS	15000.00	\$15,000	ALLOWANCE
TRAFFIC CONTROLS	1	LS	18000.00	\$18,000	ALLOWANCE
MOBILIZATION		LS	50000.00	\$50,000	ALLOWANCE
Subtotal:				\$83,000	

SUBTOTAL: \$471,000
 CONTINGENCIES (20% of subtotal): \$94,200
GRAND TOTAL: \$565,200

ESTIMATED LF COSTS TO BE \$1,000-\$1,100

THIS ESTIMATE WAS PREPARED USING STANDARD COST AND/OR QUANTITY ESTIMATE PRACTICES. IT IS UNDERSTOOD AND AGREED THAT THIS IS AN ESTIMATE ONLY, AND THAT THE ENGINEER SHALL NOT BE LIABLE TO THE OWNER OR TO A THIRD PARTY FOR ANY FAILURE TO ACCURATELY ESTIMATE THE COST AND/OR QUANTITIES FOR THE PROJECT, OR ANY PART THEREOF.

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APPENDIX C

NIP Nomination Forms

PROJECT NOMINATION FORMS FOR NIP PROGRAM SUBMITTAL

The following pages contain a sample 2015/2016 NIP Nomination Form for residents to use when proposing neighborhood or citywide improvements into the City of Monterey's Neighborhood Improvement Program (NIP).

The completed forms can be either emailed or mailed back to the Engineering office. All the qualified proposals are reviewed, sorted, and cost estimated.

NIP Project Nomination Forms are available to download at the City's website:

- <http://monterey.org/en-us/Departments/Plans-Public-Works/Engineering/NIP-Program>

NIP Project Nomination Forms are also available by calling the Engineering office at:

- (831) 646-3887

To submit by email, please save and attach to the following:
renteria@monterey.org

Neighborhood's Project Priority #
 (For NIP Committee Use Only)

**CITY OF MONTEREY NEIGHBORHOOD IMPROVEMENT PROGRAM
 PROJECT NOMINATION FORM – FISCAL YEAR 2015-2016**

Applicant: Phone:

Applicant's Address:

Applicant's Email Address:

Neighborhood:

Project Name:

Project Location:

Type of Improvement:

Description of Improvement: 380 characters.

Description of Need for Project and Expected Benefits for Project:
 450 characters. Multi-line, Rich text. Do not use Scroll

For additional space, use back of form

TO BE COMPLETED BY NEIGHBORHOOD REPRESENTATIVE:

THIS PROJECT HAS THE SUPPORT OF NEIGHBORS LIVING NEARBY:

Please check-off appropriate response: Yes ☐ No ☐ Uncertain ☐ Not Applicable ☐

Comments: 190 characters.

TO BE COMPLETED BY STAFF:

Best Estimate of Project Cost:

Best Estimate of Ongoing Operations & Maintenance Costs if Project is Developed:

Return to:

Principal Engineer Jeff Krebs, City Hall, 580 Pacific Street, Rm. 7 Monterey, CA 93940

If you have Neighborhood Improvement Program questions, please call 831-646-3887, or
 email renteria@monterey.org Fax: 646-3405.

NOMINATIONS MUST ARRIVE NO LATER THAN FEBRUARY 13, 2015

Large, complex projects (e.g. traffic and drainage) should be submitted well before the February cutoff date to allow adequate time for scope and cost development.

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**CITY OF MONTEREY NEIGHBORHOOD IMPROVEMENT PROGRAM
PROJECT NOMINATION FORM – FISCAL YEAR 2015-2016**

Additional Comments:

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