Gateway Concept Studies for Other Locations

Following are preliminary design concepts for other gateways which illustrate the application of design concepts in a variety of settings.
Fremont Blvd. N, east of I-880
Banding Concept
- Banding concept
- Use existing planters
- 6' wide x 3' high sign

Decoto Road @ Paseo Padre Parkway
Banding Concept
- Banding concept
- 4' wide x 8' high sign
- Planting in R.O.W. near intersection or special paving in bridge median
Mission Blvd. at Northern City Limits
Banding Concept

Niles Canyon Route 84 at Mission Blvd
Mission Blvd North @ I-680
- Banding concept with orchard trees
- 3'W x 6'H sign

Warm Springs Blvd @ Southern City Limits
- Banding concept with orchard fragment
- 6' wide x 3' high sign
Kato Road Facing I-880
Orchard Concept

Mission Blvd E of I-880
Banding Concept
Mission Blvd E of I-880
Orchard Concept

- Orchard concept - trees at 15’ o.c.
- 6’ wide x 12’ high sign

Fremont Blvd E of I-880

- Orchard concept
- 4’W x 8’H sign
Stevenson Blvd East of I-880
Banding Concept

- Banding concept - decreasing band length
- 6'W x 3' H sign

Mowry Blvd E of I-880

- Median priority
- 6'W x 3' H sign

[Diagram of Stevenson Blvd East of I-880]

[Diagram of Mowry Blvd E of I-880]
Paseo Padre Parkway North of Route 84
Banding Concept

- Banding concept - use existing planters
- 6'W x 5'H sign

Decoto Road Route 84 E of I-880

- Banding and orchard concept
- 6' wide x 5' high sign
Cost estimates were prepared for the two prototype gateways described above. These two represent the extremes of conditions: Example #1 (Decoto) has a wide median and significant planted areas, Example #2 (Mowry) has minimal areas available for treatment.

Costs can be expected to vary depending on the following conditions:
- Size of area available in the right-of-way for gateway treatment
- Existing quality of landscape usable as gateway elements
- Condition of existing road, median, curb and utilities
- Existence of infrastructure such as drainage, irrigation and power

As noted, the gateway at Decoto is a large-scale entry with no existing irrigation or power and therefore will have a cost in the range of $350,000*. The Mowry gateway consists of a narrow median with existing, attractive landscaping and will consequently have a cost in the neighborhood of $130,000* to implement.

* Estimated at the time of Gateway Concept Plan Adoption, January 2002.
## Cost

### Cost Example Number 1

*Gateway Sign, Landscaping and Cobble*

*Decoto Road*

<table>
<thead>
<tr>
<th>Sign construction and installation</th>
<th>$</th>
<th>Additional costs/fees to consider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic control</td>
<td>5,000</td>
<td>Design Consultant (10% construction total)</td>
</tr>
<tr>
<td>Excavate planting area</td>
<td>32,000</td>
<td>Environmental studies</td>
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<tr>
<td>Install cobble</td>
<td>34,400</td>
<td>Community engagement (5% construction total)</td>
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<tr>
<td>Soil preparation</td>
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<td>Recreation Commission</td>
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<td>Mulch</td>
<td>6,000</td>
<td>Planning Commission</td>
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<tr>
<td>Planting</td>
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<td>Historical Architectural Review Board</td>
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<tr>
<td>Groundcover</td>
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<td>Utility Agency permit fees</td>
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<tr>
<td>Trees</td>
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<td>Building permit fees</td>
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<tr>
<td>Irrigation</td>
<td>32,000</td>
<td>Specialized consulting services</td>
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<tr>
<td>Sleeves and backflow</td>
<td>5,000</td>
<td>Geotechnical</td>
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<tr>
<td>Irrigation backflow preventor</td>
<td>3,000</td>
<td>Electrical</td>
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<tr>
<td>Controller(s)</td>
<td>5,000</td>
<td>Construction testing</td>
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<tr>
<td>Sign lighting</td>
<td>2,600</td>
<td>Environmental</td>
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<tr>
<td>Electrical, across street</td>
<td>3,000</td>
<td>Structural</td>
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<tr>
<td>Electrical, back of curb</td>
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<td>Land Acquisition</td>
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<tr>
<td>Sign fabrication</td>
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<td>Appraisal</td>
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<tr>
<td>Supplemental/unforseen work</td>
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<tr>
<td>Design costs (15% construction)</td>
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<td>Other</td>
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<tr>
<td>Construction Management (10% construction)</td>
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<td>Acquisition cost</td>
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<tr>
<td>County water district permit fee</td>
<td>20,000</td>
<td>Eminent Domain</td>
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**Overall project subtotal** 296,331  
**Contingency (20%)** 59,266  
**Estimated Grand Total** $355,597
Cost

Cost Example Number 2

*Gateway Sign and Cobble*

Mowry Avenue

**Construction and installation**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Traffic control</td>
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<td>Excavation paving</td>
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<tr>
<td>Install cobble</td>
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<td>Sign lighting</td>
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<tr>
<td>Electrical, across street</td>
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<tr>
<td>Electrical, back of curb</td>
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<td><strong>Estimated Grand Total</strong></td>
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**Additional costs/fees to consider**

- Design Consultant (10% construction total)
- Environmental studies
- Community engagement (5% construction total)
- Recreation Commission
- Planning Commission
- Historical Architectural Review Board
- Utility Agency permit fees
- Building permit fees
- Specialized consultant services
  - Geotechnical
  - Environmental
  - Construction testing
  - Structural
- Land Acquisition
  - Appraisal
  - Real property staff
  - Other
  - Acquisition cost
    - Eminent Domain