



CITY OF MORRO BAY CITY COUNCIL AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

Notice of Special Joint Meeting of the City Council, Planning Commission and Harbor Advisory Board

**Tuesday, September 27, 2016
Veterans Memorial Hall - 4:00 P.M.
209 Surf Street, Morro Bay, CA**

ESTABLISH QUORUM AND CALL TO ORDER

PUBLIC COMMENT RE: ITEMS ON THE AGENDA

SPECIAL MEETING AGENDA ITEM:

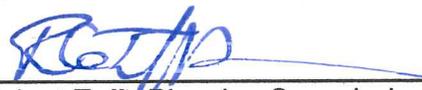
- I. REVIEW OF THE CENTENNIAL PARKWAY AND EMBARCADERO DRAFT DESIGN PLANS**

ADJOURNMENT

DATED: September 20, 2016



Jamie L. Irons, Mayor



Robert Tefft, Planning Commission Chair



William Luffee, Harbor Advisory Board Chair

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN A CITY MEETING, PLEASE CONTACT THE CITY CLERK'S OFFICE AT LEAST 24 HOURS PRIOR TO THE MEETING TO INSURE REASONABLE ARRANGEMENTS CAN BE MADE TO PROVIDE ACCESSIBILITY TO THE MEETING.



AGENDA NO: I

MEETING DATE: September 27, 2016

Staff Report

DATE: September 19, 2016

TO: Honorable Mayor and City Council, Planning Commission and Harbor Advisory Board

FROM: Scot Graham, Community Development Director

SUBJECT: Review of the Centennial Parkway and Embarcadero Draft Design Plans

RECOMMENDATION

Staff recommends the City Council, Planning Commission and Harbor Advisory Board review the staff report and associated materials, receive the presentation by staff/consultant and provide comment, as appropriate.

FISCAL IMPACT

None at this time.

BACKGROUND/DISCUSSION

As part of the Fiscal Year 2015/2016 Goal setting process, the City Council identified one of the objectives as preparation of a plan that would both widen the Embarcadero sidewalk along the waterfront side of the street and provide a new vision for the Centennial stair area. The Centennial stair redesign has been termed the Centennial Parkway project (the "Project").

In August 2015, the City hired RRM Design Group ("RRM") to prepare plans for the Project. The overall planning effort kicked off late September 2015, where meetings were held between RRM and City staff, followed by stakeholder interviews in March 2016. The stakeholder input helped set the direction of the May 25th public workshop (See stakeholder input provided in Attachment 1).

RRM led the May 25th public workshop where existing conditions were presented along with multiple sidewalk widening alternatives and options for items that could be included in a redesign of the Centennial stair area. A Workshop Summary is provided in Attachment 2.

Workshop input refined the Project goals to include items such as, "Enhance the attractiveness of the Embarcadero for locals and visitors," "Enhance the Embarcadero with family oriented activities," "Ensure truck deliveries are timely and efficient and delivery zones are provided to minimize traffic impacts along the Embarcadero," and "Enhance the Embarcadero with a pedestrian friendly and bicycle friendly environment."

Stakeholder and workshop input has resulted in two design options for the Centennial Parkway project and an Embarcadero design that include both one-way and two-way traffic, bicycle accommodation as well as the desired sidewalk widening. See Attachment 5 for Draft Concept Plans for the Embarcadero improvements.

Prepared By: SG Dept Review: SG
City Manager Review: _____ City Attorney Review: JWP

CONCLUSION

The report, associated materials, and presentation is meant to facilitate input on the part of the Council, Planning Commission and Harbor Advisory Board. The design options are in a draft format and may be altered to reflect any input provided.

This information is being presented not only at the September 27th Joint Meeting of the Council, Planning Commission and Harbor Advisory Board, but also at the September 27th regular Council meeting. Input from both meetings will be incorporated into a Final Concept Plan. The Final Concept Plan may, with Council Direction, be brought back through the Planning Commission and Harbor Advisory Board for recommendations to Council, or the Final Concept Plan may simply be brought back to Council for approval, as determined by the Council at its regular meeting. Any desired changes to the plans, after preparation of the Final Concept Plan, will incur additional expense beyond the current contract and will, therefore, require an amendment to the existing contract.

Given the time allotted to review the draft plans is limited, Councilmembers, Commissioners and Advisory Board Members are encouraged to provide written comments anytime either before or after the joint meeting. To ensure compliance with the Brown Act, those written comments should be sent only to staff. Comments received before the joint meeting will be presented to all the Members at the joint meeting. Comments received after the joint meeting will be provided to the Planning Commission, Harbor Advisory Board and Council when the Final Concept Plan is returned for further review and approval; provided, that those comments will only be provided to the Planning Commission and Harbor Advisory Board if the Council determines, at its regular meeting, for the Project to be returned to those two former bodies for additional comment after preparation of the Final Concept Plan.

ATTACHMENT(S)

1. Stakeholder Input Summary
2. May 25th Workshop Summary
3. Centennial Parkway Concepts A & B
4. Centennial Parkway before and After Perspective sketches
5. Embarcadero Street Plan



ATTACHMENT 1

Embarcadero and Centennial Stairway Stakeholder Meetings March 2-3, 2016

Topic

Comments

Embarcadero

- Trucks and Semi trucks are a problem. Keep them off Embarcadero. They create congestion. They could possibly come down Harbor to an unloading area, possibly space for three (3) trucks at a time
- Harbor Street is more commercial and should support truck traffic, keep them off Pacific because it is more residential
- If Embarcadero was closed to vehicular traffic, keep it open for trolley and bikes
- Lose parking on Embarcadero
- For the second floor, building 70% of the 70% of the first floor does not work economically. This is a zoning issue
- Let trolley bring pedestrians from parking areas outside of the Embarcadero
- Provide one-way travel lane from Harbor to Pacific, north to south direction
- Restrict deliveries to a specific time in the morning, out by 10:30 am
- We need more destinations/activities along Embarcadero. (whiskey tasting, distilleries, craft bakery with sourdough bowls and clam chowder)
- Need improvements/landscaping at Surf Street Stairway up to Vet's Hall – Maritime Museum will bring more traffic from Surf Street down and into the Embarcadero. (Class assignment with Cal Poly Landscape Arch. Professor Gary Clay)
- Create a fun plaza at the aquarium
- Promote "café culture" along Embarcadero
- Widen sidewalks
- Provide trolley to shuttle people up and down from Embarcadero to Old Town
- Corner of Beach Street and Main Street should be a parking structure
- Corner of Pacific Street and Market Street should be a parking structure
- Deliveries are important, some least a 30-minute period
- Maintain "Fishing Village" character and identity
- Look at Rockport, Massachusetts as examples of attractive fishing villages
Bearskin Neck – pedestrian-only street with commercial)



Topic

Comments

Embarcadero

- Look at Gloucester as an attractive fishing village
- There's been a shift in resistance against closing the Embarcadero from Harbor to Pacific. Let's look at this in more detail
- We may need a two-step approach – what are the alternatives and costs, and what short and long term implementation measures
- Build in flexibility for change, example, the first step could be pop-up bollards, then close to periods of time or events
- First create larger sidewalks, remove parking, and make pedestrian friendly
- Move parking away from center of Embarcadero
- Height along Embarcadero is to view tolerance
- Need aesthetic development and redevelopment
- Need to provide an ingress and egress at both ends of Embarcadero for bikes (Improve Surf Street stairway and provide bike path from Tidelands Park up to Olive Drive)
- Need parking pockets for ADA along Embarcadero
- Where will buses go?
- Need a stairway at Dunes Street
- Provide Pop-Up Bollards
- Provide Pickle Ball Game for seniors
- Seniors need to be dropped off or have a few close parking spaces for them
- Create a frontage plaza along Embarcadero from Harbor to Pacific and create large setback on the east side of Embarcadero
- Provide well-lit spaces
- Provide a common building for food storage and deliveries to alleviate traffic on Embarcadero
- Can all deliveries be scheduled before 10 am?
- 2.5' setback for redeveloped properties is not enough to enhance pedestrian sidewalk
- Do not close Embarcadero to vehicle traffic
- Design for ableism – not all people are capable or able to get around, we need to design for all capabilities
- Bicycles need own lane or markings/signage
- No skateboarding signs are needed
- Provide four-way stop at Marina and Embarcadero and/or Pacific and Embarcadero
- Do not allow employees to park along the Embarcadero



Topic

Comments

Embarcadero

- More benches are needed throughout
- Improve desire to get people up to Morro Bay Boulevard
- "It is all about the ocean" – bring theme throughout Old Town and Embarcadero
- Like the Architectural Style of Heritage Oaks Bank should be the main style of Morro Bay... New England?
- Provide nautical flags and rope to Embarcadero
- Need to increase bicycle awareness/knowledge (Look at 2nd St. in Long Beach)
- Improved crosswalks and pedestrian areas
- Provide themed bike racks - fish, crab, clam, eel grass, etc.
- Provide more lighting
- Provide more wayfinding and directory signs - people do not understand how to get around
- Lots of J-Walking along Embarcadero
- Remove turf to synthetic turf along Embarcadero Green spaces
- See if there is a tree ordinance along Embarcadero
- City light post banners should be maintained and replaced by another agency/group
- Try to reduce maintenance on Embarcadero
- Provide pedestrian signage and wayfinding
- PG&E controls and maintains lights along Embarcadero... if we propose new lights, City has to take over maintenance, etc.
- Allow more opportunities for events and expansion
- Create more amenities and activities, e.g. Art Walk, wine bars, etc.
- Design for Stormwater Management, LID Improvements to improve runoff, rain garden demonstration areas, education
- Get rid of sidewalks and curbs, make Embarcadero one level.
- Look at one-way on embarcaderos with diagonal parking option
- Create multiple experiences along Embarcadero - for bikes, walking, shoppers, etc.
- Pedi-Cabs, Suri's and how they will mix in.
- No sandwich signs on Embarcadero
- Provide enhanced crosswalks at all intersections and mid-block
- Like sharrows



Topic

Comments

Centennial Stairway

- Provide an amphitheater with heaters built into the seating
- Create a bridge from Market to the Embarcadero
- Provide an elevator near the restroom
- Look into a funicular (Shadowbrook in Capitola as an example)
- Look at the Crow's Nest in Santa Cruz as an example of restaurant
- Make it kid-oriented
- Create a tiered seating area with a performance area
- Don't create a typical amphitheater with stairs on both sides/middle
- Do a zig-zag ramp for ADA with seating around it
- Think about people using area when watching the fireworks
- Love the chess board and tables - these are used every Saturday morning
- This area lacks a performance venue
- Elevator and Accessibility are important
- Provide a patio off Distasio building fronting the stairway to create active area
- Provide viewing decks
- Provide public seating
- Provide private dining on both sides
- Conference Center is a terrible idea in this location (conference rooms need to be dark and keep attention on the speaker. Windows and views are distractions). A conference center would be better in another location. This location should take advantage of views/dining/hotel
- Provide a Jack Lalanne statue at top of stairway
- Provide some type of art attraction at top of stairway
- Need an overall attraction and experience (activities for kids, draw in families from the beach)
- Need to attract people up the stairway to Morro Bay Boulevard
- Expand viewshed at top
- Provide more seating
- Build-in musical venue - casual and formal
- Elevator may be a better option due to spatial constraints and maintaining views
- Make stairway easier to navigate
- Provide sloped ramp from Distasio property down to Embarcadero
- Need to ask residents and get them involved in what they want to see on the Embarcadero and Morro Bay Boulevard connection



<u>Topic</u>	<u>Comments</u>
Centennial Stairway	<ul style="list-style-type: none">• Approach community that this area will have an investor focus, if we have "solid investors" what do the residents want to see?• Provide more lighting• Love the chess board and tables• An elevator or funicular needs to have glass on the west side to see views• Provide a large viewing area• Tiers with decks, viewing areas• Provide wide walkway• Provide an ADA ramp if there is room• The maintenance building near the stairway is the only city indoor workshop. The shed on the south side of the parking lot is the only dry goods storage area for restrooms/trash. These could be moved but consider where we could provide something close to Embarcadero for restocking restrooms. Maybe this could move to Tidelands Park• City maintains trash in Centennial Stairway and plaza area• Provide more lighting in stairway area – City responsibility• Chess Board plastic pieces are unlocked June-August. Wood pieces are \$28/hr.• Emphasize Morro Bay's Beach and accessibility to it• Elevator may be more appropriate because it takes up less room• Try not to take away from Morro Bay Marina performance space• Funicular/Elevator would get a monthly inspection by manufacturer, not city responsibility to maintain• Frame views at top of stairs
Parking	<ul style="list-style-type: none">• Provide a mechanical parking system - would also act as an attraction• Front Embarcadero with Commercial with parking behind/above• Implement Paid Parking• Provide free parking outside Embarcadero• Provide public/private partnerships for parking. (banks, etc.)• Provide parking signage and locations• No meters along Embarcadero• Provide ADA parking spaces throughout• If Distasio and parking lot becomes a structure, get rid of parking along Embarcadero



Topic
Parking

Comments

- Need to provide free parking where you want people to go
- Triangle Lot provides opportunity for more parking
- Underground parking on city lot
- Provide parking pockets for deliveries, unloading, etc.
- Handicap parking is important and accessibility

Morro Bay Boulevard

- Need seating and street trees from Main Street to Market Avenue
- Close Morro Bay Boulevard from Main Street to Market Avenue for a pedestrian mall
- Research topics of history of Morro Bay and place along pedestrian route with interpretive panels
- Put a piano on the corner of Market and Morro Bay Boulevard to draw people up stairway
- Provide evening for food carts to energize and create activity for Morro Bay Boulevard
- Provide benches every half block
- Make it easier for businesses to thrive on Morro Bay Boulevard between Main and Market
- Look at Catalina Ironwood and Madrone as street trees
- Create incentives for restaurants, don't require in-lieu fees
- Utilize other parking lots/waive parking fees, provide shared parking agreements
- Morro Bay Boulevard could become a one-way street from Hwy 1 to the Embarcadero
- Close Morro Bay Boulevard from Morro Avenue to Market Avenue on Friday nights for pedestrian zone and activities
- Provide a small amphitheater at corner of Morro Bay Boulevard and Market with wind break
- Need women's interest stores on Morro Bay Boulevard to get them up from the Embarcadero
- Provide nautical flags and rope to Morro Bay Boulevard
- Business district should enhance street tree lighting, poorly wrapped, inconsistent types of lights
- PG&E provides power on Morro Bay Boulevard, see if they can provide outlets for lighting trees
- Need more trees



Topic
Other

Comments

- Provide a faint light on the rock to light it up at night. It is beautiful.
- Distasio building and parking lot - need a development package here, residents use space more. This site needs to help connect to Morro Bay Boulevard
- Pedestrian bridge over creek brings a lot of people into the Embarcadero.
- Slopes up to Old Town is hard and routes need to be more bicycle friendly.
- Take baby steps... community is sensitive
- Let's design with stormwater management and sustainable techniques.
- Need to control pollution and protect Eel Grass habitat.
- Need wayfinding off Hwy 1 to Embarcadero
- Need larger corporate types to come to a state of the art facility for conferences within walking distance to Embarcadero and Old Town
- We have a need for 1,000 sf to 1,600 sf sized residential units in Mixed-Use in Morro Bay
- Look at Oceano Hotel and Spa, Half Moon Bay Harbor as example of hotel, spa, weddings and banquets, including nautical theme
- Morro Bay wants its own identity - funky, fishing village. Be careful of overbuilding. We need to capture the identity
- Provide outreach at Spencer's Farmer's Market on Thursdays or Albertsons between 3-6 pm
- Keep MB dog-friendly
- Let's build trust with the community
- Increase bike knowledge and signs for a bike route on Morro Ave.
- Old Town is the preferred name for Morro Bay Boulevard Let's start using it more
- People are seeking the authentic experience visiting Morro Bay. We need to keep that identity
- Bring back the Cannery or history about it.
- Janine Burlingame knows the trash agreements
- Public Use Are Permit will be needed to conduct a workshop on Embarcadero
- Provide food trucks at beach, Morro Bay Boulevard, and areas in Embarcadero to create activity and entice people into town
- Once Harbor Walk got built, it changed the circulation and flow pattern. People park on the other side and ride/walk in
- Provide more seating on Harbor Walk/Bayside
- Need meeting rooms that can hold over 500 people

COMMUNITY WORKSHOP SUMMARY

Date and Time: July 12, 2016	
Location: Morro Bay	Prepared By: Lance Wierschem
Project Name: Morro Bay Embarcadero and Centennial Parkway	Project Number: 0174-01-UR15
Topic: Workshop Summary	

The City of Morro Bay and RRM Design Group conducted a community workshop for the Embarcadero and Centennial Parkway Improvement Project. The workshop was held at the Veteran’s Hall on Wednesday, May 25th, from 6:30-8:30p.m. The workshop format included a presentation and general overview of existing conditions on the Embarcadero and within the Centennial Parkway with conceptual ideas on what improvements should be considered in the table exercises. Following the presentation, participants were asked to provide their vision for amenities improvements for the Embarcadero area and Centennial Stairway. RRM Design Group captured the community’s input in a word chart.

The key ideas the public expressed included:

- Public gathering areas
- Old Americana
- Amphitheater
- Trolley
- Picturesque
- Bandstand
- Brand
- Dramatic
- History
- Park
- Friendly



Following the word chart exercise, the participants were asked to provide direction on project goals, circulation improvements for Embarcadero, and design ideas for the Centennial Parkway. The workshop ended with a representative from each table presenting the main concerns and comments from the discussion within each group. This summary captures notes taken during the meeting and expresses the ideas from each table.

The following goals have been revised to incorporate input from the community.

Goals

Improve the connection between Downtown and the Embarcadero

Enhance the Embarcadero with a pedestrian friendly and bicycle friendly environment

Create a variety of parking areas throughout the Embarcadero and maintain parking accessibility to shops

Enhance the attractiveness of the Embarcadero for locals and visitors

Capitalize upon the asset of and preserve Morro Bay's history and identity as a fishing village

Revitalize the Embarcadero to attract investment

Improve access along the Centennial Parkway from the Embarcadero to Morro Bay Boulevard

Enhance the Embarcadero with family-oriented activities

Ensure truck deliveries are timely and efficient and delivery zones are provided to minimize traffic impacts along the Embarcadero

Revitalize the Centennial Parkway with an interconnected system of open spaces, gathering areas, plazas, public amenities, and accessible access from the top of Centennial Parkway to the Embarcadero and into the useable waterfront space to capitalize on views and public spaces

Improve, maintain, and complete the harborwalk to further connect businesses along the waterfront

Encourage businesses along Embarcadero to enhance and improve facades and upgrade facilities

**Table I – Younger View:
Centennial Parkway Improvements**

- Provide an amphitheater on stairway area
 - Include stage, ambiance, gardens, slide, climbing wall, fountain
 - Provide a centennial swing to see the view
 - Public art – tiles of history
 - Lighting
 - Movie night space
 - Music incorporated into design
- Tram/funicular
- Elevator
- Remove parking stub
- Glass bottom dock/pier and extend out for views of the harbor – provide seating and fire pits, large enough for events for the city to rent space out.
- Fire pit/feature
- Remove parking lot at terminus of centennial parkway and make it pedestrian plaza
- Get rid of Chess Board
- Skate Park area – Climbing Wall in Centennial Parkway

Embarcadero Improvements

- One-way traffic loop – Harbor to Marina
- Retail space on the east side of Embarcadero vacant lots
- Provide signage for public restrooms
- Keep restrooms clean
- Remove parking on harbor side
- Rentable entertainment spaces
- More bike racks as public art
- Automated bike rentals

Parking Improvements

- Create parking structures around the area on City owned lots.
- City lot – provide 2-3 story parking structure with retail on ground floor embarcadero

**Table I – Older View:
Centennial Parkway Improvements**

- Public art – mosaic tile art and corridor to connect downtown and the embarcadero, drawing tourists down the centennial parkway
- Provide a Tram/Funicular with large windows or a glass elevator
- Attractiveness and revitalization
- Better lighting
- Enhance ADA access
- Bocce ball

Embarcadero Improvements

- Close Embarcadero from Harbor to Pacific Street
- No parking meters along the street, or at least 1st hour free
- Public market place like Pike Place Market in Seattle
- More bike racks
- Improve curb appeal and façade enhancements
- Create other sports/games opportunities – parasail, paddle boarding, wind surfing

Other Improvements

- Close street
 - Morro Bay Boulevard from Main to Market
- Parking structure is imminent
- Let's figure out who we are and plug it – are we a fishing town, oyster capital, arts and culture?

Table 2:

Centennial Parkway Improvements

- Glass elevator but leave stairs “as is”. Provide more seating along stairway
- DiStasio Building Site should be the new aquarium (3 stories)– connect Embarcadero to Downtown. Could be key to tying the two together.
- Glass stairway into bay to see sea life and boats, or glass floating dock/viewing area

Embarcadero Improvements

- Two-way traffic on embarcadero
- Provide diagonal parking on east side if possible
- Concerned about bulb-outs messing up traffic patterns
- 8' sidewalks max
- Delivery at off hours
- Improve and utilize the trolley – make it easier to know and use it to transport people from parking lots/parking structures if far away from the EMB

Parking Improvements

- 2-story Parking structure at DiStasio's. Keep Embarcadero pedestrian friendly and retail oriented.

Table 3

Centennial Parkway Improvements

- Better Bathrooms with electricity
- Glass Elevator
- Widen stairway
- Mosaics/ Art sculpture/ murals along stairway
- History Kiosks (images of morro bay in same view shed location)
- Extending path across Embarcadero and plaza
- Glass bottom carousel at bay
- Areas for street performances and small merchants – permitted merchants/musicians only
- Connect with boat culture
- Boat holographic?
- Include more chess pieces as mermaids or seahorses
- Do not make a clichéd nautical theme
- Project in 1976 Botso Korisheli, Joan's Musical Pathway would honor Botso beautifully. I'd give that up for dramatic stair/seats, slide element
- Walk through a park- like outdoors garden atmosphere with outdoor café, tables, resting benches
- Outside seating for drinks and refreshments and meal on Morro Bay Boulevard between the stairway and Main Street
- An Ale House with outdoor seating- Provide fun and entertainment that draws people to Morro Bay Boulevard
- A bandstand/gazebo with weekend outdoor music events

Embarcadero Improvements

- Two-way with sharrows
- Keep some parking
- Widen sidewalks
- Cut into hillside at Distasio location for parking structure with hotel on top and retail fronting Embarcadero
- Farmers Markets during week – use Blue Sail Inn lot
- Boat haul out should relocate and be a destination on Embarcadero
- Plan for the future of the empty lots, they are an eyesore!
- Restrict delivery times for large trucks

Parking Improvements

- 3 structures spread out around the area
- Eliminate parking, make pedestrians only- for several blocks,
- Provide more parking on Market Street- Between Harbor and Pacific or Marina

Table 4

Centennial Parkway Improvements

- Keep Chessboard and Restroom
- Spanish steps/ Amphitheatre/Landscaping
- Elevators for access
- Include Breakers- DiStasio- Parking lot as one development area:
 - No traffic between Harbor and Pacific- Pedestrian Mall on Market
 - Integrated public and private space with public art, water features, dining, etc.
- No paving/ Parking on Front Street, convert to semi-covered outdoor seating/plaza
- Close portion of Market by DiStasio
- Public/Private spaces integrated on East Side lots
- Park/ H2O feature/ Art/ Fire pits
- Provide history kiosks or a history walk with facts

Embarcadero Improvements

- Remove traffic on Embarcadero from Harbor to Pacific
- Continuous lateral access along the bayside Harborwalk - Waterfront continuous lateral access (from Roses to Libertine)

Table 5A

Centennial Parkway Improvements

- Monument- End of street- that draws you
- Aquarium into/next to Bay
- Public Pavilion over Bay

Embarcadero Improvements

- Need more lighting
- Bungee jump
- Tunnel into structure

Parking Improvements

- Structure for both downtown and Embarcadero users- Best for both areas
- Take Morro Bay Blvd. at grade and extend it to Embarcadero to upper level of Embarcadero parking structure. Recirculate traffic at top where parking lot is with a pavilion at the end which would be the new aquarium.

Table 5B

Centennial Parkway Improvements

- Keep chess board
- Amphitheatre, seating, stairs, ADA access
- Park below with event area with pier extending into bay
- DiStasios as aquarium to connect downtown
- Close Front Street to through traffic, put in a turnaround area before Centennial Parkway

Embarcadero Improvements

- One-way circulation Harbor to Marina and Downtown
- 2-way bike lane and wider sidewalks
- Short term loading/unloading
- Restrict delivery times
- No parking on east side- or diagonal on east
- Retail on city lot

Parking Improvements

- Recirculate traffic at top of stairway on Market St.
- Family friendly- tourist area

Table 6

Centennial Parkway Improvements

- Amphitheatre Free design within amphitheater
- Larger space for events
- Elevator, slide, and stairs
- Amusement park on pier- merry go round- carnival
- Families need activities
- Docent talks starting at stairway/amphitheater area
- education
- Remove parking stub and extend amusement park to pier, ferris wheel, merry-go-round
- Draw from LA and SFO- Morro Bay Destination

Embarcadero Improvements

- One-way traffic with loading zone and parking
- Finish boardwalk to allow ped access on waterfront, won't need to expand sidewalk
- Pixar Dory themes park or amusement area, Encourage more film shoots here
- Starfish along walkway with famous people or business \$ to art at high school, A Hollywood walk of fame
- Developing east side will create less foot traffic on west side, so no need for wider sidewalks on both sides

Parking Improvements

- Parking structure with retail
- Increase foot traffic to business tucked in back
- Promote evening in Morro Bay Embarcadero

Table 7

Centennial Parkway Improvements

- Leave chessboard- redwood pieces= use! Highlight use and area
- Slide/StairwayAmphitheatre/Elevator
- Telescope or binocular
- Glass bottom pier area
- Lose parking at end of centennial parkway
- Clear fabric over plaza area for wedding/event space
- Musical instruments used in sidewalk from Downtown to Pier
- Keep bathroom
- Fish market like Pikes Place on top of parking structure on city lot
- Provide an information center near restroom

Embarcadero Improvements

- Pavers to slow traffic out to pier on Centennial Parkway intersection
- 30-60 day trial- use bolsters, rails to create a new traffic route to let us test it- minimize parking, one way with bike path, etc. and ask community:
 - visitors, residents
 - Comparative revenue with each alternative
 - Then make decisions based on this analysis

Parking Improvements

- Parking structure with retail

Table 8

Centennial Parkway Improvements

- Lose dog leg of Front Street to Embarcadero
- Green space, picnic area and playground
- Create a large stairway
- Provide amphitheater
- Picnic, statues, art
- Big, wonderful plaza
- Performance area- bands

Embarcadero Improvements

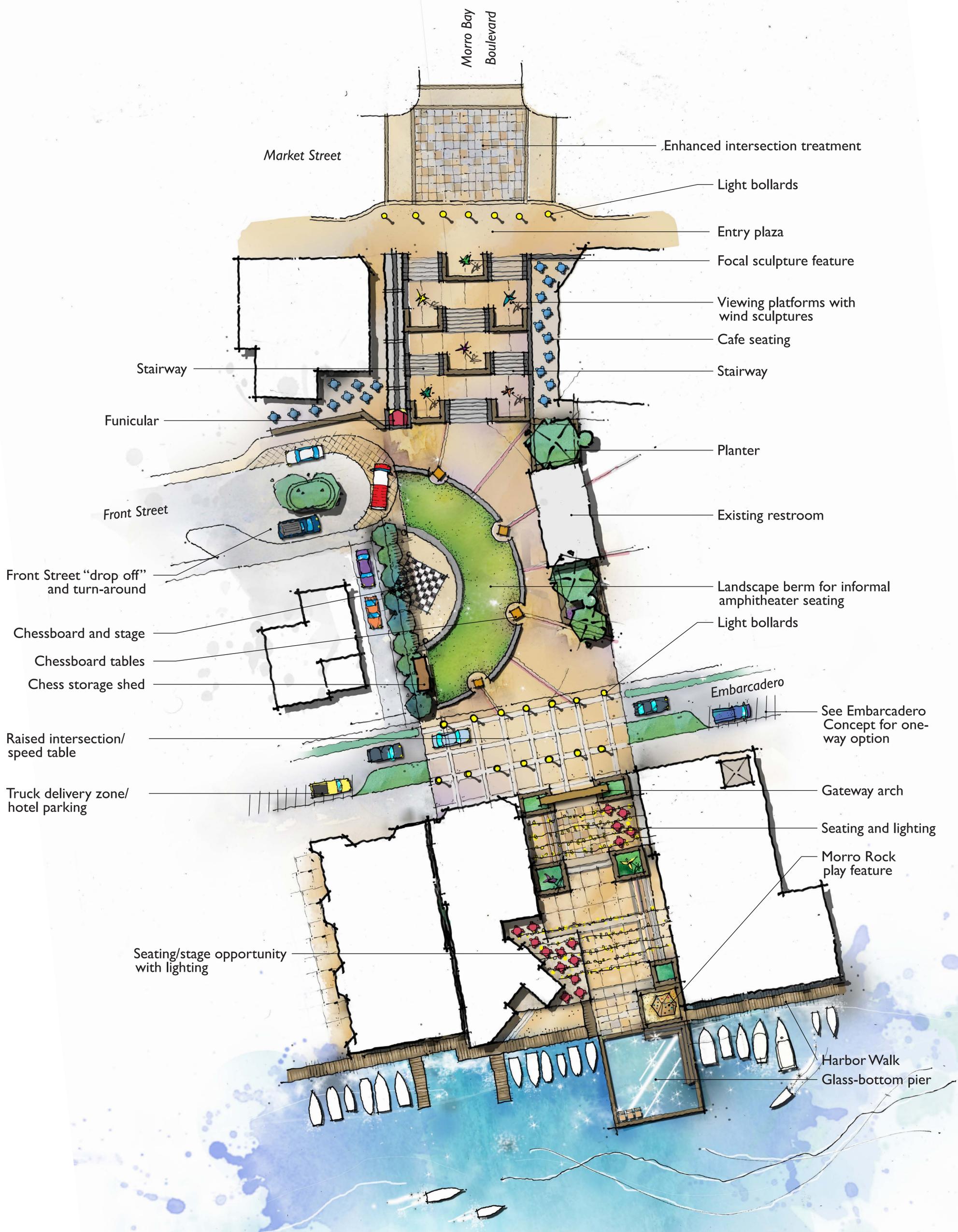
- One way- Harbor southbound to Marina
- Develop Blue Sail Inn lot
- Waterfront access
- Deliveries and delivery parking only 6am-9/10am

Parking Improvements

- Diagonal parking on Market or one way on market with diagonal on both sides



MORRO BAY CENTENNIAL PARKWAY
Concept A
 MORRO BAY, CA.



- Enhanced intersection treatment
- Light bollards
- Entry plaza
- Focal sculpture feature
- Viewing platforms with wind sculptures
- Cafe seating
- Stairway
- Stairway
- Planter
- Existing restroom
- Landscape berm for informal amphitheater seating
- Light bollards
- See Embarcadero Concept for one-way option
- Gateway arch
- Seating and lighting
- Morro Rock play feature
- Harbor Walk
- Glass-bottom pier
- Truck delivery zone/ hotel parking
- Raised intersection/ speed table
- Chess storage shed
- Chessboard tables
- Chessboard and stage
- Front Street "drop off" and turn-around
- Front Street
- Funicular
- Stairway
- Market Street
- Morro Bay Boulevard

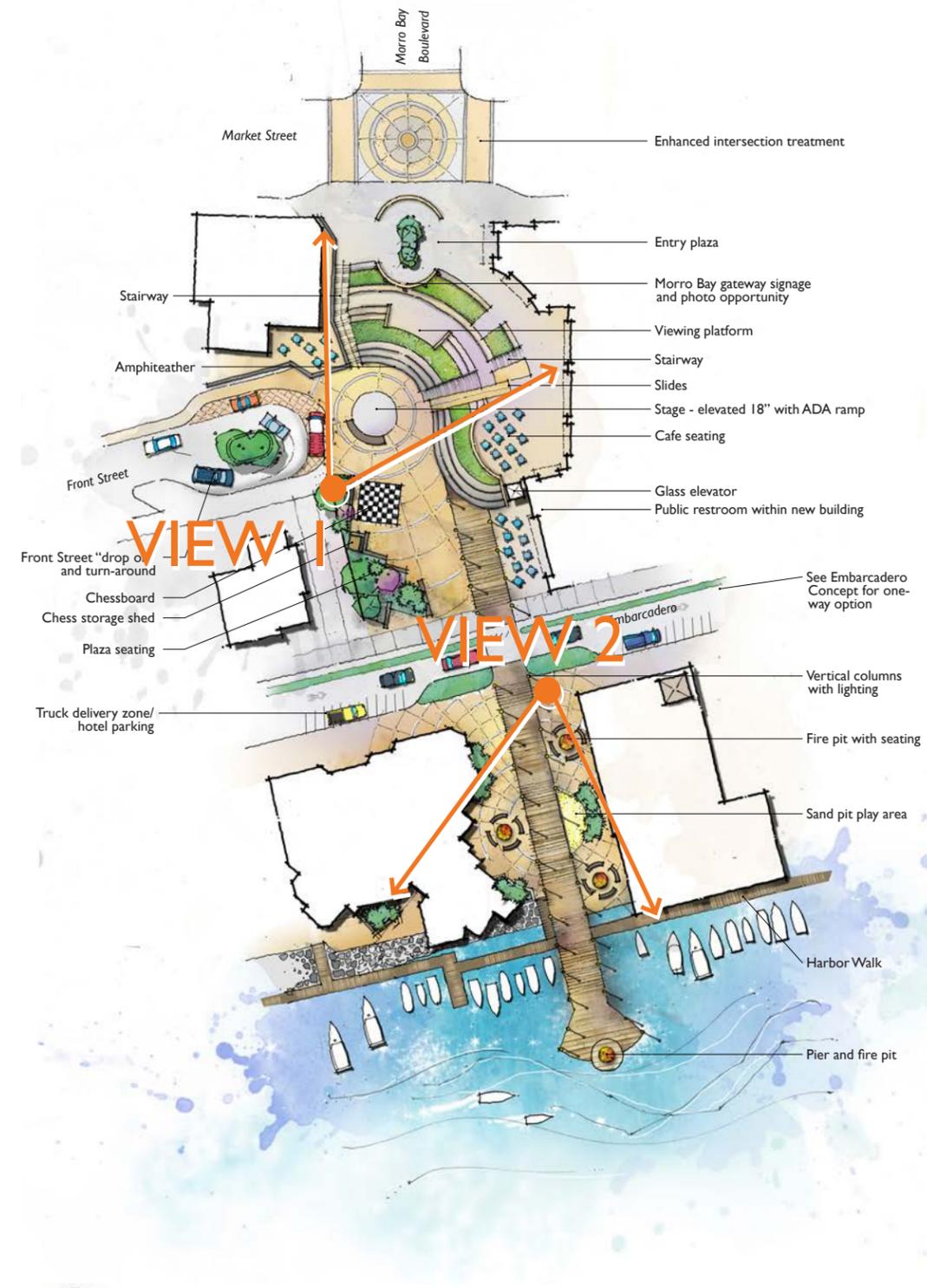


MORRO BAY CENTENNIAL PARKWAY

Concept B

MORRO BAY, CA.

Attachment 4



MORRO BAY CENTENNIAL PARKWAY

Before and Afters

MORRO BAY, CA.





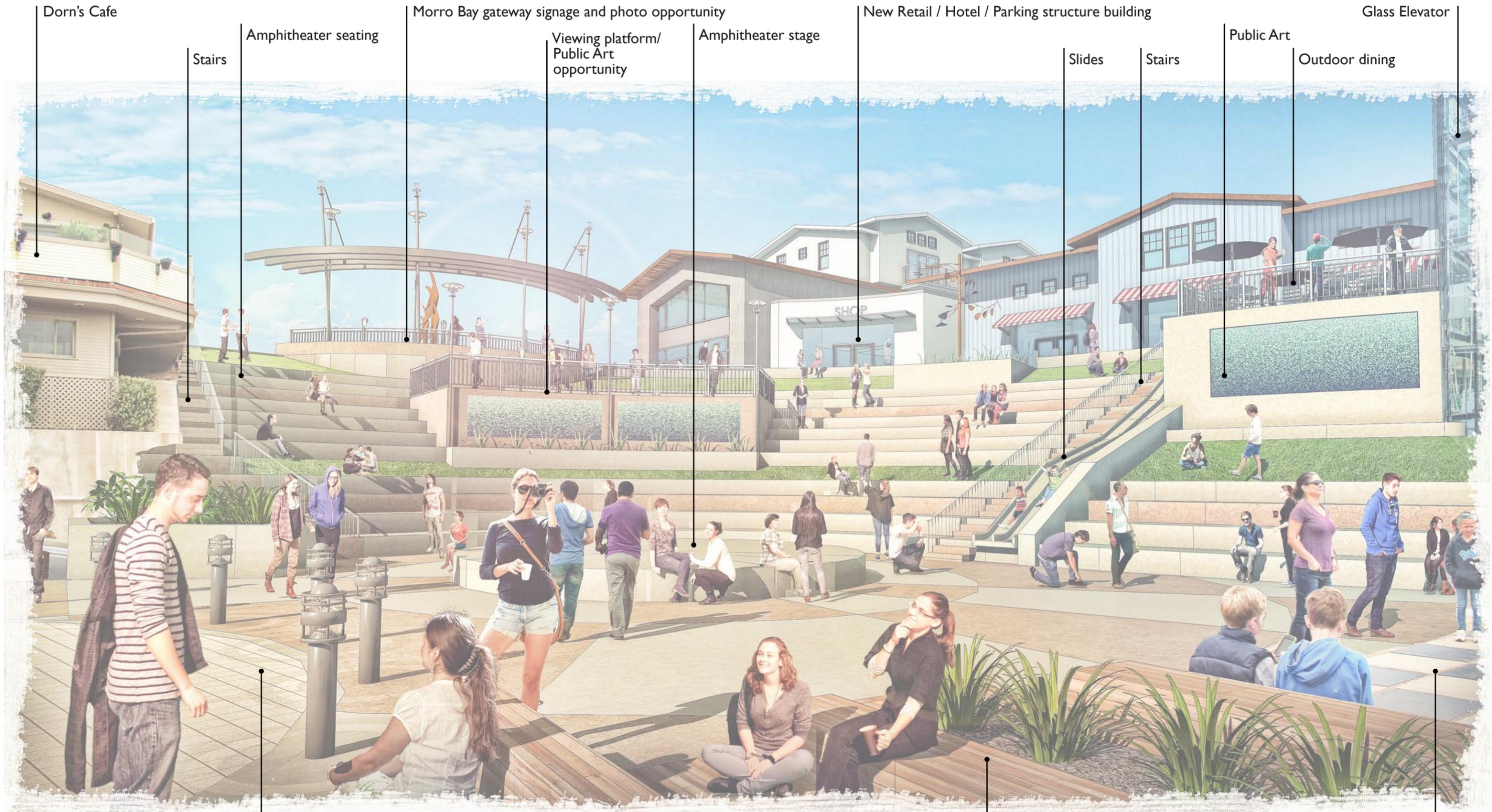
MORRO BAY CENTENNIAL PARKWAY
Before and Afters - View 1
MORRO BAY, CA.





MORRO BAY CENTENNIAL PARKWAY
Before and Afters - View 1
MORRO BAY, CA.





Dorn's Cafe

Amphitheater seating

Morro Bay gateway signage and photo opportunity

Viewing platform/
Public Art
opportunity

Amphitheater stage

New Retail / Hotel / Parking structure building

Slides

Stairs

Public Art

Outdoor dining

Glass Elevator

New Drop-off and turn around

Plaza Seating

Existing Chessboard



MORRO BAY CENTENNIAL PARKWAY

Before and Afters - View 1

MORRO BAY, CA.





MORRO BAY CENTENNIAL PARKWAY
Before and Afters - View 2
MORRO BAY, CA.





MORRO BAY CENTENNIAL PARKWAY
Before and Afters - View 2
MORRO BAY, CA.



Rose's Landing

New Public Fire Pit

Enhanced Pier

Sand Pit Play Area

Redeveloped Mixed-Use building with active retail at Ground floor

Vertical Column "Piers" with lighting



New Public Fire Pit and seating area

Special Paving to extend "Pier"



MORRO BAY CENTENNIAL PARKWAY

Before and Afters - View 2

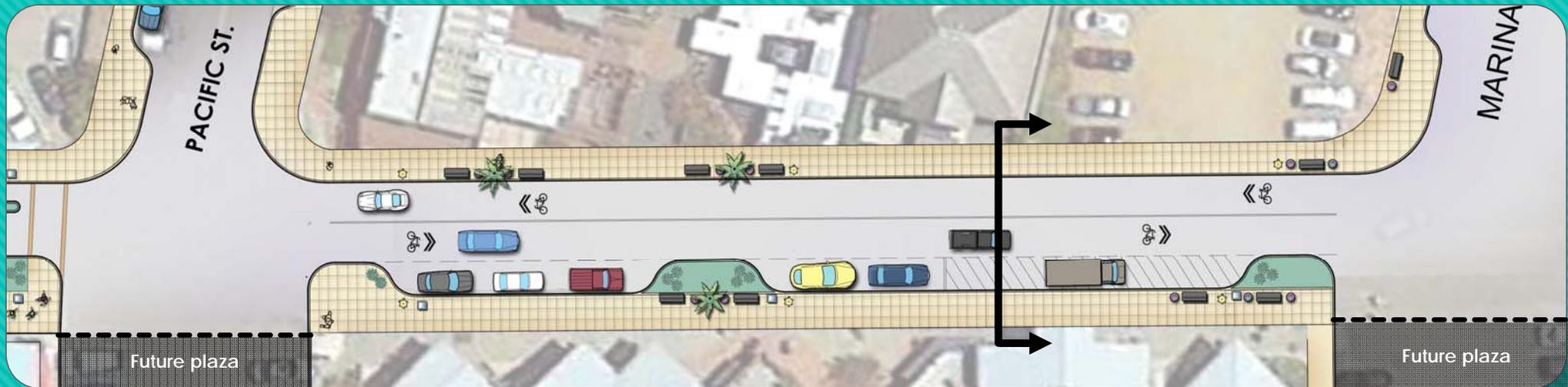
MORRO BAY, CA.



Attachment 5

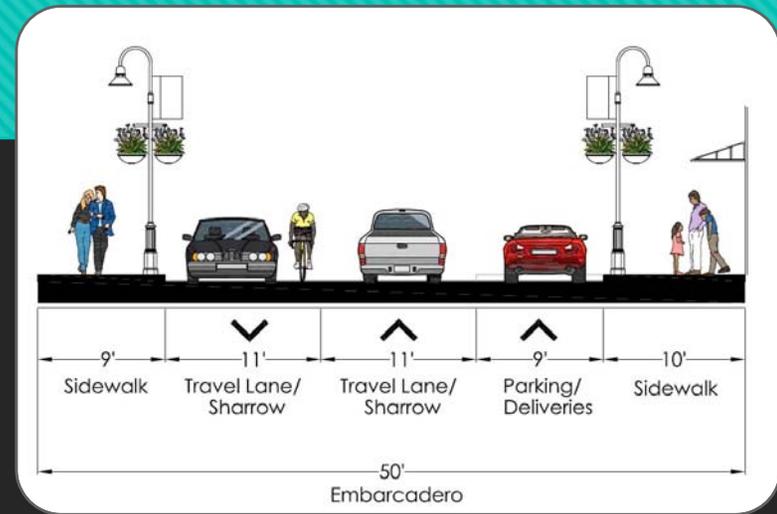
Embarcadero Improvements

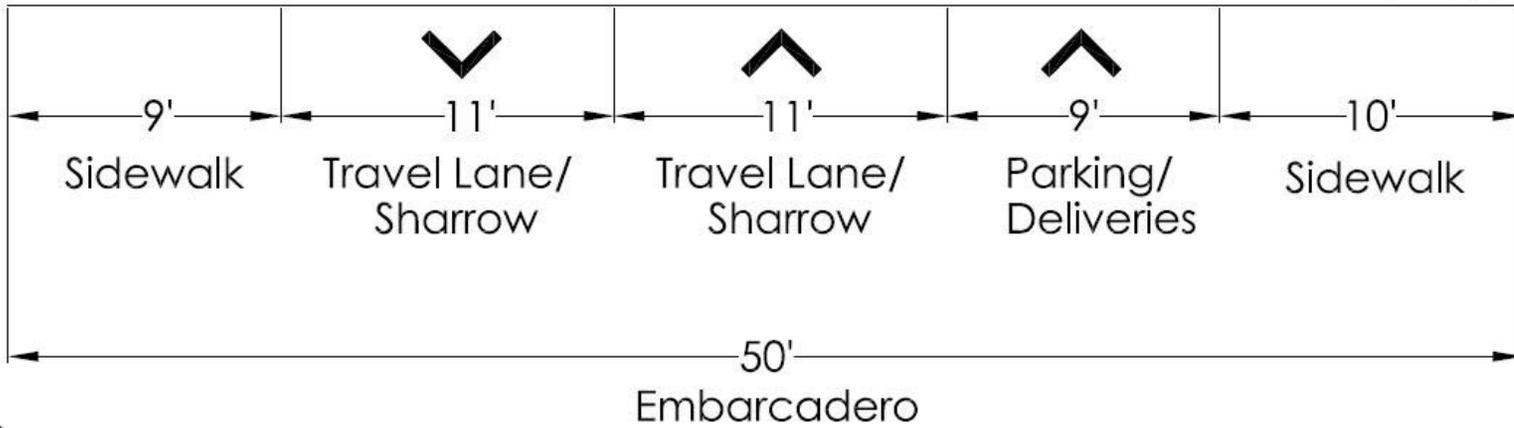
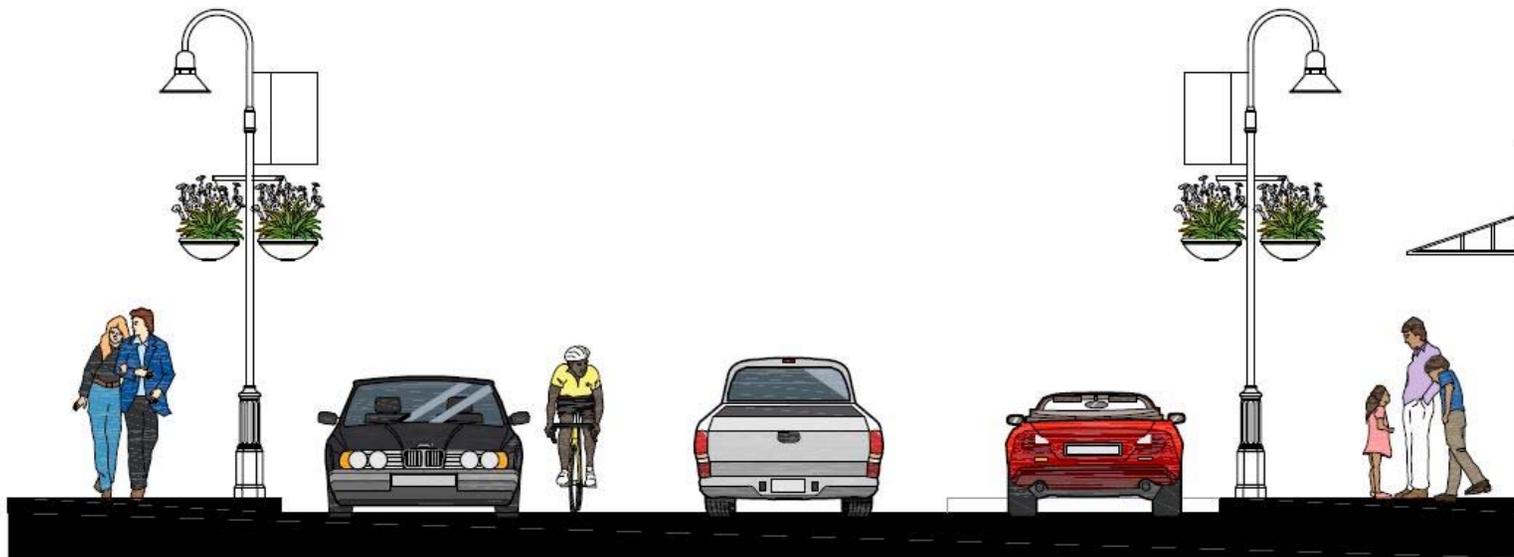




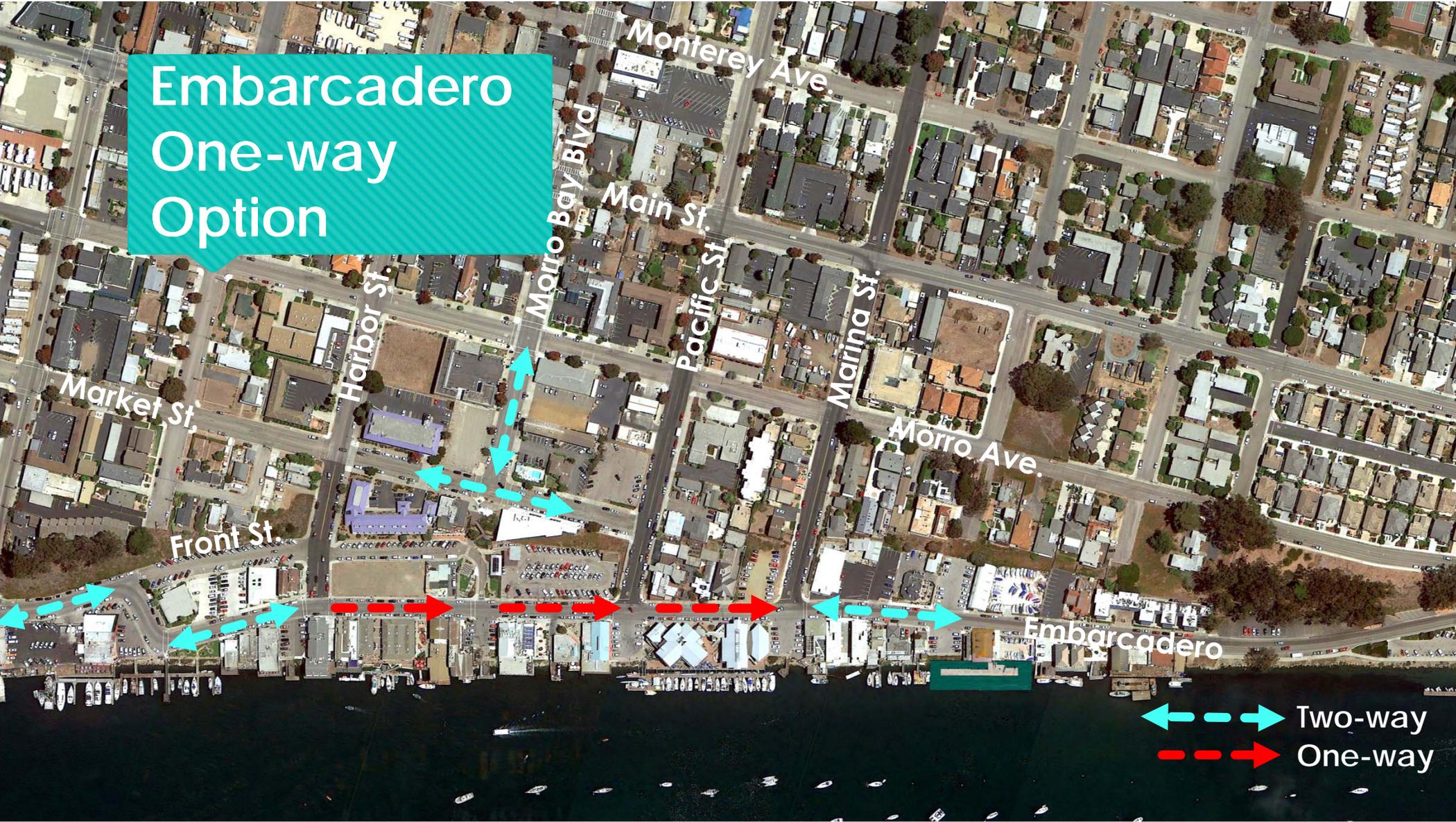
Embarcadero Two-way

- 2-way travel with shared lanes for bicycles and cars
- Parallel parking/delivery zone on bay side
- Widened sidewalk (10')

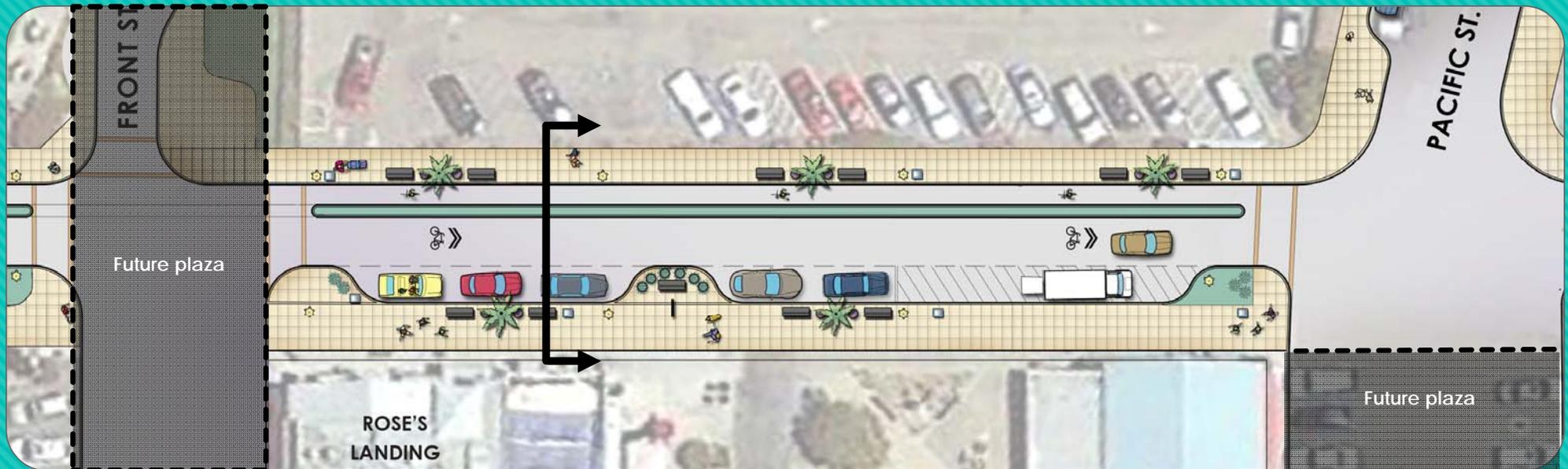




Embarcadero One-way Option

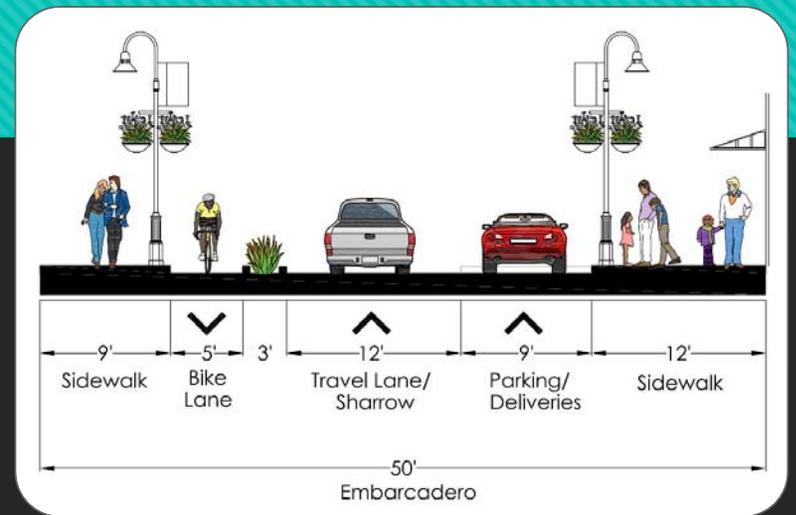


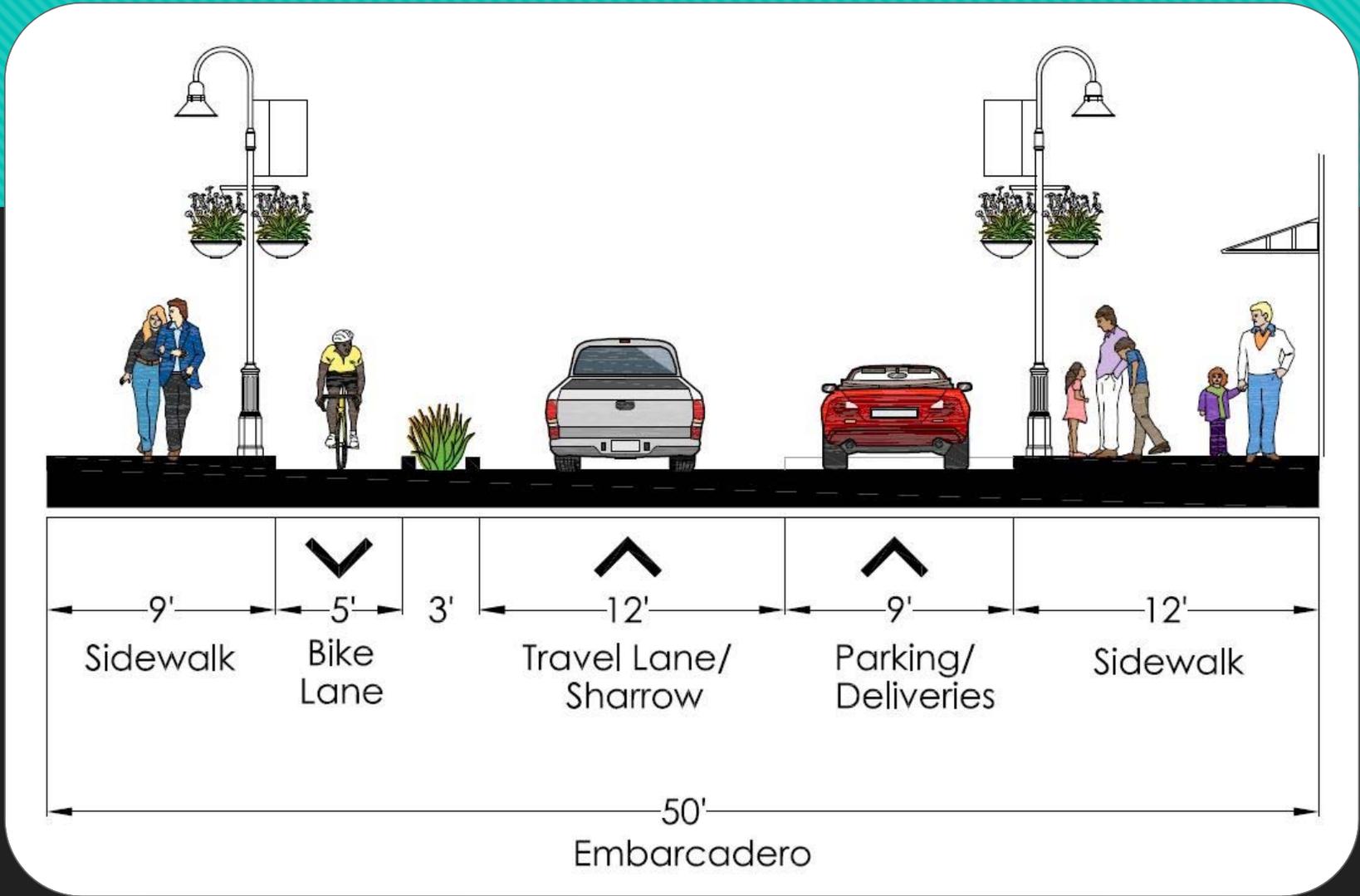
- ← → Two-way
- One-way



Embarcadero One-way

- 1-way travel with shared lane for bicycles and cars
- Parallel parking/delivery zone on bay side
- Widened sidewalk (12')
- One-way cycle track for bicycles





Embarcadero Streetscape Enhancements



Drought tolerant landscaping



Pier pilings and rope



Cable fencing



Wayfinding Signage

Embarcadero Streetscape Furnishings



Mosaic trash receptacles



Pedestrian light columns



Benches



Street Lighting



Custom bike racks

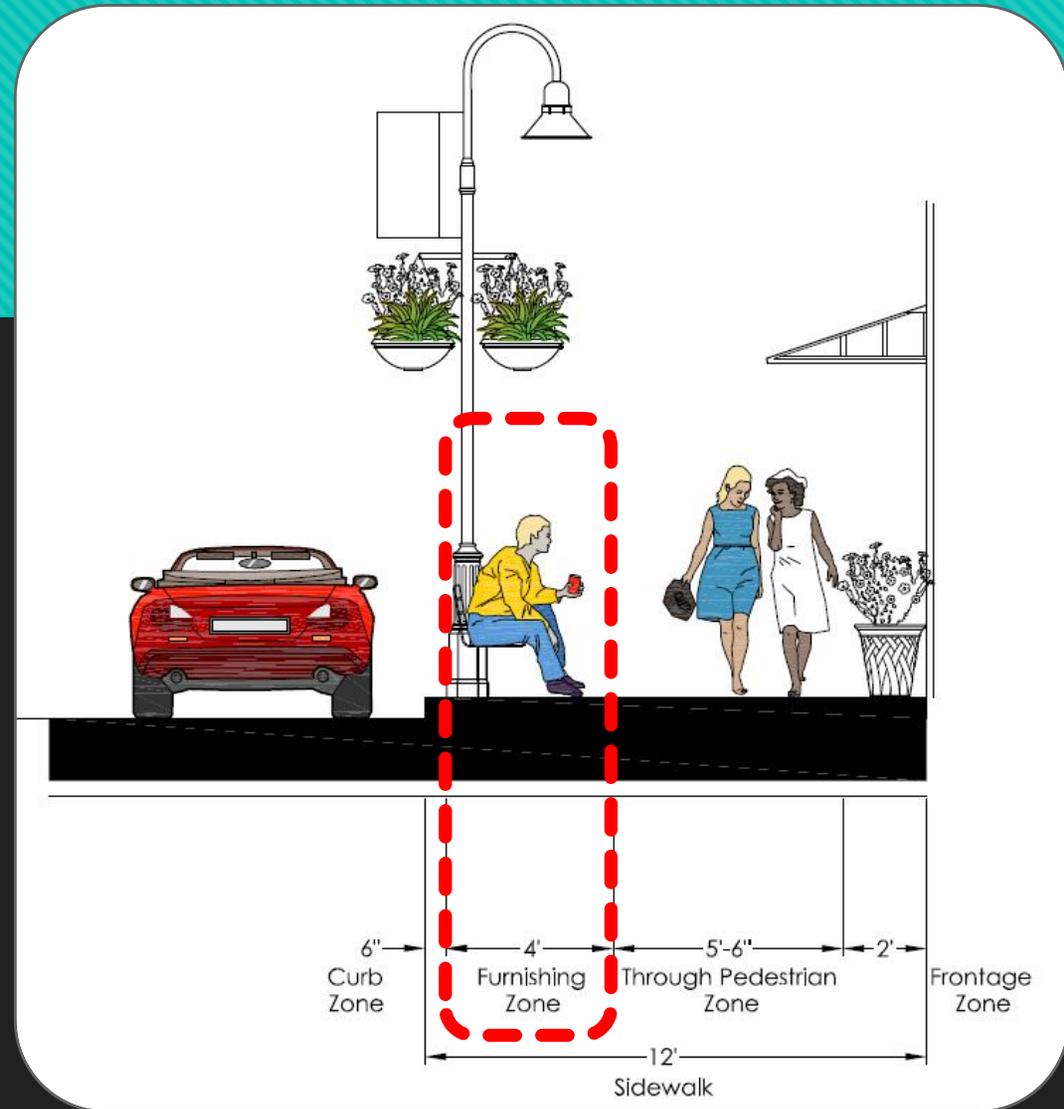


Sidewalk Zones

Furnishing Zone

(4' Min. on sidewalks 10' or greater)

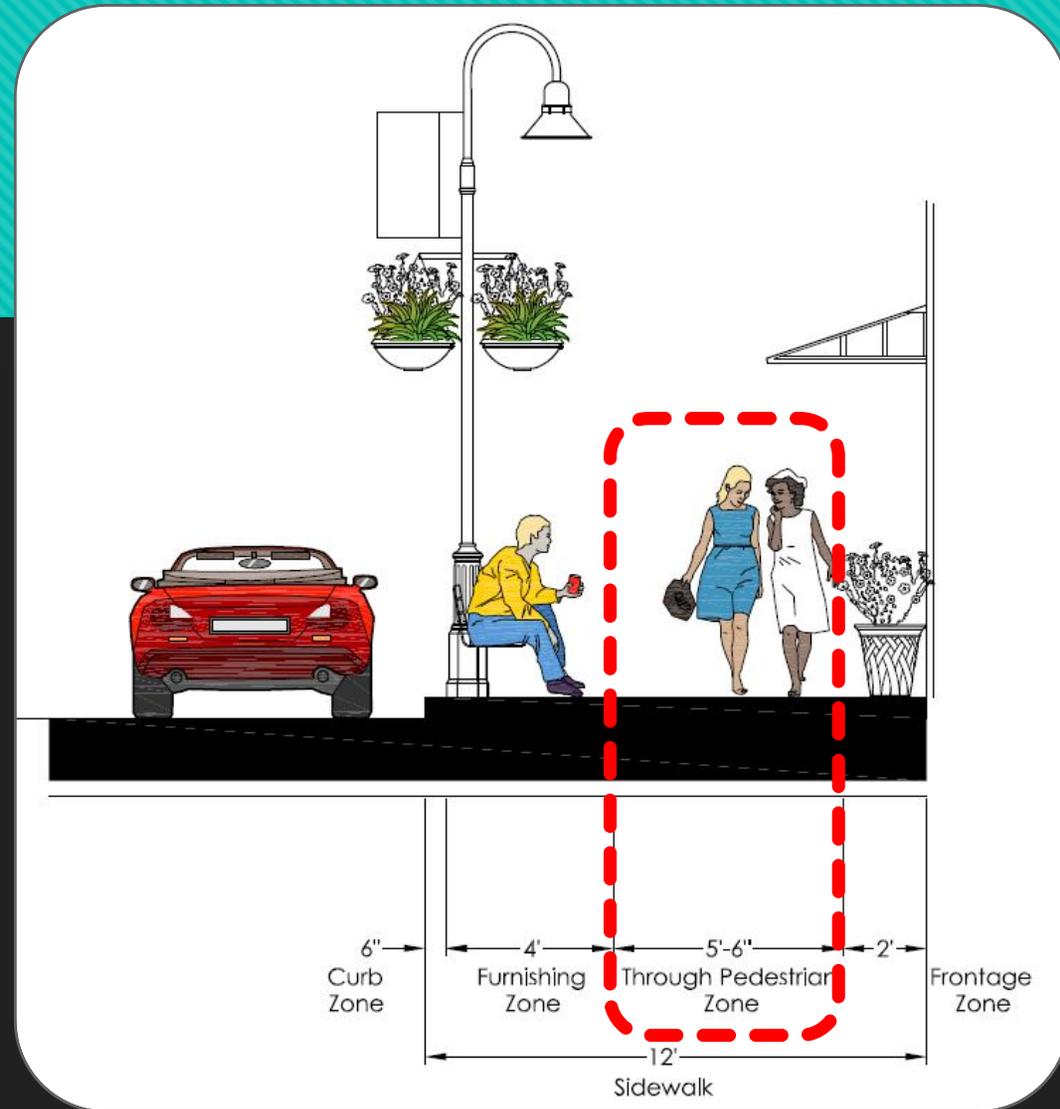
- Trees, planters, landscaping
- Trash and recycling receptacles
- Bicycle Racks
- Street lights
- Wayfinding/signage
- Benches
- Consolidated news racks



Sidewalk Zones

Through Pedestrian Zone

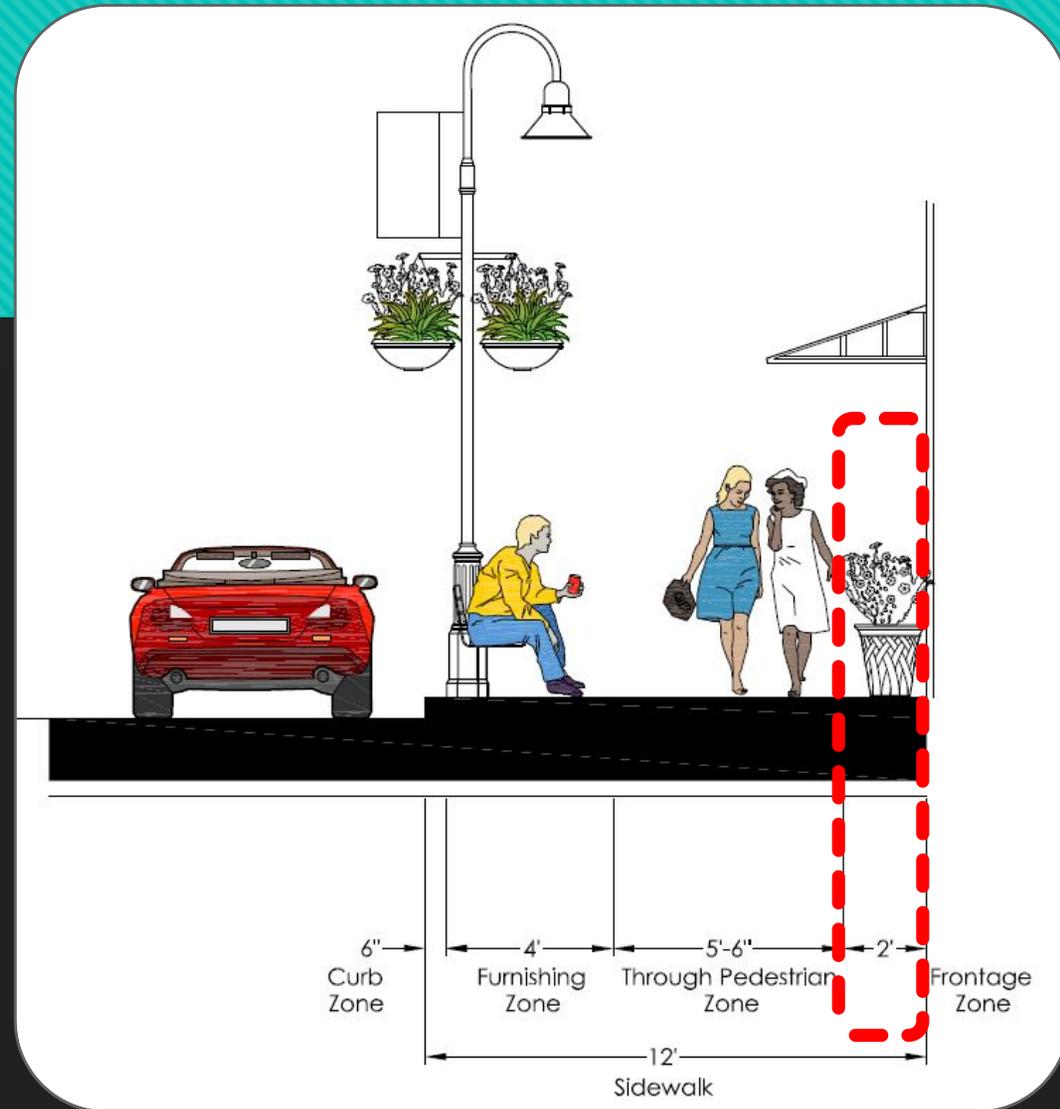
- Allow 2' width per person walking side by side



Sidewalk Zones

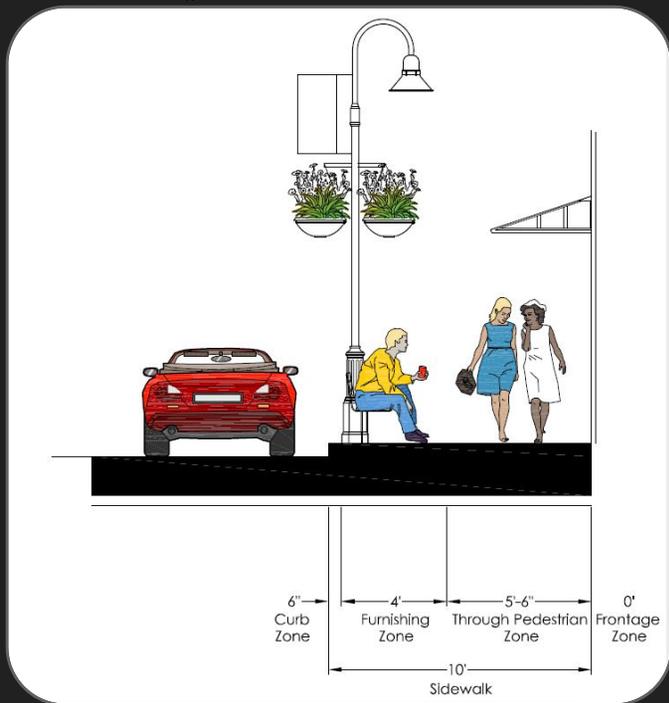
Frontage Zone – Area adjacent to building

- Benches
- Planters
- Building architectural elements
- Outdoor café seating



Sidewalk Zones – Preference?

10-foot Sidewalk
(2-way travel with sharrows)



12-foot Sidewalk
(1-way travel with sharrow and one-way cycle track)

