

OPPORTUNITY #19 - N. GAFFEY —SUMMERLAND LANDSCAPE MEDIANS

This opportunity addresses the “gap” between where the Gaffey Great Street Project begins at the Harbor Freeway terminus and where Phase II of the N. Gaffey Greenway Project will end at W. Channel St. It complements the proposed pedestrian pathway along the west side of Gaffey St. from the Elberon Bridge to Miraflores St., and it calls for traffic safety and beautification improvements at the Gaffey St./Summerland Ave. intersection.

North Gaffey from Elberon Bridge to Channel Street

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Looking farther north, Leland Park is undergoing improvements but this does not include Gaffey Street itself, or the Elberon Street Bridge. Modest enhancements here would greatly beautify this section of Gaffey. With additional retail shopping north of this project area in recent years, plus the Ponte Vista development, this section of Gaffey will see increasing traffic. More visitors will be exiting at Channel to reach north Gaffey Street.



safety and beautification improvements at the Gaffey St./Summerland Ave. intersection.

Specifically, the improvements include:

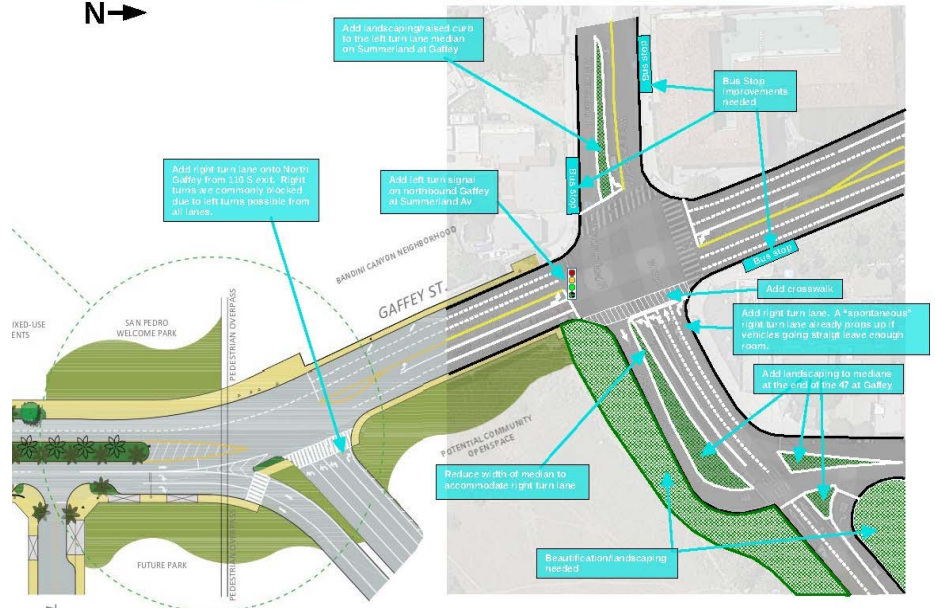
1. Raised landscaped median on Gaffey St. from Elberon St. Bridge to Miraflores St.— given the additional retail shopping north of this project area and the High Park development coming on line, this section of Gaffey will see increasing traffic. More visitors will be exiting at W. Channel St. to reach north Gaffey Street. Ideally, this project should be developed in conjunction with adding the pedestrian path along the west side of Gaffey St. between the Elberon Bridge and Miraflores St. (Opportunity #18).

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2. Landscaped medians along Summerland Ave. at the intersection approach
3. Bus stop improvements
4. Additional crosswalk at the east Summerland crossing
5. New sidewalk on the east side of N. Gaffey between Summerland and the staircase up to Leland Park East just north of the Elberon Bridge.
6. Landscape slope on the east side of N. Gaffey just north of Summerland up to the Elberon Bridge.

North Gaffey at Summerland and Route 47

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The photos on the left from top to bottom are looking north along N. Gaffey St. from just south of the Elberon St. bridge towards Miraflores St. In order to convert the center median lane to a raised landscape median while still being

able to create a pedestrian path along the west side of the street without removing the iconic palm trees, the path will need to meander around the palm trees. In addition, there will need to be some level of retention of the hillside immediately adjacent to the path until the path reaches the maintenance road driveway about halfway up the block towards Miraflores. From that point forward, there is room to construct the path sans any hillside retention. Another option that was mentioned in Opportunity #18 would be to convert the existing bike lane on the west side of N. Gaffey into a protected (with bollards) combined pedestrian and bicycle bike path.



The bottom four (4) photos on this page show the Summerland Ave. median landscape opportunities along the SR 47 offramp as it merges into Summerland Ave. The larger open space area seen on the left side of the photos is an area that could be “enhanced” with a larger bioswale running down the middle from east to west and then landscape with large stature trees—a mix of Coast Live Oaks, Canary Island Pines and Western Cottonwoods. The ground plane can be landscaped with drought tolerant shrubs, boulders and mulch.

This project will require a B-Permit and will need to go through a thorough design/engineering and permitting process that would involve input and approval from Caltrans, LA City Department of Public Works., and LA DOT.

