



City of Culver City

Staff Report

File #: 22-23, Version: 1

Item #: P-2.

Receive a Presentation and Provide Feedback on Proposed Conceptual Plans for the Farragut-to-Jackson Pedestrian Walkway Project

Meeting Date: August 19, 2021

Contact Person: Joe Susca, Public Works-Administration
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Action Item: Yes [] No [X] **Attachments:** Yes [X] No []

Fiscal Impact: Yes [X] No [] **General Fund:** Yes [X] No []

Public Notification: (E-Mail via GovDelivery) Meetings and Agendas - Mobility, Traffic & Parking Subcommittee; Notify Me - Construction, Street Maintenance and Closures; Stay Informed - Bicycle & Pedestrian / Culver CityBus / Construction, Street Maintenance and Closures (08/16/21); (E-Mail) Chris Mejia and Jonas Dingles (07/15/21)

Department Approval: Charles D. Herbertson, Public Works Director / City Engineer 08/11/2021

BACKGROUND/DISCUSSION

The existing Farragut-to-Jackson pedestrian walkway was likely constructed in 1972 (the "Walkway"). Capital Improvement Project No. PS-014, which was approved this budget year will demolish and replace most of the existing improvements (the "Project").

The City's parcel is approximately 25' wide and 135' long. The existing Walkway improvements abut the 4203 Jackson Avenue property line and include a 10' wide concrete pad enclosed by a cyclone fence, signage, cobra head streetlights and a few trees (See Attachment No. 1 - Jackson-to-Farragut Pedestrian Walkway Photographs). The concrete pad is cracked and what few trees exist are in poor to moderate health, primarily due to recent droughts and the absence of an irrigation system. Approximately 15' in width adjacent to 4201 Jackson Avenue remains undeveloped.

Recently, the 4201 Jackson Avenue house next door was sold to a developer who subsequently demolished it and built a new house in its place. The City and the developer negotiated an agreement to split the cost to construct a 6' high concrete wall that divides the two properties, which wall is jointly owned by the City and the new owner of the house.

The PowerPoint being presented to the BPAC today containing proposed concepts and the following Project description are preliminary and are intended to foster a discussion with the BPAC and the neighborhood to provide staff feedback to refine a concept that once finalized, will be used by a landscape architect the City hires to prepare detailed construction documents. If the budget request is approved in fiscal year 2022/23, then the construction documents will be bid out to competing landscape contractors to build the Project.

The proposed Project includes demolition of the concrete pad and its replacement with white, patterned or colored concrete, removal of the existing cobra-head style streetlights and replacing them with pedestrian-oriented; lower-level lighting, removal of unhealthy trees and planting new trees to replace them and to fill in gaps where they don't exist, ground cover landscaping, installation of an irrigation system, benches, and perhaps hiring an artist to design/paint a mural to cover the white cinder block on the City's side of the existing concrete wall. The replacement walkway may be "centered" within the parcel's 25' width and may be straight or meander and will likely include a strip of landscaping on both sides of its entire length. Privacy issues and privacy screens on both adjacent properties is a design element and a Project objective that will be addressed, particularly on the 4203 Jackson Avenue side of the Walkway.

FISCAL ANALYSIS

Capital Improvement Project No. PS-014 is a two-year project that contains \$50,000 in Fiscal Year 2021/22 to hire a landscape architect to produce construction and bid documents (based on the conceptual plan the BPAC and neighbors desire) and the following fiscal year contains a \$200,000 request to hire a landscape contractor to build the Project.

ATTACHMENTS

1. 21-08-19 ATT1 Jackson-to-Farragut Pedestrian Walkway Photographs

RECOMMENDED MOTIONS

None