

MAINTENANCE RECOMMENDATIONS

The City may provide a minimum maintenance level for Tier 1 improvements. Tier 2 improvements will require the affected property owners to form a maintenance district to pay for their upkeep. Individual property owners may also assume maintenance burdens for improvements at their property frontage.

The success of the streetscape will depend upon having a responsible organization or individual to implement a maintenance plan. The following are maintenance considerations for such a plan:

1. Sidewalks: Regular cleaning, including routine daily sweeping, weekly pressure washing, weekly gum removal, annual concrete sealing
2. Litter Receptacles: daily emptying
3. Landscape plantings:
 - Weekly maintenance to include weeding, trash pick up in planters and planting areas
 - Monthly maintenance to include weeding, fertilizing if required, minor repairs, and mulch replacement
 - Quarterly maintenance to include plant replacements as needed, check of tree ties and removal as needed, pruning of trees and shrubs as required, adjustment of truck watering schedules to suit the season, insect control as needed
 - Annual or minimum every two years: prune existing ficus trees
4. Street cleaning weekly (may be bi-weekly to reduce cost)
5. Crosswalks: approximately every 5 years reinstall colored stamped asphalt

6. Lighting systems: lamp replacements and wiring maintenance for street, bus safety, and pedestrian lights

7. Graffiti removals (wherever graffiti occurs) should be reported immediately and removed within two hours of reporting in order to have maximum deterrence effect. Maintain a graffiti removal contract.

8. Street Furniture: Weekly cleaning including Bus Shelters, Community Signage, Benches, Trash Receptacles; monthly paint touch-up.

The regular implementation of the Maintenance Plan will ensure the vibrancy of the neighborhood image, maintain the integrity of the pedestrian amenities, and safeguard the public investment.

PHASING RECOMMENDATIONS

First Priorities

In any Phase, wherever new development occurs, require the developer to install all proposed improvements at the adjacent public right of way, including both sidewalk and street improvements. Design and construction should follow the Streetscape Guidelines. The developer should sign a covenant agreement with the City to maintain the improvements or join an already-formed or to-be-formed Business Improvement District.

In 2009, the City of Los Angeles made preliminary improvements to the sidewalks and tree wells at the eastern end of the project. We recommend that Phase One build upon these improvements. At a minimum, install all Tier 1 improvements plus any Tier 2 improvements that a property or business owner agrees to maintain. Additionally, the existing new sidewalks installed in 2009 should be saw cut to match the pattern of new sidewalks (see Paving).

Second Priorities

Phase Two may be driven by the pace of development at the western edge of the project, especially if the Phase II Metro Rail project is nearing completion at the same time that Phase Two streetscape funding becomes available. Under this condition, it may be that Phase Two begins at Westwood Boulevard and moves east. Again, all Tier 1 improvements and as many Tier 2 improvements for which maintenance can be confirmed should be installed.

Depending upon both the opportunities and the funding, Phase Two priority should be given to improving the major gateways, including Sepulveda, Veteran, Westwood, Overland, and Patricia.

By the completion of Phase One and the start of Phase Two improvements, business and property owners may see the benefits to their businesses and be more willing to form a Business Improvement District (BID, for the maintenance of all Tier 2 improvements). It should be a Phase Two priority to help them form a BID.

Third Priorities

Street medians will be costly improvements and will require engineering design documents including plans, specifications, and accurate cost estimates. Planning might begin in Phase Two and construction take place during Phase Three as the final element.

ACKNOWLEDGEMENTS

Many people participated in the meetings and reviews necessary to create these master plan and guidelines, including all of the following. Note that /LA indicates City of Los Angeles staff member. WNC stands for Westside Neighborhood Council.

Anderson, Beth - Imprint Revolution
Anderson, David - Imprint Revolution- Custom T-shirts
Antler, Helen
Antler, Stacey
Apatow, Andrea
Arum, Nancy - Food
Bieber, Tara R
Bleak, Laurel
Broide, Barbara
Burks, Shannon
Butler, Douglas
Cerra, Kathy - Kathryn Cerra Associates
Chan, Pauline - Department of Transportation / LA
Clayton, Deborah
Dasser, Ron - Laser Blazer
DeAscentis, Drew
Evans, Jon - Food
Fattal, Shlomo - WNC
Fawcett, James
Fowler, James
Fowler, Terry
Gerard, John
Grayson, William
Greenstein, Jay - Council District 5 / LA
Gutierrez, Jeff - Bureau of Street Services / LA
Gutter, Miriam
Gutierrez, Robert - Bureau of Street Services / LA

Hays, Sarah
Healy, Margaret
Heron, Brett and Denise
Jura, Martha
Kassel, Phyllis - Property Broker
Kenady, Melissa - WNC
Kitover, Samantha
Kusnic, Mary
Mandavia, Anji
Mercado, Giancarlo
Monfette, Greg - Bureau of Street Services / LA
Morocco, Lisa - WNC
Nguyen, Peter and Karen - Karen's Nails
Petersen, Martin - Foot Solutions
Rios, Carlos - Department of Transportation / LA
Robbins, Marc
Rotter, Debby
Rubin, Chuck
Sander, Julie
Sasson, Laurie
Semov, Suzanne - Topa Management Company
Sherman, Sunny - Apple Pan
Sorkin, Michelle
Streliaoff, David
Sullivan, Meg
Tabuena, Ana - Kathryn Cerra Associates
Thomas, Lauren
Tippit, T
Tom, Henry & Lila

APPENDIX

Cost Estimates

STREETSCAPE MASTER PLAN
Pico Boulevard Beautification
 405 Freeway to Patricia Avenue

Preliminary Cost Estimate TIER 1 AND 2 IMPROVEMENTS

Project Title:	Pico Boulevard Beautification	Sheet No.	1 of 4
Description:	Pico Boulevard - Tier 1 and Tier 2 Improvements	Date Prepared:	10/1/2010
		Prepared By:	AT
		Checked By:	KC

Abbreviations:

BSS	Bureau of Street Services
BSL	Bureau of Street Lighting
DOT	Dept. of Transportation
LS	Lump Sum
SF	Square Foot
EA	Each
LF	Linear Foot
CY	Cubic Yards
TCC	Total Construction Cost
TPC	Total Project Cost
PED	Pedestrian
BTF	Brown Trunk Foot

Item	Description	Quantity	Unit	Unit Cost	Cost
I. General Move-On Costs (BSS) (see note 1)					
1	Mobilization *	1	ALLOW	\$ 10,000.00	\$ 10,000.00
2	Traffic control *	1	ALLOW	\$ 10,000.00	\$ 10,000.00
Section I Subtotal					\$ 20,000.00

TIER 1 IMPROVEMENTS - Require no Business Improvement District (BID) for maintenance

Item	Description	Quantity	Unit	Unit Cost	Cost
II. Street Trees (BSS) (see note 3)					
3	Tree Removal (see note 2)	3	EA	\$ 1,000.00	\$ 3,000.00
4	Root Pruning	1	EA	\$ 450.00	\$ 450.00
5	Clearing and Grubbing	100	SF	\$ 1.00	\$ 100.00
6	New street tree, 36" box size with root barrier, staking	143	EA	\$ 900.00	\$ 128,700.00
7	New tree well, 4'x8', decomposed granite mulch	134	EA	\$ 175.00	\$ 23,450.00
Section II Subtotal					\$ 155,700.00
III. Hardscape Construction (BSS and Outside Contractor)					
8	SHARROW bicycle signage	60	EA	\$ 250.00	\$ 15,000.00
9	New asphaltic concrete slurry seal - road	494,678	SF	\$ 0.17	\$ 84,095.26
Section III Subtotal					\$ 99,095.26
IV. Street Lighting (BSL)					
10	Bus Safety Lighting, solar fixtures @ bus stops (ped) (max. 3 lights per bus stop)	29	EA	\$ 11,000.00	\$ 319,000.00
Section IV Subtotal					\$ 319,000.00

STREETSCAPE MASTER PLAN
Pico Boulevard Beautification
 405 Freeway to Patricia Avenue

Preliminary Cost Estimate TIER 1 AND 2 IMPROVEMENTS

V. Audible Signals (DOT)					
11	Audible signals at controlled crosswalks	8	EA	\$ 7,500.00	\$ 60,000.00
Section V Subtotal					\$ 60,000.00
VI. Street Furniture					
12	Transit shelters - from City's Coordinated Street Furniture - (no charge, see note 4)	5	EA	\$ -	\$ -
13	Metal Trash Receptacles - from City's Coordinated Street Furniture - (no charge, see note 4)	5	EA	\$ -	\$ -
Section VI Subtotal					\$ -
Construction Items (II - VI. Above) Subtotal					\$ 633,795.26
20% Contingency					\$ 126,759.05
14	Move-On Costs (I. above)				\$ 20,000.00
TIER 1 - TOTAL CONSTRUCTION COST (TCC)					\$ 780,554.31
15	Environmental document				\$ 500.00
16	PE/Final Design (based on 10% of TCC)				\$ 78,055.43
17	Construction Management/Construction Inspection (based on 8% of TCC)				\$ 62,444.34
18	Project Management (based on 3% of construction total)				\$ 23,416.63
TIER 1 - TOTAL PROJECT COST (TPC)					\$ 944,970.72
TIER 1 - TOTAL PROJECT COST (TPC) - ROUNDED					\$ 940,000.00

TIER 2 IMPROVEMENTS - Require a Business Improvement District (BID) for maintenance

Item	Description	Quantity	Unit	Unit Cost	Cost
VII. New Sidewalks, Ramps (BSS and Outside Contractor)					
19	Concrete Removal (4" thick) - for sidewalks	42,708	SF	\$ 3.90	\$ 166,561.20
20	New ADA access ramp pavers (Wausau pavers)	625	SF	\$ 27.15	\$ 16,968.75
21	4" thick scored concrete - sidewalk not including corners	16,544	SF	\$ 15.00	\$ 248,160.00
22	4" thick colored concrete, scored - decorative paving at sidewalk corners	26,164	SF	\$ 15.75	\$ 412,083.00
Section VII Subtotal					\$ 843,772.95
VIII. New Enhanced Crosswalk Paving (BSS)					
23	New enhanced paving at signalized crosswalks and sidestreets	43,921	SF	\$ 16.00	\$ 702,736.00
24	Install bus detector loops w/ home run (full) - intersection	6	EA	\$ 2,780.00	\$ 16,680.00

STREETSCAPE MASTER PLAN
Pico Boulevard Beautification
 405 Freeway to Patricia Avenue

Preliminary Cost Estimate
TIER 1 AND 2 IMPROVEMENTS

25	Install detector loops w/ home run (6'x8' dia.) at sidestreets	2	EA	\$690.00	\$	1,380.00	
26	DOT white striping at crosswalks	7,320	LF	\$4.00	\$	29,280.00	
						Section VIII Subtotal	\$ 750,076.00
IX. New Medians, Curb Extension, and Parkways (BSS and Outside Contractor)							
27	Asphalt Concrete Removal (8" thick) - for medians and curb extensions	6,251	SF	\$ 4.40	\$	27,504.40	
28	Concrete Curb Removal	75	LF	\$ 7.75	\$	581.25	
29	Utility Pole / Fire Hydrant Relocation (approximate)	7	EA	\$ 10,000.00	\$	70,000.00	
30	Imported soil, placed and compacted - for parkways, medians, and curb extensions	34,193	CY	\$50.00	\$	1,709,625.00	
31	Integral concrete curb and gutter, a=2', b=6" - sidewalk and median	2,591	LF	\$45.00	\$	116,595.00	
32	Landscape planting - parkways, medians, and curb extensions (see below for Trees)	22,795	SF	\$ 6.25	\$	142,468.75	
33	Irrigation system (to parkways, medians, and curb extensions as feasible)	22,795	SF	\$ 3.00	\$	68,385.00	
						Section IX Subtotal	\$ 2,135,159.40
X. New Seat Walls at Sidewalk							
34	Imported soil, placed and compacted - for planted seat wall areas (approximate, depends upon property owner participation)	3,500	CY	\$50.00	\$	175,000.00	
35	20" high seat walls with stone veneer (approximate, depends upon property owner participation)	300	LF	\$80.00	\$	24,000.00	
						Section X Subtotal	\$ 199,000.00
XI. Trees (BSS) (see note 3)							
36	New Washingtonia filifera, 8BTF balled and burlapped	93	EA	\$ 850.00	\$	79,050.00	
37	New 36" box tree in medians	12	EA	\$ 900.00	\$	10,800.00	
						Section XI Subtotal	\$ 89,850.00
XII. Container Plantings (BSS)							
38	Containers with plantings (approximate, depends upon property owner participation)	30	EA	\$ 800.00	\$	24,000.00	
						Section XII Subtotal	\$ 24,000.00
XIII. Street Lighting (Outside Contractor)							
39	Paint existing street light poles	68	EA	\$ 400.00	\$	27,200.00	
						Section XIII Subtotal	\$ 27,200.00

STREETSCAPE MASTER PLAN
Pico Boulevard Beautification
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Preliminary Cost Estimate
TIER 1 AND 2 IMPROVEMENTS

XIV. Street Furniture							
40	Bicycle racks - refurbish	17	EA	\$ 100.00	\$	1,700.00	
41	Benches not associated with City vendors (approximate,	25	EA	\$ 1,000.00	\$	25,000.00	
42	Trash receptacles not associated with City vendors	10	EA	\$ 500.00	\$	5,000.00	
						Section XIV Subtotal	\$ 31,700.00
						Construction Items (VII-XIV. Above) Subtotal	\$ 4,100,758.35
						20% Contingency	\$ 820,151.67
43	Move-On Costs (I. above)						\$ 20,000.00
						TIER 2 - TOTAL CONSTRUCTION COST (TCC)	\$ 4,940,910.02
44	Environmental document						\$ 500.00
45	PE/Final Design (based on 10% of TCC)						\$ 494,091.00
46	Construction Management/Construction Inspection (based on 8% of TCC)						\$ 395,272.80
47	Project Management (based on 3% of construction total)						\$ 148,227.30
						TIER 2 - TOTAL PROJECT COST (TPC)	\$ 5,979,001.12
						TIER 2 - TOTAL PROJECT COST (TPC) - ROUNDED	\$ 5,980,000.00
						TIER 1 AND TIER 2 - TOTAL PROJECT COSTS:	\$ 6,924,970.72

Notes:

1. Mobilization and traffic control costs can vary from \$0 to amount shown, depending on quantity and kinds of work being performed. Costs shown are an approximation and would apply to each new phase.
2. Tree removals may increase depending upon business and property owners preference.
3. Actual numbers of trees will depend on final approval of each location by BSS.
4. Furnishings provided through City's Coordinated Street Furniture program pay their way through advertising built in to the furnishings.

General Notes:

This estimate has been submitted as of the date indicated. Expect that costs will increase over time. The prices shown are our best estimate of material plus labor costs and will vary from contractor to contractor. Market factors influence all pricing quotations, including transportation costs, materials shortages or excesses. Final material selections will affect actual costs. This pricing estimate is conceptual and does not include unforeseen conditions, subsurface conditions, etc. The purpose of this pricing estimate at this point in the process is to assist the community to make design and phasing decisions. It is not a construction estimate.

Additional Items not in cost estimate:

1. **Pedestrian Signage Project** - to indicate distances in miles and minutes to points of interests. Project to use the services of an artist, possibly from the community.
2. **New Pedestrian Lighting** approx. 50' on centers, entire sidewalk - separate pricing to be made at time of Proposition 218 election process.

Agendas / Flyers

WEDNESDAY 25th MARCH

6:30 PM TO 8:30 PM

WESTSIDE PAVILION COMMUNITY ROOM A
NEAR THE FOOD COURT

GET TOGETHER

WITH YOUR BEAUTIFICATION COMMITTEE
AND LANDSCAPE ARCHITECTS, KATHRYN CERRA ASSOCIATES

IMPROVE PICO'S WALKABILITY

HELP SET GOALS AND PRIORITIES

FOR MORE INFORMATION

CONTACT LISA MOROCCO AT wncbusiness@verizon.net
OR WESTSIDE NEIGHBORHOOD COUNCIL AT www.wnccla.org

WESTSIDE NEIGHBORHOOD COUNCIL
INVITES YOU TO HELP PLAN

PICO BOULEVARD BEAUTIFICATION

BETWEEN THE 405 FREEWAY AND PATRICIA AVENUE

MONDAY 6th APRIL

6:30 PM TO 8:30 PM

WESTSIDE PAVILION COMMUNITY ROOM A
NEAR THE FOOD COURT

GET TOGETHER

WITH YOUR BEAUTIFICATION COMMITTEE
AND LANDSCAPE ARCHITECTS, KATHRYN CERRA ASSOCIATES

IMPROVE PICO'S WALKABILITY

HELP SET GOALS AND PRIORITIES

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WESTSIDE NEIGHBORHOOD COUNCIL
INVITES YOU TO HELP PLAN

PICO BOULEVARD BEAUTIFICATION

BETWEEN THE 405 FREEWAY AND PATRICIA AVENUE

THURSDAY OCTOBER 1st

6:30 PM TO 9:00 PM

WESTSIDE PAVILION COMMUNITY ROOM A
THIRD FLOOR BEHIND THE FOOD COURT

GET TOGETHER

WITH YOUR BEAUTIFICATION COMMITTEE, CITY STAFF,
AND LANDSCAPE ARCHITECTS, KATHRYN CERRA ASSOCIATES

IMPROVE PICO'S WALKABILITY

REVIEW CONCEPT DESIGNS

FOR MORE INFORMATION

CONTACT LISA MOROCCO AT wncbusiness@verizon.net
OR WESTSIDE NEIGHBORHOOD COUNCIL AT www.wnccla.org

WESTSIDE NEIGHBORHOOD COUNCIL
INVITES YOU TO HELP PLAN

PICO BOULEVARD BEAUTIFICATION

BETWEEN THE 405 FREEWAY AND PATRICIA AVENUE

Community Meetings

MONDAY APRIL 12th

7:00 PM TO 9:00 PM

WESTSIDE PAVILION COMMUNITY ROOM A
THIRD FLOOR BEHIND THE FOOD COURT

GET TOGETHER

WITH YOUR BEAUTIFICATION COMMITTEE AND
LANDSCAPE ARCHITECT, KATHRYN CERRA ASSOCIATES

IMPROVE PICO'S WALKABILITY
REVIEW FINAL DESIGNS

FOR MORE INFORMATION

CONTACT LISA MOROCCO AT wncbusiness@verizon.net
OR WESTSIDE NEIGHBORHOOD COUNCIL AT www.wncba.org



WESTSIDE NEIGHBORHOOD COUNCIL
INVITES YOU TO PLAN FOR THE FUTURE

PICO BOULEVARD BEAUTIFICATION
BETWEEN THE 405 FREEWAY AND PATRICIA AVENUE



Sign-In Sheets

NAME	NOTE	3/25/2009	4/6/2009	10/01/2009	4/12/2010	10/18/2010
Anderson, Beth	Imprint Revolution	present		present	present	present
Anderson, David	Imprint Revolution- Custom T-shirts	present		present	present	present
Antler, Helen			present	present		
Antler, Stacey	Thanks, Lisa!		present	present		present
Apatow, Andrea				present		
Arum, Nancy	Food	present		present		
B., Karen	thx for hard work					present
Bieber, Tara R				present		
Bleak, Laurel				present		
Broide, Barbara				present	present	present
Burks, Shannon			present	present		present
Butler, Douglas		present		present	present	present
Cerra, Kathy	KCA	present	present	present	present	
Clayton, Deborah			present	present		
Dasser, Ron	Laser Blazer	present	present	present		
DeAscentis, Drew					present	present
Doyle, Tim	artist					present
Evans, Jon	Food	present	present	present		
Fanning, Joshua						present
Fattal, Shlomo	WNC		present	present	present	
Fawcett, James			present	present	present	
Fowler, James				present		present
Fowler, Terry				present		present
Gerard, John	It's whoopi time		present	present	present	
Grayson, William				present		
Greenstein, Jay	CD5		present	present		
Gutierrez, Jeff	PW/BSS			present		
Gutter, Miriam					present	

NAME	NOTE	3/25/2009	4/6/2009	10/01/2009	4/12/2010	10/18/2010
Gutierrez, Robert	PW/BSS			present		
Hays, Sarah			present	present	present	present
Healy, Margaret				present		present
Heron, Brett and Denise				present		
Heron, Claire	Matteos Hozollen					present
Hurst, Ryan						present
Jura, Martha			present	present		
Kassel, Phyllis	Property Broker	present	present	present		
Kenady, Melissa	WNC		present	present		present
Kitover, Samantha					present	
Kouhkhan, Sheila	CD5 Field Deputy					present
Kusnic, Mary			present	present		
Little, Kim						present
Mandavia, Anji				present		
Mercado, Giancarlo			present	present		present
Monfette, Greg	PW/BSS			present		
Morocco, Lisa	WNC	present	present	present	present	
Niehaus, Donald						present
Nguyen, Peter and Karen	Karen's Nails		present	present		
Oliver, Marie						present
Petersen, Martin	Foot Solutions	present	present	present		
Redlich, Joan						present
Robbins, Marc					present	
Rotter, Debby	budget and photos on the website?		present	present		present
Rubin, Chuck			present	present		

NAME	NOTE	3/25/2009	4/6/2009	10/01/2009	4/12/2010	10/18/2010
Saiz, Gloria						present
Sander, Julie			present	present		
Sasson, Laurie			present	present		
Semov, Suzanne	Topa Management Company			present		
Sheinbein, Randy						present
Sherman, Sunny	Apple Pan	present		present		present
Sorkin, Michelle				present		
Spector, Steve						present
Streliaoff, David				present		
Sullivan, Meg				present		
Tabuena, Ana	KCA	present	present	present	present	
Thomas, Lauren				present		
Tippit, T				present		present
Tom, Henry & Lila			present	present		
Tsai, Jerry					present	
Tusher, Marilyn					present	
Vawole, Erika and Steven				present		
Whittington, Roger						present
Wigle, Whitney						present
Wollman, Judy and Barry				present		present

Proposed Improvements on Pico Boulevard Survey

(Ranking System: 1 being most important and 3 the least important)

Total # Surveys	DATE	DESCRIPTION	1	2	3	No Answer
6	3/25/2009	Additional Street Trees (a more suitable species than existing Ficus tree)	4		1	1
	4/6/2009	Additional Street Trees (a more suitable species than existing Ficus tree)				
6	3/25/2009	Bus Shelters, trash receptacles, community information kioks	3	3		
	4/6/2009	Bus Shelters, trash receptacles, community information kioks				
6	3/25/2009	Benches at bus stops where bus shelters aren't possible		3	1	2
	4/6/2009	Benches at bus stops where bus shelters aren't possible				
6	3/25/2009	Landscaped bump-outs at side streets to constrict traffic speed into residential areas	2	2	2	
	4/6/2009	Landscaped bump-outs at side streets to constrict traffic speed into residential areas				
6	3/25/2009	Landscaped street medians at locations not in conflict with driveways	3	2	1	
	4/6/2009	Landscaped street medians at locations not in conflict with driveways				
6	3/25/2009	Pedestrian safety lighting at bus stops	1	2	3	
	4/6/2009	Pedestrian safety lighting at bus stops				
6	3/25/2009	Pedestrian lighting for entire Pico Blvd corridor or for selected sections (requires assessment vote by property owners where lighting is located)	2	3	1	
	4/6/2009	Pedestrian lighting for entire Pico Blvd corridor or for selected sections (requires assessment vote by property owners where lighting is located)				

Total # Surveys	DATE	DESCRIPTION	1	2	3	No Answer
6	3/25/2009	Banners on street light poles, identifying areas of Pico Blvd or other community activities; paint existing street light poles		1	5	
	4/6/2009	Banners on street light poles, identifying areas of Pico Blvd or other community activities; paint existing street light poles				
6	3/25/2009	Public toilet		1	4	1
	4/6/2009	Public toilet				
6	3/25/2009	Public artwork, such as murals or other artwork		3	2	1
	4/6/2009	Public artwork, such as murals or other artwork				
6	3/25/2009	Replace broken sidewalk	5	1		
	4/6/2009	Replace broken sidewalk				
6	3/25/2009	Repair broken paving and potholes in the street	5		1	
	4/6/2009	Repair broken paving and potholes in the street				
6	3/25/2009	Enhanced paving on sidewalks	4	1		1
	4/6/2009	Enhanced paving on sidewalks				
6	3/25/2009	Enhanced paving at street crosswalks	5	1		
	4/6/2009	Enhanced paving at street crosswalks				
6	3/25/2009	Other improvement: Restrict Advertising	2			4
	4/6/2009	Other improvement:				
6	3/25/2009	Other improvement: Store Front design/façade Guidelines	2			4
	4/6/2009	Other improvement:				
		Existing Street Tree Issues:				
6	3/25/2009	Keep Ficus Trees, but Prune them		2	1	3
	4/6/2009	Keep Ficus Trees, but Prune them				
6	3/25/2009	Eliminate Ficus Trees and Replace with more suitable tree	4			2
	4/6/2009	Eliminate Ficus Trees and Replace with more suitable tree				

Survey of Proposed Improvements on Pico Boulevard					
(Ranking System: 1 being most important and 3 the least important)					
Total # Surveys	DESCRIPTION	1	2	3	No Answer
144	Additional Street Trees (a more suitable species than existing Ficus tree)	88	21	17	16
144	Bus Shelters, trash receptacles, community information kioks	49	53	37	53
144	Benches at bus stops where bus shelters aren't possible	122	36	27	47
144	Landscaped bump-outs at side streets to constrict traffic speed into residential areas	53	20	32	37
144	Landscaped street medians at locations not in conflict with driveways	50	31	22	38
144	Pedestrian safety lighting at bus stops	52	31	15	44
144	Pedestrian lighting for entire Pico Blvd corridor or for selected sections (requires assessment vote by property owners where lighting is located)	50	40	16	39
144	Banners on street light poles, identifying areas of Pico Blvd or other community activities; paint existing street light poles	24	41	56	45
144	Public toilet	4	10	67	59
144	Public artwork, such as murals or other artwork	26	37	30	49
144	Replace broken sidewalk	106	14	4	19
144	Repair broken paving and potholes in the street	106	11	8	18
144	Enhanced paving on sidewalks	57	31	10	41
144	Enhanced paving at street crosswalks	57	33	7	39
	Existing Street Tree Issues:				
144	Keep Ficus Trees, but Prune them	47	11	12	70
144	Eliminate Ficus Trees and Replace with more suitable tree	73	4	15	51
106	Organize pruning so that trees are not improperly trimmed or damaged	40	10	3	47
Total # Surveys	DESCRIPTION				
	Other Improvements (not prioritized):				
144	Restrict Advertising:	5			
	Get rid of supergraphics signs				
	No billboards				
144	Store Front design/façade Guidelines:	12			
	Create a standard and make storefronts have a unified look through shared awnings, coordinated colors, size of signage				
144	Plant flowers by trees	1			

144	Christmas lights on trees	1			
144	Bus shelters without advertising	2			
144	Limit signs and banners on stores				
144	More Parking:				
	New surface lots	1			
	Parking structure	5			
	Metered parking	1			
	Enforcement	1			
144	Businesses to maintain their storefronts and provide recognition	5			
144	Prune all trees	1			
144	Get homeless off Pico, especially those under the 405 freeway overpass	2			
144	Synchronize stop lights for Pico	1			
144	Pave alleyways	1			
144	Bad street light timing at intersection of Pico / Patricia	1			
144	Video camera at stop lights to record crime (Pico / Overland)	1			
144	Prune trees often	1			
144	Reinforce neighborhood character, create 'Rancho Park Village' but keep the look consistent with the existing Rancho Park Golf Course (Spanish Colonial)	3			
144	Landscaped parkways as buffer between people and traffic	1			
144	Create Business Improvement District with businesses and community buy-in / support	1			
144	Speed bumps entering all north-south residential streets	3			
144	All side streets posted in large lettering - 15mph	1			
144	Each bench designed and made by artist/craftsmen	1			
144	Sidewalk "murals"	1			
144	Improvement could have an art/craft (individual) character	1			
144	Lighting at 20th Street off-ramp east, similar improvement on Pico East to Sawtelle	1			
144	Mail boxes for drive-by drop and 'pullover' parking spaces to drop in the mail	1			
144	Matching score lines when replacing broken sidewalk	1			
144	Pave Pico between Sawtelle and Sepulveda	1			
144	Prosecute businesses who post illegal signs on poles	1			
144	Synchronize east-west lights for 30 mph and post signs notifying drivers	1			
144	Sidewalks and poles should be regularly cleaned	1			
144	Encourage commercial landlords to rent to businesses that we need (discourage anymore nail shops and weed shops)	1			
144	Incorporate the theme of the area at the gas station (Spanish tiled roof, California fountain or some nice landscaping where the planter is now.)	1			

144	Include water features - fountains, ponds, streams, etc.	1			
144	Create an 'entrance' or thoroughfare into Pico through the mall bridge over Westwood	1			
144	Sitting/gathering places that are separate from the bus benches	1			
144	Bicycle path on Expo right-of-way to parallel Pico plus feeder lanes up to Pico; connection to Century City	1			
144	Improve the block with the Social Services building	1			
144	Blue recycle receptacles next to trash cans	1			
144	Install landscape, bump-outs and/or better signage at entrance to Overland from Pico to let drivers know they are entering a residential street	1			
144	Mark enhanced paving with reflectors, bricks, etc.	1			
144	Allow restaurants to provide outdoor seating, more sidewalk outdoor dining	1			
144	Have a farmers' market at Overland and Pico, SE corner parking lot	1			
144	Provide trees that provide shady canopy	1			
144	Provide old-fashion pedestrian lighting at pedestrian height	1			
144	Add hanging flower baskets to light poles	1			
144	Add anti-graffiti street furniture and amenities	1			
144	Coordinate with Beverlywood Homeowners Association to extend beautification to Robertson Blvd.	1			
144	Need more crosswalks for pedestrians especially at Parnell and Pico	1			
144	Ongoing graffiti removal	1			
144	Don't let Pico be a one-way street only	1			
144	Have a long-term maintenance plan for landscape, street furniture and amenities	1			
144	More landscaping everywhere	1			
144	Develop a 'Taste of Pico' to help promote restaurants and merchants	1			
144	Cross light needed at Camden Ave.	1			
144	Encourage each business to clean outdoor environments in front of their individual locations	1			
144	Have shorter pruning cycles for trees	1			
144	No ads on street furniture	1			
144	More bike racks	1			
144	Regular street stop signs between the Santa Monica Fwy. And Ashby/Overland	1			
144	Stop ugly median strips like on Motor Ave.	1			
144	Ensure that enhanced paving pattern is the same size as crosswalks	1			
144	Do not allow restaurants to stay open past midnight	1			
144	Special pedestrian crossing bridges needed if traffic lights on Pico and Olympic are timed too fast	1			

144	Need to have the same trees on both sides of the street to create a green corridor	1			
144	Remove trees that obstruct driveway views, making entering and exiting to streets risky	1			
144	The traffic light on the SE turn from Veteran onto Pico is slow (The light is slow, only a few cars ever can make the turn because of space constraints, and then you're forced into waiting at the Pico light for another light. Poor design)	1			

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CONCRETE PAVING COLORS

OPTION 1 - DAVIS COLORS - PALOMINO AND BAJA RED - CHOSEN

OPTION 2 - DAVIS COLORS - SANGRIA AND WILLOW GREEN

BUS SAFETY PEDESTRIAN LIGHTS

OPTION TRADITIONAL - COACHMAN KING - CHOSEN

OPTION CONTEMPORARY - GARDCO

