



REPORT TO CITY COUNCIL

DATE: SEPTEMBER 27, 2017

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: RAMIRO ADEVA, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER 

SUBJECT: APPROVAL OF THE FINAL DRAFT ARTERIAL STREETScape MASTER PLAN (ASMP)

In March 2016, staff awarded a contract to L. Newman Design Group (LNDG) for development of an Arterial Streetscape Master Plan (ASMP). The overall objective of the plan was to generate a document that contained landscaping options for the following arterials in the City:

- Agoura Road (from westerly to easterly city limit)
- Kanan Road (from northerly to southerly city limit)
- Liberty Canyon (from northerly to southerly city limit)
- Reyes Adobe Road (from northerly terminus at Lindero Creek bridge (connecting to Yerba Buena Elementary School) to southerly terminus at intersection of Reyes Adobe Road and Agoura Road)
- Thousand Oaks Blvd (from westerly city limit to the easterly terminus, just east of Carell

The ASMP is a document intended to ensure the major thoroughfares within the City are landscaped in accordance with a pre-determined vision established by the City Council. As capital improvement and land development projects are completed in proximity to these arterial roadways, they will be required to install landscaping consistent with the ASMP.

On April 12, 2017, staff presented a draft ASMP to the City Council at the Goal Setting Workshop for feedback and direction in finalizing the document. The Draft ASMP presented included a drought-tolerant plant palette for both medians and parkways, covering trees, shrubs and low-lying ground cover.

At the Goal Setting Workshop, staff received feedback on the plant palette, which established the following criteria to be used in completing the ASMP:

- A Native plant palette was preferred with exceptions of drought-tolerant plants to provide enhancement where needed
- More Oak trees in both medians and parkways
- Ground cover was preferred over turf
- Drip irrigation with reclaimed water

- Street Tree Selection would be based on the following Hierarchy considerations:
 - (1) Propensity to lift surrounding infrastructure
 - (2) Maintenance demand
 - (3) Native
 - (4) Aesthetic Value
 - (5) Consistency with surrounding areas

Since the Goal Setting Workshop in April, staff has presented draft ASMPs to the Public Works Subcommittee (Mayor Denis Weber and Councilmember Illece Buckley Weber) at three separate meetings in May, June, and September for further review and feedback. The Final Draft of the ASMP has been recommended by the subcommittee for City Council consideration and approval.

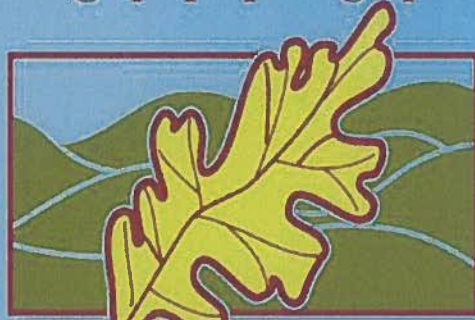
The Final Draft ASMP provides a streetscape master plan that has met all the criteria established at the April 2017 Goal Setting Workshop by the City Council. The plant palette, both trees and shrubs, are predominantly native, and Oak trees have been proposed along all the arterials. Also provided in the draft ASMP is a proposed median hardscape improvement, providing cobbled rock noses at the ends of the medians, similar to those on Agoura Road.

RECOMMENDATION

Staff respectfully recommends the City Council approve the Final Draft Arterial Streetscape Master Plan (ASMP).

Attachment: Draft Arterial Streetscape Master Plan (ASMP)

CITY OF



AGOURA HILLS

The Gateway to the Santa Monica Mountains

ARTERIAL STREETSCAPE MASTER PLAN

July 28, 2017

Prepared by: L. Newman Design Group, Inc.
31300 Via Colinas, Suite 104
Westlake Village, CA 91362

Prepared for: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301



Arterial Streetscape Master Plan

Table of Contents

	<u>Page</u>
1. Streetscape Master Plan	
1.1 Design for Landscape Improvements – Agoura Road	1
Fig. 1.1 Landscaping: Agoura Road	2
1.2 Design for Landscape Improvements – Kanan Road	3
Fig. 1.2 Landscaping: Kanan Road	4
1.3 Design for Landscape Improvements – Liberty Canyon Road	5
Fig. 1.3 Landscaping: Liberty Canyon Road	6
1.4 Design for Landscape Improvements – Reyes Adobe Road	7
Fig. 1.4 Landscaping: Reyes Adobe Road	8
1.5 Design for Landscape Improvements – Thousand Oaks Boulevard	9
Fig. 1.5 Landscaping: Thousand Oaks Boulevard	10
Fig. 1.6 Rendering of Landscape Improvements	11
Fig. 1.7 Proposed Median Hardscape Improvements	12

1.1 Design for Landscape Improvements - Agoura Road

As depicted in Figure 1.1

Tree removal and replacement program

The Agoura Road streetscape has been implemented as part of the Agoura Road Widening Improvement Project from the western City limit east to Cornell Road. The remaining portions of the streetscape include areas adjacent to open space, the Old Agoura area between Cornell and Chesebro and the Kanan Road and Agoura Road intersection. The existing tree palette consists of *Quercus agrifolia* (coast live oak), *Cercis occidentalis* (western redbud) and *Platanus racemosa* (California sycamore) with *Cercis canadensis* (Eastern Redbud) and *Pistacia chinensis* (Chinese pistache) accent trees. The use of these primary street trees in the Agoura Road medians and right-of-way landscaping should be continued and enhanced. Accent trees should be implemented in conjunction with the primary street trees in the Agoura Village Specific Plan area. There are virtually no existing trees to remove within the Agoura Road right-of-way.

Shrub removal and replacement program

Remove select shrubs from the existing Agoura Road medians and parkways. Replace shrubs and groundcover with species from the proposed shrub palette specified below. New median and parkway landscaping shall be planted in alternating blocks of species with various color, form, texture and scale.

Agoura Road - Proposed Plant Palette

Trees (Medians)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cercis occidentalis</i>	Western Redbud
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus agrifolia</i>	Coast Live Oak

Trees (Parkways)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cercis occidentalis</i>	Western Redbud
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus agrifolia</i>	Coast Live Oak

Shrubs

<u>Botanical Name</u>	<u>Common Name</u>
<i>Arctostaphylos 'Emerald Carpet'</i>	Emerald Carpet Manzanita
<i>Convolvulus sabatius</i>	Ground Morning Glory
<i>Iris douglasiana</i>	Douglas Iris
<i>Mahonia aquifolium 'Compacta'</i>	Oregon Grape
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Penstemon 'Margarita BOP'</i>	Margarita Foothill Penstemon
<i>Salvia clevelandii</i>	California Blue Sage

**Streetscape Master Plan:
Landscaping: Agoura Road**

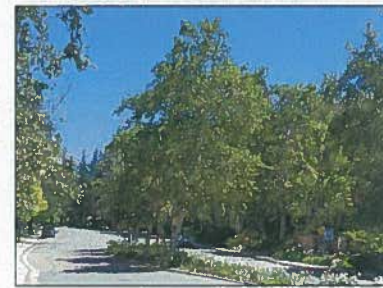
Median Trees



Cercis canadensis - Eastern Redbud



Cercis occidentalis - Western Redbud



Platanus racemosa - California Sycamore



Quercus agrifolia - Coast Live Oak

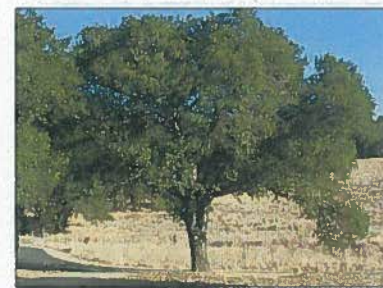
Parkways Trees



Pistache chinensis - Chinese Pistache



Platanus racemosa - California Sycamore



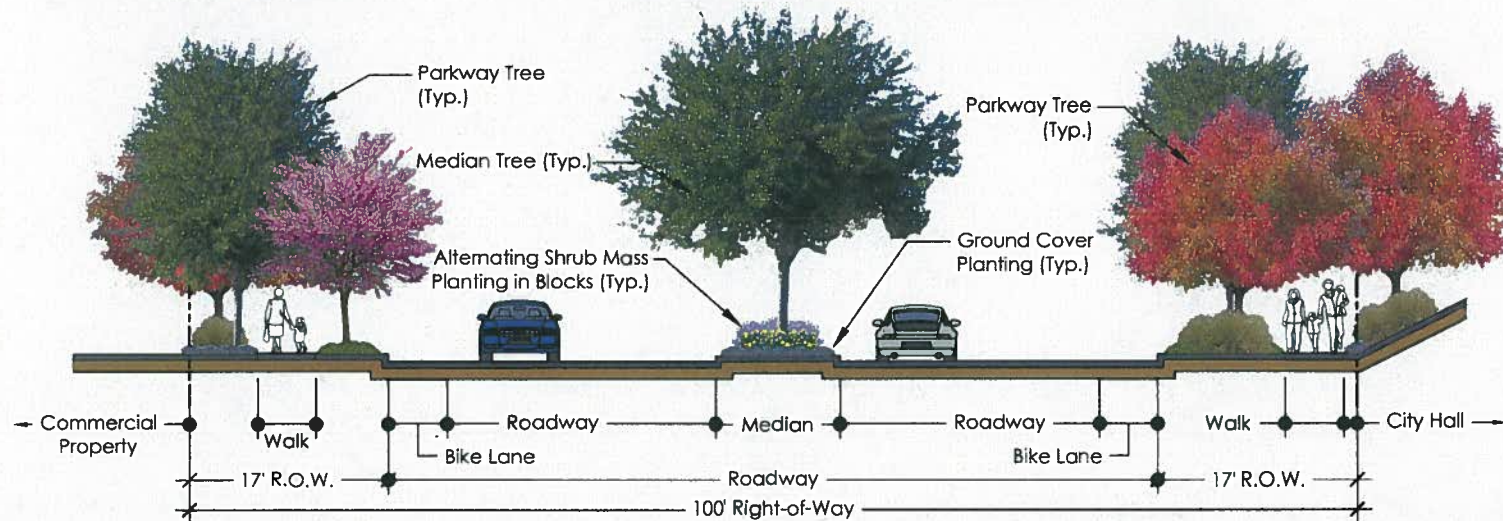
Quercus agrifolia - Coast Live Oak



Agoura Road

Plan View

Scale: 1" = 30'- 0"



Agoura Road

Section

Scale: 1/16" = 1'- 0"

Median Shrubs and Groundcover



Arctostaphylos 'Emerald Carpet' - Emerald Carpet Manzanita



Convolvulus sabatius - Ground Morning Glory



Iris douglasiana - Douglas Iris



Mahonia aquifolium 'Compacta' - Oregon Grape



Muhlenbergia rigens - Deer Grass



Penstemon 'Margarita BOP' - Margarita Foothill Penstemon



Salvia clevelandii - California Blue Sage

1.2 Design for Landscape Improvements - Kanan Road

As depicted in Figures 1.2

Tree removal and replacement program

It is proposed to remove all existing *Pyrus kawakamii* (Evergreen Pears) from the Kanan Road medians between the northern Agoura Hills City limit to the Twin Oaks Plaza Shopping Center and keep all existing healthy *Lagerstroemia indica* (Crape Myrtle). Provide *Chitalpa taskkentensis* (Chitalpa), *Quercus agrifolia* (Coast Live Oak) and *Platanus racemosa* (California Sycamore) as replacement trees in the northern medians. Keep all healthy upright *Liquidambar styraciflua* (American Sweet Gum) and remove all *Ginkgo biloba* (Maidenhair Tree) in the medians from the Twin Oaks Plaza Shopping Center south to U.S. Route 101. Replace and enhance the southern median tree plantings as needed with species from the list below. It is proposed to remove all existing pine and sycamore trees from the parkway tree wells. Keep all existing healthy upright *Fraxinus oxycarpa* 'Raywood' (Raywood Ash) and *Lagerstroemia indica* (Crape Myrtle). Replace and enhance parkway tree plantings with predominantly Raywood Ash and Crape Myrtle as an accent tree. The addition of Crape Myrtle is recommended to enhance and vary the tree color palette with Chitalpa.

Shrub removal and replacement program

Remove all existing juniper shrubs from the Kanan Road medians between the northern Agoura Hills City limit to the Twin Oaks Plaza Shopping Center. Remove all existing turf and Iceberg shrub roses in the medians from the Twin Oaks Plaza Shopping Center south to U.S. Route 101. Replace all median landscape with shrub and groundcover species from the proposed plant palette specified below.

Kanan Road - Proposed Plant Palette

Trees (Medians)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus agrifolia</i>	Coast Live Oak

Trees (Parkways)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash
<i>Lagerstroemia indica</i>	Crape Myrtle

Shrubs (Medians)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Baccharis pilularis</i> 'Twin Peaks'	Dwarf Coyote Brush
<i>Carex praegracilis</i>	California Field Sedge
<i>Iris douglasiana</i>	Douglas Iris
<i>Lavandula</i> species	Lavender
<i>Salvia leucantha</i>	Mexican Sage
<i>Stipa tenuissima</i>	Mexican Feathergrass
<i>Zauschneria californica</i>	California Fuchsia

Median Trees



Chitalpa tashkentensis - Chitalpa



Lagerstroemia indica - Crape Myrtle



Liquidambar styraciflua - Sweet Gum



Platanus racemosa - California Sycamore

Parkway Trees



Quercus agrifolia - Coast Live Oak



Fraxinus oxycarpa 'Raywood' - Raywood Ash



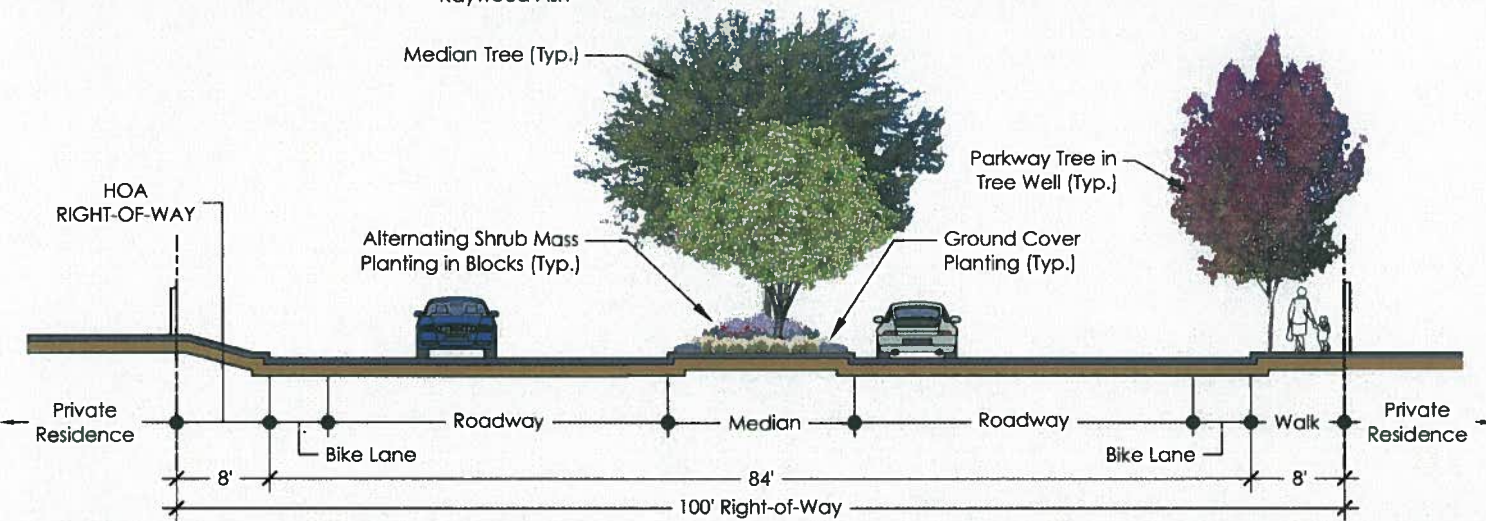
Lagerstroemia indica - Crape Myrtle



Kanan Road

Plan View

Scale: 1" = 30'-0"



Kanan Road

Section

Scale: 1/16" = 1'-0"

Median Shrubs and Groundcover



Baccharis pilularis 'Twin Peaks' - Dwarf Coyote Brush



Carex praegracilis - California Field Sedge



Iris douglasiana - Douglas Iris



Lavandula angustifolia 'Hidcote' - Hidcote English Lavender



Salvia leucantha - Mexican Sage



Stipa tenuissima - Mexican Feathergrass



Zauschneria californica - California Fuchsia

1.3 Design for Landscape Improvements - Liberty Canyon Road

As depicted in Figures 1.3

Tree removal and replacement program

The Liberty Canyon Road streetscape includes several short medians, a narrow 3' wide right-of-way on the east side and parkway tree wells on the west side. Keep all existing healthy upright *Liquidambar styraciflua* (Sweet Gum) and remove all *Lagerstroemia indica* (Crape Myrtle). Replace with *Liquidambar styraciflua* (Sweet Gum), *Quercus agrifolia* (Coast Live Oak) and *Chitalpa tashkentensis* (Chitalpa) at the median ends.

Remove all Sycamore trees and keep all healthy upright *Liquidambar styraciflua* (Sweet Gum) from the existing parkway tree wells. Refurbish all existing concrete filled parkway tree wells. Add new tree wells to the walkway South of County Glen Road to the City boundary. Provide *Liquidambar styraciflua* (Sweet Gum) in all parkway tree wells.

Add *Quercus agrifolia* (Coast Live Oak) and *Quercus lobata* (Valley Oak) on the west side private slope areas. Keep all existing healthy upright trees within the east side right-of-way adjacent to the Flood Control Channel.

Shrub removal and replacement program

Remove all existing shrubs and groundcover from the Liberty Canyon Road medians and the east side right-of-way adjacent to the Flood Control Channel and replace with species from the proposed shrub plant palette specified below. New median and right-of-way landscape shall be planted in alternating blocks of species with various color, form, texture and scale.

Liberty Canyon Road - Proposed Plant Palette

Trees (Median)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Quercus Agrifolia</i>	Coast Live Oak

Trees (Parkway)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Quercus Agrifolia</i>	Coast Live Oak
<i>Quercus lobata</i>	Valley Oak

Shrubs (Median and Parkway)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Arctostaphylos 'Emerald Carpet'</i>	Emerald Carpet Manzanita
<i>Convolvulus sabatius</i>	Ground Morning Glory
<i>Iris douglasiana</i>	Douglas Iris
<i>Rosa californica 'Plena'</i>	California Rose
<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Dwarf Rosemary
<i>Senecio serpens</i>	Dwarf Blue Chalk Sticks
<i>Stipa tenuissima</i>	Mexican Feathergrass

**Streetscape Master Plan:
Landscaping: Liberty Canyon Road**

Median Trees



Chitalpa tashkentensis - Chitalpa



Liquidambar styraciflua - Sweet Gum



Quercus agrifolia - Coast Live Oak

Parkway and Right-of-Way Accent Trees



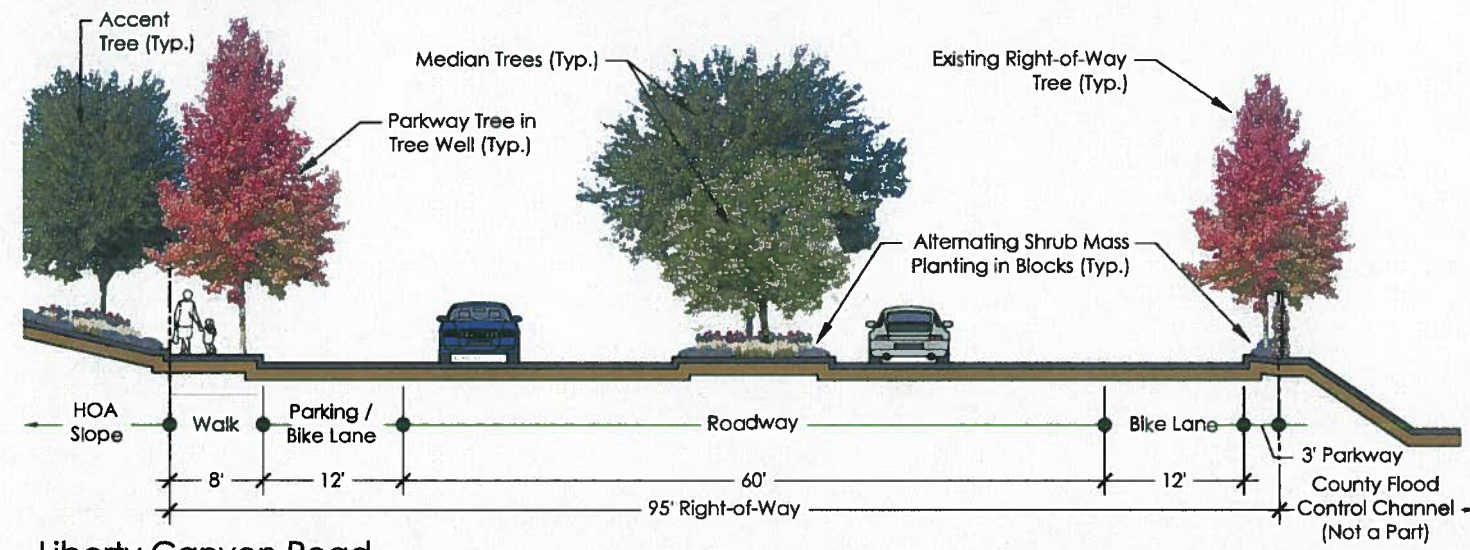
Liquidambar styraciflua - Sweet Gum



Quercus agrifolia - Coast Live Oak



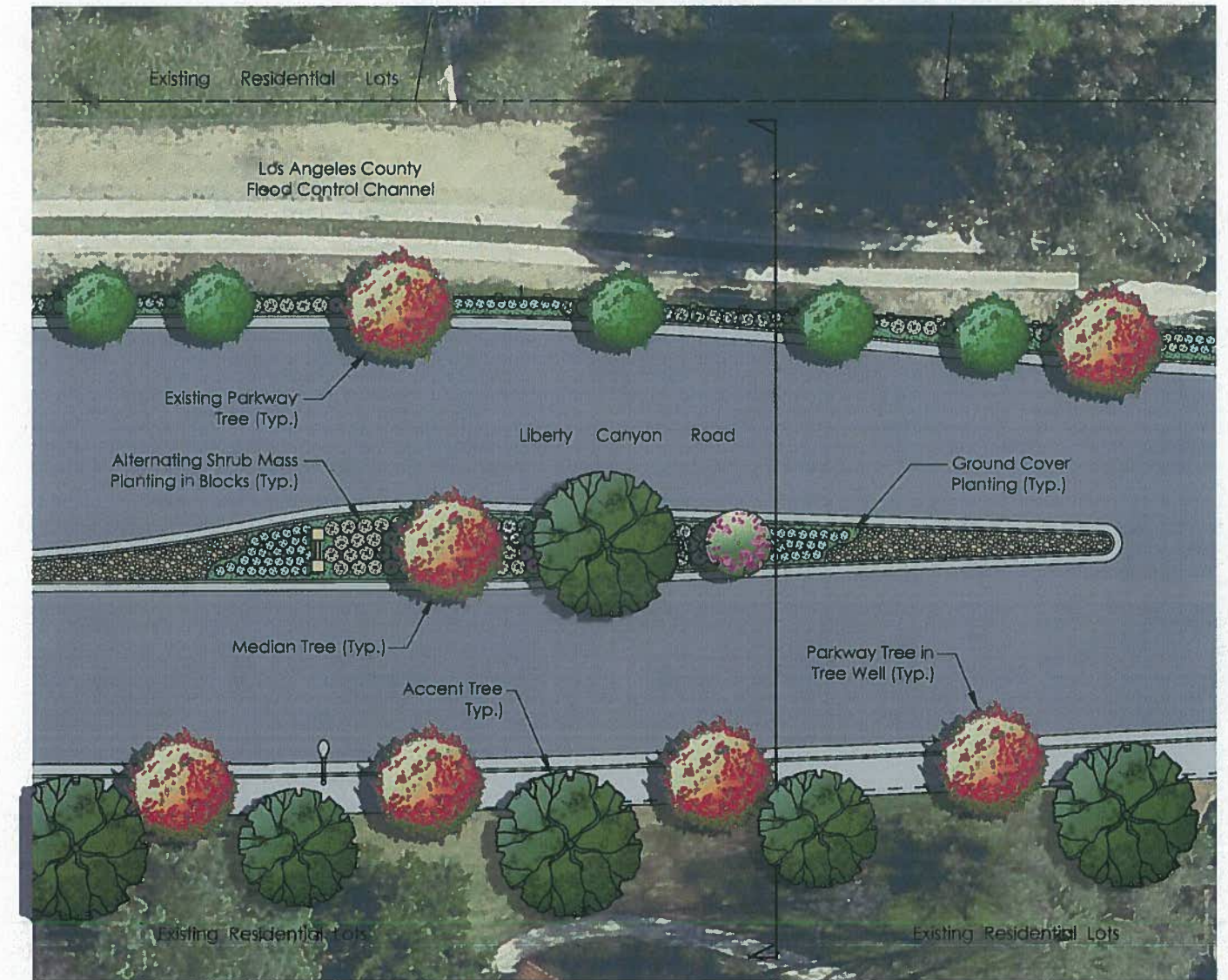
Quercus lobata - Valley Oak



Liberty Canyon Road

Section

Scale: 1/16" = 1'-0"



Liberty Canyon Road

Plan View

Scale: 1" = 30'-0"

Median Shrubs and Groundcover



Arctostaphylos 'Emerald Carpet' - Emerald Carpet Manzanita



Convolvulus sabatius - Ground Morning Glory



Iris douglasiana - Douglas Iris



Rosa californica 'Plena' - California Rose



Rosmarinus officinalis 'Huntington Carpet' - Huntington Carpet Dwarf Rosemary



Senecio serpens - Dwarf Blue Chalk Sticks



Stipa tenuissima - Mexican Feathergrass

1.4 Design for Landscape Improvements - Reyes Adobe Road

As depicted in Figures 1.4

Tree removal and replacement program

There are currently no medians north of U.S. Route 101 on Reyes Adobe Road. It is proposed that new 10' wide minimum medians be added to the full length of Reyes Adobe Road where feasible. New proposed median tree plantings shall consist of *Quercus agrifolia* (Coast Live Oak) and *Cercis occidentalis* (Western Redbud) as an accent tree at the median ends.

It is proposed to remove all *Pyrus calleryana* 'Bradford' (Bradford Pear) from the parkway tree wells between Canwood Street and Thousand Oaks Boulevard. Keep all healthy upright *Liquidambar styraciflua* (American Sweet Gum) in the parkway tree wells north of Thousand Oaks Boulevard and remove all other tree species. Provide *Quercus agrifolia* (Coast Live Oak) as the replacement tree for the parkway tree wells.

An existing Oak tree and refurbishment landscaping project is proposed for the privately owned and maintained landscape areas adjacent to the Reyes Adobe Road right-of-ways between Canwood Street and Thousand Oaks Boulevard. This project will require owner permission to remove and replace plantings and irrigation.

Shrub removal and replacement program

Plant the new proposed medians with shrubs and groundcover species from the proposed shrub palette specified below. New median shrubs shall be planted in alternating blocks of species with various color, form, texture and scale. The addition of *Hemerocallis* hybrids (Daylily) is recommended as an accent shrub to enhance and vary the shrub color palette.

Reyes Adobe Road - Proposed Plant Palette

Trees (Median)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cercis occidentalis</i>	Western Redbud
<i>Quercus agrifolia</i>	Coast Live Oak

Trees (Parkways and Adjacent Owned Landscape Area)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Quercus agrifolia</i>	Coast Live Oak

Shrubs (Median and Parkways)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Callistemon viminalis</i> 'Little John'	Dwarf Weeping Bottlebrush
<i>Hemerocallis</i> hybrids	Daylily
<i>Mahonia aquifolium</i> 'Compacta'	Oregon Grape
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Dwarf Rosemary
<i>Senecio serpens</i>	Dwarf Blue Chalk Sticks
<i>Trichostema lanatum</i>	Wooly Blue Curls

Median Trees



Cercis occidentalis - Western Redbud



Quercus agrifolia - Coast Live Oak

Parkway and Right-of-Way Accent Trees

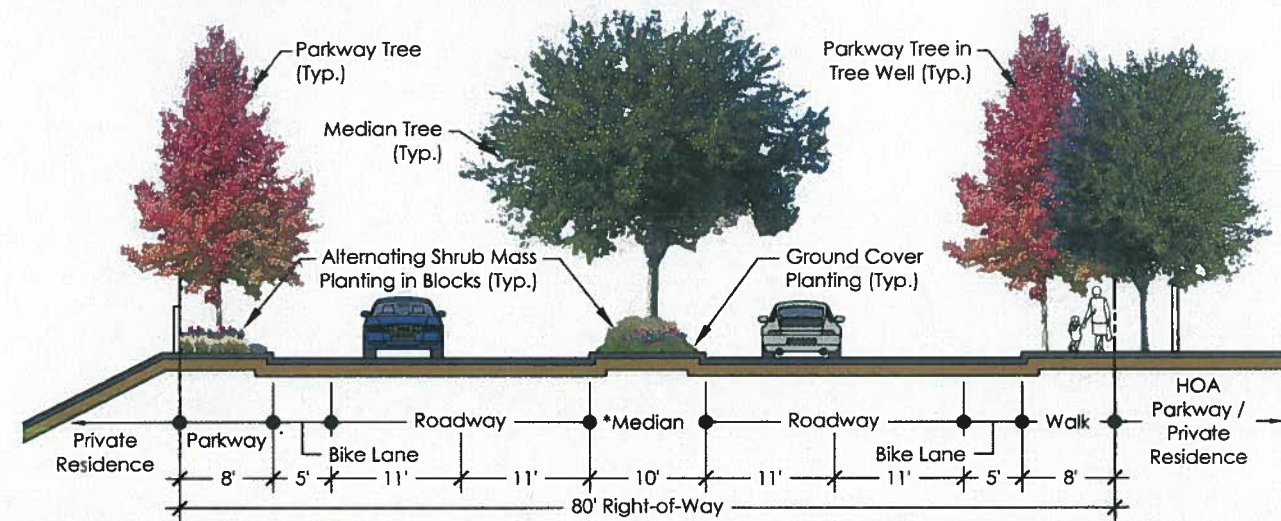


Liquidambar styraciflua - Sweet Gum



Quercus agrifolia - Coast Live Oak

* New median width based on 11' lanes. With Traffic approval, lanes can be reduced to 10' and the median width can be increased to 14'.



Reyes Adobe Road

Section

Scale: 1/16" = 1'-0"



Reyes Adobe Road

Plan View

Scale: 1" = 30'-0"



Median Shrubs and Groundcover



Callistemon viminalis 'Little John' - Dwarf Bottlebrush



Hemerocallis Hybrids - Daylily



Mahonia aquifolium 'Compacta' - Oregon Grape



Muhlenbergia rigens' - Deer Grass



Rosmarinus officinalis 'Huntington Carpet' - Huntington Carpet Dwarf Rosemary



Senecio serpens - Dwarf Blue Chalk Sticks



Trichostema lanatum - Woolly Blue Curls

1.5 Design for Landscape Improvements- Thousand Oaks Boulevard

As depicted in Figures 1.5

Tree removal and replacement program

The Thousand Oaks Boulevard streetscape consists of medians, parkway tree wells and other isolated private areas. It is proposed to keep all existing healthy, upright *Liquidambar styraciflua* (American Sweet Gum) and remove all Crape Myrtle and Pine trees from the medians. Replace removed trees and enhance median tree planting with *Quercus agrifolia* (Coast Live Oak) as the primary median tree and *Cercis occidentalis* (Western Redbud) as an accent tree at the median ends.

It is proposed to remove all existing Pine and Sycamore trees from the parkway tree wells. Remove all American Sweet Gum trees greater than 12" diameter from the parkway tree wells. Keep all existing healthy, upright *Fraxinus oxycarpa* 'Raywood' (Raywood Ash). Refurbish all existing tree wells previously filled with concrete to re-establish and replant the street tree. Provide *Fraxinus oxycarpa* 'Raywood' (Raywood Ash) as the replacement tree in the parkway tree wells.

Shrub removal and replacement program

Remove all median turf areas. Replace with *Senecio serpens* (Dwarf Blue Chalk Sticks) in select locations to preserve turf appearance, color, and sight visibility in transition to other various blocks of plantings. Remove all existing shrubs and groundcover from the Thousand Oaks Boulevard medians. Replace shrubs, groundcover and remaining turf with species from the proposed shrub palette specified below. New median shrubs shall be planted in alternating blocks of species with various color, form, texture and scale.

Thousand Oaks Boulevard - Proposed Plant Palette

Trees (Medians)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cercis occidentalis</i>	Western Redbud
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Quercus agrifolia</i>	Coast Live Oak

Trees (Parkways)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash
<i>Liquidambar styraciflua</i>	Sweet Gum

Shrubs

<u>Botanical Name</u>	<u>Common Name</u>
<i>Galvezia speciosa</i>	Island Bush Snapdragon
<i>Heuchera</i> 'Dainty Bells'	Coral Bells
<i>Mahonia aquifolium</i> 'Compacta'	Oregon Grape
<i>Muhlenbergia rigens</i> '	Deer Grass
<i>Salvia mellifera</i> 'Terra Seca'	Black Sage
<i>Senecio serpens</i>	Dwarf Blue Chalk Sticks
<i>Trichostema lanatum</i>	Wooly Blue Curls

Landscaping: Thousand Oaks Boulevard

Median Trees



Cercis occidentalis - Western Redbud



Liquidambar styraciflua - Sweet Gum



Quercus agrifolia - Coast Live Oak

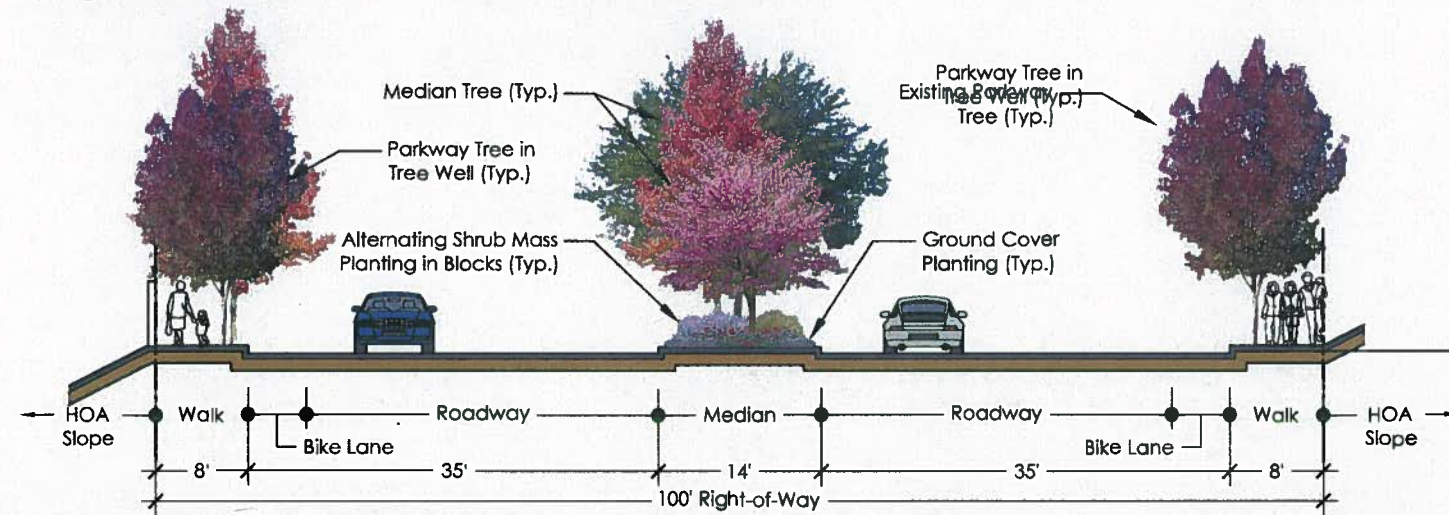
Parkway Trees



Fraxinus oxycarpa 'Raywood' - Raywood Ash

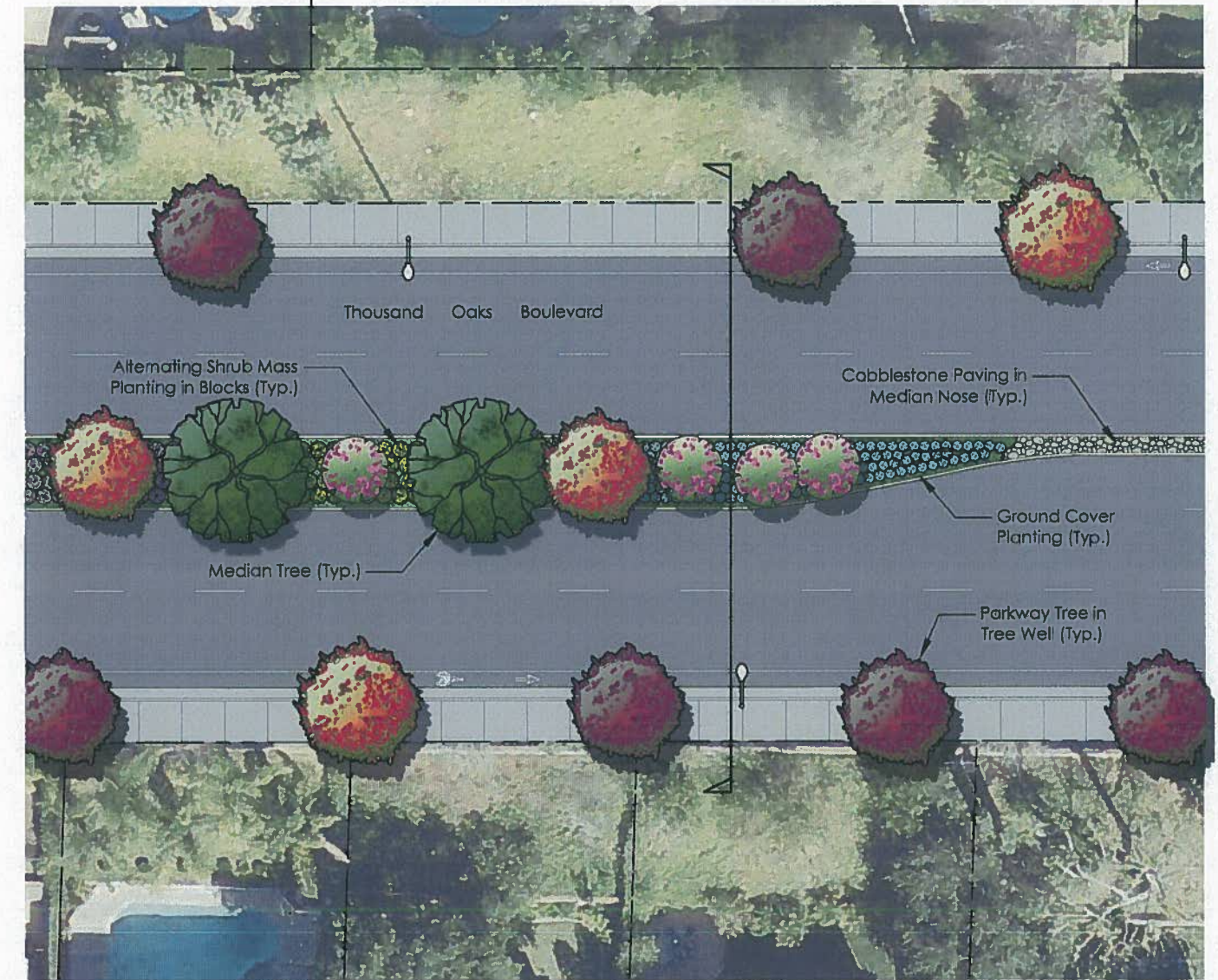


Liquidambar styraciflua - Sweet Gum



Thousand Oaks Boulevard
Section

Scale: 1/16" = 1'-0"



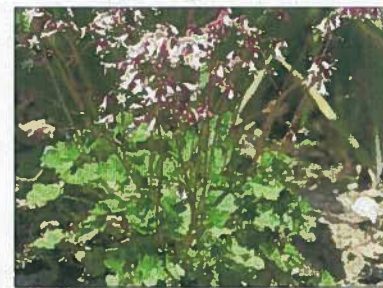
Thousand Oaks Boulevard
Plan View

Scale: 1" = 30'-0"

Median Shrubs and Groundcover



Galvezia speciosa - Island Bush Snapdragon



Heuchera 'Dainty Bells' - Coral Bells



Mahonia aquifolium 'Compacta' - Oregon Grape



Muhlenbergia rigens' - Deer Grass



Salvia mellifera 'Terra Seca' - Black Sage



Senecio serpens - Dwarf Blue Chalk Sticks



Trichostema lanatum - Woolly Blue Curls

Rendering: Example of Median Improvements

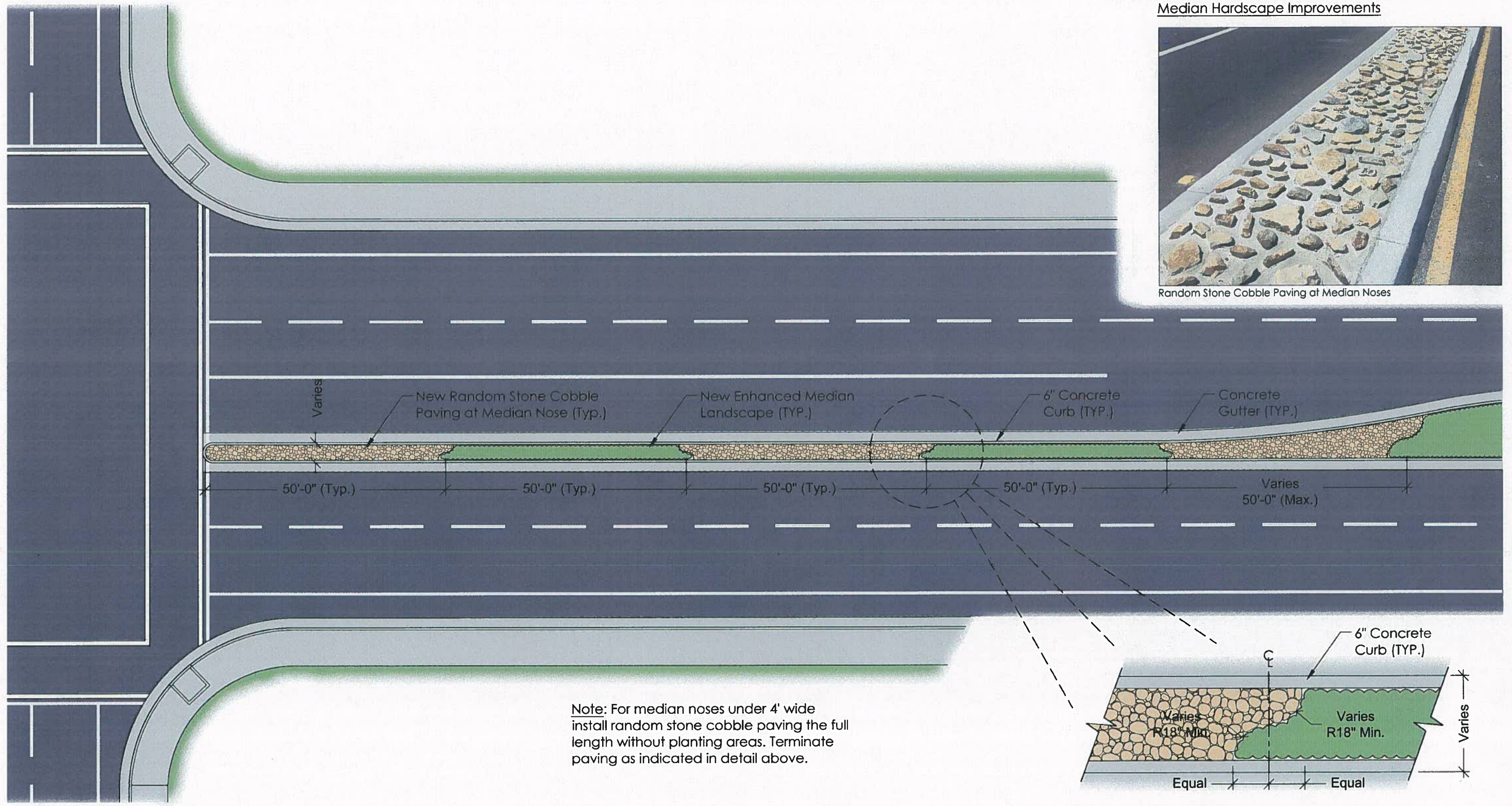


Existing median on Thousand Oaks Blvd. Mostly consists of turf, some trees and some shrubs.



Proposed median on Thousand Oaks Blvd. Eliminating turf, adding trees and blocks of various shrubs.

Proposed Median Hardscape Improvements - Detail



Median Hardscape Improvements



Random Stone Cobble Paving at Median Noses

Note: For median noses under 4' wide install random stone cobble paving the full length without planting areas. Terminate paving as indicated in detail above.

Proposed Median Improvements - Detail (Typ.)

Plan View

Scale: 1" = 20'- 0"

Random Cobble Paving at Median Nose - Detail (Typ.)

Plan View

Scale: 1/4" = 1'-0"