



MEMORANDUM

TO: Architectural Review Committee

FROM: Andrew Perez, Planning Manager

BY: Shayna Gropen, Assistant Planner

SUBJECT: Consideration of Staff Project 23-005; East Branch Street Tile and Concrete Replacement; Location – East Branch Street Between Traffic Way And Crown Hill Street; Applicant – City Of Arroyo Grande

DATE: March 20, 2023

SUMMARY OF ACTION:

Direction from the Architectural Review Committee will result in a recommendation for City Council to approve design choices for the tile and concrete replacement project.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The design and implementation of the streetscape project will be funded through an approved Capital Improvement Project budget as decided by the City Council with recommendation from the Architectural Review Committee. Impacts to personnel resources have been minimal due to the use of a consultant for preliminary design services as well as alternatives.

RECOMMENDATION:

Review the alternatives presented and make a recommendation to the City Council.

BACKGROUND:

Sidewalks, tree wells, and crosswalks in the Village are currently lined with terracotta tiles. These tiles have cracked and fractured in many locations throughout the Village requiring extensive maintenance and frequent repairs (Attachment 1.) Additionally, these bands present slipping hazards when wet and are difficult to replace in-like due to color differentiations, resulting in an overall inconsistent streetscape. As recently as 2017, the City completed several iterations of streetscape improvement projects within the Village Core, on Branch Street, Short Street, and parts of Bridge and Mason. This is a component of the City's Annual Concrete Repairs project where the City repairs sidewalk segments that are damaged or displaced in priority areas such as routes to schools and heavy pedestrian areas, and also includes infill of sidewalk gaps. In 2022, Eikhoff Design Group was hired by the City as a consultant to design alternatives for replacing the terracotta

Architectural Review Committee

Consideration of Staff Project 23-005; East Branch Street Tile and Concrete Replacement; Location – East Branch Street Between Traffic Way And Crown Hill Street; Applicant – City Of Arroyo Grande

March 20, 2023

Page 2

tiles. The two alternatives presented for consideration are stamped concrete and brick pavers.

ANALYSIS OF ISSUES:

Project Description

The project involves the replacement of the tiled areas of the streetscape throughout the Village along Branch Street between Traffic Way and Crown Hill Street. The section of Bridge Street from West Branch Street to Nelson Street as well as a small section of Mason Street have also been identified for this project (Attachment 2.) The primary distinctions between the two alternatives are overall aesthetic qualities and budgetary considerations. Both stamped concrete and brick pavers offer a remedy to the frequent maintenance issues associated with the current terracotta tiles and should provide a net cost savings to the City, as well as reducing liability concerns and potential trip hazards. The tile bands will be expanded by 50% in square footage (from 12 to 18 inches in width) regardless of material or pattern choice. There are 51 tree wells, 1,242 square feet of tile bands (approximately 110 bands), and 2,126 square feet of crosswalks identified in the project area.

Design Guidelines

The Village Design Guidelines (“the Guidelines”) state that street furniture shall be compatible and consistent with City approved street furniture. Due to the location in the Village, material changes to these areas require a recommendation from the Architectural Review Committee. Additionally, the Guidelines require exposed aggregate sidewalks with brick, stone or tile bands along Branch Street from Traffic Way to Tally Ho Creek and on Bridge Street between Branch Street and Nelson Street, in the Downtown district. Other streets within the Village Core Downtown and Mixed Use districts may have exposed aggregate sidewalks or conventional concrete, as approved by the City. The Guidelines state that an objective of the Village Core Downtown area is to enhance and maintain a compact, active street frontage with commercial uses that attract pedestrians. Visual continuity should be maintained through site design and compatibility of scale and materials. Regarding the streetscape, the Guidelines state that landscaping shall retain existing trees and plants as much as possible. Street trees and sidewalk planters shall be incorporated where feasible and pedestrian circulation will not be obstructed (Attachment 3.). The project does not propose to remove any existing street trees or vegetation, and therefore, is consistent with this standard.

Material

As previously stated, stamped concrete and brick paver are options for replacing existing tile bands and tree well bands. Both stamped concrete and brick pavers require routine cleaning and maintenance to protect them from wear and tear, however, pavers may require additional maintenance to keep the joints between paving units filled with sand. Pavers allow for seamless replacement with minimal noticeable patchwork if future

Architectural Review Committee

Consideration of Staff Project 23-005; East Branch Street Tile and Concrete Replacement; Location – East Branch Street Between Traffic Way And Crown Hill Street; Applicant – City Of Arroyo Grande

March 20, 2023

Page 3

maintenance is required. In comparison, repairing and replacing stamped concrete is considered more difficult and costly due to the process involving the replacement of a contiguous slab rather than replacing individually damaged pavers. However, the need for repair or replacement of either material is rare if pavement has been installed properly over a well-compacted subgrade.

The unit cost for stamped concrete is approximately \$50.00 per square foot versus the cost for brick pavers, which is \$90.00 per square foot. Due to the higher cost per unit, if the brick paver alternative is selected, the project will not include the proposed crosswalk improvements.

Color

Stamped concrete color options include Terra Cotta, Baja Red, Brick Red, and Tile Red (*Stamped Concrete Colors 1*.) One of these four colors can be selected for the stamped concrete crosswalk, tree well bands, and tile band alternatives. Pavers are available in Red, Cambria Gold, and Red Charcoal (*Paver Colors 1*.) Red is the most traditional choice for brick walkways, and evokes a sense of historical charm and harkens back to a classic city streetscape. Darker brick tends to create a more uniform tone whereas beige or brown shades add a variation of the classic look. Smooth surfaces are best for high-traffic areas and multicolored pavers are less likely to show signs of wear and tear. The colors should complement the tones and historic characteristic that defines the Village Core, without detracting or competing visually.



Stamped Concrete Colors 1



Architectural Review Committee

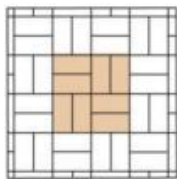
Consideration of Staff Project 23-005; East Branch Street Tile and Concrete Replacement; Location – East Branch Street Between Traffic Way And Crown Hill Street; Applicant – City Of Arroyo Grande

March 20, 2023

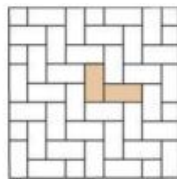
Page 4

Pattern

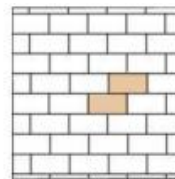
Stamped concrete pattern varieties include basketweave, herringbone, running bond, and tile (*Pattern Options 1*.) Basketweave consists of a pattern of four sets of parallel bricks to be laid in a pattern meant to resemble the traditional craft namesake. Herringbone patterns consist of two rectangular bricks, offset from one another at a 45- or 90-degree angle. The herringbone pattern is often considered the strongest and most versatile patterns for tiles. The running bond pattern is created by offsetting rectangular tiles by half their width. This pattern offers a traditional yet simplistic feel. The tile pattern is the simplest option consisting of a line of side-by-side square tiles, most like the current arrangement of tile bands.



Basketweave



Herringbone



Running Bond



Tile Pattern

Pattern Options 1

Stakeholder Feedback

Members from stakeholder groups such as the South County Historical Society and Arroyo Grande Village Association have been made aware of potential changes in the Village streetscape. City Staff met with members of the South County Historical Society on February 16, 2023, who indicated a preference for stamped concrete with the basketweave pattern in the Brick Red color. The Arroyo Grande Village Association also prefers the stamped concrete and basket weave brick pattern with a variegated color like the Cambria Gold (*Paver Colors 1*) and brick with some black variations.

The Architectural Review Committee will review the presented options and state support for either Alternative 1: Stamped Concrete in any combination of colors and patterns for tree well bands, crosswalks, and tile bands or Alternative 2: Brick Pavers in any combination of colors and patterns for tree well bands and tile bands.

ALTERNATIVES:

1. Review the proposed alternatives and make a recommendation for Alternative 1 to the City Council
2. Review the proposed alternatives and make a recommendation for Alternative 2 to the City Council
3. Provide other direction to staff.

Architectural Review Committee

Consideration of Staff Project 23-005; East Branch Street Tile and Concrete Replacement; Location – East Branch Street Between Traffic Way And Crown Hill Street; Applicant – City Of Arroyo Grande

March 20, 2023

Page 5

ADVANTAGES:

Selection of either alternative will result in overall aesthetic improvements, reduced maintenance costs, and less slipping and tripping hazards in the project area. Alternative 1 would reduce regular maintenance and repair costs of tree well bands, tile bands, and crosswalks as well as establish greater visual continuity in the Village. Alternative 2 will create similar results but would not allow for resurfacing of crosswalks due to budgetary constraints.

DISADVANTAGES:

Due to costs, Option 2 does will not allow enough funding for the replacement of worn crosswalks, leading to a less consistent and seamless look in the Village streetscape. Alternatives 1 and 2 will both result in upfront costs to the City as well as associated maintenance costs, however, either option will ultimately result in an overall cost savings.

ENVIRONMENTAL REVIEW:

In accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Procedures for the Implementation of CEQA, the project has been determined to be categorically exempt per Section 15031(c) of the CEQA Guidelines regarding projects within existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails and similar features.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City’s website in accordance with Government Code Section 54954.2.

Attachments:

1. Existing Conditions
2. Project Location
3. Design Guidelines