

# North Redwood Boulevard Streetscape Charrette



## Purpose

To develop options for discussion for improvements to North Redwood Boulevard to:

1. Improve mobility options for all users,
2. Encourage redevelopment in the corridor, and
3. Improve aesthetics for the community.

# North Redwood Boulevard Streetscape Charrette

## Process

Two community workshops held (May 22 & June 11)



REDWOOD BLVD



# North Redwood Boulevard Streetscape Charrette

## Study Area



# North Redwood Boulevard Streetscape Charrette

## Study Area





## Existing Conditions

- Very auto-dominated
- Large, mature median trees
- Few street trees
- Narrow sidewalks
- No separate bicycle lane
- Well-used diagonal parking on east side of Redwood



## Opportunities

- Width of the street!
- Cork oaks
- Ability to connect Grant Avenue with ROIC development to promote walking the two blocks which separate

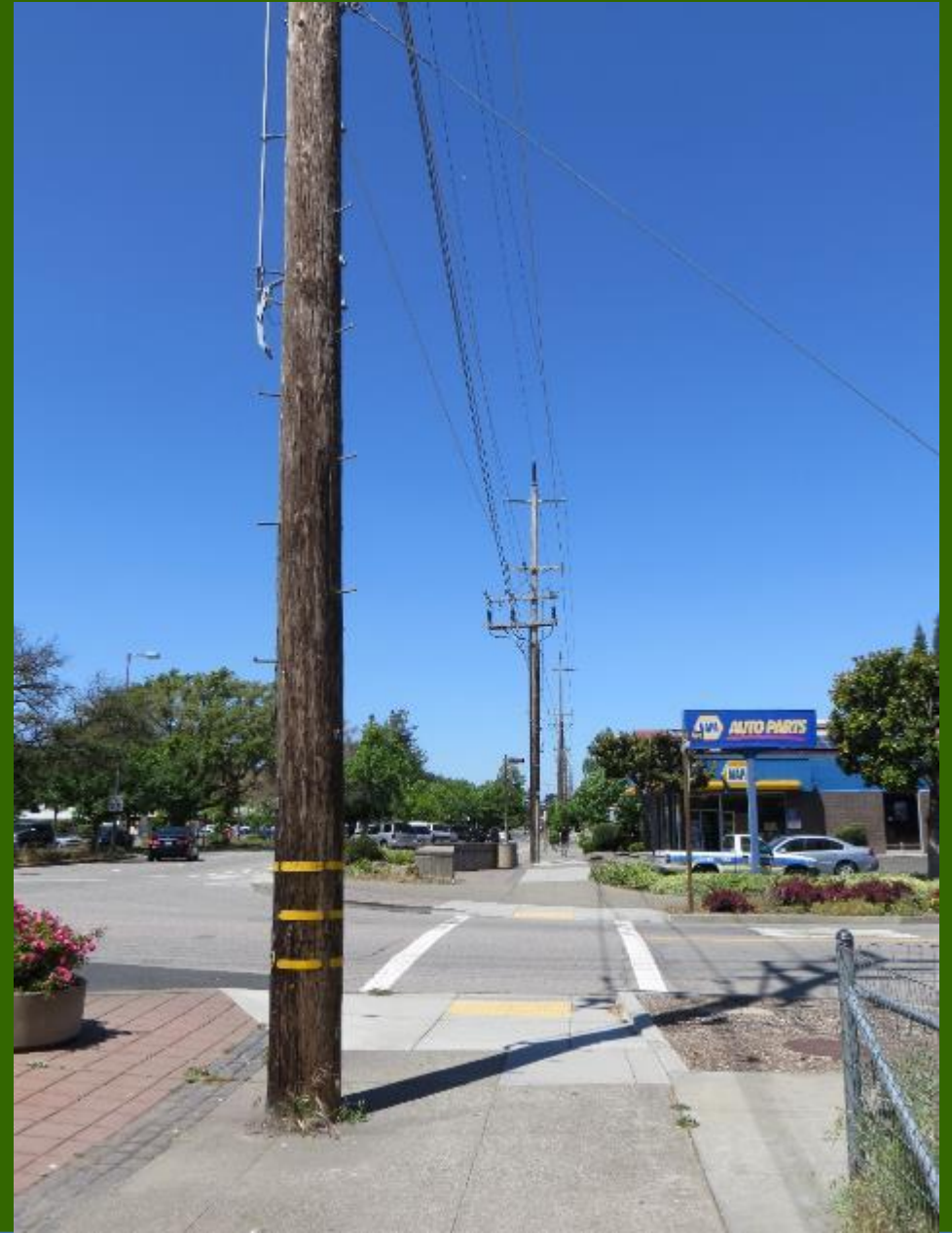




# North Redwood Boulevard Streetscape Charrette

## Utilities

- Electrical Undergrounding: \$12 million
- Gas Main Relocation: \$3.3 million





## Project Objectives

### Multi-Modal Transportation

- Create a “Complete Street” that serves all transportation modes
- Improve bicycle and pedestrian facilities to accommodate all ages
- Accommodate traffic needs along Redwood Boulevard, including emergency response and evacuation requirements
- Provide adequate on-street parking to supplement adjacent businesses’ on-site parking

## Project Objectives

### Landscape

- Provide sustainable landscaping to improve aesthetics and walkability, add more trees to create canopies and preserve existing heritage trees, including the Cork Oaks
- Install “Green Street” measures, e.g., handling pollutants through advanced stormwater treatment techniques
- Consider creation of a public plaza within the right-of-way for community events and recreational space



## Project Objectives

### Economic Development

- Improve the appearance and functions of the Boulevard to spur redevelopment along the corridor
- Integrate redevelopment north of Olive Avenue to the Downtown by creating a better walking environment with activity nodes along the way

# Circulation Opportunities





# North Redwood Boulevard Streetscape Charrette

## Existing Conditions

- Very auto-dominated
- Large, mature median trees
- Few street trees
- Narrow sidewalks
- Long pedestrian crossings
- No separate bicycle lane
- Well-used diagonal parking on east side of Redwood

## Circulation Opportunities

- Serve demand at safe speeds
- Retain median trees
- Add pleasant street trees
- Provide wide sidewalks
- Shorter/visible crossings
- Provide separated bike facility
- Retain and enhance diagonal parking



# North Redwood Boulevard Streetscape Charrette

REDWOOD BLVD



*Bike Lanes Buffered from Traffic*



*Transit Signal Priority*



*Textured Crosswalks*



*Midblock Crossings*



*Pedestrian Countdown Signal*



*Sidewalk Bulb-Outs*



*Modern Roundabout*



*Traffic Circle*



*Bioswale Sidewalk Buffer*



# North Redwood Boulevard Streetscape Charrette

REDWOOD BLVD



Public Art



Public Art



Landscaped Medians



Sidewalk Amenities



Parklets



Active Use Medians



Street Festivals



Outdoor Seating



Bike Parking

## The Grand Boulevard Concept





# Redwood Boulevard Today



Redwood Boulevard

Grant Avenue

Scown Lane

Sweetser Avenue



# Preserve Heritage Trees



Redwood

Boulevard

Grant  
Avenue

Scown  
Lane

Sweetser  
Avenue





Cork Oak





Coast Redwood



# Create Linear Median



Redwood Boulevard

Grant Avenue

Scown Lane

Sweetser Avenue



# Narrow Lanes, Create Parkways



Redwood Boulevard

Grant Avenue

Scown Lane

Sweetser Avenue



# Retail Parking at Sides



Redwood Boulevard

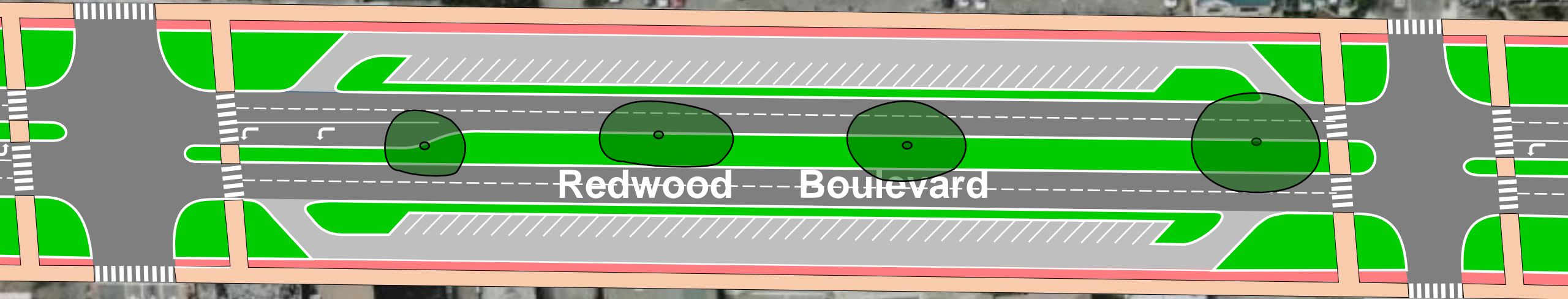
Grant Avenue

Scown Lane

Sweetser Avenue



# Add Sidewalks, Bike Lanes



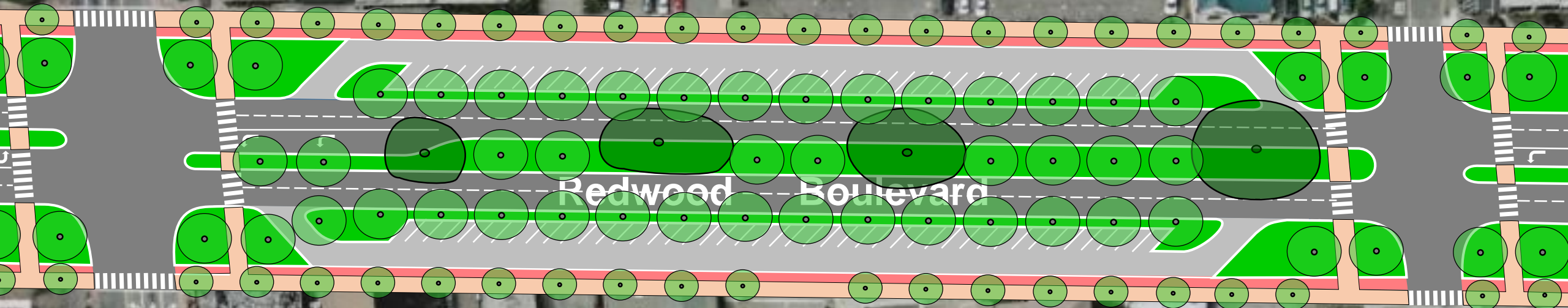
Grant  
Avenue

Scown  
Lane

Sweetser  
Avenue



# A Grand Redwood Boulevard



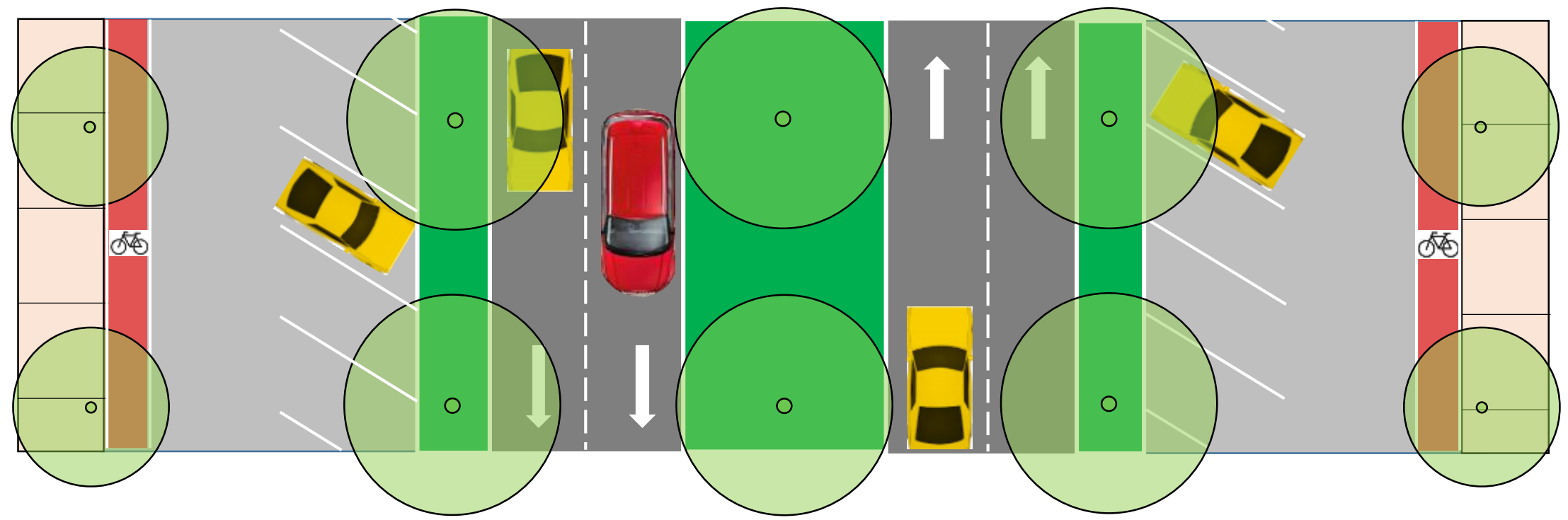
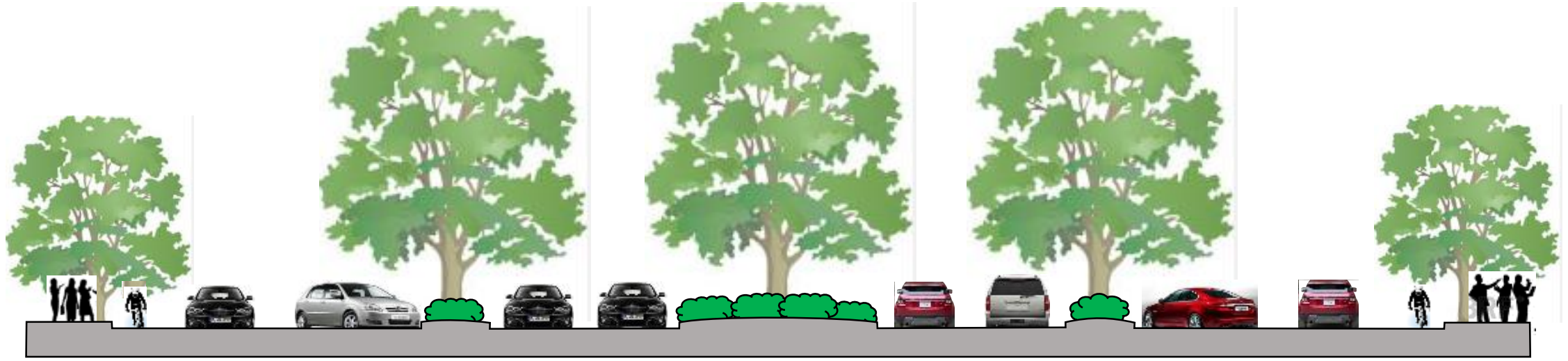
Grant Avenue

Scown Lane

Sweetser Avenue



# Grand Boulevard Detail



## The Town Square Concept



# Redwood Boulevard Today



Redwood Boulevard

Grant Avenue

Scown Lane

Sweetser Avenue



# Preserve Heritage Trees



Redwood

Boulevard

Grant  
Avenue

Scown  
Lane

Sweetser  
Avenue



# Move Lanes to West Side of ROW



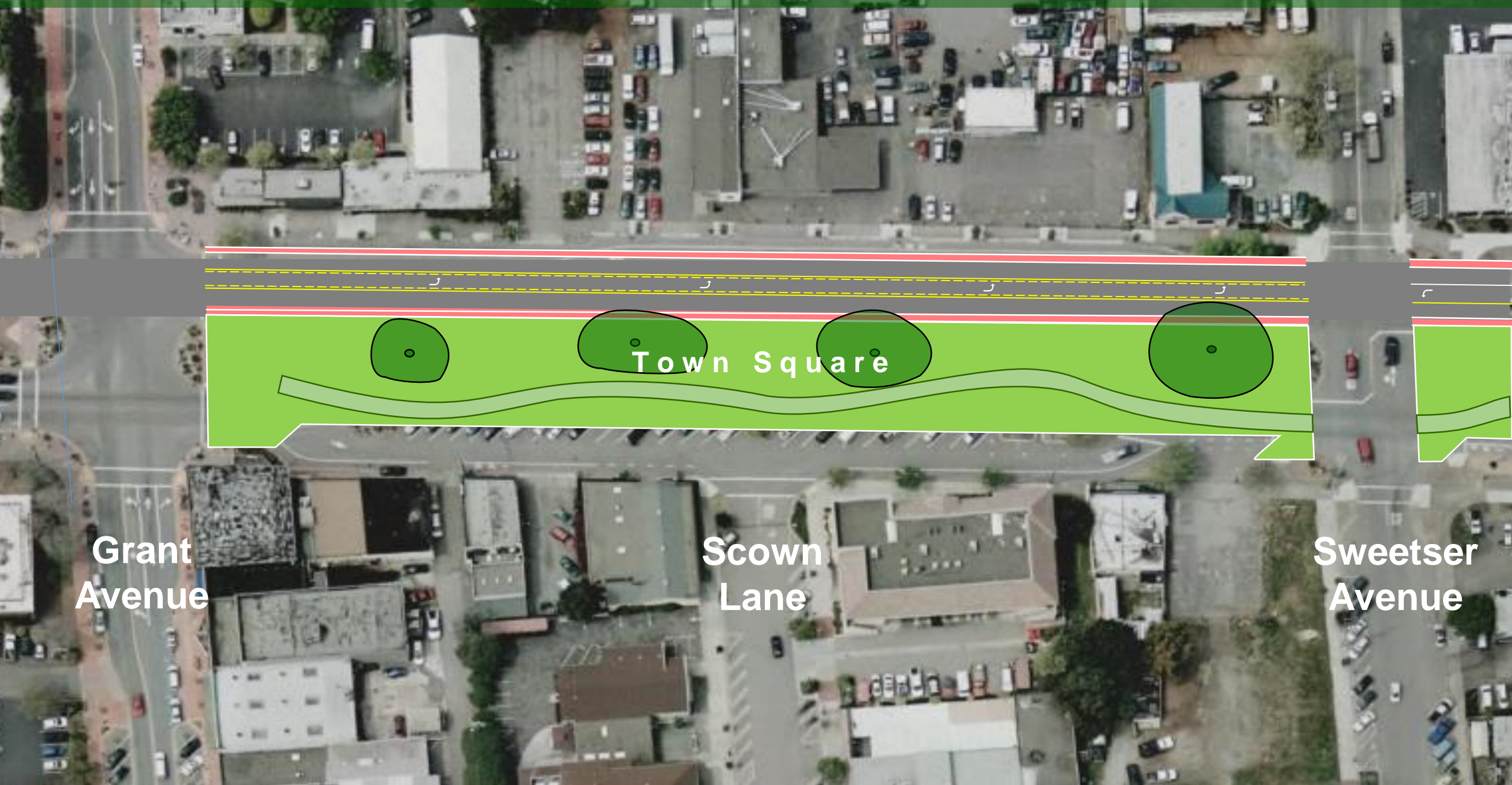
Grant  
Avenue

Scown  
Lane

Sweetser  
Avenue



# Create Town Square on East Side of ROW



Town Square

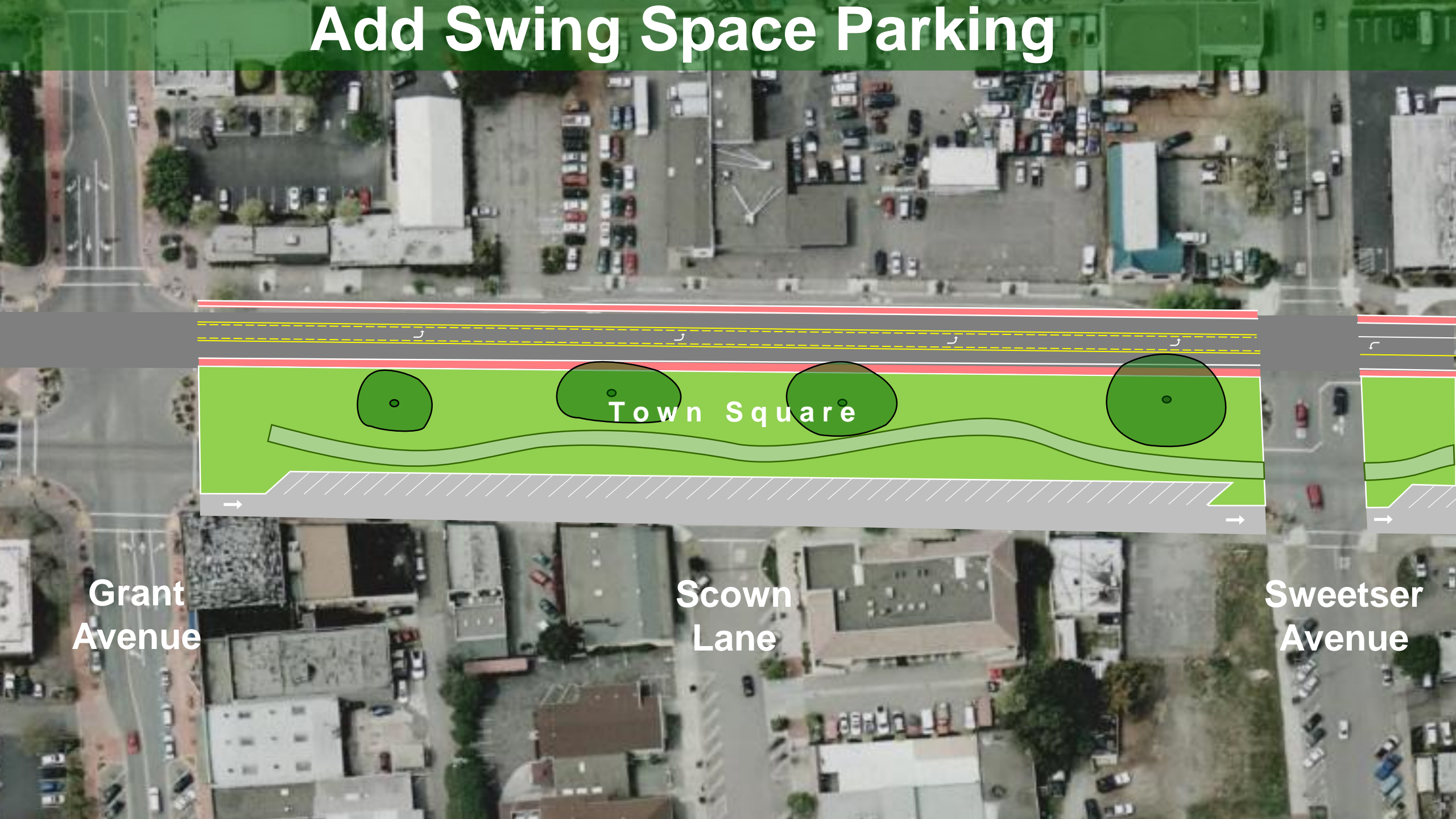
Grant Avenue

Scown Lane

Sweetser Avenue



# Add Swing Space Parking



Town Square

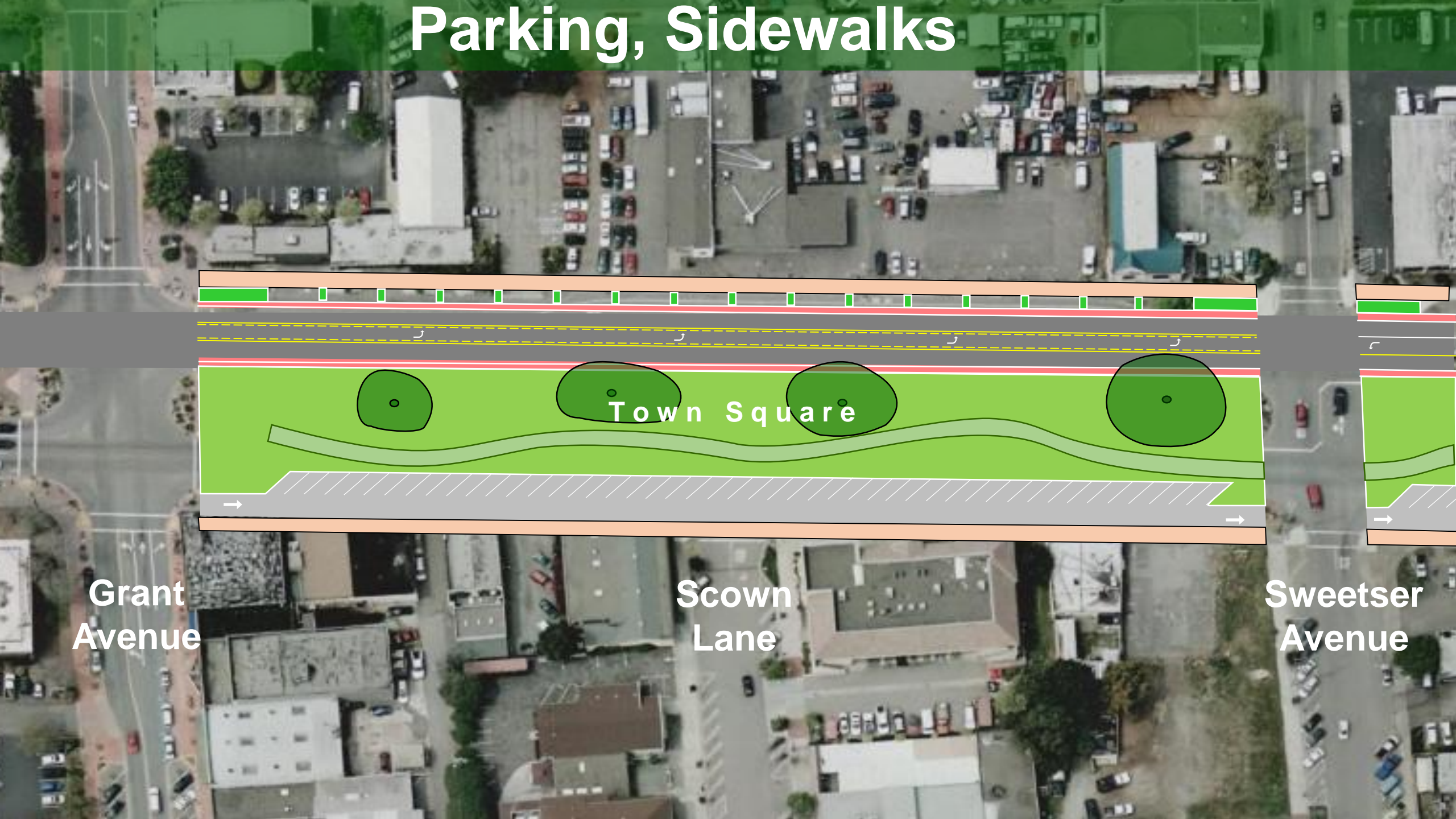
Grant Avenue

Scown Lane

Sweetser Avenue



# Parking, Sidewalks



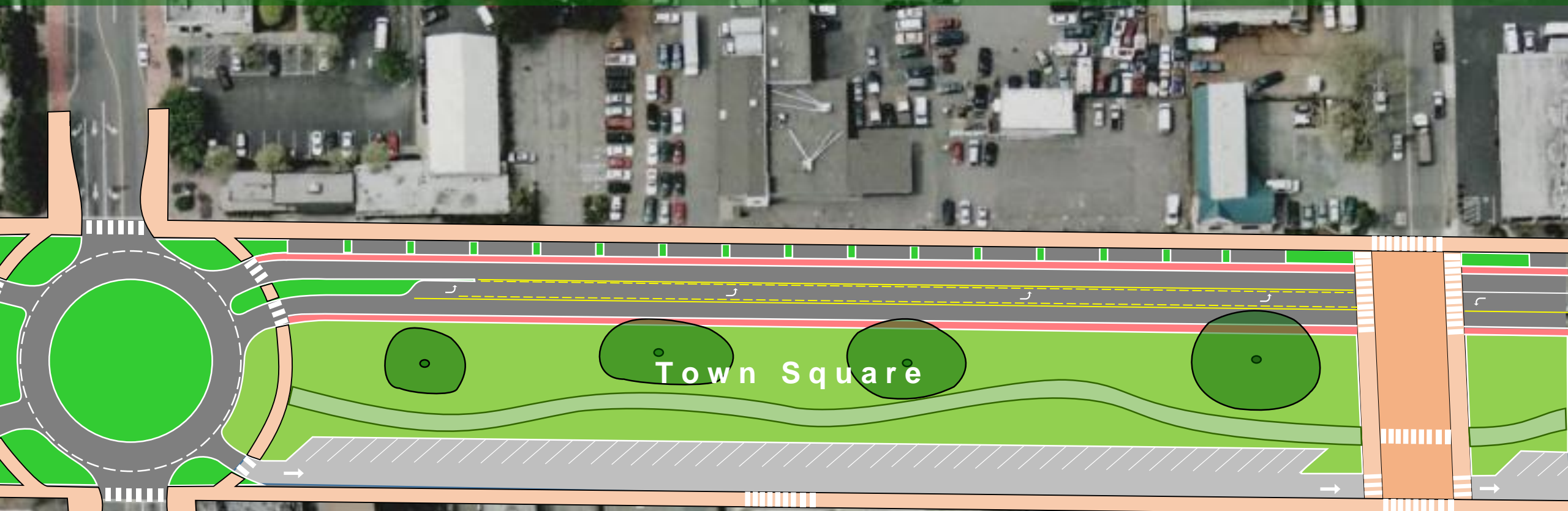
Grant Avenue

Scown Lane

Sweetser Avenue



# Special Intersections



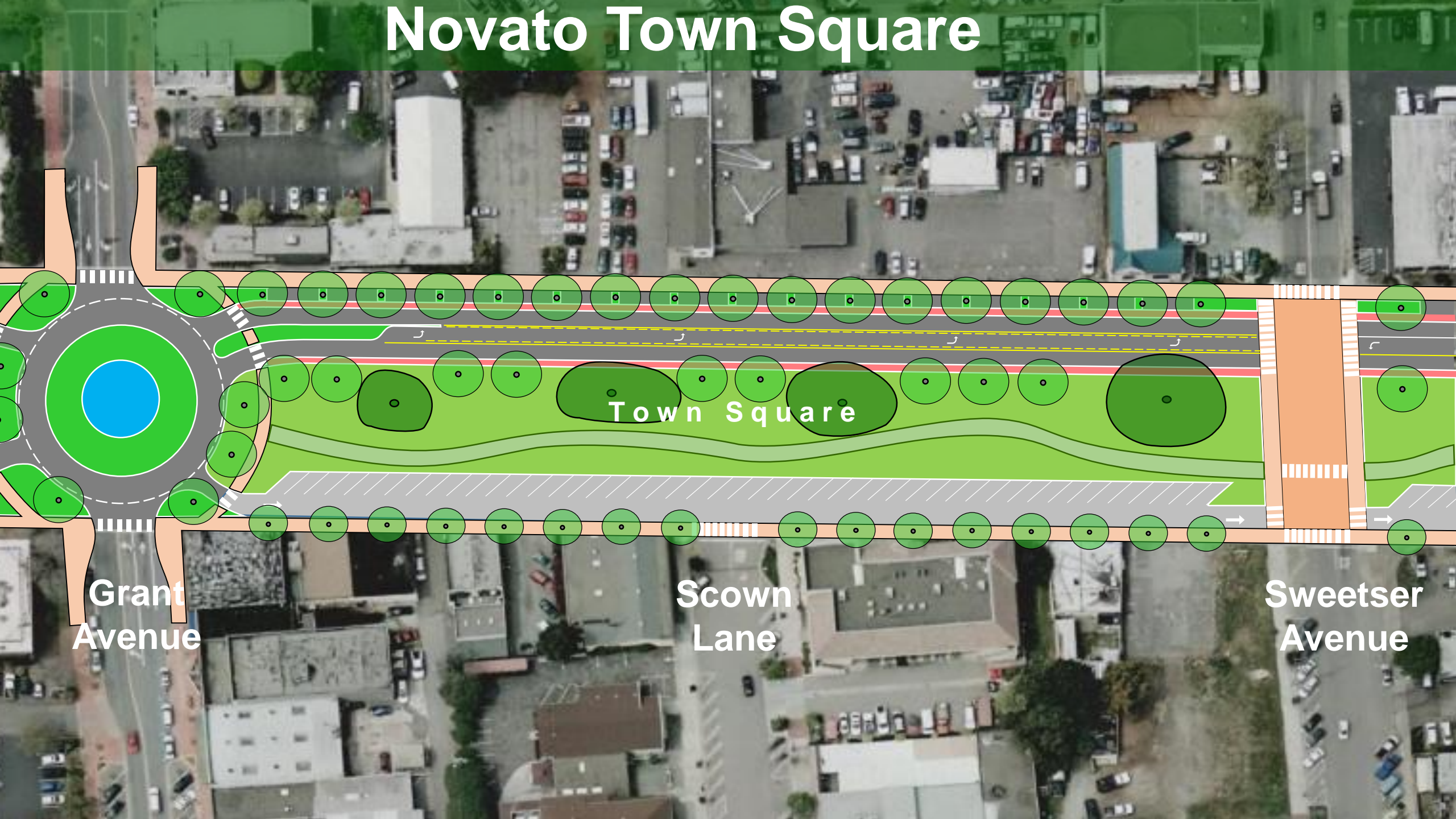
Grant  
Avenue

Scown  
Lane

Sweetser  
Avenue



# Novato Town Square



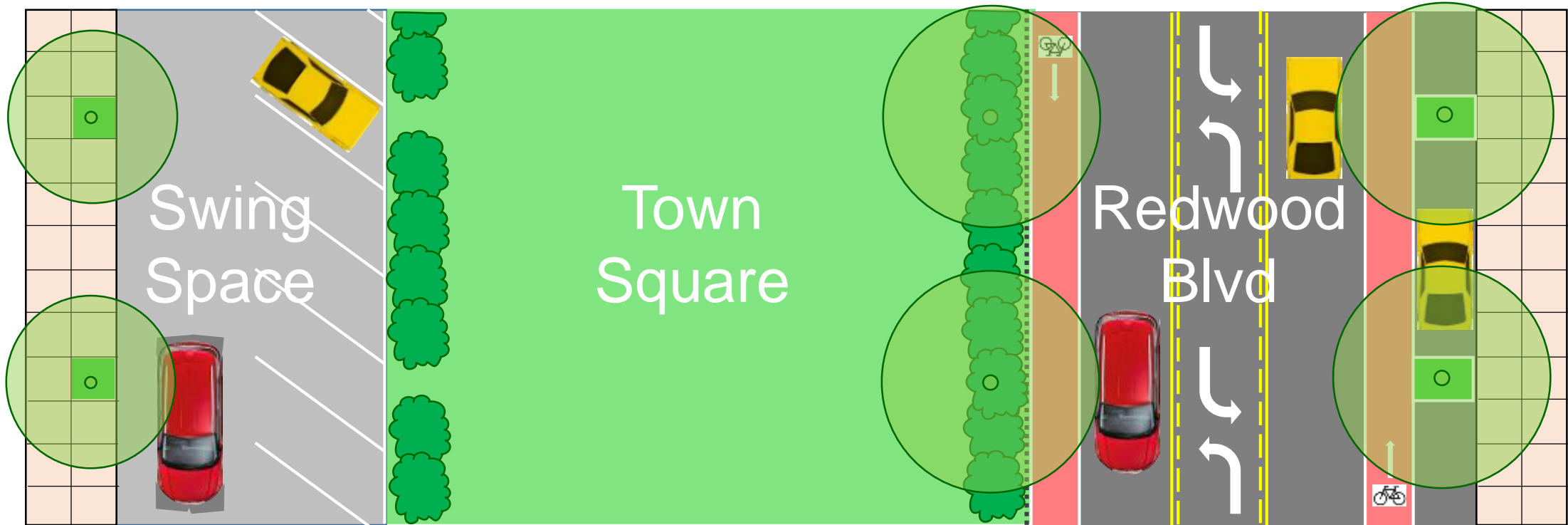
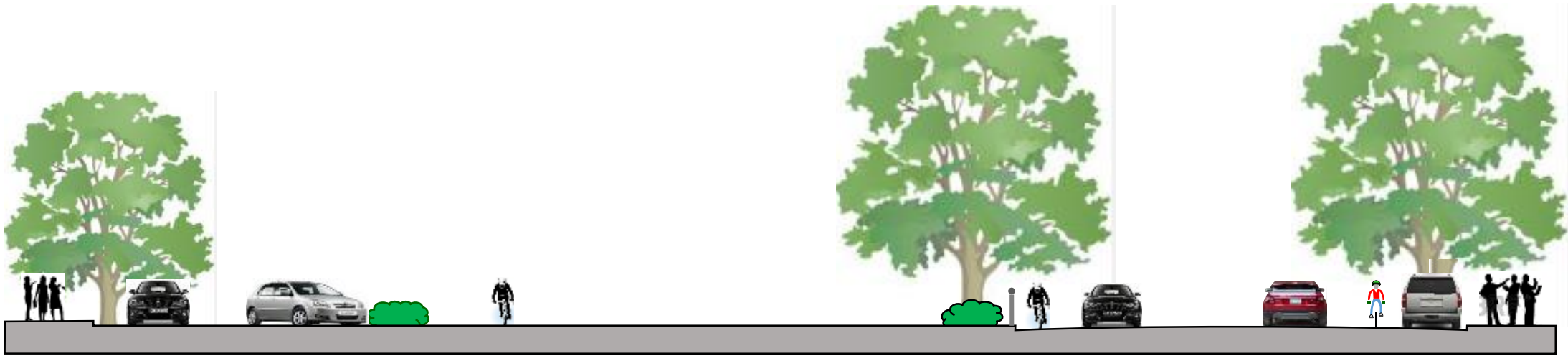
Town Square

Grant Avenue

Scown Lane

Sweetser Avenue

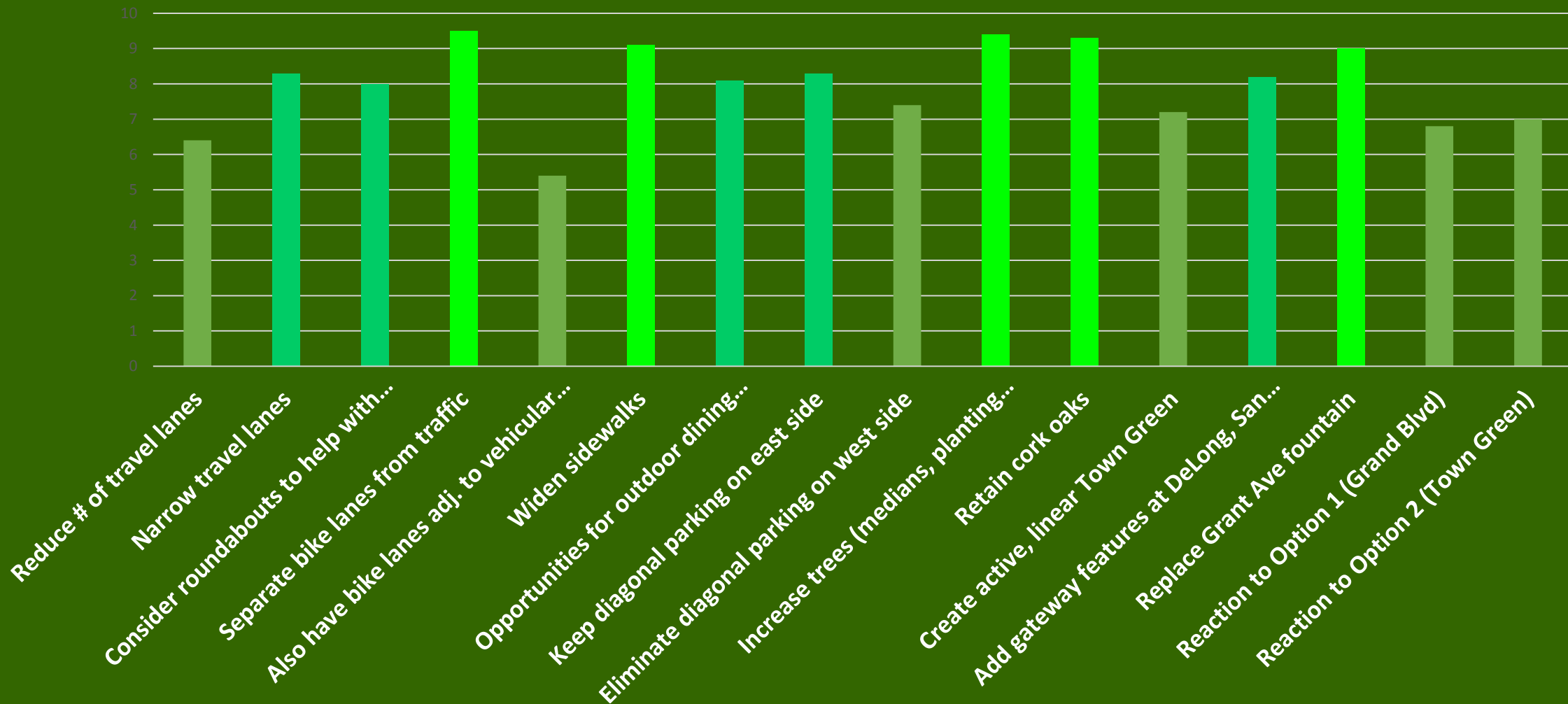
# Town Square Detail





# North Redwood Boulevard Streetscape Charrette

## Public Feedback



## Funding

- There is currently no funding devoted to a major capital project on Redwood Blvd.
- Mostly local funding would be necessary





## Next Steps

If the Council is interested in exploring a major upgrade to Redwood Blvd., they should:

- Direct staff to develop a more refined design, prepare cost estimates and explore funding sources, with consultant assistance, and
- Identify preferred components of the options presented