



**LEGEND:**

- |   |   |  |
|---|---|--|
| ① Little Corona Overlook improvements - Refer to Enlargement Plan                   | ⑪ Goldenrod Ave./Ocean Blvd intersection improvements       | ⑳ New raised planter with seat wall                                |
| ② Realigned sidewalk and new seating  | ⑫ Bayview Overlook improvements - Refer to Enlargement Plan | ㉑ Crosswalk improvements   |
| ③ Inspiration Point Overlook improvements - Refer to Enlargement Plan               | ⑬ Bayview Overlook improvements                             | ㉒ On-Street Parking added - 44 spaces total                        |
| ④ Ocean Blvd./Marguerite Ave. Intersection improvements - Refer to Enlargement Plan | ⑭ Bayview Dr./Ocean Blvd. landscaped island                 | ㉓ On-Street Parking relocated - 8 spaces total                     |
| ⑤ Larkspur Overlook improvements - Refer to Enlargement Plan                        | ⑮ China Cove stairs landing improvements                    | ㉔ Replace RR edging with concrete curb or segmented retaining wall |
| ⑥ Breakers Drive Ramp intersection improvements - Refer to Enlargement Plan         | ⑯ Fernleaf decorative crosswalk                             | ㉕ Replace worn posts/cable rail with new rail design               |
| ⑦ Realigned sidewalk and new median plantings                                       | ⑰ China Cove ramp/Dahlia Ave crosswalks                     | ㉖ Retaining wall   |
| ⑧ Pirates Cove access stairs and deck   | ⑱ Expanded surface Parking                                  | ㉗ Relocate walk to curb, add lawn and benches (2)                  |
| ⑨ Lookout Point Overlook improvements - Refer to Enlargement Plan                   | ⑲ Carnation View Deck                                       | ㉘ Decorative paving in center turn lane                            |
| ⑩ Realigned street and sidewalk widened to 5"-6"                                    | ㉚ Relocated fire hydrant out of sidewalk                    | ㉙ Landscape center island  |

# Overall Concept Master Plan

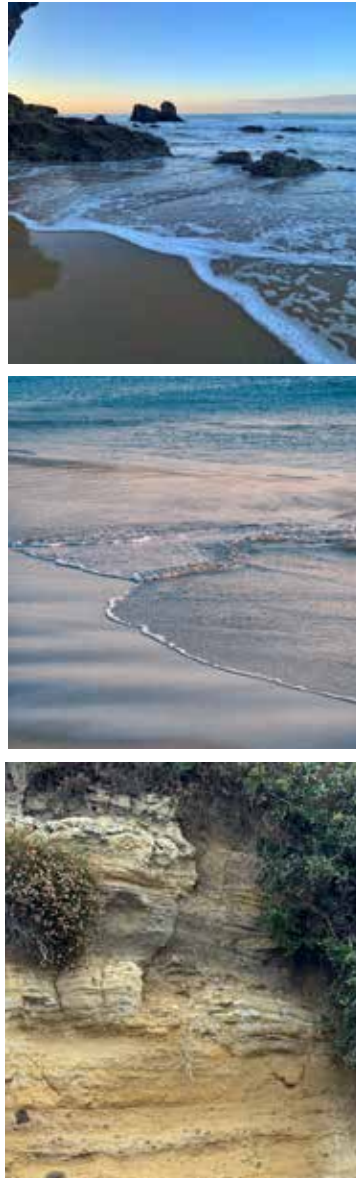


### Disappearing Path



The "Disappearing Path" provides a vocabulary of forms and materials for other improvements along Ocean Blvd. This includes the sinuous curves of the path and the overlook, exposed aggregate paving and raised curbs.

### Nature

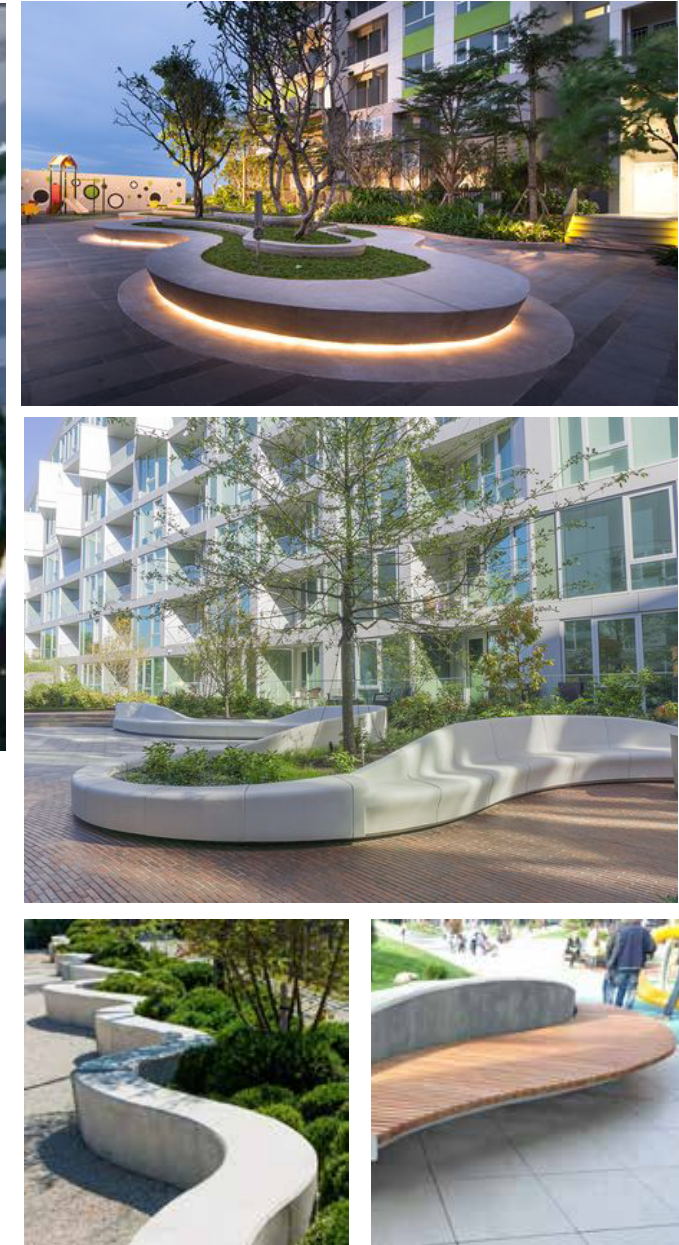


The movement and color of the waves and the color, texture and native landscape of the existing bluffs provide inspiration and guidance for the improvements along Ocean Blvd.

### Natural forms expressed in man made elements



This vocabulary of forms, materials, sinuous curves of the path and the ocean waves can all provide inspiration for the proposed improvements. Paving can use the patterns and colors of the waves and the bluff rock. Benches can also utilize these same curves to provide greater seating areas at all of the existing overlooks and view points.





**LEGEND:**

- ① New raised planter with seat wall
- ② New enhanced landscape plantings
- ③ New planted island
- ④ Decorative crosswalk
- ⑤ Decorative pavement in drop off area
- ⑥ New "Little Corona" ID signage
- ⑦ Proposed curb extension
- ⑧ New benches
- ⑨ Sidewalk relocation to curb



*Little Corona Enlargement Plan*





Aerial view overlooking Little Corona drop-off looking south along the coast.

## *Little Corona Visualization*





View of Little Corona overlook and proposed drop-off approaching from the north.

## *Little Corona Visualization*



**LEGEND:**

- ① Expanded hardscape/viewing areas
- ② Proposed raised overlook
- ③ Proposed stadium seating for viewing
- ④ New low wall with built-in "swell" seating
- ⑤ New mounded lawn areas
- ⑥ Proposed removal of on-street parking (8 Sp) to expanded overlook turf area by 6 feet
- ⑦ New "Inspiration Point" ID signage
- ⑧ New bike racks
- ⑨ Relocated drinking fountain and dog waster station
- ⑩ Proposed curb extensions
- ⑪ Proposed decorative crosswalk
- ⑫ Enhanced bluff landscape planting
- ⑬ Existing "Disappearing Path" and intermediate overlook



# *Inspiration Point Enlargement Plan*

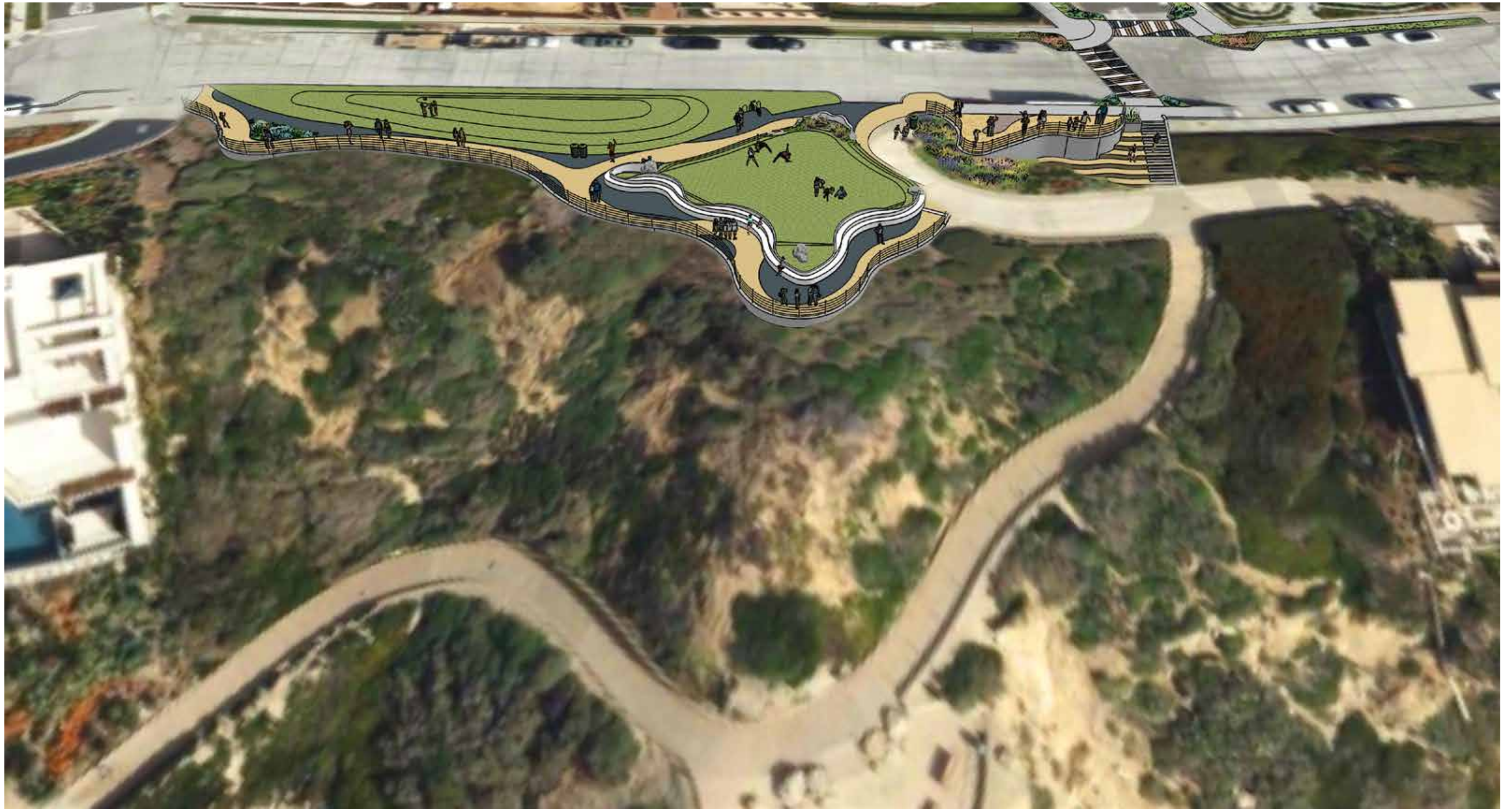




Aerial view overlooking Inspiration Point from above the Orchid Ave. intersection.

## *Inspiration Point Visualization*





Aerial view overlooking Inspiration Point from above the Disappearing Path.

## *Inspiration Point Visualization*





View Inspiration Point from the Orchid Ave. pedestrian crosswalk

## *Inspiration Point Visualization*





View of expanded Inspiration Point overlook approaching from the Disappearing Path.

## *Inspiration Point Visualization*





View of expanded Inspiration Point overlook approaching from the north.

## *Inspiration Point Visualization*



**LEGEND:**

- ① New "Ocean Blvd. barrier sign
- ② Proposed decorative crosswalk
- ③ Proposed curb extension
- ④ Revised walk access to 3225 OB
- ⑤ Revised alignment of existing walk
- ⑥ Existing bench
- ⑦ Proposed decorative paving in center turn lane
- ⑧ Proposed decorative paving in street intersection
- ⑨ Existing walk
- ⑩ Relocate bench
- ⑪ New shade tree
- ⑫ Expanded park 7'-0" into street



# Larkspur/South Enlargement Plan





Aerial view of intersection looking out towards Main Beach and the Ocean.

## *Marguerite/Ocean Blvd. Intersection Visualization*





View approaching Ocean Blvd. from the Marguerite Ave. pedestrian crosswalk.

## *Marguerite/Ocean Blvd. Intersection Visualization*





View of Larkspur view area, looking north

## *Larkspur South Visualization*



**LEGEND:**

- ① Proposed enlarged overlook
- ② Proposed shifted crosswalk with stop sign
- ③ Proposed reworked sidewalk
- ④ Proposed raised lawn area and retaining wall
- ⑤ Relocated bench
- ⑥ Expanded park 7'-0" into street
- ⑦ Proposed curb extension
- ⑧ Proposed decorative crosswalk
- ⑨ Proposed decorative paving in center turn lane
- ⑩ Proposed planting median to prevent "U-turns"
- ⑪ New benches
- ⑫ Existing benches
- ⑬ New I.D. sign
- ⑭ Replace R.R. tie retaining wall, shifted curb 3'-6" north and add 3' wide median planting



# Larkspur/North Enlargement Plan





Aerial view of intersection looking out towards Main Beach and the Ocean.

## *Breakers Drive Ramp Pedestrian Crossing Visualization*

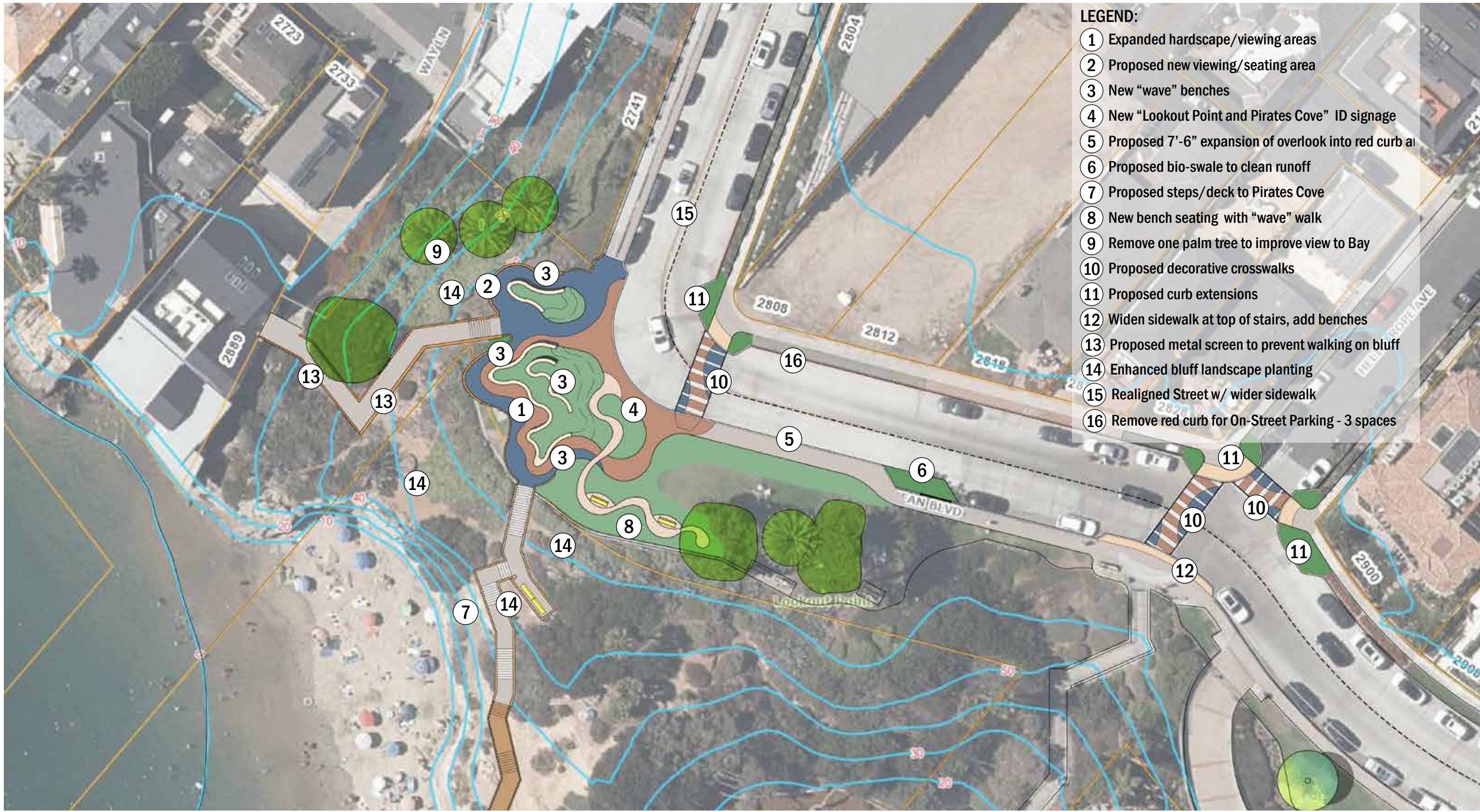




View approaching Breakers ramp from the Jasmine Ave. pedestrian crosswalk.

## *Breakers Drive Ramp Pedestrian Crossing Visualization*





# Lookout Point Enlargement Plan





Aerial view from east side of Ocean Blvd. looking towards the channel.

## *Lookout Point Visualization*





Aerial view from water side of Lookout Point.

## *Lookout Point Visualization*





Aerial view from the south looking towards the channel.

## *Lookout Point Visualization*





View approaching Lookout Point from the south

## *Lookout Point Visualization*





View approaching Lookout Point from the north.

## *Lookout Point Visualization*

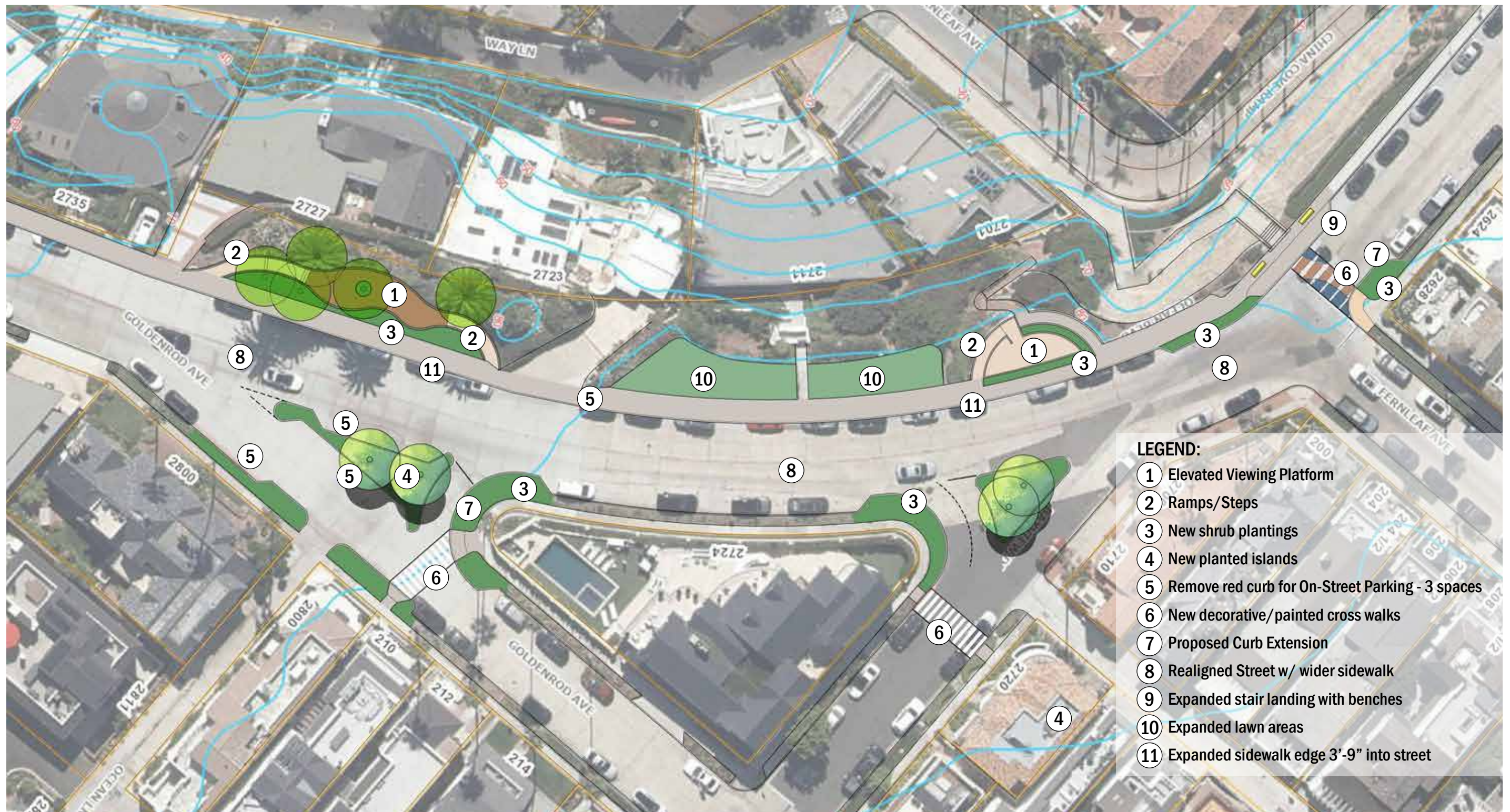




View of Lookout Point from across Ocean Blvd.

## *Lookout Point Visualization*





# Bayview Overlook Enlargement Plan





Aerial view from east side of Ocean Blvd. look towards the bay.

## *Bayview Overlook Visualization*





Eye level view looking across Ocean Blvd. towards the bay.

## *Bayview Overlook Visualization*



**LEGEND:**

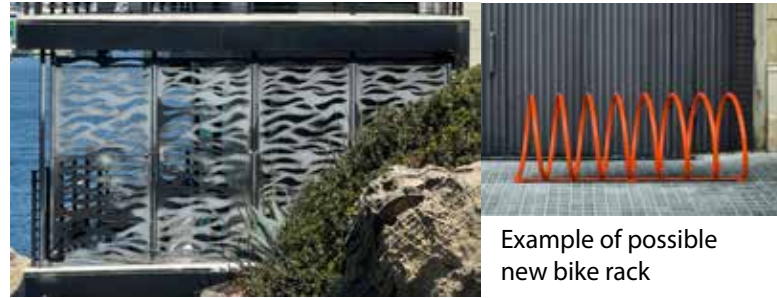
- ① Proposed painted crosswalk
- ② Existing Overlook
- ③ Existing On-Street Parking
- ④ Proposed angled parking/34 spaces
- ⑤ Proposed Landscaped Islands
- ⑥ One-way traffic/northbound
- ⑦ One-way traffic/southbound
- ⑧ Proposed Wayfinding Signage
- ⑨ Proposed curb extension
- ⑩ Proposed view deck
- ⑪ Proposed convex mirror



*North Ocean Blvd. Enlargement Plan*



Proposed overlook paving pattern

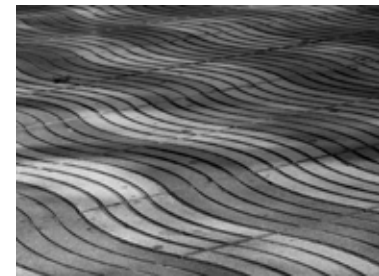


Example of "punched metal fence to keep visitors off bluff at Lookout Point

Example of possible new bike rack



Examples of proposed bench designs at Inspiration and Lookout Point and free standing benches. Possible lighting idea for Inspiration and Lookout Point



Example of intersection with decorative crosswalk and bollard lighting



Possible crosswalk paving patterns



Proposed crosswalk paving materials and colors



Proposed crosswalk paving materials and colors



Example of possible new ID signage and directional signage



# Proposed Materials and Colors



Grasses/ Grass Like



Anigozanthos  
Kangaroo Paw



Chasmanthe floribunda  
African Flag



Chondropetalum tectorum  
'El Campo'



Deer Grass



Dianella Clarity Blue



Elijah Blue Fescue  
Festuca glauca 'Elijah Blue'



Lymus condensatus  
'Canyon Prince'



Nassella species  
Needlegrass



Pennisetum setaceum  
Purple fountain grass



Platinum Beauty Lomandra



## Groundcover- Flowering



*Achillea millefolium*  
'Island Pink'



*Agapanthus praecox* ssp.  
*orientalis* 'Benfran'



*Eriogonum grande* var.  
*rubescens* 'Red Buckwheat'



*Gambelia speciosa*  
'Firecracker'-Firecracker



*Gazania linearis* 'Colorado Gold'



*Heuchera maxima*  
'Island Alum Root'



Jewel of Desert Ruby  
Ice Plant\_ *Delosperma*  
*cooperii*



*Lampranthus* species Ice Plant



*Lotus berthlotii*  
'Parrots beak'



*Pimelea ferruginea*  
'Pink Rice Flower'



*Lewisia cotyledon*  
'Siskiyou Lewisia'



*Eschscholzia californica*  
'Copper Pot'  
California Poppy



*Dorycnium hirsutum*  
'Hairy Canary'



Groundcover- Green



AcaciaHowitiiDwarf  
HoneyBun



Cotoneaster dammeri  
Bearberry Cotoneaster



Myoporum parvifolium  
Myoporum



Acacia redolens  
Low Boy



Acacia redolens  
'Desert Carpet'



Carissa macrocarpa  
Green Carpet



Arctostaphylos edmundsii  
Carmel Sur Manzanita



Coprosma repens  
Mirror Bush



Artemisia mauiensis 'Makana  
Silver'\_Silver Artemesia



Shrubs



Ceonothus 'Dark Star'



Cantua buxifolia  
Inca Bells



Calothamnus Quadrifidus  
1 side Bottlebrush



Parahebe linifolia



Encelia farinosa  
Brittlebush



Callistemon 'Little John'  
Bottlebrush



Adenanthos sericeus  
Woolly Bush



Westringia fruticosa  
Coastal Rosemary



Euryops pectinatus  
grey leaved Euryops



Ceanothus  
YankeePoint



Westringia fruticosa  
'Jervis Gem'



Pittosporum  
Tenuifolium Elfin



Baccharis species  
Coyote Brush



Lantana



Atriplex halimus  
Mediterranean Saltbush



Westringia fruticosa  
Smokey



White Sage\_Salvia apiana



Rosmarinus officinalis  
Rosemary



Leucophyllum species  
Texas Ranger



Encelia californica  
California Encelia



Echium candicans  
Pride of Madeira



Cream de mint dwarf  
pittosporum tobira



Artemesia\_sagebrush



Sonchus palmensis  
La Palma Sow Thistle



Protea 'Pink Ice'  
Pincushion



Lobelia excelsa  
Devil's Tobacco



Leucospermum  
cordifolium  
'YellowBird'



Leucospermum  
cordifolium  
Pincushion Protea



Leucadendron  
'Jester'\_Jester  
Conebush



Euphorbia lambii  
Tree Euphorbia



Ozothamnus diosmifolius  
Pink Rice Flower



Shrubs - Perennials



Diplacus 'Jelly Bean'  
Sticky Monkey



Athanasia acerosa  
Coulter Bush



Arctotis 'Pink Sugar'  
Pink African Daisy



Senecio palmeri  
'Silver and Gold'



Fragrant Pitcher Plant  
lepechinia fragrans



Gaura lindheimeri  
Belleza\_Dark Pink



Limonium perezii  
Sea Lavender



lavandula pedunculata



Salvia chamaedryoides  
germander sage



Cranesbill\_Johnson's  
Geranium Blue



Salvia Bee's Bliss  
Creeping Sage



Lavandula species  
Lavender



Salvia columbariae  
California Sage



Salvia leucophylla



Statice



Iris x pacifica 'Native Warrior'  
Pacific Coast Iris



## Natives



California Buckwheat



Crocianthemum  
scoparium var.  
scoparium  
Peak Rush-Rose



Eriogonum  
fasiculatum\_California  
Buckwheat



Erygerum canadensis  
Horseweed



Pseudognaphalium  
californicum  
California cudweed



Pulicaria incisa  
Camphorweed



# Succulents



Aeonium canariense



Agave



Agave moonsine



Aloe super Red



Aloe



Aloe\_Topaz



Dudleya anthonyi



Echium simplex  
Tower of Jewels



Hesperaloe parviflora  
Brakelights Red Yucca



Santolina



senecio serpens  
Blue Chalksticks



senecio mandraliscae  
Blue Chalksticks



Echium wildpretii  
Tower of Jewels



Dyckia 'Alice'



The proposed improvements do not need to be implemented as a single project. Some of the improvements can be implemented as part of on-going maintenance and public works internal projects and others will require preparation of documents and a public bidding process. Some of the improvements may require Coastal Commission approval. The City should decide if these approvals will be obtained on a project-by-project basis or for all of the final recommendations in the Master Plan.

## First Priority

The highest priority for improvement are items that are a public safety or maintenance issue. That should be addressed ASAP.

1. Continue to trim all hedges to conform to the 3' above the curb maximum height limit.
2. Correct the poor design and conflicts between pedestrians and cars at the top of the Breakers Drive ramp and crosswalk at Ocean Blvd. & Jasmine..
3. Remove all obstructions (fire hydrants) to the sidewalk @ 2727 & 2723 Ocean before someone trips and falls.

## Second Priority

Items that will make a significant positive impact to users and that everybody could support.

1. Replace all cable rails and RR ties at curbs and walls with theme sloped concrete to match the curbs at Little Corona Vista Point & the Inspiration Point ramp.
2. Update the street furniture and amenities to make them the best quality and standard design. (guard-rails, benches, etc.)
3. Update shrub and ground cover plantings to reflect the oceanside site environment.
4. Review the City encroachment agreements and analyze areas within the 50' R/W that could be re-configured to provide more public benefit, while still providing access and security to the bluff residences.
5. Replace some of the hedges that are along the sidewalk for a more open feeling.
6. Standardize signage and provide "Historical" information via "MyNB" app.
7. Create bio-retention areas at each storm drain to clean water prior to being piped to the ocean.
8. Enhance the three existing Vista Points for a better viewer experience. Provide more formal and informal seating and expand the softscape areas.

**Proposed Phasing**  
**Ocean Blvd. Bluff Top Park**



## Third Priority

Items that may not have unanimous support, but that should be considered.

1. Move the curb out into the street along the red curb area from Larkspur to Iris.
2. Improve the walkway links between the vista points by placing a higher emphasis on the pedestrian environment than on the vehicle and the street.
3. Provide wider walkways where possible in order to allow two-way pedestrian movement.
4. Develop new seating areas to take advantage of the Ocean views.
5. Expand & re-sculpt the lawn areas for better views.

## Fourth Priority

Items that would provide a positive benefit, but may be controversial, difficult to implement or gain approval.

1. Create additional Vista Points extending over the bluff, especially at the top of the Breakers ramp where many now pause at the railing for the beach view, thereby blocking pedestrian travel making them enter the auto ramp.
2. Create "curb extensions" at designated cross-street intersections to make pedestrian crossing Ocean Blvd. more people friendly and to slow down traffic.
3. Introduce trees for shade in strategic locations to make sure that they frame, but not block views.
4. Eliminate street parking in designated locations to expand the park and provide "traffic calming".