

NEWPORT BANNING RANCH PROJECT

**COSTA MESA CITY COUNCIL,
PLANNING COMMISSION, PARKS &
RECREATION COMMISSION
STUDY SESSION**

**DEPARTMENT OF PUBLIC SERVICES
CITY OF COSTA MESA**

OCTOBER 20, 2011

PROJECT OVERVIEW

- 952 CONDOMINIUMS / TOWNHOUSES
- 423 SINGLE FAMILY RESIDENCES
- 75,000 S.F. NEIGHBORHOOD COMMERCIAL
- 75 ROOM RESORT HOTEL
- 40+ ACRES OF PARK SPACE

PROJECT MAP



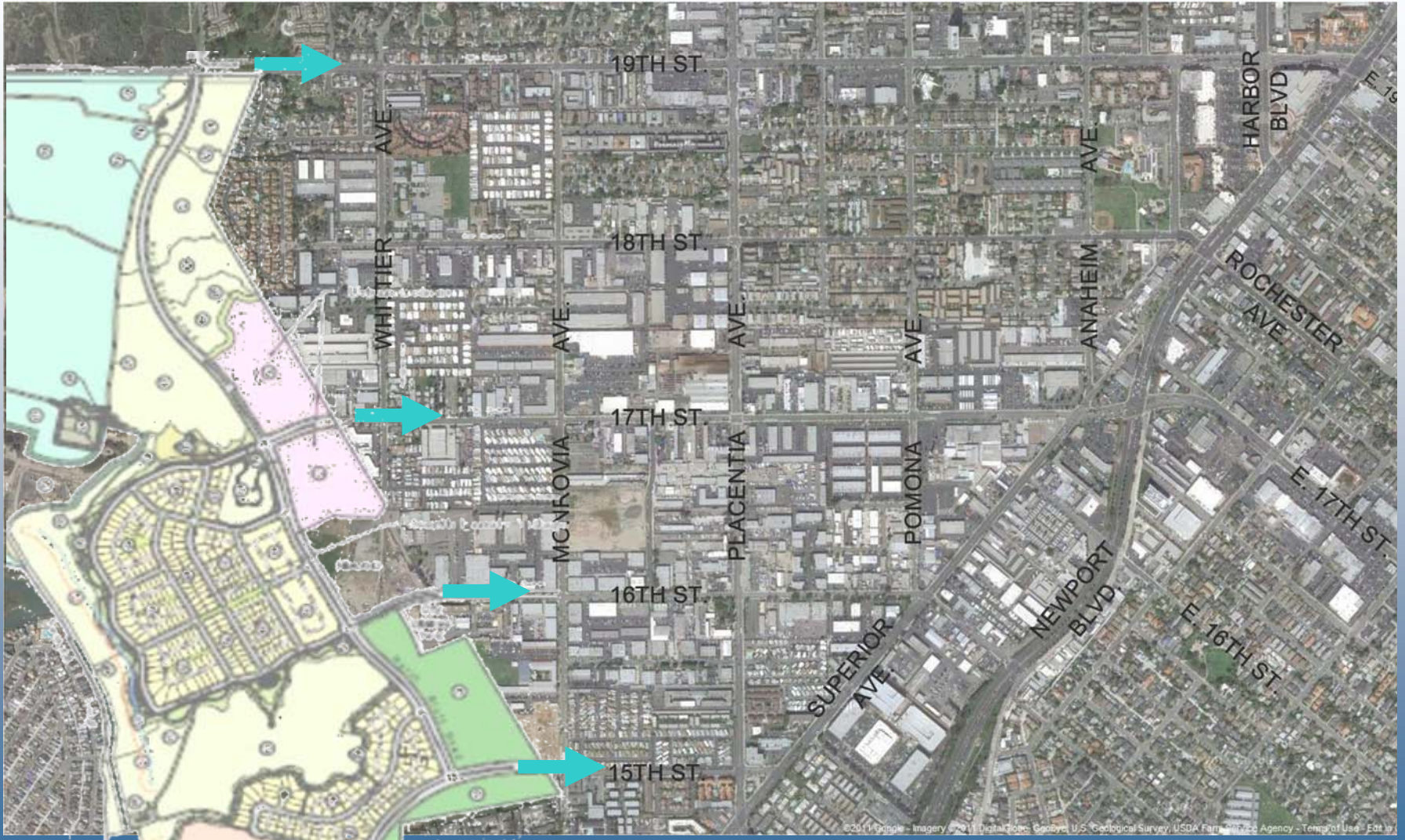
TRIP GENERATION

- Developed In Consultation with the City of Costa Mesa
- Daily Trip Generation – 14,989
- Morning Peak Hour Trips – 906
- Evening Peak Hour Trips – 1,430

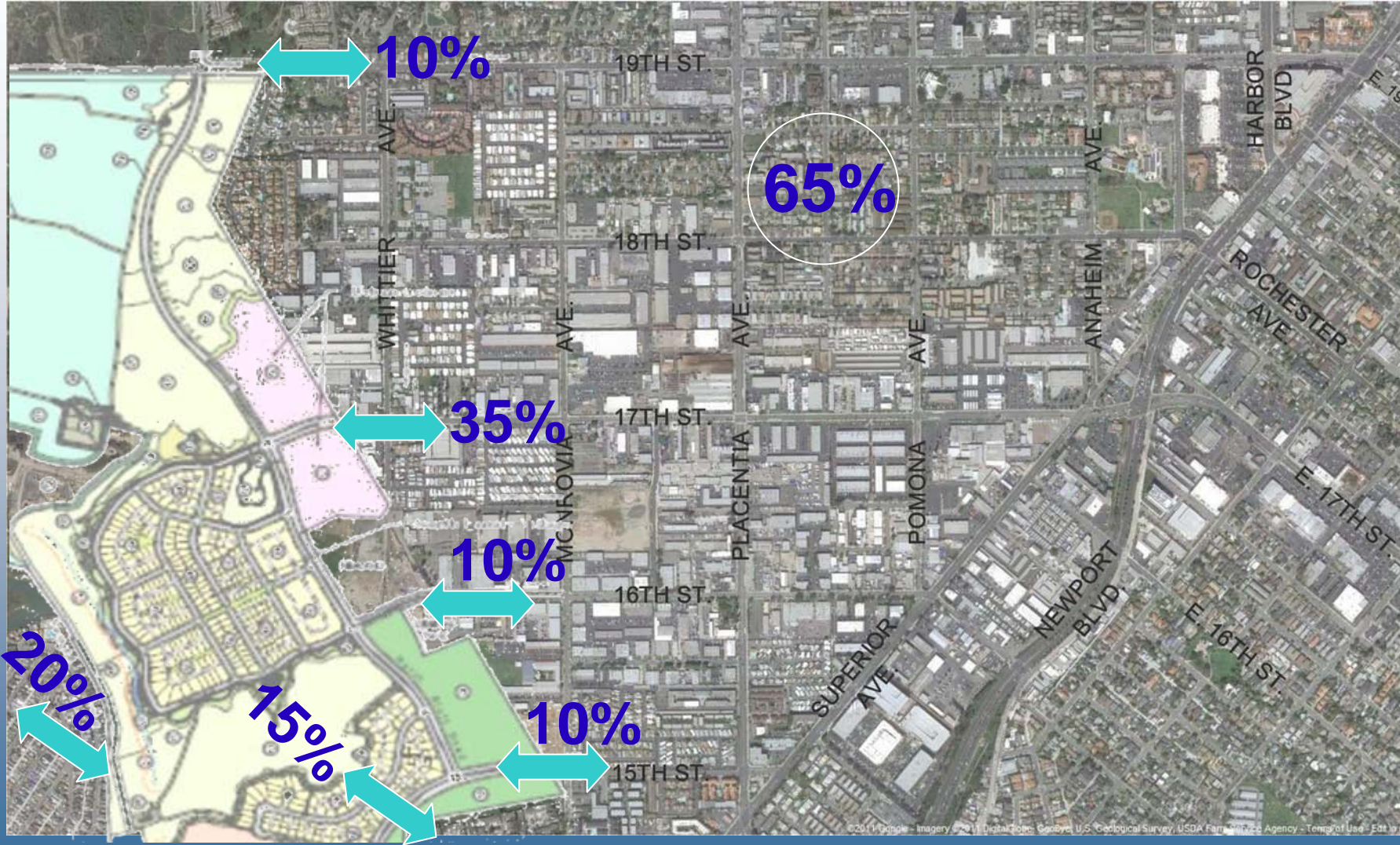
TRIP DISTRIBUTION

- 65% OF TRIPS USE COSTA MESA STREETS FOR ACCESS
- PRIMARY PROJECT ACCESS TO COSTA MESA VIA
 - 19TH STREET
 - 17TH STREET
 - 16TH STREET
- PRIMARY PROJECT ACCESS TO NEWPORT BEACH VIA 15TH STREET AND WEST COAST HIGHWAY

PROJECT ACCESS



TRIP DISTRIBUTION MAP



TRAFFIC ANALYSIS

- 31 Intersections Analyzed in Costa Mesa
- Existing and 2016 Conditions Analysis
- General Plan Analysis With 19th Street Bridge over Santa Ana River
- General Plan Analysis Without 19th Street Bridge Over Santa Ana River
- Bluff Road Alternative – No Connection to 19th Street

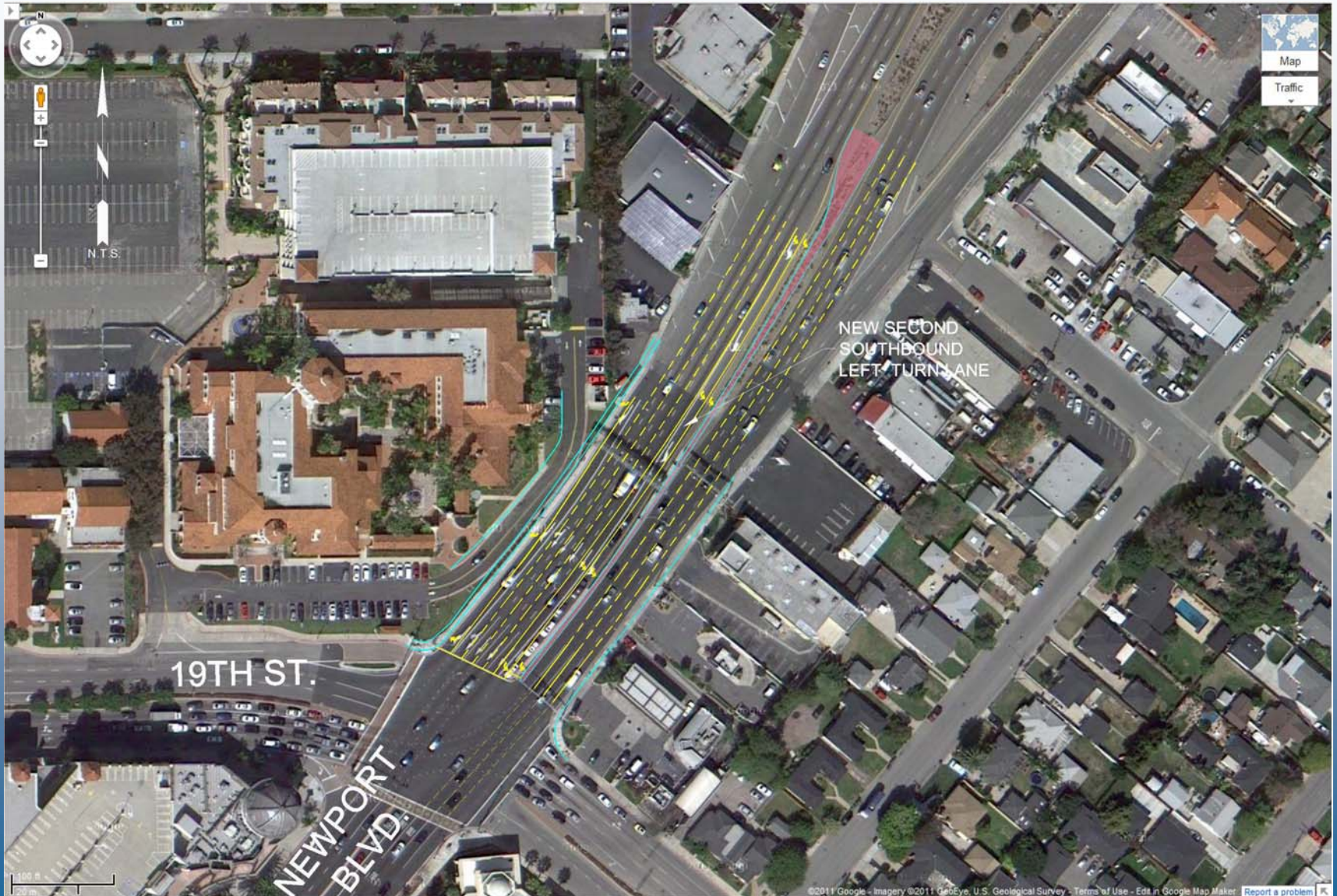
PROJECT IMPACTS/MITIGATION

- Project Impacts Identified at 7 Intersections in Costa Mesa
 - Monrovia Avenue – 19th Street (AM, LOS E)
 - Pomona Avenue – 17th Street (PM, LOS F)
 - Newport Boulevard – 19th Street (PM, LOS E)
 - Newport Boulevard – Harbor Boulevard (PM, LOS F)
 - Newport Boulevard – 18th St./Rochester (PM, LOS F)
 - Newport Boulevard – 17th Street (PM, LOS E)
 - Superior Avenue – 17th Street (PM, LOS E)

PROPOSED MITIGATIONS

- Add Traffic Signals at:
 - Monrovia Avenue – 19th Street
 - Pomona Avenue – 17th Street
- Add Southbound Left-Turn Lane at Newport Boulevard – 19th Street

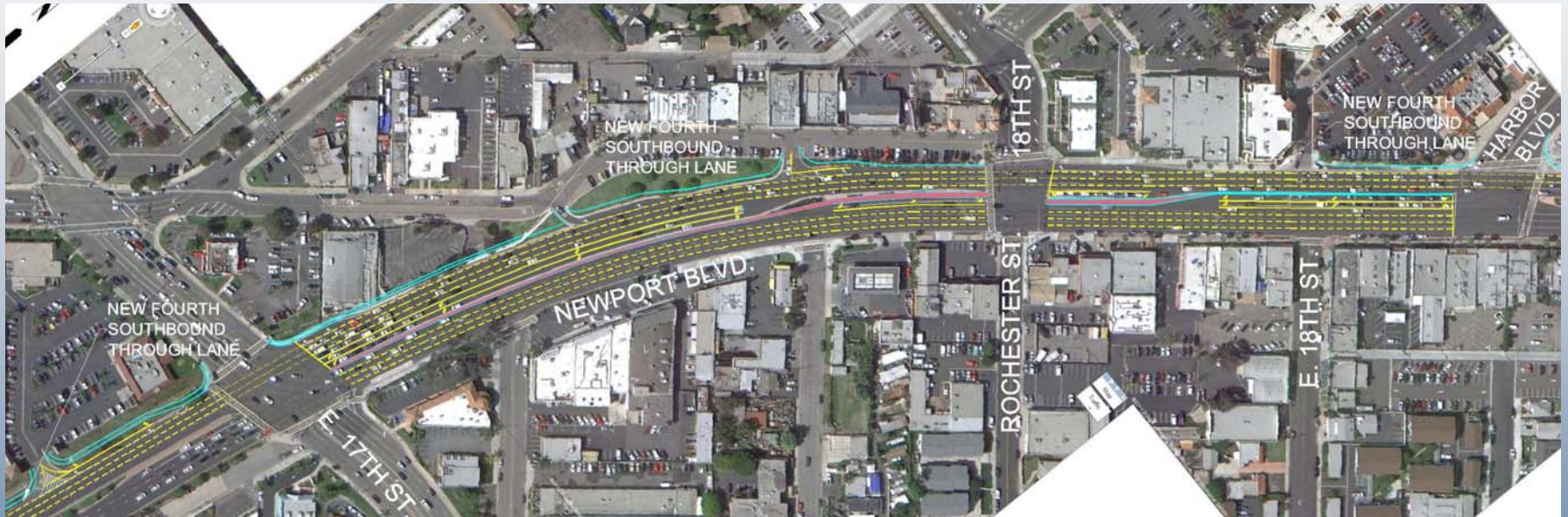
NEWPORT/19TH MITIGATION



PROPOSED MITIGATIONS (Contd.)

- Add Southbound Through Lane at:
 - Newport Boulevard – Harbor Boulevard
 - Newport Boulevard – 18th Street
 - Newport Boulevard – 17th Street

NEWPORT MITIGATIONS (HARBOR TO 17TH STREET)



PROPOSED MITIGATIONS (Contd.)

- Add Westbound Right-Turn Lane at Superior Avenue – 17th Street

SUPERIOR/17TH MITIGATION



PROPOSED MITIGATIONS (Contd.)

- Mitigations Included in Traffic Impact Fee Program:
 - Newport Boulevard – Harbor Boulevard
 - Newport Boulevard – 18th Street
- Mitigations Potentially Requiring Right-of-Way:
 - Newport Boulevard/19th Street
 - Newport Boulevard/17th Street
 - Superior Avenue/17th Street
- Potential Widening of 17th Street and 19th Street to General Plan Standards

PROJECT ALTERNATIVES

- 19th Street Extension Alternatives – Impacts and Mitigations are Same for With and Without 19th Street Bridge
- Banning Ranch Project Does Not Require Construction of 19th Street Bridge
- Bluff Road – Banning Ranch Project Proposes Bluff Road to 19th Street
- Bluff Road from 19th Street to Victoria Street is Not Part of the Project
- Bluff Road Alternative - Terminating Bluff Road at 17th Street Results in One Less Impact at Monrovia Avenue – 19th Street

QUESTIONS? / COMMENTS