

Concept Master Plan

Ocean Blvd. Bluff Top Park





Ocean Blvd. Existing Lookout Points



- Legend**
- Benches - 33
 - Drinking Fountains - 4
 - Bike Racks - 3
 - Binoculars/Viewfinder - 1
 - Trash Containers (Permanent) - 26
 - Trash Containers (Seasonal)
 - Pet Waste Disposal Station
 - Signage (Directional)
 - Signage (Identification)
 - Signage (Monument)
 - Rails
 - Existing Trees

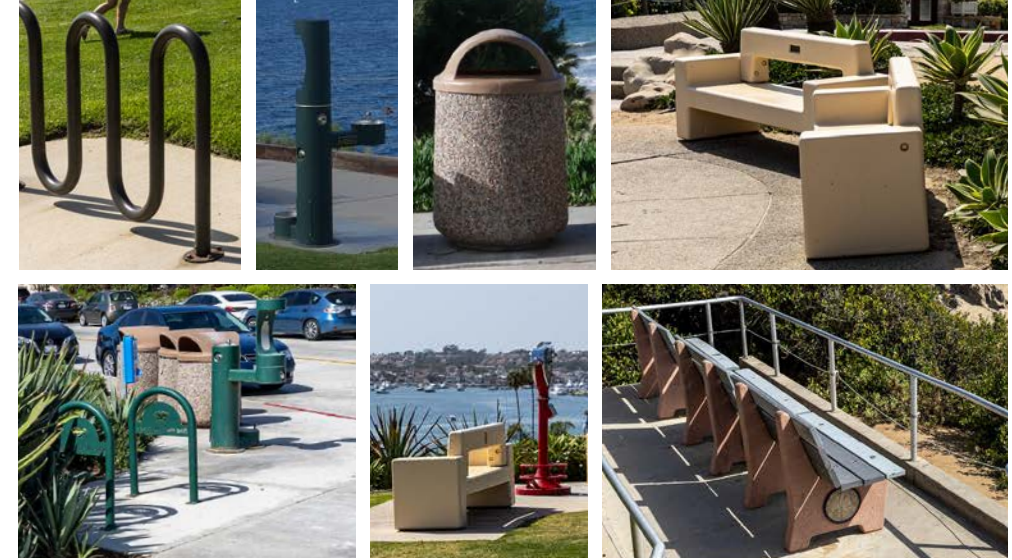
Existing Plaques



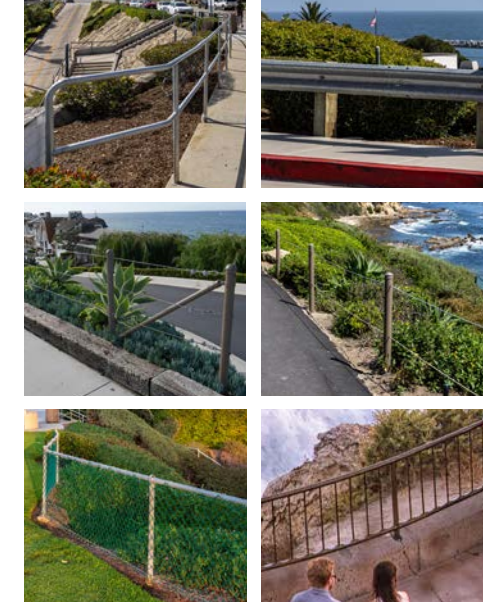
Existing Signage



Existing Site Amenities

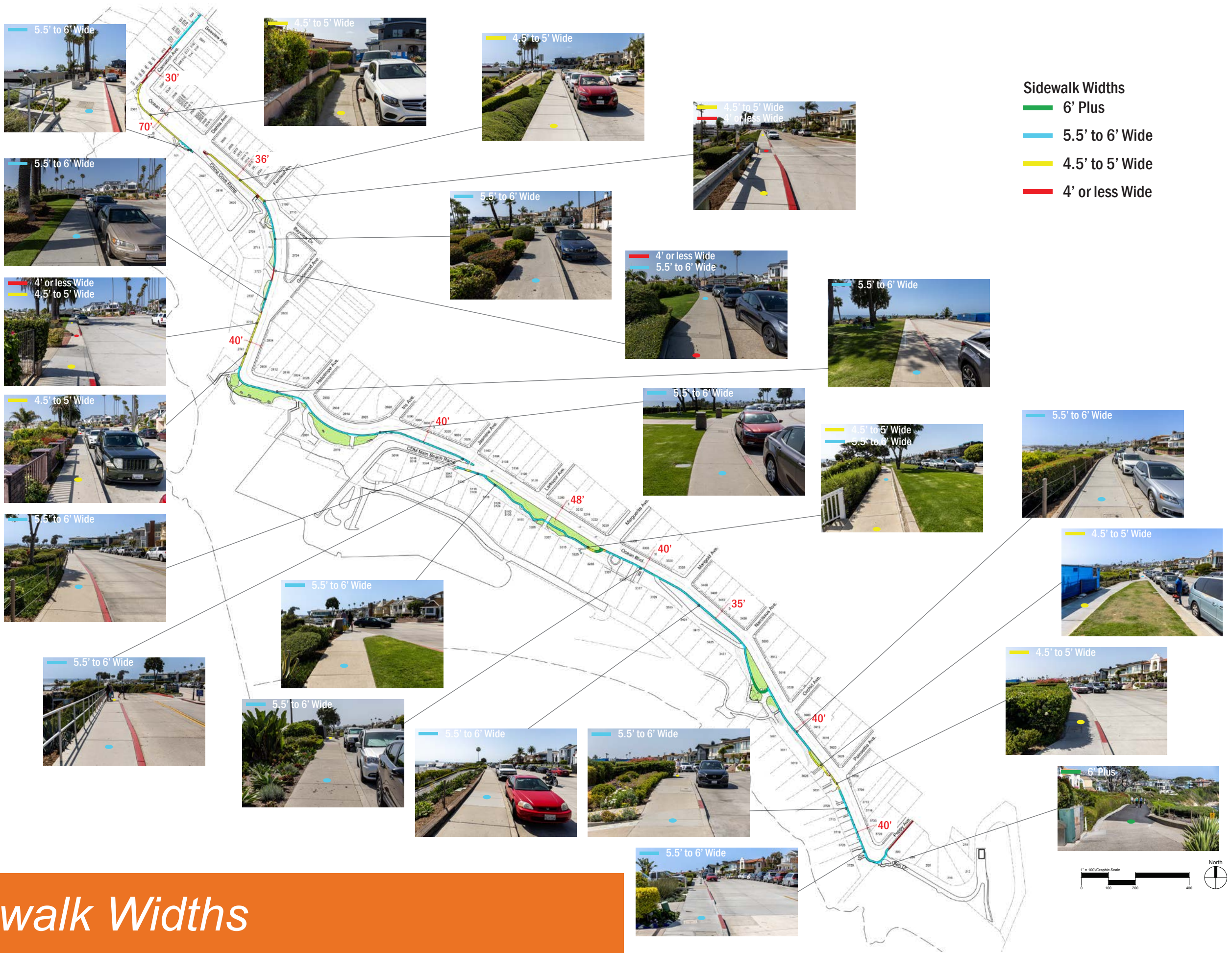


Existing Rail Types



Existing Site Amenities



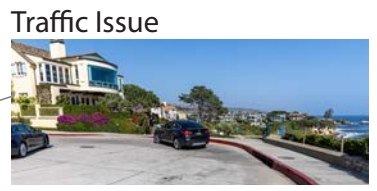
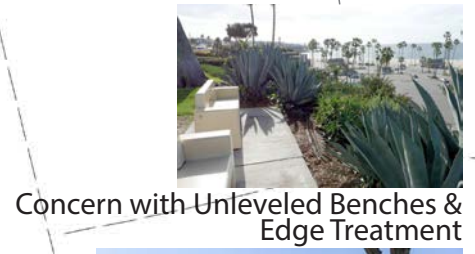
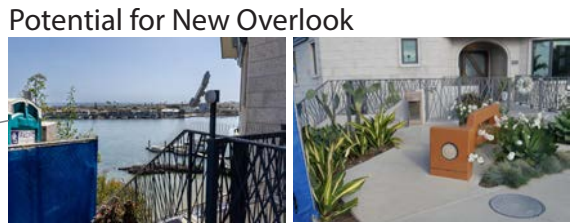


- Sidewalk Widths**
- █ 6' Plus
 - █ 5.5' to 6' Wide
 - █ 4.5' to 5' Wide
 - █ 4' or less Wide

Sidewalk Widths



Bluff Erosion Review

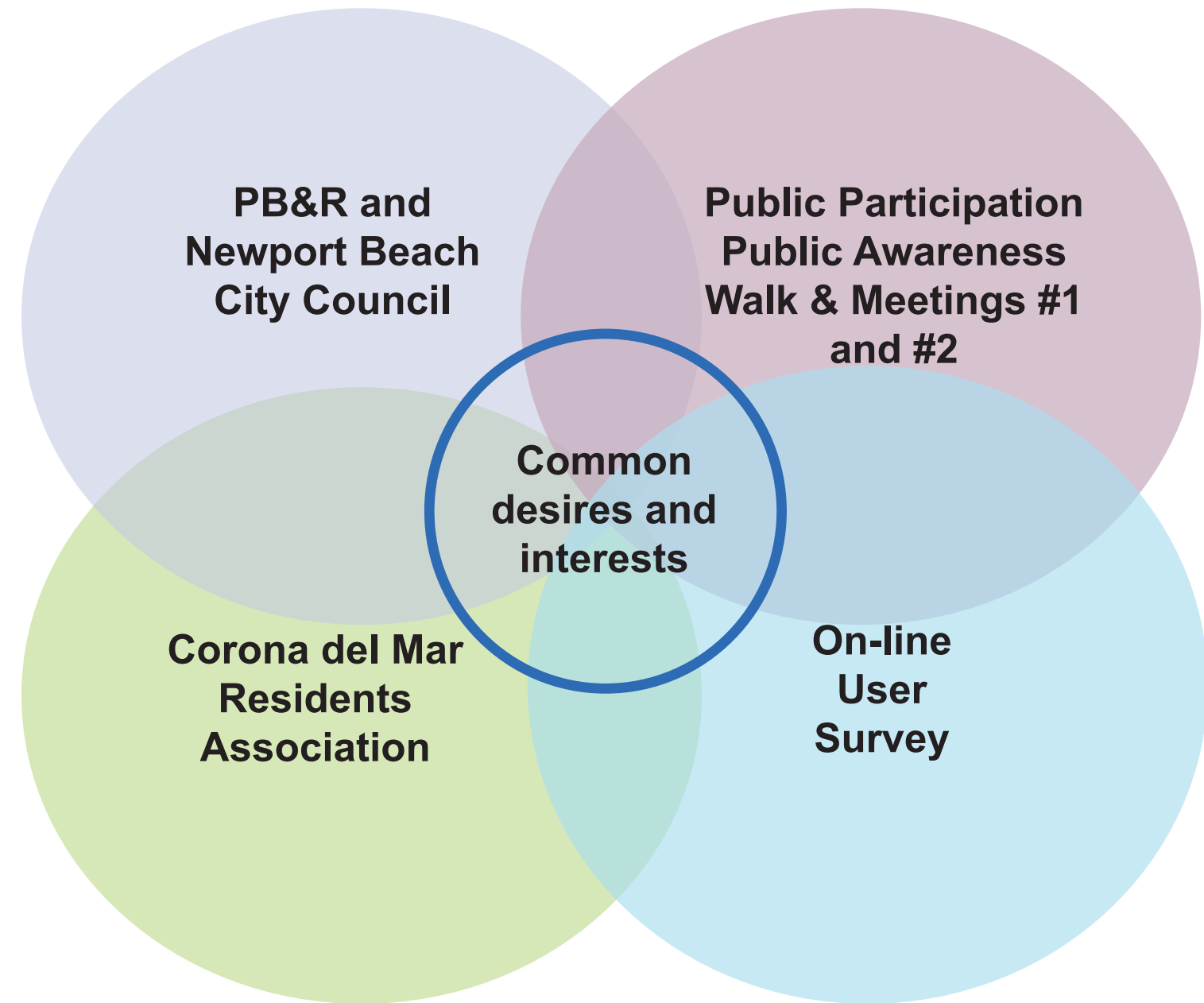


Obstructions/Problem Areas

The development of the Ocean Blvd. Bluff Top Park Master Plan began as a grass-roots efforts of several members of the Corona del Mar Residents Association (CdMRA). They prepared a “Vision Plan” illustrating potential improvements to the public spaces along Ocean Blvd. The CdMRA suggested revisions to this plan and then conducted Awareness Walks with City Staff and City Council Members. This lead to the Parks, Beaches and Recreation Commission and staff (PB&R) recommending specific improvements as well as the preparation of a Master Plan for the public spaces.

The City Council endorsed the PB&R proposals and authorized staff to prepare a Concept Mas-ter Plan. Rabben/Herman design office was contracted to prepare this plan and as part of the process conducted a series of public input events. These included an Awareness Walk to review the existing conditions and discuss possible improvements, the development of an on-line user survey and a Public Workshop which focused on the desires of the local residents.

All of these inputs were considered in the development of the proposed improvements. Some of the desires of each group conflicted with desires of the other groups so the goal was to find a consensus among the four different stakeholder inputs. The identification of proposed improvements balances the various inputs into a single vision of “common desires and interests” to guide the Master Plan.



Public Participation **Ocean Blvd. Bluff Top Park**

Summary

Based on the inputs from the Parks, Recreation and Beaches Commission, the City Council, City Staff, the on-line survey and public walks and meetings a list of common interests and desires were developed. The proposed improvements are presented in two broad groups; the overlooks and viewpoints, and a series of improvements related to safety, aesthetics, function and the environment.

The existing “Disappearing Path” design and the forms found in the movement of the waves provide design inspiration and a common design vocabulary for the proposed improvements. Using a common vocabulary will visually tie the all of the areas together to create a unified design.

Following the below narrative summary of these improvements the proposals are also presented in graphic form. An overall plan for the entire study area from Carnation Ave. to Poppy Ave. provides an overview of the almost mile long series of public spaces. In addition, a series of enlargement plans were prepared for key areas. These plans are supported by visualizations that provide an artistic interpretation of the proposals. These ideas are still conceptual and will undergo refinement as part of the public inputs, staff review and recommendations, PB&R review and inputs and ultimately the City Council. Supporting these plans are additional exhibits which identify the proposed materials, patterns and colors for the improvements.

Overlooks and Viewpoints

Little Corona - Proposed improvements include:

1. Enhanced drop off and vehicular paving.
2. Introduce raised planter with built-in benches to keep people from cutting thru.
3. Install new rail, enhance existing landscape planting and introduce new Identification and regulatory signage.

Inspiration Point - Proposed improvements include:

1. New paving with new built-in benches, curbs, and railings.
2. Add additional mounding to improve informal viewing areas.
3. Remove on street parking to expand green area.
4. Construct new viewing area on sloped lawn area south of the main view area. This would include an upper terrace and stadium seating on the sloped areas.
4. Introduce new Identification and regulatory signage.

Larkspur Overlook - Proposed improvements include:

1. Expand lawn areas in areas of red curb and realign existing walkway.
2. Add mounding to elevate seating area to provide views over rooftops, add additional benches.
3. Add new benches in key view areas.
4. Create a wider viewing area and reconfigure crossing at Breakers Drive ramp to reduce congestion, make pedestrian crossing safer and resolve slope erosion problem.
5. Add decorative crosswalks across Ocean Blvd. to im-

prove pedestrian safety.

6. Introduce historical and interpretative signage in key areas.

Iris Overlook - Proposed improvements include:

1. Expand lawn areas in areas of red curb.
2. Add additional benches.
3. Add planting to separate park from street traffic.
4. Add crosswalks across Ocean Blvd. to improve pedestrian safety.
5. Introduce historical and interpretative signage in key areas.

Lookout Point - Proposed improvements include:

1. Expand lawn areas in areas of red curb.
2. Upgrade and realign walkways with new paving, two levels of built in benches, curbs and railings.
3. Create new seating top the north of the China Cove stairs, in order to provide an expanded viewing area.
4. Upgrade rail, curb, benches and signage.

Dahlia Overlook - Proposed improvements include:

1. New painted crosswalks crossing Ocean Blvd and the China Cove ramp connecting the existing side-walks and the existing overlook.

Safety Improvements – defined as those improvements that protect the public.

1. Add center landscape island at entrance at Breakers Dr. ramp in order to prevent northbound “U”-turns from the ramp.

Proposed Improvements
Ocean Blvd. Bluff Top Park

2. Add curb extensions and decorative crosswalks at Orchid, Marguerite, Jasmine, Goldenrod, Heliotrope, Fernleaf and Dahlia Avenues.
3. Add curb-extensions with zero curbs, bollard lights, and decorative crosswalks, at Marguerite Avenue/Ocean Blvd. Intersection.
4. Replace deteriorating rail road tie edgers and retaining walls and upgrade barrier and landscape rails throughout.
5. Introduce coordinated identification, regulatory and directional signage at all vista points and overlooks.

Aesthetic Improvements – defined as those improvements that improve and upgrade the appearance of the existing viewpoints and green areas.

1. Add landscape islands at Jasmine/Ocean Blvd., Goldenrod/Ocean Blvd. and Bayview/Ocean Blvd. to reduce the amount of paving and improve the appearance of the street.
2. Upgrade benches throughout.
3. Upgrade identification, way finding and regulatory signage throughout.
4. Replace Ocean Blvd. sign with more decorative version that still protects vehicles from jumping the curb.
5. Add markers in sidewalk to identify distance walked along entire length of Ocean Blvd.
6. Introduce signage that highlights environmental and historical events occurring in the area

Functional Improvements – defined as those improvements that improve the walking experience along Ocean Blvd. by removing obstructions or reducing conflicts between different user groups.

1. Widen sidewalk at top of stair landings at Inspiration Point, Breakers Dr. ramp, Main Beach/Heliotrope Ave.

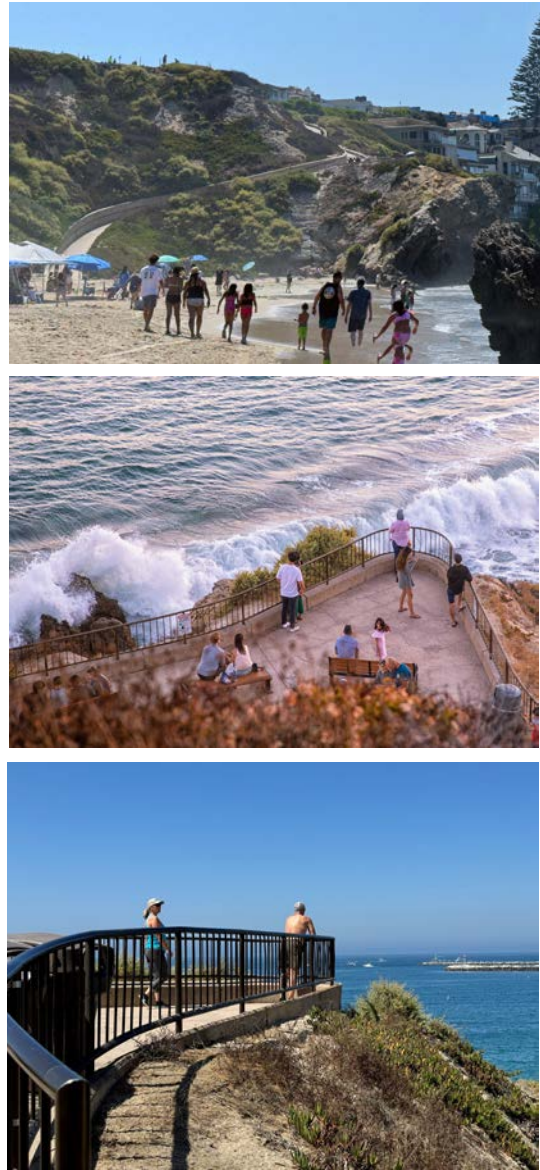
- stairs, and China Cove Stairs. Delineate with decorative paving and add one bench at each in each area.
2. Relocate three fire hydrants currently located in sidewalks to adjacent landscape area.
3. Shift centerline of street between Fernleaf and Goldenrod Ave. in order to widen sidewalk.
4. Continue program to maintain shrub heights on both public and private property the required 36” above the curb.

Environmental Improvements – defined as those improvements that protect the ocean and bluff faces.

1. Add bio-filters at storm drains inlets.
2. Correct ongoing bluff erosion problems.
3. Provide barriers to prevent visitors from short cutting access to Pirates Cove through the seating overlook and steps at Lookout Point. Add new planting on bare areas.

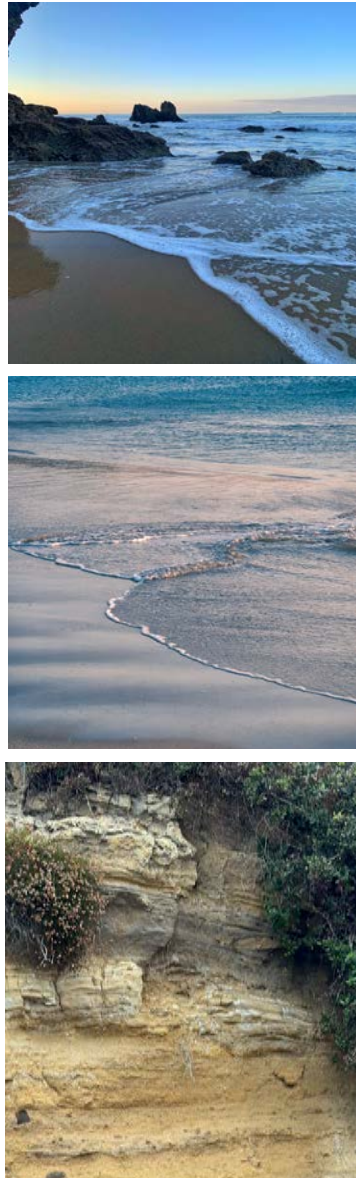
The proposed improvements do not need to be implemented as a single project. Some of the improvements can be implemented as part of ongoing maintenance and public works internal projects and others will require preparation of documents and a public bidding process. Some of the improvements may require 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.

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

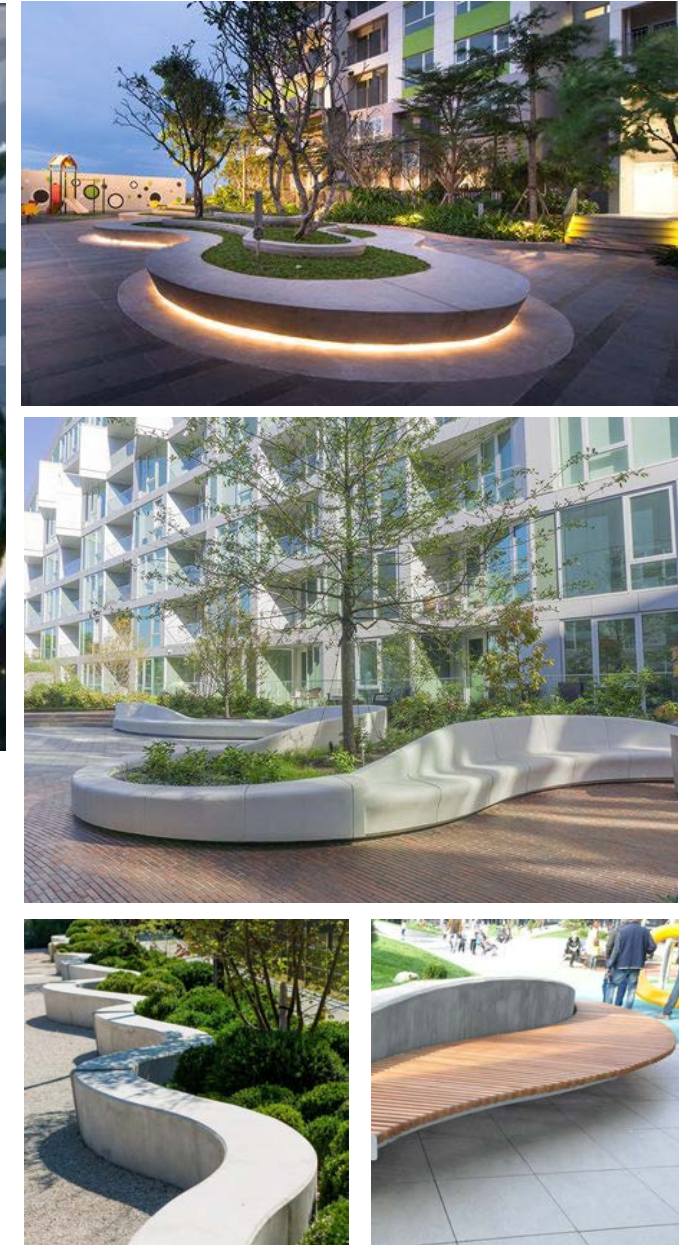


The movement and color of the waves and the color, texture and native landscape of the existing bluffs provide inspiration and guidance for the improvements along Ocean Blvd.

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 Little Corona Overlook improvements - Refer to Enlargement Plan | ⑪ Goldenrod Ave./Ocean Blvd intersection improvements | ⑳ Retaining wall |
| ② Realigned sidewalk and new seating | ⑫ Landscape center median | ㉑ Crosswalk improvements |
| ③ Inspiration Point Overlook improvements - Refer to Enlargement Plan | ⑬ Decorative paving in center turn lane | ㉒ On-street parking |
| ④ Ocean Blvd./Marguerite Ave. Intersection - 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 Plans | ⑮ China Cove stairs landing improvements | ㉔ Replace RR edging with concrete curb or segmented retaining wall |
| ⑥ Breakers Drive Ramp Intersection - Refer to Enlargement Plan | ⑯ Bayview and Goldenrod crosswalks | ㉕ Replace worn posts/cable rail with new rail |
| ⑦ Realigned sidewalk | ⑰ China Cove ramp/Dahlia Ave crosswalks | |
| ⑧ Bio-filter | ⑱ Expanded landscape area | |
| ⑨ Lookout Point Overlook improvements - Refer to Enlargement Plan | ⑲ Relocate walk to curb, add lawn and benches (2) | |
| ⑩ Realigned street and sidewalk widening | ㉐ Relocated fire hydrant out of sidewalk | |

Overall Concept Master Plan

LEGEND:

- ① New raised planter with seat wall
- ② New enhanced landscape plantings
- ③ Bio-filter
- ④ Widen sidewalk into street
- ⑤ Decorative pavement in drop off area
- ⑥ New "Little Corona" ID signage
- ⑦ Proposed curb extension
- ⑧ New benches
- ⑨ Relocate sidewalk to curb



Little Corona Enlargement Plan



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 and new staircase
- 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
- 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
- ⑭ New benches



Inspiration Point Enlargement Plan



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

Inspiration Point Visualization



View Inspiration Point from the Orchid Ave. pedestrian crosswalk

Inspiration Point Visualization



View of expanded Inspiration Point overlook approaching from the north.

Inspiration Point Visualization

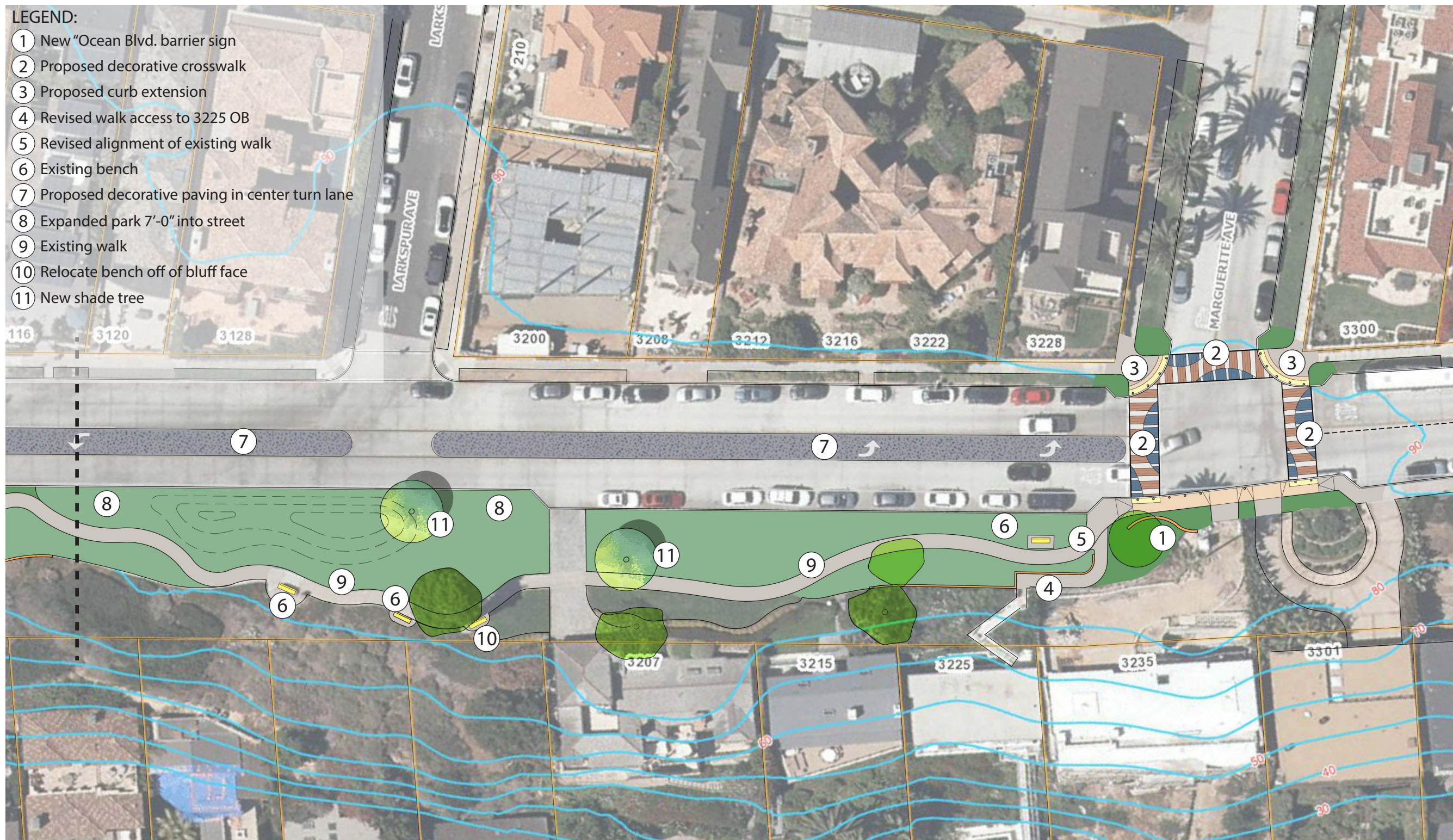


View of expanded Inspiration Point overlook approaching from the Disappearing Path.

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 Expanded park 7'-0" into street
- ⑨ Existing walk
- ⑩ Relocate bench off of bluff face
- ⑪ New shade tree



Larkspur/North Enlargement Plan



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

Marguerite/Ocean Blvd. Intersection Visualization

LEGEND:

- ① Proposed enlarged overlook
- ② Existing sidewalk with new decorative paving
- ③ Proposed gore extension
- ④ Proposed raised lawn area and retaining wall
- ⑤ Existing walk to Main Beach
- 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 add 3' wide median planting



Larkspur/South Enlargement Plan



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

Breakers Drive Ramp Pedestrian Crossing Visualization



Lookout Point Enlargement Plan



Aerial view from water side of Lookout Point.

Lookout Point Visualization



Aerial view from the south looking towards the channel.

Lookout Point Visualization



View of Lookout Point from across Ocean Blvd.

Lookout Point Visualization



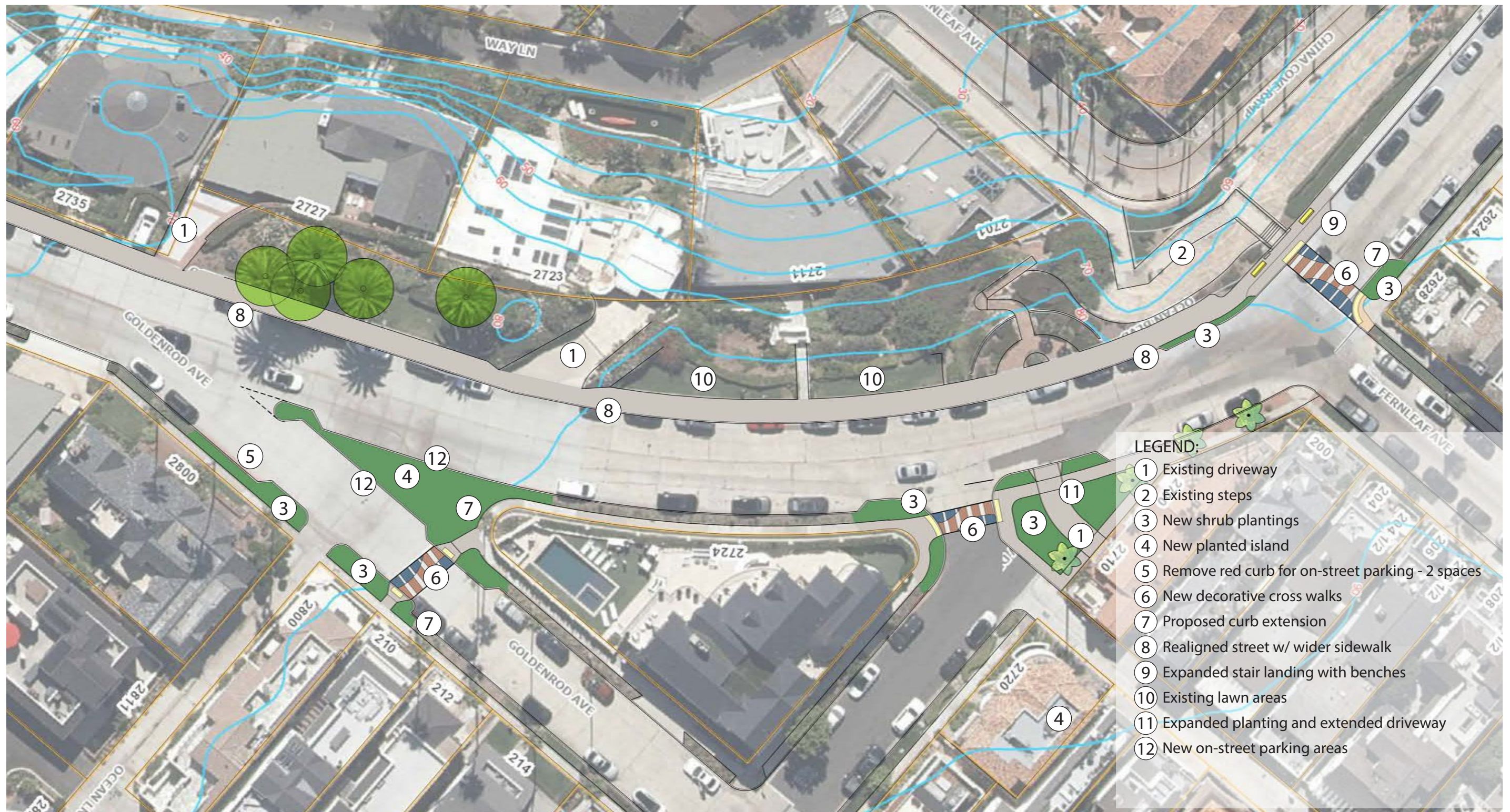
View approaching Lookout Point from the south

Lookout Point Visualization



View approaching Lookout Point from the north.

Lookout Point Visualization



Bayview Overlook Enlargement Plan

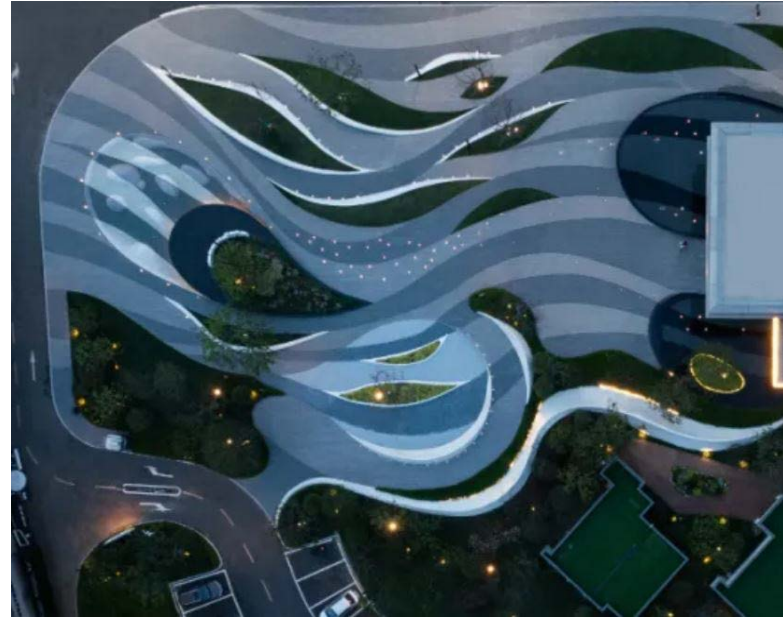
LEGEND:

- ① Proposed decorative crosswalk
- ② Existing Overlook
- ③ On-Street Parking
- ④ Expanded landscape planting
- ⑤ Proposed wayfinding signage
- ⑥ Proposed curb extension
- ⑦ Extend red curb 30 feet



North Ocean Blvd. Enlargement Plan

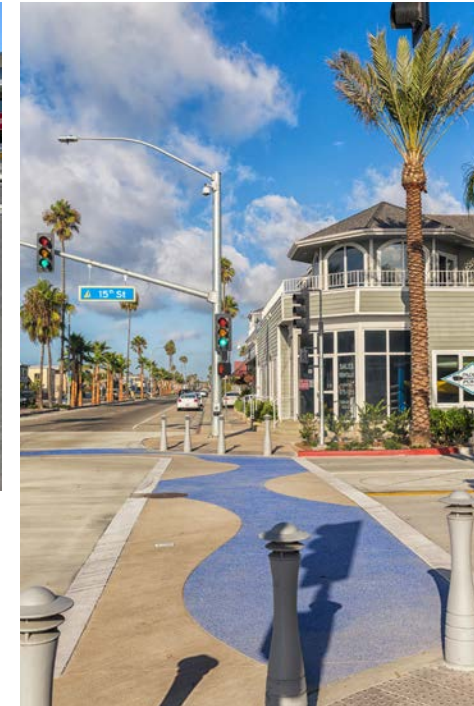
Proposed overlook paving pattern



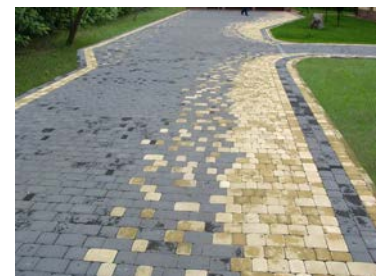
Example of "punched metal fence to keep visitors off bluff at Lookout Point



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



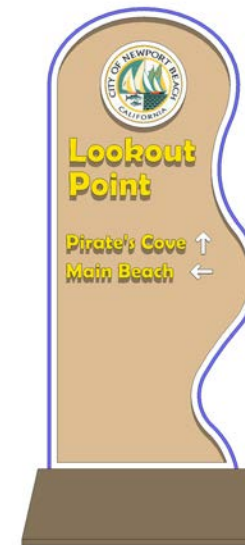
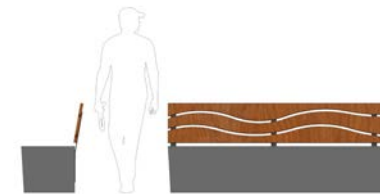
Example of intersection with decorative crosswalk and bollard lighting



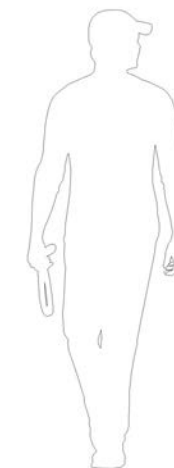
Possible crosswalk paving patterns

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

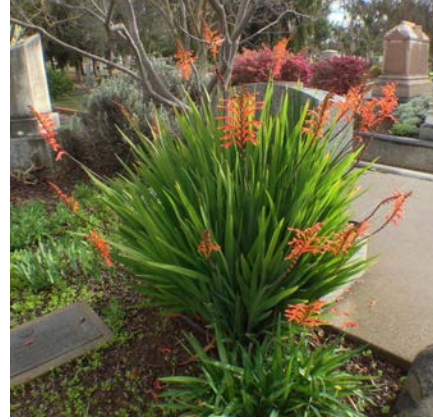


Proposed Runoff Filtration & Bio-swales

Grasses/ Grass



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

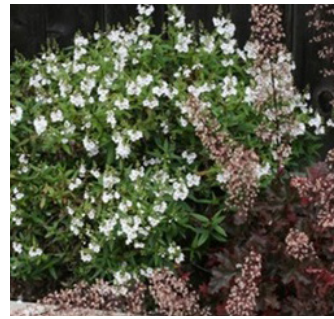
Shrubs



Ceanothus 'Dark Star'
Cantua buxifolia
Inca Bells



Calothamnus Quadrifidus
1 side Bottlebrush



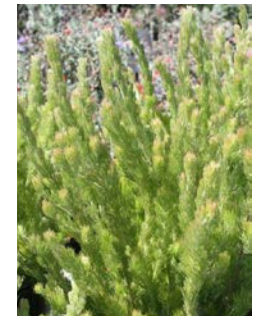
Parahebe linifolia



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



Rosmarinus
officinalis Rosemary



Leucophyllum
species Texas



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

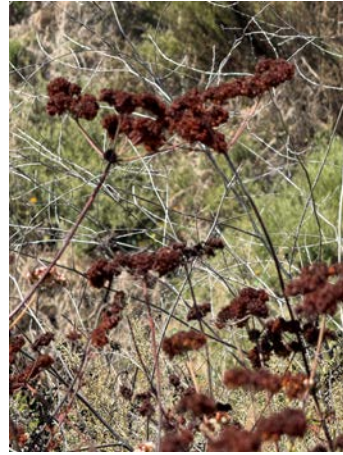


Euphorbia lambii
Tree Euphorbia

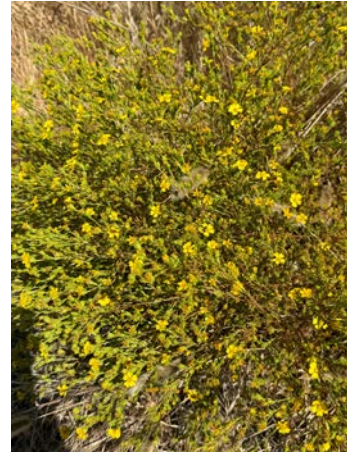


Ozothamnus
diosmifolius

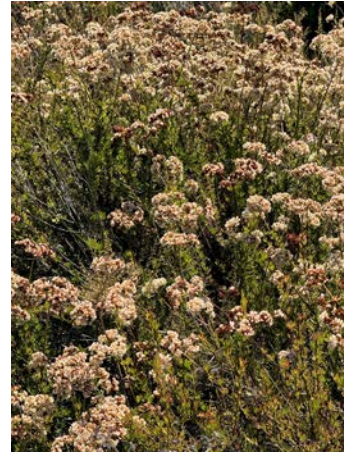
Natives



California Buckwheat



Crocianthemum
scoparium var.
scoparium



Eriogonum
fasciculatum_
California Buckwheat



Erygerum canadensis
Horseweed



Pseudognaphalium
californicum
California cudweed



Pulicaria incisa
Camphorweed

Ocean Blvd. Master Plan

Estimate of Probable Costs and Proposed Phasing

Item #	Project	Estimated Cost
First Priority		
These projects resolve safety and code issues (sidewalks that do not meet ADA width requirements)		
2	Sidewalk Improvements from Poppy to Orchid	\$ 105,914
7	Breakers Drive Ramp & Ocean Blvd. Median Improvement	\$ 306,221
11	Sidewalk Widening between Fernleaf and Lookout Point	\$ 360,203
14	China Cove Ramp/Dahlia Ave Crosswalk	\$ 39,480
16	Curb Extensions & Crosswalk Improvements	\$ 611,128
17	Bluff Planting to Stabilize Eroding Areas	\$ 50,000
18	China Cove Metal Screen and Glass Rail	\$ 91,200
Sub-total		\$ 1,564,146

Second Priority		
These projects are improving areas of high use that have fallen into disrepair.		
3A	Inspiration Point Overlook Improvements - (A)	\$ 1,024,485
5	Sidewalk Improvements from Poppy and Marigold Avenue	\$ 116,381
8	Sidewalk Improvements from Jasmine to Iris	\$ 397,897
10	Lookout Point Overlook Improvements	\$ 736,288
12	Island House Improvements	\$ 280,289
Sub-total		\$ 2,555,341

Item #	Project	Estimated Cost
Third Priority		
These projects are improving areas that have few if any safety issues, require more maintenance because of the current design and are reasonable attractive. The proposed projects improve the areas to a consistent level along the length of Ocean Blvd.		
1	Little Corona Overlook Improvements	\$ 327,920
6	Larkspur Overlook Improvements	\$ 959,246
9	Heliotrope Landing Improvements	\$ 29,046
4	Inspiration Point Overlook Improvements - (B)	\$ 520,791
15	Carnation to Dahlia Improvements	\$ 290,300
Sub-total		\$ 2,127,303
Total		\$ 6,246,790
	Survey services/LS	\$ 62,468
	Mobilization/LS	\$ 156,170
	Traffic Control/LS	\$ 53,693
	Design and Design Surveys	\$ 749,615
	Construction Contingency	\$ 937,018
Grand Total		\$ 8,205,753